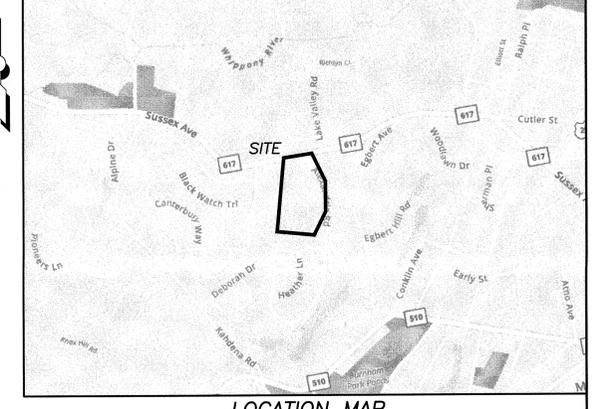


PRELIMINARY & FINAL SITE PLAN
 RABBINICAL COLLEGE OF AMERICA
 BLOCK 3004: LOT 21
 (TAX MAP SHEET NUMBER 30)

TOWNSHIP OF MORRIS
 MORRIS COUNTY, NEW JERSEY



U.S.G.S. MAP
 SCALE: 1" = 2,000'±



LOCATION MAP
 SCALE: 1" = 1,000'±



PROPERTY OWNERS WITHIN 200 FEET
 (AS CERTIFIED BY MORRIS TOWNSHIP TAX ASSESSOR 6/24/20)

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
601	10	MURRAY, KIMBERLY & ATKIAN, RONALD R	3003	14	WOODRUFF, JENNA
601	11	GONZALES, ERIC J & GINA M.	3004	1	FERNANDEZ, MARTIN J & PUJADAS, LAUR
601	12	KRINSKY, SHMAYA & CHAYA R	3004	2	MORRIS TOWNSHIP
601	13	JACKSON, GENEVA	3004	3	JOSH, RAHUL D/YARDI, ANJANA
601	17	ENNESSER ENTERPRISES LLC	3004	4	ABERNETHY, NICOLE & ANDREW
601	17.01	ENNESSER ENTERPRISES LLC	3004	5	BENDET, MENACHEM MENDEL & SHTERNA S
601	18	RABBINICAL COLLEGE OF AMERICA (THE)	3004	6	WERDE, JEFFREY B & MICHELE
601	18.01	RABBINICAL COLLEGE OF AMERICA	3004	7	WANG, P S BENSON & CHING M
2901	1	HENDEL, SHLOM D/NECHAMA D	3004	8	FRECH, MARTIN H & DENISE ADRIAN
2901	2	VIND, UDAYAN & SHEELA U	3004	9	CAREY, BRAD & MALKI, CHRISTINE
2901	3	BROUGH, DANIEL P & HOLLY S	3004	10	FRANKEL, AMY K
2901	4	SERINO, JAMIE & KARA	3004	11	EISENBERG, DAVID & RACHEL
2901	5	PATEL, NEEL/ANDREA	3004	12	LOSPIGOSO, JAMES A/SMITH, ROSEMARY
2901	6	NESSON, DAVID J & ELLEN	3004	13	SZOBOTA, JOHN S & LOLA A
2901	7	DICKENSON, RICHARD JR & PATRICIA	3004	14	TROMBETTA, JOHN J & ROSEMARY C
2901	8	RENTKO, KEVIN S & KATHLEEN	3004	15	WOLOSZ, GLENN M & MIRIAM H
2901	9	WILCOCK, THOMAS & TADYCH, KRISTINE	3004	16	MANG, CHRISTOPHER & SABELLE
2901	10	PERLOW, ARYEH/CHAYA	3004	17	KAY, JOSHUA & DIANE B
2901	11	DICK, DAVID & DONNA	3004	18	SONDEJ, JOSEPH & MAY, TONYA
2903	3	FU, FUMIN & HE LEIGANG	3004	19	ALBRIGHT, CLIFFORD
2906	14	HOU, WEN-JING & CHU, LU	3004	20	TWO ALEXANDRIA ROAD LLC
2906	15	GREENBERG, RONY & ANGELA	3101	1	PRUSAN, ARTHUR/MARGARET
2907	21	HAZLITT, PHILIPPA	3101	2	PARSLOE, ROBERT J/MARY LYNN
3003	13	JOHNSON, KEVIN S & LISA HAMMETT	3102	1	DOBBS, TIMOTHY J & HEATHER

UTILITIES:
 TOWNSHIP OF MORRIS - WPCU
 LAKE VALLEY ROAD, P.O. BOX 7603
 CONVENT STATION, NJ 07961-7603
 ATTN: MARK HAWORTH, SUPT.
 JCP&L - JERSEY CENTRAL POWER & LIGHT
 300 MADISON AVE
 P.O. BOX 1911
 MORRISTOWN, NJ 07962-1911
 PUBLIC SERVICE ELECTRIC & GAS CO.
 MANAGER-CORPORATE PROPERTIES
 80 PARK PLAZA, 76B
 NEWARK, NJ 07102
 SMCMA
 19 SADDLE ROAD
 CEDAR KNOLLS, NJ 07927
 ATTN: LAURA CUMMINGS
 VERIZON INC.
 ONE VERIZON WAY
 BASKING RIDGE, NJ 07920
 ATTN: LEGAL AFFAIRS
 OPTIMUM
 683 ROUTE 10 EAST
 RANDOLPH, NJ 07869
 ATTN: GENERAL MANAGER, LEGAL AFFAIRS
 TEXAS EASTERN/ALGONQUIN GAS TRANS. CO.
 SEND TO: ENBRIDGE
 501 COOLIDGE AVENUE
 SOUTH PLAINFIELD, NJ 07080
 ATTN: LAND DEPARTMENT

WE CONSENT TO THE FILING OF THIS SITE PLAN WITH
 THE BOARD OF ADJUSTMENT OF THE TOWNSHIP OF MORRIS:

OWNER: RABBINICAL COLLEGE OF AMERICA DATE: JULY 15, 2020
 SITE PLAN OF: RABBINICAL COLLEGE OF AMERICA
 LOT: 21 BLOCK: 3004 ZONE: OS/GU
 DATE: JULY 15, 2020 SCALE: AS NOTED
 APPLICANT: RABBINICAL COLLEGE OF AMERICA
 ADDRESS: 226 SUSSEX AVENUE, MORRISTOWN, NJ 07960

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE
 PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE
 CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION
 AND BELIEF:
 NAME: Catherine A. Mueller, P.E.
 TITLE AND LICENSE NUMBER: N.J. PROFESSIONAL ENGINEER, GE44252

APPROVED BY THE PLANNING BOARD OF THE
 TOWNSHIP OF MORRIS:
 DATE: _____ BOARD CHAIRMAN

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY
 THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY
 JURISDICTION:
 DATE: _____ TOWNSHIP ENGINEER

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS
 HAVE BEEN INSTALLED OR THAT PERFORMANCE GUARANTY
 HAS BEEN POSTED IN ACCORDANCE WITH THE CODE OF THE
 TOWNSHIP OF MORRIS:
 DATE: _____ TOWNSHIP ENGINEER
 DATE: _____ CONSTRUCTION OFFICIAL

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS
 OF THIS SITE PLAN HAVE BEEN INSTALLED IN
 COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES:
 DATE: _____ TOWNSHIP ENGINEER
 DATE: _____ CONSTRUCTION OFFICIAL
 TEMPORARY CERTIFICATE OF OCCUPANCY ISSUED: _____ DATE: _____
 CERTIFICATE OF OCCUPANCY ISSUED: _____ DATE: _____

LIST OF DRAWINGS

- S-1 COVER SHEET
- S-2 REMOVAL PLAN
- S-3 SITE DIMENSION PLAN
- S-4 GRADING PLAN
- S-5 UTILITY & LIGHTING PLAN
- S-6 SOIL EROSION & SEDIMENT CONTROL PLAN
- S-7 PROFILES
- S-8 CONSTRUCTION DETAILS
- L-1 LANDSCAPING PLAN

AREA MAP
 SCALE: 1" = 60'

STEEP SLOPES LEGEND/SUMMARY

OVERALL SITE	PERMITTED DISTURBANCE	PROPOSED DISTURBANCE
0-15%	530,043 SF	N/A
15-20%	54,635 SF	50.0%
20-25%	29,207 SF	12.5% (6,812 SF)
>25%	43,218 SF	33.3% (11,794 SF) (*)

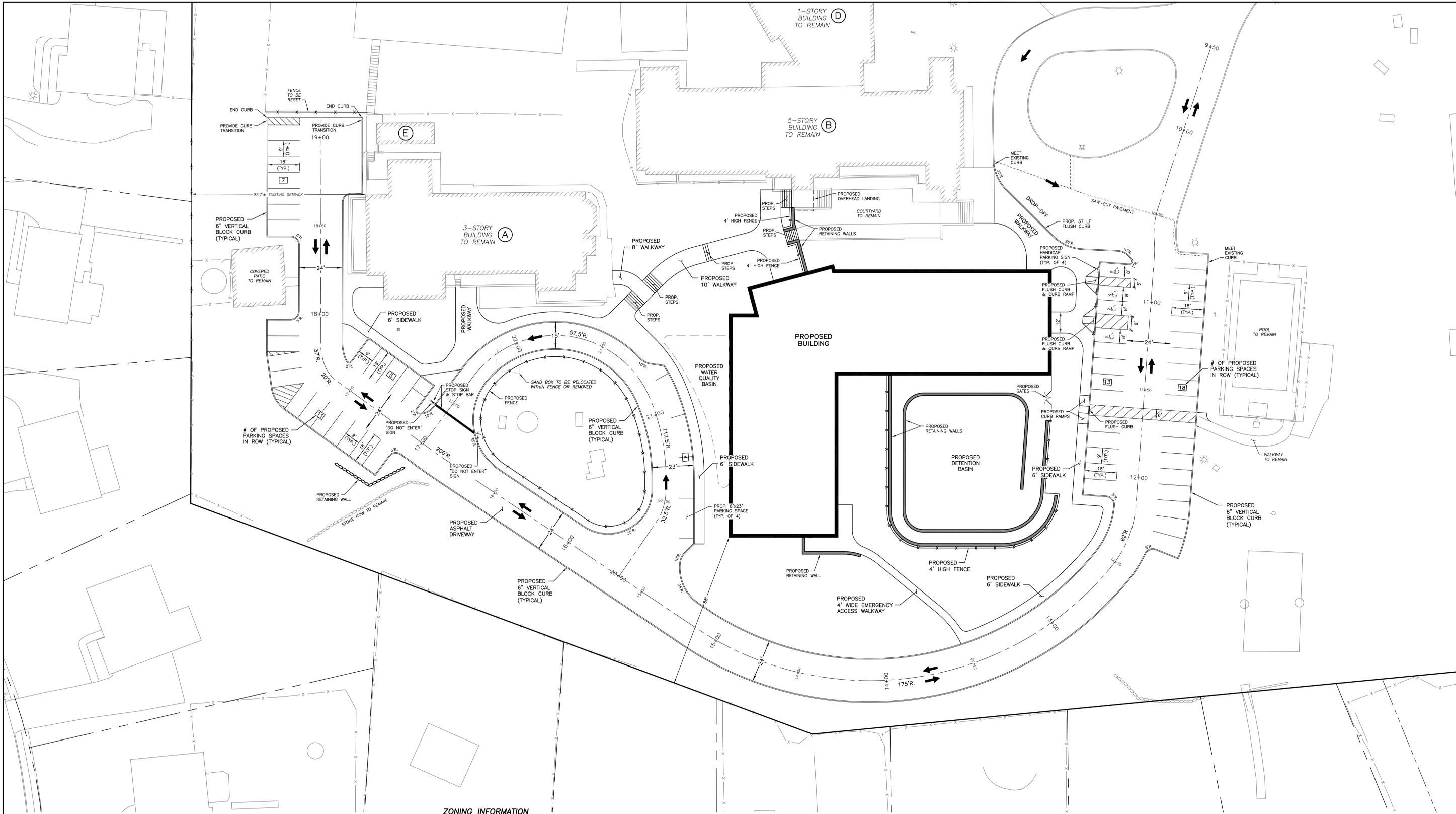
(*) WAIVER REQUESTED
 NOTE: ALL STEEP SLOPES WITHIN LIMIT OF DISTURBANCE ASSUMED TO BE MANMADE.

GENERAL REFERENCES/NOTES:
 1. SUBJECT PROPERTY IS KNOWN AS LOT 21 IN BLOCK 3004 AS SHOWN ON THE MORRIS TOWNSHIP TAX MAP SHEET NUMBER 30 AND CONSISTS OF 15.085 AC.
 2. EXISTING BOUNDARY, UTILITIES & IMPROVEMENTS ACQUIRED FROM A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY KENNON SURVEYING SERVICES INC. DATED 5/8/20.
 3. EXISTING TOPOGRAPHY ACQUIRED FROM ABOVE REFERENCED SURVEY. VERTICAL DATUM NAVD83.
 4. ADJACENT LOT LINES ACQUIRED FROM G.I.S. INFORMATION.
 5. PER NJDEP G.I.S. INFORMATION, THIS SITE DOES NOT CONTAIN ANY WETLANDS OR FLOOD HAZARD AREAS.

APPLICANT/OWNER
 THE RABBINICAL COLLEGE OF AMERICA
 226 SUSSEX AVENUE
 MORRISTOWN, NJ 07960
 PH: 973-267-9404
 REQUIRED APPROVALS
 MORRIS TOWNSHIP PLANNING BOARD
 MORRIS COUNTY SOIL CONSERVATION DISTRICT
 MORRIS COUNTY PLANNING BOARD



PLANS PREPARED BY:
 PAGE-MUELLER ENGINEERING CONSULTANTS, PC
 POST OFFICE BOX 4619
 WARREN, NEW JERSEY 07059
 (732) 805 - 3979 * FAX (732) 805 - 3978
 JULY 21, 2020



ZONING INFORMATION

OS-GU ZONE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	NA	657,103 SF 15.085 AC.	657,103 SF 15.085 AC.
MIN. FRONT YARD	NA	643.4'±	657' *
MIN. REAR YARD	NA	97.7'±	303' *
MIN. SIDE YARD	NA	86.4'±	88' *
BUILDING COVERAGE	NA	36,562 SF 5.56%	52,769 SF 8.03%
IMPERVIOUS COVERAGE	NA	161,746 SF 24.62%	192,150 SF 29.24%

VARIANCE REQUESTED FOR # OF PARKING SPACES * = TO PROPOSED BUILDING

SEC. 95-54.C
 PROPOSED = 112 SPACES
 REQUIRED = 390 SPACES
 VARIANCE PREVIOUSLY GRANTED FOR 93 SPACES

VARIANCE REQUESTED FOR SITE LIGHTING IN PARKING AREAS
 SEC. 95-54.F.6(b)

PROPOSED AVERAGE ILLUMINATION = <1.5 fc (SEE LIGHTING PLAN)
 REQUIRED AVERAGE ILLUMINATION = 1.5 fc

WAIVER REQUESTED FOR STEEP SLOPE DISTURBANCE SEC. 157-160E(4)(b), (c) & (d)

PROPOSED BUILDING HEIGHT (AVERAGE)
 TOP OF HIGHEST PARAPET 514.17
 AVERAGE FINAL GRADE 476.47

 37.70 FT.

PROPOSED BUILDING HEIGHT (MAX. PROPOSED)
 TOP OF HIGHEST PARAPET 514.17
 LOWEST FINAL GRADE 469.00

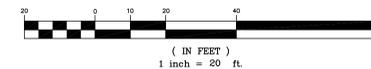
 45.17 FT.

EXISTING IMPERVIOUS COVERAGE WITHIN LIMIT OF DISTURBANCE	PROPOSED IMPERVIOUS COVERAGE WITHIN LIMIT OF DISTURBANCE
ASPHALT 34,290 SF	BUILDING 16,060 SF
WALKS/MISC. 1,936 SF	ASPHALT 38,363 SF
-----	CURB 1,164 SF
36,226 SF	WALKS/MISC. 11,043 SF
-----	-----
-----	66,630 SF (30,404 SF INCREASE)

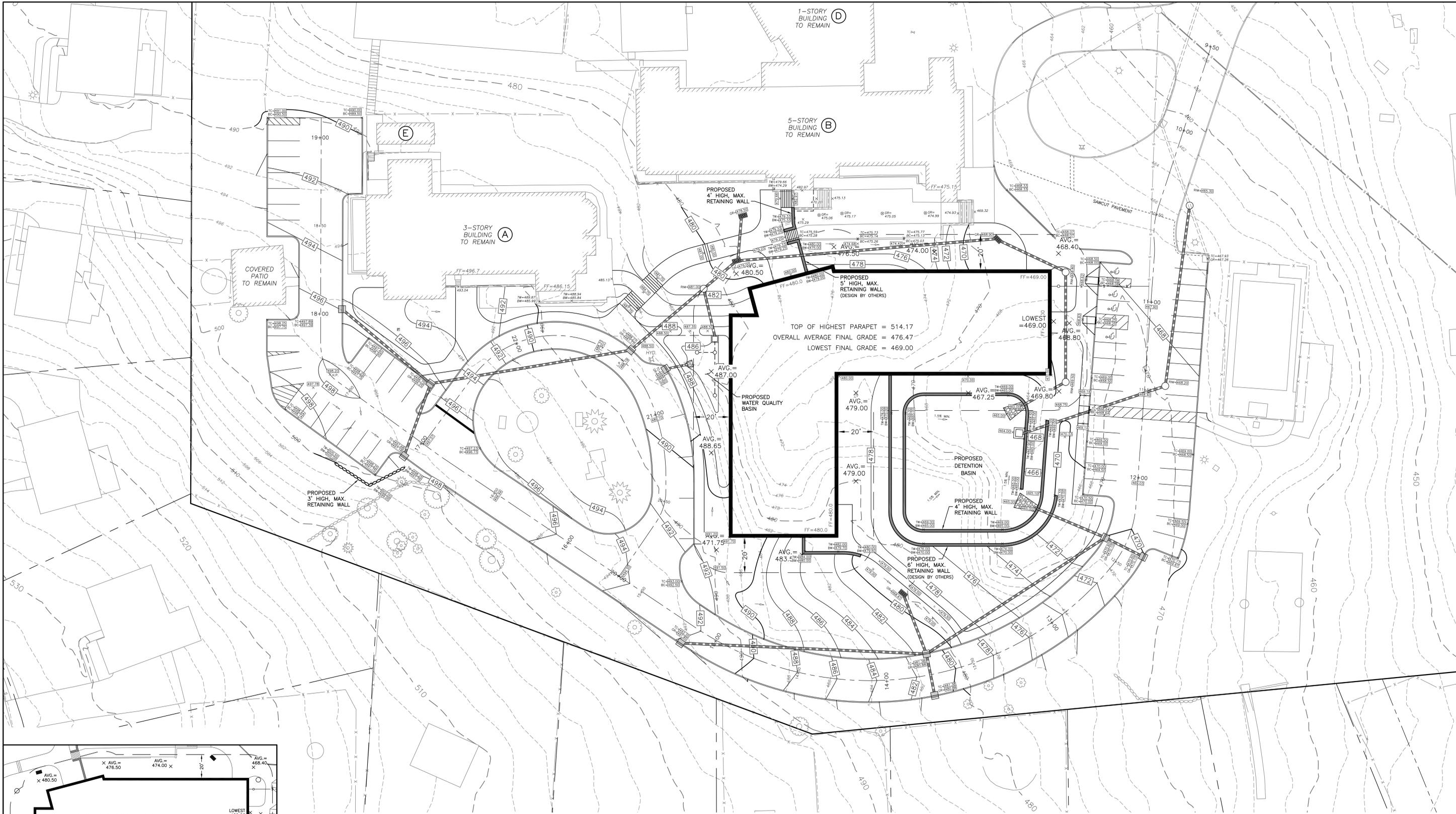
PARKING SUMMARY

REQUIRED 390 SPACES
 PREVIOUSLY APPROVED * 93 SPACES
 EXISTING 95 SPACES
 PROPOSED 112 SPACES (V)
 * = WITH VARIANCE PER 2001 RESOLUTION OF APPROVAL
 (V) = VARIANCE REQUIRED

GRAPHIC SCALE



	PAGE-MUELLER ENGINEERING CONSULTANTS, PC POST OFFICE BOX 4619 WARREN, NEW JERSEY 07059 (732) 805 - 3979 * FAX (732) 805 - 3978	PROJECT NAME PRELIMINARY & FINAL SITE PLAN FOR RABBINICAL COLLEGE OF AMERICA BLOCK 3004: LOT 21 (TAX MAP SHEET 30) MORRIS TOWNSHIP, MORRIS COUNTY, NEW JERSEY	DRAWING NO. S-3
	CATHERINE A. MUELLER, P.E. NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. GE44252	DRAWING NAME SITE DIMENSION PLAN	DRAWN BY RW



TOP OF HIGHEST PARAPET = 514.17
 OVERALL AVERAGE FINAL GRADE = 476.47
 LOWEST FINAL GRADE = 469.00

AVG. = 479.00
 X

AVG. = 479.00
 X

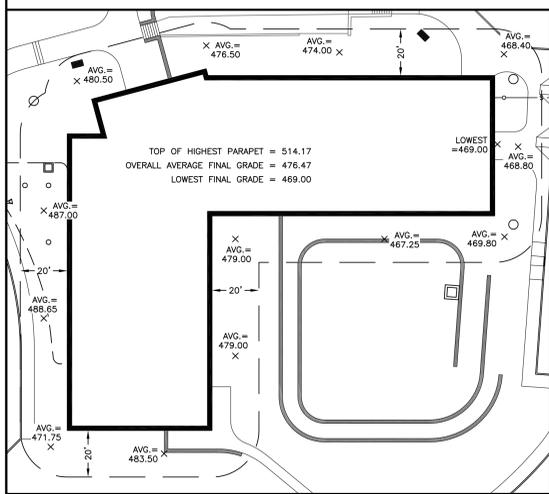
AVG. = 483.00
 X

LOWEST = 469.00
 X

AVG. = 469.80
 X

AVG. = 467.25
 X

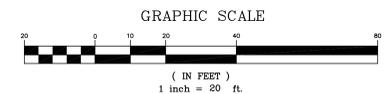
AVG. = 478.00
 X



AVERAGE FINAL GRADE
 13 AVG. GRADES = 6,194.15
 6,194.15/13 = 476.47

PROPOSED BUILDING HEIGHT (AVERAGE)
 TOP OF HIGHEST PARAPET 514.17
 AVERAGE FINAL GRADE 476.47
 37.70 FT.

PROPOSED BUILDING HEIGHT (MAX. PROPOSED)
 TOP OF HIGHEST PARAPET 514.17
 LOWEST FINAL GRADE 469.00
 45.17 FT.



BUILDING HEIGHT DETAIL
 SCALE: 1"=30'

	PAGE-MUELLER ENGINEERING CONSULTANTS, PC POST OFFICE BOX 4619 WARREN, NEW JERSEY 07059 (732) 805 - 3979 * FAX (732) 805 - 3978	REVISED: 9/15/20 - PER TCC COMMENTS project name PRELIMINARY & FINAL SITE PLAN FOR RABBINICAL COLLEGE OF AMERICA BLOCK 3004: LOT 21 (TAX MAP SHEET 30) MORRIS TOWNSHIP, MORRIS COUNTY, NEW JERSEY
	CATHERINE A. MUELLER, P.E. NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. GE44252	drawing name GRADING PLAN
drawn by RW	checked by CAM	date 7/21/20
scale 1"=20'	sheet 2100	project no. 2100

**MORRIS COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES**

- All Soil Erosion and Sediment Control Practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey, and will be in place prior to any major soil disturbance, or in their proper sequence and maintained until permanent protection is established.
- Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding. If the season prohibits temporary seeding, the disturbed area will be mulched with straw or hay and tacked in accordance with the New Jersey Standards. See Note 21 below.
- Permanent vegetation is to be established on exposed areas within ten (10) days after final grading. Mulch is to be used for protection until vegetation is established. See Note 22 below.
- Immediately following initial disturbance or rough grading, all critical areas (steep slopes, sandy soils, wet conditions) subject to erosion will receive a temporary seeding in accordance with Note 21 below.
- Temporary Diversion Berms are to be installed on all cleared roadways and easement areas. See the Diversion Detail.
- Permanent seeding and stabilization to be in accordance with the "Standards for Permanent Vegetative Cover for Soil Stabilization Cover". Specified rates and locations shall be on the approved Soil Erosion and Sediment Control Plan.
- The site shall at all times be graded and maintained so that all storm water runoff is diverted to Soil Erosion and Sediment Control facilities.
- All sedimentation structures (silt fence, inlet filters, and sediment basins) will be inspected and maintained daily.
- Stockpiles shall not be located within 50' of a floodplain, slope, drainage facility, or roadway. All stockpile bases shall have a silt fence properly entrenched at the toe of slope.
- A Stabilized Construction Access will be installed, whenever an earthen road intersects with a paved road. See the Stabilized Construction Access detail and chart for dimensions.
- All new roadways will be treated with suitable subbase upon establishment of final grade elevations.
- Paved roadways must be kept clean at all times.
- Before discharge points become operational, all storm drainage outlets will be stabilized as required.
- All dewatering operations must be discharged directly into a sediment filter area. The filter should be composed of a fabric or approved material. See the Dewatering detail.
- All sedimentation basins will be cleaned when the capacity has been reduced by 50%. A clean out elevation will be identified on the Plan and a marker installed on the site.
- During and after construction, the applicant will be responsible for the maintenance and upkeep of the drainage structures, vegetation cover, and any other measures deemed appropriate by the District. Said responsibility will end when completed work is approved by the Morris County Soil Conservation District.
- All trees outside the disturbance limit indicated on the subject plan or those within the disturbance area which are designated to remain after construction are to be protected with tree protection devices. See the Tree Protection Detail.
- The Morris County Soil Conservation District may request additional measures to minimize on site or off site erosion problems during construction.
- The Morris County Soil Conservation District must be notified, in writing, at least 72 hours prior to any land disturbance, and a pre-construction meeting held.
- TOPSOIL STOCKPILE PROTECTION**
 - Apply Ground Limestone at a rate established via soil testing.
 - Apply fertilizer (10-20-10) at a rate of 11 lbs. per 1000 sq. ft.
 - Apply Perennial Ryegrass seed at 1lb. per 1000 sq. ft. and Annual Ryegrass at 1 lb. per 1000 sq. ft.
 - Mulch stockpile with straw or hay at a rate of 90 lbs per 1000 sq. ft.
 - Apply Liquid mulch binder or tack to straw or hay mulch.
 - Properly entrench a silt fence at the bottom of the stockpile.
- TEMPORARY STABILIZATION SPECIFICATIONS**
 - Apply Ground Limestone at a rate established via soil testing.
 - Apply fertilizer (10-20-10) at a rate of 11 lbs. per 1000 sq. ft.
 - Apply Perennial Ryegrass seed at 1lb. per 1000 sq. ft. and Annual Ryegrass at 1 lb. per 1000 sq. ft.
 - Mulch stockpile with straw or hay at a rate of 90 lbs. per 1000 sq. ft.
 - Apply Liquid mulch binder or tack to straw or hay mulch.
- PERMANENT STABILIZATION SPECIFICATIONS**
 - Apply topsoil to a depth of 5 inches (unsettled).
 - Apply Ground Limestone at a rate established via soil testing and work four inches into soil.
 - Apply fertilizer (10-20-10) at a rate of 11 lbs. per 1000 sq. ft.
 - Apply Hard Fescue seed at 2.7 lbs. per 1000 sq. ft. and Creeping Red Fescue seed at 0.7 lbs. per 1000 sq. ft. and Perennial Ryegrass seed at 0.25 lbs./1000 sq. ft.
 - Mulch stockpile with straw or hay at a rate of 90 lbs per 1000 sq. ft.
 - Apply a liquid mulch binder or tack to straw or hay mulch.

NOTE: 72 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE IN WRITING, SHALL BE GIVEN TO THE MORRIS COUNTY SOIL CONSERVATION DISTRICT AND A PRE-CONSTRUCTION MEETING HELD.

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

- MULCHES:** SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1).
- VEGETATIVE COVER:** SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4-1), AND PERMANENT STABILIZATION WITH SOD (PG. 6-1).
- SPRAY-ON ADHESIVES:** ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TABLE 16-1: DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GAL/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS.		
POLYACRYLAMIDE (PAM) - DRY SPREAD	MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BARRIERS TO REDUCESILTS AND PREVENTS SEDIMENT COLLARS.		
ACICULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

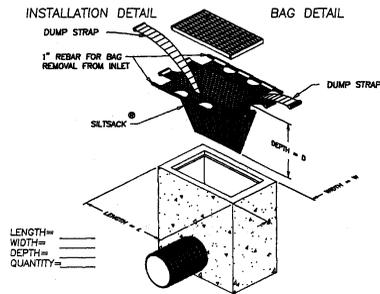
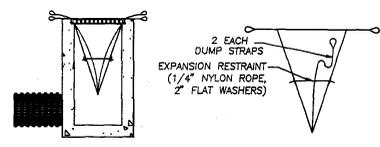
TILLAGE: TO ROUGHEN SURFACE AND BRING CLOGS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN FLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING: SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

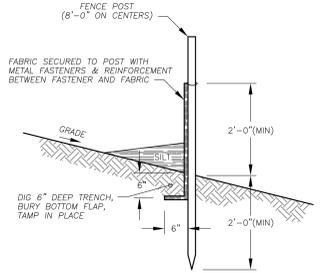
BARRIERS: SOLID BOARD FENCES, SNOW FENCES, BURGLAR FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCULOR: SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPINNIERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.

STONE: COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.



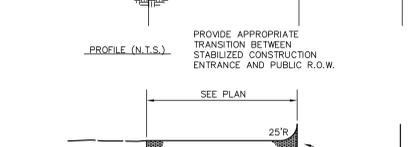
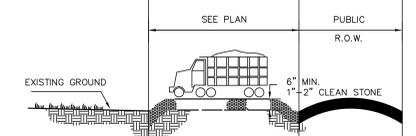
DETAIL OF INLET SEDIMENT CONTROL DEVICE



SILT FENCE DETAIL
N.T.S.



SEDIMENT RISER

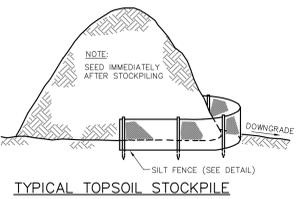


TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

TABLE 29-1: LENGTHS OF CONSTRUCTION EXITS ON SLOPING ROADBEDS

Percent Slope	Length of Stone Required of Roadway	Coarse Grained Soils	Fine Grained Soils
0 to 2%	50 ft.	100 ft.	100 ft.
2 to 5%	100 ft.	200 ft.	200 ft.
> 5%	Entire surface stabilized with FABC base course 1		

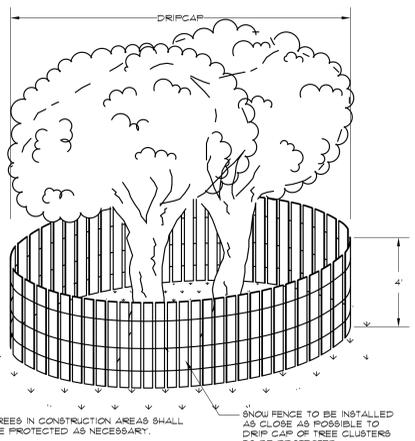
1. As Prescribed by local ordinance or other governing authority.



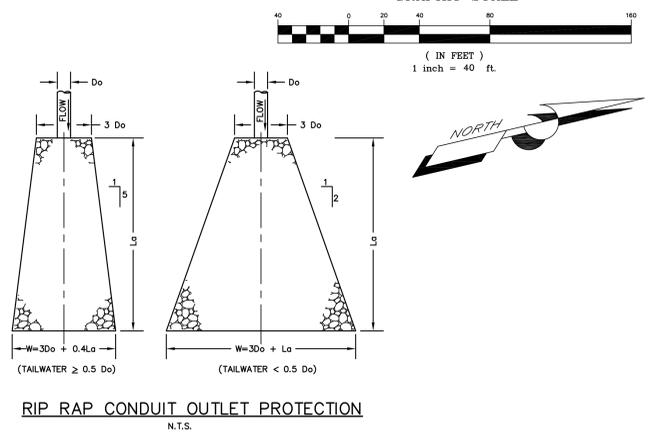
TYPICAL TOPSOIL STOCKPILE

SEQUENCE OF CONSTRUCTION:

- INSTALL ALL SEDIMENT CONTROL DEVICES
- CLEAR & GRUB SITE WITHIN LIMITS OF DISTURBANCE
- STRIP AND STOCKPILE TOPSOIL AT DESIGNATED LOCATION.
- ROUGH GRADE THE SITE (INCLUDING DETENTION BASIN) TO SUBGRADE ELEVATIONS.
- ROUGH GRADE BASIN TO FINAL GRADES, INSTALL OUTFALL STRUCTURE, STORM SEWER, WATER MAIN AND ALL OTHER SITE UTILITIES, EXCAVATE BASIN AND INSTALL BIORETENTION MEDIA AFTER DRAINAGE AREA IS STABILIZED.
- BEGIN BUILDING CONSTRUCTION.
- CONSTRUCT BLOCK CURBING AND FINE GRADE SITE.
- APPLY ASPHALT PAVEMENT.
- COMPLETE BUILDING CONSTRUCTION
- INSTALL BIORETENTION MEDIA IN BASIN.
- CONSTRUCT CONCRETE WALKWAYS.
- SEED ALL DISTURBED AREAS IN ACCORDANCE WITH MORRIS COUNTY REQUIREMENTS. INSTALL LANDSCAPING.
- UPON COMPLETION OF CONSTRUCTION, REMOVE ALL SOIL EROSION CONTROL DEVICES.



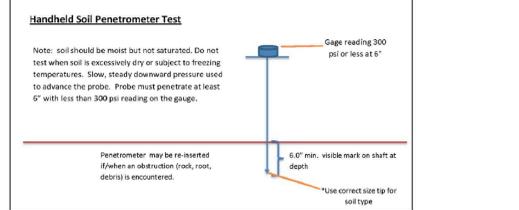
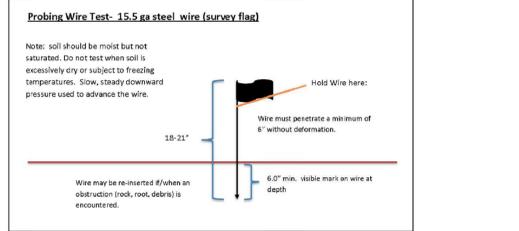
TREE PROTECTION DETAIL
N.T.S.



RIP RAP CONDUIT OUTLET PROTECTION
N.T.S.

LEGEND
SOIL COMPACTION TESTING AREA
RECOMMENDED SOIL COMPACTION TESTING LOCATION (REQUIRED: 1/0.5AC; 2 MINIMUM)
TOTAL COMPACTION TESTING AREA = 0.14 AC.
TOTAL NUMBER OF TESTS REQUIRED = 2

Simplified Testing Methods



SOIL COMPACTION TESTING REQUIREMENTS

- SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN. COMPACTION REMEDIATION AND TESTING NOT REQUIRED WITHIN 20' OF A FOUNDATION WITH BASEMENT, WITHIN 12' OF A FOUNDATION WITH A SUB OR CRAWL SPACE, OVER A SEPTIC SYSTEM OR ANY OTHER AREAS DEEMED UNSUITABLE FOR ADDED INFILTRATION.
- COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION MITIGATION VERIFICATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
- IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS

- PROBING WIRE TEST (SEE DETAIL)
- HAND-HELD PENETROMETER TEST (SEE DETAIL)
- TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL. DETAILED REQUIREMENTS FOR EACH COMPACTION TESTING METHOD CAN BE FOUND IN SECTION 19 "STANDARDS FOR LAND GRADING" OF THE NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.

SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

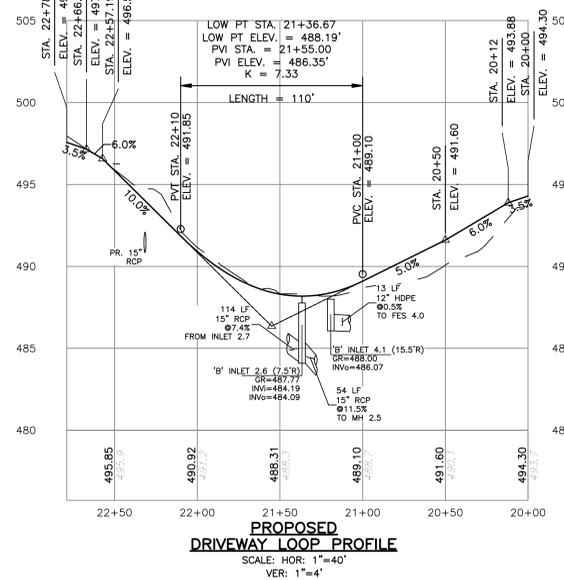
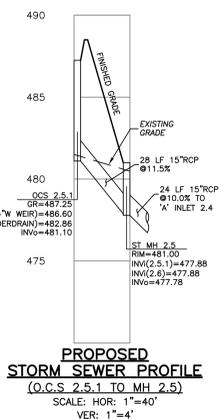
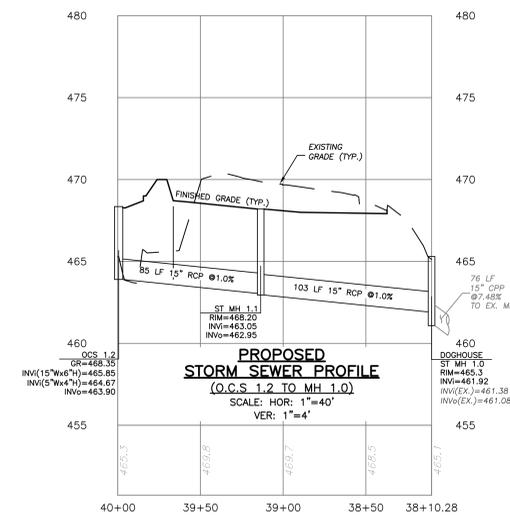
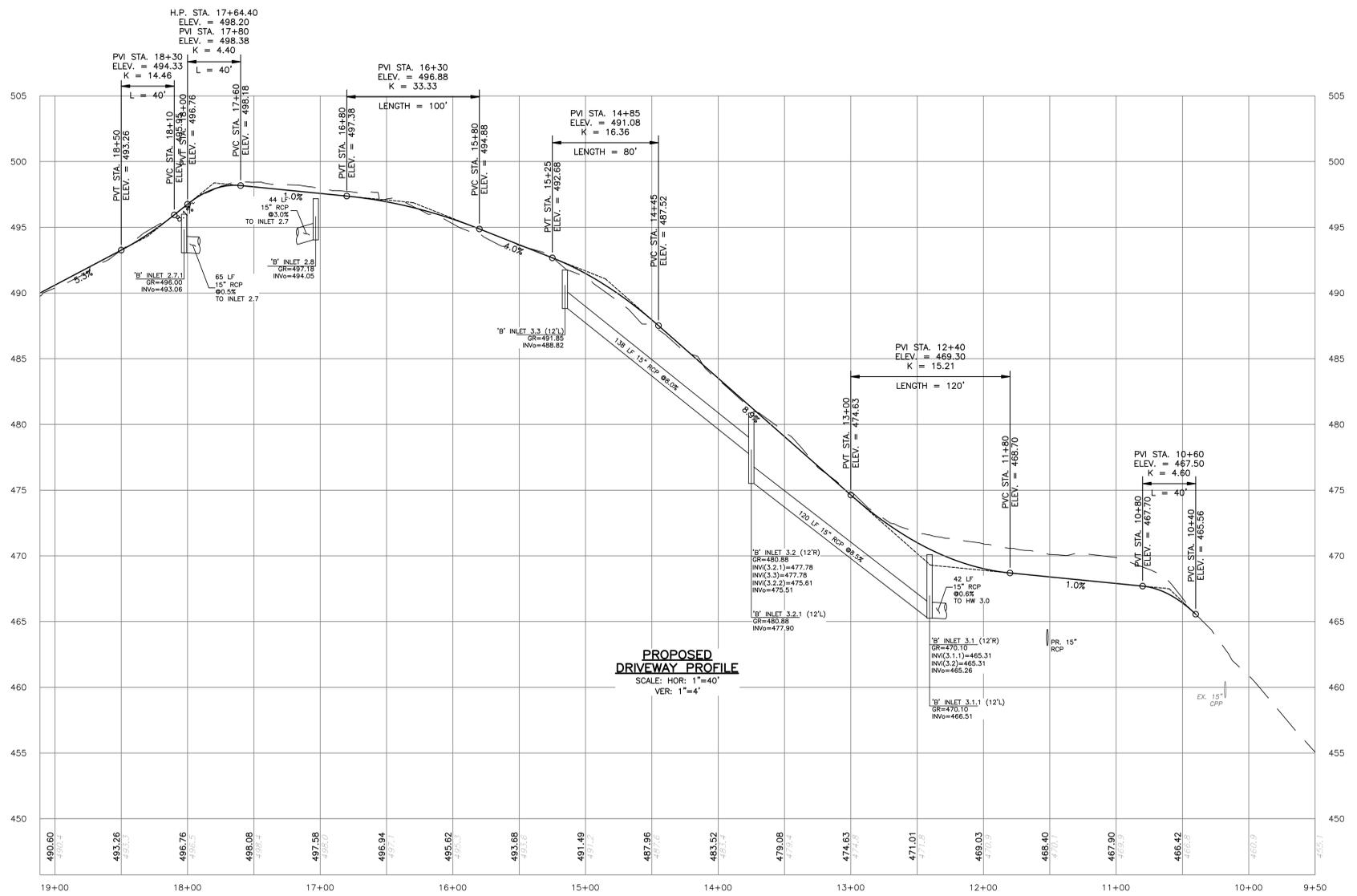
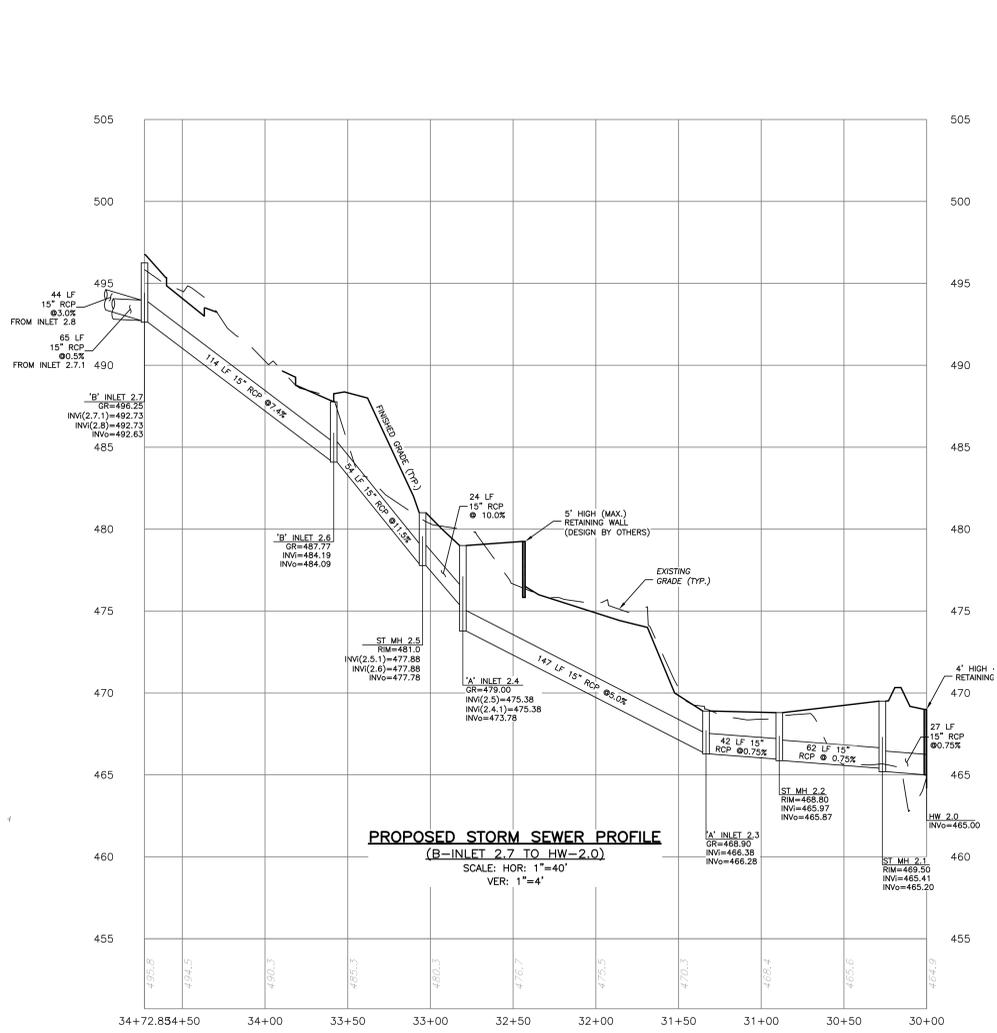
PROCEDURES FOR SOIL COMPACTION MITIGATION

PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAYBE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

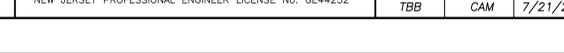
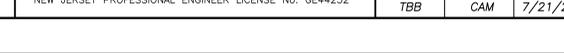
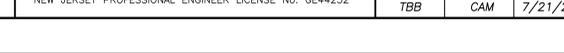
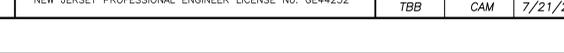
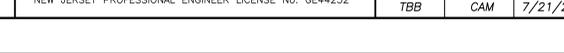
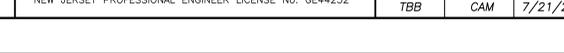
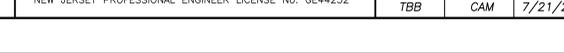
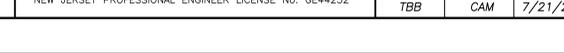
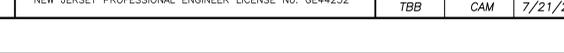
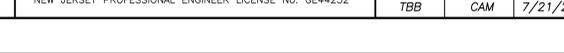
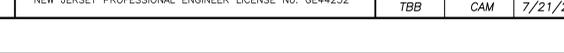
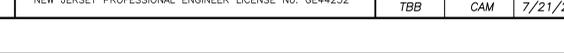
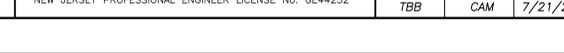
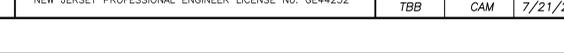
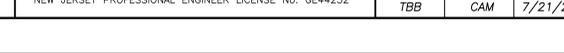
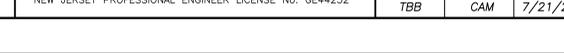
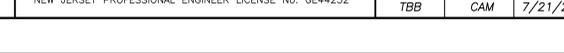
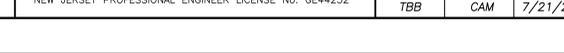
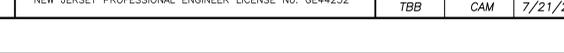
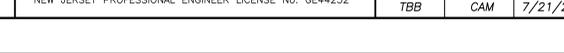
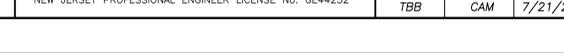
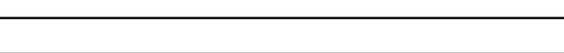
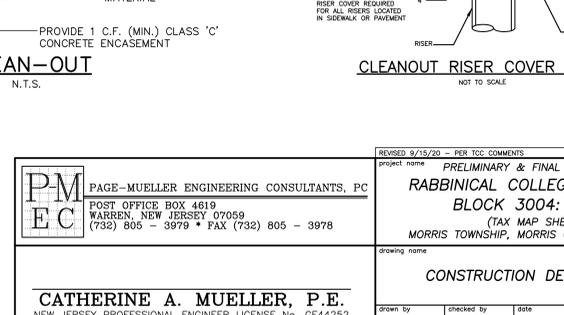
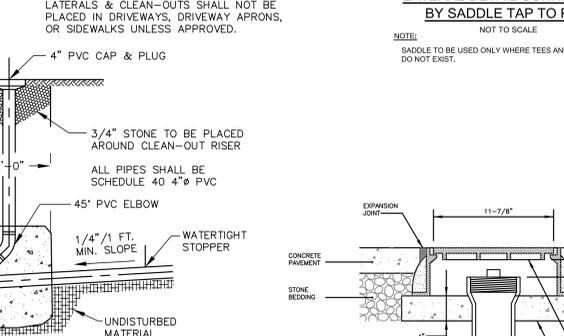
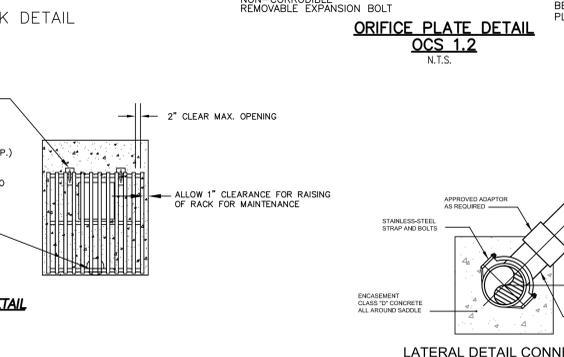
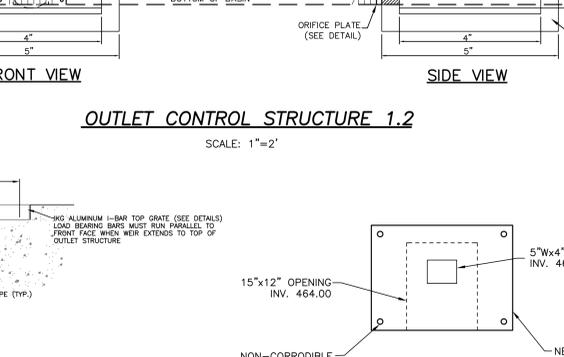
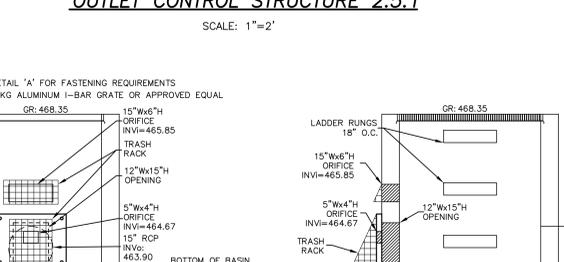
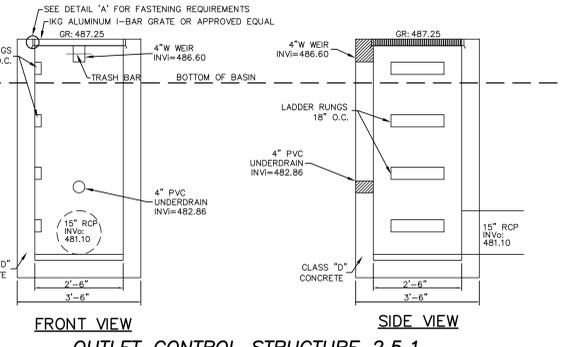
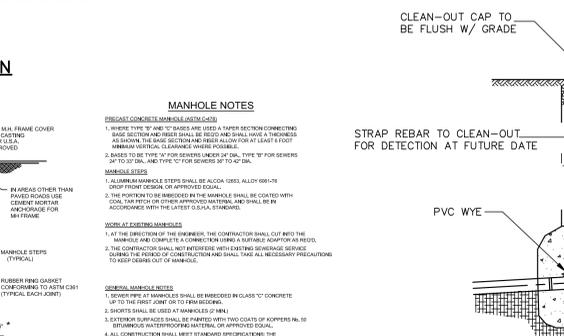
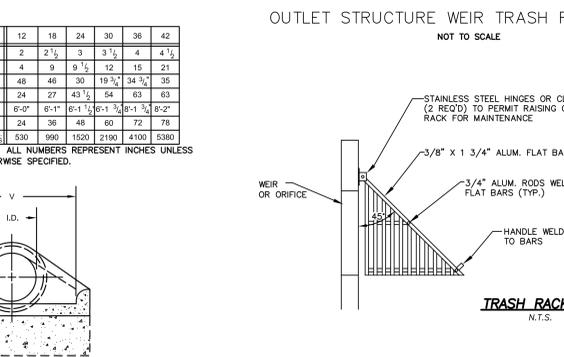
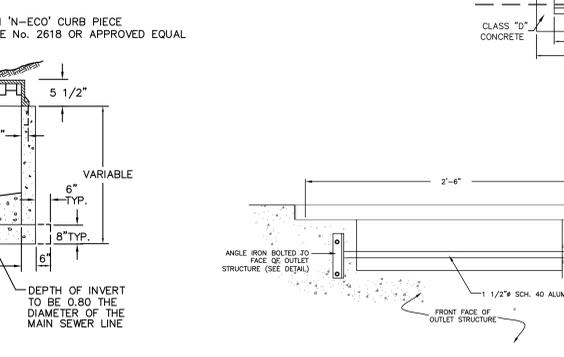
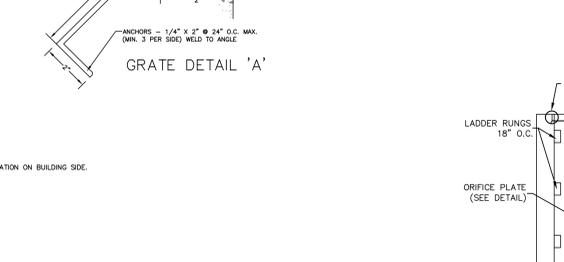
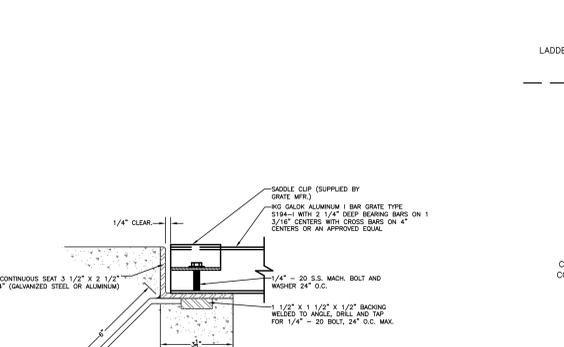
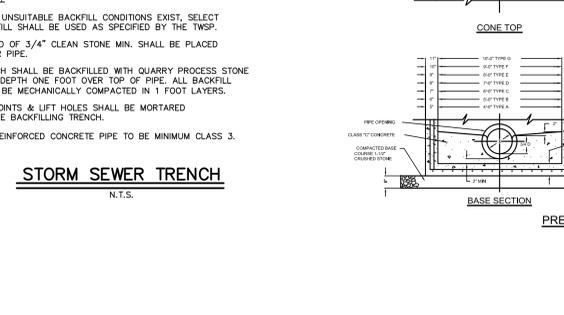
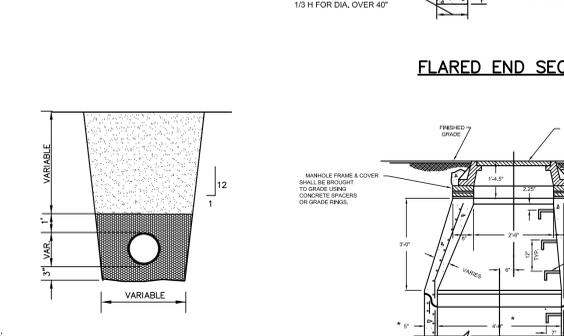
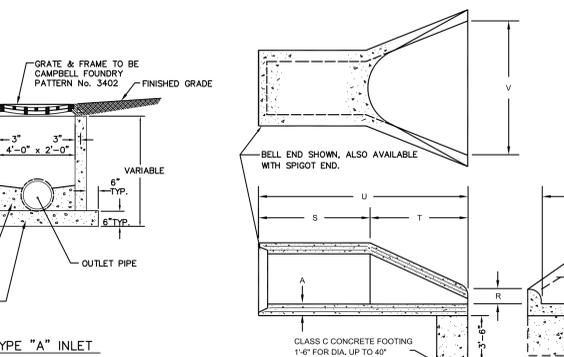
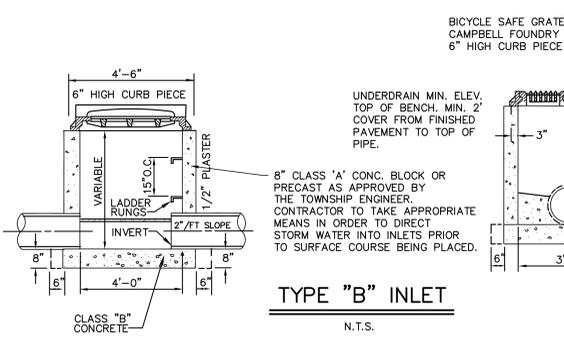
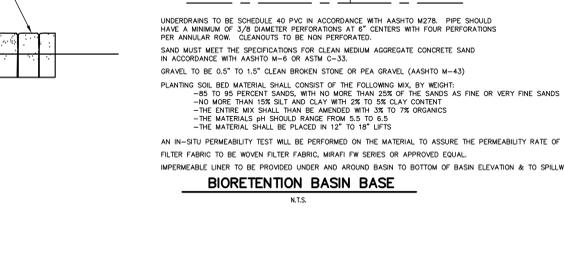
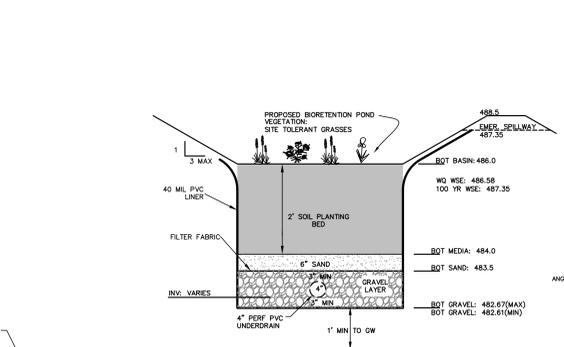
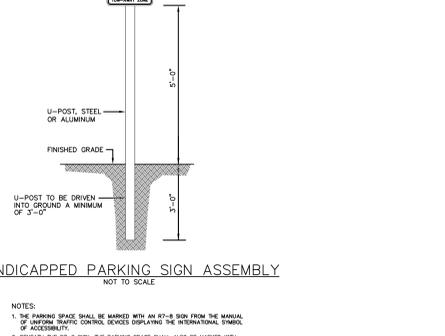
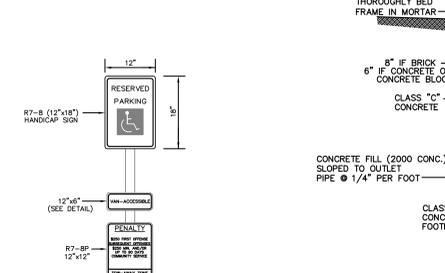
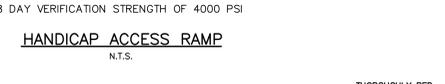
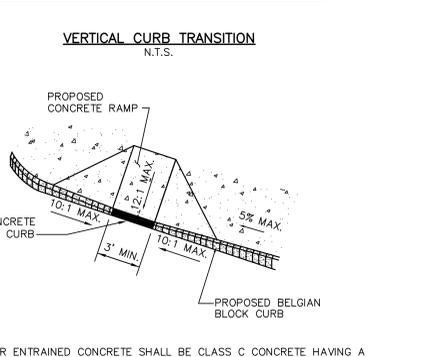
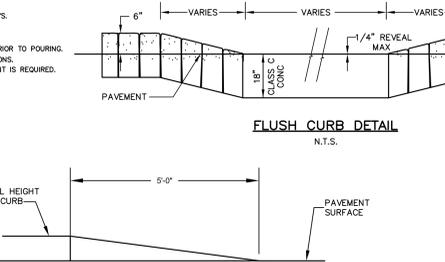
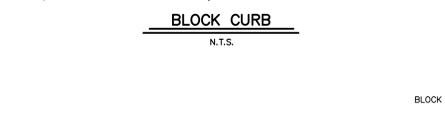
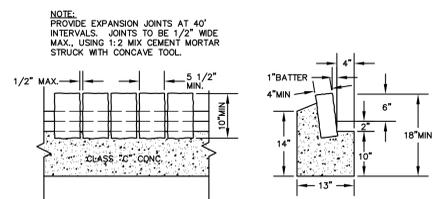
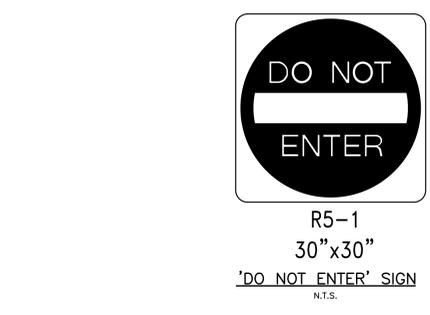
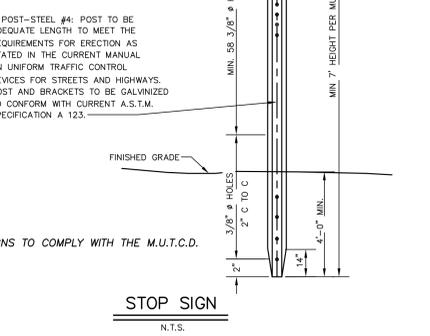
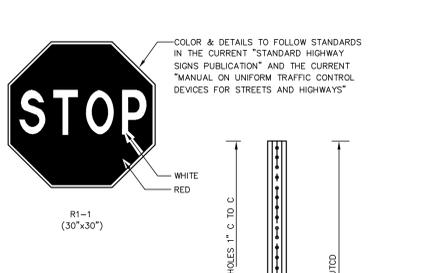
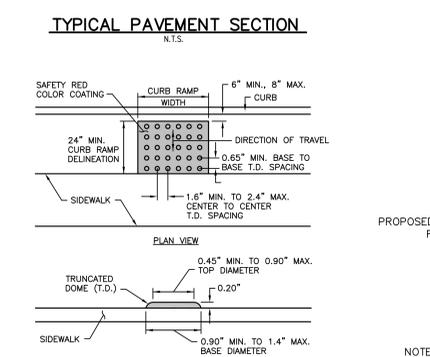
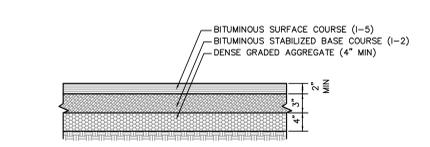
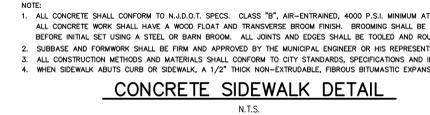
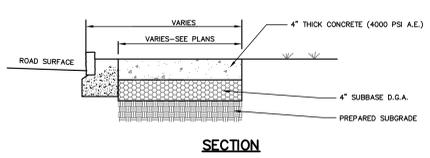
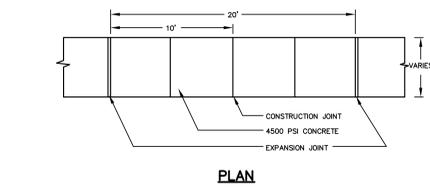
SOIL COMPACTION EXEMPTION NOTE

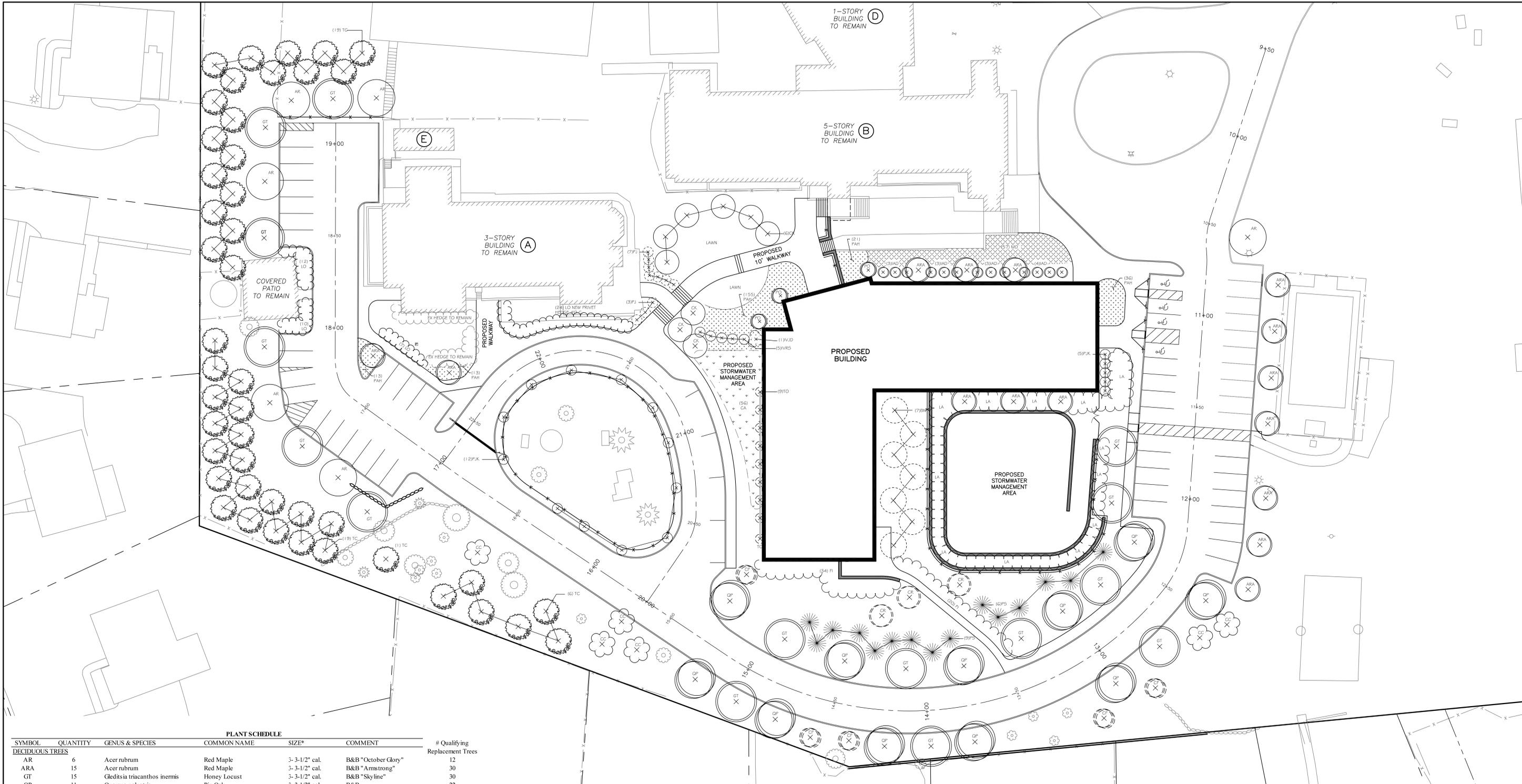
AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (MPA). UNDER EXISTING CONDITIONS, PORTIONS OF THE SITE ARE NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PAV AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".

REVISION: 9/15/20 - PER TCC COMMENTS
 PROJECT NAME: PRELIMINARY & FINAL SITE PLAN FOR RABBINICAL COLLEGE OF AMERICA
 BLOCK 3004: LOT 21
 (TAX MAP SHEET 30)
 MORRIS TOWNSHIP, MORRIS COUNTY, NEW JERSEY
 DRAWING NAME: SOIL EROSION & SEDIMENT CONTROL PLAN
 DRAWING NO.: S-6
 PROJECT NO.: 2100
 DATE: 7/21/20
 SCALE: 1"=40'
 CHECKED BY: CAM
 DRAWN BY: RW
 PROJECT: PAGE-MUELLER ENGINEERING CONSULTANTS, PC
 POST OFFICE BOX 4619
 WARREN, NEW JERSEY 07059
 (732) 805 - 3979 * FAX (732) 805 - 3978
 CATHERINE A. MUELLER, P.E.
 NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. GE44252



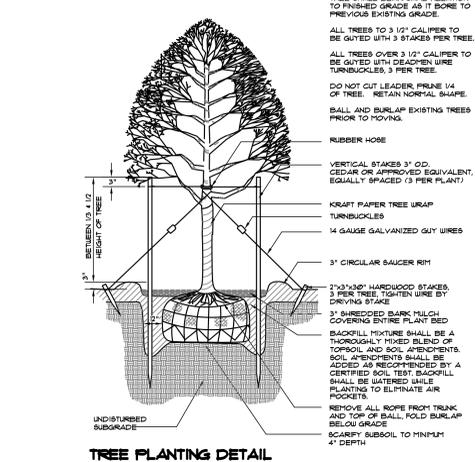
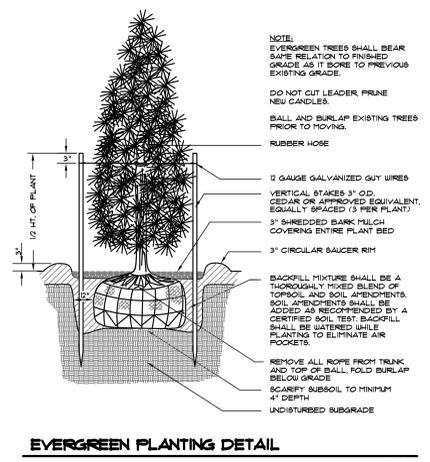
	PAGE-MUELLER ENGINEERING CONSULTANTS, PC POST OFFICE BOX 4619 WARREN, NEW JERSEY 07059 (732) 805 - 3979 * FAX (732) 805 - 3978	PROJECT NAME RABBINICAL COLLEGE OF AMERICA BLOCK 3004: LOT 21 (TAX MAP SHEET 30) MORRIS TOWNSHIP, MORRIS COUNTY, NEW JERSEY
	DRAWING NO. PROFILES	SHEET NO. S-7
DRAWN BY RW/TBB	CHECKED BY CAM	DATE 7/21/20
SCALE 1"=40'	PROJECT NO. 2100	



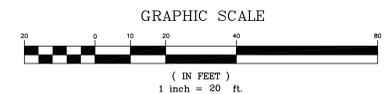


PLANT SCHEDULE						
SYMBOL	QUANTITY	GENUS & SPECIES	COMMON NAME	SIZE*	COMMENT	# Qualifying Replacement Trees
DECIDUOUS TREES						
AR	6	Acer rubrum	Red Maple	3-3-1/2" cal.	B&B "October Glory"	12
ARA	15	Acer rubrum	Red Maple	3-3-1/2" cal.	B&B "Armstrong"	30
GT	15	Gleditsia triacanthos inermis	Honey Locust	3-3-1/2" cal.	B&B "Skyline"	30
QP	11	Quercus palustris	Pin Oak	3-3-1/2" cal.	B&B	22
CK	9	Comus kousa	Japanese Dogwood	2 1/2" cal.	B&B	9
CC	6	Cercis canadensis	Eastern Redbud	2 1/2" cal.	B&B "Appalachian Red"	6
CF	8	Comus florida	White Dogwood	2 1/2" cal.	B&B	8
CR	3	Comus rubra	Pink Dogwood	2 1/2" cal.	B&B	3
BN	7	Betula niagra	River Birch	10' - 12' Hgt.	B&B Clump, Min 3 Stems	7
EVERGREEN TREES						
TO	9	Thuja occidentalis	Arborvitae	6' - 7' Hgt.	B&B "Degroots Spire"	30
PS	15	Pinus strobus	Eastern White Pine	8'-10' Hgt.	B&B "Fastigiata"	30
TC	45	Tsuga canadensis	Eastern Hemlock	8'-10' Hgt.	B&B	90
	149				Total Replacement Trees:	247
					# Required:	284
SHRUBS						
PJ	10	Pieris japonica	Japanese Andromeda	24"-30", 5 gal	"Dorothy Wyckoff"	
PJK	17	Pieris japonica	Japanese Andromeda	24"-30", 5 gal	"Katsura"	
IAD	13	Ilex aquipemeyi	Dragon Lady Holly	5' - 6' Hgt.	B&B	
LA	90	Leucothoe axillaris	Coast Leucothoe	18"-24", 3 gal	"Red Spire"	
IVRS	5	Ilex verticillata	Winterberry	24"-30", 5 gal	"Jim Dandy"	
IVJD	1	Ilex verticillata	Winterberry	24"-30", 5 gal	"Jim Dandy"	
PO	3	Physocarpus opulifolius	Eastern Ninebark	18"-24", 3 gal	B&B	
LO	75	Ligustrum ovalifolium	California Privet	3' - 4' Hgt, 5 gal	B&B	
FI	54	Forsythia intermedia	Common Forsythia	4' - 5' Hgt.	B&B "Lynnwood Gold"	
CA	56	Clethra alnifolia	Summersweet	18"-24", 3 gal	"Hummingbird"	
MD	57	Microbiota decussata	Siberian Carpet	15"-18", 3 gal.	5' o.c. alternating rows	
GRASSES						
PAH	238	Pennisetum alopecuroides	Fountain Grass	2 gal	"Haneln"	

Note: All plants proposed have been selected in part for their relative resistance to deer browse damage. No plant should be considered 100% deer proof. Plant resistance to deer browse is a function of the size of the local deer population and the severity of the winter season.



NOTE: EVERGREEN TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE. ALL TREES TO 1 1/2" CALIPER TO BE GUYED WITH 3 STAKES PER TREE. ALL TREES OVER 3 1/2" CALIPER TO BE GUYED WITH GRAPHER WIRE TURNBUCKLES, 3 PER TREE. DO NOT CUT LEADER PRUNE 1/4" OF TREE. RETAIN NORMAL SHAPE. BALL AND BURLAP EXISTING TREES PRIOR TO MOVING. RUBBER HOSE. VERTICAL STAKES 3" O.D. CEDAR OR APPROVED EQUIVALENT, EQUALLY SPACED (3 PER PLANT). KRAFT PAPER TREE WRAP. TURNBUCKLES. 1/4 GAUGE GALVANIZED GUY WIRES. 3" CIRCULAR SAUCER RIM. 2" O.D. HARDWOOD STAKES 3 PER TREE. TIGHTEN WIRES BY DRIVING STAKE. BACKFILL MIXTURE SHALL BE A THOROUGHLY MIXED BLEND OF TOPSOIL AND SOIL AMENDMENTS. SOIL AMENDMENTS SHALL BE ADDED AS RECOMMENDED BY A CERTIFIED SOIL TEST. BACKFILL SHALL BE WATERED WHILE PLANTING TO ELIMINATE AIR POCKETS. REMOVE ALL ROPE FROM TRUNK AND TOP OF BALL. FOLD BURLAP BELOW GRADE. SCARIFY SUBSOIL TO MINIMUM 4" DEPTH. UNDISTURBED SUBGRADE.



	PAGE-MUELLER ENGINEERING CONSULTANTS, PC POST OFFICE BOX 4619 WARREN, NEW JERSEY 07059 (732) 805 - 3979 * FAX (732) 805 - 3978	REVISION: 11/19/20 - PER TWP ENGINEER'S COMMENTS REVISION: 9/15/20 - PER TCC COMMENTS project name: PRELIMINARY & FINAL SITE PLAN FOR RABBINICAL COLLEGE OF AMERICA BLOCK 3004: LOT 21 (TAX MAP SHEET 30) MORRIS TOWNSHIP, MORRIS COUNTY, NEW JERSEY
	DONALD B. FARNELL, L.L.A. NEW JERSEY LICENSE NO. 21AS000041600	drawing name: LANDSCAPE PLAN drawing no.: L-1 drawn by: CAM checked by: DBF date: 7/21/20 scale: 1"=20' project no.: 2100