Borough of Rumson
BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Joseph and Alexis Curro	jcurro@btig.com	(917) 697-6789
Name of Applicant	Email	Phone Number

23 North Ward Avenue	80	11
Property Address	Block	Lot

Same as Applicant

Name of Owner (IF NOT APPLICANT)
A corporation, S-Corp, LLC or LLP MUST be represented by a licensed attorney in the State of New Jersey.

Rick Brodsky, Esq., Ansell Grimm & Aaron, PC, 1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712 (732) 922-1000 rbrodsky@ansell.law

Applicant's Attorney and contact information (if any)
Patrick Lesbirel, Principal Architect
Brick City Reconstruction PC, 59 Lincoln Park, Suite 100, Newark, NJ 07102 (973) 954-4227 pat@bcrpc.com

Applicant's Architect and contact information (if any)

Douglas D. Clelland, PE, InSite Engineering, 20 N. Main Street, Suite 2B, Manahawkin, NJ 08050 (732) 531-7100 doug@insiteeng.net

Applicant's Engineer and contact information (if any)
ANSELL GRIMM & AARON, PC, Attorneys for Applicant

By: 3/6/25

Signature of Applicant or Agent RICK BRODSKY, ESQ. Date

Proposed plan Installation of a 900 square foot pool house in coordination with an in-ground pool, spa, 2,769 square feet of covered/ uncovered patios, 1,392 square feet of turf areas, a fire pit area, retaining walls/planters to be constructed at the rear of the principal dwelling. Previous plans for the single-family dwelling and an in-ground pool were approved in 2023 and 2024, respectively, but due to numerous revisions to the "rear yard improvements," Applicant is submitting the finalized overall plans for approval and variance relief, prior to the addition of the pool house.

Variances requested See attached List of Variances

Application of Joseph and Alexis Curro

23 North Ward Avenue

Block 80, Lot 11

Zone R-2

LIST OF VARIANCES

The following variances will be required in connection with this application:

Section 22-7.7f: Side Yard Setback (Pool House) of 32 feet is required, where 15.67 feet is proposed.

Section 22-78.h4: Walk out basement in accessory structure where it is not permitted.

Section 22, Schedule 5-2: Maximum Accessory Building Height (Pool House) of 24 feet is permitted where 31.85 feet is proposed

Section 22, Schedule 5-4: Maximum Lot Coverage of 25,201.3 square feet is permitted, where 23,890 square feet exists and 26,387 square feet is proposed

The following pre-existing non-conformities will remain unchanged:

Section 22, Schedule 5-1: Lot Frontage of 150 feet is required, where 25 feet is existing and no change is proposed.

Section 22-7.26c: Minimum Driveway Side Yard Setback of 5 feet is required, where 3.3 feet "over" is existing and no change is proposed.

Section 22-7.26h: Maximum Driveway Width of 15 feet is permitted, where 15.12 feet is existing and no change is proposed.

Borough of Rumson
BOROUGH HALL
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rumsonnj.gov

Marie DeSoucey
Land Use & Development Official
office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum

Date: February 24, 2025
Applicant: Joseph & Alexis Curro
Address: 23 North Ward Avenue, Rumson, NJ 07760
Block 80, Lot 11, Zone: R-1

Applicant's Request to:

Install a 900 SF pool house in coordination with in-ground pool, spa, 2,769 SF patios, 1,392 SF turf areas, fire pit area, and retaining walls/planters to be constructed at the rear of the principal dwelling. Previous plans for the single family dwelling and an in-ground pool have been approved in 2023 and 2024, respectively. Due to the numerous revisions to the "Rear Yard Improvements" the applicant is submitting the finalized overall plans for approval and variance relief, prior to the addition of a pool house. The lot is an oversized flag-lot with preexisting nonconformities as shown below.

Was **denied** for the following preliminary reasons:

- Variances requested by applicant

		Required	Existing	Proposed	Nonconformity
1	22-7.7f: SYSB – pool house	32 Ft	na	15.67 Ft	**New**
2	22-7.8h4 Walk out basement in accessory structure	Not Permitted	na	Yes	**New**
3	Sched 5-2 Accessory Bldg Height	24 Ft	na	22.11 Ft -25.73 Ft **(See note 3 below)*	**New**
4	Sched 5-4 Max Lot Coverage	25,201 SF	23,890 SF	26,387 SF -26,647 SF **(See note 5 below)*	**New**

5 Existing Nonconformities, unchanged by improvements:
Lot Frontage: 150' required, 25' existing
Lot Width: 150' required, 222.2' existing
22-7.26c Min driveway width: 5' required, 3.3' existing
22-7.26h Max driveway width: 15' required, 15.12 existing

The Land Use & Development Permit application review, was based on the following submitted drawings:

- Topographic & Utility Survey, prepared by Insite Surveying, LLC, signed & sealed by Justin Hedges, PLS, CDS, dated August 15, 2022.
- Pool House Plans prepared by Brick City Reconstruction, LLC, signed & sealed by Patrick M. Lesbirel, Architect, dated February 4, 2025, consisting of two (2) sheets.

- Rear Yard Improvements, prepared by Insite Engineering, signed & sealed by Douglas D. Clelland, PE, dated February 6, 2023, rev (2) January 21, 2025, consisting of six (6) sheets.

Incomplete/incorrect submission

The following information, clarification and/or corrections shall be made prior to submission to the Zoning Board of Adjustment. Additional and/or revised nonconformities may be identified following the revisions which the applicant shall identify.

1. The Zoning Chart on the Insite plans has a note stating that the Floor Area was not made available to their office. Brick City Remodelers are listed on the Insite Plans as a co-Professional on this project. Please reach out to them and add the pool house floor area to the total.
2. Pool House Elevations, sheet A-02.00 does not show the proposed overall dimensions from basement floor to top of glass railing on deck above the pool house.
3. The Zoning Chart on the Insite plans has a note stating that the pool house building height is based on the four corners of the pool house. Based on Borough definitions, the building height means the vertical dimension measured to the highest point of a building from the lowest original lot grade or any revised lot grade shown on a site plan approved by the Planning or Zoning Board.
4. The Zoning Chart shows a proposed reduction in the front yard setback. Although it is still conforming, please clarify where this change is taking place.
5. The total patio area of 4710 SF has been reduced by 1553 SF, representing 30% of the PBGFA (5,177 SF?). The principal building ground floor area remains unchanged on this project and, per the approved Zoning Plans for the NSFH Zoning drawings by Brick City Reconstruction in 2023 is equal to 4,310 SF. This will increase lot coverage and the amount of relief required to be requested.
6. Insite lot coverage calculations appear to deduct the front porch twice and at different amounts on sheet 2 of 6 (168 SF and 232 SF).
7. The Zoning Chart requires the following modifications:
    a. Usable lot area left blank.
    b. The proposed rear yard setback is to the existing attached covered patio and then the proposed pool house (22-7.8).
8. The proposed plan requires an engineering review in regard to the proposed pool house and new grading plan. The engineering review shall be part of the Zoning Board application.

When applying to the Zoning Board of Adjustment, keep in mind that the applicant is responsible to submit a full list of variances being requested. Your professional can help prepare this. Should additional variances be required to complete the work at this site, the applicant will be required to return to the Zoning Board of Adjustment for approval.

If you have any questions or require additional information, please do not hesitate to contact me.

Marie DeSoucey
Land Use and Development Official

Cc: Thomas Rogers, Borough Clerk/Administrator
David M. Marks, P.E., C.M.E., Borough Engineer
Sabine O'Connor, Technical Assistant

DENIED

Borough of Rumson
BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

Marie DeSoucey
Land Use & Development Official
office 732.842.3022
mdesoucey@rumsonnj.gov

LAND USE & DEVELOPMENT PERMIT

Date: 2/10/25 Fee: $ 50 Check # 0781

ALL RESIDENTIAL APPLICATIONS $50 **ALL COMMERCIAL APPLICATIONS $100**

Checks shall be made payable to: Borough of Rumson.

With this application you are required to submit one (1) copy of a current survey/plot plan/site plan and one (1) set of architectural plans. Surveys must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys *must* be prepared by a land surveyor (signed/sealed). Architectural plans must show Zoning data existing and proposed setbacks (Schedule 5-1), Building Height (Schedule 5-2), Lot Coverage and Building Coverage (Schedule 5-4) and Floor Area (Schedule 5-3).

ALL APPLICATIONS MUST INCLUDE A PLAN(S), SURVEY AND/OR SKETCH. SUBMIT ALL PDF'S TO MDESOUCEY@RUMSONNJ.GOV UPON SUBMISSION OF THE LAND USE & DEVELOPMENT PERMIT.

PLEASE CONFIRM A DIGITAL COPY HAS BEEN PROVIDED UPON SUBMISSION.

ALL FLOOD ZONE APPLICATIONS MUST BE ACCOMPANIED WITH AN ELEVATION CERTIFICATE

** **Pools require a fence. Please indicate type, height, and area of fence and location of filter/heater.**
*** **Air Conditioner Units: Please indicate proposed location & provide specifications which show the height. Generators: Please indicate proposed location & provide specifications which show that the unit has a Critical Muffler & Sound Attenuation Enclosure. These must be screened from neighboring properties and the street.**

(Please Print Clearly)

1. Location of property for which Permit is desired:
   Street Address: 23 N WARD Block: 80 Lot 11 Zone: R-2
2. Applicant's Name: PATRICK LESBURG AIA Address: 57 LINCOLN PARK NEWMARK NJ
   Email PAT@LBCARC.COM Tel. 908-902-9592
3. Property Owner's Name: JOSEPH CUERO Address: 23 N. WARD
   Email _____ Tel. _____
4. Description of Work: DETACHED "POOL HOUSE" POOL & PATIOS

Has the above premises been the subject of any prior application to the Planning Board/ Zoning Board of Adjustment?

Yes ✓ No ____ If yes, state date:_________ **(Submit a copy of the Resolution)**

Board: Zoning **Resolution # (if any):** 5632

Applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All Zoning Permits will be granted or denied within ten (10) business days from the date of complete application.

[signature]
Signature of Applicant — Date 2/14/25

Patrick Lesbury
Print Applicant's Name

[signature]
Signature of Owner (if different than applicant) — Date 2/14/25

Joe Cirro
Print Owner's Name (if different than applicant)

-- **FOR OFFICE USE** --

Approved ________ Denied ✓

DENIED

COMMENTS:

See Attached Memo dated 2/24/25

Appeals of the Office's determination must be filed within 20 days of the date of issuance to the Planning/Zoning Board as provided by the New Jersey Municipal Land Use Law. *This limitation is not imposed if the applicant is seeking a variance, site plan, or subdivisions.* The Board reserves the right to deem additional information and/or variances required. Approved permits are valid for one (1) year, and may be extended by action of the Zoning Board.

[signature]
Marie DeSoucey
Land Use & Development Official

2/25/25
Date

Borough of Rumson
Land Use Department
Attn: Marie DeSoucey
Land Use & Development Official
80 East River Road
Rumson, NJ 07760

March 4, 2025

Via Hand Delivery

RE: **23 N WARD AVENUE**
Response Letter
Block 80, Lot 11;
23 North Ward Avenue
Borough of Rumson, Monmouth County, New Jersey

Ms. DeSoucey:

We are submitting this letter on behalf of the Owner/Applicant in response The Borough 0f Rumson's Denial Memorandum dated February 24, 2025. Each comment and response are numbered in accordance with the aforementioned review memo. *Italicized text is taken from the review memo for your ease of reference;* non-italicized text represents our responses.

Review Letter, dated October 6, 2021

1. *The Zoning Chart on the Insite plans has a note stating that the Floor Area was not made available to their office. Brick City Remodelers are listed on the Insite Plans as a co-Professional on this project. Please reach out to them and add the pool house floor area to the total.*

   The Zoning Chart has been revised to include a column for the previously approved zoning application. The pool house floor area is included in the maximum permitted floor area total.

2. *Pool House Elevations, sheet A-02.00 does not show the proposed overall dimensions from the basement floor to top of glass railing on deck above the pool house.*

   Revised architectural plans are included with this submission.

3. *The Zoning Chart on the Insite plans has a note stating that the pool house building height is based on the four corners of the pool house. Based on the Borough definitions, the building height means the vertical dimension measured to the highest point of the building from the lowest original lot grade or any revised lot grade shown on a site plan approval by the Planning or Zoning Board.*

   The pool house building height has been revised to be measured from the lowest original lot grade located along the bulkhead.

4. *The Zoning Chart shows a proposed reduction in the front yard setback. Although it is still conforming, please clarify where this change is taking place.*

The Zoning Chart has been revised to include a column for the previously approved zoning application. The front yard setback has not been reduced from the previously approved application.

5. *The total patio area of 4,710 SF has been reduced by 1,553 SF, representing 30% of the PBGFA (5,177 SF?). The principal building ground floor area remains unchanged on this project and, per the approved Zoning Plans for the NSFH Zoning drawings by Brick City Reconstruction in 2023 is equal to 4,310 SF. This will increase lot coverage and the amount of relief required to be requested.*

   The zoning chart has been revised to include a column for the previously approved zoning application. The floor area of the two garages was not included in the ground floor area on the previous application. The current application includes the garages in the ground floor area calculation.

6. *Insite lot coverage calculations appear to deduct the front porch twice and at different amounts on sheet 2 of 6 (168 SF and 232 SF).*

   The different totals represent the uncovered portion of the front porch and the covered portion of the front porch. The area of a covered porch can be deducted up to 10% of the principal building ground floor area. The area of an uncovered porch can be dedicated up to 30% of the principal ground floor area. Covered porches and uncovered porches are listed in different areas of the zoning schedule.

7. *The Zoning Chart requires the following modifications:*

   a. *Usable lot area left blank.*

      The usable lot area has been provided in the zoning chart.

   b. *The proposed rear yard setback is to the existing attached covered patio and then the proposed pool house (22-7.8)*

      The zoning chart has been updated to measure the house setback to the covered patio. The ordinance reference has been revised for the proposed pool house.

8. *The proposed plan requires an engineering review in regard to the proposed pool house and new grading plan. The engineering review shall be part of the Zoning Board application.*

   The Applicant acknowledges and will comply with comments included in the engineering review.

In accordance with the above, enclosed please find the following:

- Thirteen (13) copies of the plan entitled, "Curro Residence – Rear Yard Improvements", dated 02/06/23, last revised 02/28/25 (r3), totaling six (6) sheets, as prepared by this office;
- Thirteen (13) copies of a property survey entitled "Topographic & Utility Survey of Block 80, Lot

11, 23 North Ward Avenue" dated 06/30/22, last revised 08/15/22, totaling one (1) sheet, prepared by InSite Surveying;

- Architectural plans prepared by Brick City Reconstruction dated February 4, 2025

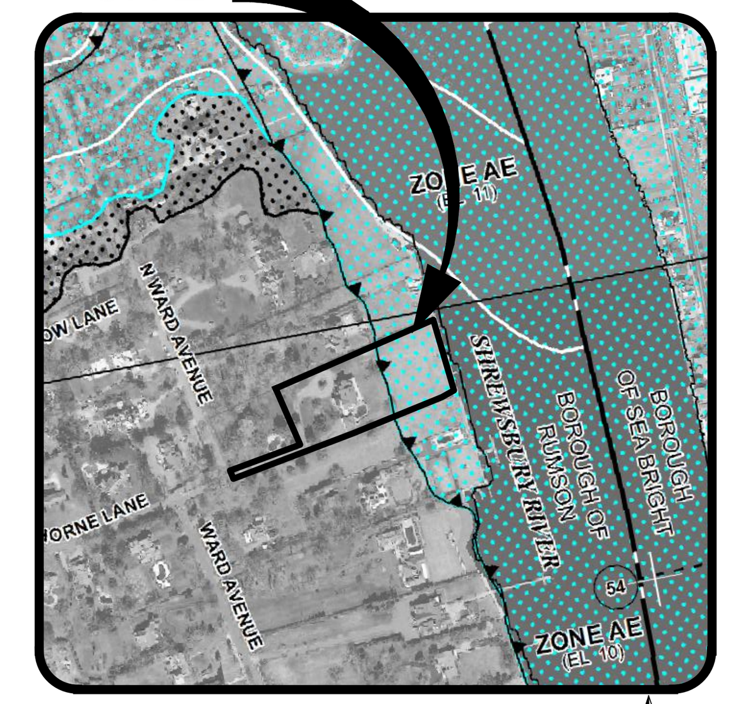
Thank you for your kind consideration of this application. If you have any questions or require further information, please feel free to contact this office anytime.

Sincerely,
InSite Engineering, LLC

Douglas D. Clelland, PE

Job #22-1974-01
DDC/htm
cc: Joseph Curro, Applicant (via email, jcurro@btig.com)
Rick Brodsky, Esq, Applicant's Attorney (via email, rbrodsky@ansell.law)
Patrick Lesbirel, AIA, Applicant's Architect (via email, pat@bcrpc.com)

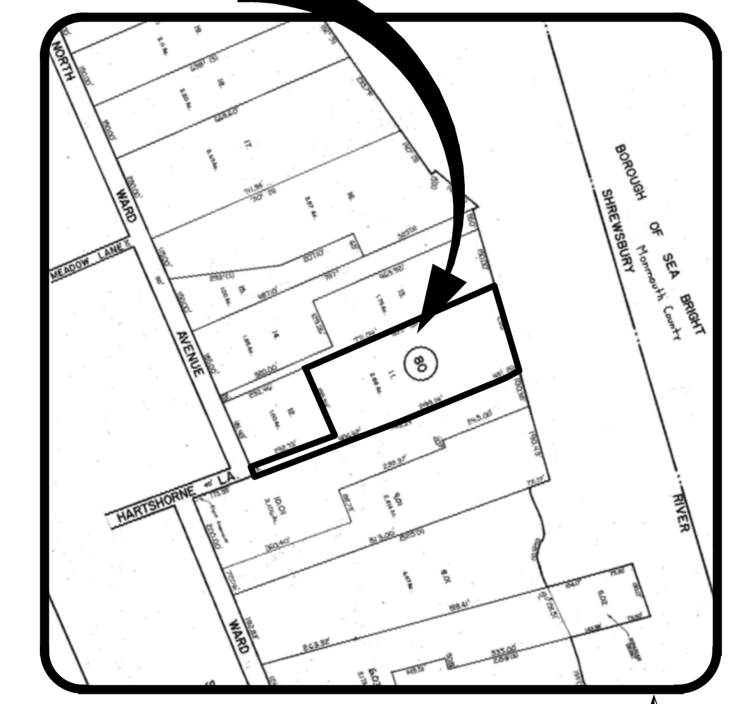
SITE



EFFECTIVE FLOOD INSURANCE RATE MAP

600 0 600 600
Scale: 1"=600'

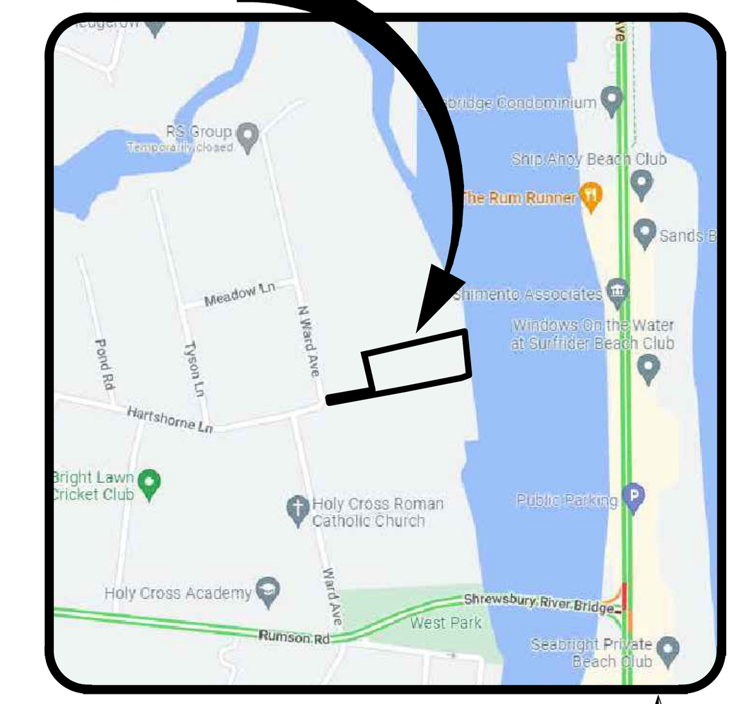
SITE



TAX MAP

500 0 500 1000
Scale: 1"=500'

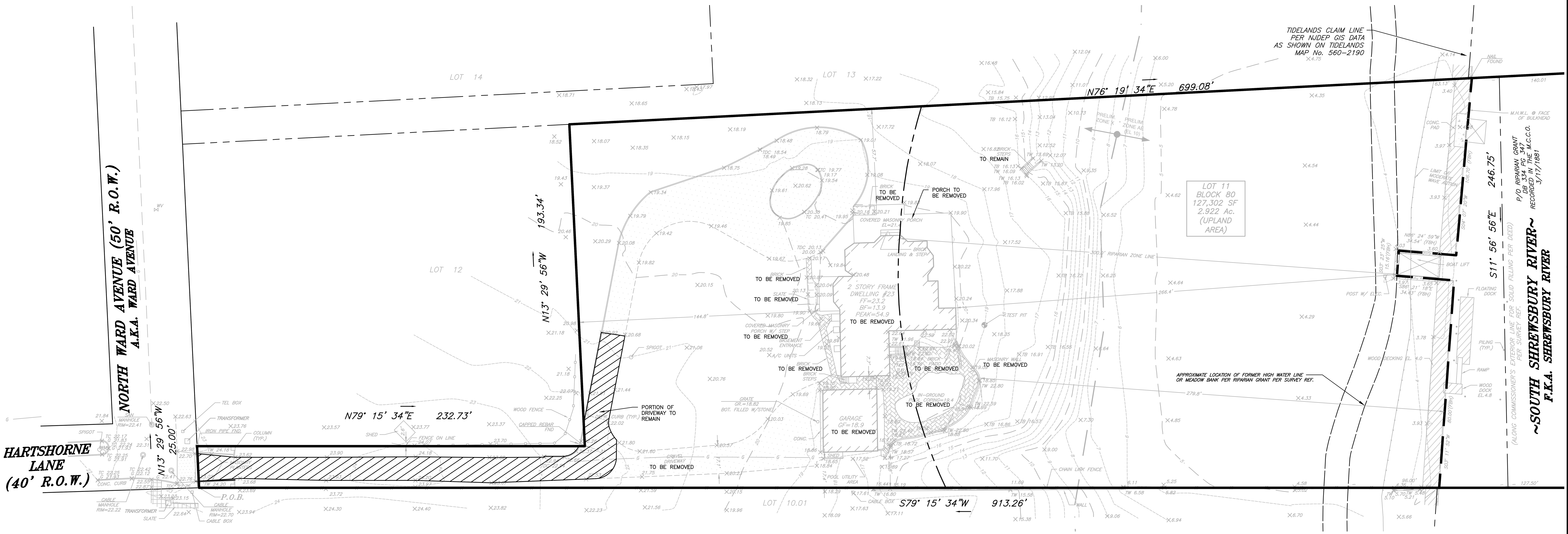
SITE



LOCATION MAP

1000 0 1000 2000
Scale: 1"=1000'

REFERENCE MERIDIAN N.J.P.C.S. NAD 1983



EXISTING CONDITIONS

30 0 30 60
Scale: 1"=30'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
58	CONTOUR LINE	10
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G	GAS	GAS
W	WATER	WTR
	INLET	
	STORM	D
	SANITARY MAIN	S
SAN CO	SANITARY LATERAL	SAN CO
OH	OVERHEAD WIRE	O/H
E	ELECTRIC	E
T	TELEPHONE	TEL
	UTILITY POLE	
HYD	HYDRANT	HYD
	SIGN POST	
x	FENCE	x
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	℄

File: X:\Jobs\1974 – Joseph & Alexis Curro\22–1974–01 – 23 North Ward Avenue_Rumson, NJ\22197401CAD\dwg\01–PLOT PLAN.dwg, —> 01–EXISTING

PROJECT INFORMATION

PROJECT NAME:

CURRO RESIDENCE - REAR YARD IMPROVEMENTS

PROJECT LOCATION:

BLOCK 80, LOT 11
23 NORTH WARD AVENUE
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:

JOSEPH & ALEXIS CURRO
23 NORTH WARD AVENUE
RUMSON, NJ 07760

APPLICANT:

JOSEPH & ALEXIS CURRO
23 NORTH WARD AVENUE
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

ARCHITECT:
BRICK CITY RECONSTRUCTION
59 LINCOLN PARK
NEWARK, NJ 07102

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE Engineering • Surveying • Planning
InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA DELAWARE, CONNECTICUT, NORTH CAROLINA COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

Douglas D Clelland

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
3	02/28/25	REVISED PER BOROUGH COMMENTS
2	01/21/25	UPDATE REAR YARD
1	03/22/23	ADD MECHANICAL EQUIPMENT
0	02/06/23	INITIAL RELEASE

SCALE: 1"=30'	DESIGNED BY: JMW
DATE: 02/06/23	DRAWN BY: JMW
JOB #: 22-1974-01	CHECKED BY: DDC
CAD ID: 22-1974-01r0	

☒ NOT FOR CONSTRUCTION

APPROVED BY:

☐ FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PLOT PLAN

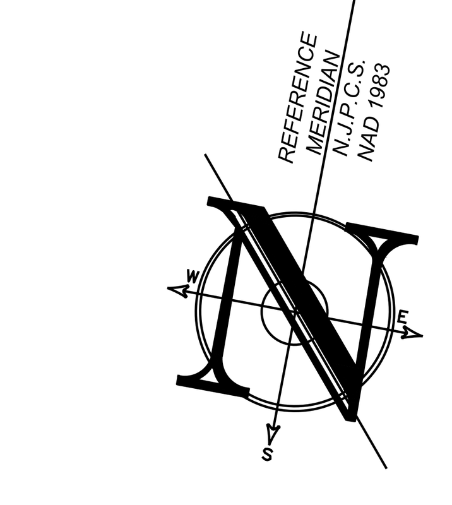
SHEET TITLE:

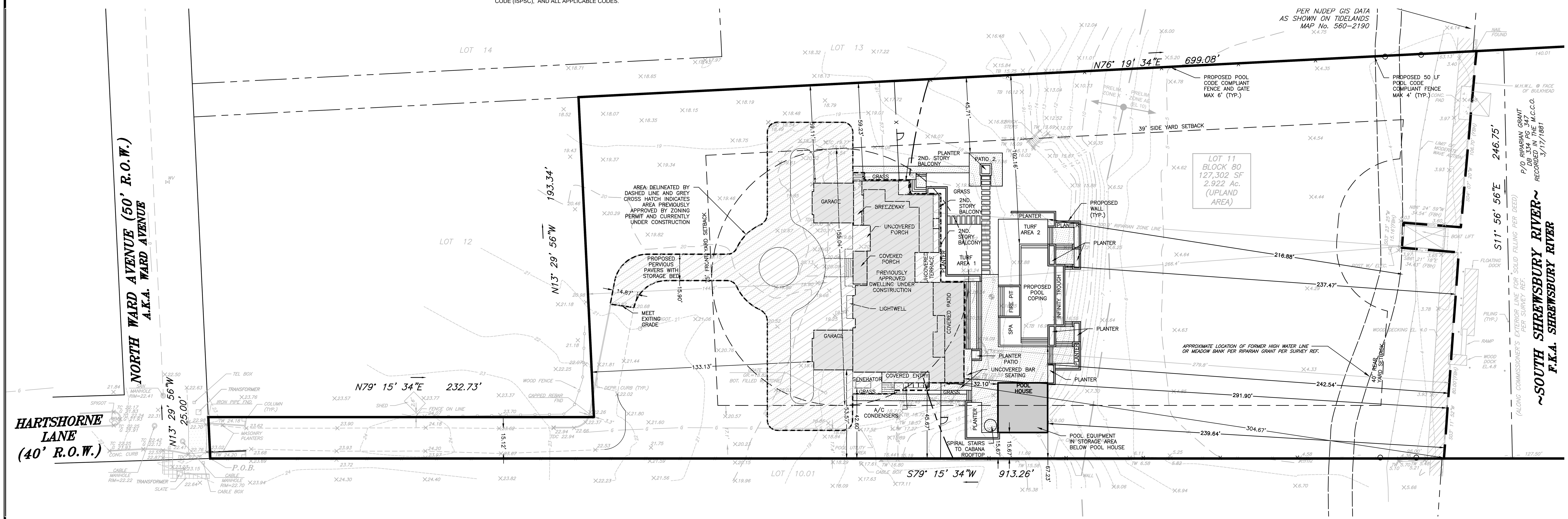
EXISTING CONDITION

SHEET NO:

GENERAL NOTES

1. **SUBJECT PROPERTY**
   TAX MAP #18: BLOCK 80, LOT 11; 23 NORTH WARD AVENUE, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY
2. **OWNER / APPLICANT**
   JOSEPH & ALEXIS CURRO
   23 NORTH WARD AVENUE
   RUMSON, NJ 07760
3. **PURPOSE OF THIS PLAN SET**
   THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE MUNICIPALITY (FOR ENGINEERING AND ZONING APPROVAL) AND TO SUPPORT AN APPLICATION TO FREEHOLD SOIL CONSERVATION DISTRICT (FOR PLAN CERTIFICATION).
4. **SURVEY DATA**
   SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "TOPOGRAPHIC & UTILITY SURVEY OF BLOCK 80, LOT 11", WITH THE LATEST REVISION BEING DATED 08/15/22. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD88 VERTICAL DATUM.
5. **ARCHITECTURAL INFORMATION**
   ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY BRICK CITY RECONSTRUCTION.
6. **GEOTECHNICAL INFORMATION**
   GEOTECHNICAL INFORMATION CONTAINED HEREON IS BASED ON A REPORT PREPARED BY MC ENGINEERING, ENTITLED "SOIL BORING LOG", WITH THE LATEST REVISION BEING DATED 10/22/21.
7. **BASE FLOOD ELEVATION**
   ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL #34025C0201H, DATED 6-15-2022, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE ELEVATION 10. AND ZONE X (UNSHADED). FEMA MAP REFERENCE THE NAVD88 VERTICAL DATUM.
8. **CONSTRUCTION STAKEOUT**
   SPECIAL CARE SHALL BE TAKEN DURING STAKEOUT AND CONSTRUCTION TO ADHERE TO THE LOCATION OF THE PROPOSED STRUCTURE AND SITE IMPROVEMENTS. THE BUILDING TIES ARE TO THE FOUNDATION.
9. **UNDERGROUND UTILITIES NOTIFICATION**
   FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
10. **VERIFICATION OF UTILITIES**
   EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS. ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.
11. **SPECIFICATIONS**
   UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
12. **LIMIT OF DISTURBANCE**
   PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS.
13. **RESTORATION**
   ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.
14. **NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP)**
   SITE IMPROVEMENTS WILL BE PERFORMED UNDER N.J.A.C. 7:13-7.10, PERMIT-BY-RULE 10 - GENERAL CONSTRUCTION ACTIVITIES LOCATED OUTSIDE A FLOOD HAZARD AREA IN A RIPARIAN ZONE.
15. **POOL COMPLIANT FENCE**
   THE APPLICANT SHALL PROVIDE A COMPLIANT POOL FENCE AND GATE IN ACCORDANCE WITH THE MUNICIPAL ORDINANCE, THE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC), AND ALL APPLICABLE CODES.





PROPOSED CONDITIONS

30 0 30 60

Scale: 1"=30'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	
+46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G	GAS	GAS
W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN CO
OH	OVERHEAD WIRE	O/H
E	ELECTRIC	E
T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

LOT COVERAGE CALCULATIONS - EXISTING

BUILDING COVERAGE	EXISTING
DWELLING (SF)	3,996.8
FRONT COVERED PORCH (SF)	0 (194.9 EXEMPT)
SIDE/REAR COVERED PORCH (SF)	1,462
GARAGE (SF)	1,254.7
TOTAL BUILDING COVERAGE (SF)	6,713.5
LOT COVERAGE	
BUILDING COVERAGE (SF)	6,713.5
DECK (SF)	0 (385.2 EXEMPT)
WALKS (SF)	0 (605.0 EXEMPT)
STEPS & LANDINGS (SF)	186.5
BASEMENT ENTRY (SF)	22.2
DRIVEWAY (SF)	15,472.3
POOL SURFACE (SF)	828.7
POOL PATIO (SF)	568.9 (1,199 EXEMPT)
WALLS	72.3
AC/GENERATORS/POOL EQUIPMENT (SF)	26
TOTAL LOT COVERAGE (SF)	23,889.9

TOTAL PATIO AREA

PATIO	AREA (SF)
PATIOS AROUND HOUSE	599
PATIO 1	1,709
PATIO 2	361
FIRE PIT PATIO	189
TURF AREA 1	628
TURF AREA 2	764
LOWER PATIO	461
TOTAL AREA	4,710

LOT COVERAGE CALCULATIONS - PROPOSED

BUILDING COVERAGE	PROPOSED
DWELLING (SF)	5,019
GARAGE 1 (SF)	591
GARAGE 2 (SF)	579
BREEZEWAY (SF)	134
NORTH BALCONY (SF)	55
REAR COVERED PATIO (SF)	840
FRONT COVERED PORCH (SF)	0 (168 EXEMPT)
REAR 2ND STORY BALCONY (SF)	124
SOUTH COVERED PORCH (SF)	184
POOL HOUSE (SF)	900
TOTAL BUILDING COVERAGE (SF)	8,426
LOT COVERAGE	
BUILDING COVERAGE (SF)	8,426
STEPS (SF)	815
LIGHT WELL (SF)	50
CABANA SPIRAL STEPS (SF)	44
DRIVEWAY (SF)	12,023
FRONT PORCH (SF)	0 (232 EXEMPT)
GENERATORS AND A/C (SF)	76
FRONT WALK (SF)	0 (134 EXEMPT)
SOUTH WALK (SF)	0 (298 EXEMPT)
NORTH WALK (SF)	0 (341 EXEMPT)
STEPPING STONES (SF)	0 (270 EXEMPT)
POOL, SPA, AND INFINITY TROUGH (SF)	1,795
TOTAL PATIO AREAS (SF)	3,157 (1,553 EXEMPT)
TOTAL LOT COVERAGE (SF)	26,387

ZONING COMPLIANCE CHART

R-2 (SINGLE FAMILY) ZONE (ATTACHMENT 4)

SINGLE FAMILY HOME: PERMITTED

ORD.SECTION	STANDARD	REQUIRED	EXISTING	PREVIOUSLY APPROVED	PROPOSED	COMPLIES
SCHED 5-1	MIN. LOT AREA (SF)	1 AC (43,560 SF)	2.922 AC (127,302 SF)	NO CHANGE	NO CHANGE	YES
22-2.4	USABLE LOT AREA (SF)	N/S (1)	2.922 (127,302 SF)	NO CHANGE	NO CHANGE	-
SCHED 5-1	MIN. LOT WIDTH (FT)	150	222.2	NO CHANGE	NO CHANGE	YES
SCHED 5-1	MIN. LOT FRONTAGE (FT)	150	25.0 (N)	NO CHANGE (N)	NO CHANGE (N)	NO
SCHED 5-1	MIN. DIAMETER (SF)	100	155.0	NO CHANGE	NO CHANGE	YES
	PRINCIPAL BUILDING					
SCHED 5-1	MIN. FRONT YARD SETBACK (FT)	75	144.8	133.13	NO CHANGE	YES
SCHED 5-1	MIN. REAR YARD SETBACK (FT)	40	266.3	304.67	291.90	YES
SCHED 5-1	MIN. SIDE YARD SETBACK					
	ONE SIDE (FT)	32 (2)	57.7	45.67	NO CHANGE	YES
	BOTH SIDES (FT)	71 (2)	124.2	104.90	NO CHANGE	YES
SCHED 5-2	MAX. BUILDING HEIGHT (GABLE/HIP)					
	RIDGE (FT)	40	35.62	37.42	NO CHANGE	YES
	EAVES (FT)	32	(a)	23.78	NO CHANGE	YES
SCHED 5-2	MAX. BUILDING HEIGHT (STORIES)	2.5	2	2	NO CHANGE	YES
	ACCESSORY BUILDING - GARAGE					
SCHED 5-1	ALLOWABLE YARD LOCATION	N/S	-	-		
SCHED 5-1	MIN. REAR YARD SETBACK (FT)	15	337.7	>15	NO CHANGE	YES
SCHED 5-1	MIN. SIDE YARD SETBACK (FT)	15	17.4	59.11	NO CHANGE	YES
22-7.8c	MIN. DISTANCE TO PRINCIPAL BUILDING(FT)	5	7.7	5.01	NO CHANGE	YES
	ACCESSORY BUILDING - POOL HOUSE					
	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR	REAR	YES
22-7.8c	MIN. DISTANCE TO PRINCIPAL BUILDING (FT)	5	N/A	58.68	32.10	YES
22-7.8g(1)	MIN. REAR YARD SETBACK (FT)	25	N/A	225.26	239.64	YES
22-7.8g(1)	MIN. SIDE YARD SETBACK (FT)	25	N/A	45.59	15.67 (V)	NO
22-7.32b(1)	MIN. SETBACK TO NAVIGABLE WATERWAY	50	N/A	225.26	239.64	YES
SCHED 5-2	MAX. BUILDING HEIGHT (FT/STORIES)	24/1.5	N/A	>24/1	31.85 (V)	NO
	ACCESSORY STRUCTURE - POOL					
22-7.8g1	MIN. POOL SETBACK TO PROPERTY LINE (FT)	25	39.1	93.33	67.23	YES
22-7.8g2	MIN. POOL ACCESSORY IMPROVEMENT SIDE YARD SETBACK (EQUIPMENT, WATERFALL, SPA, PATIO)(FT)	15	20.8	80.10	15.67	YES
22-7.8g2	MIN. POOL ACCESSORY IMPROVEMENT REAR YARD SETBACK (EQUIPMENT, WATERFALL, SPA, PATIO)(FT)	15	279.8	206.88	239.64	YES
22-7.32b1	MIN. SETBACK TO NAVIGABLE WATERWAY	25	279.8	225.26	239.61	YES
	DRIVEWAY					
22-7.26h	MAX. DRIVEWAY WIDTH (FT)	15	15.12 (N)	NO CHANGE (N)	NO CHANGE (N)	NO
22-7.26c	MIN. SIDE YARD SETBACK (FT)	5 (6)	3.3 OVER (N)	NO CHANGE (N)	NO CHANGE (N)	NO
22-7.26h	MAX. DEPRESSED CURB OPENING (FT)	15+ 6 FEET	N/A	N/A	N/A	-
	LOT COVERAGE					
SCHED 5-4	MAX. BUILDING COVERAGE (SF)	8,508 (3)(5)	6,713.5 (3)(5)	7,699.36	8,426	YES
SCHED 5-4	MAX. LOT COVERAGE (SF)	25,201.3 (3)(4)(5)	23,889.9 (3)(5)	22,815.00	26,387 (V)	NO
SCHED 5-3A	MAX. PERMITTED FLOOR AREA (SF)	13,797.6	(a)	7,500.00	9,139	YES
SCHED 5-3A	MAX. FLOOR AREA RATIO	0.11	(a)	0.06	0.07	YES
SCHED 5-1	MIN. GROUND FLOOR AREA (2-STORY)(SF)	1,200	(a)	4,205	5,176	YES

(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE
(E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE

(1) - PER BOROUGH ORDINANCE SECTION 22-2.4 LOT AREA, USABLE (USABLE LOT AREA) - SHALL MEAN
LOT AREA REDUCED BY THE AREA OF:
1. FRESHWATER WETLANDS OR STATE OPEN WATERS;
2. SALTWATER (TIDAL) WETLANDS;
3. ANY PORTION OF A STREAM, LAGOON OR WATERCOURSE HAVING A WIDTH OF EIGHT (8') FEET OR MORE FROM TOP OF BANK TO TOP OF BANK;
4. ANY PORTION OF A POND WITH A TOTAL WATER SURFACE AREA OF 5,000 SQUARE FEET OR MORE; OR
5. ANY PORTION OF A RIPARIAN GRANT OR LICENSE NOT FILLED, GRADED AND STABILIZED IN COMPLIANCE WITH SUBSECTION 22-7.13.

(2) - PER SCHEDULE 5-1 NOTE #7, WHERE THE LOT WIDTH EXCEEDS THE MINIMUM PRESCRIBED FOR THE ZONE DISTRICT, THE COMBINED TOTAL SIDE YARD SETBACK SHALL BE INCREASED 1.5 FEET FOR EACH FULL 5 FEET BY WHICH LOT WIDTH EXCEEDS THE MINIMUM. ONE SIDE YARD SHALL BE INCREASED BY AT LEAST 1/3 OF THE ADDITIONAL SETBACK DISTANCE REQUIRED.
LOT WIDTH = 222 - 150 = 150
72 / 5 = 14 X 1.5 = 21 (TOTAL SIDE YARD SETBACK CAN EXCEED 21 FEET)
$21 * (\frac{1}{3}) = 7$ (ONE SIDE YARD SETBACK CAN EXCEED 7 FEET)

(3) - PER SCHEDULE 5-1 NOTE #19, THE FIRST TWELVE (12") INCHES OF THE EAVE WIDTH MAY BE EXCLUDED FROM THE CALCULATION OF MAXIMUM LOT AND BUILDING COVERAGE.

(4) - LOT COVERAGE EXCLUSIONS PER SCHEDULE 5-1 NOTE #5,
a. WALKWAYS CONSTRUCTED ON GRADE
b. THAT PORTION OF UNROOFED PATIOS AND TERRACES WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA
c. (c) THAT PORTION OF UNROOFED PORCHES AND DECKS WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA

(5) - PER SCHEDULE 5-1 NOTE #9, THAT PORTION OF A ROOFED, OPEN-SIDED PORCH FACING A FRONT YARD, WHICH DOES NOT EXCEED 10% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA, MAY BE EXCLUDED FROM THE CALCULATION OF THE MAXIMUM LOT AND BUILDING COVERAGE FOR A SINGLE-FAMILY RESIDENTIAL DWELLING. THE PORCH MAY BE SCREENED AND INCLUDE PORCH RAILING AND/OR BALUSTRADE AND, BELOW THE FLOOR LEVEL, PORCH LATTICE OR OTHER ENCLOSURE AROUND THE FOUNDATION, BUT IT SHALL NOT OTHERWISE BE ENCLOSED.

(6) - WITHIN A RESIDENTIAL ZONE DISTRICT, AN ENTRY DRIVEWAY OR A WALKWAY MAY CROSS ANY YARD AREA EXCEPT THAT WITHIN THE R-1, R-2, AND R-3 ZONE DISTRICTS, NO DRIVEWAY SHALL BE WITHIN FIVE (5') FEET OF A SIDE YARD LINE OR WITHIN FIFTEEN (15') FEET OF A REAR YARD LINE

PROJECT INFORMATION

PROJECT NAME:

CURRO RESIDENCE - REAR YARD IMPROVEMENTS

PROJECT LOCATION:
BLOCK 80, LOT 11
23 NORTH WARD AVENUE
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
JOSEPH & ALEXIS CURRO
23 NORTH WARD AVENUE
RUMSON, NJ 07760

APPLICANT:
JOSEPH & ALEXIS CURRO
23 NORTH WARD AVENUE
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

ARCHITECT:
BRICK CITY RECONSTRUCTION
59 LINCOLN PARK
NEWARK, NJ 07102

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

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NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA DELAWARE, CONNECTICUT, NORTH CAROLINA COLORADO, & DISTRICT OF COLUMBIA

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
3	02/28/25	REVISED PER BOROUGH COMMENTS
2	01/21/25	UPDATE REAR YARD
1	03/22/23	ADD MECHANICAL EQUIPMENT
0	02/06/23	INITIAL RELEASE

SCALE: 1"=30	DESIGNED BY: JMW
DATE: 02/06/23	DRAWN BY: JMW
JOB #: 22-1974-01	CHECKED BY: DDC
CAD ID: 22-1974-01r0	

☒ NOT FOR CONSTRUCTION
APPROVED BY:
☐ FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE: PLOT PLAN

SHEET TITLE: ZONING PLAN

SHEET NO: 2 OF 6

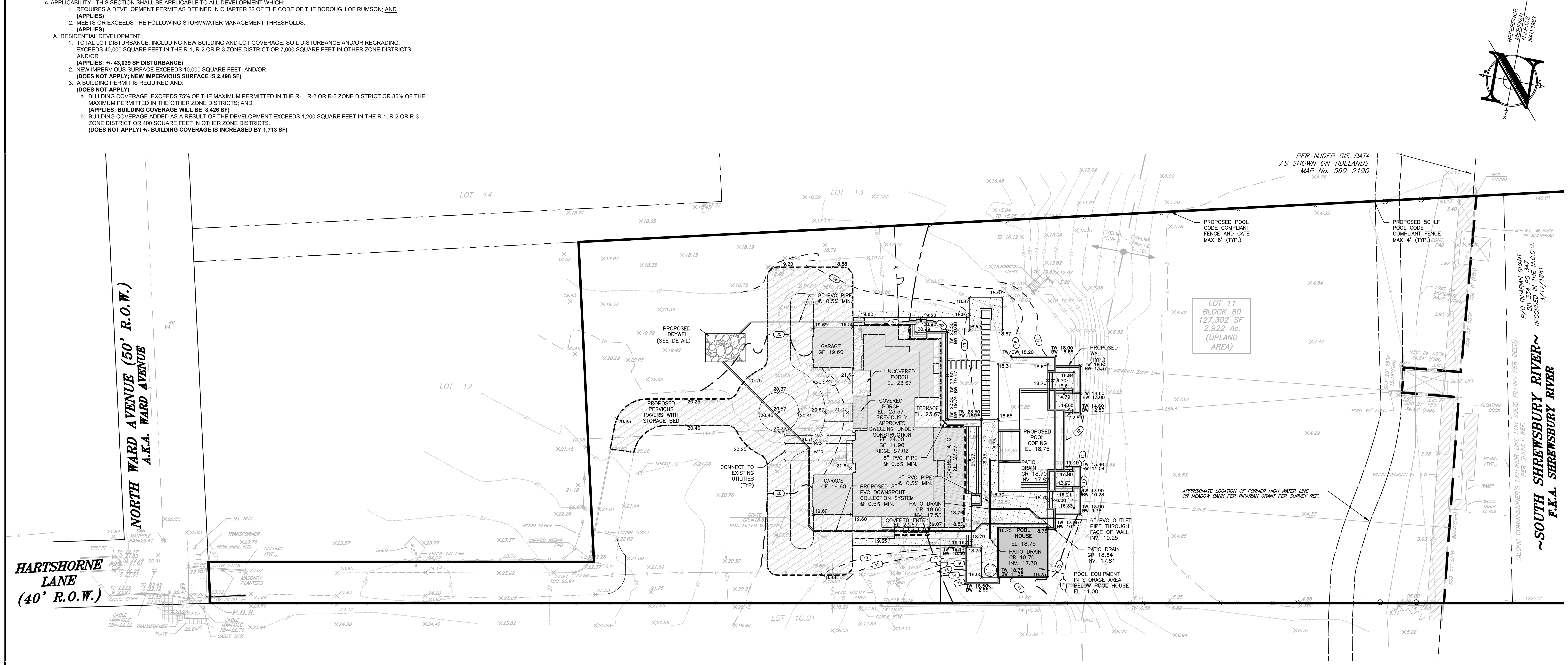
§16-2.2 STOWRMATER MANAGEMENT THRESHOLD: **STORMWATER MANAGEMENT IS REQUIRED**

c. APPLICABILITY. THIS SECTION SHALL BE APPLICABLE TO ALL DEVELOPMENT WHICH:

1. REQUIRES A DEVELOPMENT PERMIT AS DEFINED IN CHAPTER 22 OF THE CODE OF THE BOROUGH OF RUMSON; AND
   (APPLIES)
2. MEETS OR EXCEEDS THE FOLLOWING STORMWATER MANAGEMENT THRESHOLDS:
   (APPLIES)

A. RESIDENTIAL DEVELOPMENT

1. TOTAL LOT DISTURBANCE, INCLUDING NEW BUILDING AND LOT COVERAGE, SOIL DISTURBANCE AND/OR REGRADING, EXCEEDS 40,000 SQUARE FEET IN THE R-1, R-2 OR R-3 ZONE DISTRICT OR 7,000 SQUARE FEET IN OTHER ZONE DISTRICTS; AND/OR
   (APPLIES; +/- 43,039 SF DISTURBANCE)
2. NEW IMPERVIOUS SURFACE EXCEEDS 10,000 SQUARE FEET; AND/OR
   (DOES NOT APPLY; NEW IMPERVIOUS SURFACE IS 2,498 SF)
3. A BUILDING PERMIT IS REQUIRED AND:
   (DOES NOT APPLY)
   a. BUILDING COVERAGE EXCEEDS 75% OF THE MAXIMUM PERMITTED IN THE R-1, R-2 OR R-3 ZONE DISTRICT OR 85% OF THE MAXIMUM PERMITTED IN THE OTHER ZONE DISTRICTS; AND
   (APPLIES; BUILDING COVERAGE WILL BE 8,426 SF)
   b. BUILDING COVERAGE ADDED AS A RESULT OF THE DEVELOPMENT EXCEEDS 1,200 SQUARE FEET IN THE R-1, R-2 OR R-3 ZONE DISTRICT OR 400 SQUARE FEET IN OTHER ZONE DISTRICTS.
   (DOES NOT APPLY) +/- BUILDING COVERAGE IS INCREASED BY 1,713 SF)



PROPOSED CONDITIONS

30 0 30 60

Scale: 1"=30'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
58	CONTOUR LINE	10
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	D
	SANITARY MAIN	S
SAN CO	SANITARY LATERAL	SAN CO
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	HYD
	SIGN POST	
x x	FENCE	x x
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

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WALL, NJ 07719

INSITE ENGINEERING, LLC SINCE 2003

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SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

Douglas D Clelland
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PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

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☒ NOT FOR CONSTRUCTION

APPROVED BY:

☐ FOR CONSTRUCTION

PLAN INFORMATION

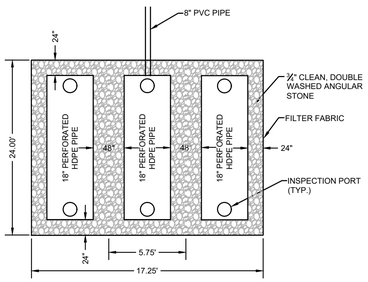
DRAWING TITLE:
PLOT PLAN

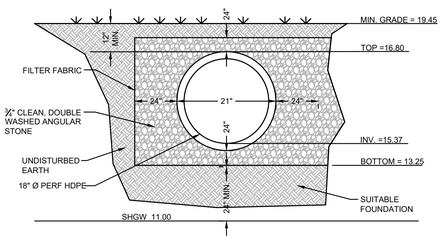
SHEET TITLE:
GRADING, DRAINAGE, AND UTILITY

SHEET NO:

Roof Runoff Volume Calculation			
Q = (P - 0.2S)^2	(SCS Equation)		
(P + 0.8S)			
Q =	Runoff (inches)		
P =	Rainfall =	1.25	in
CN =	Runoff curve no. =	98	
S =	(1000 / CN) - 10 =	0.20	in
Q =	1.03	in	
Roof Area =	8426.00	sf	
Runoff Volume =	**726.44**	**cf**	
Drywell (Perforated Pipe & Stone) Volume Calculation			
Perf. Pipe Diameter =	18.00	in	
Length of Perf. Pipe =	60.00	ft	
Stone Surround =	24.00	in	
Void Ratio =	40%		
Storage Volume =	**789.62**	**cf**	**< OK >**
Roof Runoff Flowrate Calculation			
Q = cIA			
c =	0.99		
i =	6.50	in/hr	
A =	0.193	ac	
Q =	1.24	cfs	
Pipe Capacity Calculation (Manning's Equation)			
Q = 1.49/n * A * R^2/3 * S^1/2			
n (pvc) =	0.01		
d =	8	in	
A (full) =	0.35	sf	
ro (full) =	2.09	ft	
R (full) =	0.17	ft	
S =	0.01	ft / ft	
Q (full) =	1.58	cfs	
Q required =	1.24	cfs	**< OK >**

DRYWELL STORAGE CALCULATION
NTS



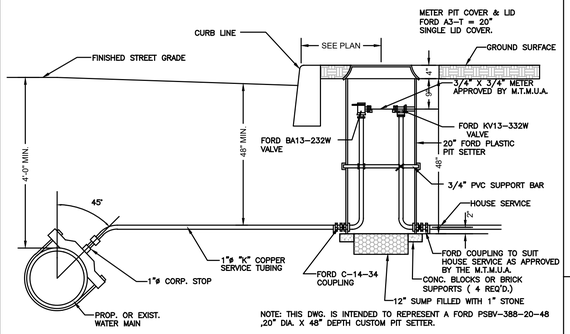


*SEASONAL HIGH GROUND WATER PER SUBSURFACE INVESTIGATION PERFORMED ON 10/22/21 BY MC ENGINEERING. CONTRACTOR SHALL VERIFY SHGW WITH ENGINEER PRIOR TO CONSTRUCTION.
*DRYWELL SHALL FULLY DRAIN WITHIN 72 HOURS.

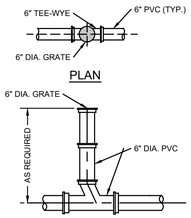
DRYWELL SYSTEM SECTION VIEW
NTS

NOTES:

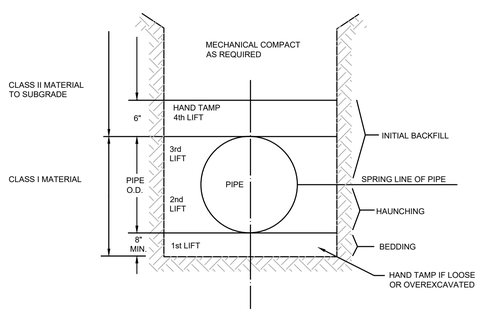
1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO AN APPROPRIATE DEPTH AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
5. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
6. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
7. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



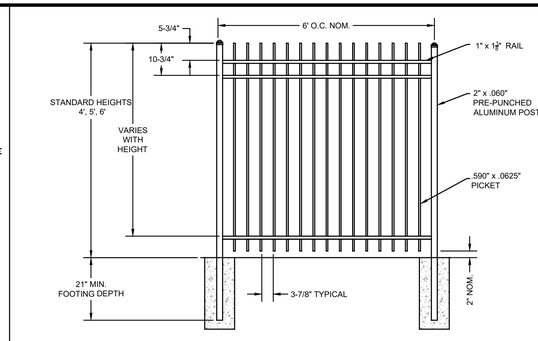
TYPICAL SERVICE CONNECTION WITH FORD METER PIT
NTS



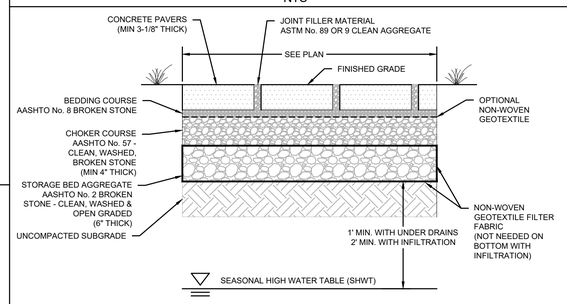
6" PATIO DRAIN
NTS



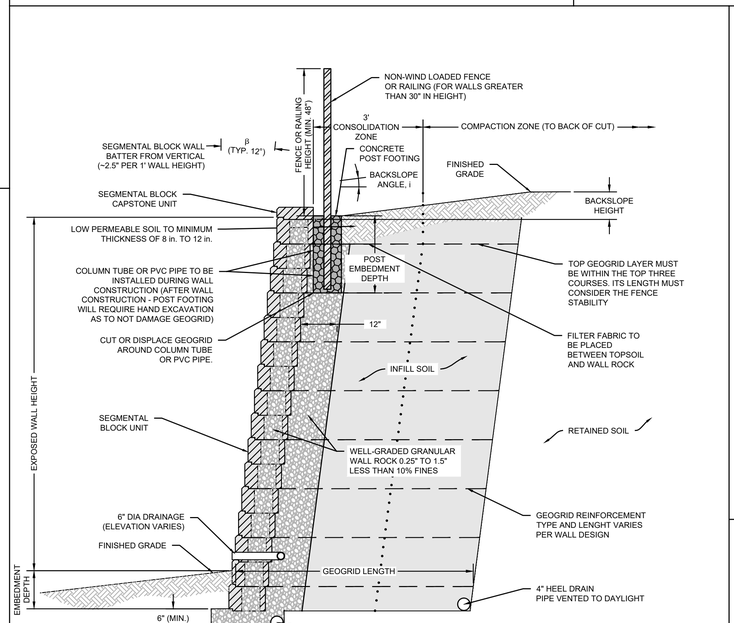
PIPE BEDDING DETAIL
NTS



ALUMINUM FENCE
NTS



PERMEABLE PAVERS WITH STORAGE BED
NTS

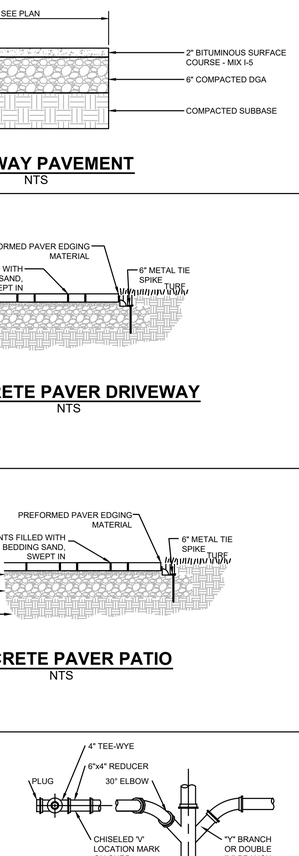


NOTES:

1. SUBGRADE CONDITIONS AND COMPACTION SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE INSTALLATION OF THE WALL.
2. ALL RETAINING WALLS SHALL BE DESIGNED TO INCORPORATE ANY APPLICABLE SURCHARGE ABOVE THE WALLS AND ADDRESS SATURATED CONDITIONS.
3. ALL PROPOSED RETAINING WALL DETAILS AND STRUCTURAL DESIGN CALCULATIONS SHALL BE PROVIDED BY THE SITE CONTRACTOR AND SUBMITTED TO THE OWNER, SITE ENGINEER, PLANNING BOARD ENGINEER AND THE MUNICIPAL CONSTRUCTION OFFICAL FOR REVIEW, APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION OF THE WALL.
4. WALL INSTALLATION CONTRACTOR SHALL VERIFY THAT THE WALL CONSTRUCTION DESIGN/DETAILS CAN BE CONSTRUCTED WITHOUT ENCROACHING ONTO ADJACENT PROPERTY, EXISTING OR PROPOSED STRUCTURES AND SUBSURFACE SITE IMPROVEMENTS (eg. UTILITY LINES, DRAINAGE PIPES, ETC.) PRIOR TO CONSTRUCTION.
   IF AN ENCROACHMENT ISSUE IS DETERMINED, THE WALL INSTALLATION CONTRACTOR SHALL NOTIFY THE WALL DESIGNER AND REVISE DESIGN AS NEEDED.
5. PROPOSED FENCE, MINIMUM HEIGHT: 42" (FOR ALL WALLS GREATER THAN 30" IN HEIGHT).

(NOT FOR CONSTRUCTION)

SEGMENTAL BLOCK RETAINING WALL
NTS



DRIVEWAY PAVEMENT
NTS

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CONCRETE PAVER PATIO
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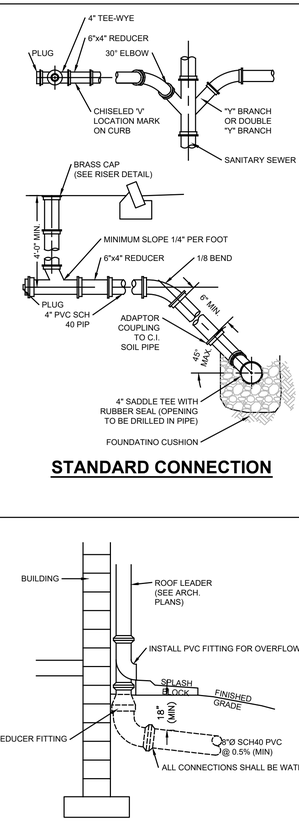

STANDARD CONNECTION

EXTERIOR DOWNSPOUT COLLECTOR
NTS

PROJECT INFORMATION

PROJECT NAME:

CURRO RESIDENCE - REAR YARD IMPROVEMENTS

PROJECT LOCATION:
BLOCK 80, LOT 11
23 NORTH WARD AVENUE
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
JOSEPH & ALEXIS CURRO
23 NORTH WARD AVENUE
RUMSON, NJ 07760

APPLICANT:
JOSEPH & ALEXIS CURRO
23 NORTH WARD AVENUE
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

ARCHITECT:
BRICK CITY RECONSTRUCTION
59 LINCOLN PARK
NEWARK, NJ 07102

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

INSITE ENGINEERING, LLC SINCE 2003

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(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
DELAWARE, CONNECTICUT, NORTH CAROLINA
COLORADO, & DISTRICT OF COLUMBIA

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DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05321000

REVISIONS

Rev #	Date	Comment
3	02/28/25	REVISED PER BOROUGH COMMENTS
2	01/21/25	UPDATE REAR YARD
1	03/22/23	ADD MECHANICAL EQUIPMENT
0	02/06/23	INITIAL RELEASE

SCALE:	AS SHOWN	DESIGNED BY:	JMW
DATE:	02/06/23	DRAWN BY:	JMW
JOB #:	22-1974-01	CHECKED BY:	DDC
CAD ID:	22-1974-01r0		

NOT FOR CONSTRUCTION
APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

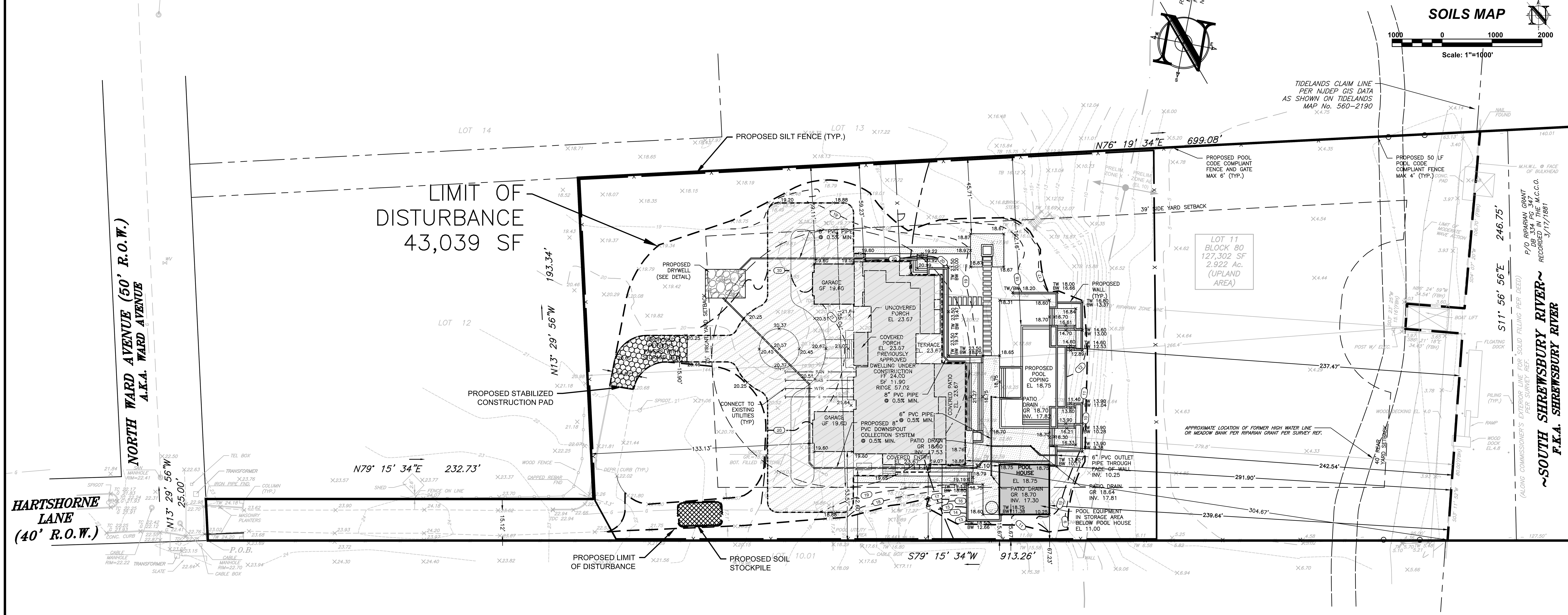
DRAWING TITLE:
PLOT PLAN

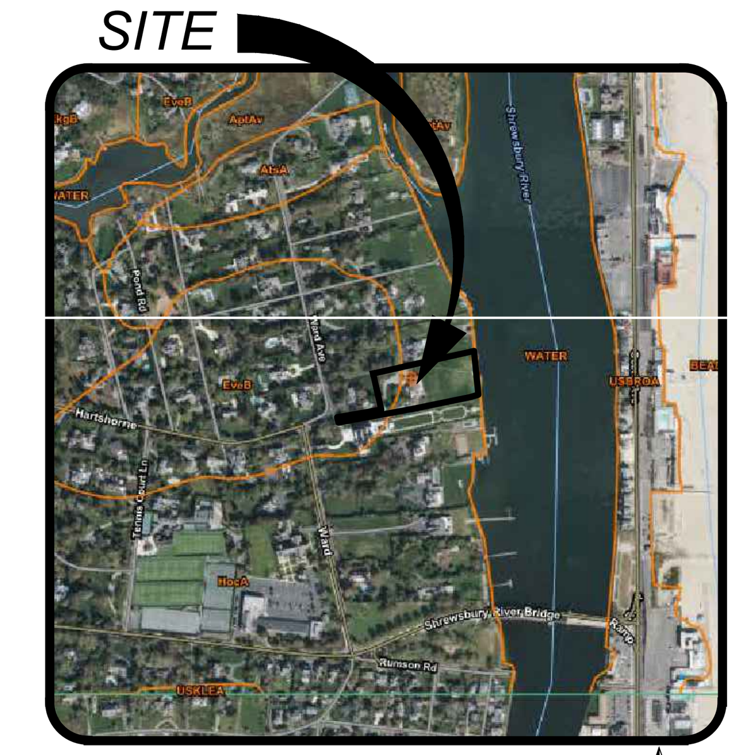
SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO:
3 OF 6

SOIL DESIGNATION LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME	RATING
EveB	EVESBORO SAND, 0 TO 5 PERCENT SLOPES	A
HocA	HOLMDEL SANDY LOAM, 0 TO 2 PERCENT SLOPES	C





SOILS MAP

Scale: 1"=1000'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G	GAS	GAS
W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E	ELECTRIC	E
T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SOIL EROSION LEGEND

- LIMIT OF DISTURBANCE
- SILT FENCE
- INLET PROTECTION
- PROPOSED TREE PROTECTION
- SOIL COMPACTION TEST LOCATION
- STABILIZED CONSTRUCTION ENTRANCE
- RIP-RAP APRON, SCOUR HOLE
- SOIL RESTORATION AREA

CONSTRUCTION / SPPP NOTE

THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT THE TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT ARE TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.

PLEASE NOTE - THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

TOTAL LIMIT OF DISTURBANCE = 0.988 AC.

SOIL RESTORATION EXEMPTION

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN AN AREA OF "URBAN REDEVELOPMENT" AND IS CONSIDERED "PREVIOUSLY DEVELOPED" AS DEFINED BY THE NJDEP. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND REGRADING (REVISED 2017), THE SITE IS EXEMPT FROM SOIL RESTORATION REQUIREMENTS.

PROJECT INFORMATION

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CURRO RESIDENCE - REAR YARD IMPROVEMENTS

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TEMP. SURVEY MARKINGS	MAGENTA
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DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
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0	02/06/23	INITIAL RELEASE

SCALE: 1"=30'	DESIGNED BY: JMW
DATE: 02/06/23	DRAWN BY: JMW
JOB #: 22-1974-01	CHECKED BY: DDC
CAD ID: 22-1974-01r0	

☒ NOT FOR CONSTRUCTION
APPROVED BY:
☐ FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PLOT PLAN

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO.:
5 OF 6

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 ½ TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/1,000 SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 19-1.

B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.

C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

2. SEEDBED PREPARATION

A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIMING RATES SHALL BE ESTABLISHED VIA SOIL TESTING. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.

B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.

C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.

D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.

3. SEEDING

A. TEMPORARY VEGETATIVE SEEDING COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1 POUND PER 1,000 SF (100 LBS/AC) WITH AN OPTIMUM SEED DEPTH OF 0.5" (TWICE THE DEPTH IF SANDY SOILS), IN ACCORDANCE WITH TABLE 7-2, PAGE 7-3.

*SEEDING DATES: 2/15-5/1 AND 8/15-10/15

B. CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.

C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION IV MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.

D. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

4. MULCHING

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

A. STRAW OR HAY. UNNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.

1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
2. MULCH NETTINGS. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
3. CRIMPER (MULCH ANCHORING TOOL). A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
4. LIQUID MULCH-BINDERS. - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
   a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
   b. USE ONE OF THE FOLLOWING:
      (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
      (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

      NOTE: ALL NAMES GIVE ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A COMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

B. WOOD-FIBER OR PAPER-FIBER MULCH. SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 PONDS PER ACRE (OR AS RECOMMENDED BY THE PROJECT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

C. PELLETIZED MULCH. COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORMA MULCH MAT. PELLETIZED MULCH SHALL BE APPLIES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS./1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEE FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE.

APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.

B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.

C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.

D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

2. SEEDBED PREPARATION

A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.

B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.

C. HIGH ACID PRODUCING SOIL. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

3. SEEDING

A. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED.

SEED MIXTURE	PLANTING RATE LBS/1,000 (LBS/ACRE)
HARD FESCUE AND/OR STRONG CREEPING RED FESCUE	4 (175)
PERENNIAL RYEGRASS	1 (45)
KENTUCKY BLUEGRASS	1 (45)

*ACCEPTABLE SEEDING DATES: 2/1-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/30
**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED

1. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDED AREA AND MOWED ONCE.
2. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 85O F AND ABOVE. SEE TABLE 4-3 MIXTURES 1 TO 7. PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS.
3. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 85OF. MANY GRASSES BECOME ACTIVE AT 65OF. SEE TABLE 4-3, MIXTURES 8-20. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.

B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.

C. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

4. MULCHING

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.

1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
2. MULCH NETTINGS - STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
3. CRIMPER (MULCH ANCHORING COULTER TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
4. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH.
   a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
   b. USE ONE OF THE FOLLOWING:
      (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
      (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

      NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY JANUARY 2014GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BEMIXEDIN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

C.PELLETIZED MULCH-COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAYECTI CONTAIN CO-POLYMERS, TACKIFIERS,FERTILIZERS,AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO AW SEEDED AREA AND WATERED, FORM A MULCHMAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIERAGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEEDBED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

5.IRRIGATION (WHERE FEASIBLE)

IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

6.TOP DRESSING

SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED INSECTION 2A-SEEDBED PREPARATION IN THIS STANDARD, NO FOLLOW-UP OF TOP DRESSING IS MANDATORY. AN EXCEPTION MAYBE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT INSTANCE, TOP DRESS WITH 10-10-10 OR EQUIVALENT AT 300 POUNDS PER ACRE OR 7 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.

7.ESTABLISHING PERMANENT VEGETATIVE STABILIZATION

THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-3 ARE REQUIRED WHEN A REPORT OF COMPLIANCEIS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING AREPORT OF COMPLIANCEFROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOWED ONCE. NOTE THIS DESIGNATION OF MOWED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.

CONSTRUCTION SEQUENCE

EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME. HOWEVER, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN THE SPRING OF 2023 AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL OCCUR APPROXIMATELY AS FOLLOWS: PHASE DURATION

1. TEMPORARY SOIL EROSION FACILITIES	CONTINUOUSLY
2. ROUGH CLEARING AND GRADING	1 WEEK
3. TEMPORARY SEEDING	1 DAY
4. UTILITY INSTALLATION	1 WEEK
5. CURB CONSTRUCTION	1 WEEK
6. CONSTRUCTION OF BUILDINGS	9 MONTHS
7. MAINTENANCE OF TEMPORARY EROSION CONRTOL MEASURES	CONTINUOUSLY
8. PRELIMINARY INSTALLATION OF LANDSCAPE	1 WEEK
9. FINAL CONSTRUCTION/STABILIZATION OF SITE	1 WEEK

*TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE NO. 1 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

NOTES:
CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.

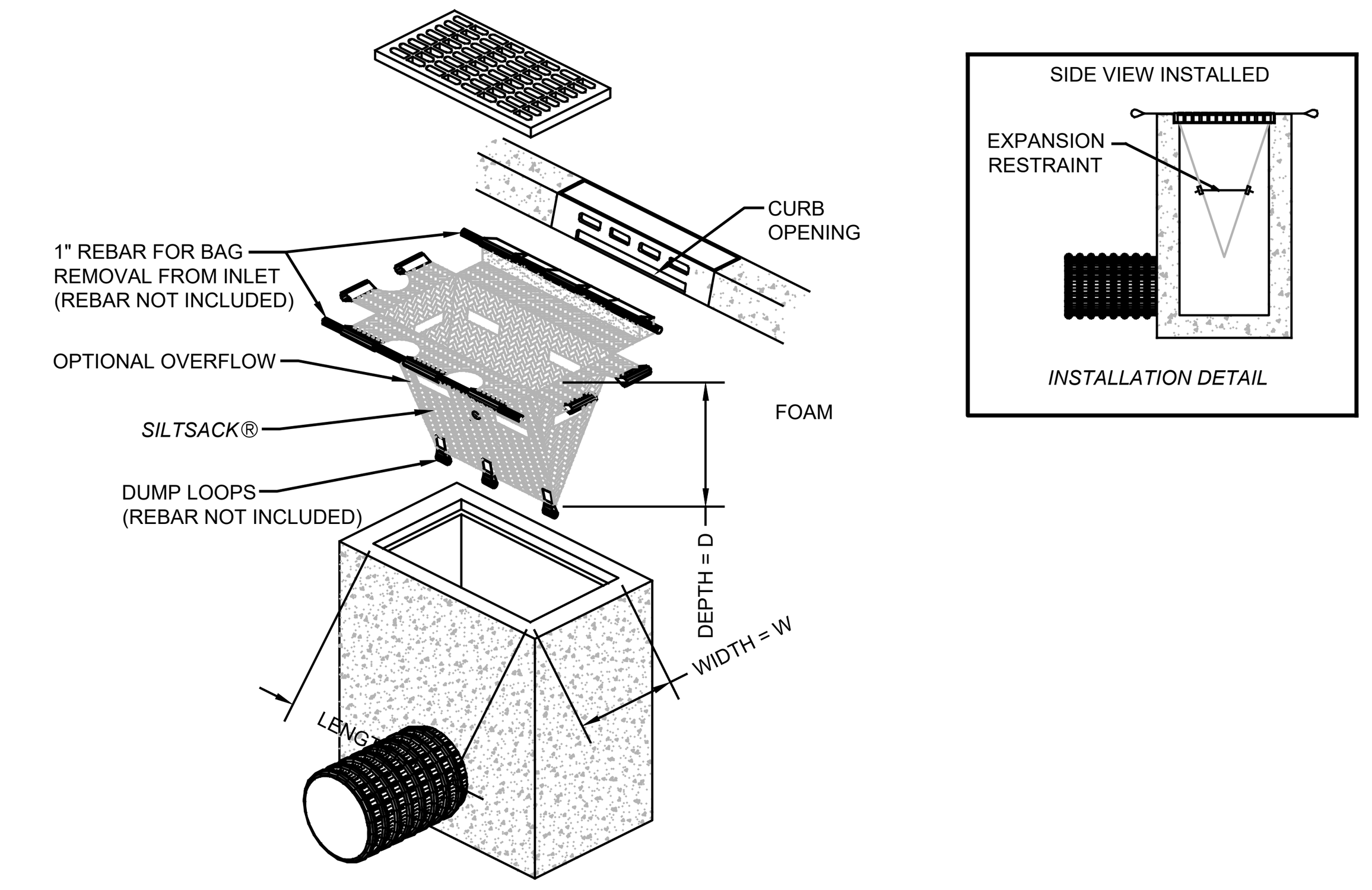
THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES. ANY SEDIMENT SPILLED OR TRACKED ON THE ROADWAY WILL BE CLEANED UP IMMEDIATELY, OR AT MINIMUM, BY THE END OF EACH WORK DAY.

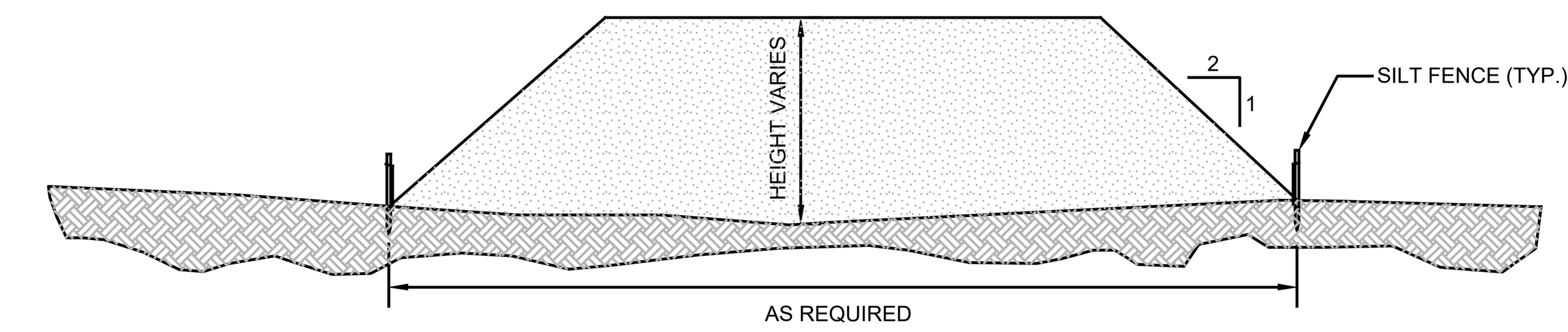
DUST GENERATION SHALL BE CONTROLLED ON A CONSTANT BASIS BY WETTING THE SURFACE AND/OR APPLICATION OF CALCIUM CHLORIDE.

STEEP SLOPES SHALL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL. (SEE ANCHORING NOTES & NOTE NO. 6 OF SOIL EROSION & SEDIMENT CONTROL NOTES.)

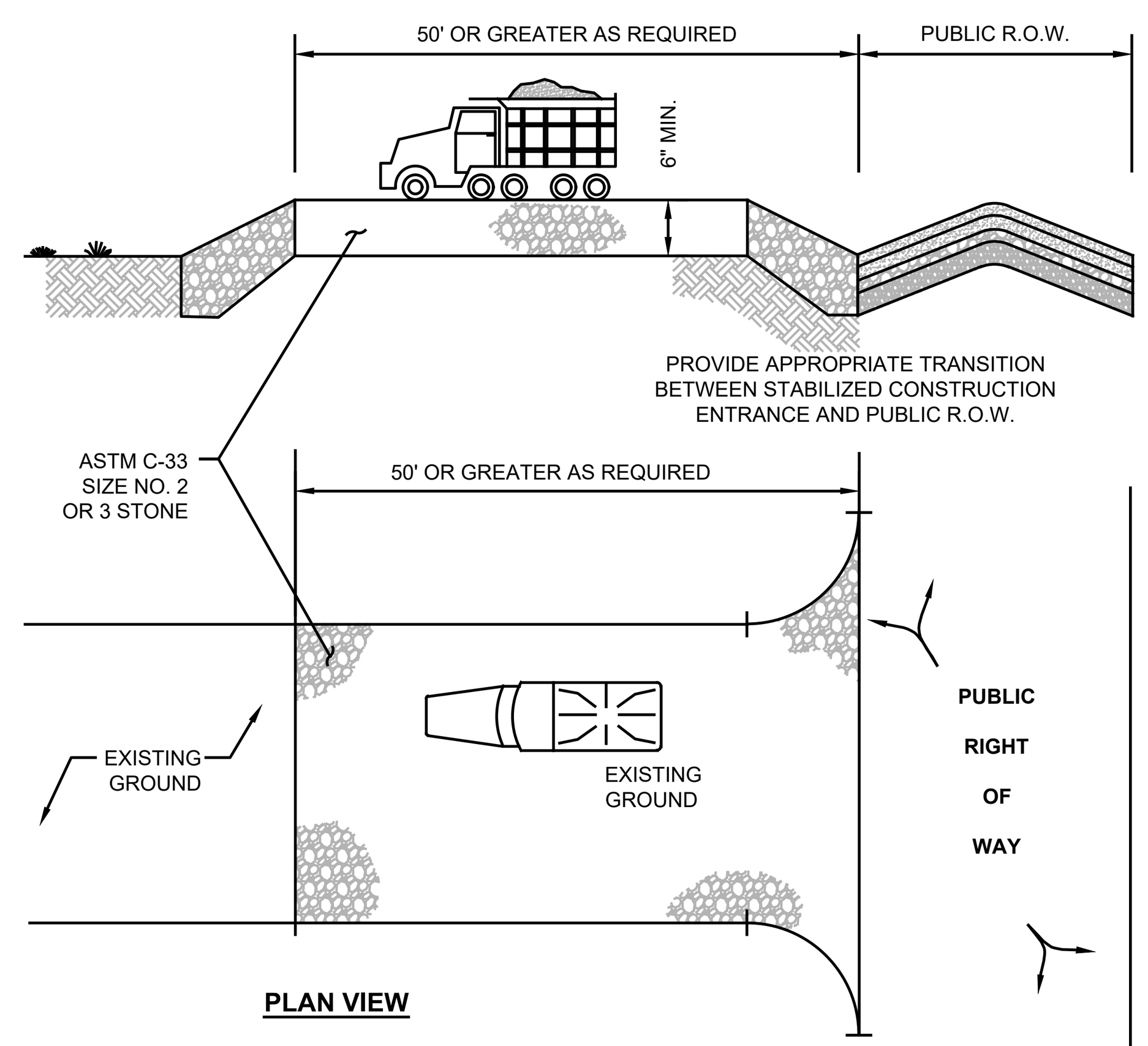
ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNERS.



INLET PROTECTION DETAIL
NTS



SECTION THROUGH SOIL STOCKPILE (TYP.)
NTS

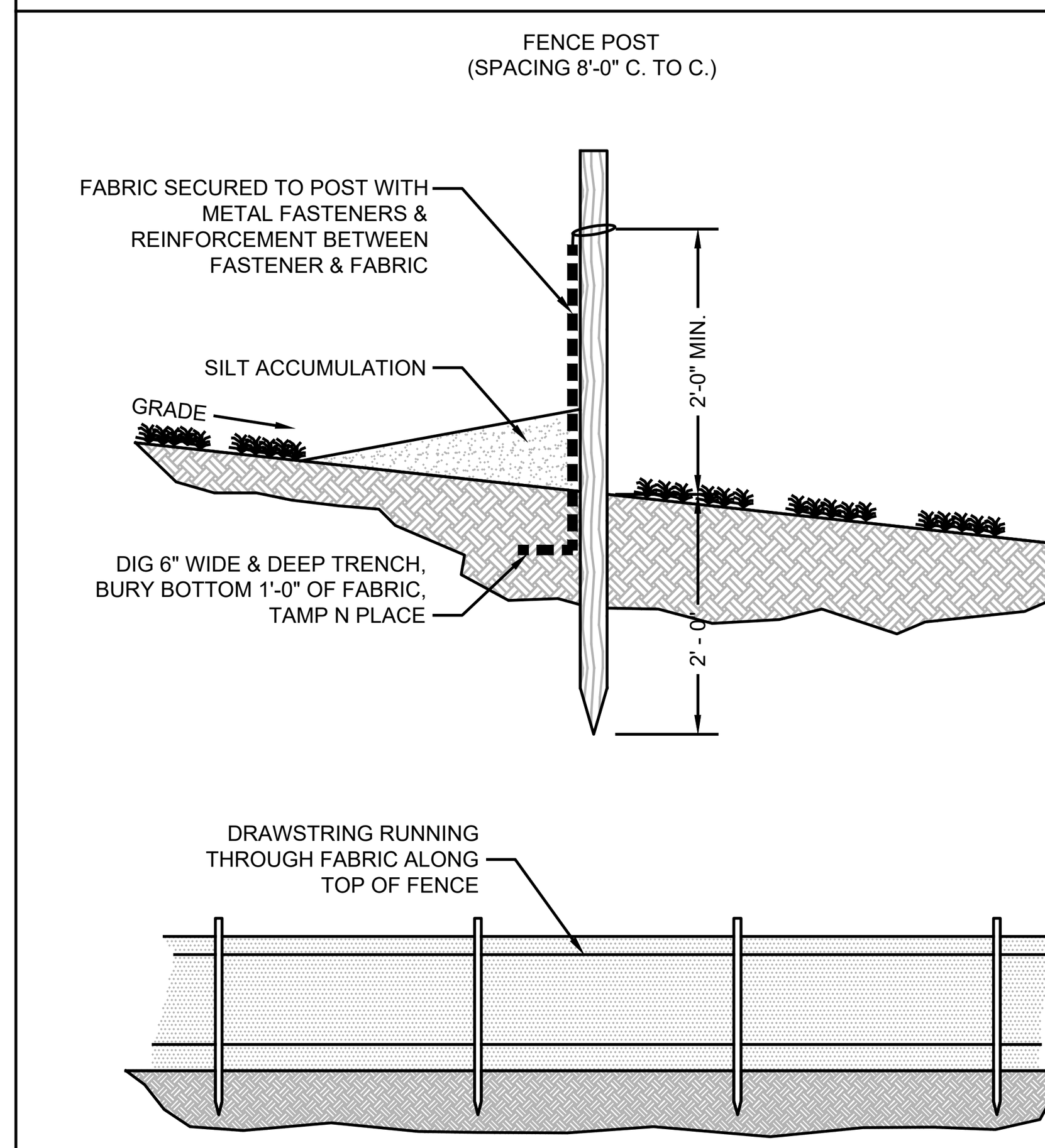


PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH FABC HOT MIX ASPHALT BASE COURSE, MIX 1-2 [1]	

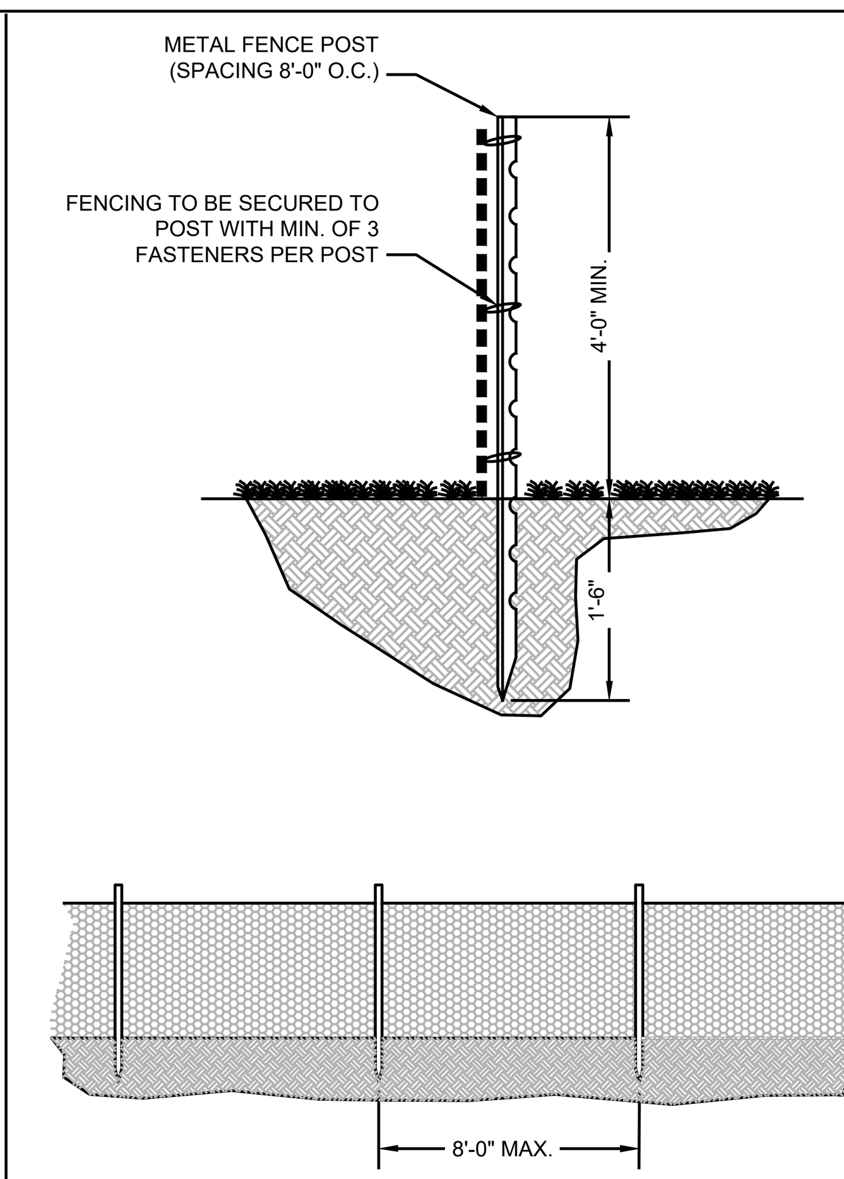
1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE
NTS

NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION. THE THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY.



SILT FENCE DETAIL
NTS



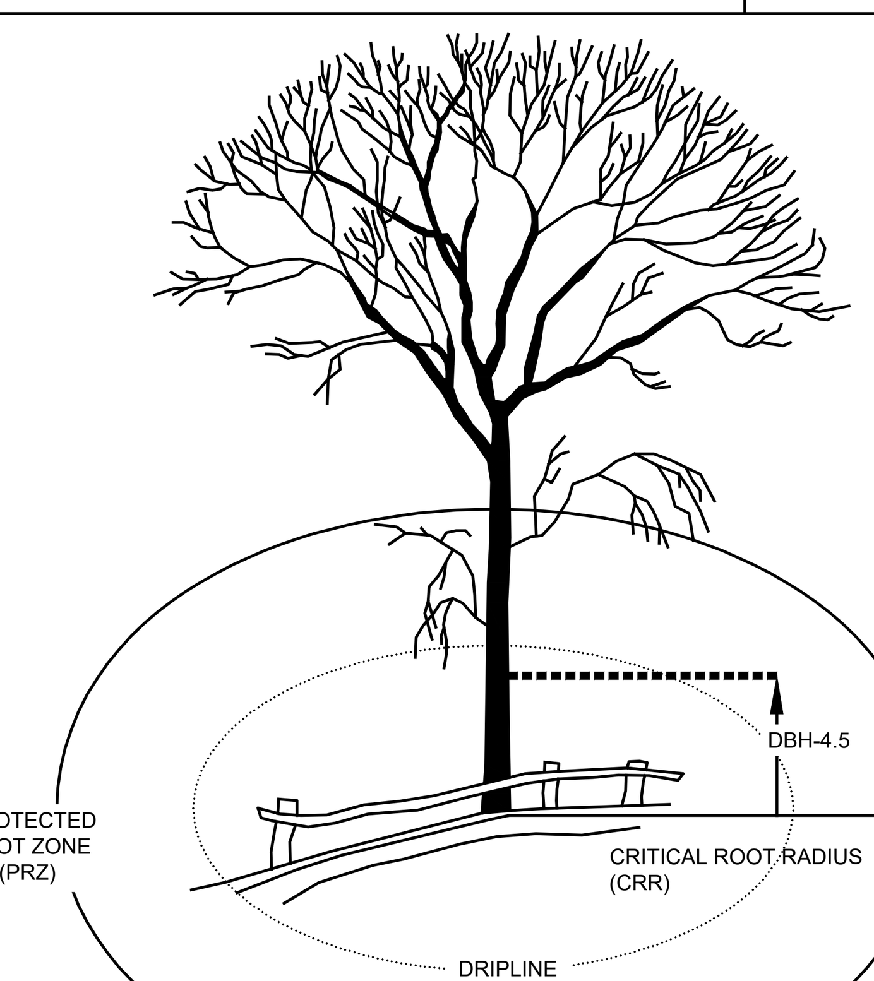
TREE PROTECTION FENCING
NTS

ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR).

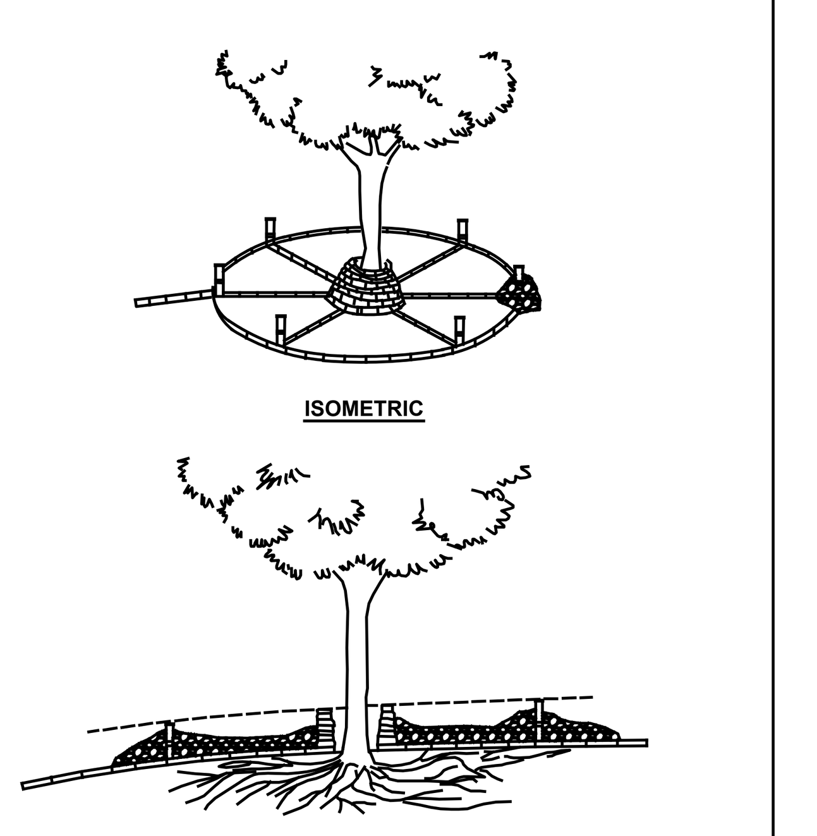
1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5 FEET ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

DBH X 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.

DBH X 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.



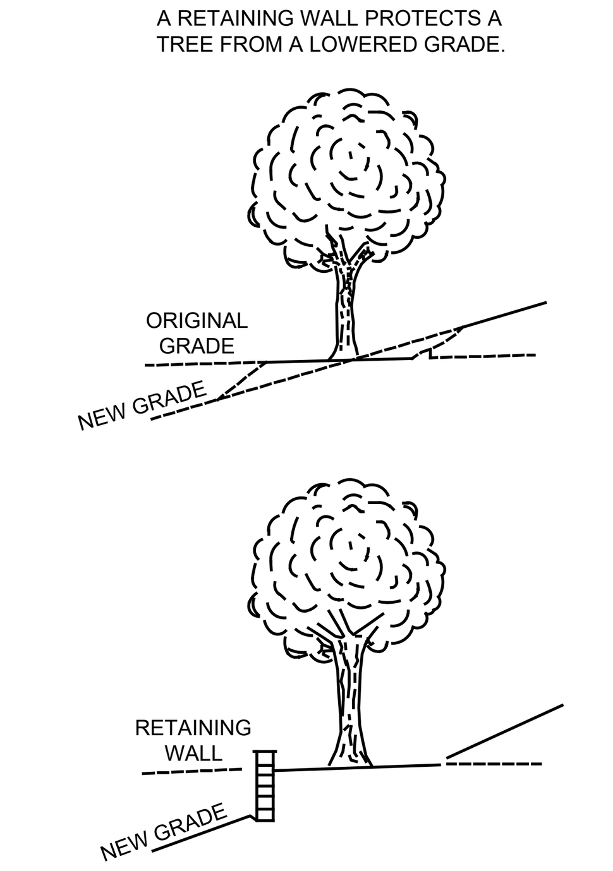
TREE ROOT PROTECTION
NTS



TREE PROTECTION - TILE AND GRAVEL WILL ALLOW AIR CIRCULATION TO ROOT ZONE UNDER A FILL.

TREE PROTECTION (FILL AREAS)
NTS

A RETAINING WALL PROTECTS A TREE FROM A LOWERED GRADE.



TREE PROTECTION (CUT AREAS)
NTS

PROJECT INFORMATION

PROJECT NAME:

CURRO RESIDENCE - REAR YARD IMPROVEMENTS

PROJECT LOCATION:
BLOCK 80, LOT 11
23 NORTH WARD AVENUE
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
JOSEPH & ALEXIS CURRO
23 NORTH WARD AVENUE
RUMSON, NJ 07760

APPLICANT:
JOSEPH & ALEXIS CURRO
23 NORTH WARD AVENUE
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

ARCHITECT:
BRICK CITY RECONSTRUCTION
59 LINCOLN PARK
NEWARK, NJ 07102

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA DELAWARE, CONNECTICUT, NORTH CAROLINA COLORADO, & DISTRICT OF COLUMBIA

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DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
3	02/28/25	REVISED PER BOROUGH COMMENTS
2	01/21/25	UPDATE REAR YARD
1	03/22/23	ADD MECHANICAL EQUIPMENT
0	02/06/23	INITIAL RELEASE

SCALE: AS SHOWN	DESIGNED BY: JMW
DATE: 02/06/23	DRAWN BY: JMW
JOB #: 22-1974-01	CHECKED BY: DDC
CAD ID: 22-1974-01r0	

☒ NOT FOR CONSTRUCTION
APPROVED BY:
☐ FOR CONSTRUCTION

PLAN INFORMATION

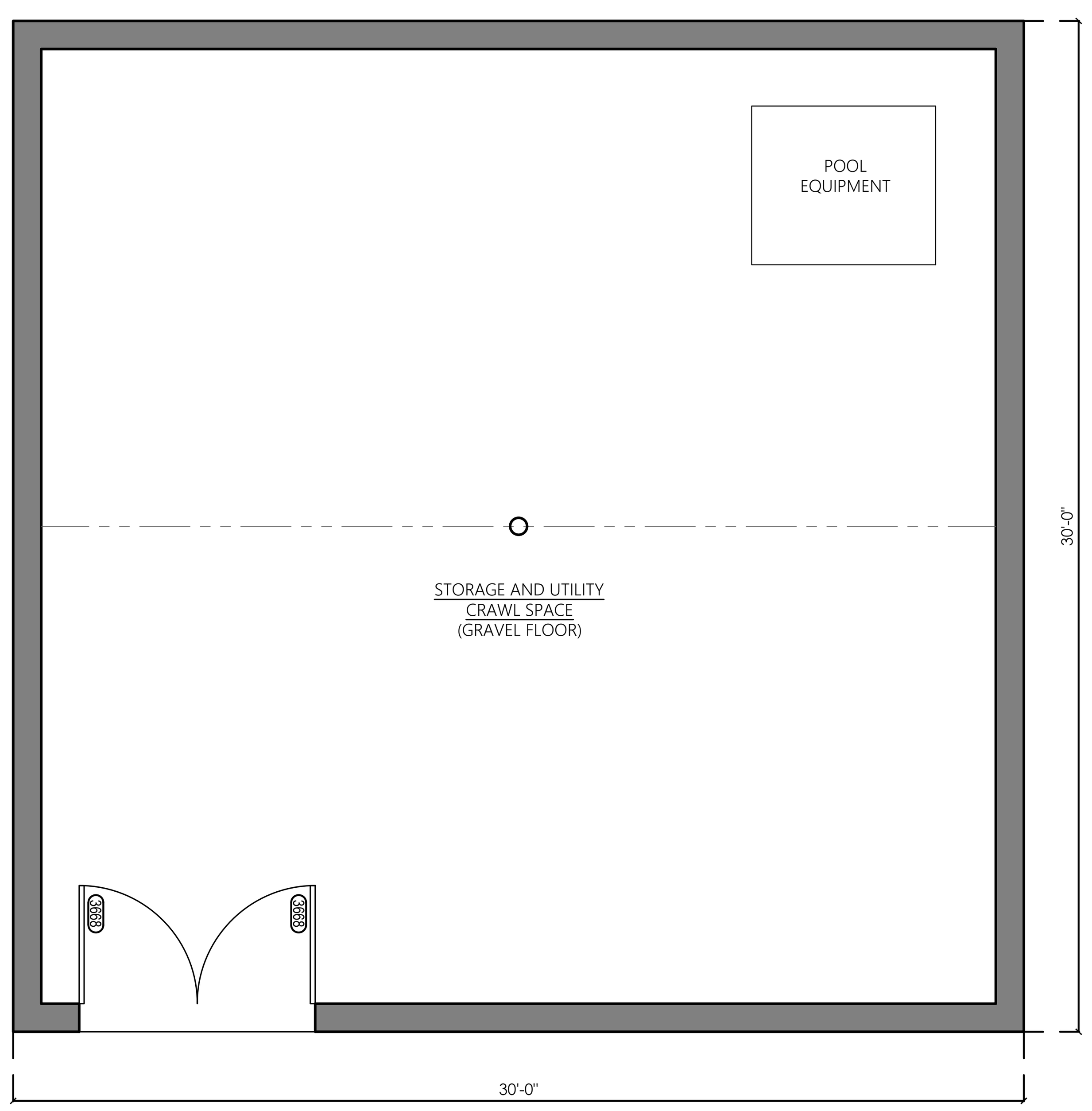
DRAWING TITLE:
PLOT PLAN

SHEET TITLE:
SESC NOTES & DETAILS

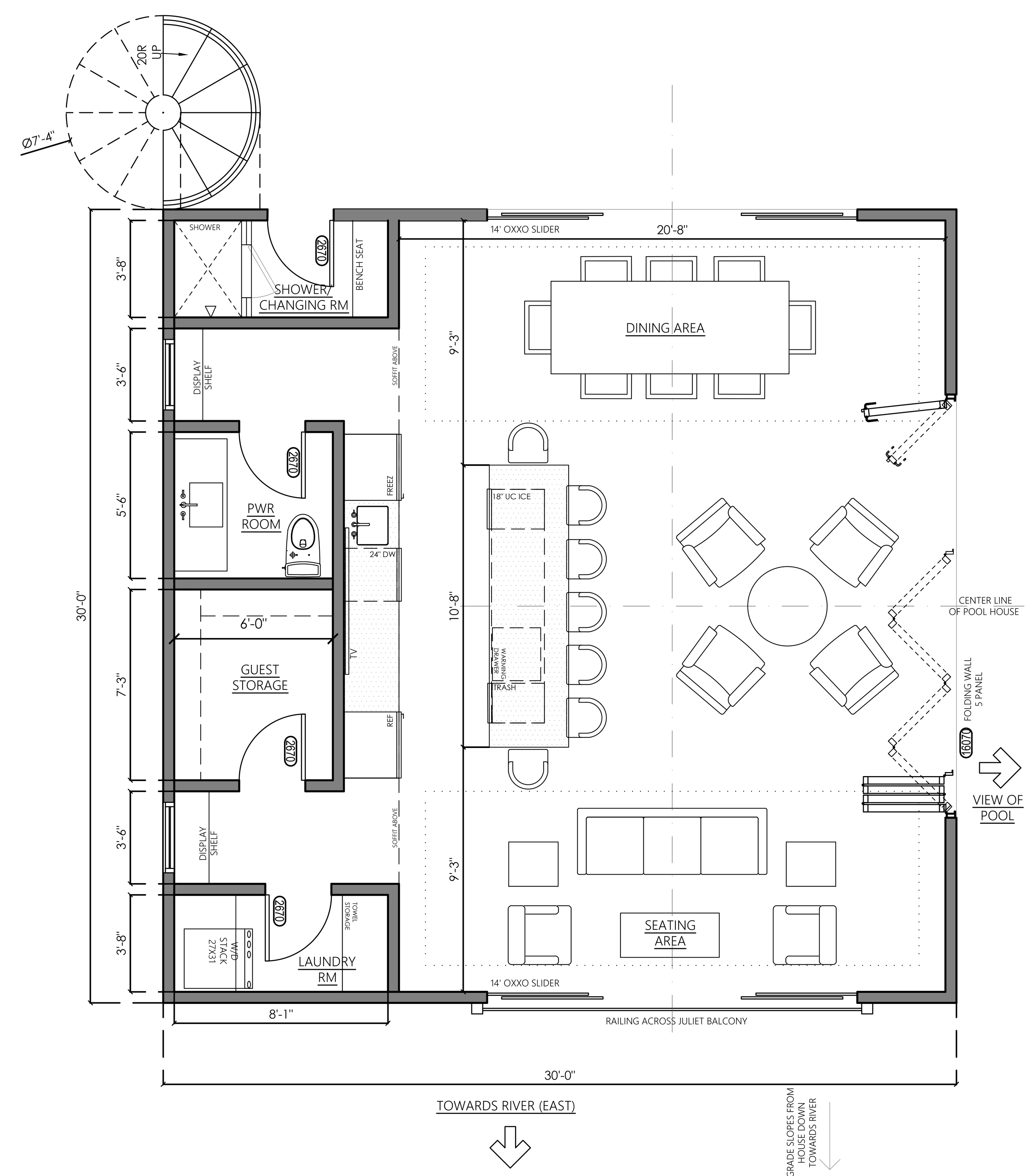
SHEET NO:
6 OF 6

PROPOSED NEW ACCESSORY POOL HOUSE AT 23 NORTH WARD

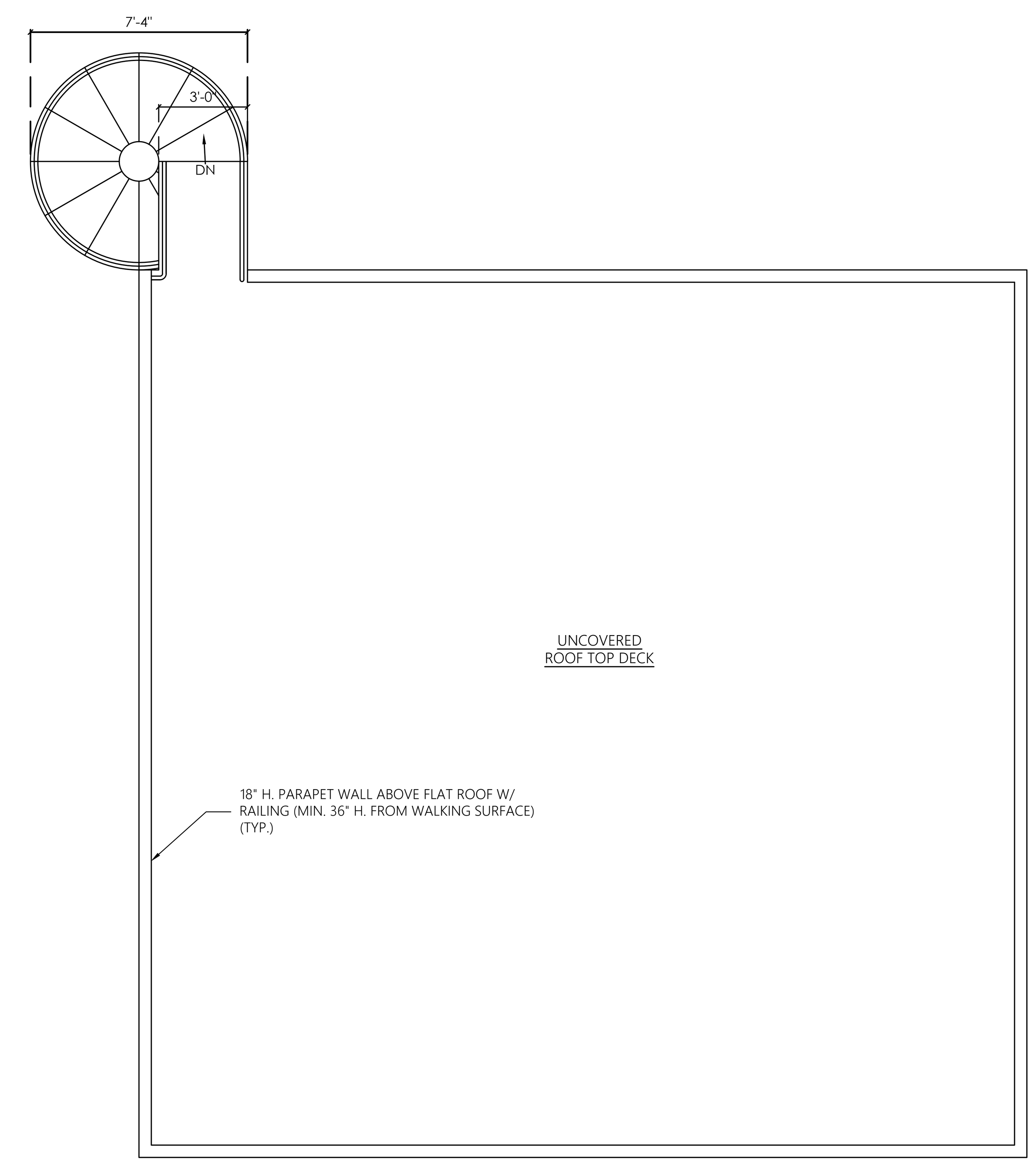
LOT : 11 BLOCK : 80



1 A-01 PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 A-01 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 A-01 PROPOSED ROOF DECK PLAN
SCALE: 1/4" = 1'-0"

DESIGNER:
BRICK CITY RECONSTRUCTION
DESIGN-BUILD-OPERATE-MAINTAIN-BUDGET-FIRM
59 LINCOLN PARK SUITE 100
NEWARK, NJ 07102
P. 973-954-4227 F. 201-683-7477

CONTRACTOR:

PATRICK M. LESBIREL
ARCHITECT
NJ LICENSE No. AI 20605

SUBMISSIONS

No.	DESCRIPTION	DATE
1	UPDATE PER CABANA ZONING	10/10/24
2	UPDATE PER CABANA ZONING	02/04/25

REVISIONS

No.	DESCRIPTION	DATE

PROJECT:
23 NORTH WARD

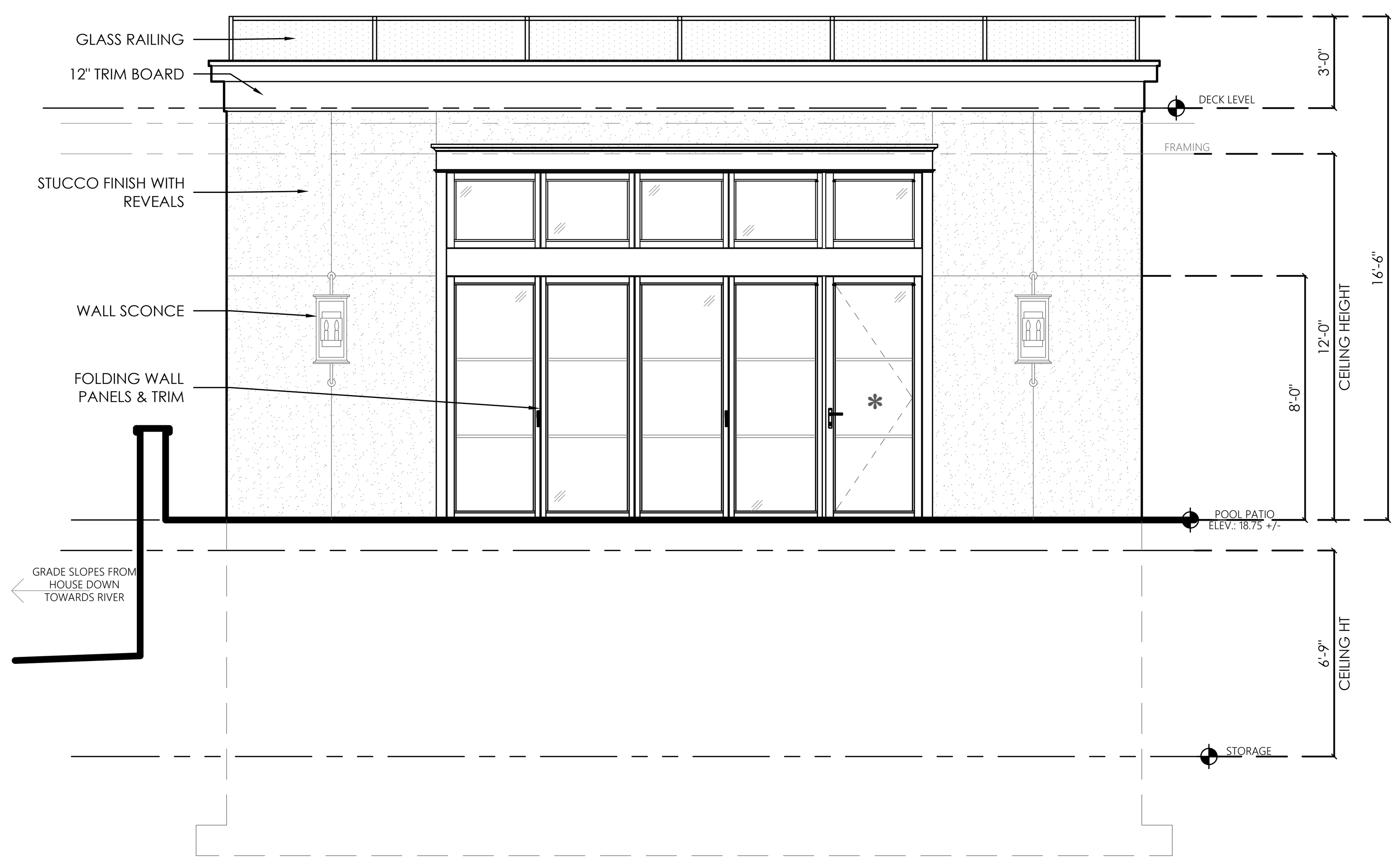
LOCATION:
RUMSON, NJ

BLOCK: 80
LOT: 11

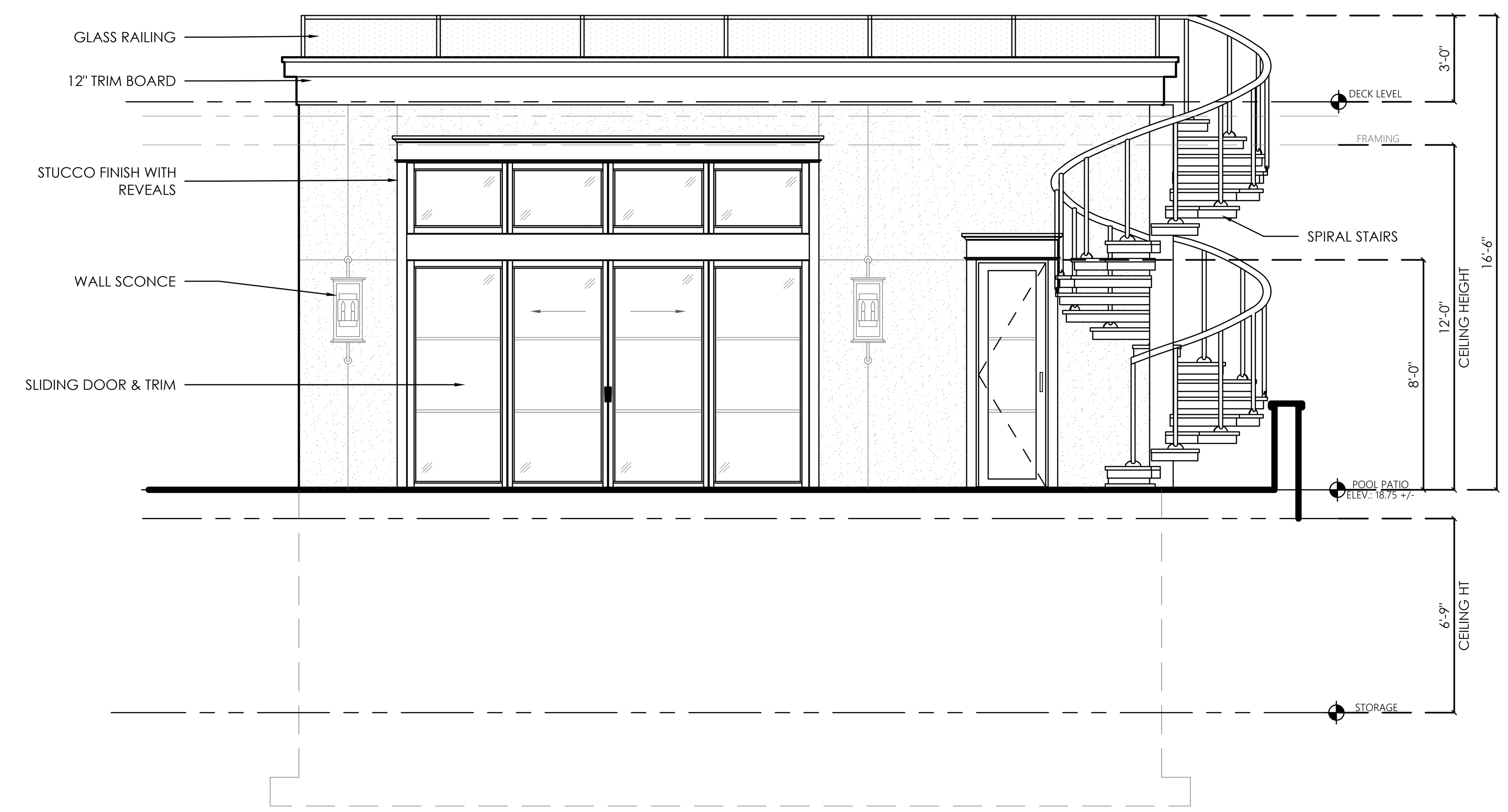
TITLE:
POOL HOUSE PLANS

SCALE: AS NOTED
DATE: 02/4/2025
DRAWN: T.J.S
CHECKED: P.M.L
JOB No.: 232003

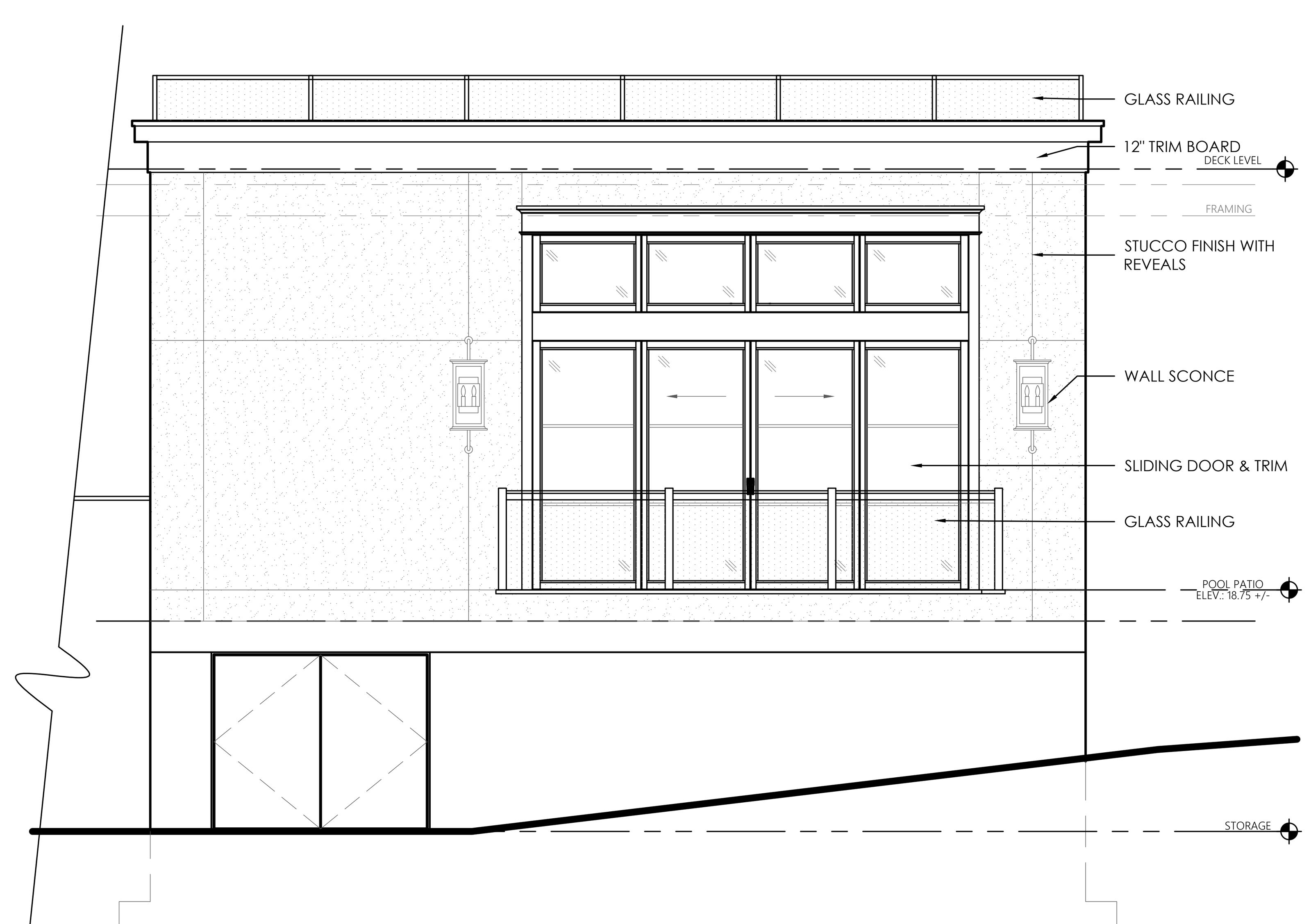
DRAWING:
A-01.00



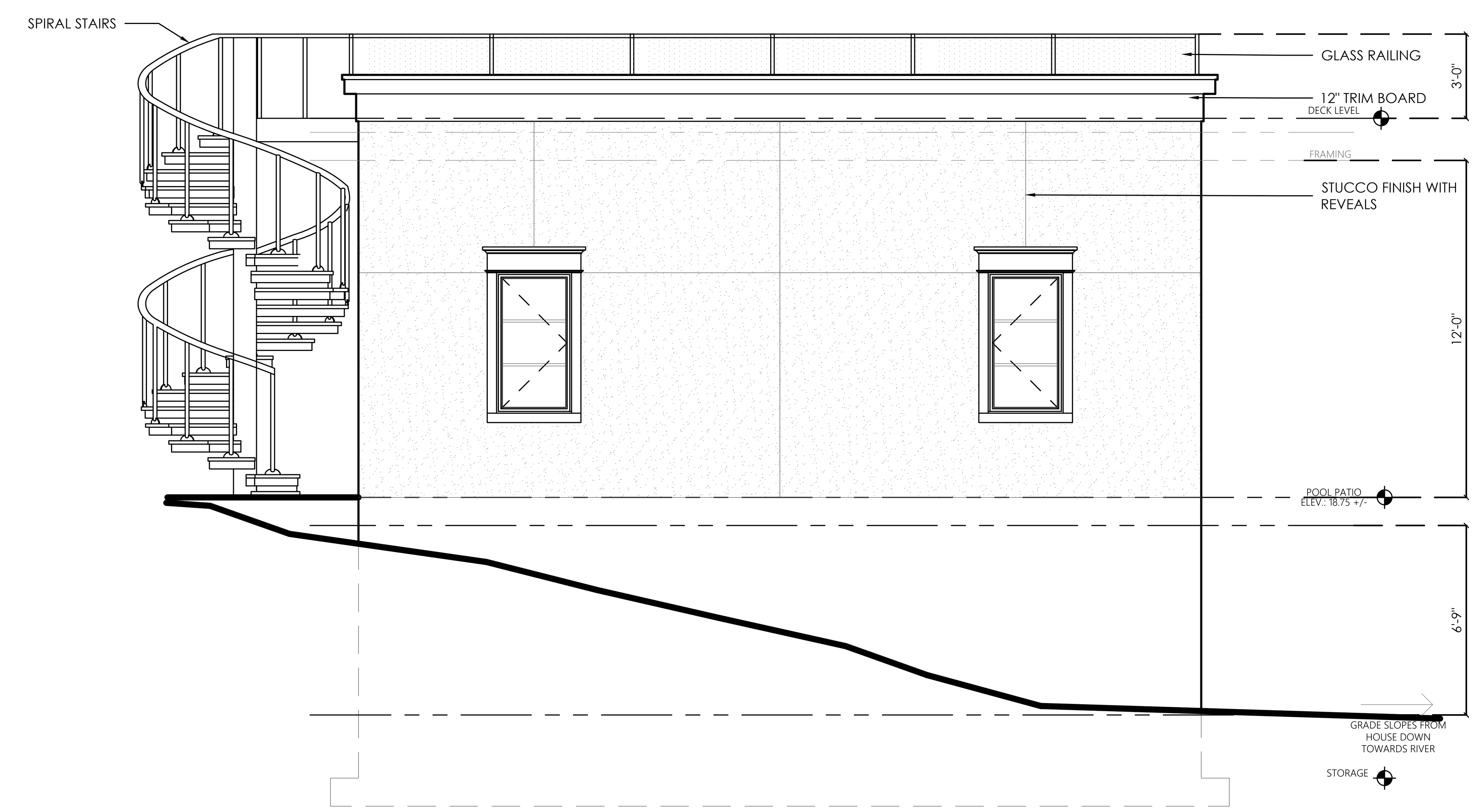
1 A-02 PROPOSED FRONT ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



2 A-02 PROPOSED SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



3 A-02 PROPOSED SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



4 A-02 PROPOSED REAR ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

DESIGNER:
Brick City Reconstruction
DESIGN-BUILD-OPERATE-MAINTAIN-BUDGET-FIRM
59 LINCOLN PARK SUITE 100
NEWARK, NJ 07102
P. 973-954-4227 F. 201-683-7477

CONTRACTOR:

PATRICK M. LESBIREL
ARCHITECT
NJ LICENSE No. AI 20605

SUBMISSIONS

No.	DESCRIPTION	DATE
1	UPDATE PER CABANA ZONING	10/10/24
2	UPDATE PER CABANA ZONING	02/04/25

REVISIONS

No.	DESCRIPTION	DATE

PROJECT:
23 NORTH WARD

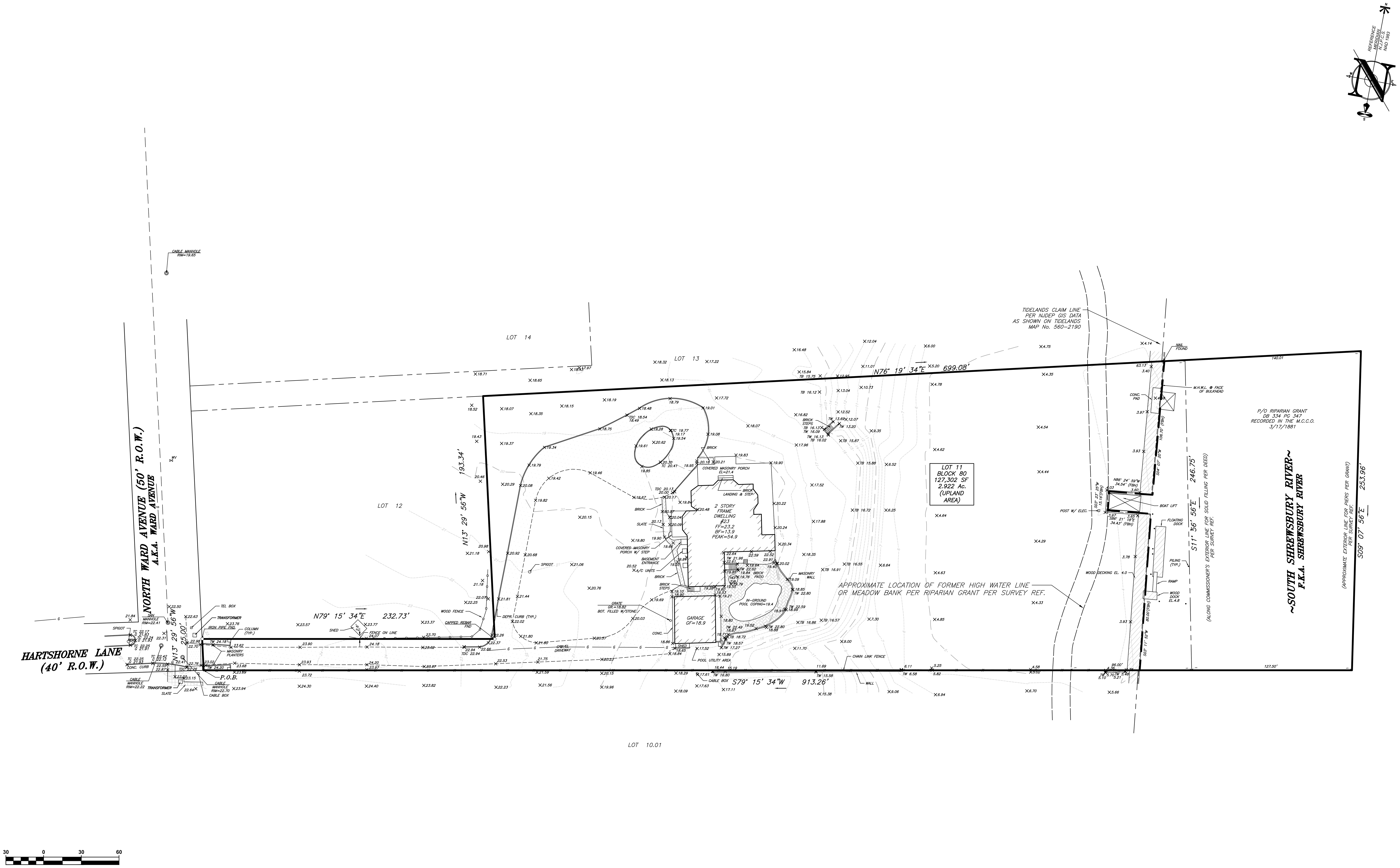
LOCATION:
RUMSON, NJ

BLOCK: 80
LOT: 11

TITLE:
POOL HOUSE ELEVATIONS

SCALE: AS NOTED
DATE: 02/4/2025
DRAWN: T.J.S
CHECKED: P.M.L
JOB No.: 232003

DRAWING:
A-02.00



LEGEND

EXISTING

- BOUNDARY LINE
- CONTOUR LINE
- SPOT ELEVATION
- BUILDING
- WALL
- GAS
- WATER
- INLET
- STORM
- SANITARY MAIN
- OVERHEAD WIRE
- ELECTRIC
- TELEPHONE
- UTILITY POLE
- HYDRANT
- SIGN POST
- FENCE
- LIGHT FIXTURE
- TEST PIT LOCATION
- GRADE FLOW ARROW
- SWALE CENTER LINE

<u>THIS SURVEY IS FOR TOPOGRAPHIC AND UTILITY PURPOSES ONLY.</u>

SURVEY NOTES:

THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003.C.14 (C45:8-36.3) AND N.J.A.C. 13:40 - 5.1(D).

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.

ALL EXISTING UTILITIES ARE APPROXIMATE PER MARKOUT AND VISIBLE FIELD EVIDENCE. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO EXCAVATION.

THIS SURVEY HAS NOT DETERMINED THE PRESENCE OF WETLANDS AT THE SITE.

SUBJECT PROPERTY IS LOCATED IN FEMA EFFECTIVE FLOOD ZONE AE ELEVATION 10.0 AND ZONE X (UNSHADED) PER FLOOD HAZARD DATA MAP NO. 34025C0201H DATED 6-15-22.

SURVEY MAP REFERENCES:

A MAP ENTITLED, "SURVEY OF PROPERTY WITH TIDELANDS, LOT 11, BLOCK 80, BOROUGH OF RUMSON, COUNTY OF MONMOUTH, NEW JERSEY", BY MORGAN ENGINEERING & SURVEYING, DATED 7/19/21.

ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88).

PROJECT NAME:

TOPOGRAPHIC & UTILITY SURVEY

OF

BLOCK 80, LOT 11
23 NORTH WARD AVENUE

SITUATED IN:

BOROUGH OF RUMSON
MONMOUTH COUNTY
NEW JERSEY

PREPARED FOR:

INSITE

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE Surveying

InSite Surveying, LLC
CERTIFICATE OF AUTHORIZATION:
24GA28290100
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InsiteSurveying.net
www.InSiteSurveying.net

REVISIONS

Rev.#	Date	Comment
0	8/15/22	INITIAL RELEASE

SCALE: 1"=30'	DRAWN BY: BLG
FIELD DATE: 06/30/22	CHECKED BY: JS
JOB #: 22-S001-682	

CERTIFICATION

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

PRELIMINARY

JUSTIN J. HEDGES, P.L.S., C.F.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. GS43362
CERTIFIED FLOODPLAIN
SURVEYOR NJ LIC. NO. NJ-044

SHEET NO: