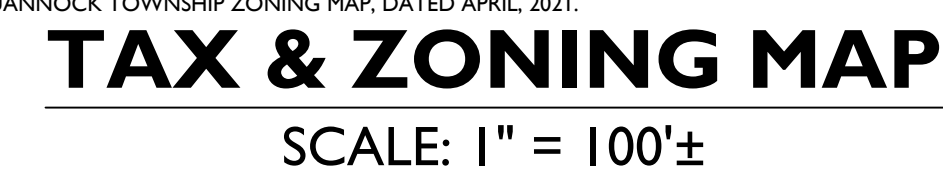
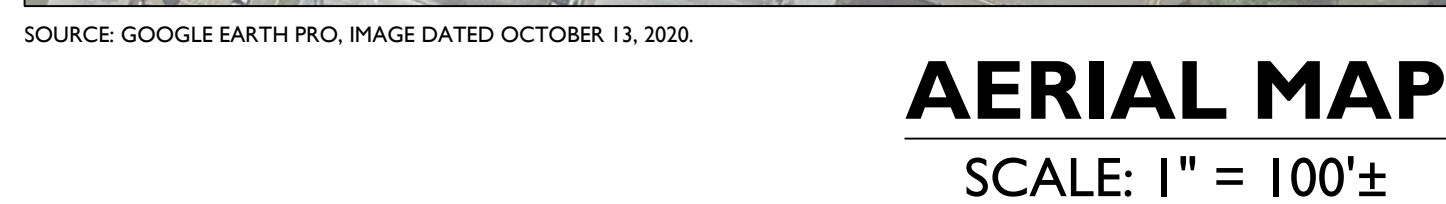




BLOCK 2104, LOT 21
60 SUNSET ROAD
PEQUANNOCK TOWNSHIP , MORRIS COUNTY, NEW JERSEY

APPROVAL BLOCK	
APPROVED BY THE TOWNSHIP OF PEQUANNOCK ZONING BOARD	
CHAIRPERSON	DATE
SECRETARY	DATE



ZONE R-15

ZONE R-11

TOWNSHIP OF PEQUANNOCK 200 ¹			PROPERTY OWNERS LIST
BLOCK	LOT	OWNER	OWNER'S ADDRESS
2107	10	D'AMORE, RICHARD & DEBBI LYN	4 ACROBE AVE POMPTON PLAINS NJ 07444
2107	9	WALTER, RICHARD M & MEGAN A	50 SUNSET RD POMPTON PLAINS NJ 07444
2107	8	BURBANCK, JOHN P	9 VAN NESS AVE POMPTON PLAINS NJ 07444
2107	5	FERNANDEZ, ROHN T & MELDIER, CHRIS	7 VAN NESS AVE POMPTON PLAINS NJ 07444
2107	6	DELMO, LOIS	5 VAN NESS AVE POMPTON PLAINS, NJ 07444
2107	7	BAILEY, ROBERT & BARBARA	3 VAN NESS AVE POMPTON PLAINS NJ 07444
2107	8	NUCCI, CORIE KIA ZODICA, CORIE	48 SUNSET RD POMPTON PLAINS NJ 07444
25001	12	PEG TYPY BO ED - HIGH SCHOOL	85 SUNSET RD POMPTON PLAINS NJ 07444
25001	1	LAFON, LONNIEDEBETH, DONNA	63 SUNSET RD POMPTON PLAINS, NJ 07444
25001	2	POSTOYAN, VIKEN & BARBARA ANN	51 WASHINGTON RD POMPTON PLAINS NJ 07444
25001	1	NACION, JOHN & KRISTIN LYNN	57 SUNSET RD POMPTON PLAINS NJ 07444
25002	38	SELA, ZULFRIED	P O BOX 4167 WAYNE NJ 07470
25002	3	WU, CHI CHENG & BETTY	55 SUNSET RD POMPTON PLAINS NJ 07444
25002	3	BLUCK, RALPH J & E	53 SUNSET RD POMPTON PLAINS NJ 07444
25002	4	VANDER GOOT, ROBERT	51 SUNSET RD POMPTON PLAINS NJ 07444



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Know what's **below**
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SHEET INDEX	
DRAWING TITLE	SHEET #
COVER SHEET	C-1
DEMOLITION PLAN	C-2
SITE PLAN	C-3
GRADING PLAN	C-4
STORMWATER MANAGEMENT PLAN	C-5
UTILITY PLAN	C-6
LIGHTING PLAN	C-7
SOIL EROSION & SEDIMENT CONTROL PLAN	C-8
LANDSCAPING PLAN	C-9 & C-10
CONSTRUCTION DETAILS	C-11 - C-14



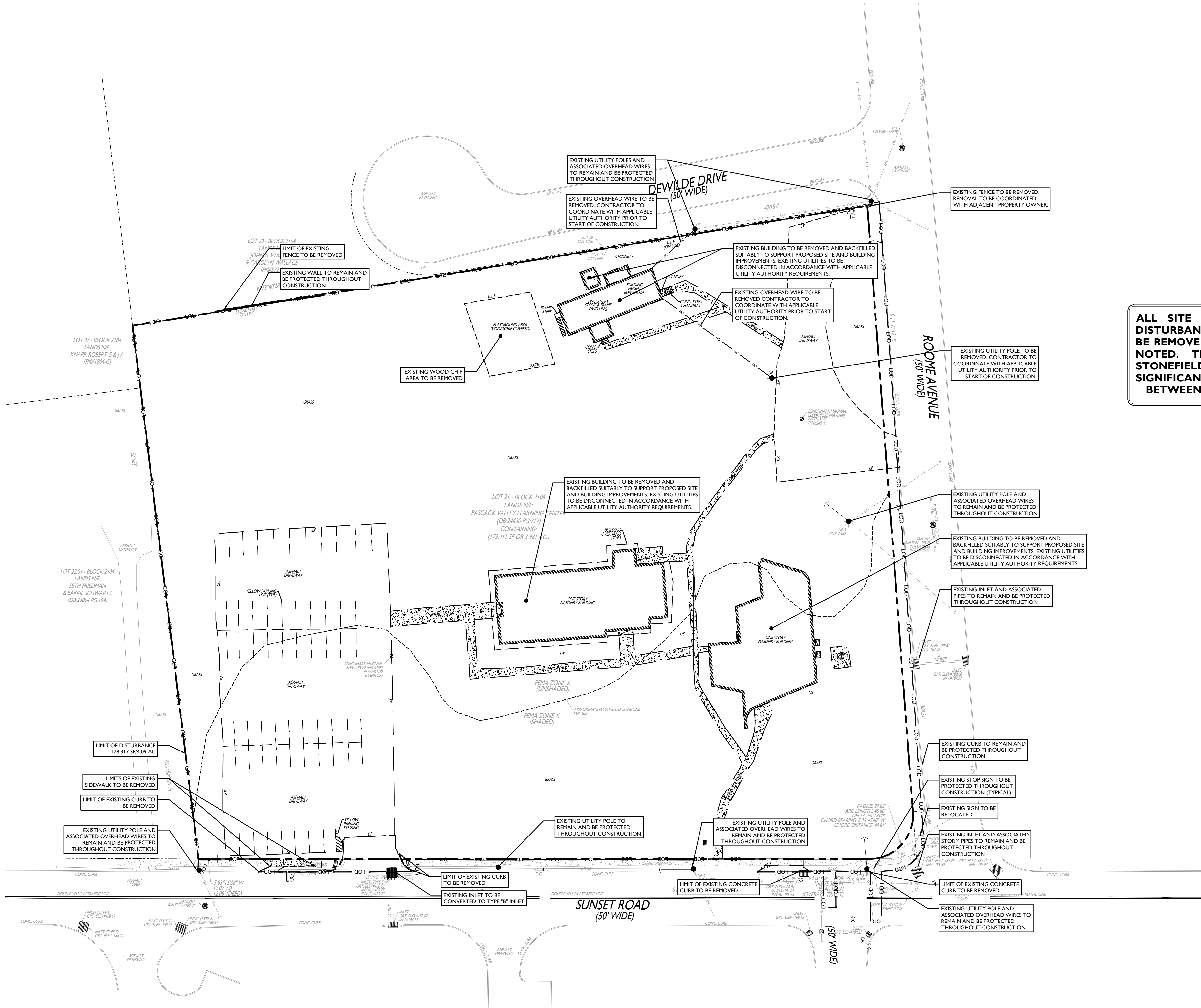
JAKE MODESTOW, P.E.
 NEW JERSEY LICENSE No. 56119
 LICENSED PROFESSIONAL ENGINEER



C-1

18111717808 DUBUQUETTE, IOWA 52002 ONE SCHOOL GLOBAL - 60 SUNSET ROAD, PEGLIANNOCK, NJ 07061 OTI@XX-01.COM 8 DWG

Z:\PROJECTS\2022\22029\ONE SCHOOL GLOBAL\40 SUNSET ROAD PEQUANNOCK\WCD\DWG\OTD\000-02.DWG



SYMBOL	DESCRIPTION
---	FEATURE TO BE REMOVED / DEMOLISHED
---	LOD
---	LIMIT OF DISTURBANCE

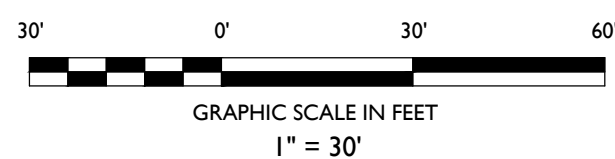
ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



Know what's below
Call before you dig.

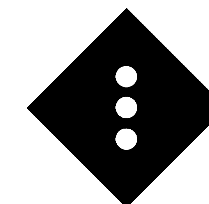
DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION, TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITIES' REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



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PRELIMINARY & FINAL MAJOR SITE PLANS

ONE SCHOOL GLOBAL

PROPOSED K-12 GRADE SCHOOL SCHOOL

BLOCK 2104, LOT 21
60 SUNSET ROAD
PEQUANNOCK TOWNSHIP
MORRIS COUNTY, NEW JERSEY

JAKE MODESTOW, P.E.
NEW JERSEY LICENSE No. 56119
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: RUT-220209

TITLE:

DEMOLITION PLAN

DRAWING:

C-2

CONDITIONAL USE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§360-46.G.	MINIMUM LOT SIZE: 5 AC	3.98 AC (V)
§360-46.G.	MINIMUM FRONTAGE: 50 FT	456.3 FT
§360-46.G.	MINIMUM LOT WIDTH: 300 FT	456.3 FT
§360-46.G.	MAXIMUM HEIGHT: 35 FT/2 STORIES	21.9 FT
§360-46.G.	MINIMUM SIDE YARD SETBACK: 50 FT	N/A
§360-46.G.	MINIMUM REAR YARD SETBACK: 50 FT	105.3 FT
§360-46.G.	SIDE YARD AND REAR YARD BUFFER: 25 FT	25 FT
§360-56.E.(5)	NO PARKING FACILITIES FOR CONDITIONAL USES PERMITTED IN RESIDENTIAL ZONES MAY BE ESTABLISHED WITHIN THE FRONT YARD SETBACK.	33.1 FT (V)

(V) VARIANCE
(N/A) NOT APPLICABLE

LAND USE AND ZONING BLOCK 2104, LOT 21 RESIDENCE DISTRICT (R-1S)			
PROPOSED USE			
SCHOOL	CONDITIONAL USE (V)		
PRIVATE SPORT FACILITIES	PERMITTED ACCESSORY USE		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	15,000 SF (0.34 AC)	173,411 SF (3.98 AC)	173,411 SF (3.98 AC)
MINIMUM LOT WIDTH	100 FT	456.3 FT	456.3 FT
MINIMUM LOT DEPTH	150 FT	339.7 FT	339.7 FT
MAXIMUM IMPERVIOUS COVERAGE	35% (60,694 SF)	27.0% (46,766 SF)	38.7% (67,101 SF) (V)
MAXIMUM BUILDING COVERAGE	17% (29,480 SF)	6.2% (10,688 SF)	16.0% (27,825 SF)
MAXIMUM BUILDING HEIGHT	2.5 STORIES (35 FT)	2 STORIES	21.9 FT
MINIMUM FRONT YARD SETBACK	50 FT	54.0 FT	62.7 FT
MINIMUM SIDE YARD SETBACK (ONE)	15 FT	201.8 FT	N/A
MINIMUM SIDE YARD SETBACK (BOTH)	35 FT	201.8 FT	N/A
MINIMUM REAR YARD SETBACK	40 FT	10.4 FT (EN)	105.3 FT
MINIMUM LOT FRONTAGE	100 FT	456.3 FT	456.3 FT

(V) VARIANCE
(EN) EXISTING NON-CONFORMITY
(N/A) NOT APPLICABLE

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 360-56(A)	MINIMUM PARKING STALL SIZE: 9 FT X 18 FT	9 FT X 18 FT
§ 360-56(B)(3)	NO DRIVEWAY SHALL BE LOCATED CLOSER THAN 25 FT TO THE NEAREST R.O.W. LINE OF ANY INTERSECTING STREET.	40 FT
§ 360-56(B)(4)	MINIMUM DRIVEWAY WIDTH ONE WAY: 14 FT TWO WAY: 24 FT	22 FT N/A
§ 360-56(B)(A)	MINIMUM AISLE WIDTH TWO-WAY: 24 FT	24 FT
§ 360-56(C)	SIDEWALKS WITH A MINIMUM WIDTH OF 4 FT SHALL BE PROVIDED IN ALL PARKING AREAS	6 FT
§ 360-56(D)(8)(D)	WHEN OFF-STREET PARKING AREAS ARE LOCATED ADJACENT TO A RESIDENTIAL ZONE A SOLID FENCE OR MASONRY WALL SHALL BE PROVIDED ALONG THE PROPERTY LINE. THE FENCE OR WALL SHALL BE 4-6 FT HIGH	COMPLIES
§ 360-56(E)(5)	NO PARKING FACILITIES FOR CONDITIONAL USES MAY BE ESTABLISHED WITHIN THE FRONT YARD SETBACK	33.1 FT (V)
§ 360-58(B)	REQUIRED PARKING SECONDARY SCHOOL: 2.5 PER CLASSROOM + 1 PER 10 STUDENTS (2.5 SPACES * 7 CLASSROOMS) + (($\frac{1}{10}$ * 100 STUDENTS) = 28 SPACES	
	ELEMENTARY: 3 PER CLASSROOM + 1 PER STAFF (3 SPACES * 8 CLASSROOMS) + 12 STAFF MEMBERS = 36 SPACES	
	TOTAL REQUIRED = 56 SPACES	43 SPACES
§ 360-57	THE EQUIVALENT OF ONE LOADING SPACE SHALL BE PROVIDED FOR EACH 12,000 SF OF GROSS AREA 27,825 SF ÷ 112,000 SF = 27 LOADING SPACES	2 SPACES
§ 360-57	MINIMUM LOADING SPACE SIZE: 10 FT X 35 FT HEIGHT CLEARANCE: 14 FT LOCATED IN FRONT YARD	12 FT X 35 FT COMPLIES DOES NOT COMPLY (V)

(Y)
(N/A)
(*)

VARIANCE
NOT APPLICABLE

THERE SHALL BE NO ADDITIONAL PARKING REQUIREMENT FOR ANY SQUARE FOOTAGE DEVOTED SOLELY TO ANCILLARY STORAGE, OFFICE OR EMPLOYEE LUNCHROOM/EATING CLINIC FACILITIES ON ANY MEZZANINE SPACE WITHIN THAT PORTION OF A BUILDING OCCUPIED BY THE INDIVIDUAL USE TO WHICH THE STORAGE, OFFICE AND/OR EMPLOYEE LUNCHROOM/EATING CLINIC FACILITY IN ANCILLARY.

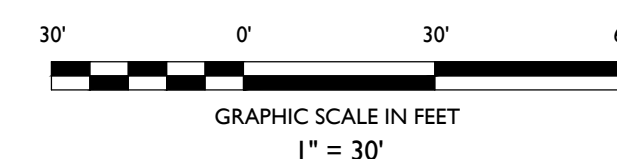
SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 360-82(A)(2)	NO MORE THAN ONE PERMANENT SIGN IS PERMITTED ON ANY RESIDENTIALLY USED LOT.	4 SIGNS (V)
§ 360-82(A)(3)	MAXIMUM SIGN AREA: NAPERLEAVE: 7.5F HOME OCCUPATION: 2.5F PROFESSIONAL USE: 12.5F	
§ 360-82(A)(4)	SETBACK FROM PROPERTY LINE: 10 FT MAX HEIGHT: 3 FT MAX HEIGHT (PROFESSIONAL USE): 4 FT	ATTACHED: 40.5F (V) FREESTANDING: 15.15F (V) 20.0 FT 6.5 FT (V)
§ 360-82(D)(2)	SIGNS PERMITTED FOR INSTITUTIONAL USES FREESTANDING SIGN CHANGEABLE LETTER SIGN ATTACHED SIGN	2 FREESTANDING SIGNS (V) 2 ATTACHED SIGNS (V)
§ 360-82(D)(3)	SIGN REQUIREMENTS FREESTANDING: 30.5F ATTACHED: 1% OF BUILDING FACADE BUILDING FACADE = 5,620 SF 5,620 SF × (.001) = 5.62 SF	FREESTANDING SIGN: 15.15F ATTACHED SIGN: 1-40.5F ATTACHED SIGN 2: 18.5F
§ 360-82(D)(4)	FREESTANDING SIGN REQUIREMENTS MAXIMUM HEIGHT: 8FT MINIMUM SETBACK FROM PROPERTY LINE: 20 FT NO ATTACHED SIGN SHALL BE INSTALLED SUCH THAT THE TOP EDGE IS HIGHER THAN 14 FT MEASURED FROM THE GROUND SURFACE	6.5 FT 20.0 FT
§ 360-82(D)(5)	NO SIGN SHALL BE ILLUMINATED BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM	16 FT (V)
§ 360-82(D)(6)	ELECTRONIC MESSAGE CENTERBOARDS ARE SPECIFICALLY PROHIBITED	COMPLIES
§ 360-82(E)(1)	SIGNS THAT INDICATE THE LOCATION ON SCHOOLS SHALL BE ALLOWED AT A LOCATION OTHER THAN THAT OF THE INSTITUTIONAL USE PROVIDED	COMPLIES
§ 360-82(E)(2)	DIRECTIONAL SIGNS MAXIMUM AREA: 3.5F	COMPLIES

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REVIEW ALL EXISTING SITE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK OF THE CONTRACTOR, THE CONTRACTOR SHALL IMMEDIATELY ADVISE THE OWNER, STONEFIELD ENGINEERING & DESIGN, LLC, PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS THAT ARE REQUIRED FOR THE PROPOSED WORK PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY AND ALL CLAIMS AND LIABILITIES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT COMPLYING WITH THE PROVISIONS OF THIS CONTRACT REGARDING THE LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DAMAGE TO ANY PERSON OR PROPERTY OF ANY OTHER PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDETERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS RESTORING THE PROJECT TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS AND PRODUCT SPECIFICATIONS TO THE SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS SPECIFIED WITHIN THE CONTRACT.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC RIGHT-OF-WAY.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & REMAIN IN THE CLOSE PROXIMITY OF THE WORK.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT ALTER THE CONTRACTORS OBLIGATION OF ALL THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

GENERAL REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
336-046.1(P)(1)	FENCES LOCATED IN THE ESTABLISHED FRONT YARD SHALL HAVE A MINIMUM HEIGHT OF 3 FT AND SHALL BE SETBACK A MINIMUM OF 5 FT FROM THE PROPERTY LINE.	HEIGHT: 6 FT (V) SETBACK: 3 FT (V)
336-046.1(P)(2)	FENCES LOCATED IN THE SECONDARY FRONT YARD SHALL HAVE A MINIMUM HEIGHT OF FOUR FEET AND SHALL BE SETBACK A MINIMUM OF 5 FT FROM THE PROPERTY LINE.	HEIGHT: 6 FT (V) SETBACK: 3 FT (V)
336-046.1(P)(3)	A FENCE IN EXCESS OF FOUR FEET BUT NOT TO EXCEED SIX FEET IN HEIGHT SHALL BE PERMITTED IN THE SECONDARY FRONT YARD, PROVIDED THAT THE FENCE HAS A MINIMUM SETBACK OF THE REQUIRED FRONT YARD SETBACK FOR THE ZONE IN WHICH THE SITE IS LOCATED.	HEIGHT: 6 FT (V) SETBACK: 3 FT (V)
336-046.1(P)(5)	FENCES WITH A MAXIMUM HEIGHT OF 6 FT ARE PERMITTED IN REAR AND SIDE YARDS WITH NO SETBACK REQUIREMENT, PROVIDED THAT THE FENCE IS INSTALLED ENTIRELY ON THE PROPERTY.	HEIGHT: 6 FT SETBACK: 3 FT
336-56.D.(B)(C)	INTER-LANDSCAPING REQUIREMENTS: LANDSCAPED STRIPS BETWEEN ROWS OF PARKING OR PARKING ISLANDS TO THE EXTENT THAT LANDSCAPED AREAS AMOUNT TO 5% OF THE TOTAL PARKING AREA (21.978 TONS SF)(.05) = 1,099.5F	1,141 SF

(V) VARIANCE

[illegible]

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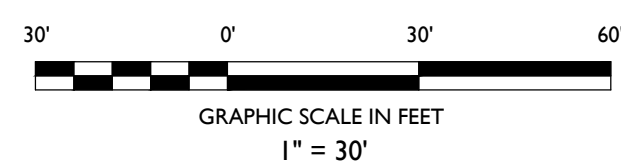
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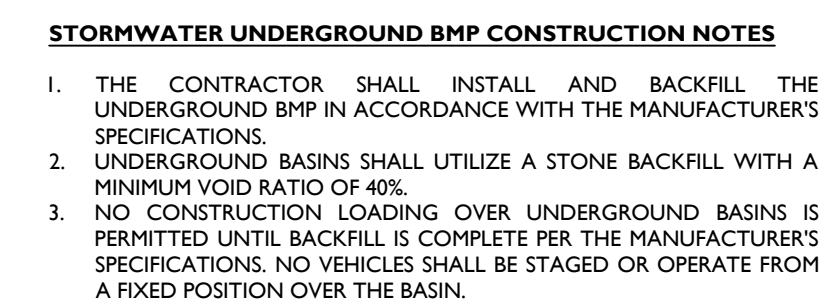
SITE PLAN

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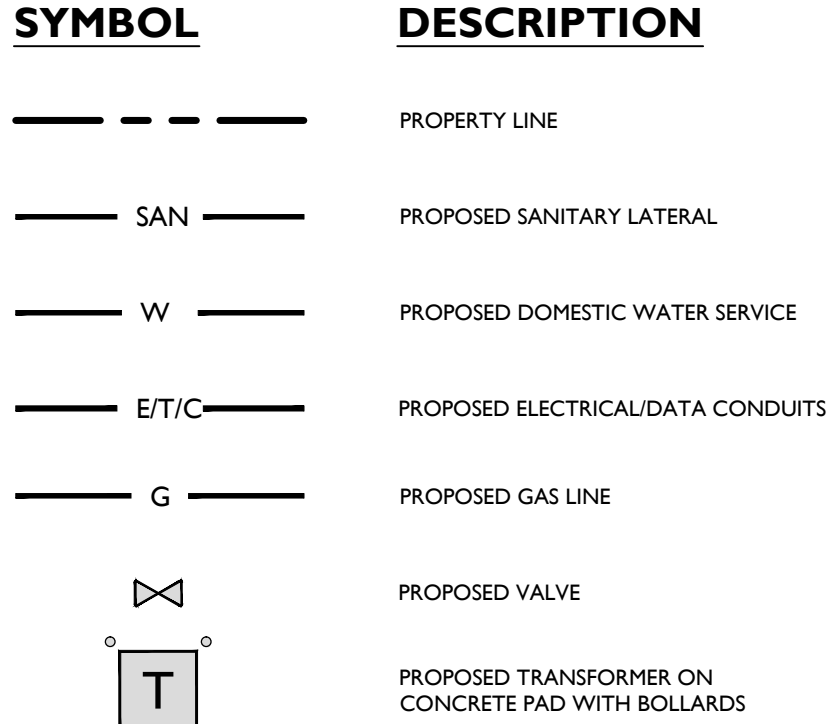
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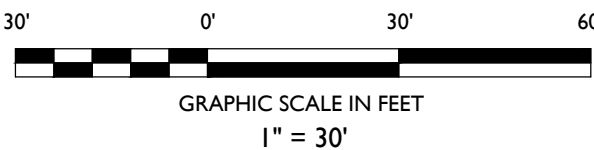
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C-5



- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND TO OBTAIN ALL NECESSARY PERMITS PRIOR TO THE BEGINNING OF ANY WORK.
- IN ACCORDANCE WITH STATE LAW, CONTRACTOR IS REQUIRED TO CONFORM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD TO A SHOWN LOCATION. IN THE FIELD, THE FIELD LOCATION OF A UTILITY SHALL BE THE LOCATION SHOWN ON THE PLAN SET OR SURVEY. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IMMEDIATELY IN WRITING, IF THE CONTRACTOR OBSERVES ANY DISCREPANCIES THAT MAY IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS MINIMUM HORIZONTAL SEPARATION CANNOT BE MAINTAINED, AN ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
- ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES. IF THE CONTRACTOR OBSERVES ANY DISCREPANCIES THAT MAY IN SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
- CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER SERVICE COVER AND INVERT PRIOR TO ANY UPGRADING.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE FIELD SURVEY INFORMATION. A RECORD SET OF THESE PLANS SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATION INFORMATION SHOWN ON THE PLANS. THESE DISCREPANCIES SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

[illegible]

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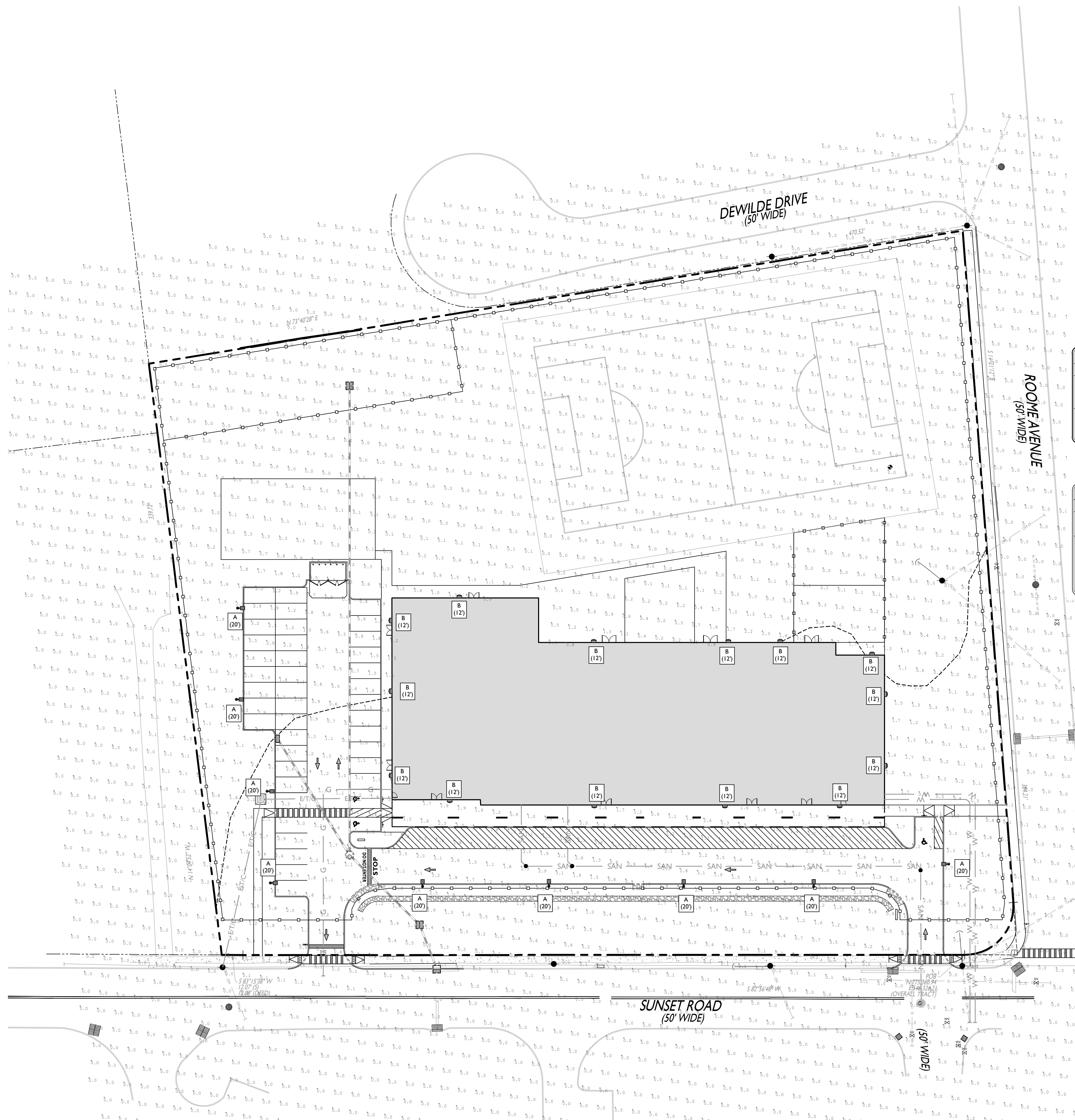
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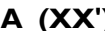
TITLE:

UTILITY PLAN

DRAWING

C-6



SYMBOL	DESCRIPTION
	PROPOSED CALCULATION AREA
	PROPOSED ISOMETRIC LINE
	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
	PROPOSED LIGHTING INTENSITY (FOOTCANDELS)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT

PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	9	OSQ OUTDOOR LED AREA LIGHT-SINGLE W/ SHIELD	TYPE IV	0.9	CREE LIGHTING	OSQM-B-9L-40K7-4M-UX-XX-XX-Q9_CONFIGURED.IES
	B	14	EDGE SERIES - OUTDOOR LED WALLPACK	TYPE III	0.9	CREE LIGHTING	PWY.EDG-3M...-02.6-UL-5 25-40K-CONFIGURED.IES

LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 360-50.D(7)	LIGHTING SHALL BE ARRANGED TO DEFLECT AND FOCUS LIGHT AWAY FROM ADJACENT PROPERTIES.	COMPLIES
§ 360-42.Q(3)	ANY LIGHT FURTHER THAN 100 FEET FROM PARKLAND OR RESIDENTIALLY USED OR ZONED PROPERTY SHALL BE MOUNTED NO HIGHER THAN 20 FEET ABOVE THE GROUND LEVEL, AND NO ILLUMINATION GREATER THAN 0.5 FOOTCANDLE AT THE PROPERTY LINE SHALL BE PERMITTED.	COMPLIES



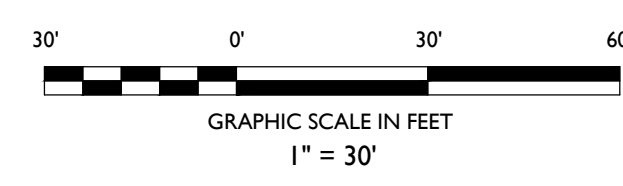
FIXTURE 'A'



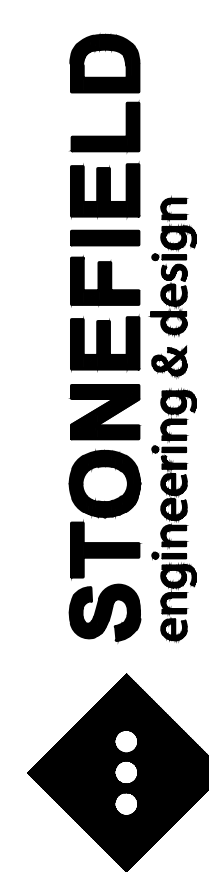
FIXTURE 'B'

GENERAL LIGHTING NOTES

1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE FLUCTUATION, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON THE ASSUMED WEATHER AND MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS ADJUSTMENT IN THE FOLLOWING ANALYSES ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.70
4. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING PROPOSED DRAINAGE UTILITY, OR OTHER IMPROVEMENTS.
5. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING:
 - PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF THE TRENCH AND PROVIDE COPIES TO THE OWNER AND STONFIELD ENGINEERING & DESIGN, LLC.

[illegible]

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Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI

www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 • Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLANS

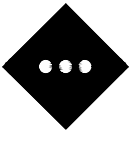
ONE SCHOOL GLOBAL

PROPOSED K-12 GRADE SCHOOL SCHOOL

**BLOCK 2104, LOT 21
60 SUNSET ROAD
PEQUANNOCK TOWNSHIP
MORRIS COUNTY, NEW JERSEY**

Chandler

JAKE MODESTOW, P.E.
NEW JERSEY LICENSE No. 56119
LICENSED PROFESSIONAL ENGINEER



STONEFIELD
engineering & design

SCALE:	1" = 30'	PROJECT ID: RUT-220209
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TITLE:

LIGHTING PLAN

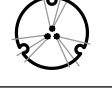
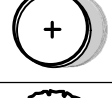
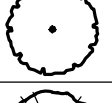
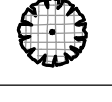
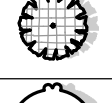
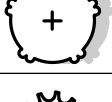
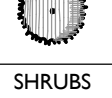
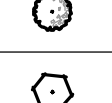
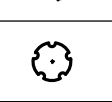
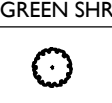
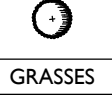
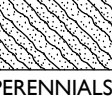
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LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 360-56.D)(8)(b)	OFF-STREET PARKING LANDSCAPING ALONG ROW THERE SHALL BE A 8 FT LANDSCAPE AREA WITH TREES AND A HEDGE OR WALL	COMPLIES
§ 360-56.D)(8)(c)	5% OF TOTAL PARKING AREA TO BE INTERIOR LANDSCAPE. (21,978 TOTAL SF)/(0.05) = 1,099 SF <u>PARKING LOT TREES</u> 1 TREE FOR EVERY 5 PARKING SPACES (43 SPACES)/(1 TREE / 5 SPACES) = 9 TREES	1,141 SF 9 TREES



PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ACE	15	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5' - 3" CAL	B&B
	CER	4	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	8' - 10' HT	B&B
	CFL	2	CORNUS FLORIDA	FLOWERING DOGWOOD	2.5' - 3" CAL	B&B
	QUE	12	QUERCUS PHELLOS	WILLOW OAK	2.5' - 3" CAL	B&B
	TIL	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5' - 3" CAL	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	JUV	20	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6' - 7' HT	B&B
	JUN	63	JUNIPERUS VIRGINIANA 'J.N. SELECT GREEN'	EMERALD FEATHER™ EASTERN REDCEDAR	5' - 6' HT	B&B
	MAG	7	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2.5' - 3" CAL	B&B
	PIC	13	PICEA ABIES	NORWAY SPRUCE	5' - 6' HT	B&B
	THU	28	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' - 7' HT	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CLE	6	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA	24" - 30"	5 GAL POT
	HME	7	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	BAILMER HYDRANGEA	24" - 30"	5 GAL POT
	VIB	17	VIBURNUM DENTATUM	VIBURNUM	24" - 30"	5 GAL POT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ICO	112	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18" - 24"	5 GAL POT
	PRU	8	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIPKA ENGLISH LAUREL	42" - 48"	B&B
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CAL	9	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL	POT
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CAR	48	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GAL	POT, 18" O.C.
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ECH	70	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	KIM'S KNEE HIGH CONEFLOWER	1 GAL	POT, 18" O.C.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

IRRIGATION NOTE:

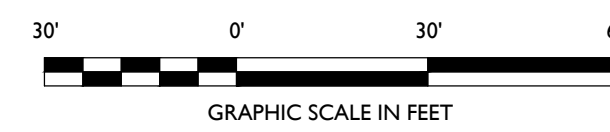
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY SENSORS ARE AVAILABLE TO MONITOR SYSTEM. SENSORS MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDCAPE AREAS.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS TO MATCH EXISTING LAWN SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. THE CONTRACTOR SHALL FOLLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN OR OF LANDSCAPED AREAS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

Paul Paul

PAUL DEVITTO, L.L.A.
NEW JERSEY LICENSE No. 21AS00123500
LICENSED LANDSCAPE ARCHITECT

[illegible]

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www.stonefieldeng.com

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Phone 201.340.4468 • Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLANS

ONE SCHOOL GLOBAL

PROPOSED K-12 GRADE SCHOOL SCHOOL

**BLOCK 2104, LOT 21
60 SUNSET ROAD
PEQUANNOCK TOWNSHIP
MORRIS COUNTY, NEW JERSEY**



JAKE MODESTOW, P.E.
NEW JERSEY LICENSE No. 56119
LICENSED PROFESSIONAL ENGINEER



SCALE:	1" = 30'	PROJECT ID: RUT-220209
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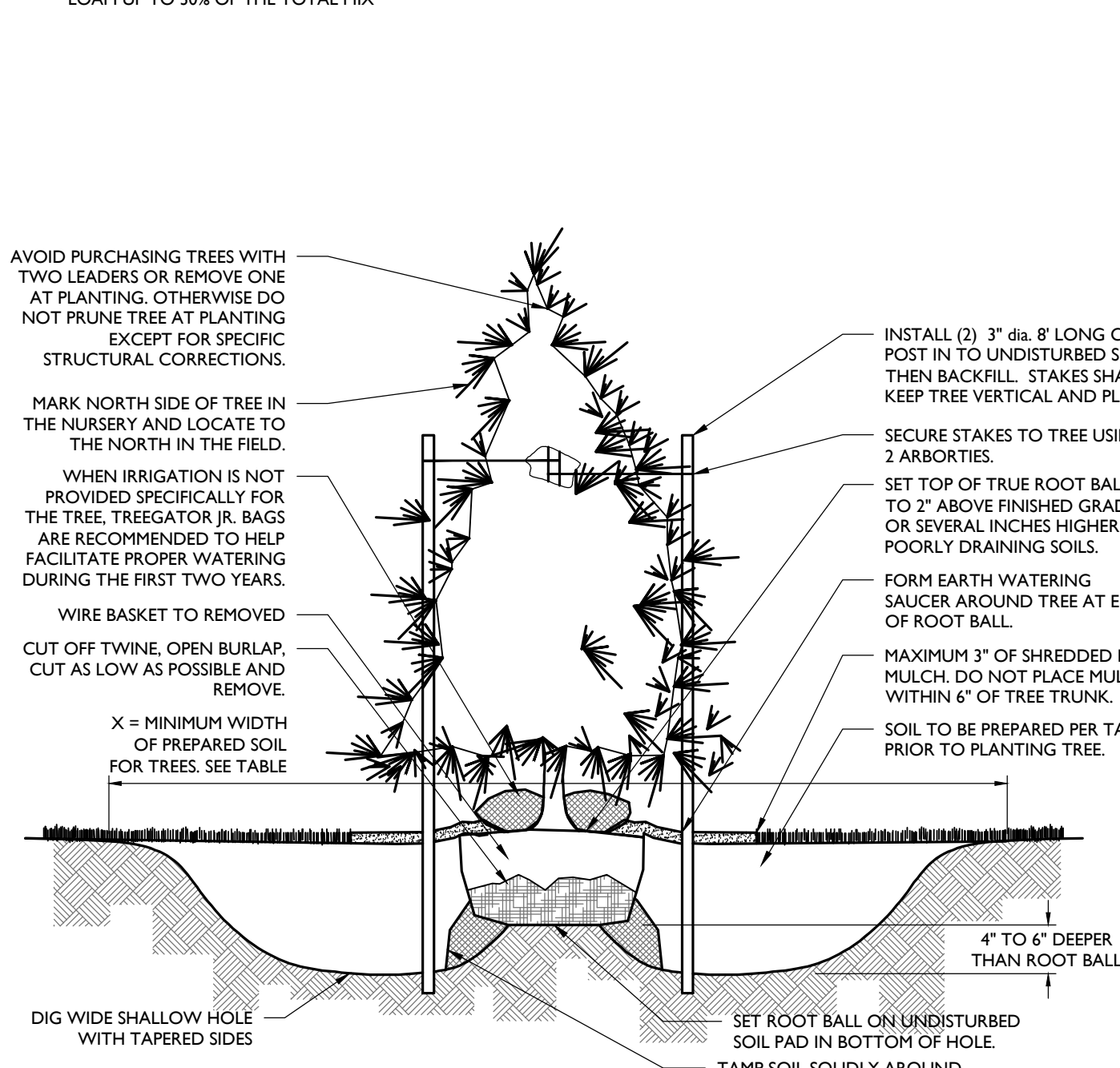
LANDSCAPING PLAN

DRAWING

C-9

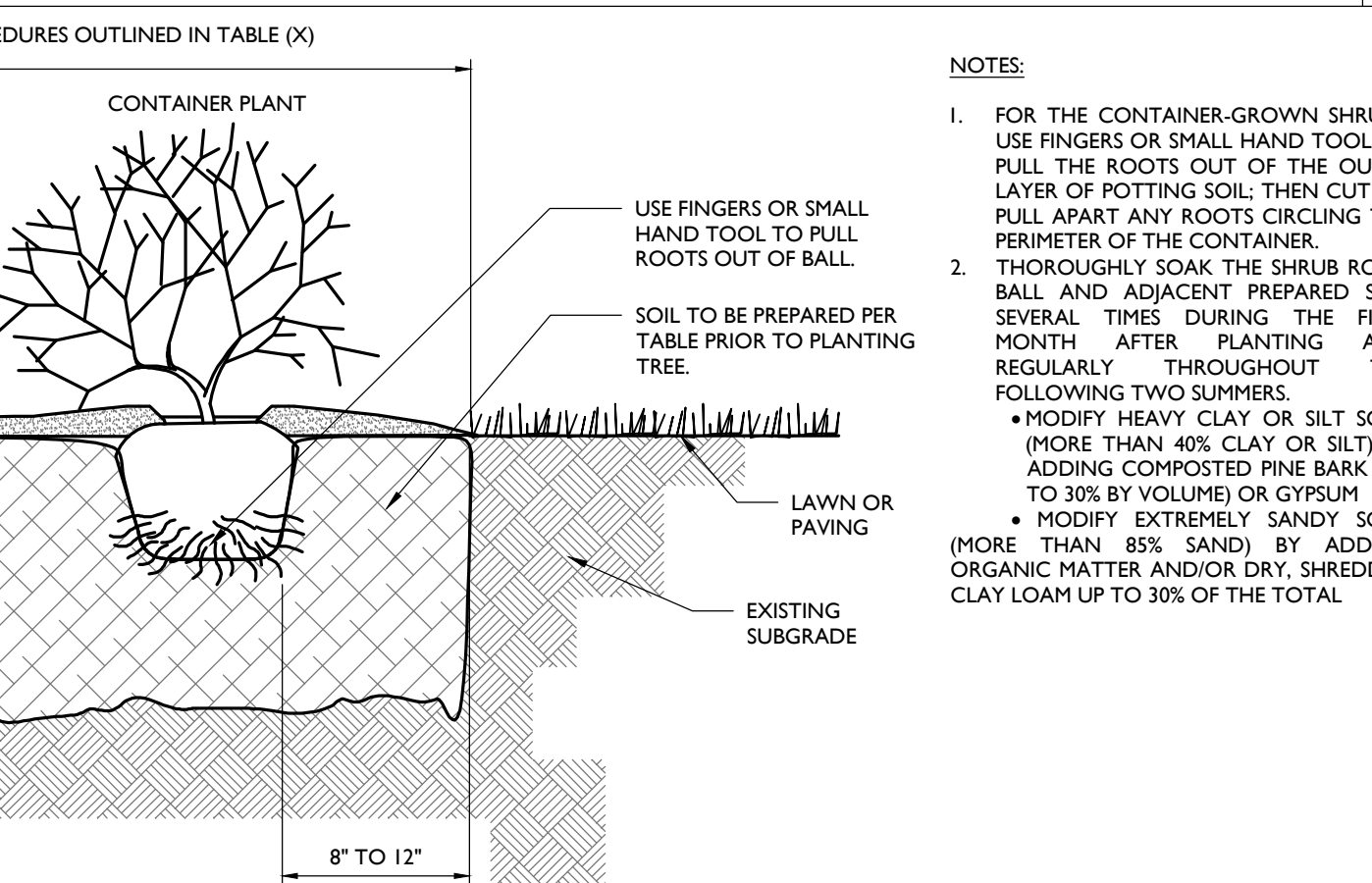
NOTES

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL. THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GRYSS.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY.
 - MODIFY UP TO 30% OF THE TOTAL MIX.



CONIFEROUS TREE PLANTING DETAIL

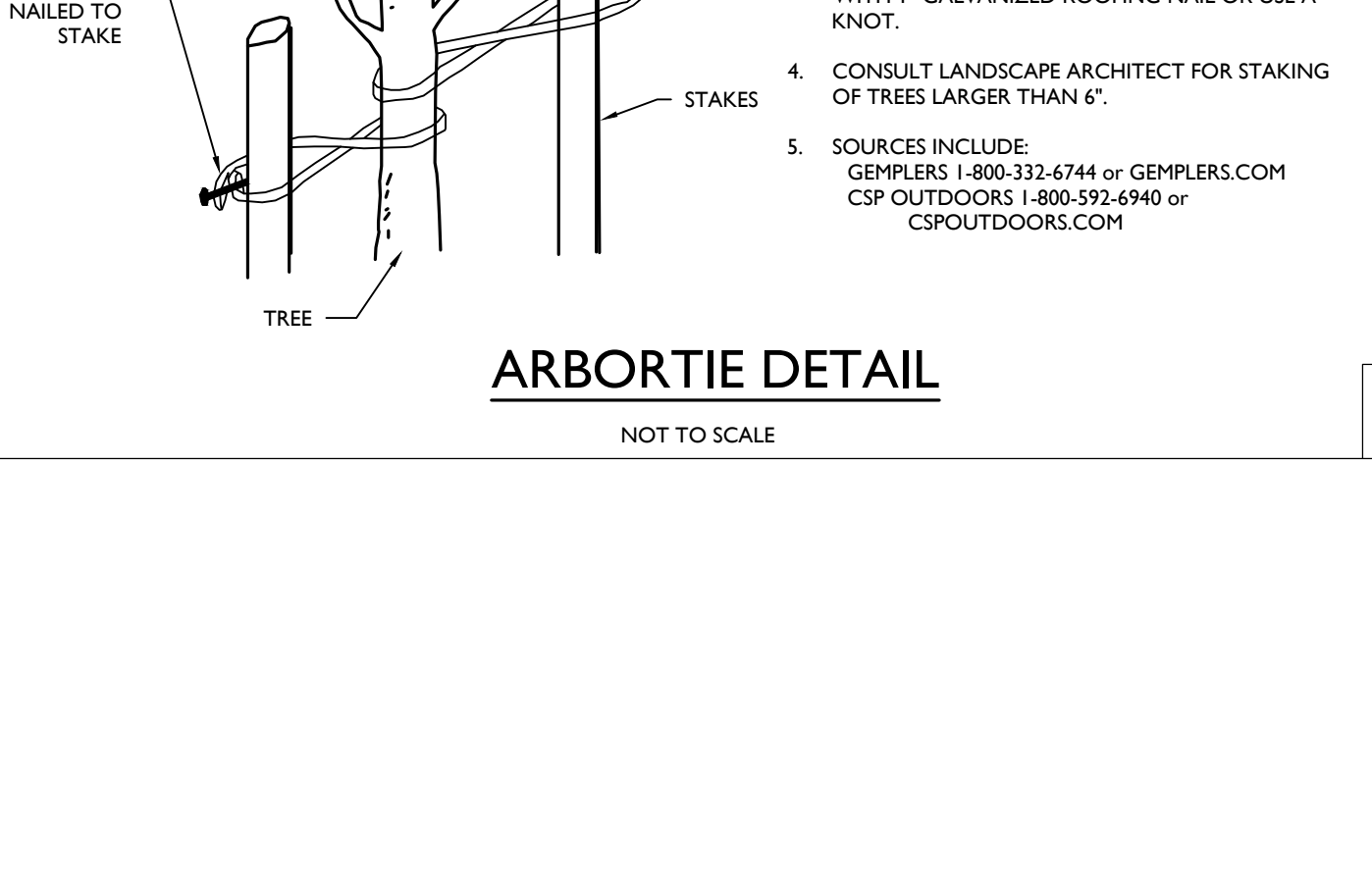
NOT TO SCALE



ARBORTIE DETAIL

NOT TO SCALE

-
- ARBOR TIE
- INSTALLATION GUIDELINES:
1. LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE.
 2. REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON.
 3. FOLD BUND OF ARBOR TIE BACK, SECURE TO STAKE.



ARBORTIE DETAIL

F

PLANT QUALITY AND HANDLING NOTES

2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
4. ALL PLANTS ARE TO BE SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEALTHY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
5. PLANTS MUST BE FREE OF ANY DISEASE OR WEAKNESS, INCLUDING THE PRESENCE OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4)". PLANTS THAT DO NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
6. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
7. ALL PLANT ROOT SYSTEMS IN EACH SIZE SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
8. ALL PLANTS DESIGNATED BALL AND BURLAP (888) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NEARBY OR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANTS SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL

WITH SOIL OR MULCH AND THEN WATERING

- PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARP OR OTHER SUITABLE COVER AND SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DELIVERY OF PLANTS TO THE PROJECT SHALL BE RECORDED AND REPORTED TO THE LANDSCAPE DESIGNER.
- PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TRANSITORY STORAGE.
9. PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND THE PLANTING DETAILS.
10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE DELIVERED TO THE PROJECT IMMEDIATELY PRIOR TO THE END OF THE DAY, PLANTING MAY BE COMPLETED THE FOLLOWING DAY. IF POSSIBLE, THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIMES AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNIFIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING AND STRESS. PLANTS SHALL BE PLANTED IN THE ORDER OF THE GROUND PLAN. PLANTS SHALL BE PLANTED TO A DEPTH OF AT LEAST THREE (3) DAYS SHALL BE HEAVILY WATERED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
11. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
12. PLANTS AND/OR INJURED PLANTS SHALL BE PRUNED PRIOR TO PLANTING INCLUDING LEAVES, SHARP TOOLS. ONLY ONE BRANCH OR BRANCHES OR INJURED PLANTS SHALL BE REMOVED.
13. IF A ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REMOVE THE PLANT AND REPLACE IT WITH ANOTHER PLANT OF THE SAME SPECIES AND SIZE.
14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMITED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
PLANTS (MARCH 15 - DECEMBER 15)
LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON.

ABIES CONCOLOR CORNUS VA

- ACER FRUMICUM
ACER RUBRUM
ACER SACCHARINUM
BETULA VARIETES
CARPINUS VARIETES
CEDRUS DEODARA
CELTS VARIETES
CERCIDIPHYLLUM VARIETES
CERCIS CANADENSIS
CORNUS VARIETES
CRATAEGUS VARIETES
CURSPRESSO/PARIS LEYLANDII
FAGUS VARIETES
HALEX VARIETES
LELIX X FOSTERII
LELIX NELLIE STEVENS
LELIX OPACA
JUNIPERUS VIRGINIANA
KOELERUTERA PANICULATA
LIQUIDAMBAR VARIETES
LIRIODENDRON VARIETES
MALUS IN LEAF
NYSSA SYLVATICA
PLATANUS VARIETES
POPULUS VARIETES
PRUNUS VARIETES
QUERCUS VARIETES
QUERCUS VARIETES (NOT Q. PALUSTRI)
SALIX WEEPING VARIETES
SORBUS VARIETES
TAXUS VIRGINICA VARIETES
TAXUS B REPANDENS
TILIA TOMENTOSA VARIETES
ULMUS PARVIFOLIA VARIETES
ZELKOVA VARIETES
17. IF A PROPOSED PLANT IS UNAVAILABLE ON OR ON THE LAD DIGGING HAZARD LOT, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT ARCHITECT/DESIGNER OR MUNICIPAL ENGINEER BEFORE ANY PLANTING BEGINS.
18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, DEBRIS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALLY INSTALLED, FERTILIZING, WATERING, WEEDING, PRUNING, TRUNK WRAPPING, FILLING, MOOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
21. NOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE GRASS IS MOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPING FROM BLOWING ON PAVED AREAS AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.
22. GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE TURF AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICER, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
25. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OF A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.
26. THE DEPTH OF WATERING SHALL BE SUFFICIENT TO SOAK THE SOIL TO A MINIMUM OF SIX INCHES (6") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.

MYCRO® TREE SAVER - A DRY GR.

- PLANT MATERIAL GUARANTEE NOTES:**
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
 2. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
 3. REPLANT PLANT MATERIAL SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART (VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTALMENT OF WATER BY LOCAL AUTHORITIES) SHALL BE APPROVED AND PAID FOR BY THE OWNER.
 4. THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

HEALTHY START MACRO TABS 12-8-8

1. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
2. SEEDS OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION."
3. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDD OR LAID WITH SOD.
4. SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS

PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION."

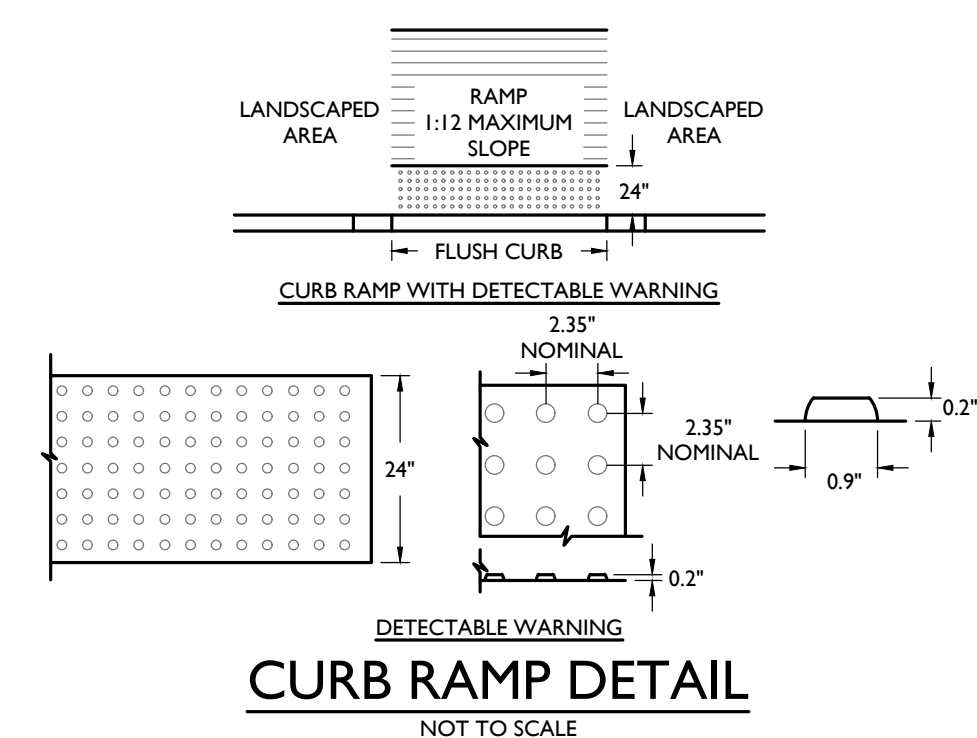
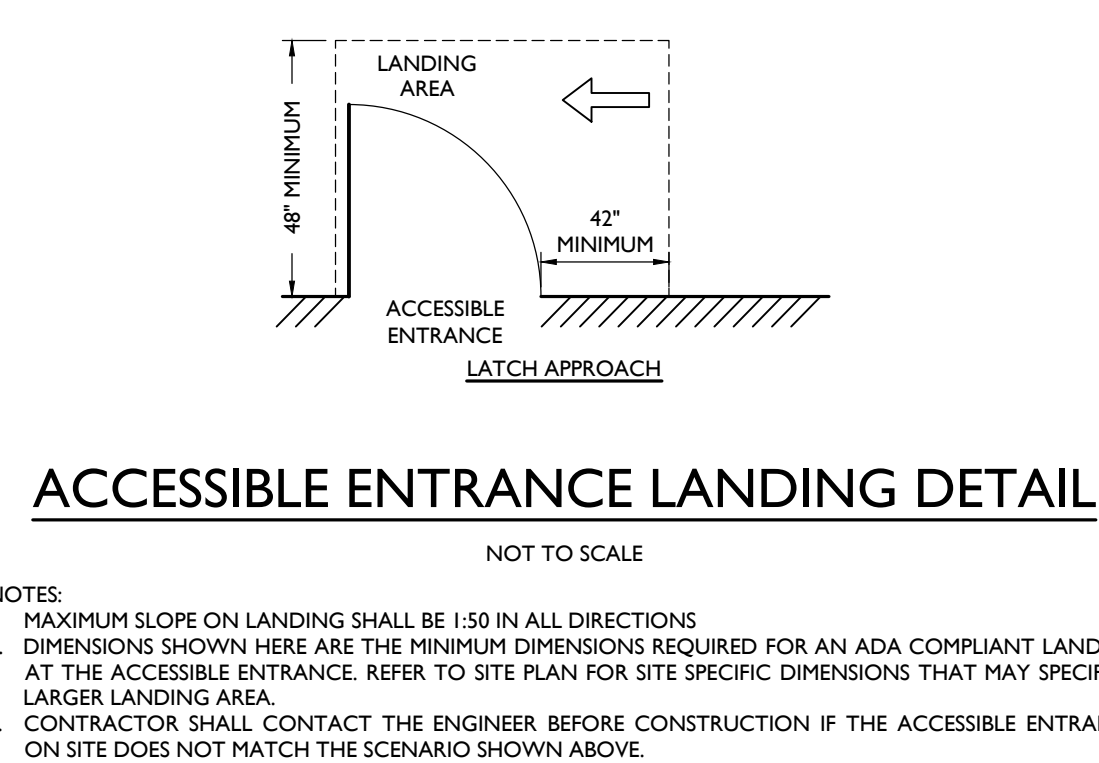
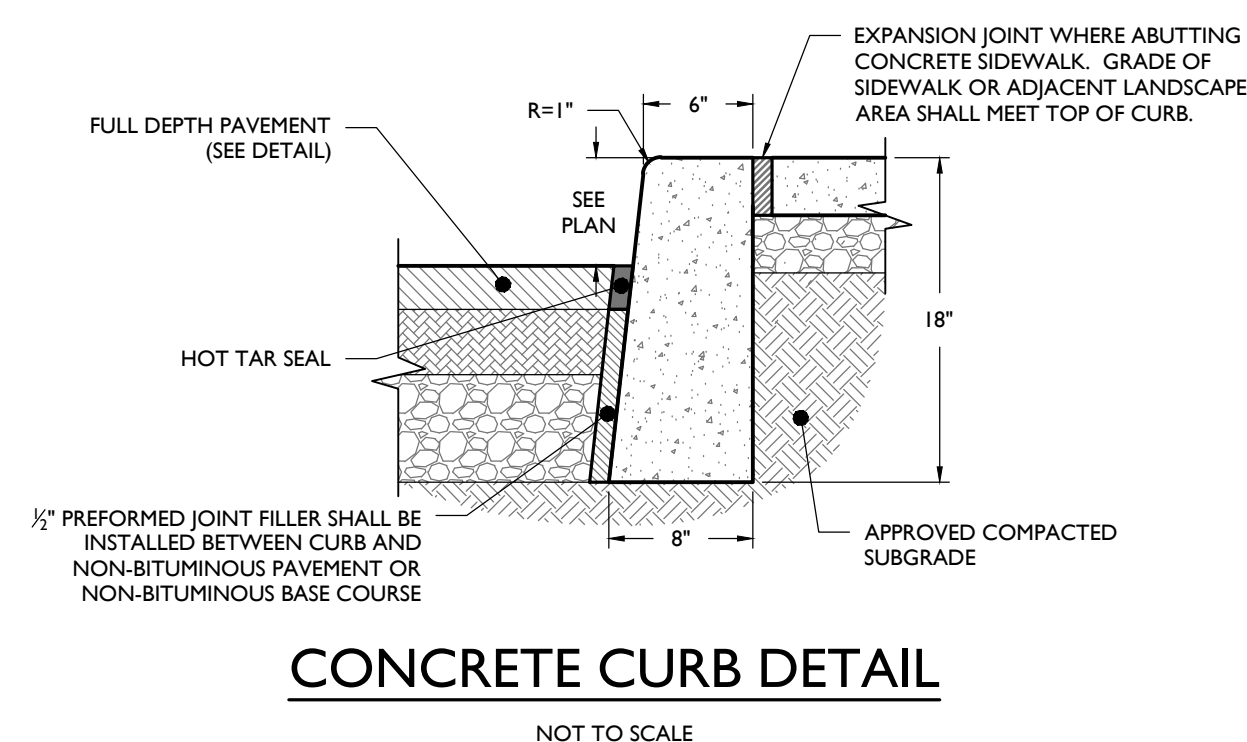
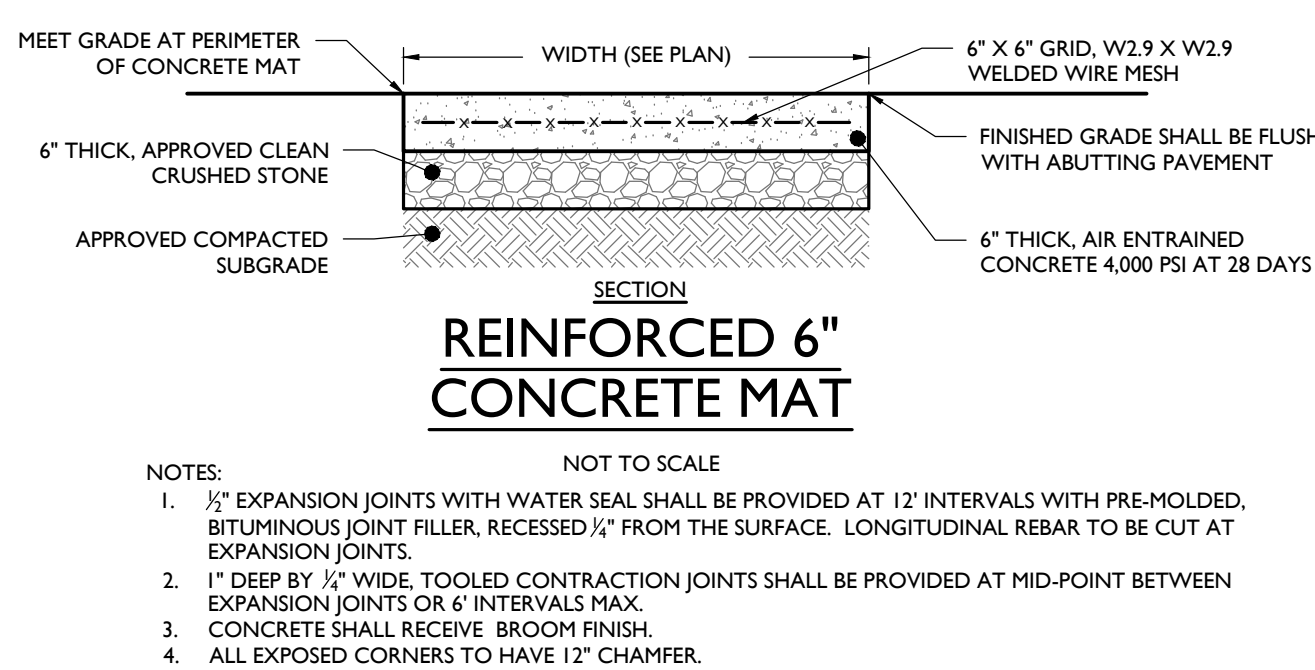
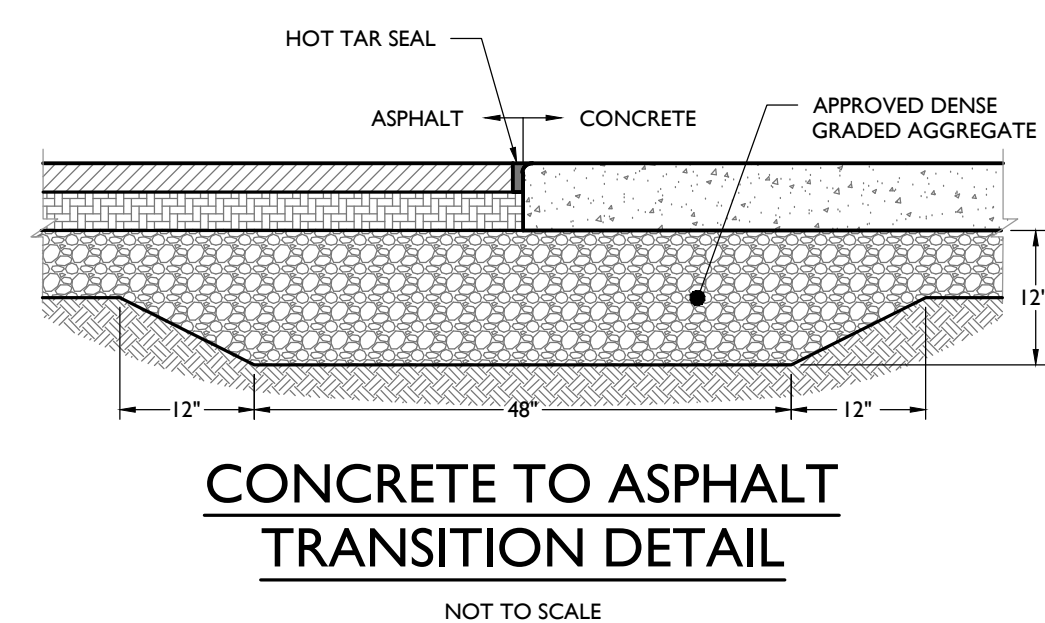
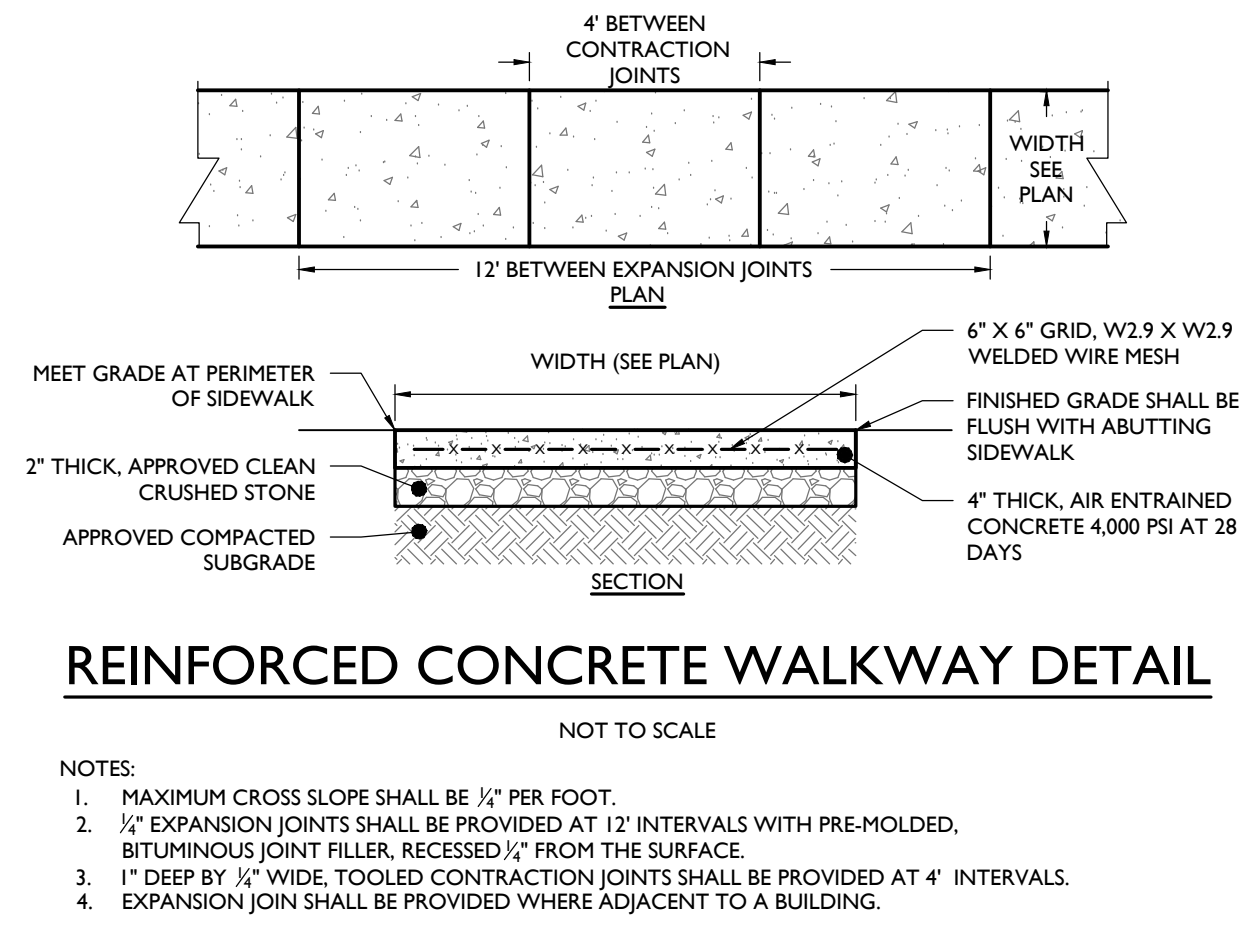
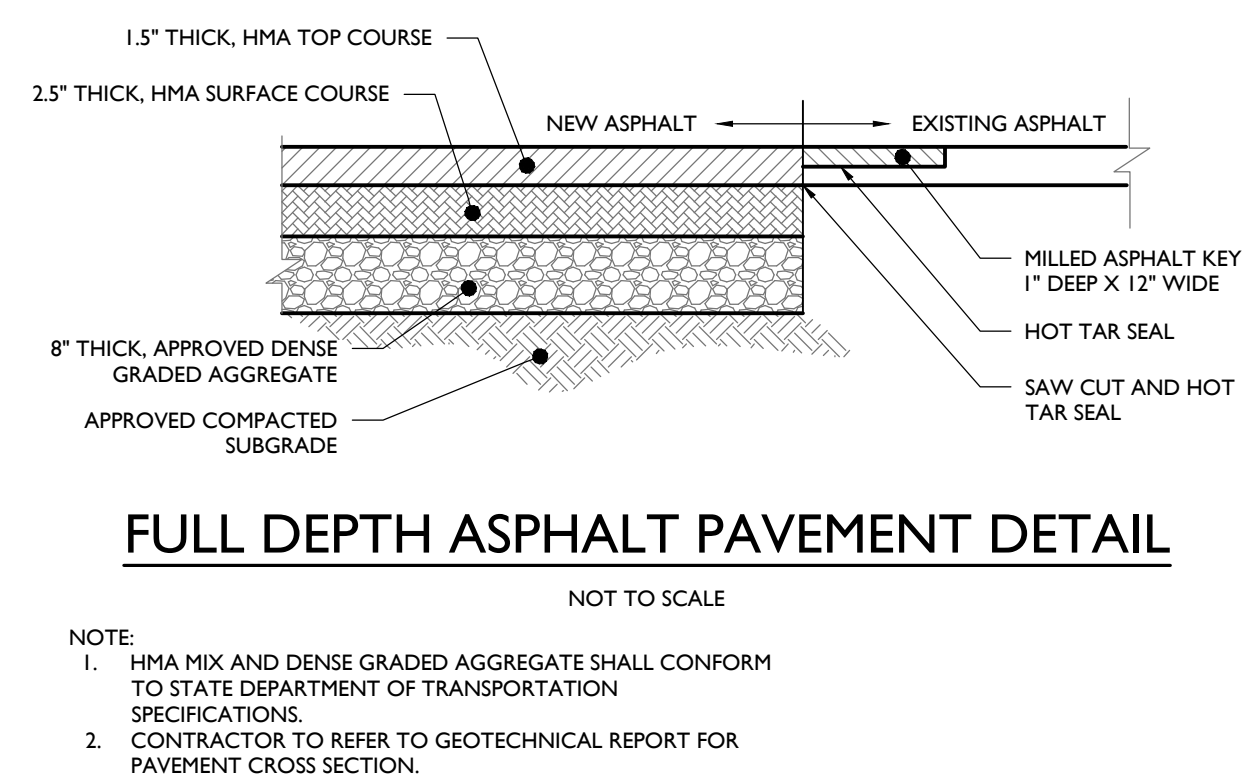
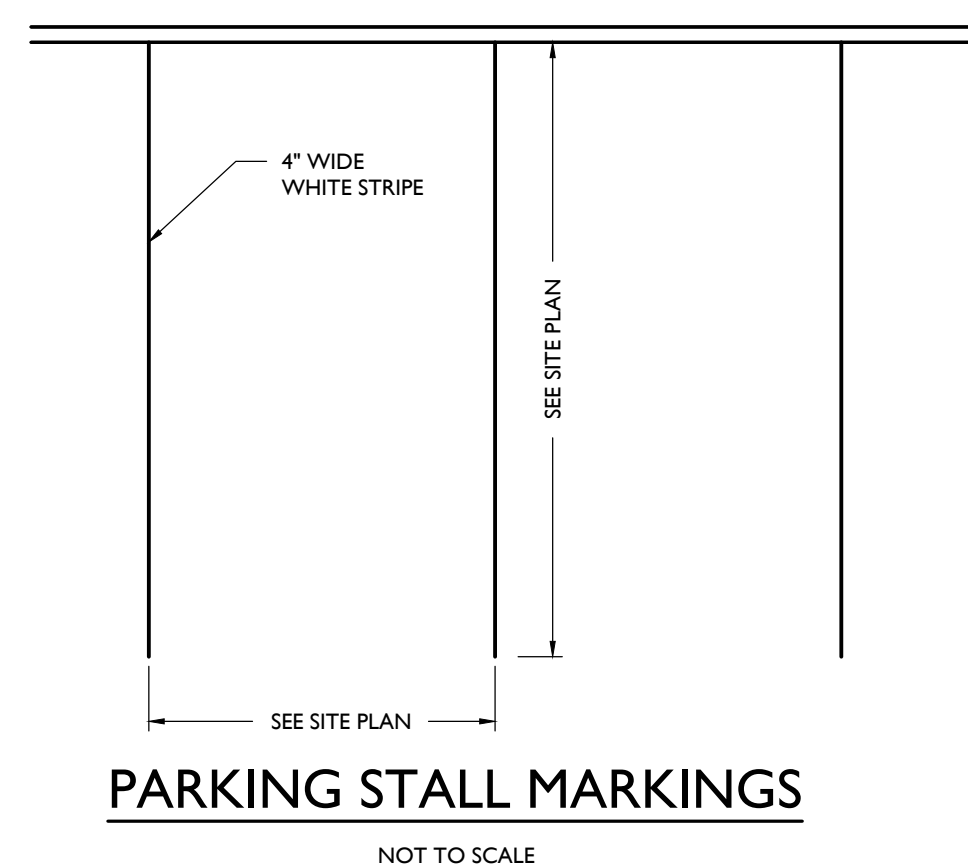
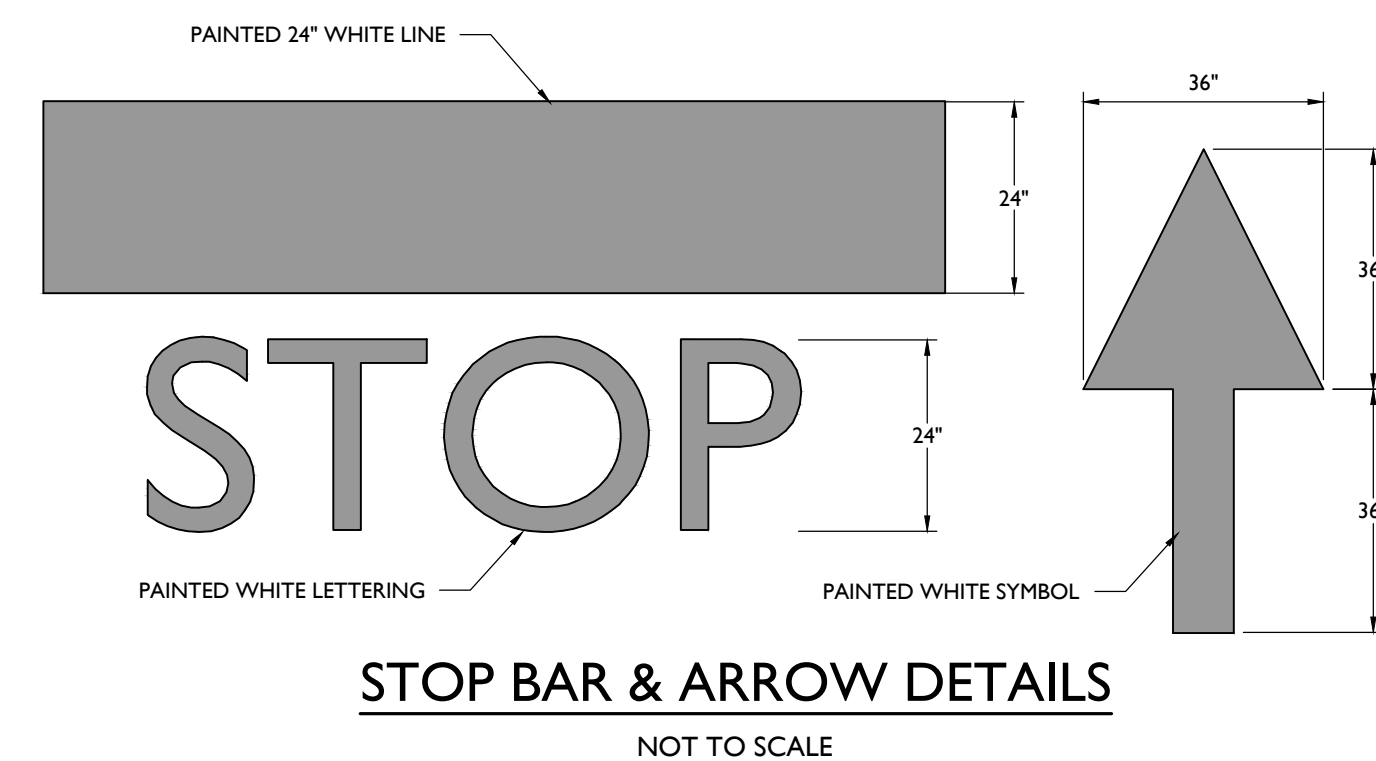
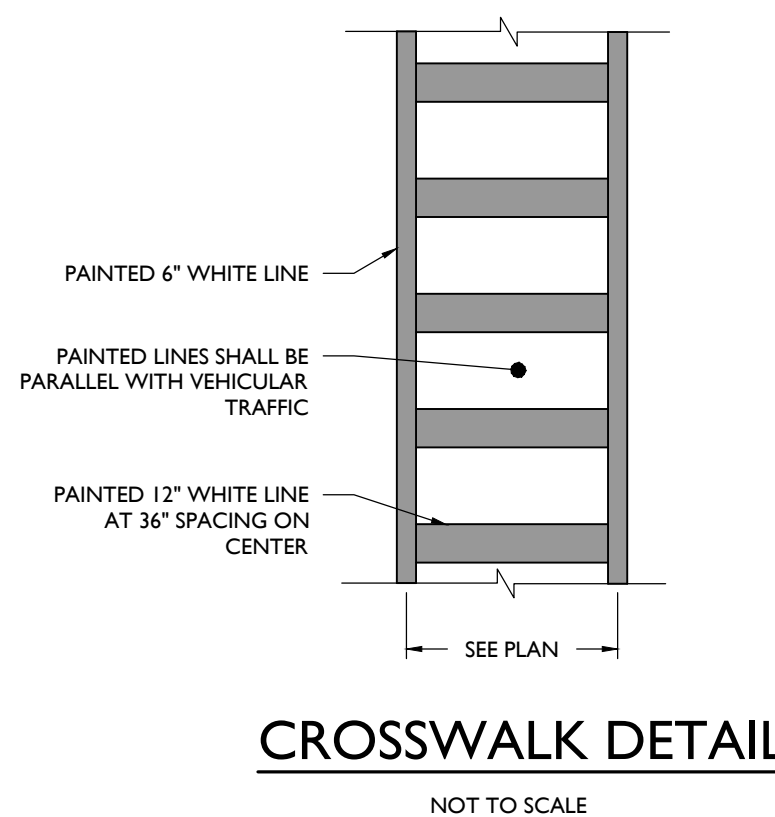
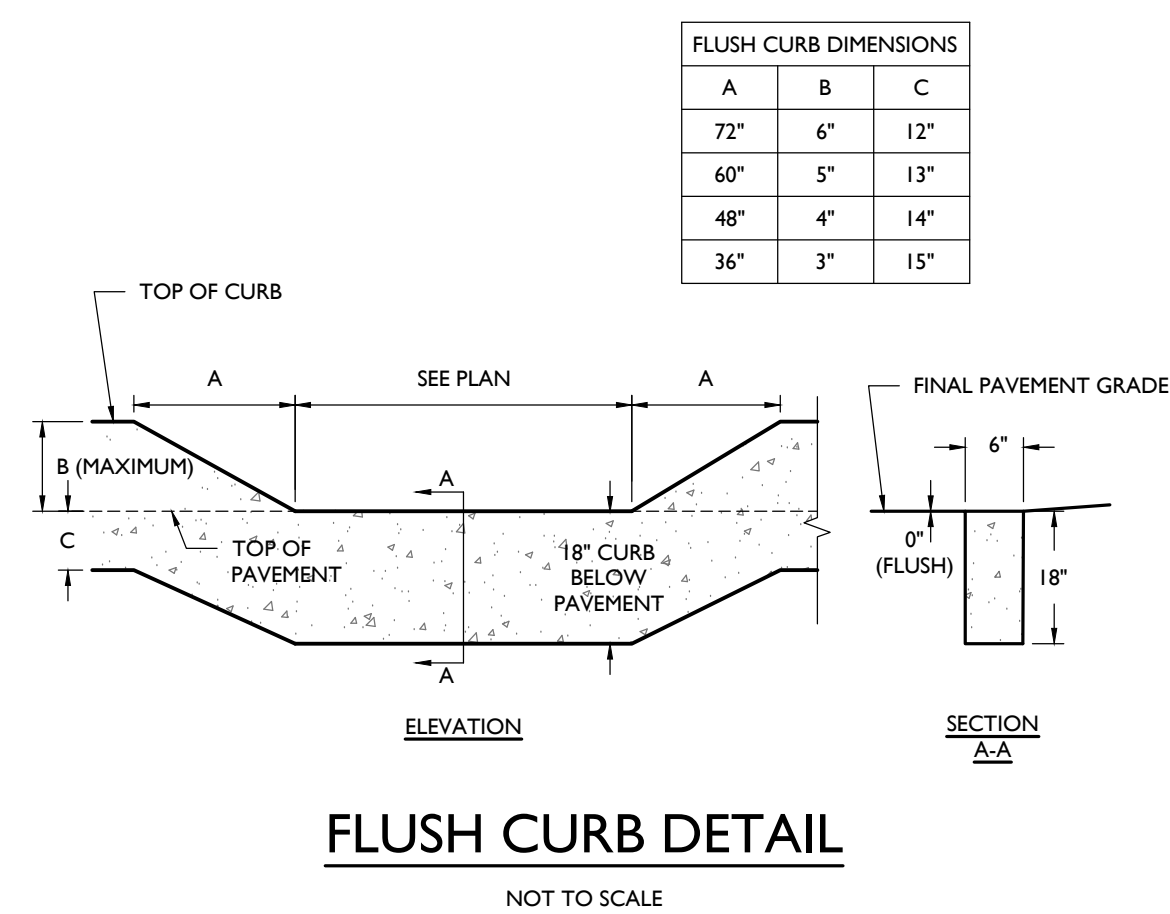
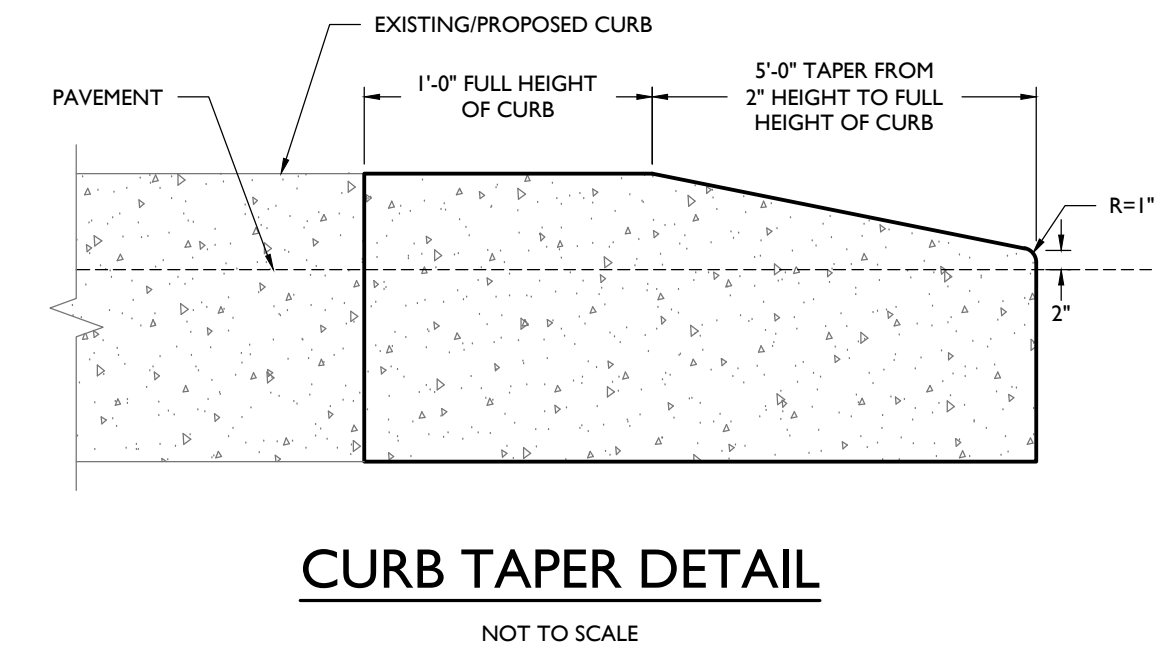
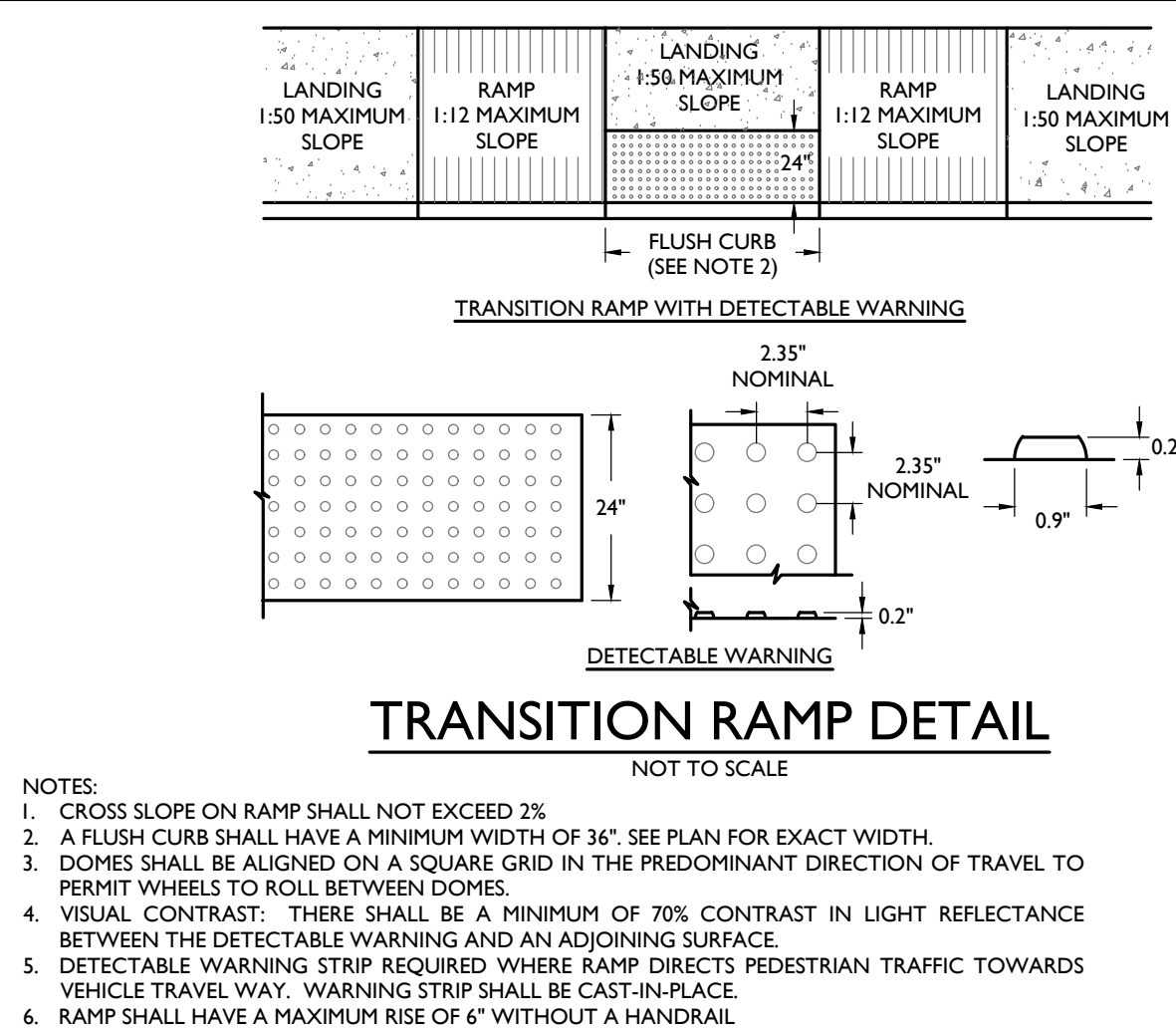
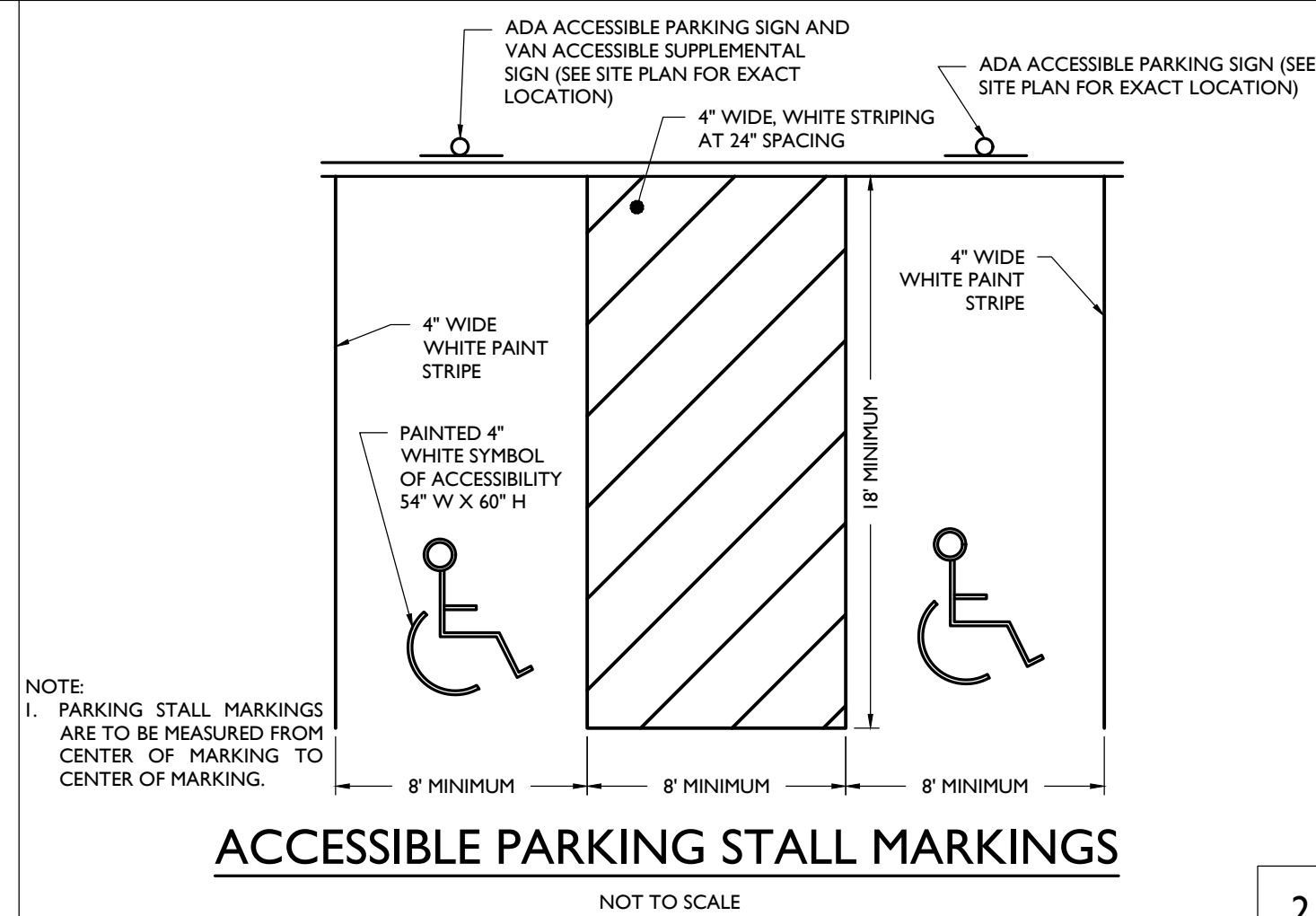
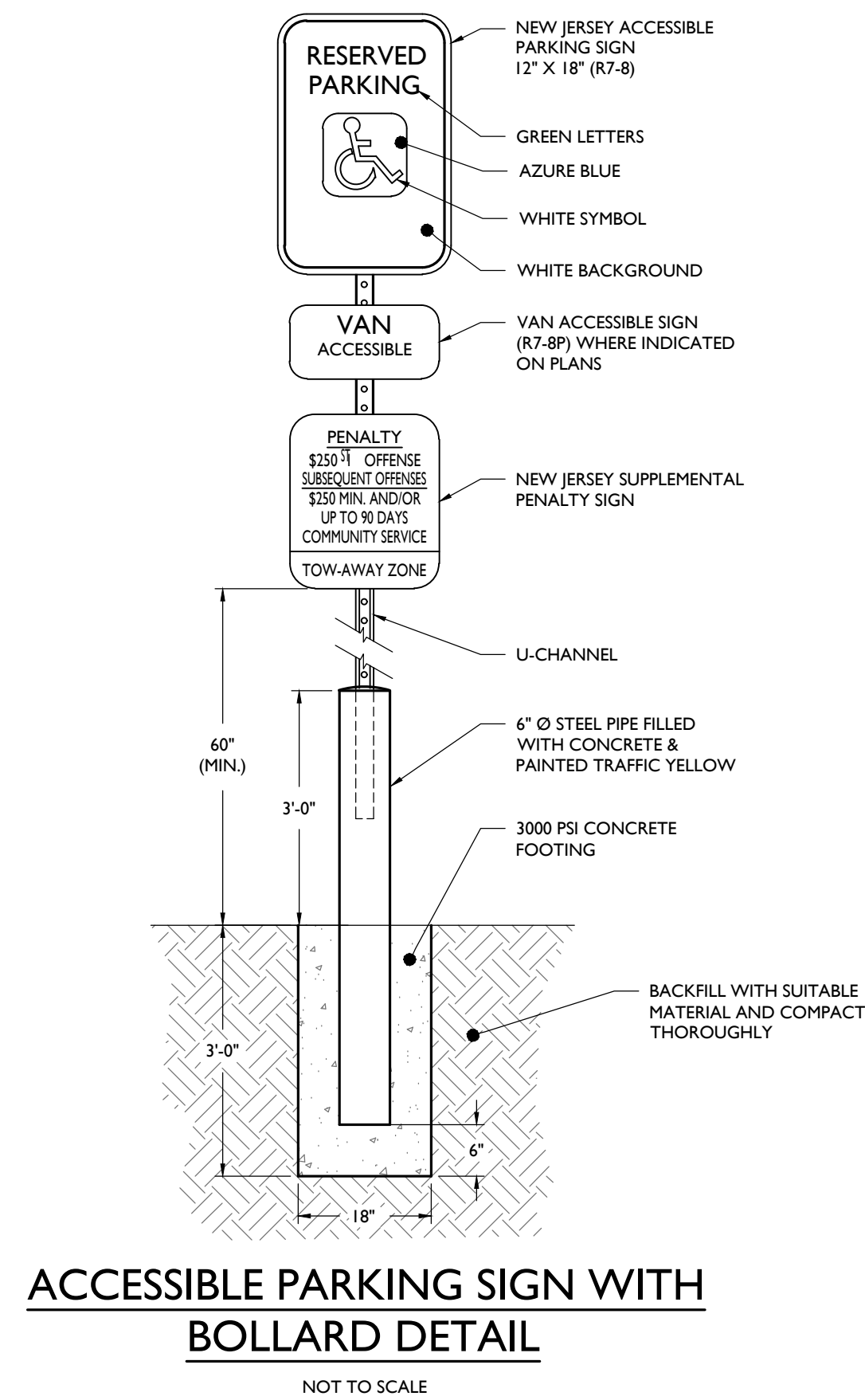
5. PROTECT NEW LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, EROSION, WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.



STONEFIELD
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LANDSCAPING DETAILS

C-10

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NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

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PRELIMINARY & FINAL MAJOR SITE PLANS

ONE SCHOOL GLOBAL

PROPOSED K-12 GRADE SCHOOL SCHOOL

**BLOCK 2104, LOT 21
60 SUNSET ROAD
PEQUANNOCK TOWNSHIP
MORRIS COUNTY, NEW JERSEY**



JAKE MODESTOW, P.E.
 NEW JERSEY LICENSE No. 56119
 LICENSED PROFESSIONAL ENGINEER



STONEFIELD
engineering & design

SCALE:	AS SHOWN	PROJECT ID: RUT-220209
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TITLE:

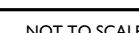
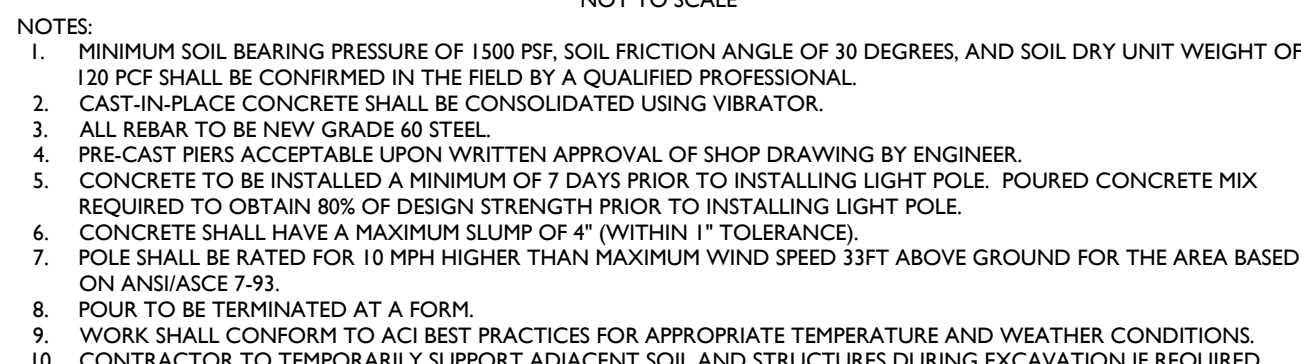
CONSTRUCTION DETAILS

DRAWING:

C-11



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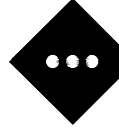


MUT C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R-1)		RED	WHITE	30"x30"	GROUND
DO NOT ENTER (R-5-1)		RED	WHITE	30"x30"	GROUND

NOTE:

1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

SIGN DATA TABLE

		
JAKE MODESTOW, P.E. NEW JERSEY LICENSE NO. 56119 LICENSED PROFESSIONAL ENGINEER		
		
STONEFIELD engineering & design		
SCALE:	AS SHOWN	PROJECT ID: RUT-220209
TITLE:		
CONSTRUCTION DETAILS		
DRAWING:		
C-13		

