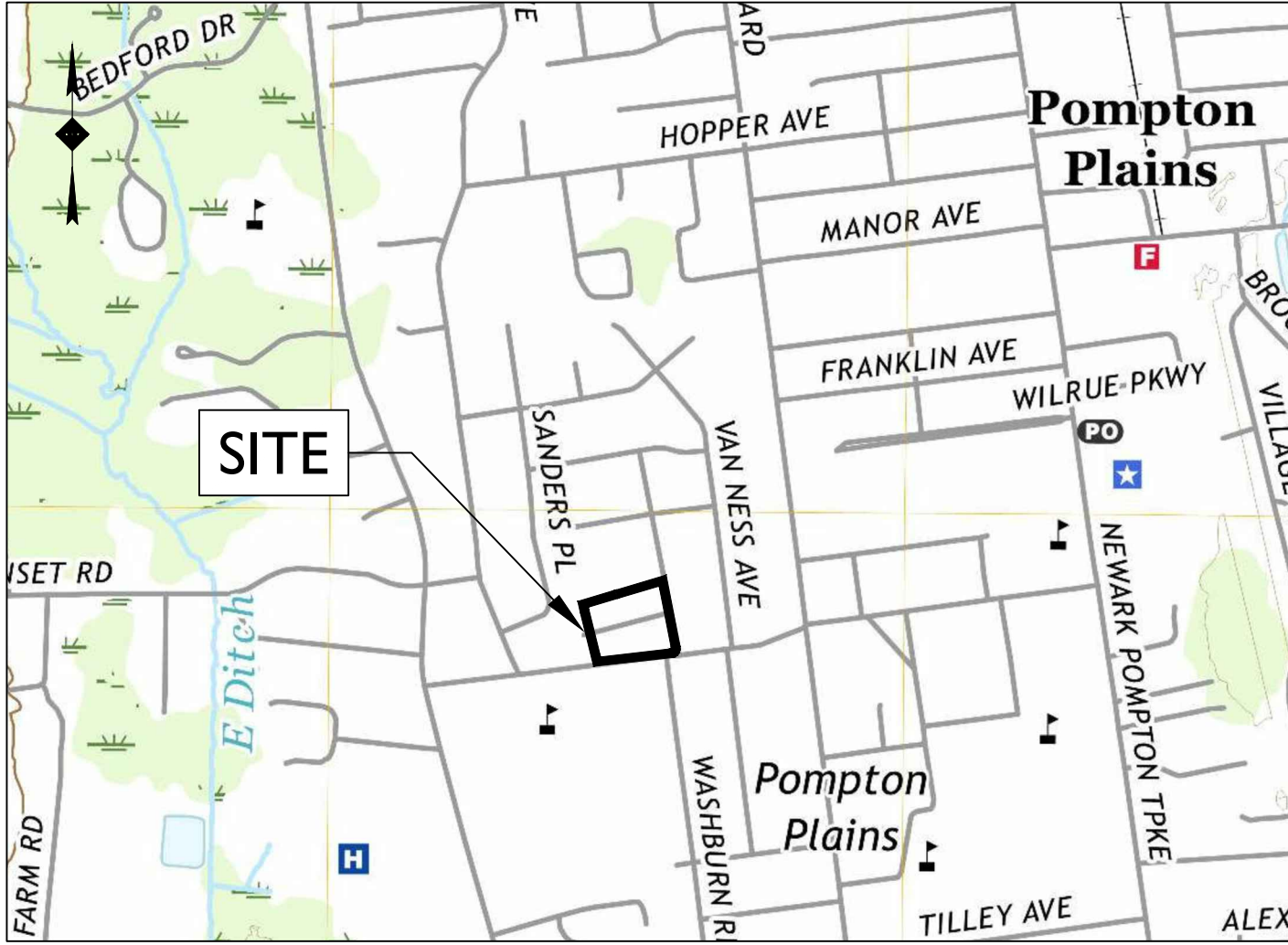




SOURCE: USGS QUADRANGLE MAPS 7.5 MINUTE SERIES, POMPTON PLAINS, NEW JERSEY - NEW JERSEY DATED 2019

LOCATION / KEY MAP

SCALE: 1" = 1000'±



SOURCE: GOOGLE EARTH PRO, IMAGE DATED OCTOBER 13, 2020.

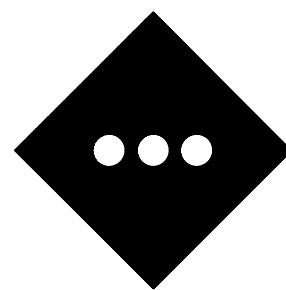
AERIAL MAP

SCALE: 1" = 100'±

TOWNSHIP OF PEQUANNOCK 200' PROPERTY OWNERS LIST			
BLOCK	LOT	OWNER	OWNER'S ADDRESS
2104	20	WALLACE, JOHN A / CAROLYN	8 DE WILDE DR POMPTON PLAINS NJ 07444
2104	19	JACHERA, ROBERT M & ANN R	6 DE WILDE DR POMPTON PLAINS NJ 07444
2104	18	NACINOVICH, KEITH & MICHELE	4 DE WILDE DR POMPTON PLAINS NJ 07444
2104	17	ANDRIKANICH, RICHARD / ALISON	11 ROOME AVE POMPTON PLAINS NJ 07444
2104	16	DRIESSE, JOHN H. & CLAUDIA	7 VAN SAUN PL POMPTON PLAINS NJ 07444
2104	29	LATTA, NANCY C	10 SANDERS PL POMPTON PLAINS NJ 07444
2104	28	TEDESCO, JOHN A & DANIELLE	8 SANDERS PL POMPTON PLAINS NJ 07444
2104	27	KNAPP, ROBERT G & J.A.	6 SANDERS PL POMPTON PLAINS NJ 07444
2104	22.01	HERFORTH, MARK & CHRISTINE	72 SUNSET RD POMPTON PLAINS, NJ 07444
2104	22.02	FRIEDMAN, SETH / SCHWARTZ, BARBARA	74 SUNSET RD POMPTON PLAINS, NJ 07444
2104	23	GRIFFIN, JAMES / ACABRESA, JANET	78 SUNSET RD POMPTON PLAINS NJ 07444
2104	26	HOLIOUGHNEY, JOSEPH & JOANNE	4 SANDERS PL POMPTON PLAINS NJ 07444
2107	13	ELEFANTE, JOSEPH	10 ROOME AVE POMPTON PLAINS NJ 07444
2107	12	BOROVSKIS, ALEXANDER & SUSAN ANN	8 ROOME AVE POMPTON PLAINS NJ 07444
2107	11	SACHDEV, SIMRAN / PANDEY, AVNEESH	6 ROOME AVE POMPTON PLAINS, NJ 07444

TOWNSHIP OF PEQUANNOCK 200' PROPERTY OWNERS LIST			
BLOCK	LOT	OWNER	OWNER'S ADDRESS
2107	10	D'ANDREA, RICHARD & DEBBI LYNN	4 ROOME AVE POMPTON PLAINS NJ 07444
2107	9	WALTER, RICHARD H & REGAN A	50 SUNSET RD POMPTON PLAINS NJ 07444
2107	4	BURBANK, IRENE	9 VAN NISS AVE POMPTON PLAINS NJ 07444
2107	5	FERNANDEZ, JOHN P T & KILLER, CHRIS	7 VAN NISS AVE POMPTON PLAINS NJ 07444
2107	6	DELMO, LOIS	5 VAN NISS AVE POMPTON PLAINS, NJ 07444
2107	7	BAILEY, ROBERT & BARBARA	3 VAN NISS AVE POMPTON PLAINS NJ 07444
2107	8	NUCC, CORIE AKA ZODDA, CORIE	48 SUNSET RD POMPTON PLAINS NJ 07444
2107	12	PEQ TWP RD OF ED - HIGH SCHOOL	85 SUNSET RD POMPTON PLAINS, NJ 07444
2501	1	LARON, LONNIE / DEFABIS, DONNA	63 SUNSET RD POMPTON PLAINS, NJ 07444
2501	2	POSTOYAN, VIKEN & BARBARA ANN	51 WASHBURN RD POMPTON PLAINS NJ 07444
2502	1	NACION, JOHN & KRISTIN LYNN	57 SUNSET RD POMPTON PLAINS NJ 07444
2502	28	SELA, ZULFIET	P.O. BOX 4167 WAYNE NJ 07470
2502	2	WU, CHI CHENG & BETTY	55 SUNSET RD POMPTON PLAINS NJ 07444
2502	3	BLOIS, RALPH J & E J	53 SUNSET RD POMPTON PLAINS NJ 07444
2502	4	VANDER GOOT, ROBERT	51 SUNSET RD POMPTON PLAINS NJ 07444

PLANS PREPARED BY:



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PRELIMINARY & FINAL MAJOR SITE PLAN FOR ONE SCHOOL GLOBAL PROPOSED K-12 GRADE SCHOOL

BLOCK 2104, LOT 21

60 SUNSET ROAD

PEQUANNOCK TOWNSHIP, MORRIS COUNTY, NEW JERSEY

APPLICANT

ROSS MARKHAM
ONE SCHOOL GLOBAL
ROSS.MARKHAM@NA.ONESCHOOLGLOBAL.COM

OWNER

PASCACK VALLEY LEARNING CENTER
60 SUNSET ROAD
POMPTON PLAINS, NEW JERSEY 07444

APPROVAL BLOCK

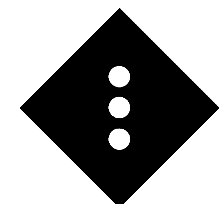
APPROVED BY THE TOWNSHIP OF PEQUANNOCK
ZONING BOARD

CHAIRPERSON DATE

SECRETARY DATE

NOT APPROVED FOR CONSTRUCTION

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PRELIMINARY & FINAL MAJOR SITE PLANS
ONE SCHOOL GLOBAL
PROPOSED K-12 GRADE 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

TITLE:

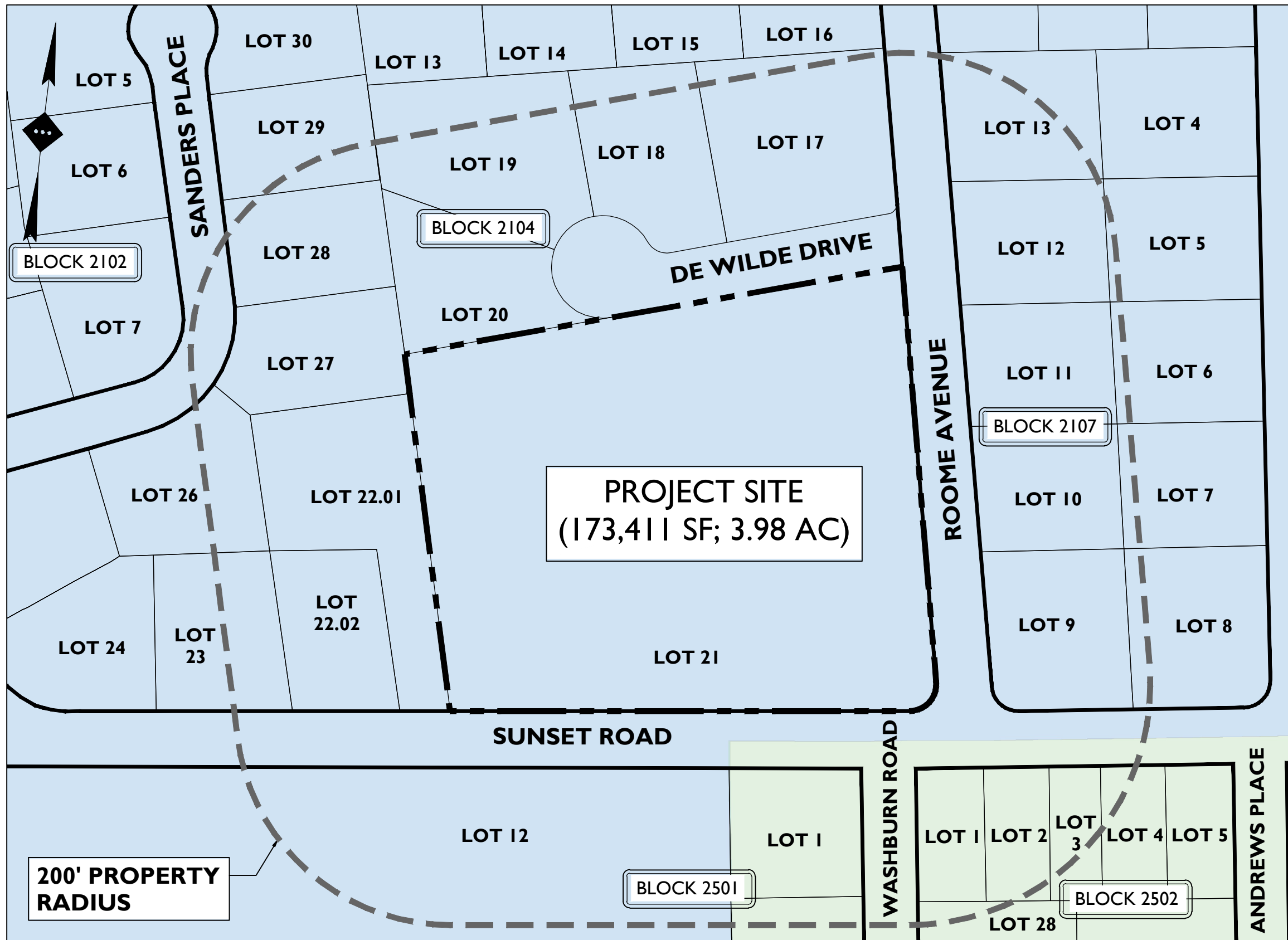
COVER SHEET

DRAWING:

C-1

TAX & ZONING MAP

SCALE: 1" = 100'±

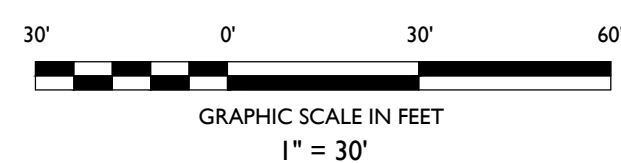


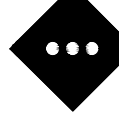
SOURCE: MAP, SHEETS 21 & 25, DATED SEPTEMBER 1, 2021 & PEQUANNOCK TOWNSHIP ZONING MAP, DATED APRIL, 2021.

ZONE R-15
ZONE R-11

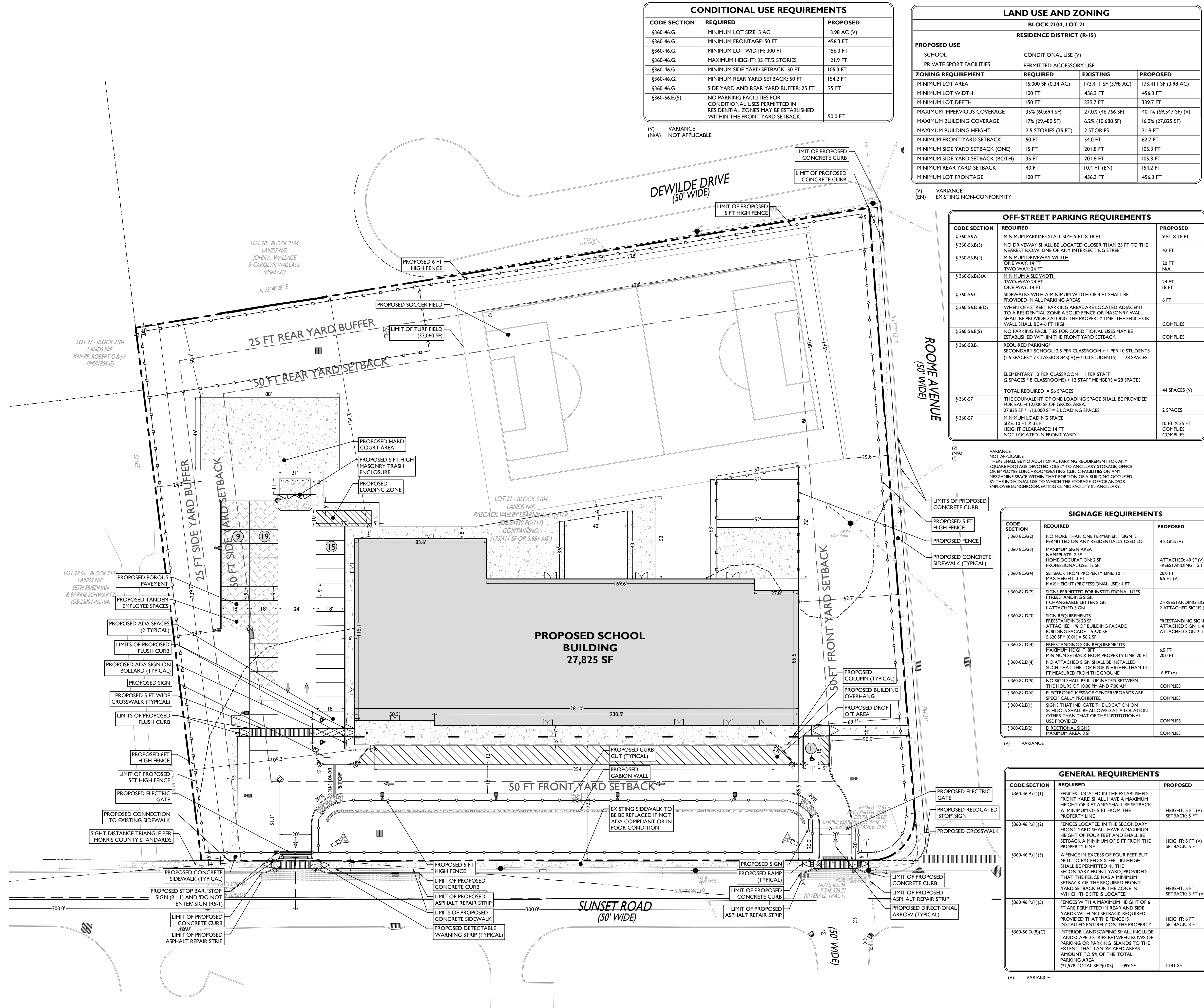
SHEET INDEX

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	
 STONEFIELD engineering & design	
SCALE:	1" = 30' PROJECT ID: RUT-220209
TITLE: DEMOLITION PLAN	
DRAWING: C-2	

Z:\RUTHERFORD\170326\17-22027 ONE SCHOOL GLOBAL - 60 SUNSET ROAD - PEQUANNOCK - RUTHERFORD, NJ 07070



SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	SAWCUT LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED SIGNS / BOLLARDS
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED POROUS PAVERS
---	PROPOSED AREA LIGHT
---	PROPOSED BOARD ON BOARD FENCE
---	PROPOSED ALUMINUM FENCE
---	PROPOSED BUILDING DOORS

TRENCH NOTES:

- ROAD TRENCH RESTORATION WIDTH SHALL BE A MINIMUM OF 10 FEET WIDE.
- ROAD TRENCHING WILL REQUIRE A MINIMUM 6-MONTH SETTLEMENT PERIOD BEFORE FINISHING MILL/RESURFACE.

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEYS' FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- 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.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- 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 PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

PRELIMINARY & FINAL MAJOR SITE PLANS

ONE SCHOOL GLOBAL
PROPOSED K-12 GRADE SCHOOL

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

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

TITLE:

SITE PLAN

DRAWING:

C-3

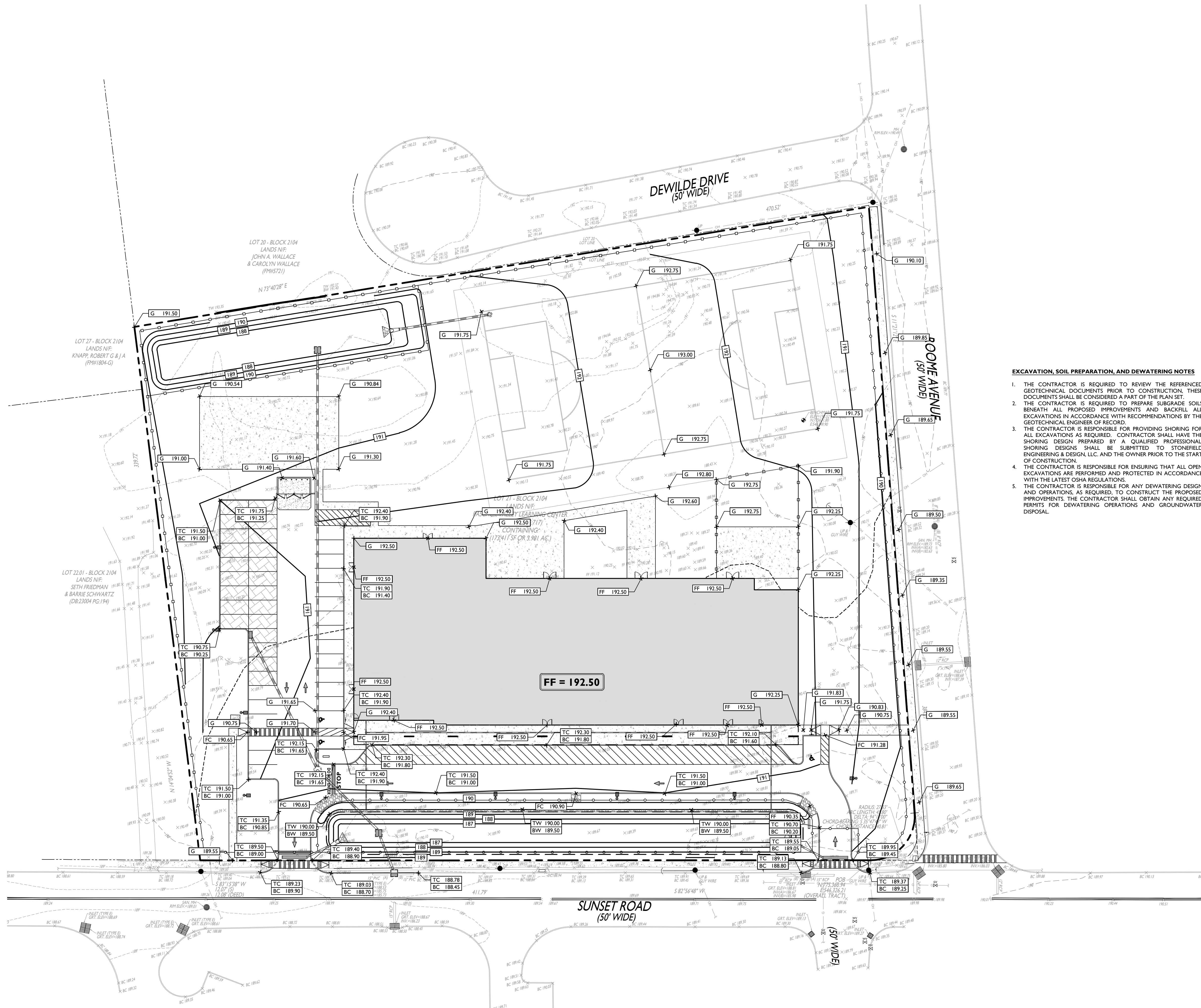
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NOT APPROVED FOR CONSTRUCTION

FOR MUNICIPAL SUBMISSION	FOR COUNTY SUBMISSION	FOR MUNICIPAL SUBMISSION	FOR MUNICIPAL SUBMISSION	DESCRIPTION
PK	PK	PK	PK	
4	3	2	1	ISSUE
02/15/2023	12/02/2022	11/08/2022	10/17/2022	DATE
BY	BY	BY	BY	

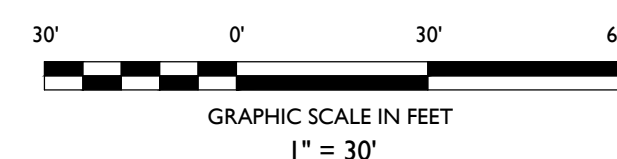


SYMBOL

DESCRIPTION

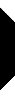
GRADING NOTES

ADA NOTES



EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

FF = 192.50

[illegible]

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PRELIMINARY & FINAL MAJOR SITE PLANS

ONE SCHOOL GLOBAL

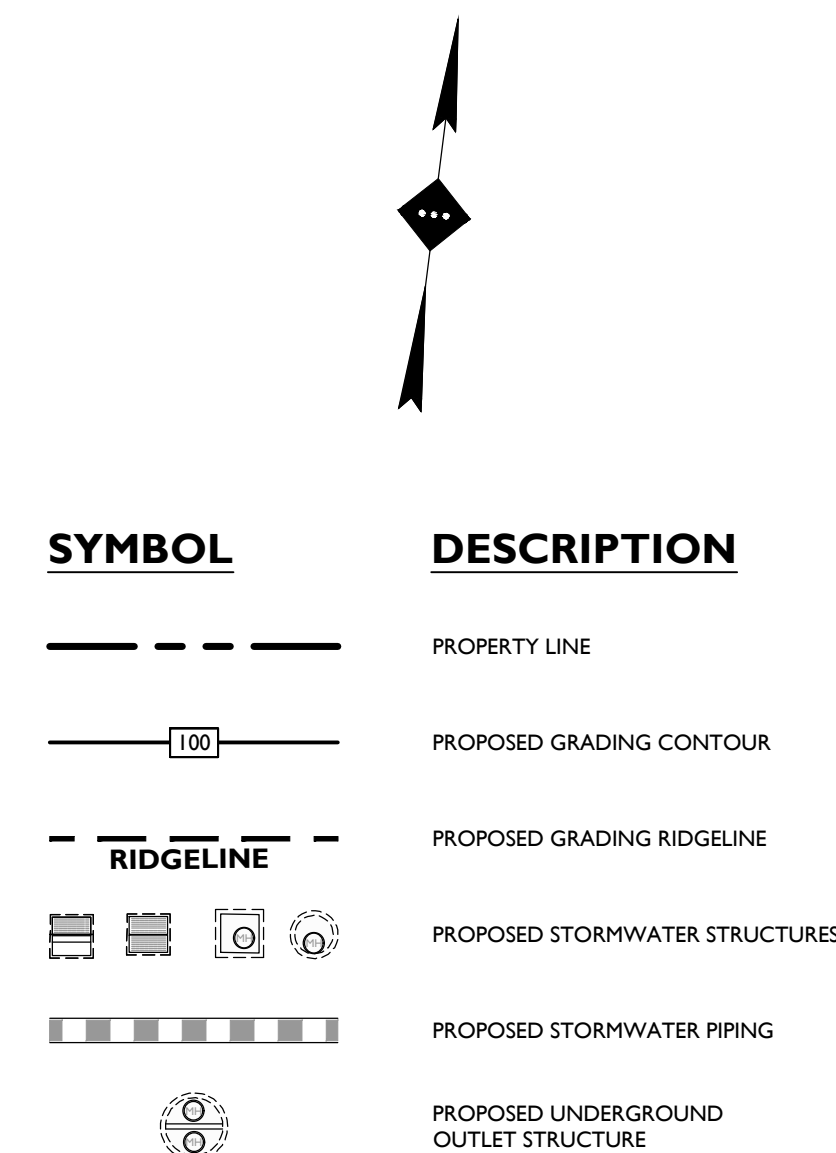
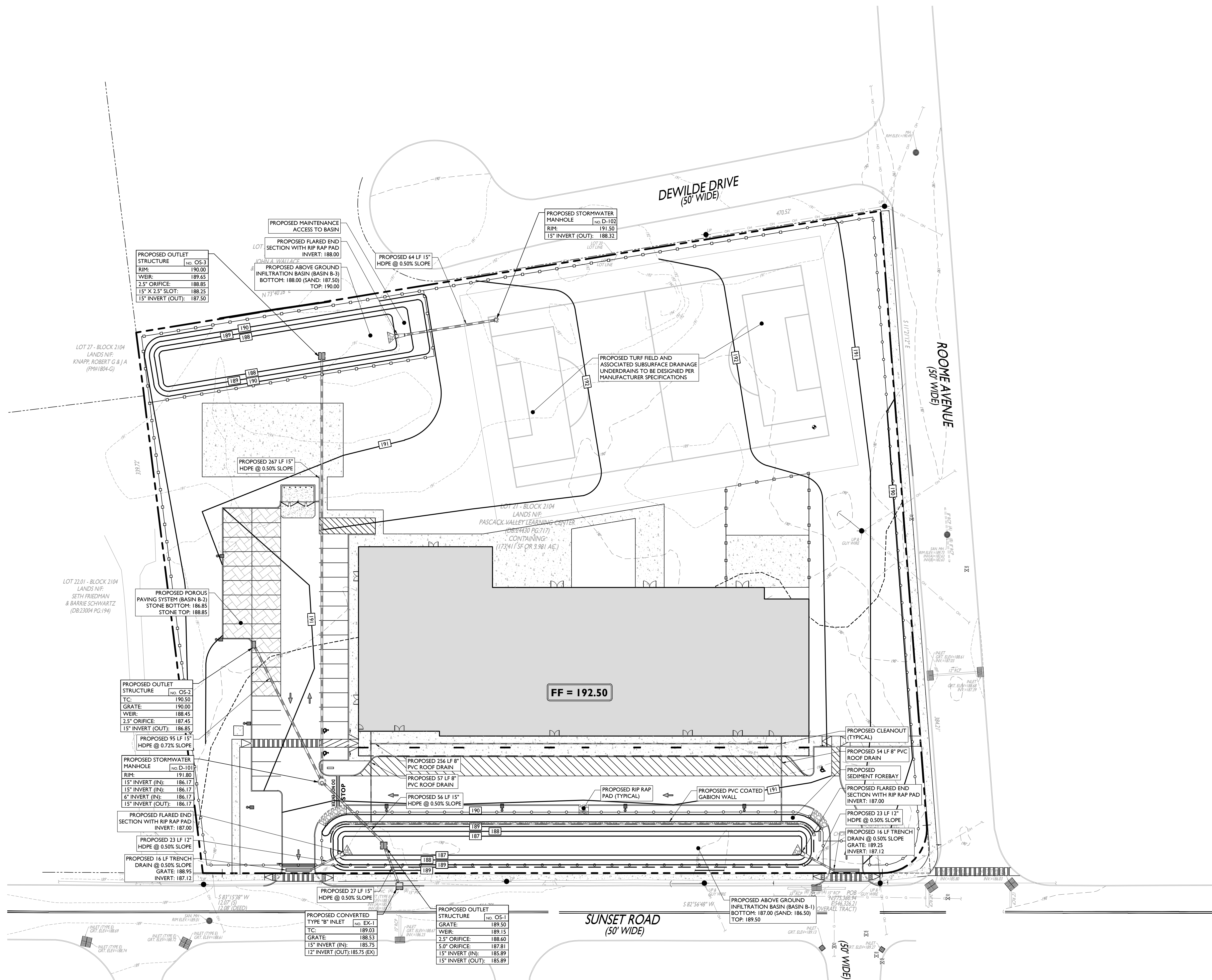
**BLOCK 2104, LOT 21
60 SUNSET ROAD
PEQUANNOCK TOW
MORRIS COUNTY, NJ**


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

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

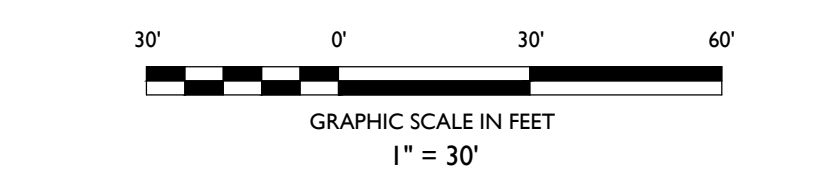
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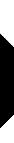
- ## **EXCAVATION, SOIL PREPARATION, AND Dewatering NOTES**
1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
 2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXISTING AREAS IN ACCORDANCE WITH THE RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
 3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL ENGINEER DESIGNER. CONTRACTOR SHALL BE COMMITTED TO STONFIELD ENGINEERING & DESIGN, LLC AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
 4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PROTECTED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
 5. THE CONTRACTOR IS RESPONSIBLE FOR ANY Dewatering DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR Dewatering OPERATIONS AND GROUNDWATER DISPOSAL.

- ## **STORMWATER INFILTRATION BMP CONSTRUCTION NOTES**
1. PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIOTENTION BASIN) SHALL BE PROTECTED FROM CONSTRUCTION EQUIPMENT, STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION MATERIALS. NO ACTIVITY SHALL BE PERMITTED WITHIN THE INFILTRATION BASIN AREA UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BASIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS.
 2. PRIOR TO CONSTRUCTION OF THE BASIN, WHERE PRACTICAL, TO AVOID SUBGRADE SOIL COMPACTION IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BMP.
 3. ALL EXCAVATION WITHIN THE LIMITS OF THE INFILTRATION BMP SHALL CONFORM WITH THE FOLLOWING: A. ALL EXCAVATION EQUIPMENT, ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. THE USE OF EXCAVATION, TILLAGE, OR OTHER EQUIPMENT THAT IS NOT IN CONTACT TO THE GROUND SURFACE IS RECOMMENDED WITHIN THE BASIN LIMITS.
 4. THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATE WITH THE BASIN CONSTRUCTION TO ADHERE TO SEQUENCING LIMITATIONS.
 5. DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE CONTRACTOR SHALL THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAIN OR EQUIVALENT GRADING EQUIPMENT. ALL GRADING EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE BASIN AREA WHERE FEASIBLE.
 6. FOLLOWING CONSTRUCTION OF AN INFILTRATION BASIN, SOIL INFILTRATION TESTING BY A LICENSED GEOTECHNICAL ENGINEER IS REQUIRED TO DETERMINE THE INFILTRATION RATE. BASED ON THE INFILTRATION RATES IN ACCORDANCE WITH APPENDIX E OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTIONS' BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION, IF THE FIELD INFILTRATION RATE IS LESS THAN THE DESIGN INFILTRATION RATE, THE DESIGN, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING IMMEDIATELY TO ADVISE THE APPLICABLE AGENCY.
 7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING.

- STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES**
1. THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
 2. UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A MINIMUM VOID RATIO OF 40%.
 3. NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A EXPLORATION OR FOR THE BASIN.



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ONE SCHOOL GLOBAL

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



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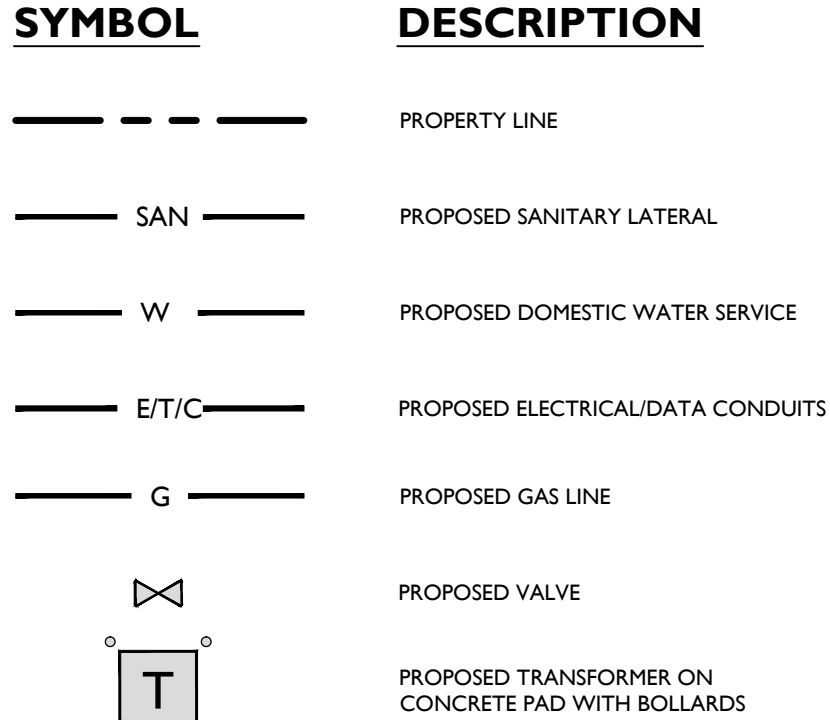
SCALE:	1" = 30'	PROJECT ID: RUT-220209
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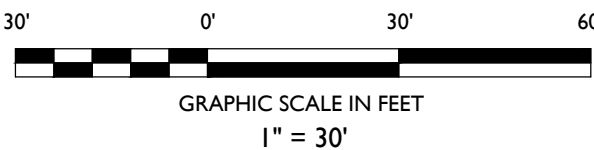
**STORMWATER
MANAGEMENT PLAN**

DRAWING:

C-5



- 1 THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE
- 2 AUTHORITY FOR NOTICE OF CONSTRUCTION EXCAVATION AND
- 3 TO OBTAIN A PERMIT FOR CONSTRUCTION OF CONSTRUCTION
- 4 IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO
- 5 CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN
- 6 THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD
- 7 LOCATION AND THE LOCATION SHOWN ON THE PLAN SET OR
- 8 SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD
- 9 ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
- 10 THE CONTRACTOR SHALL MAINTAIN A RECORD SET OF ALL
- 11 OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
- 12 THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO
- 13 ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF
- 14 THE EXCAVATION. WORK SHALL BE COMPLETED WITHIN A
- 15 MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS
- 16 REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF
- 17 A DISCREPANCY EXISTS BETWEEN THE FIELD LOCATION AND THE
- 18 ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE
- 19 AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
- 20 ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY
- 21 LINES. IF A DISCREPANCY EXISTS BETWEEN THE FIELD LOCATION
- 22 AND THE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER
- 23 SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT
- 24 SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED
- 25 BY STONEFIELD ENGINEERING & DESIGN, LLC.
- 26 THE CONTRACTOR SHALL CONDUCT A TEST PIT PRIOR TO
- 27 CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF
- 28 EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER
- 29 LINES. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD
- 30 LOCATION AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY,
- 31 THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD
- 32 ENGINEERING & DESIGN, LLC IN WRITING.
- 33 THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS
- 34 LOCATION AND TELELOCATION WITH UTILITIES WITH THE
- 35 APPROPRIATE GOVERNING AUTHORITY.
- 36 CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY
- 37 SANITARY SEWER EXCAVATION WITHIN 10 BUSINESS DAYS OF
- 38 THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF
- 39 PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT
- 40 HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE
- 41 DISCREPANCY. THE RECORD SET SHALL BE MAINTAINED THROUGHOUT
- 42 THE PROJECT. THE RECORD SET SHALL BE PROVIDED TO THE OWNER
- 43 FOLLOWING COMPLETION OF WORK.
- 44 THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE
- 45 LOCATION OF ALL PROPOSED UNDERGROUND
- 46 INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY
- 47 DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE
- 48 DISCREPANCIES SHALL BE NOTED ON THE RECORD SET. THE
- 49 RECORD SET SHALL BE PROVIDED TO THE OWNER FOLLOWING
- 50 COMPLETION OF WORK.

[illegible]

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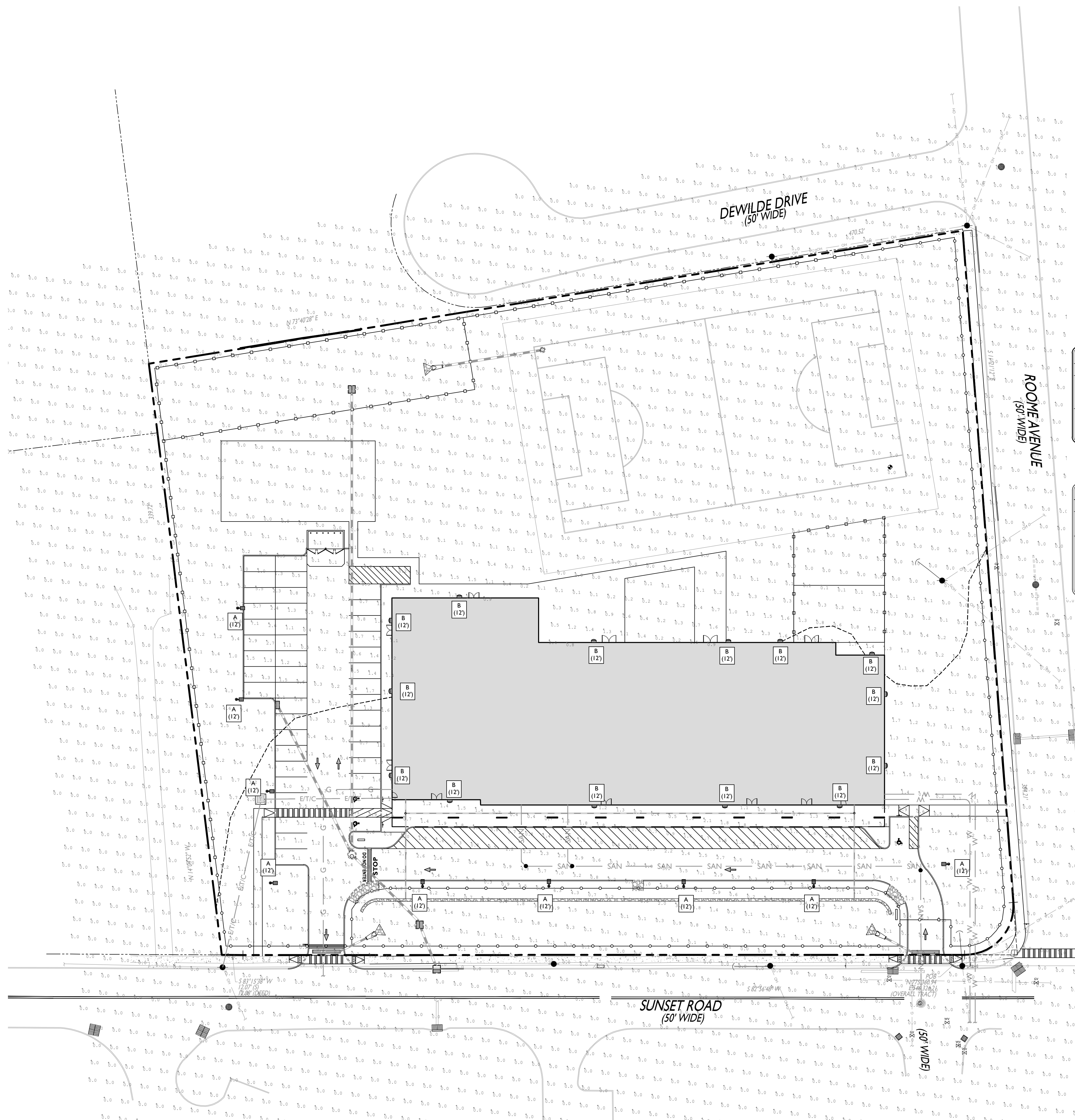
SCALE: 1" = 30' | **PROJECT ID:** RUT-220209

TITLE:

UTILITY PLAN

DRAWING

C-6



SYMBOL	DESCRIPTION
	PROPOSED CALCULATION AREA
	PROPOSED ISOMETRIC LINE
	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
	PROPOSED LIGHTING INTENSITY (FOOT CANDLES)
	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-40K-74M-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 FOOT-CANDLE AT THE PROPERTY LINE SHALL BE PERMITTED.	COMPLIES

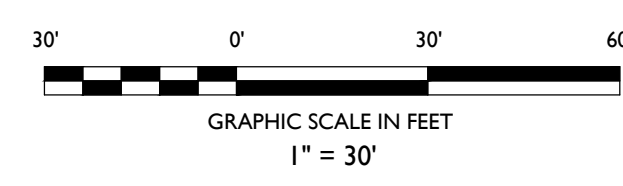


FIXTURE 'A'



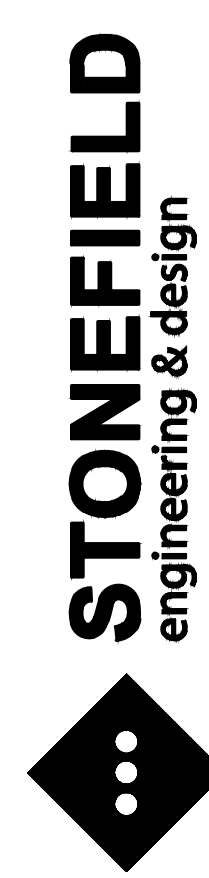
FIXTURE 'B'

GENERAL LIGHTING NOTES



ISSUE	DATE	BY	DESCRIPTION
4	02/15/2023	PK	FOR MUNICIPAL SUBMISSION
3	12/02/2022	PK	FOR COUNTY SUBMISSION
2	11/08/2022	PK	FOR MUNICIPAL SUBMISSION
1	10/17/2022	PK	FOR MUNICIPAL SUBMISSION

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PRELIMINARY & FINAL MAJOR SITE PLANS

ONE SCHOOL GLOBAL

PROPOSED K-12 GRADE 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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TITLE:

LIGHTING PLAN

DRAWING:

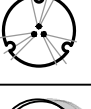
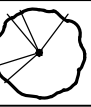
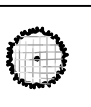
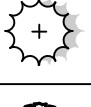
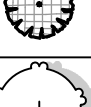
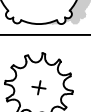
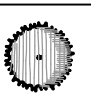
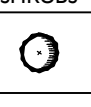
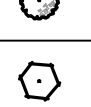
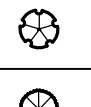
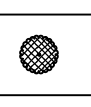
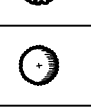
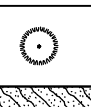
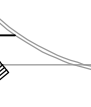
C-7

ONE CALL

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 PARKING LOT TREES 1 TREE FOR EVERY 5 PARKING SPACES (43 SPACES)/(1 TREE / 5 SPACES) = 9 TREES	1,141 SF 9 TREES

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 SHOULD BE CONSIDERED. SENSORS SHALL IMPLEMENTED BY CONTRACTOR TO VERIFY MAXIMUM SOIL SITE DYNAMIC PRESSURE AVAILABLE. 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 WITH LANDSCAPE AREAS.

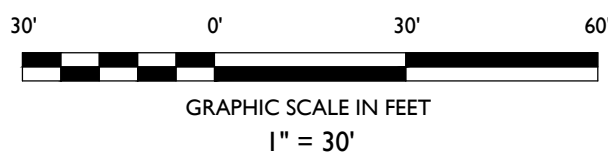


Plant Schedule						
Deciduous Trees	Code	Qty	Botanical Name	Common Name	Size	Container
	ACE	11	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" - 3" CAL	B&B
	CER	4	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	8' - 10' HT	B&B
	CFL	4	CORNUS FLORIDA	FLOWERING DOGWOOD	2.5" - 3" CAL	B&B
	PSE	6	PRUNUS SERRULATA 'PINK CLOUD'	JAPANESE FLOWERING CHERRY	2" - 2.5" CAL	B&B
	QUE	11	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
	JCS	32	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	5" - 6" HT	B&B
	AME	9	ILEX OPACA	AMERICAN HOLLY	6' - 7' HT	B&B
	JUV	44	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6' - 7' HT	B&B
	MAG	7	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2.5" - 3" CAL	B&B
	PIC	24	PICEA ABIES	NORWAY SPRUCE	5" - 6" HT	B&B
	THU	34	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' - 7' HT	B&B
Shrubs	Code	Qty	Botanical Name	Common Name	Size	Container
	AZA	71	AZALEA X 'DELAWARE VALLEY WHITE'	VALLEY WHITE AZALEA	24" - 30"	POT
	CLE	9	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA	24" - 30"	POT
	HME	7	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'™	BAILMER HYDRANGEA	24" - 30"	POT
	HPL	12	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	24" - 30"	POT
	MYR	23	MYRTA PENNSYLVANICA	NORTHERN BAYBERRY	24" - 30"	POT
	ROS	132	ROSA X 'DOUBLE KNOCKOUT'	ROSE	24" - 30"	POT
	VIB	65	VIBURNUM DENTATUM	VIBURNUM	42" - 48"	POT
Evergreen Shrubs	Code	Qty	Botanical Name	Common Name	Size	Container
	ICO	60	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18" - 24"	POT
	PRU	8	PRUNUS LAUROCEASUS 'SCHIPKAENSIS'	SCHIPKA ENGLISH LAUREL	42" - 48"	B&B
Grasses	Code	Qty	Botanical Name	Common Name	Size	Container
	CAL	33	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL	POT
	CAR	55	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GAL	18" o.c.
	PAN	150	PANICUM VIRGATUM	SWITCH GRASS	3 GAL	36" o.c.
	LIL	55	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL	36" o.c.
Perennials	Code	Qty	Botanical Name	Common Name	Size	Spacing
	ECH	110	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	KIM'S KNEE HIGH CONEFLOWER	1 GAL	18" o.c.

LANDSCAPING NOTES

2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITH A MINIMUM 1 INCH LAYER OF TOPSOIL AND SEED.
4. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
5. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
6. PRIOR TO ANY RELOCATION OF SPRINKLER HEADS OR ANY TYPE OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S REQUIREMENTS WITHIN ANY DISTURBED AREAS.
7. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET PLUSH AT THE EXISTING VALUATION. UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET, NO ABOVE CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

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

[illegible]

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

TITLE:

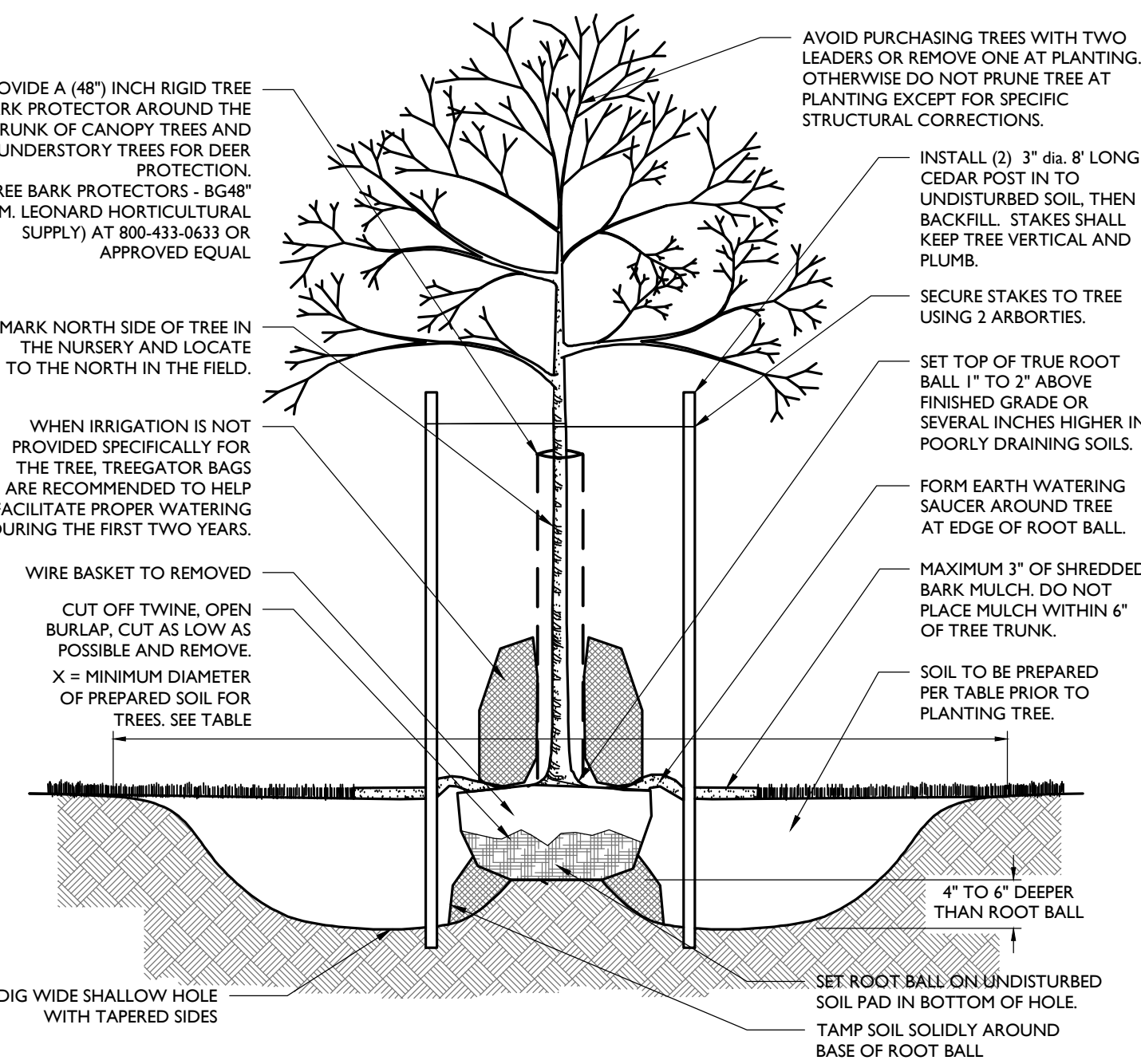
LANDSCAPING PLAN

DRAWING

C-9

NOTES:

- 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.
- 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.
- 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 GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX

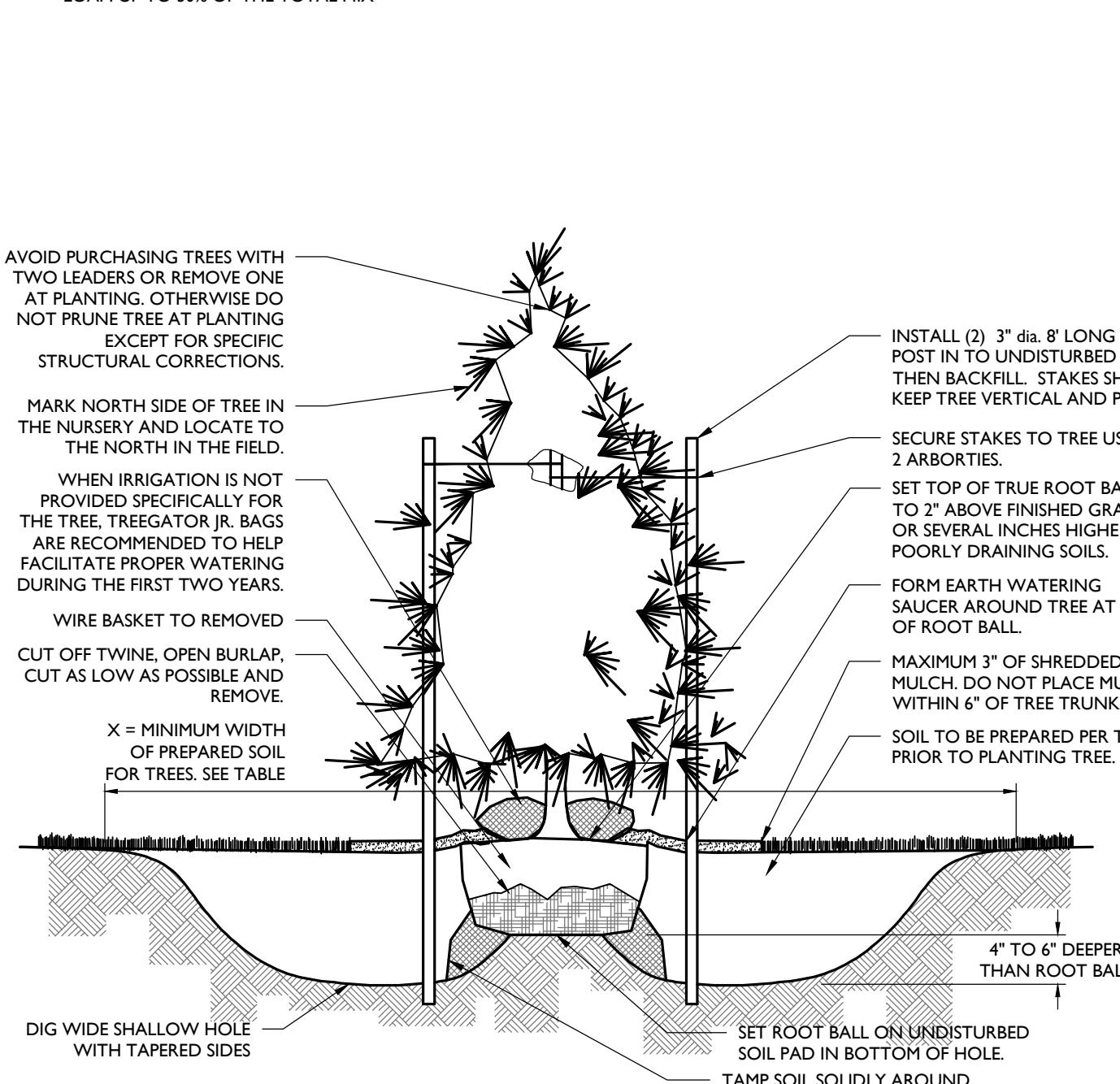


DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

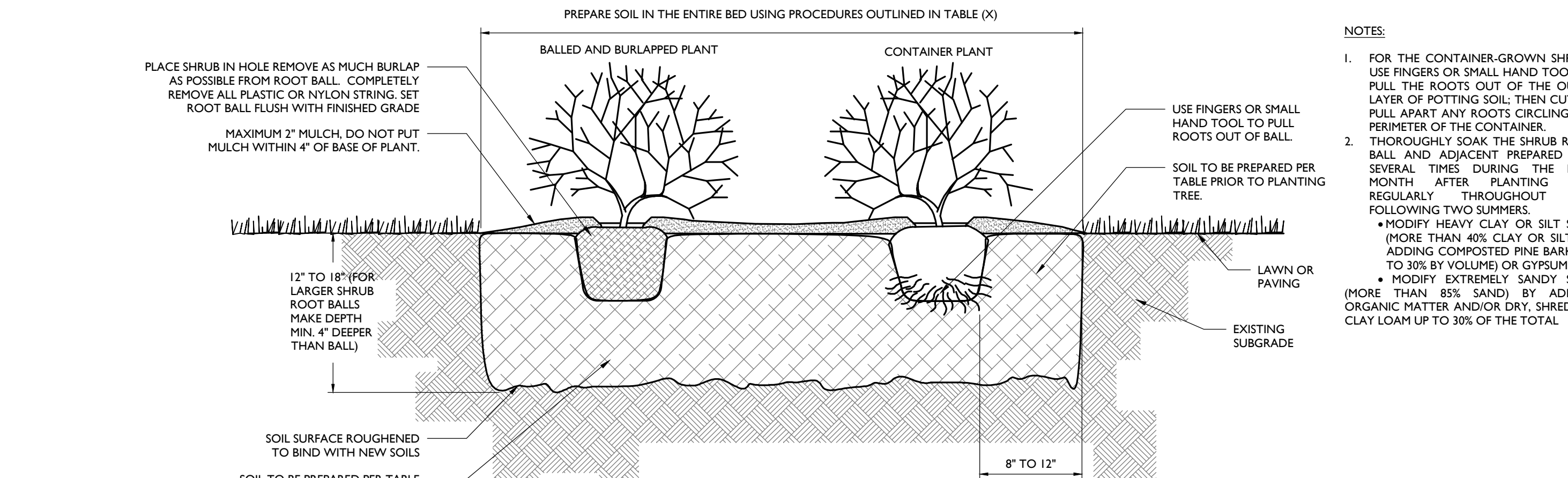
NOTES:

- 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.
- 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.
- 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 GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

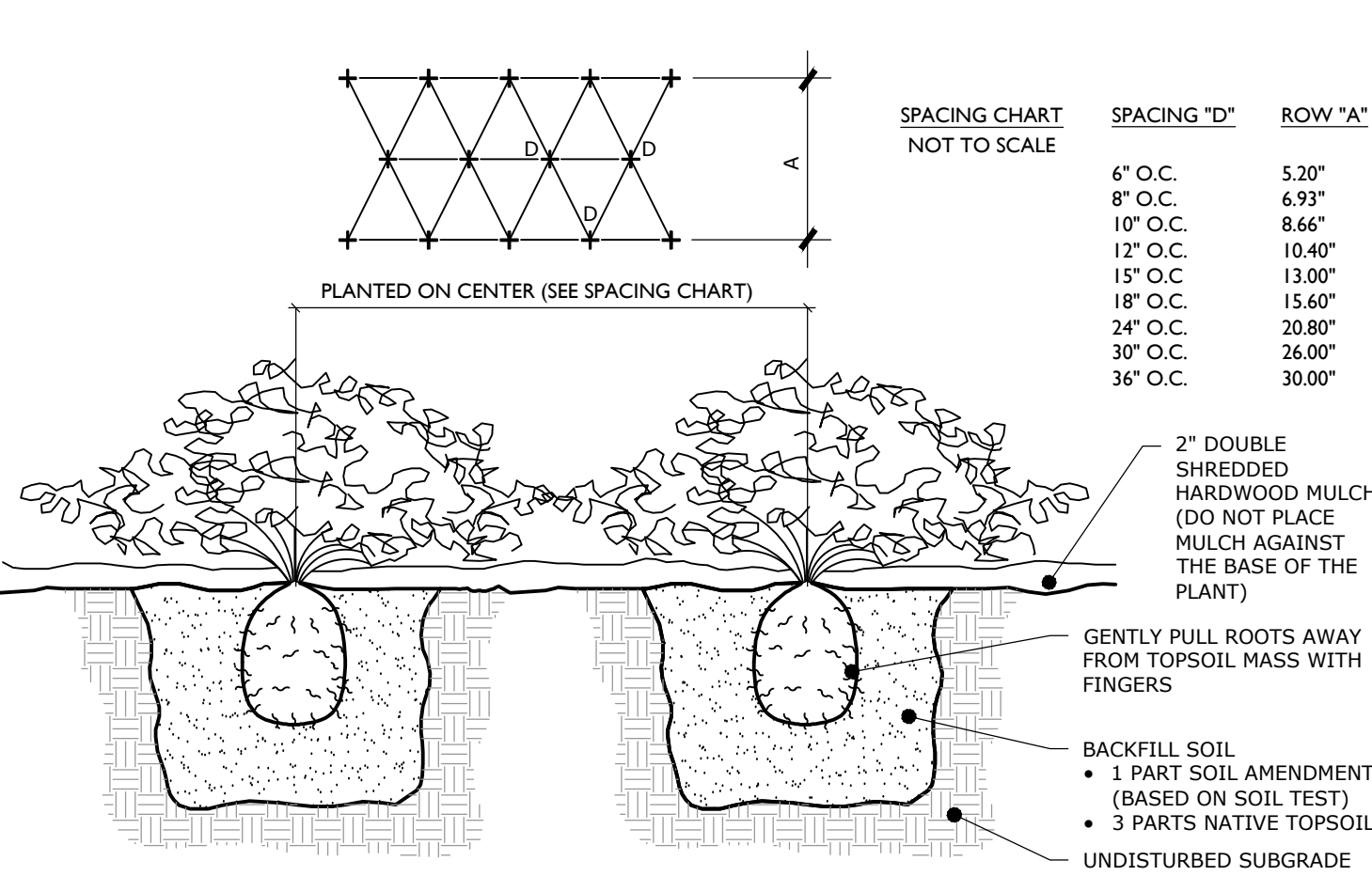


DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

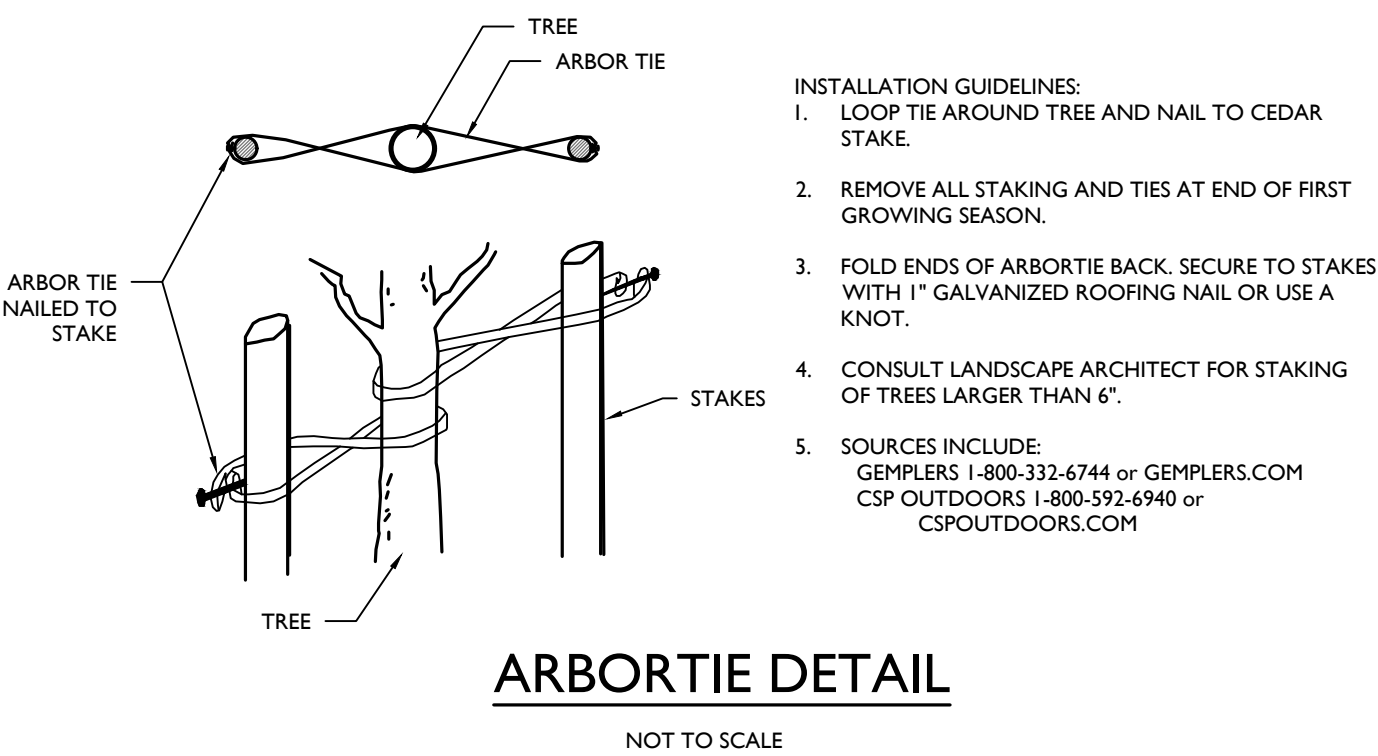
NOTES:

- THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- 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 GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
- ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE



ARBOR TIE DETAIL

NOT TO SCALE

GENERAL LANDSCAPING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
- WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
- IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
- UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
- THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

- BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIPLINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED TREE PROTECTION FENCE DETAIL. NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
- IN RARE AND INSTANTANEOUS CASES, IF GRADING IS REQUIRED WITHIN THE DRIPLINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
 - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
 - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18"). FINISH APPROXIMATELY TWO INCHES ABOVE THE FINISHED GRADE AND, IF NECESSARY, GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
 - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

- LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
- BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL, TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE FREE FROM ALL CLAY, LUMPS, COARSE SAND, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
- TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
- OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
- CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
- UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBED AREA OF THE SITE.
- LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
- DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR, GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
- WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
- SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
- APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
- ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

- MYCORB® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.
- DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER, MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES IN THE BACKFILL, EXCEPT WHERE SOIL SATURATION.
 - MYCORB® TREE SAVER IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
 - SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
 - FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
 - OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-8-8

- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
- TABLETS ARE FORMULATED FOR LONG-TERM RELEASE OF NUTRIENTS AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPONENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (BBB) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

IRRIGATION DURING ESTABLISHMENT

SIZE AT PLANTING	IRRIGATION FOR VITALITY	IRRIGATION FOR SURVIVAL
< 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR TWO TO THREE MONTHS
2"-4 CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR THREE TO FOUR MONTHS
4" > CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR FOUR TO FIVE MONTHS

TABLE NOTES:

- AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL, DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.
- WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES. ESTABLISHMENT TAKES THREE TO FOUR MONTHS PER INCH TRUNK CALIPER, NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.
- WHEN IRRIGATING FOR SURVIVAL, TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION MAY BE REQUIRED IN THE NORMAL HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

PLANT QUALITY AND HANDLING NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
- ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, 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 NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
- 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.
- THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
- ALL PLANTS DESIGNATED BALL AND BURLAP (BBB) 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 NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT 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 PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
- IF PLANTS ARE TRANSPORTED TO THE PROJECT IN OPEN VEHICLES, THEY SHALL BE COVERED WITH TARP OR OTHER SUITABLE COVERS 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 DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF 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 TEMPORARY STORAGE.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.

- LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIME 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 UNITED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
- NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
- PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
- IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REMOVE OR ENCASE IT FROM THE PROJECT SITE.
- IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED 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.
- INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
 - PLANTS (MARCH 15 - DECEMBER 15)
 - LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
- THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPILANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):
 - ABIES CONCOLOR
 - ACER BURGERSIANUM
 - ACER FREEMANII
 - ACER RUBRUM
 - ACER SACCHARINUM
 - BETULA VARIETIES
 - CARPINUS VARIETIES
 - CEDRUS DEODARA
 - CELTIS VARIETIES
 - CERIDOPHYLLUM VARIETIES
 - CERCIS CANADENSIS
 - CORNUS VARIETIES
 - CRATAEGUS VARIETIES
 - CRATAGUS VARIETIES
 - CUPRESSOCYPRIS LEYLANDII
 - FAGUS VARIETIES
 - HALESIA VARIETIES
 - ILEX X FOSTERI
 - ILEX NELLE STEVENS
 - LIQUIDAMBAR VARIETIES
 - JUNIPERUS VIRGINIANA
 - KOELERUTERA PANICULATA
 - LIQUIDAMBAR VARIETIES
 - LIRODENDRON VARIETIES
 - MALUS IN LEAF
 - NYSSA SYLVATICA
 - OSTRYA VIRGINIANA
 - PINUS NIGRA
 - PLATANUS VARIETIES
 - POPULUS VARIETIES
 - PRUNUS VARIETIES
 - PYRUS VARIETIES
 - QUERCUS VARIETIES (NOT Q. PALUSTRIS)
 - SALIX WEEPING VARIETIES
 - SORBUS VARIETIES
 - TAXODIUM VARIETIES
 - TAXUS X REPANDENS
 - TILIA TOMENTOSA VARIETIES
 - ULMUS PARVIFOLIA VARIETIES
 - ZELKOVA VARIETIES

- IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR THE SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
- DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS 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.
- 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.
- 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 REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
- MOW 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 AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS 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.
- GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
- SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
- 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 OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.
- THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.
- IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

PLANT MATERIAL GUARANTEE NOTES:

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR) FROM APPROVAL OF THE LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
- 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.
- ALL REPLACEMENT PLANTS 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 CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
- THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

LAWN (SEED OR SOD) NOTES:

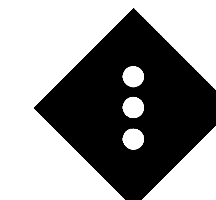
- SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
- SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE RANGE OF SEEDS PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION".
- REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEED OR LAID WITH SOD.
- 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".
- 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.

PAUL DEVITTO, L.L.A.
NEW JERSEY LICENSE No. 21A500123500
LICENSED LANDSCAPE ARCHITECT

FOR MUNICIPAL SUBMISSION	FOR COUNTY SUBMISSION	FOR MUNICIPAL SUBMISSION	FOR MUNICIPAL SUBMISSION	DESCRIPTION
4	3	2	1	ISSUE
02/15/2023	12/02/2023	11/08/2023	10/17/2023	DATE
PK	PK	PK	PK	BY

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design



ONE SCHOOL GLOBAL
PROPOSED K-12 GRADE SCHOOL

PRELIMINARY & FINAL MAJOR SITE PLANS

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

JAKE MODESTOW, P.E.
NEW JERSEY LICENSE No. 9119
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: RUT-220209

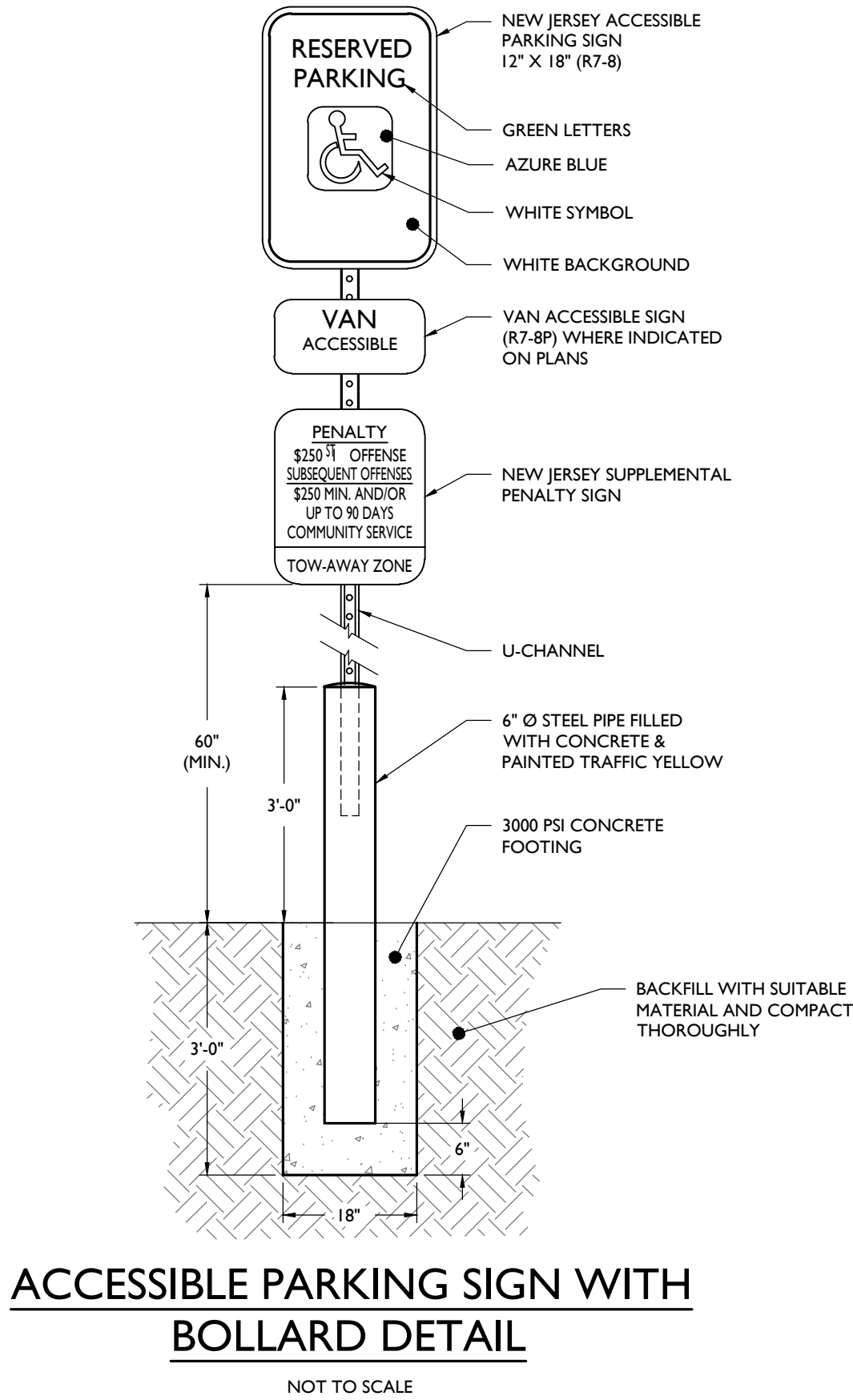
TITLE:

LANDSCAPING DETAILS

DRAWING:

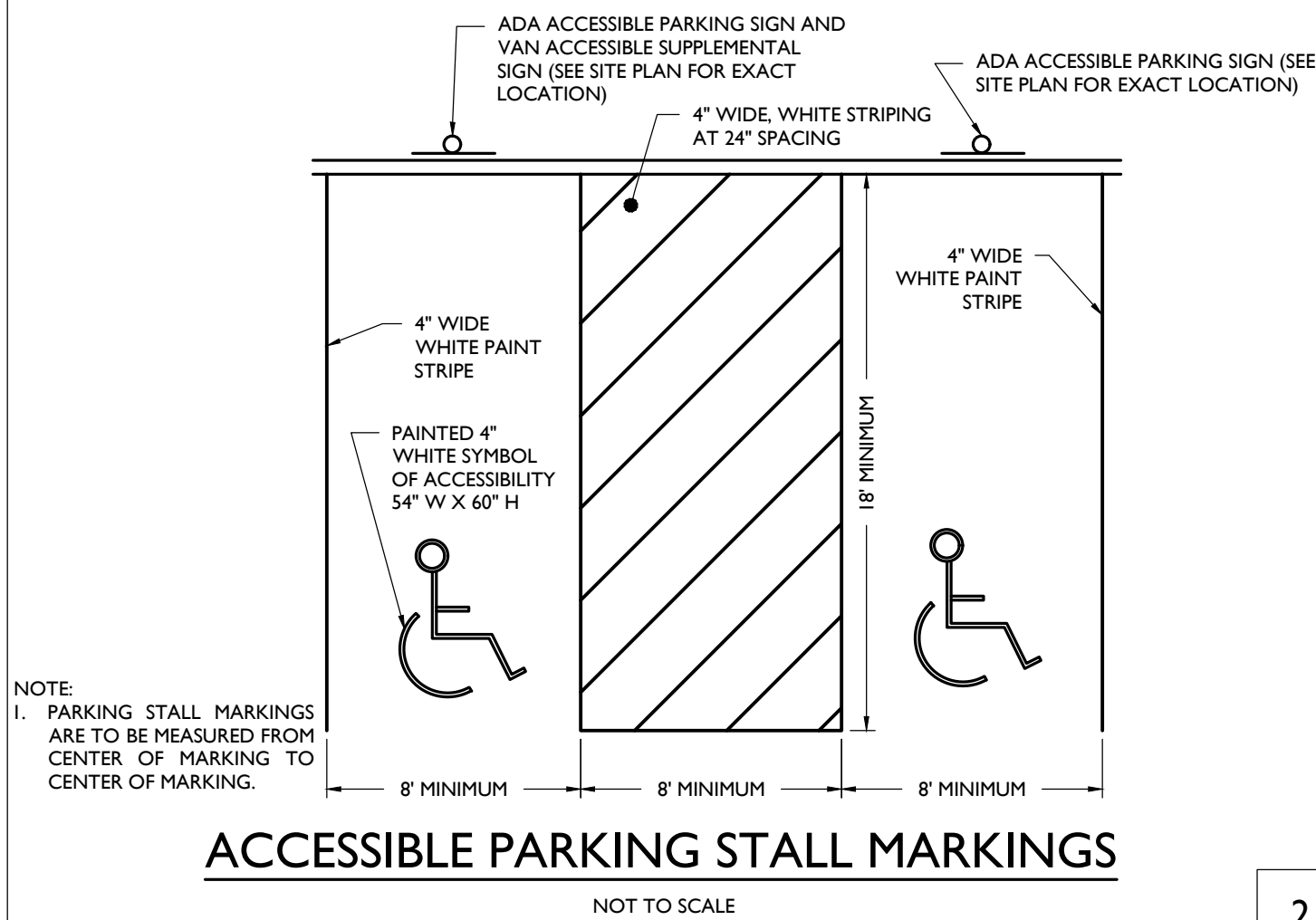
C-10

Z:\RUTHERFORD\170228\17-22027 ONE SCHOOL GLOBAL - 40 SHEET ROAD PEQUANNOCK\170228\17-22027 ONE SCHOOL GLOBAL.dwg



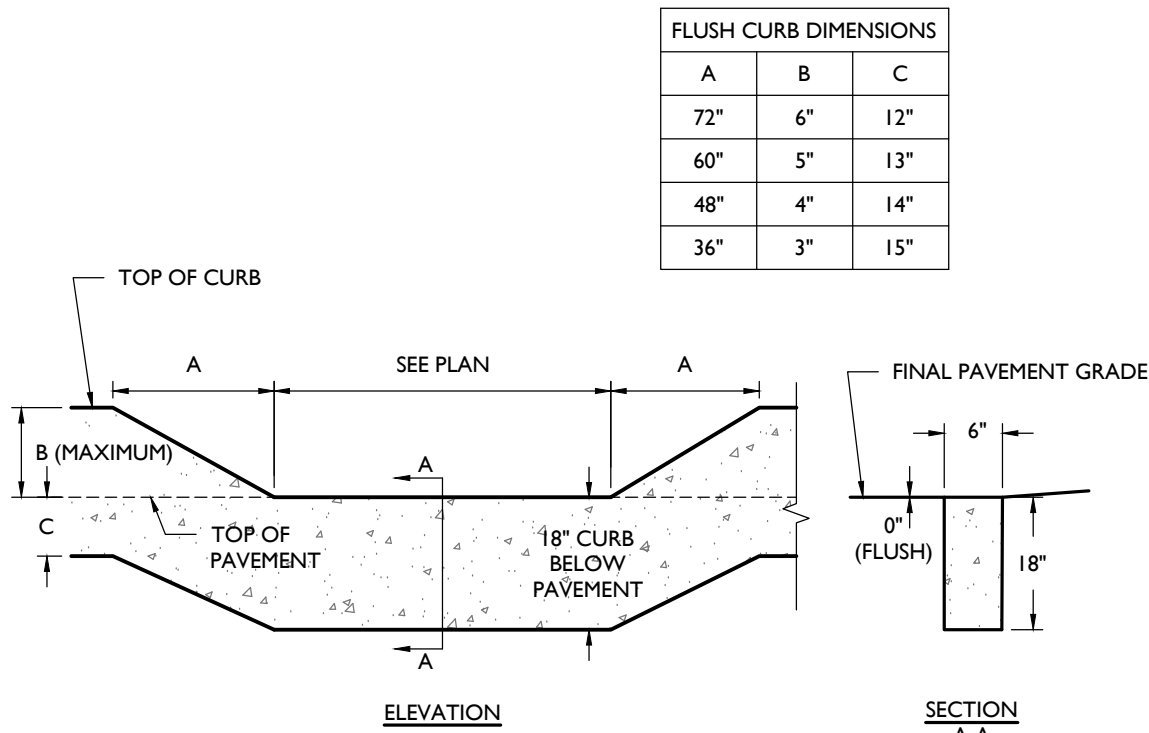
ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL

NOT TO SCALE



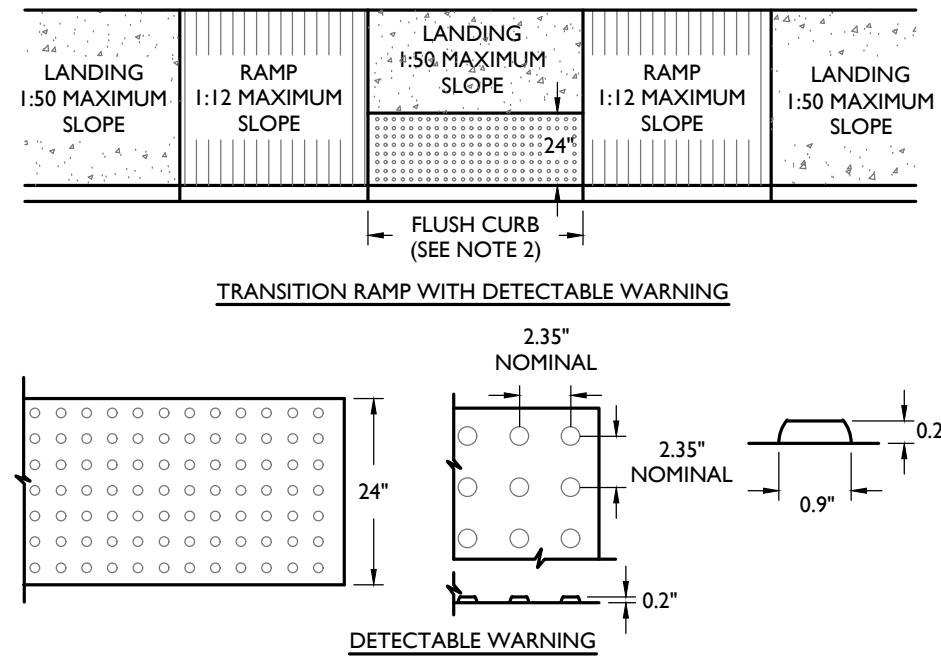
ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE



FLUSH CURB DETAIL

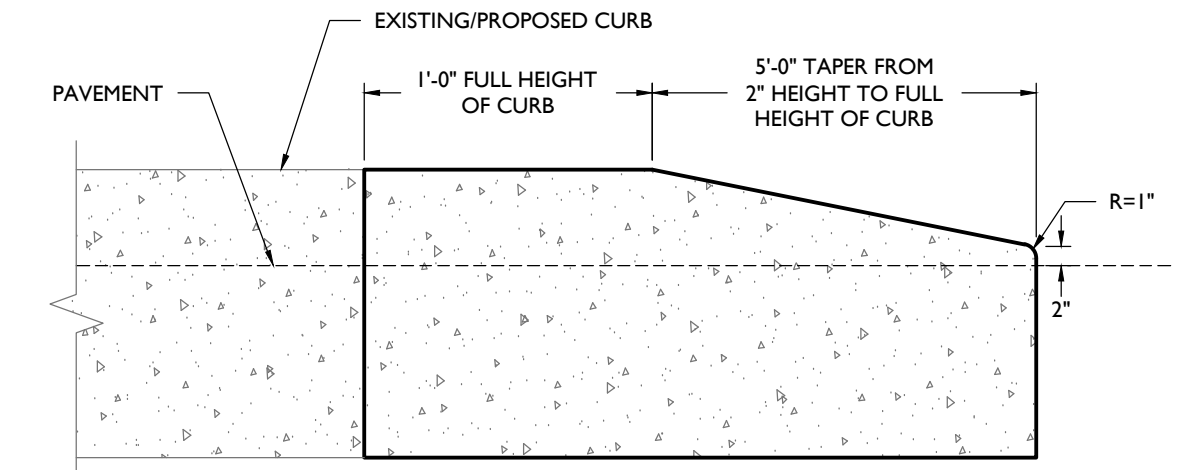
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TRANSITION RAMP DETAIL

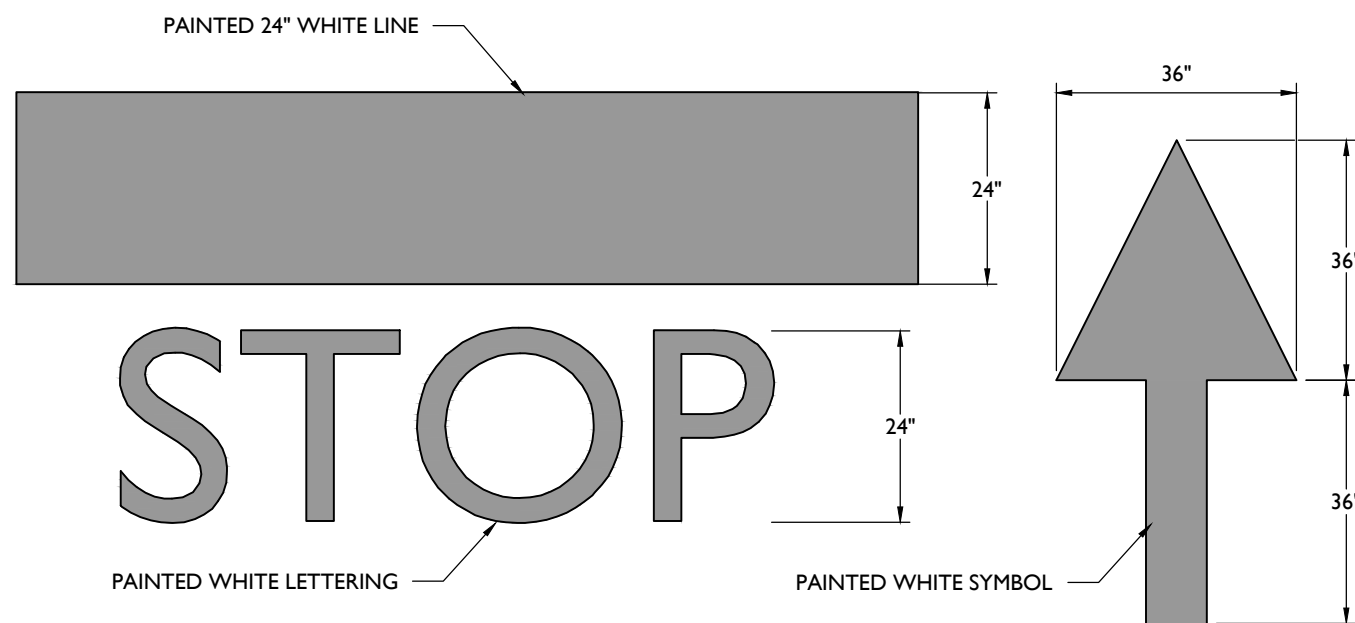
NOT TO SCALE

- NOTES:
- CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%.
 - A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
 - DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
 - VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
 - DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
 - RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.



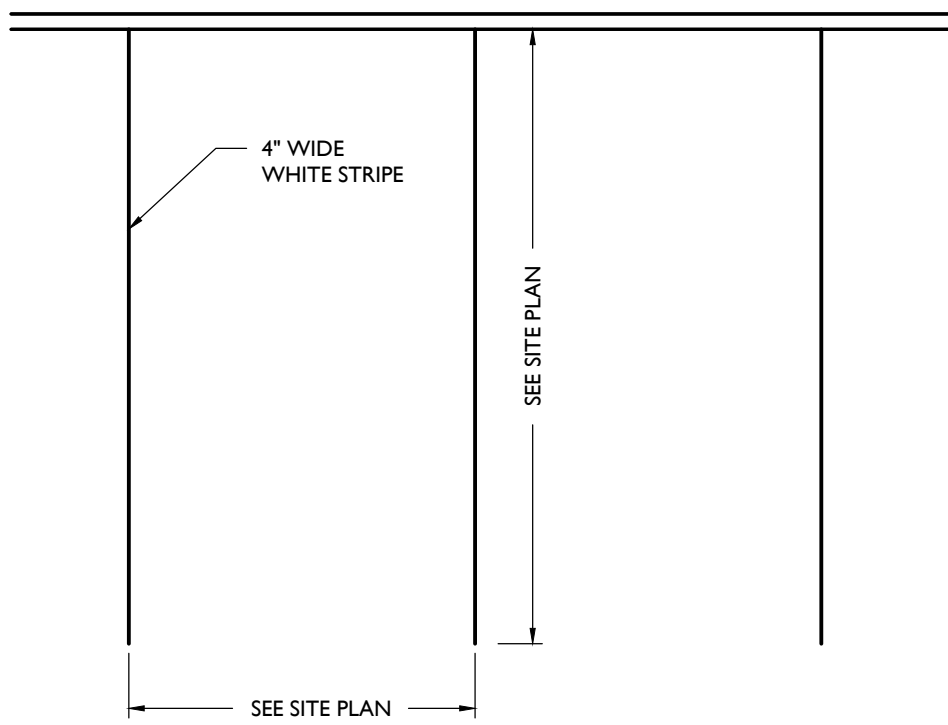
CURB TAPER DETAIL

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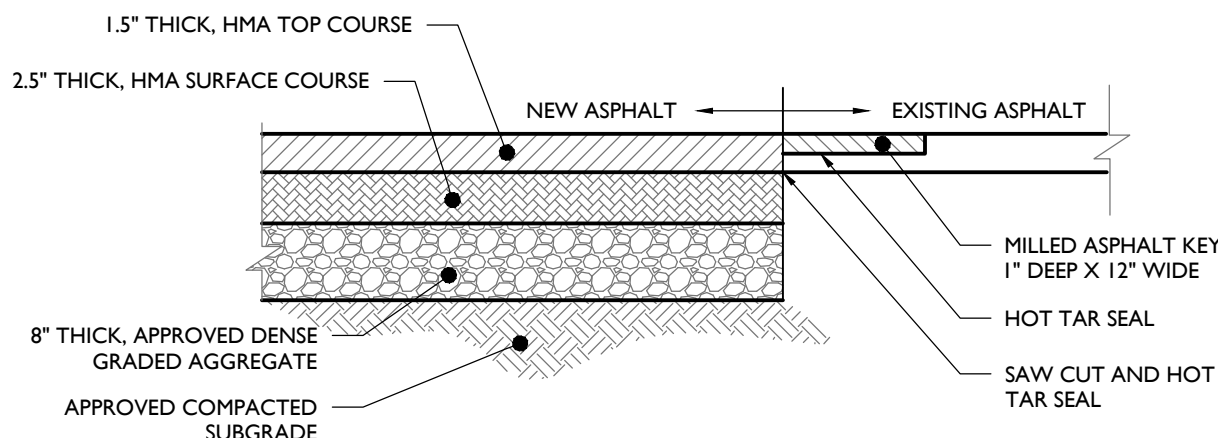
STOP BAR & ARROW DETAILS

NOT TO SCALE



PARKING STALL MARKINGS

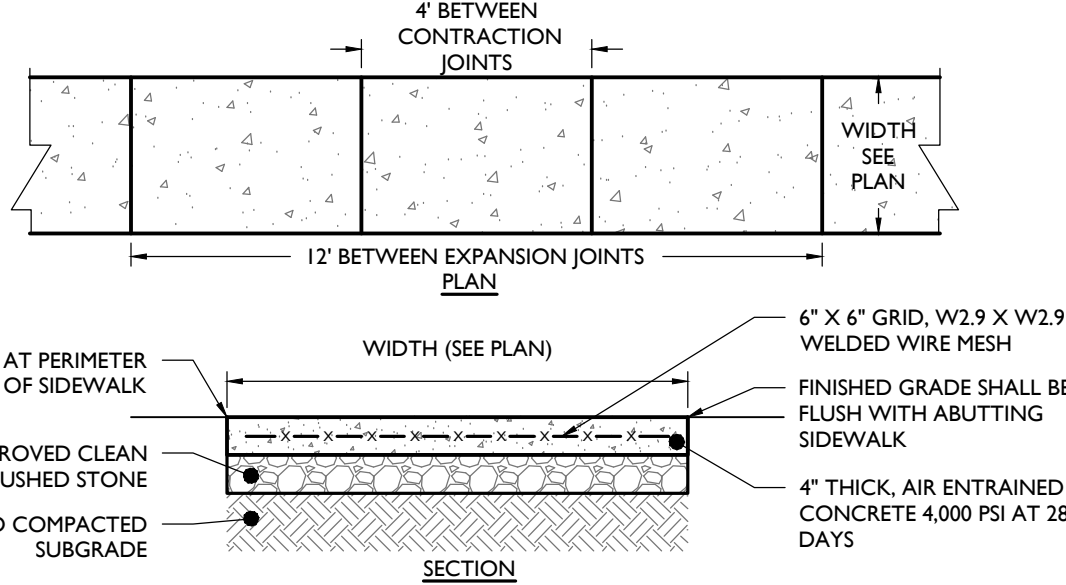
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FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

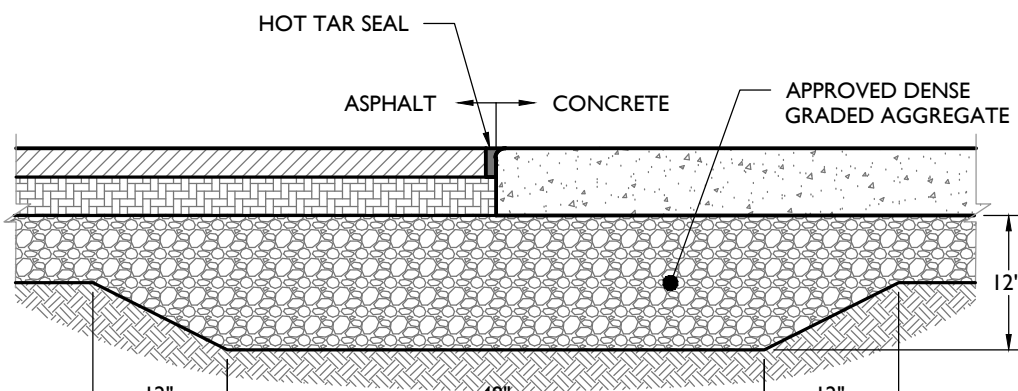
- NOTE:
- HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
 - CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT CROSS SECTION.



REINFORCED CONCRETE WALKWAY DETAIL

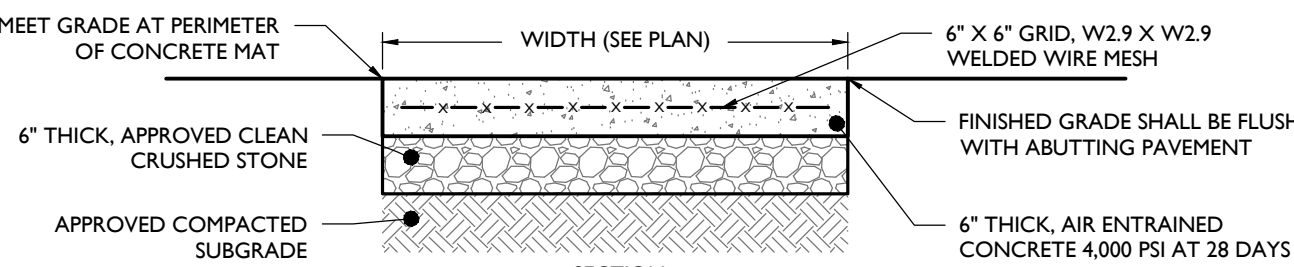
NOT TO SCALE

- NOTES:
- MAXIMUM CROSS SLOPE SHALL BE 1/2" PER FOOT.
 - 1/2" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM THE SURFACE.
 - 1" DEEP BY 1/2" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
 - EXPANSION JOINT SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.



CONCRETE TO ASPHALT TRANSITION DETAIL

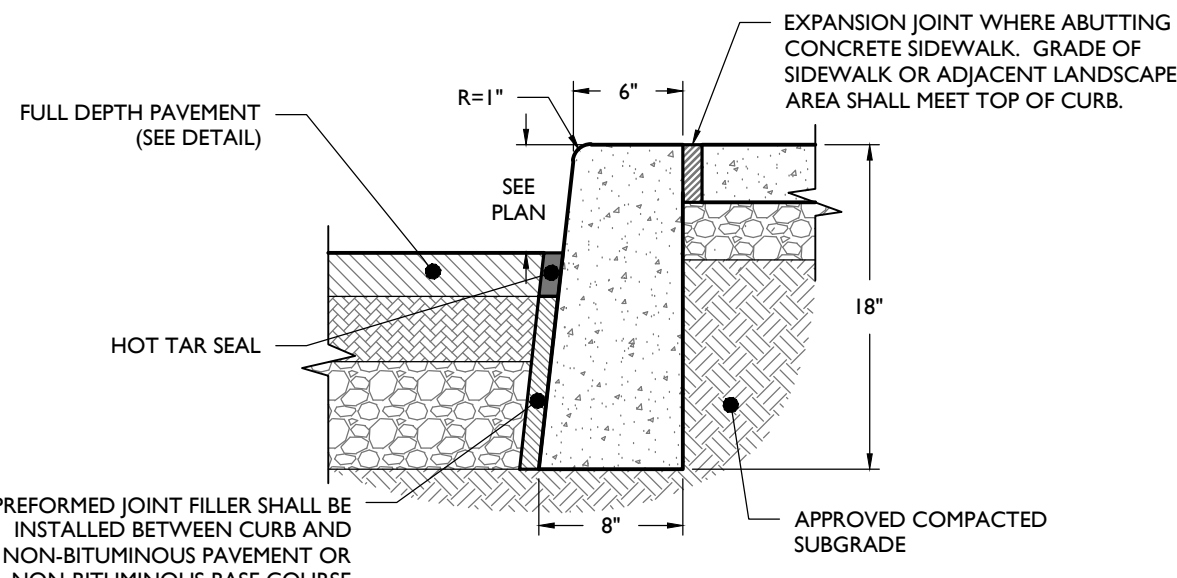
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REINFORCED 6" CONCRETE MAT

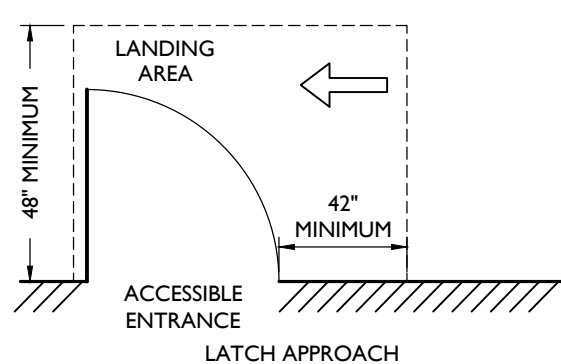
NOT TO SCALE

- NOTES:
- 1/2" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
 - 1" DEEP BY 1/2" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
 - CONCRETE SHALL RECEIVE BROOM FINISH.
 - ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.



CONCRETE CURB DETAIL

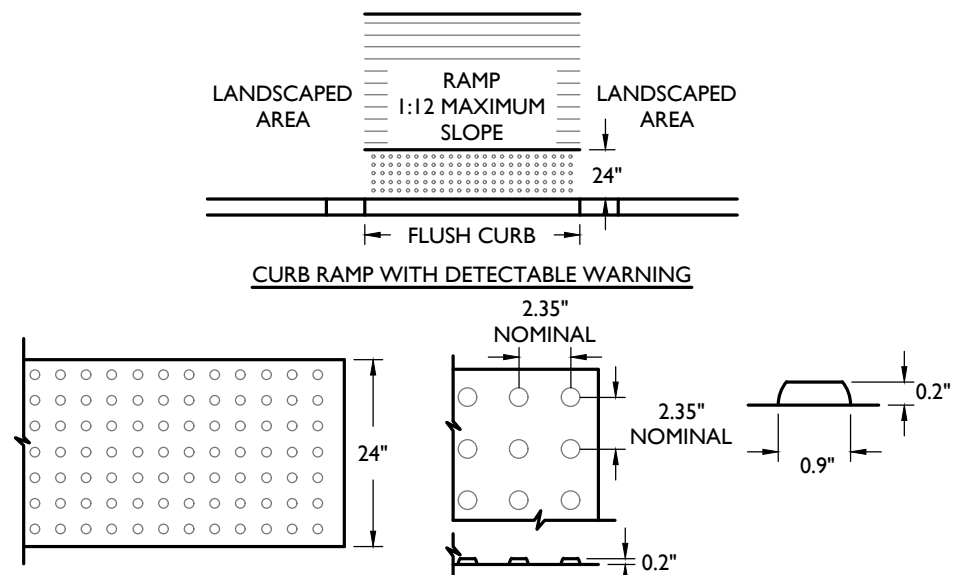
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ACCESSIBLE ENTRANCE LANDING DETAIL

NOT TO SCALE

- NOTES:
- MAXIMUM SLOPE ON LANDING SHALL BE 1:50 IN ALL DIRECTIONS.
 - DIMENSIONS SHOWN HERE ARE THE MINIMUM DIMENSIONS REQUIRED FOR AN ADA COMPLIANT LANDING AT THE ACCESSIBLE ENTRANCE. REFER TO SITE PLAN FOR SITE SPECIFIC DIMENSIONS THAT MAY SPECIFY A LARGER LANDING AREA.
 - CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE CONSTRUCTION IF THE ACCESSIBLE ENTRANCE ON SITE DOES NOT MATCH THE SCENARIO SHOWN ABOVE.



CURB RAMP DETAIL

NOT TO SCALE

PRELIMINARY & FINAL MAJOR SITE PLANS

ONE SCHOOL GLOBAL
PROPOSED K-12 GRADE 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

TITLE:

CONSTRUCTION
DETAILS

DRAWING:

C-11

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

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

DESCRIPTION

BY

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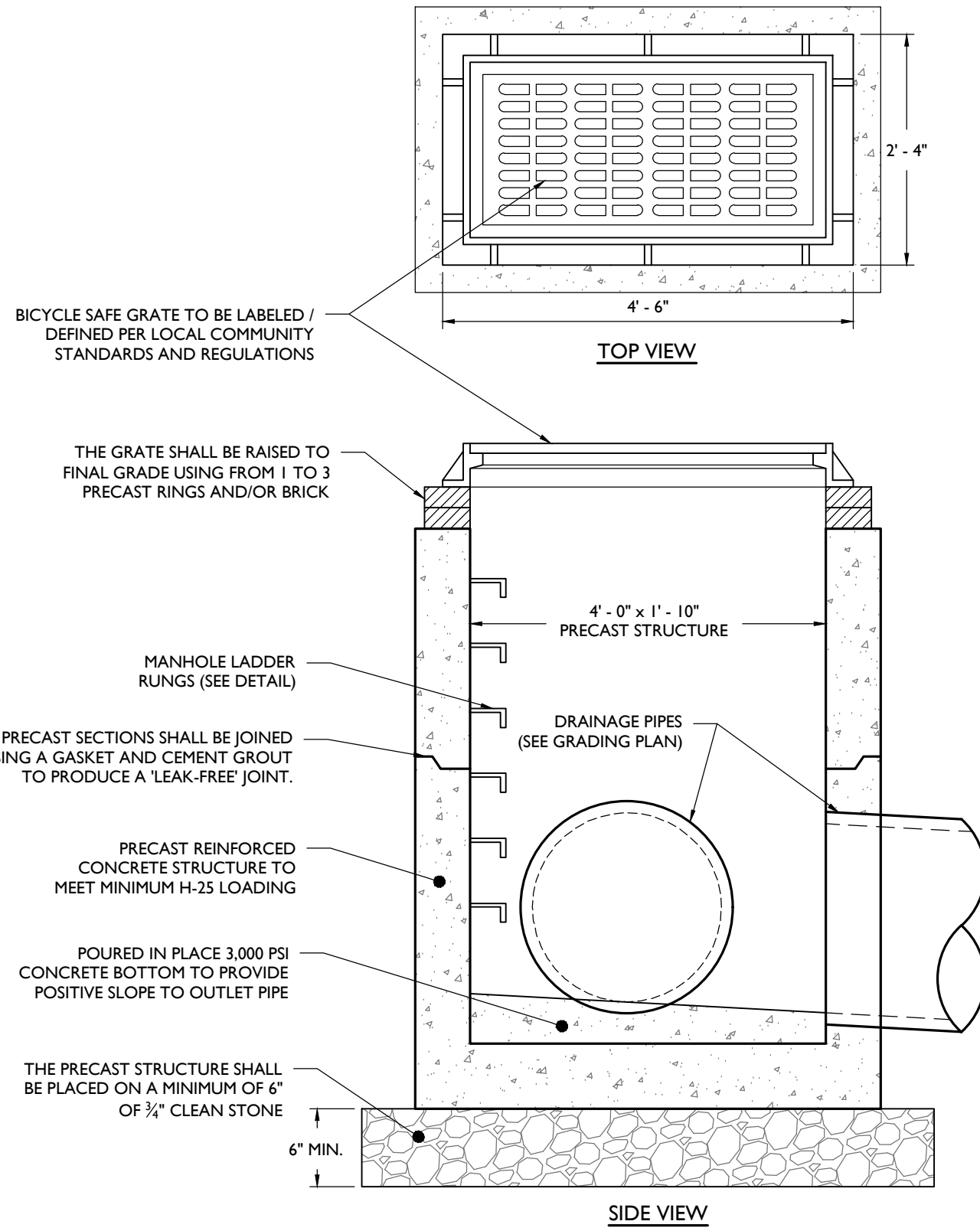
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Z:\RUTHERFORD\17022027\22027 ONE SCHOOL GLOBAL - 40 SHARRET ROAD PEQUANNOCK NEW JERSEY 07066\11-11-2027.DWG

- NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
 2. FRAME AND GRATE TO BE CAST-IRON AND SUPPORT MINIMUM H-25 LOADING.
 3. ALL JOINTS TO BE WATER-TIGHT.
 4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.

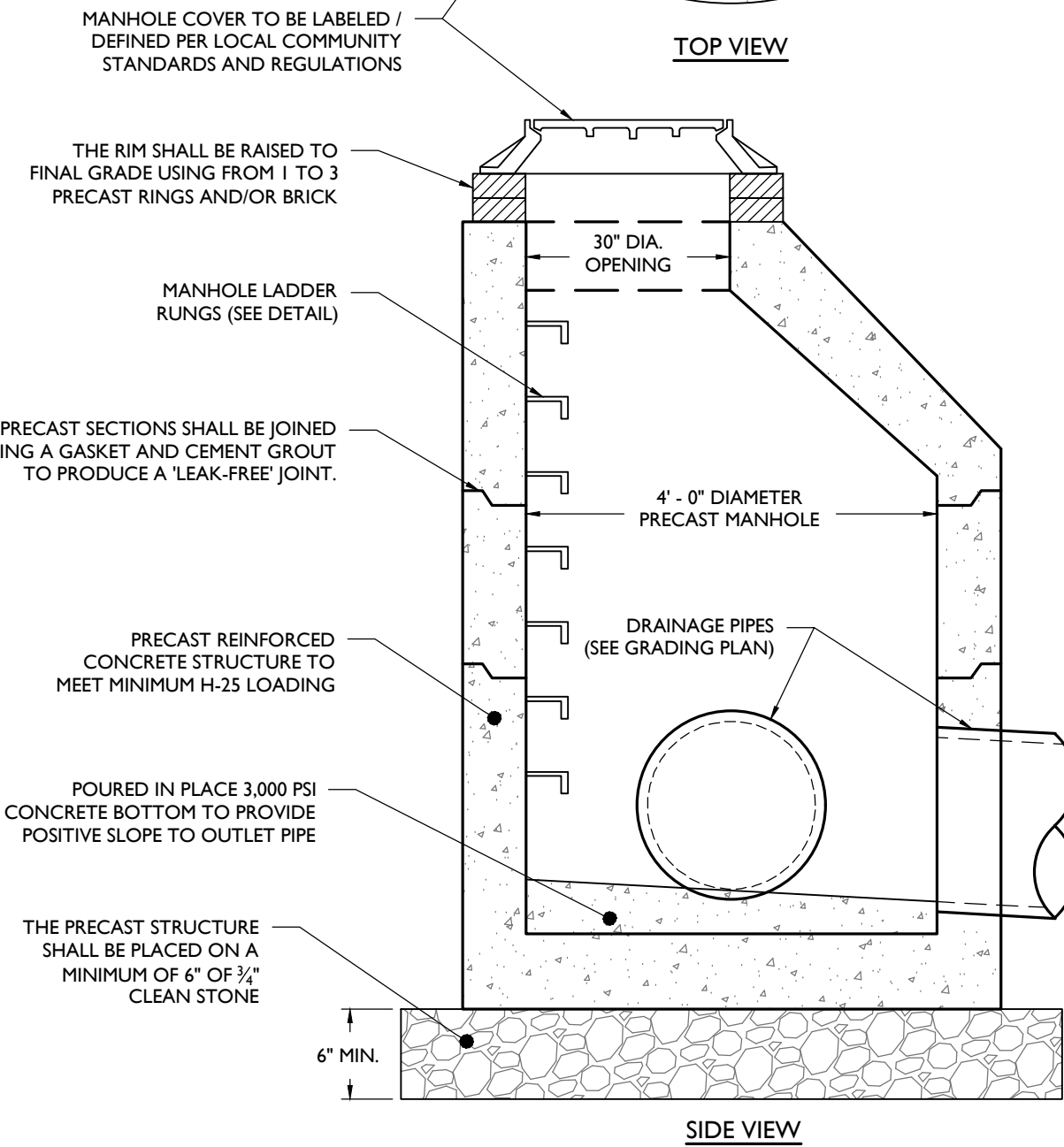


TYPE 'A' STORM INLET DETAIL

NOT TO SCALE

1

- NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
 2. FRAME AND COVER TO BE CAST-IRON AND SUPPORT MINIMUM H-25 LOADING.
 3. ALL JOINTS TO BE WATER-TIGHT.
 4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.

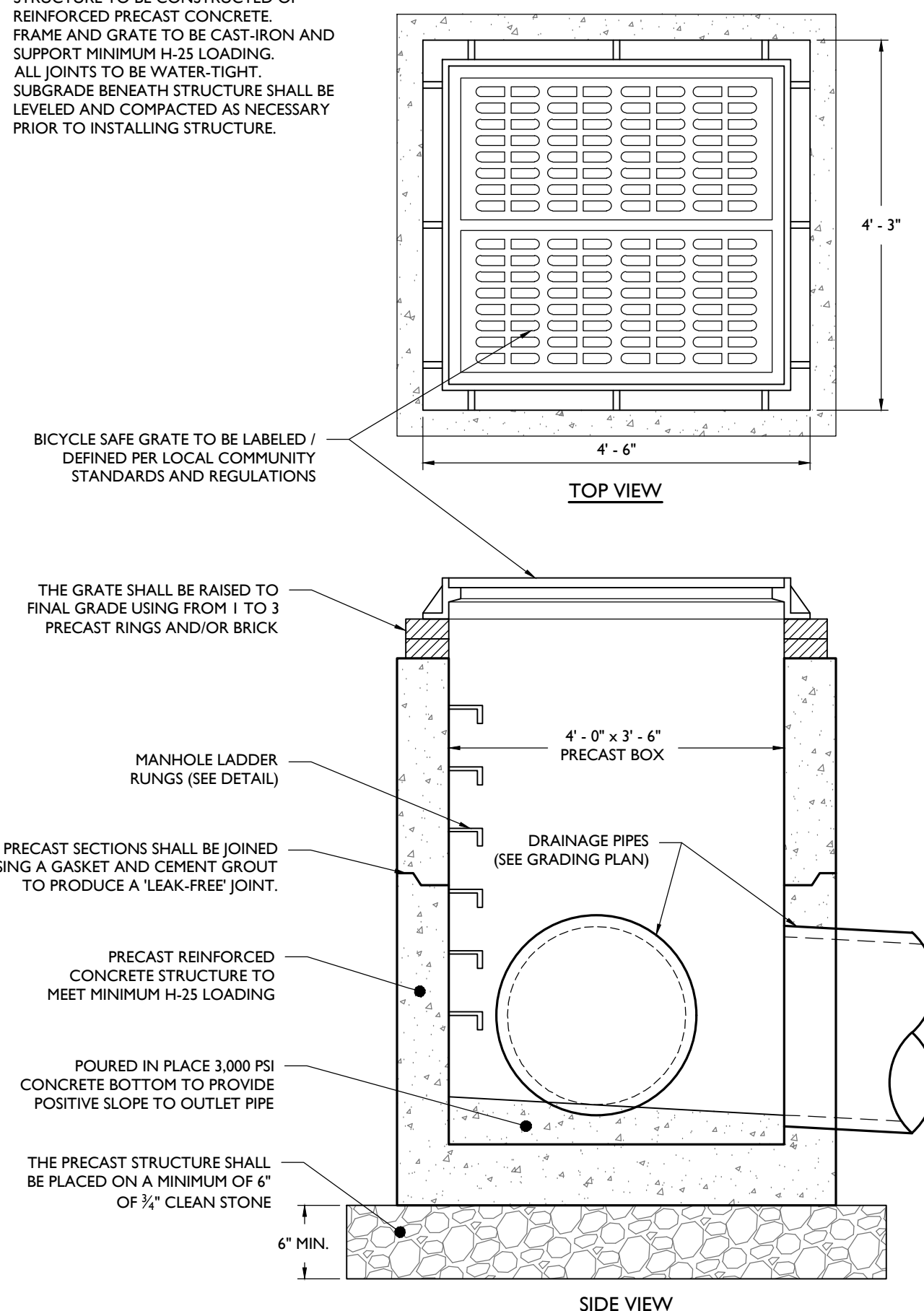


STORM MANHOLE DETAIL

NOT TO SCALE

2

- NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
 2. FRAME AND GRATE TO BE CAST-IRON AND SUPPORT MINIMUM H-25 LOADING.
 3. ALL JOINTS TO BE WATER-TIGHT.
 4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.

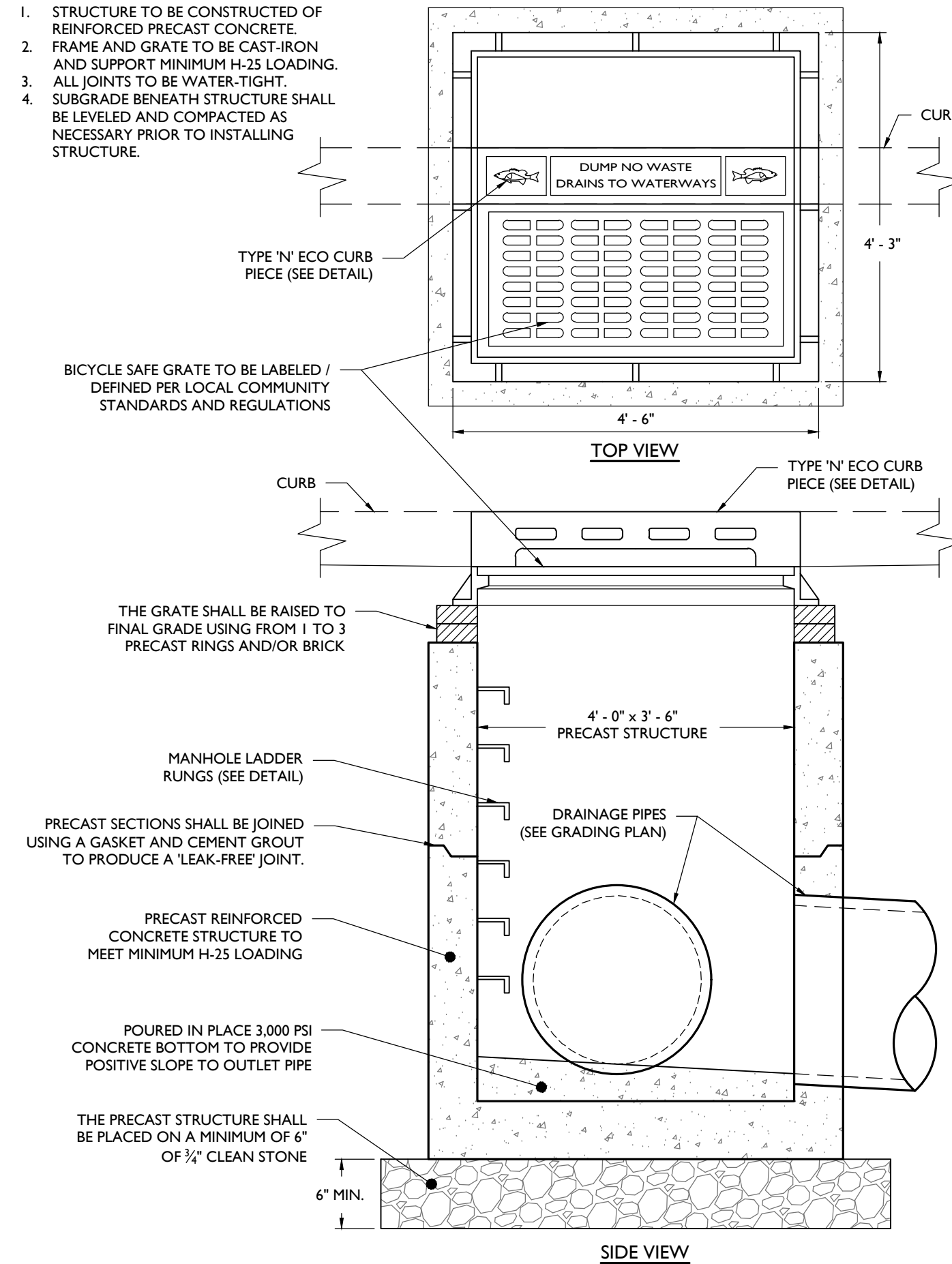


TYPE 'E' STORM INLET DETAIL

NOT TO SCALE

7

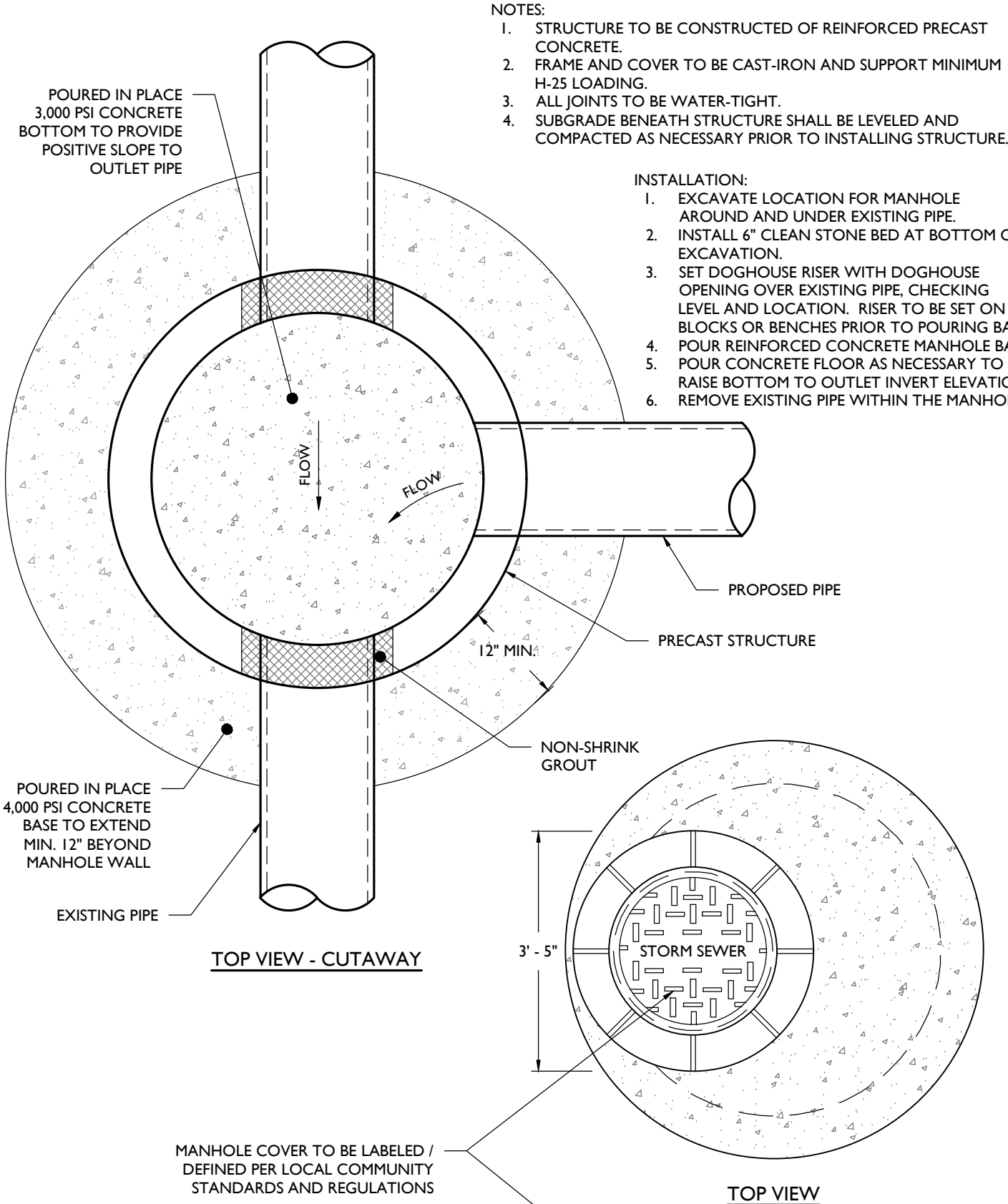
- NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
 2. FRAME AND GRATE TO BE CAST-IRON AND SUPPORT MINIMUM H-25 LOADING.
 3. ALL JOINTS TO BE WATER-TIGHT.
 4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.



TYPE 'B' STORM INLET DETAIL

NOT TO SCALE

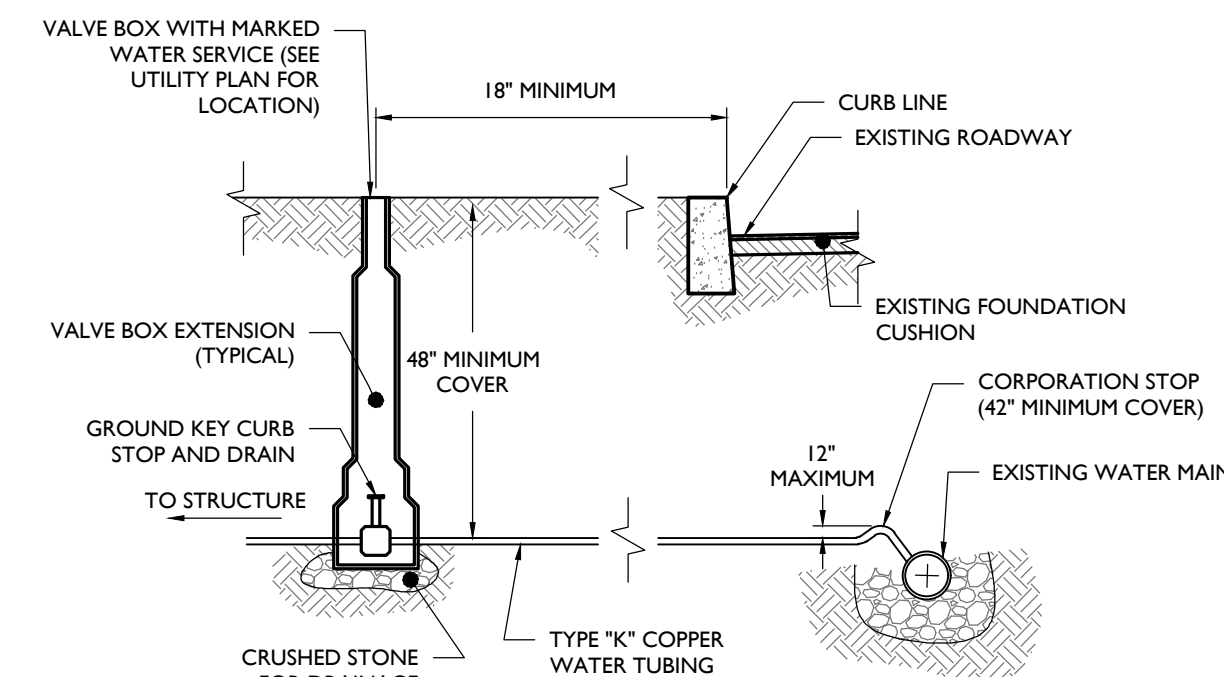
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DOGHOUSE SANITARY MANHOLE DETAIL

NOT TO SCALE

3



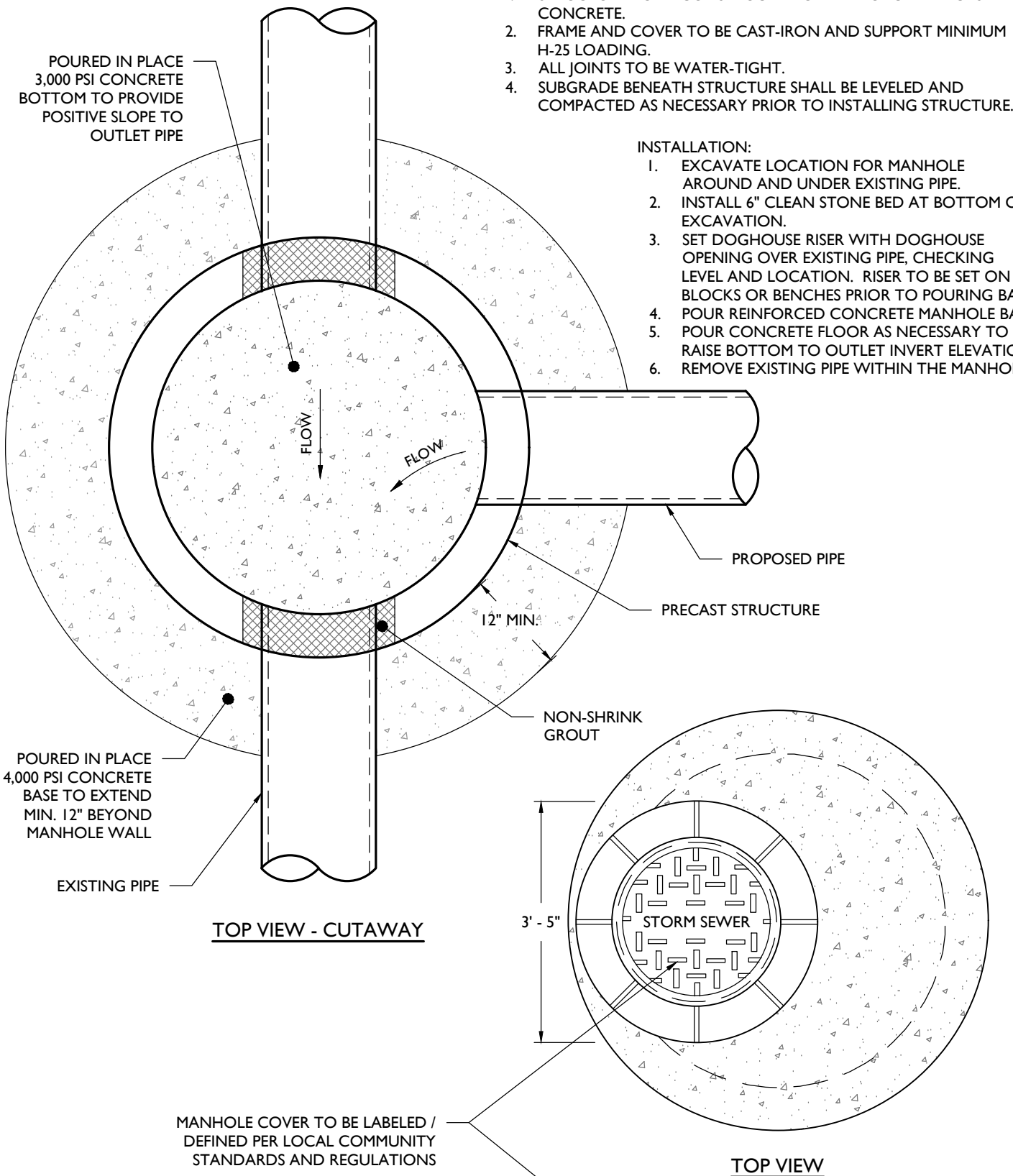
WATER CONNECTION DETAIL

NOT TO SCALE

9

- NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
 2. FRAME AND COVER TO BE CAST-IRON AND SUPPORT MINIMUM H-25 LOADING.
 3. ALL JOINTS TO BE WATER-TIGHT.
 4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.

- INSTALLATION:
1. EXCAVATE LOCATION FOR MANHOLE AROUND AND UNDER EXISTING PIPE.
 2. INSTALL 6" CLEAN STONE BED AT BOTTOM OF EXCAVATION.
 3. SET DOGHOUSE RISER WITH DOGHOUSE OPENING OVER EXISTING PIPE, CHECKING LEVEL AND LOCATION. RISER TO BE SET ON BLOCKS OR BENCHES PRIOR TO POURING BASE.
 4. POUR REINFORCED CONCRETE MANHOLE BASE.
 5. POUR CONCRETE FLOOR AS NECESSARY TO RAISE BOTTOM TO OUTLET INVERT ELEVATION. REMOVE EXISTING PIPE WITHIN THE MANHOLE.
 - 6.



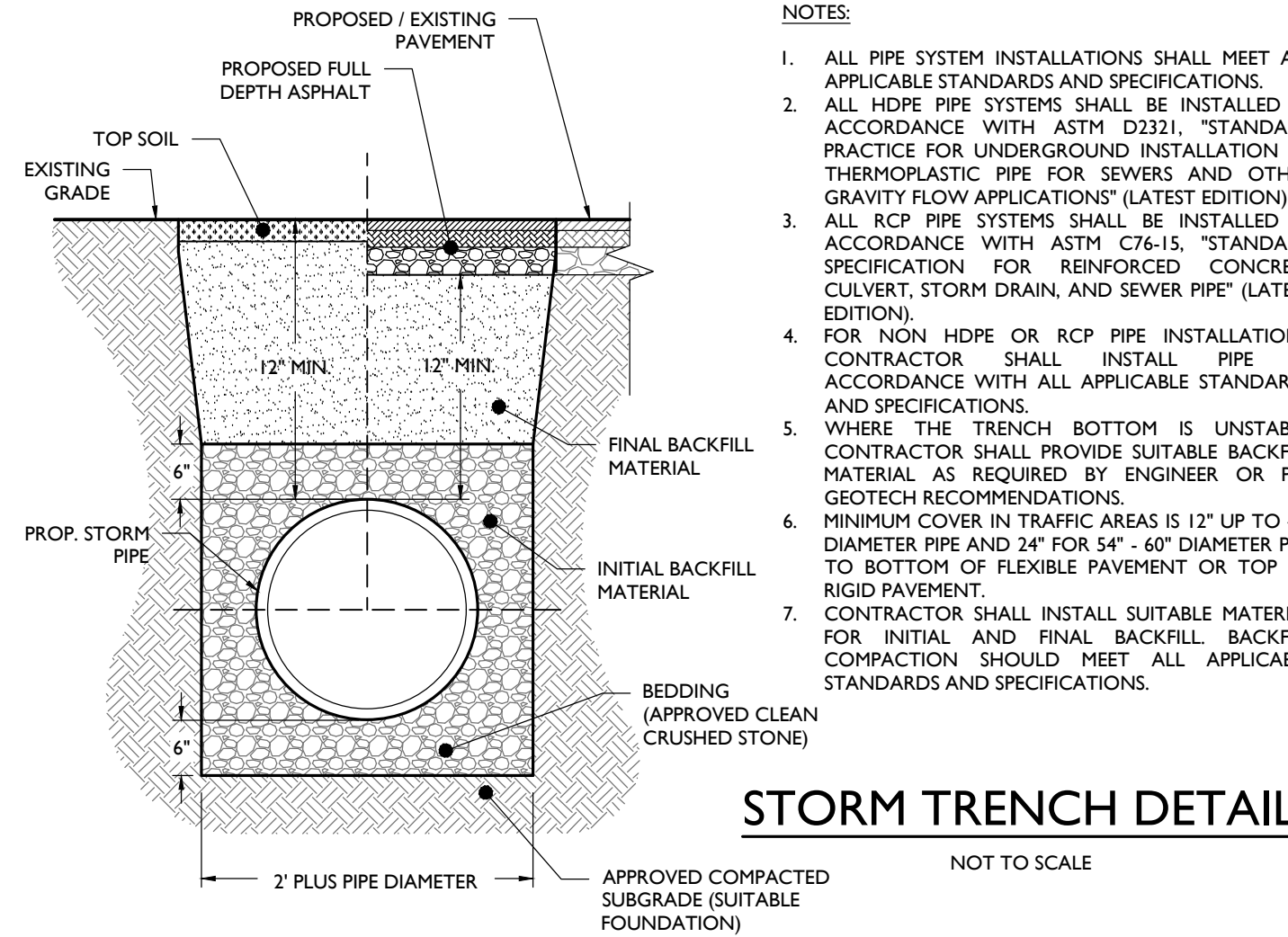
UTILITY TRENCH DETAIL

NOT TO SCALE

NOTE:

- MINIMUM PIPE COVER SHALL BE AS FOLLOW:
- ELECTRIC SERVICE - PER APPLICABLE UTILITY AUTHORITY
 - GAS SERVICE - PER APPLICABLE UTILITY AUTHORITY
 - SEWER SERVICE - 36" MINIMUM
 - WATER SERVICE - 48" MINIMUM

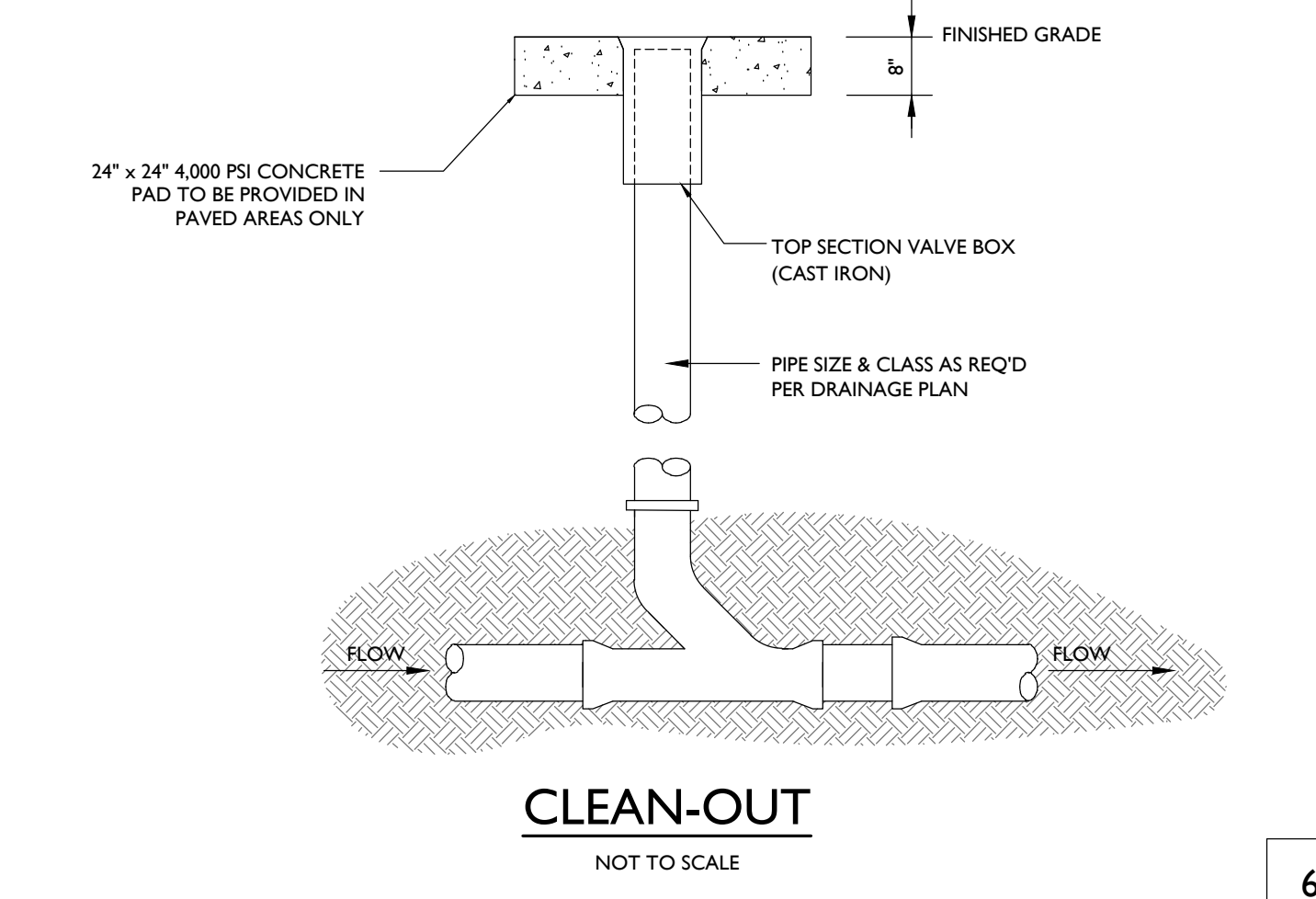
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STORM TRENCH DETAIL

NOT TO SCALE

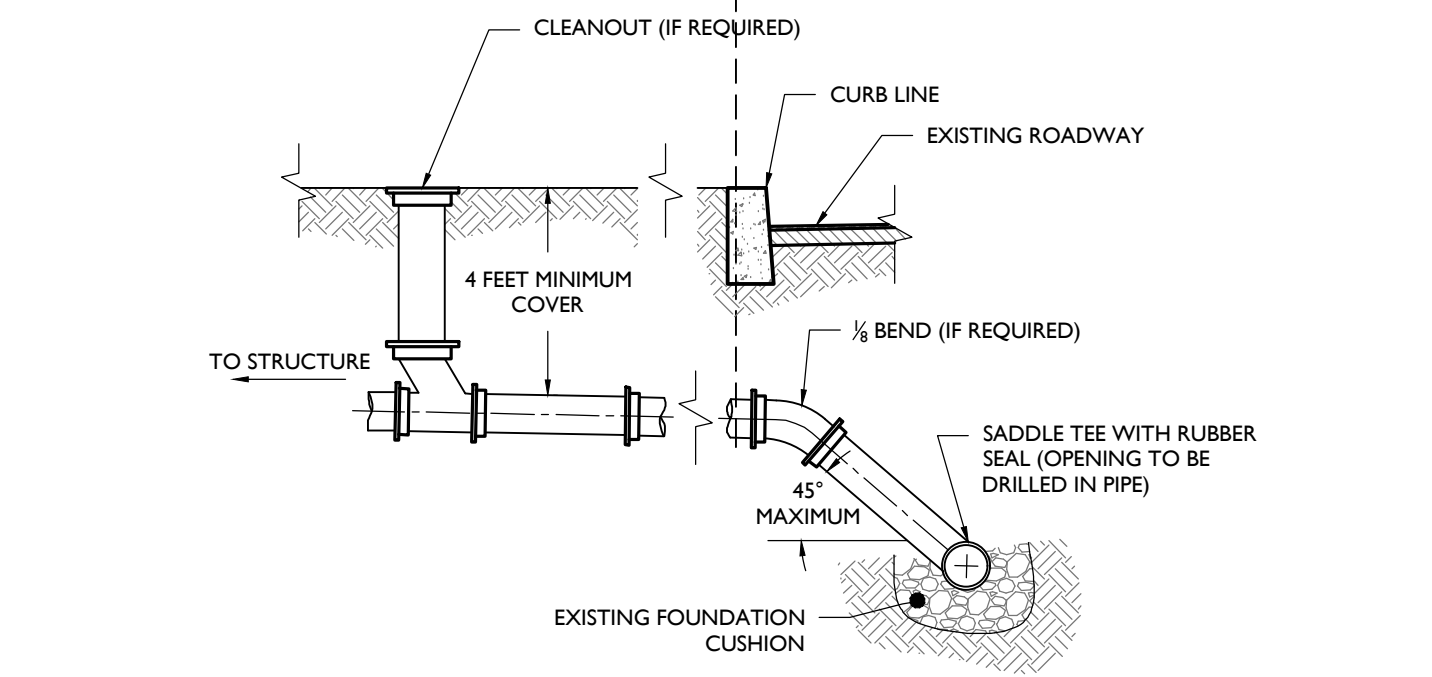
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CLEAN-OUT

NOT TO SCALE

6



SEWER CONNECTION DETAIL

NOT TO SCALE

10

PRELIMINARY & FINAL MAJOR SITE PLANS

ONE SCHOOL GLOBAL
PROPOSED K-12 GRADE 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

TITLE:

CONSTRUCTION
DETAILS

DRAWING:

C-12

STONEFIELD
engineering & design

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

NOT APPROVED FOR CONSTRUCTION

DESCRIPTION

BY

DATE

ISSUE

FOR MUNICIPAL SUBMISSION

PK

FOR COUNTY SUBMISSION

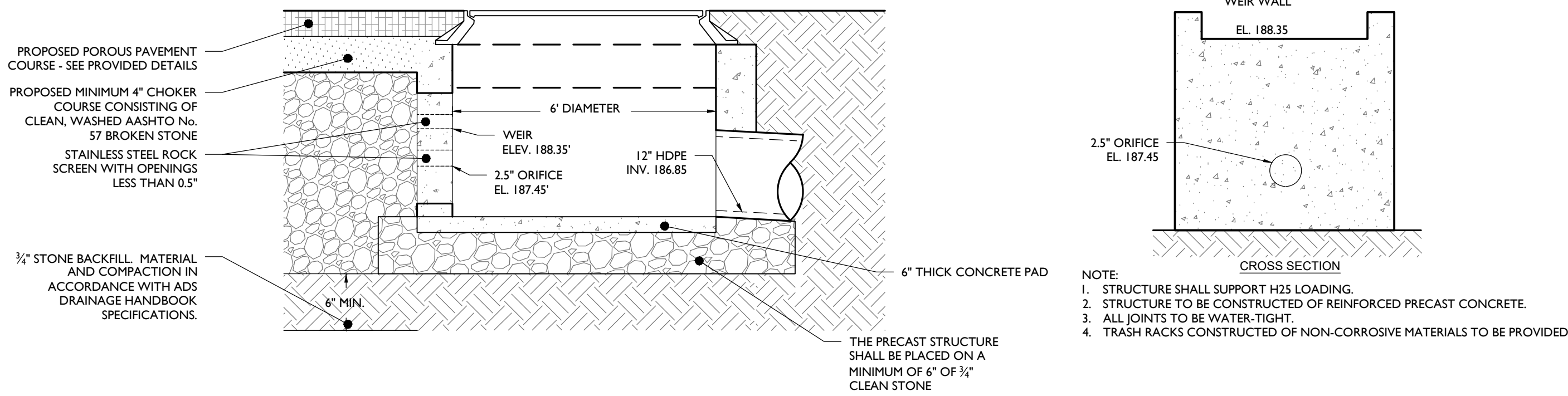
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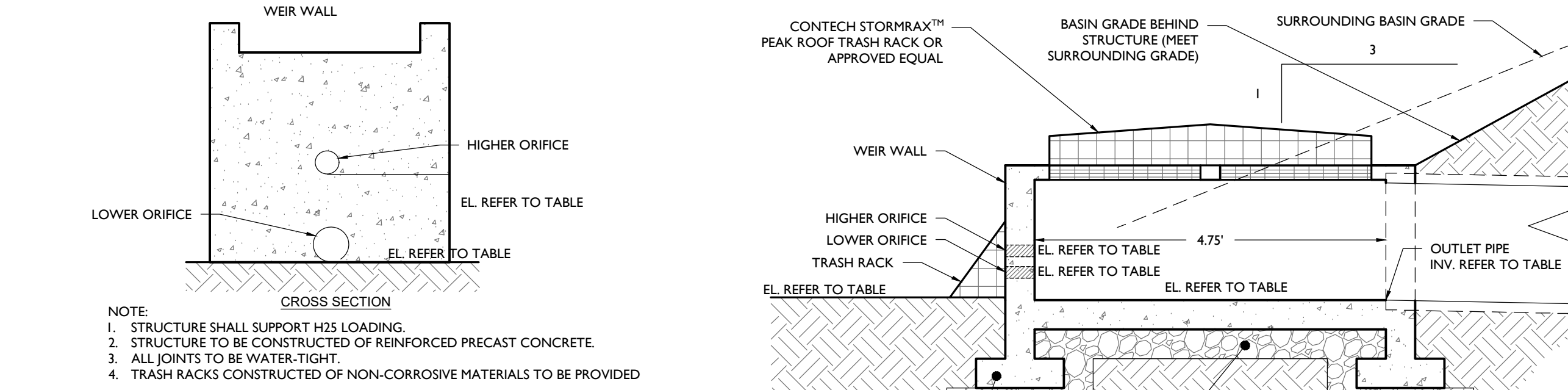
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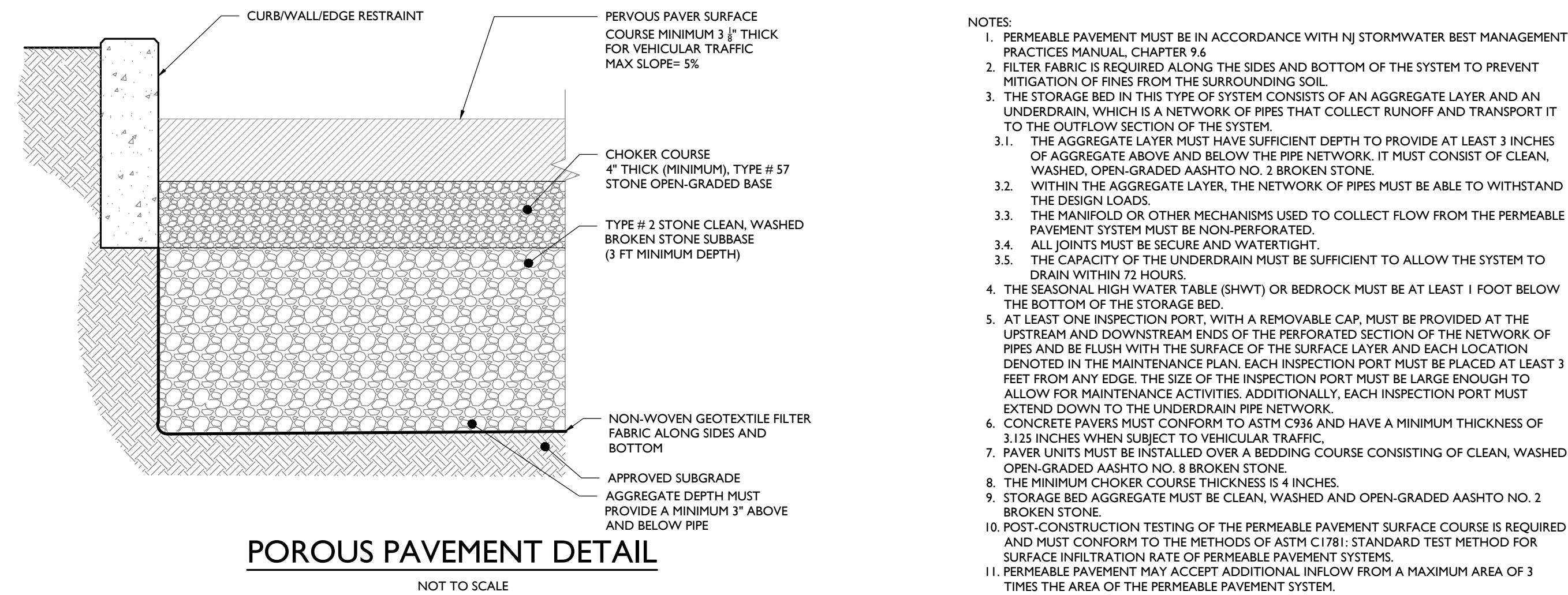


POROUS PAVEMENT OUTLET STRUCTURE (OS-2)

SCALE: 1" = 2'

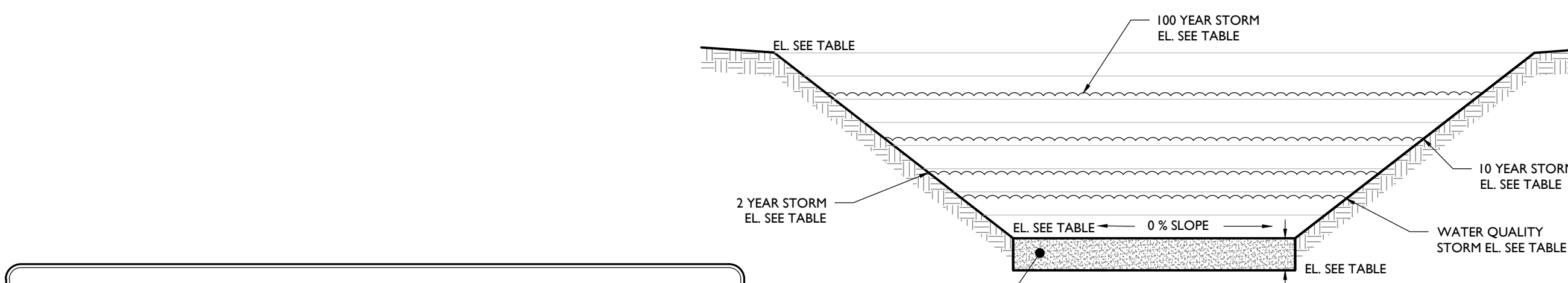


SUMMARY OF OUTLET STRUCTURES					
OS ID#	RIM	INVERT OUT	LOWER ORIFICE	HIGHER ORIFICE	WEIR
OS-1	189.50	185.89	187.81 (5.0" DIA.)	188.60 (2.5" DIA.)	189.15
OS-3	190.00	187.50	188.25 (15" X 2.5" SLO.T)	188.85 (2.5" DIA.)	189.65



POROUS PAVEMENT DETAIL

NOT TO SCALE



SUMMARY OF BASIN WATER SURFACE ELEVATIONS							
Basin ID#	Top Elev.	Bottom Elev.	Sand Elev.	2 Year Storm	10 Year Storm	100 Year Storm	WQV Storm
B-1	189.50	187.00	186.50	188.33	188.88	189.48	187.84
B-3	190.00	188.00	187.50	188.61	189.14	189.93	188.23

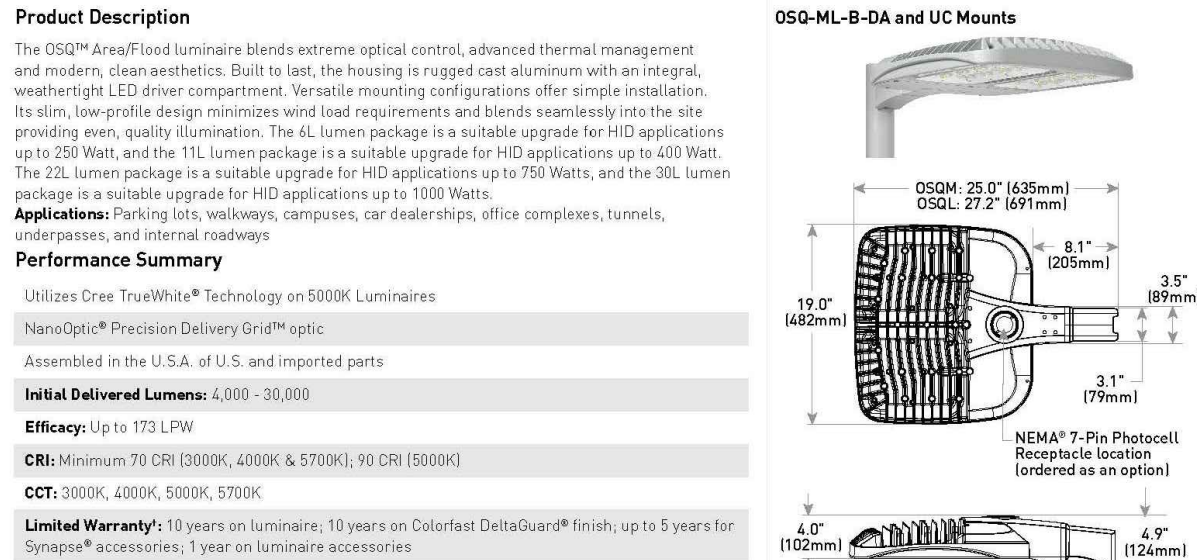
INFILTRATION BASIN DETAIL

NOT TO SCALE

NOTES:
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OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology - Medium & Large



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THE EDGE® Series

LED Security Wall Pack Luminaire



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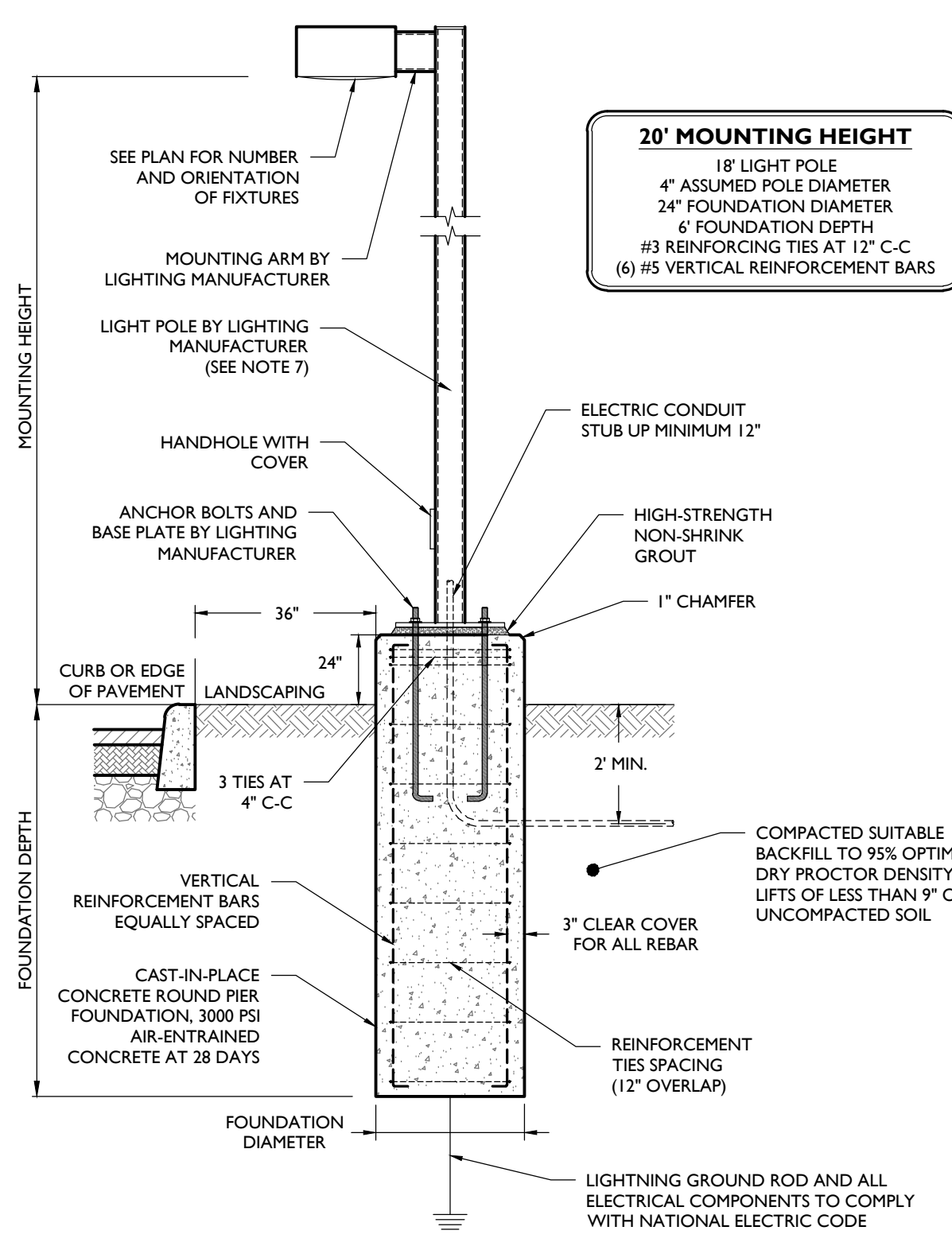
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LIGHT FIXTURE 'B' DETAIL

NOT TO SCALE



LIGHT POLE INSTALLATION DETAIL

NOT TO SCALE

- NOTES:
- MINIMUM SOIL BEARING PRESSURE OF 1500 PSF. SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
 - CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
 - ALL REBAR TO BE NEW GRADE 60 STEEL.
 - PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
 - CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
 - CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" WITHIN 1" TOLERANCE.
 - POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSIS/ASCE 7-93.
 - POUR TO BE TERMINATED AT A FORM.
 - WORK SHALL CONFORM TO ALL BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
 - CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

SIGN DATA TABLE

NOT TO SCALE

MULT. CD. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R-1)	STOP	RED	WHITE	30"x30"	GROUND
DO NOT ENTER (R-5)	DO NOT ENTER	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 (R-1)" AND "YIELD" (R-1-2) SIGNS.

PRELIMINARY & FINAL MAJOR SITE PLANS

ONE SCHOOL GLOBAL
PROPOSED K-12 GRADE 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

CONSTRUCTION
DETAILS

DRAWING:

C-13

