

EXHIBIT:

DATE PREPARED:
02/28/2023

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	105.3 FT
§360-46.G.	MINIMUM REAR YARD SETBACK: 50 FT	154.2 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.	50.0 FT
(V) VARIANCE (N/A) NOT APPLICABLE		

LAND USE AND ZONING			
BLOCK 2104, LOT 21 RESIDENCE DISTRICT (R-15)			
PROPOSED USE		CONDITIONAL USE (V)	
SCHOOL		PERMITTED ACCESSORY USE	
PRIVATE SPORT FACILITIES			
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)	40.1% (69,547 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	105.3 FT
MINIMUM SIDE YARD SETBACK (BOTH)	35 FT	201.8 FT	105.3 FT
MINIMUM REAR YARD SETBACK	40 FT	104.4 FT (EN)	154.2 FT
MINIMUM LOT FRONTAGE	100 FT	456.3 FT	456.3 FT
(V) VARIANCE (EN) EXISTING NON-CONFORMITY			

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.	42 FT
§ 360-56.B(4)	MINIMUM DRIVEWAY WIDTH ONE WAY: 14 FT TWO WAY: 24 FT	20 FT N/A
§ 360-56.B(5).A.	MINIMUM AISLE WIDTH TWO-WAY: 24 FT ONE-WAY: 14 FT	24 FT 18 FT
§ 360-56.C.	SIDEWALKS WITH A MINIMUM WIDTH OF 4 FT SHALL BE PROVIDED IN ALL PARKING AREAS	6 FT
§ 360-56.D.B(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	COMPLIES
§ 360-58.B.	REQUIRED PARKING: SECONDARY SCHOOL: 2.5 PER CLASSROOM + 1 PER 10 STUDENTS (2.5 SPACES * 7 CLASSROOMS) + (1/100 STUDENTS) = 28 SPACES ELEMENTARY : 2 PER CLASSROOM + 1 PER STAFF (2 SPACES * 8 CLASSROOMS) + 12 STAFF MEMBERS = 28 SPACES TOTAL REQUIRED = 56 SPACES	44 SPACES (V)
§ 360-57	THE EQUIVALENT OF ONE LOADING SPACE SHALL BE PROVIDED FOR EACH 12,000 SF OF GROSS AREA. 27,825 SF / 12,000 SF = 2 LOADING SPACES	2 SPACES
§ 360-57	MINIMUM LOADING SPACE SIZE: 10 FT X 35 FT HEIGHT CLEARANCE: 14 FT NOT LOCATED IN FRONT YARD	10 FT X 35 FT COMPLIES
(V) VARIANCE (N/A) NOT APPLICABLE (V) THERE SHALL BE NO ADDITIONAL PARKING REQUIREMENT FOR ANY SQUARE FOOTAGE DEVOTED SOLELY TO ANCILLARY STORAGE OFFICE OR EMPLOYEE LUNCH/MEETING 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 LUNCH/MEETING CLINIC FACILITY IN ANCILLARY.		

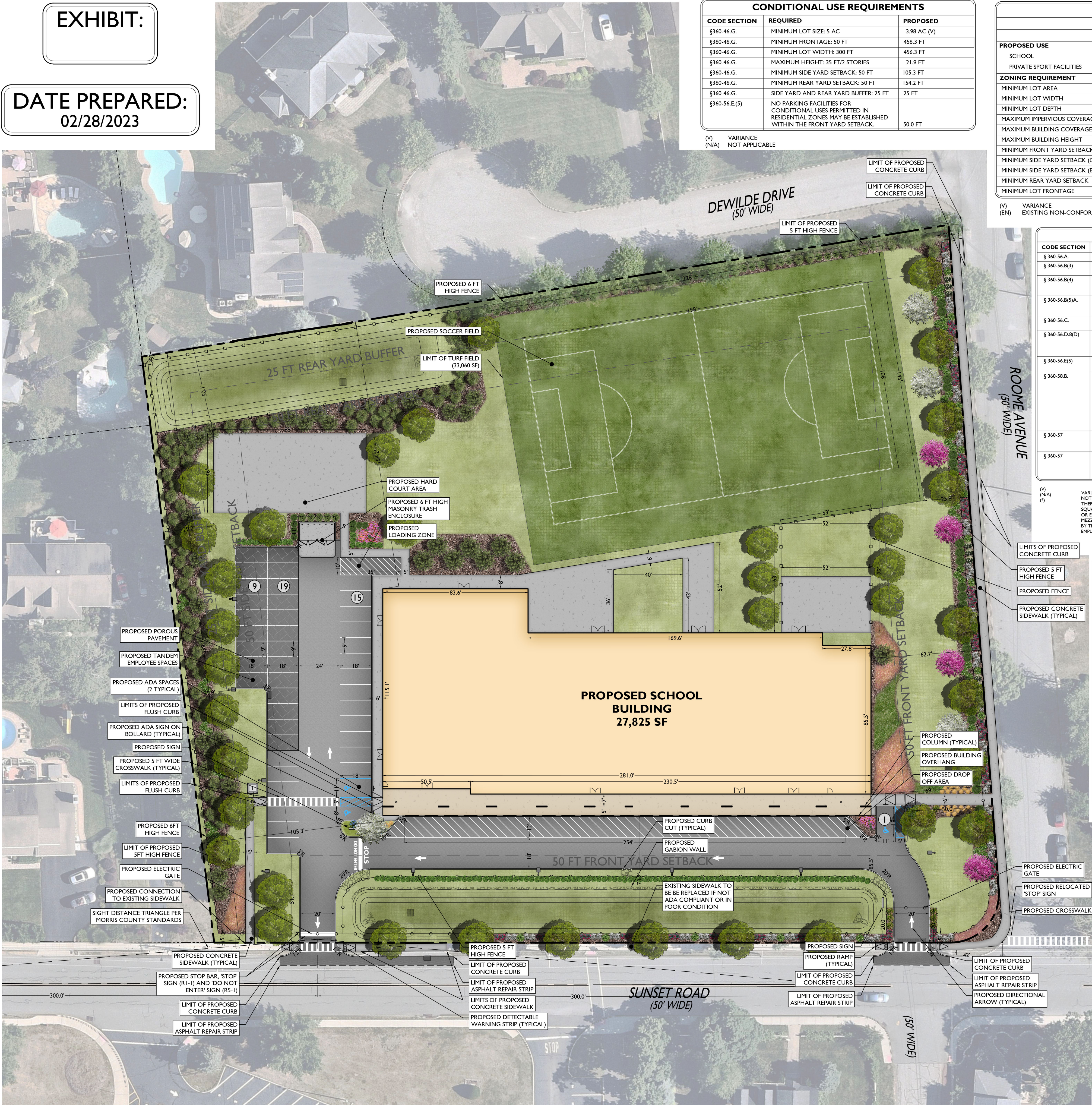
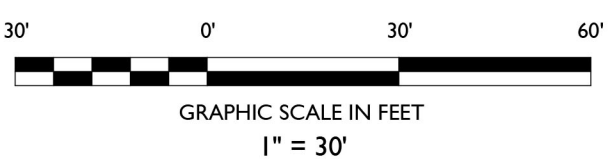
SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 360-82.A(2)	NO MORE THAN ONE PERMANENT SIGN IS PERMITTED ON ANY RESIDENTIALLY USED LOT.	4 SIGNS (V)
§ 360-82.A(3)	MAXIMUM SIGN AREA NAMEPLATE: 2 SF HOME OCCUPATION: 2 SF PROFESSIONAL USE: 12 SF	ATTACHED: 40 SF (V) FREESTANDING: 15.1 SF (V)
§ 360-82.A(4)	SETBACK FROM PROPERTY LINE: 10 FT MAX HEIGHT: 3 FT MAX HEIGHT (PROFESSIONAL USE): 4 FT	20.0 FT 6.5 FT (V)
§ 360-82.D(2)	SIGNS PERMITTED FOR INSTITUTIONAL USES 1 FREESTANDING SIGN 1 CHANGEABLE LETTER SIGN 1 ATTACHED SIGN	2 FREESTANDING SIGNS (V) 2 ATTACHED SIGNS (V)
§ 360-82.D(3)	SIGN REQUIREMENTS FREESTANDING: 20 SF ATTACHED: 1% OF BUILDING FACADE BUILDING FACADE: 5,620 SF 5,620 SF * (0.01) = 56.2 SF	FREESTANDING SIGN: 15.1 SF ATTACHED SIGN 1: 40 SF ATTACHED SIGN 2: 18 SF
§ 360-82.D(4)	FREESTANDING SIGN REQUIREMENTS MAXIMUM HEIGHT: 8 FT MINIMUM SETBACK FROM PROPERTY LINE: 20 FT	6.5 FT 20.0 FT
§ 360-82.D(4)	NO ATTACHED SIGN SHALL BE INSTALLED SUCH THAT THE TOP EDGE IS HIGHER THAN 14 FT MEASURED FROM THE GROUND	16 FT (V)
§ 360-82.D(5)	NO SIGN SHALL BE ILLUMINATED BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM	COMPLIES
§ 360-82.D(6)	ELECTRONIC MESSAGE CENTERS/BOARDS 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 SF	COMPLIES
(V) VARIANCE		

GENERAL REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§360-46.P.(1)(1)	FENCES LOCATED IN THE ESTABLISHED FRONT YARD SHALL HAVE A MAXIMUM HEIGHT OF 3 FT AND SHALL BE SETBACK A MINIMUM OF 5 FT FROM THE PROPERTY LINE	HEIGHT: 5 FT (V) SETBACK: 5 FT
§360-46.P.(1)(2)	FENCES LOCATED IN THE SECONDARY FRONT YARD SHALL HAVE A MAXIMUM HEIGHT OF FOUR FEET AND SHALL BE SETBACK A MINIMUM OF 5 FT FROM THE PROPERTY LINE	HEIGHT: 5 FT (V) SETBACK: 3 FT
§360-46.P.(1)(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: 5 FT SETBACK: 3 FT (V)
§360-46.P.(1)(5)	FENCES WITH A MAXIMUM HEIGHT OF 6 FT ARE PERMITTED IN REAR AND SIDE YARDS WITH NO SETBACK REQUIRED, PROVIDED THAT THE FENCE IS INSTALLED ENTIRELY ON THE PROPERTY.	HEIGHT: 6 FT SETBACK: 3 FT
§360-56.D.(B)(C)	INTERIOR LANDSCAPING SHALL INCLUDE 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 TOTAL SF)/(100.0%) = 1,099 SF	1,141 SF
(V) VARIANCE		

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
W	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.



SITE PLAN RENDERING EXHIBIT		DESCRIPTION	
MU	BY	DATE	ISSUE
02/28/2023	I		

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

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

TITLE:
**SITE PLAN RENDERING
EXHIBIT**

DRAWING:

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