PRELIMINARY & FINAL SITE PLAN

for

THE PEDDIE SCHOOL – STADIUM RENOVATION PROJECT

BLOCK 53, LOT 1.02

BOROUGH OF HIGHTSTOWN

MERCER COUNTY, NEW JERSEY

PROJECT DESIGN TEAM

ARCHITERRA PC - ATHLETIC FACILITY DESIGNER

CREST ENGINEERING ASSOCIATES, INC. - SITE ENGINEER

KELTER & GILLIGO, CONSULTING ENGINEERS - ELECTRICAL ENGINEER

MUSCO LIGHTING - SPORTS FIELD LIGHTING SPECIALIST

LIST OF OWNERS:

OWNERS WITHIN 200 FEET OF
LOT 1.02 IN BLOCK 53
HIGHTSTOWN BOROUGH
MERCER COUNTY, NJ

HIGHTSTOWN LIST IS CURRENT TO 2022
AN UPDATED LIST HAS BEEN REQUESTED

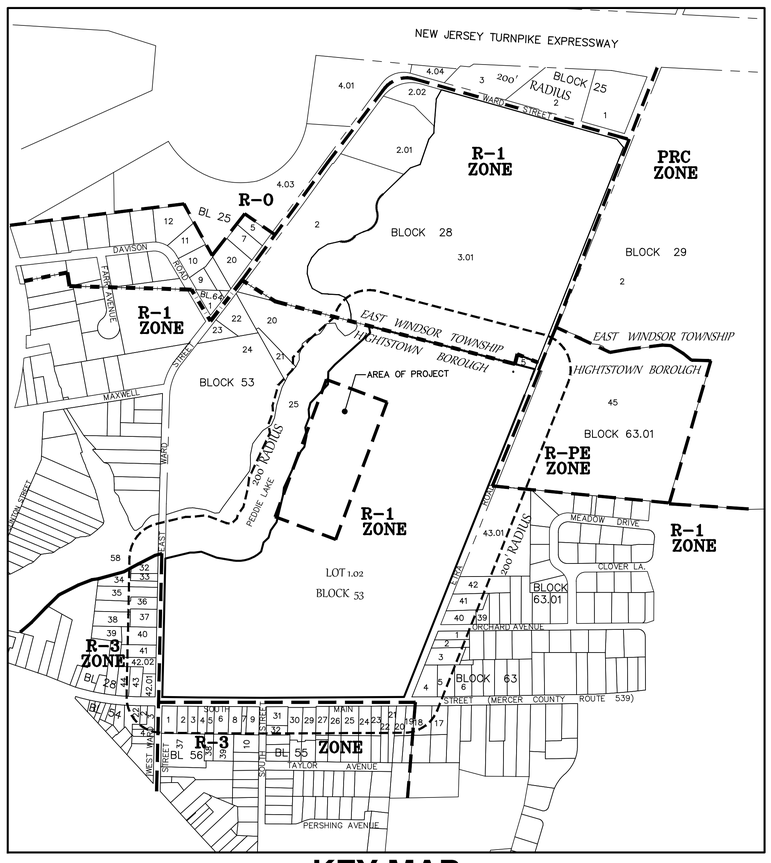
BLOCK	LOT(S)	OWNER(S)
28	32	AITUGANOV, VLADIMIR H/W
	33	HUAN, CRYSTAL
	34	MACMILLAN, DEBORAH
	35	DUNHAM, JEFFREY & KATHLEEN
	36	LINDBLOOM, M. & J/LINDBLOOM FM TRUST
	37	WHITE, KEITH C.
	41	YANDOLI, CHRISTOPHER & LINDSEY D.
	42.01, 42.02	PEDDIE SCHOOL
	43	HOLMES JR, KENNETH D. & ANNE S H/W
	44	JACKSON, VINCIA
	58	BOROUGH OF HIGHTSTOWN
53	20	TURCO, ROBERT & MARGARET
54	2	170 SOUTH MAIN ST, LLC
	4	ZU TOTO, LLC
	22	SALTWATER HOLDINGS, LLC
55	17	COUTURIER, RONALD W. & EILEEN M
	18	STULTS, CHARLES S. III & CHRISTINE
	19	ZAISER, KATHERINE L. & DAVID M.
	20	COSTANTINO, A. & LOMBARDELLI L.
	21	VITUCCI, LOUIS & BONGIOVANNI, MOLLIE
	22	MISIURA, STEVE & REDDY, DEIRDRE
	23	PEDDIE SCHOOL
	24	SPROUT, ROBERT C.
	25	MALUS, SHEM & LOBO, ELENA
	26	CAMPBELL, MICHAEL A. & LAURA R.
	27	CONRAD, ROBIN & BEAMESDERFER, LYN
	29	BESSEN, STEPHEN & JENNIFER S., LORD-
	30	MARIBOE, DOUGLAS W. & KATHLEEN P.
	31	FALCO, CHRISTOPHER
	32	TRAPP, GEOFFREY & PINTO, ALISON
56	1	LAUDENBERGR, JOHN & NANCY
	2	208 SOUTH MAIN LLC
	3	BOND, M JEFFREY & CATHERINE T.
	4	BOND, M JEFFREY
	5	THOMPSON, JAMES G., JR & MAIREAD C.
	6	TELLER, RICHARD & EVA
	8,9	PEDDIE SCHOOL
63	1	CLOUGH, BRUCE & CANDACE WOODWARD
	2	NAGLE, IAN P. & BETH T.
	3	VON RIEGEN, ROBERT & EARLEY, LINDA
	4	STUDHOLME, ANNE & JOSEPH
	5	MARTINELLI, RAMON & LINDA / RL TRUST
63.01	40,41,43.01	PEDDIE SCHOOL
	42	LUMKONG, PETER & CLARE
	45	PRESBYTERIAN HOME AT MEADOW LAKE

OTHERS: MERCER COUNTY PLANNING DEPT.
N.J.D.O.T.
J.C.P. & L.
P.S.E. & G.
COMCAST
VERIZON
HIGHTSTOWN BOROUGH WATER & SEWER

OWNERS IN EAST WINSOR
WITHIN 200 FEET OF
LOT 1.02 IN BLOCK 53
HIGHTSTOWN TOWNSHIP
MERCER COUNTY, NJ

BLOCK	LOT(S)	OWNER(S)
28	2	PEDDIE SCHOOL C/O SANJEEV PURI
	3.01	PEDDIE SCHOOL C/O SANJEEV PURI
	5	PEDDIE SCHOOL C/O SANJEEV PURI

OTHERS: A.T.&T.
COMCAST CABLEVISION
N.J.D.O.T.
EAST WINDSOR UTILITIES AUTHORITY
P.S.E. & G.
J.C.P. & L.
TRANSCONTINENTAL GAS PIPE LINE CORP.
VERIZON
MERCER COUNTY PLANNING BOARD



KEY MAP

GRAPHIC SCALE

400 0 200 400 800 1600

(IN FEET)
1 inch = 400 ft.

SITE PLAN CHECKLIST WAIVERS LIST:

1. [ITEM #12] – CHECK LIST WAIVER FROM SHOWING TOPOGRAPHY WITHIN 200 FEET OF THE BOUNDARY, PROJECT AREA LOCATED IN THE MIDDLE OF FACILITY.
2. [ITEM #16] – CHECK LIST WAIVER FROM SHOWING THE ENTIRE PROPERTY IN QUESTION EVEN THOUGH A PORTION OF SAID PROPERTY IS INVOLVED IN THE SITE PLAN.
3. [ITEM #18] – PARTIAL CHECK LIST WAIVER FROM SHOWING WETLANDS AND FLOOD PLANE BUFFER IS / ARE ALREADY ESTABLISHED.
4. [ITEM #20] – PARTIAL CHECK LIST WAIVER SHOWING ALL DRIVEWAYS, STREET, BUILDINGS, AND LOT LINES WITHIN 200 FEET OF SITE, PROJECT AREA IN MIDDLE OF FACILITY.
5. [ITEM #22] – PARTIAL CHECK LIST WAIVER SHOWING ALL EXISTING AND PROPOSED UTILITY LINES WITHIN AND ADJACENT TO THE SUBJECT PROPERTY AND FULL EXPANATION OF SOURCE OF WATER SUPPLY AND MEANS OF SEWAGE DISPOSAL. THE UTILITIES WILL CONNECT TO EXISTING ONSITE CONNECTIONS.
6. [ITEM #23] – RIGHT-OF-WAY, EASEMENTS AND ALL LANDS TO BE DEDICATED TO THE MUNICIPALITY OR RESERVED FOR SPECIFIC USE – NOT APPLICABLE, NONE EXIST.
7. [ITEM #25] – PLANS AND CENTER LINE PROFILES SHALL BE PROVIDED FOR WIDENING OF ALL EXISTING ROADWAYS – NOT APPLICABLE, NONE EXIST.
8. [ITEM #26] HALF CROSS SECTION, 50 FEET ON CENTER, SHALL BE PROVIDED ALONG THE SIDE OF ALL WIDENED EXISTING ROADWAYS – NOT APPLICABLE, NONE EXIST.
9. [ITEM #27] – PARTIAL CHECK LIST WAIVER SHOWING DIMENSIONS OF LOT SETBACKS, FROM YARD, SIDE YARD AND REAR YARD; SIZE, AND LOCATION OF FENCES. FENCES ARE LOCATED WITHIN THE DISTURBED AREA IN DETAIL.
10. [ITEM #28] – PARTIAL CHECK LIST WAIVER WITH DRAINAGE PLAN SHOWING LOCATION OF EXISTING AND PROPOSED MANHOLES, INLETS, PIPES, INVERTS, RIMS, GRATES, SWALES, BERMS, AND OTHER STORM DRAINAGE FACILITIES, INCLUDING ROOF LEADERS, ALL PIPE SLOPES, AND LENGTHS AND MATERIALS, PROVIDING ONLY PROPOSED AND / OR MODIFIED IN COMPLETE DETAIL.
11. [ITEM #29] – PARTIAL CHECK LIST WAIVER FOR STORM DRAINAGE PROFILES FOR ALL DIVERSION IN SWALES, WATERWAYS, STORM SEWER PIPE AND ANY OTHER CONDUIT NOT SHOWN ON ROADWAY PLAN AND PROFILES SHEET, PROVIDING PROPOSED AND / MODIFIED SYSTEMS.

THIS SITE PLAN HAS BEEN APPROVED BY THE MERCER COUNTY PLANNING BOARD .

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

THE UNDERSIGNED, SANJEEV PURI, ASSISTANT HEAD, FINANCE & OPERATIONS, PEDDIE SCHOOL, DECLARES THAT THE PEDDIE SCHOOL IS THE OWNER OF THE LANDS DELINEATED HEREON AND CONSENTS TO THE SUBMISSION OF THESE PLANS TO THE APPROPRIATE REVIEWING AGENCIES.

SIGNATURE _____ DATE _____

THIS SITE PLAN HAS BEEN APPROVED BY THE BOROUGH OF HIGHTSTOWN LAND USE BOARD.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

GENERAL NOTES:

1. PROPERTY KNOWN AS LOT 1.02, BLOCK 53, AS SHOWN ON BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY TAX MAP SHEET NUMBER 8, AND CONTAINS 57.09 ACRES.
2. APPLICANT/OWNER: THE PEDDIE SCHOOL
201 SOUTH MAIN STREET
HIGHTSTOWN, NJ 08520
3. ZONING R–1 RESIDENTIAL (WITH PRIVATE SCHOOL REQUIREMENTS 28–10.1)

	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA	15,000 SF.	57.09 AC.	57.09 AC.
MINIMUM LOT WIDTH (AT SETBACK LINE)	100 FT.	2,000± FT.	2,000± FT.
MINIMUM LOT DEPTH	150 FT.	650 FT.	650 FT.
MINIMUM FRONT SETBACK	50 FT.	39.7 FT.	39.7 FT.
MINIMUM SIDE YARD – PRINCIPLE BUILDING	35 FT.	>35 FT. +++	>35 FT.+++
MINIMUM REAR YARD	45 FT.	>45 FT. +++	>45 FT.+++
MAXIMUM BUILDING HEIGHT	2 1/2 ST./35 FT.+	3 STORIES +	N/A +++
SIDE YARD – ACCESSORY BUILDINGS			
MAXIMUM HEIGHT	16 FT.	NONE +++	
MAX. LOT COVERAGE OF ALL BUILDINGS.	20 %	11.9 %	16.3 % #
MAX. LOT COVERAGE OF LOT IMPROVEMENTS	30 % ++	20.2 %	

* EXISTING CONDITIONS ** VARIANCE REQUESTED

*** IMPERVIOUS COVERAGE FOR ALL LOT 1.02 AND INCLUDES ONLY IMPERVIOUS SURFACES TO BE CONSTRUCTED WITHIN APPLICATION, NOT FUTURE DEVELOPMENT.

CALCULATIONS INCLUDE SOLAR PANEL ARRAYS AS THEY ARE CONSIDERED STRUCTURES/BUILDINGS.

+ THERE ARE SEVERAL GRANTED VARIANCES FOR BUILDING HEIGHTS EXCEEDING THE REQUIREMENTS INCLUDING BUT NOT LIMITED TO ANNENBERG HALL DORM–B.

++ THE SUM OF ALL AREAS COVERED BY ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL NOT EXCEED (30%) PERCENT OF THE AREA OF THE LOT. PER 28–10.1 (PRIVATE SCHOOLS)

+++ REPORTED ONLY FOR PORTION OF THE SITE UNDER CONSTRUCTION.

4. OUTBOUND IS TAKEN FROM A SURVEY OF PROPERTY, ENTITLED "LOT 1.02, BLOCK 53 , BOROUGH OF HIGHTSTOWN , MERCER COUNTY , NEW JERSEY– LOT 3.01, BLOCK , EAST WINDSOR TOWNSHIP , MERCER COUNTY , NEW JERSEY" , DATED 10/22/19, SIGNED BY DANIEL P. HUNDLEY PROFESSIONAL LAND SURVEYOR LICENSE # 33174. TOPOGRAPHY FOR THE AREA OF PROJECT (FOOTBALL STADIUM AND IMMEDIATE SURROUNDINGS, 204,157SF/4.69AC). TAKEN FROM TOPOGRAPHIC SURVEY, LOT 1.02, BLOCK 53, BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY, DATED 3/3/25, PREPARED BY CREST ENGINEERING ASSOCIATES INC., SIGNED BY GARY P. YURO, PROFESSIONAL LAND SURVEYOR LICENSE # 43231.
5. THE PURPOSE OF THIS PLAN IS TO OBTAIN PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR THE RENOVATION OF THE EXISTING SPORTS STADIUM.
6. EXISTING UTILITIES SHOWN ON PLANS ARE AS PER RECORDS PROVIDED BY THE PEDDIE SCHOOL AS WELL AS A GPR STUDY PREPARED BY AMERICAN GEOPHYSICS, INC. AND DATED 2/20 – 2/21 2025 CONTRACTOR TO VERIFY IN FIELD, PRIOR TO ANY EXCAVATION WORK, THE HORIZONTAL AND VERTICAL ALIGNMENT OF ALL EXISTING UTILITIES IN DESIGNATED WORK AREAS.
7. CONTRACTOR SHALL NOTIFY CREST ENGINEERING ASSOCIATES INC. IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED ON THESE PLANS, AND/OR IF SUCH CONDITIONS IN THE CONTRACTOR'S OPINION WOULD RENDER THE DESIGNS SHOWN ON THESE PLANS INAPPROPRIATE OR INEFFECTIVE.
8. ALL UTILITY RELOCATION SHOWN ON PLANS TO BE COORDINATED WITH PEDDIE SCHOOL DIRECTOR OF BUILDING SERVICES PRIOR TO ANY EXCAVATION WORK TO MINIMIZE SERVICE (GAS, ELECTRIC, WATER AND TELCOM) INTERRUPTION OF ANY EXISTING BUILDING ON SITE.
9. ALL DEMOLITION AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE APPLICABLE AUTHORITY, INCLUDING BUT NOT LIMITED TO, MERCER COUNTY RULES AND REGULATIONS, BOROUGH OF HIGHTSTOWN LAND USE ORDINANCE AND GENERAL ORDINANCES, THE NJDEP RULES AND REGULATIONS AND THE BOCA CODE, LATEST REVISIONS OF ALL.
10. NO INCREASE IN POPULATION OF SCHOOL ANTICIPATED AS PART OF THIS PROJECT.
11. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
12. THE AREA OF PROJECT IS LOCATED OUTSIDE OF THE FLOOD HAZARD ZONE, (PER PRELIMINARY FLOOD INSURANCE MAP OF HIGHTSTOWN, PANEL 34021C0169F, DATED MAY 2013).
13. NO WETLANDS OR WETLANDS BUFFER IS PRESENT WITHIN THE AREA OF PROJECT. NO DRCC BUFFER IS PRESENT ON PROJECTS AREA OF PROJECT.

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22. SOIL EROSION AND SEDIMENT CONTROL PLAN (CONSTRUCTION AREA)

NO	DESCRIPTION	DATE

CREST
Engineering Associates Inc.
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •
100 RIKE DRIVE
MILLSTONE TOWNSHIP, N.J. 08535
PH(609)448–5550
12 ROBBINS PKWY.
AT WATER STREET
TOMS RIVER, N.J. 08753
PH(732)244–0888
LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

DATE 9/18/2025
SCALE 1"=400'
DRAWN JML
CHECKED LET
SHEET 1 OF 22
POCKET

THE PEDDIE SCHOOL
STADIUM RENOVATION PROJECT
BLOCK 53, LOT 1.02
(TAX MAP SHEET No. 8)
BOROUGH OF HIGHTSTOWN
MERCER COUNTY, NEW JERSEY

FILE N1900

COVER SHEET

DWG. NO. CAD FILE: 1900–COVER SHEET

K:\1900\STADIUM RENOVATION\DESIGN PLANS\1900 COVER.dwg, COVER, 9/30/2025 9:33:31 AM, MU

EAST WARD STREET
ARMELLINO COURT
DAWSON ROAD
MUNICIPAL BOUNDARY LINE
BOROUGH OF HIGHTSTOWN
EAST WINDSOR TOWNSHIP
PEDDIE LAKE
(N.J. FLOOD HAZARD DESIGN) FLOOD PLAIN ELEV. 87.0
DETENTION BASIN
198 E. WARD ST. RESIDENCE
200 E. WARD ST. RESIDENCE
GEIGER REEVES THEATER
POTTER DORM NORTH
POTTER DORM SOUTH
ART CENTER
HEALTH / DAY CARE CENTER
MAINTENANCE BUILDING
TENNIS COURTS
FOOTBALL FIELD
BLEACHER
IAN H. GRAHAM ATHLETIC CENTER
POOL CENTER
GENERAL STORAGE BUILDING
BASEBALL FIELD
ATHLETIC FIELD
SOCCER FIELD
WALTER & LEONORE ANNENBERG SCIENCE CENTER
LIBRARY
ANNENBERG HALL
CASPERSEN HISTORY HOUSE
AYER MEMORIAL CHAPEL
ROBERSON DORM
OCTAGON HOUSE
DORM
SOUTH MAIN STREET
(COUNTY ROUTE 539)
SOUTH STREET
ETRA ROAD COUNTY ROUTE 571
ORCHARD AVENUE
N55°45'17"W 1977.15'
BLOCK 53 LOT 1.02 57.09 AC.±
BLOCK 28 LOT 3.01 35.28 AC.±
BLOCK 53 LOT 25
BLOCK 53 LOT 24
BLOCK 53 LOT 21

SEE NEXT SHEET FOR EXISTING CONDITIONS

LEGEND

EXISTING

SANITARY SEWER
STORM SEWER
FLARED END SECTION
DRAINAGE INLET
DRAINAGE MANHOLE
HEADWALL
SANITARY SEWER MANHOLE
FIRE HYDRANT
SIGN
UTILITY POLE
VALVE

— W — WATER MAIN
— G — GAS MAIN
— E — ELECTRIC LINE
— T — TELEPHONE LINE
X 100.00 GRADE ELEVATION
X 100.00 BW ELEVATION BASE OF WALL
GROUND SURFACE BEHIND WALL
100 CONTOUR ELEVATION
LIGHT FIXTURE

WD–A00 WETLANDS FLAG AND NUMBER
0 PHOTO NO., LOCATION, AND DIRECTION
TP–0 TEST PIT AND NUMBER
—SE— STREAM ENCROACHMENT LINE
—DRCC— D.R.C.C. GREENWAY LINE
—FHDF— FLOOD HAZARD DESIGN FLOOD LINE
—100FL— 100 YEAR FLOODPLAIN FROM FEMA FLOOD STUDY LINE
—100FB— NOMINAL 100' D.R.C.C. BUFFER LINE
—WL— WETLANDS LINE
—WB— 50' WETLANDS BUFFER LINE

10"EVG EVERGREEN TREE(SIZE)
WV WATER VALVE
FDC FIRE DEPARTMENT CONNECTION
GROUND LIGHT BOXES
AGPL ABOVE GROUND PIPE LINE
— E — UNDERGROUND ELECTRIC LINE
— FOC — UNDERGROUND FIBER OPTIC CABLE
— G — UNDERGROUND GAS LINE
— S — UNDERGROUND STEAM LINE
— IR — IRRIGATION LINE
♿ DENOTES HANDICAP SPACE
HC HANDICAP SIGN
(15) DENOTES PARKING SPACES

X TC107.23 G106.68 TOP CURB ELEVTION GUTTER ELEVATION
X 104.8 SPOT GRADE ELEVATION
X TW102.97 BW102.94 TOP WALL ELEVATION BOTTOM WALL ELEVATION
X 106.68 SURFACE ELEVATION

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NOTE:

OUTBOUND IS TAKEN FROM A SURVEY OF PROPERTY, ENTITLED "LOT 1.02, BLOCK 53 , BOROUGH OF HIGHTSTOWN , MERCER COUNTY , NEW JERSEY– LOT 3.01, BLOCK , EAST WINDSOR TOWNSHIP , MERCER COUNTY , NEW JERSEY" , DATED 10/22/19. SIGNED BY DANIEL P. HUNDLEY PROFESSIONAL LAND SURVEYOR LICENSE # 33174.

NO	DESCRIPTION	DATE	D / C
3.	REMOVED LOT 3.01, BLOCK 28 EAST WINDSOR FROM TITLEBLOCK	9/18/25	MU
2.	ADDED SOLAR CANOPIES & UPDATED PARKING LAYOUT	9/18/25	CM
1.	REV. FOR ADDITIONAL UTILITIES	1/27/22	CPG

CREST
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Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •

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12 ROBBINS PKWY.
AT WATER STREET
TOMS RIVER, N.J. 08753
Ph(732)244–0888 ☐

DANIEL P. HUNDLEY
PROFESSIONAL LAND SURVEYOR N.J. LICENSE No. 33174

DATE
1/10/22
SCALE
1"=100'
DRAWN
SH
CHECKED
SHEET
2 OF 22
POCKET

THE PEDDIE SCHOOL
STADIUM RENOVATION PROJECT
BLOCK 53, LOT 1.02

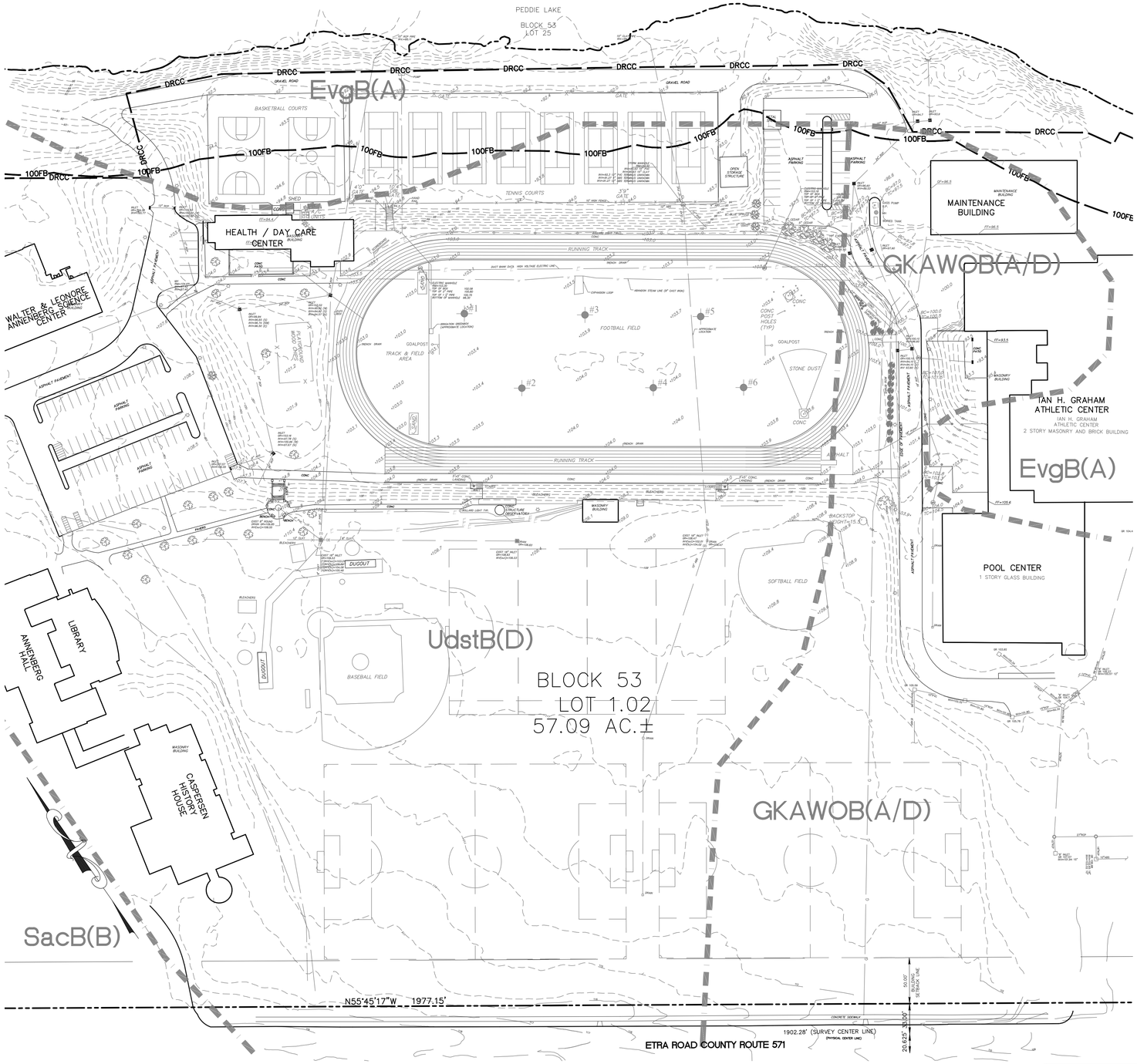
(TAX MAP SHEET No. 8)
BOROUGH OF HIGHTSTOWN
MERCER COUNTY, NEW JERSEY

FILE N 1900

PLAN OF SURVEY

DWG. NO.

CAD FILE: 1900 ATHL CTR SOLAR EXIST.DWG
XREF:



COUNTY: Mercer
TOWNSHIP: Hightstown
BLOCK:53 LOT: 1.02

April 22, 2025
File N-1900

STORMWATER SOIL LOG

1. LOG NUMBER: SL-1 (Football Field) (Check One): ✓ Profile Pit ___ Boring ___
2. SOIL LOG

Depth (inches)	Description
0" – 12"	TOP SOIL – 2.5 YR 4/3 REDDISH BROWN LOAM
12" – 40"	2.5YR 5/6 RED SANDY CLAY LOAM; MODERATE SUBANGULAR BLOCKY; MOIST; FRIABLE; NO ROOTS; CLEAR SMOOTH BOUNDARY
40" – 64"	2.5YR 5/8 RED SANDY CLAY; MODERATE MEDIUM SUBANGULAR BLOCKY; MOIST; FRIABLE; < 5% GRAVEL WITH SOME COBBLES; CLEAR SMOOTH BOUNDARY; 10YR5/8 YELLOWISH BROWN MOTTLES @ 54"; COMMON MEDIUM DISTINCT
64"– 74"	2.5YR 6/6 LIGHT RED SANDY CLAY; MODERATE MEDIUM SUBANGULAR BLOCKY; MOIST; FIRM IN PLACE; < 5% GRAVEL WITH SOME COBBLES; CLEAR SMOOTH BOUNDARY; 10YR5/8 YELLOWISH BROWN; COMMON MEDIUM DISTINCT MOTTLES
74" – 120"	5YR 6/3 LIGHT REDDISH BROWN CLAY; STRONG MEDIUM SUBANGULAR BLOCKY; MOIST; FIRM IN PLACE

TUBE SAMPLE @ SURFACE
BAG SAMPLE @ 40"

NO WATER ENCOUNTERED

COUNTY: Mercer
TOWNSHIP: Hightstown
BLOCK:53 LOT: 1.02

April 22, 2025
File N-1900

STORMWATER SOIL LOG

1. LOG NUMBER: SL-2 (Football Field) (Check One): ✓ Profile Pit ___ Boring ___
2. SOIL LOG

Depth (inches)	Description
0" – 12"	TOP SOIL – 2.5 YR 4/3 REDDISH BROWN LOAM
12" – 41"	2.5YR 5/6 RED SANDY CLAY LOAM; MODERATE SUBANGULAR BLOCKY; MOIST; FRIABLE; NO ROOTS; CLEAR SMOOTH BOUNDARY
41"– 77"	2.5YR 5/8 RED SANDY CLAY; MODERATE MEDIUM SUBANGULAR BLOCKY; MOIST; FRIABLE; < 5% GRAVEL WITH SOME COBBLES; CLEAR SMOOTH BOUNDARY; 10YR5/8 YELLOWISH BROWN MOTTLES @ 70"; COMMON MEDIUM DISTINCT
77" – 120"	5YR 6/3 LIGHT REDDISH BROWN CLAY; STRONG MEDIUM SUBANGULAR BLOCKY; MOIST; FIRM IN PLACE

TUBE SAMPLE @ SURFACE
BAG SAMPLE @ 41"

NO WATER ENCOUNTERED

COUNTY: Mercer
TOWNSHIP: Hightstown
BLOCK:53 LOT: 1.02

April 22, 2025
File N-1900

STORMWATER SOIL LOG

1. LOG NUMBER: SL-3 (Football Field) (Check One): ✓ Profile Pit ___ Boring ___
2. SOIL LOG

Depth (inches)	Description
0" – 12"	TOP SOIL – 2.5 YR 4/3 REDDISH BROWN LOAM
12" – 28"	2.5YR 5/6 RED SANDY CLAY LOAM; MODERATE SUBANGULAR BLOCKY; MOIST; FRIABLE; NO ROOTS; CLEAR SMOOTH BOUNDARY
28" – 49"	2.5YR 5/8 RED SANDY CLAY; MODERATE MEDIUM SUBANGULAR BLOCKY; MOIST; FRIABLE; < 5% GRAVEL WITH SOME COBBLES; CLEAR SMOOTH BOUNDARY;
49"– 70"	2.5YR 6/6 LIGHT RED SANDY CLAY; MODERATE MEDIUM SUBANGULAR BLOCKY; MOIST; FIRM IN PLACE; CLEAR SMOOTH BOUNDARY; 10YR5/8 YELLOWISH BROWN MOTTLES @ 64"; COMMON MEDIUM DISTINCT
70" – 120"	5YR 6/3 LIGHT REDDISH BROWN CLAY; STRONG MEDIUM SUBANGULAR BLOCKY; MOIST; FIRM IN PLACE

TUBE SAMPLE @ SURFACE
BAG SAMPLE @ 49"

NO WATER ENCOUNTERED

COUNTY: Mercer
TOWNSHIP: Hightstown
BLOCK:53 LOT: 1.02

April 22, 2025
File N-1900

COUNTY:

STORMWATER SOIL LOG

1. LOG NUMBER: SL-4 (Football Field) (Check One): ✓ Profile Pit ___ Boring ___
2. SOIL LOG

Depth (inches)	Description
0" – 12"	TOP SOIL – 2.5 YR 4/3 REDDISH BROWN LOAM
12" – 40"	2.5YR 5/6 RED SANDY CLAY LOAM; MODERATE SUBANGULAR BLOCKY; MOIST; FRIABLE; NO ROOTS; CLEAR SMOOTH BOUNDARY
40"– 60"	2.5YR 5/8 RED SANDY CLAY; MODERATE MEDIUM SUBANGULAR BLOCKY; MOIST; FRIABLE; < 5% GRAVEL WITH SOME COBBLES; CLEAR SMOOTH BOUNDARY; 10YR5/8 YELLOWISH BROWN MOTTLES @ 70"; COMMON MEDIUM DISTINCT
60" – 120"	5YR 6/3 LIGHT REDDISH BROWN CLAY; STRONG MEDIUM SUBANGULAR BLOCKY; MOIST; FIRM IN PLACE

TUBE SAMPLE @ SURFACE
BAG SAMPLE @ 40"

NO WATER ENCOUNTERED

COUNTY: Mercer
TOWNSHIP: Hightstown
BLOCK:53 LOT: 1.02
COUNTY:

April 22, 2025
File N-1900

STORMWATER SOIL LOG

1. LOG NUMBER: SL-5 (Football Field) (Check One): ✓ Profile Pit ___ Boring ___
2. SOIL LOG

Depth (inches)	Description
0" – 12"	TOP SOIL – 2.5 YR 4/3 REDDISH BROWN LOAM
12" – 36"	2.5YR 5/6 RED SANDY CLAY LOAM; MODERATE SUBANGULAR BLOCKY; MOIST; FRIABLE; NO ROOTS; CLEAR SMOOTH BOUNDARY
36" – 53"	2.5YR 5/8 RED SANDY CLAY; MODERATE MEDIUM SUBANGULAR BLOCKY; MOIST; FRIABLE; < 5% GRAVEL WITH SOME COBBLES; CLEAR SMOOTH BOUNDARY; 10YR5/8 YELLOWISH BROWN MOTTLES @ 54"; COMMON MEDIUM DISTINCT
53"– 84"	2.5YR 6/6 LIGHT RED SANDY CLAY; MODERATE MEDIUM SUBANGULAR BLOCKY; MOIST; FIRM IN PLACE; CLEAR SMOOTH BOUNDARY; 10YR5/8 YELLOWISH BROWN; COMMON MEDIUM DISTINCT MOTTLES
84" – 120"	5YR 6/3 LIGHT REDDISH BROWN CLAY; STRONG MEDIUM SUBANGULAR BLOCKY; MOIST; FIRM IN PLACE; ORANGEBURG CLAY PIPE ENCOUNTERED @ 96"

TUBE SAMPLE @ SURFACE
BAG SAMPLE @ 53"

NO WATER ENCOUNTERED

COUNTY: Mercer
TOWNSHIP: Hightstown
BLOCK:53 LOT: 1.02

April 22, 2025
File N-1900

STORMWATER SOIL LOG

1. LOG NUMBER: SL-6 (Football Field) (Check One): ✓ Profile Pit ___ Boring ___
2. SOIL LOG

Depth (inches)	Description
0" – 12"	TOP SOIL – 2.5 YR 4/3 REDDISH BROWN LOAM
12" – 28"	2.5YR 5/6 RED SANDY CLAY LOAM; MODERATE SUBANGULAR BLOCKY; MOIST; FRIABLE; NO ROOTS; CLEAR SMOOTH BOUNDARY
28" – 52"	2.5YR 5/8 RED SANDY CLAY; MODERATE MEDIUM SUBANGULAR BLOCKY; MOIST; FRIABLE; < 5% GRAVEL WITH SOME COBBLES; CLEAR SMOOTH BOUNDARY;
52"– 70"	2.5YR 6/6 LIGHT RED SANDY CLAY; MODERATE MEDIUM SUBANGULAR BLOCKY; MOIST; FIRM IN PLACE; >10% GRAVEL WITH SOME COBBLES CLEAR SMOOTH BOUNDARY;
70" – 120"	5YR 7/2 PINKISH GRAY CLAY; STRONG MEDIUM SUBANGULAR BLOCKY; MOIST; COMMON MEDIUM DISTINCT 10YR 5/8 YELLOWISH BROWN MOTTLES @74"; FIRM IN PLACE

TUBE SAMPLE @ SURFACE
BAG SAMPLE @ 53"

NO WATER ENCOUNTERED

SOIL TEST PITS RESULTS SUMMARY:

Soil Test Pit ID	SL-1	SL-2	SL-3	SL-4	SL-5	SL-6
Ground Elev	103.3	103.4	103.9	104.0	103.5	103.9
Soil Pit Depth (In)	120.0	120.0	120.0	144.0	144.0	120.0
Bottom Of Pit Elev	94.4	95.4	93.9	91.9	91.5	93.9
Mottling Depth (In)	54.0	70.0	64.0	70.0	54.0	74.0
Mottling Elev	98.8	97.6	98.6	98.2	99.0	97.7
Perm Depth (In)	40.0	41.0	49.0	40.0	53.0	46.0
Perm Elev	98.8	97.6	98.6	98.2	99.0	97.7
Perm Rate (In/Hr)	4.50	0.20	0.40	1.80	4.30	0.70

LEGEND

EXISTING FEATURES

- EXIST. SANITARY MANHOLE (SAN MH)
- EXIST. INLET
- EXIST. FIRE HYDRANT
- EXIST. SPOT ELEVATION (105.5)
- EXIST. FENCE (x—x)
- EXIST. WATER LINE (W)
- EXIST. GAS LINE (G)
- EXIST. WATER LINE (E)
- EXIST. STORM SEWER
- EXIST. CONTOUR (-10-)
- EXIST. TREE
- EXIST. BUSH
- EXIST. D.R.C.C. GREENWAY LINE — DRCC —
- EXIST. NOMINAL 100' D.R.C.C. BUFFER LINE — 100FB —
- EXIST. TOP CURB/ BOTT. CURB (TC 113.3 / BC 112.8)
- EXIST. SOIL LOG LOCATION AND NUMBER #2

GENERAL NOTES:

1. TOPOGRAPHY TAKEN FROM "TOPOGRAPHIC SURVEY, LOT 1.02 BLOCK 53, BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY" DATED 3/3/25 AND PREPARED BY CREST ENGINEERING ASSOCIATES INC., TOMS RIVER NJ., SIGNED BY GARY P. YURO, NJ PROFESSIONAL LAND SURVEYOR LICENSE # 43231
2. VERTICAL DATUM: NAVD 1988
   ELEVATIONS OBTAINED FROM GPS OBSERVATIONS AND PROCESSED THROUGH NGS OPUS SITE.
3. TOPOGRAPHIC SURVEY AND IMPROVEMENTS COMPLETED ON A PORTION OF LOT 1.02, BLOCK 53, AS DEFINED BY CLIENT.
4. TOPOGRAPHY OBTAINED FROM AERIAL DRONE FLIGHT ON FEBRUARY 26, 2025, AND SUPPLEMENTED THROUGH TRADITIONAL FIELD METHODS AND FROM PEDDIE SCHOOL FACILITIES PERSONNEL.
5. UNDERGROUND UTILITY INFORMATION OBTAINED FROM AMERICAN GEOPHYSICS INC., MARK OUT FEBRUARY 20 & 21, 2025.
6. REFERENCE MAP:
   "FACILITY HOUSING, HIGHTSTOWN BOROUGH, BLOCK 53, LOT 1.01, SITUATED IN HIGHTSTOWN BOROUGH, MERCER COUNTY, NJ" DATED MAY 28, 2008 AND PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, HAMILTON NJ.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NO	DESCRIPTION	DATE	D / C

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •
100 RIKE DRIVE, MILLSTONE TOWNSHIP, N.J. 08535, Ph(609)448-5550
12 ROBBINS PKWY, AT WATER STREET, TOMS RIVER, N.J. 08753, Ph(732)244-0888
LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

DATE 9/18/2025
SCALE 1"=60'
DRAWN JML
CHECKED LET
SHEET 3 OF 22
POCKET

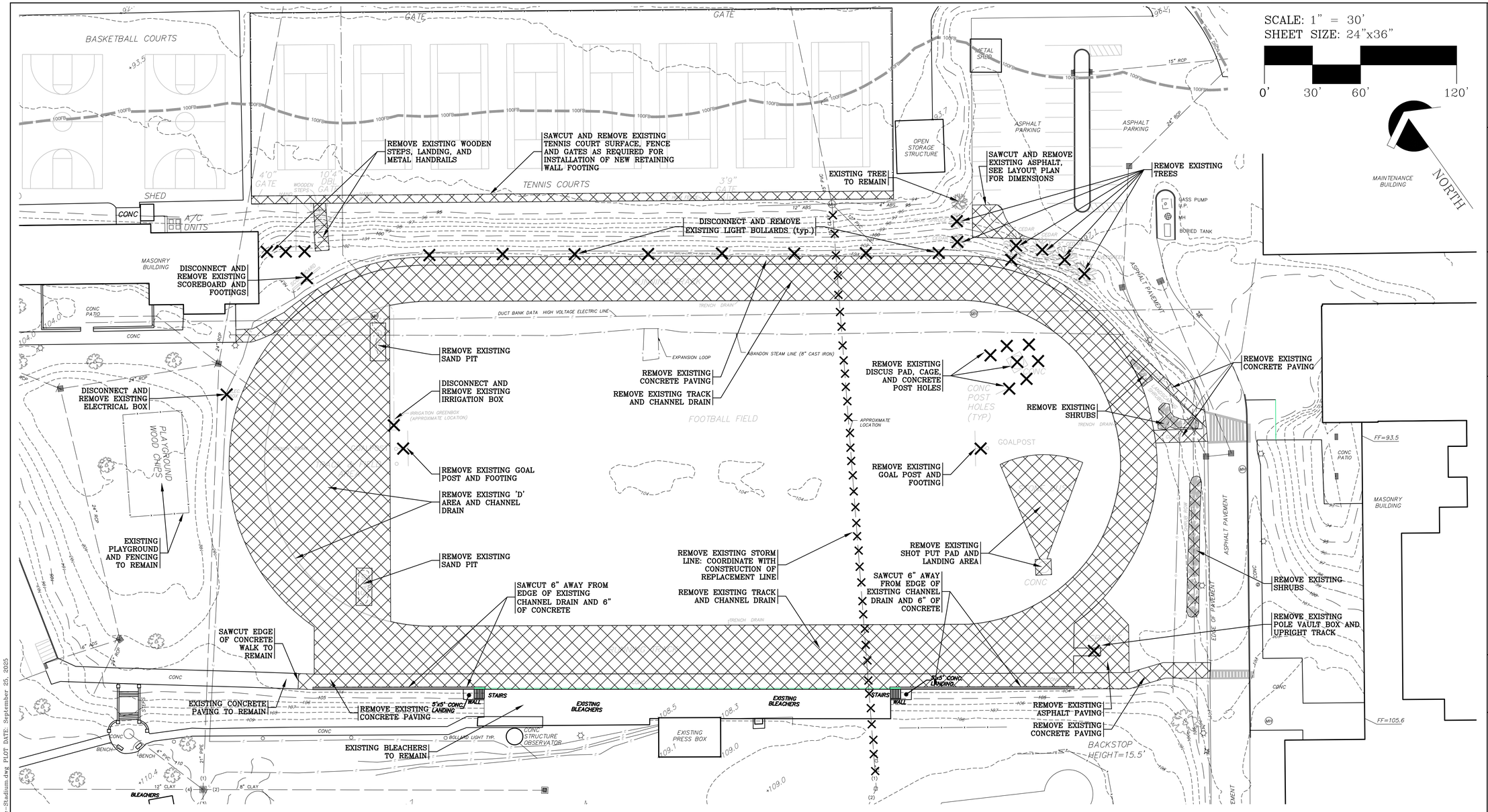
THE PEDDIE SCHOOL
STADIUM RENOVATION PROJECT
BLOCK 53, LOT 1.02
(TAX MAP SHEET No. 8)
BOROUGH OF HIGHTSTOWN
MERCER COUNTY, NEW JERSEY

FILE N1900

PARTIAL EXISTING CONDITIONS PLAN

DWG. NO.
CAD FILE: 1900-EXCOND

K:\1900\STADIUM RENOVATION\DESIGN PLANS\1900 - EXCOND.dwg, 03 - EXCOND, 9/30/2025 9:15:25 AM, MU



LEGEND

- 999 — EXISTING CONTOUR
- EXISTING FEATURES TO BE REMOVED
- EXISTING ITEM TO BE REMOVED

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION. CALL PENNSYLVANIA ONE-CALL 811.
2. PRIOR TO EXECUTION OF ANY WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND OBTAIN ALL NECESSARY PERMITS AND LICENSES AND COMPLY WITH ALL PUBLIC UTILITY LAWS, REGULATIONS AND ORDINANCES.
3. THE CONTRACTOR SHALL COMPLETELY REMOVE ALL ITEMS DESIGNATED FOR REMOVAL AND DISPOSE OF THESE ITEMS IN A LEGAL MANNER OFF SITE AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE NOTED.
4. NO OTHER EXISTING ELEMENTS SHALL BE REMOVED WITHOUT THE CONSENT OF THE LAND ARCHITECT AND OWNER. THE CONTRACTOR SHALL REPORT IMMEDIATELY ANY EXISTING ELEMENT IMPACTED AS A RESULT OF THIS PROJECT WHICH IS NOT SCHEDULED FOR REMOVAL OR MODIFICATION.
5. THERE WILL BE NO STOCKPILING OF CONSTRUCTION EQUIPMENT OR MATERIAL OUTSIDE THE LIMIT OF DISTURBANCE.
6. REFER TO CIVIL AND ELECTRICAL ENGINEER DRAWINGS FOR DEMOLITION OF EXISTING UTILITIES.

SURVEY NOTE

BASE INFORMATION FROM TOPOGRAPHIC SURVEY PREPARED BY CREST ENGINEERING ASSOCIATES, INC., DATED MARCH 3, 2025.

ATHLETIC FACILITY DESIGNER

architerra, pc

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CIVIL ENGINEER

CREST
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Civil & Environmental Engineers
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12 ROBBINS PKWY, UNIT 2, TOMS RIVER, N.J. 08753, PH(732)244-0666

LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

PROJECT TITLE

THE PEDDIE SCHOOL

STADIUM RENOVATION PROJECT

BOROUGH OF HIGHTSTOWN,
MERCER COUNTY,
NEW JERSEY

ARCHITERRA PROJECT NUMBER 2429.00

DATE

18 SEPTEMBER 2025

REVISIONS

9-25-2025	PRESERVE ABANDONED STEAM LINE

811 Know what's below. Call before you dig.

SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER

A-1 | **4 of 22**

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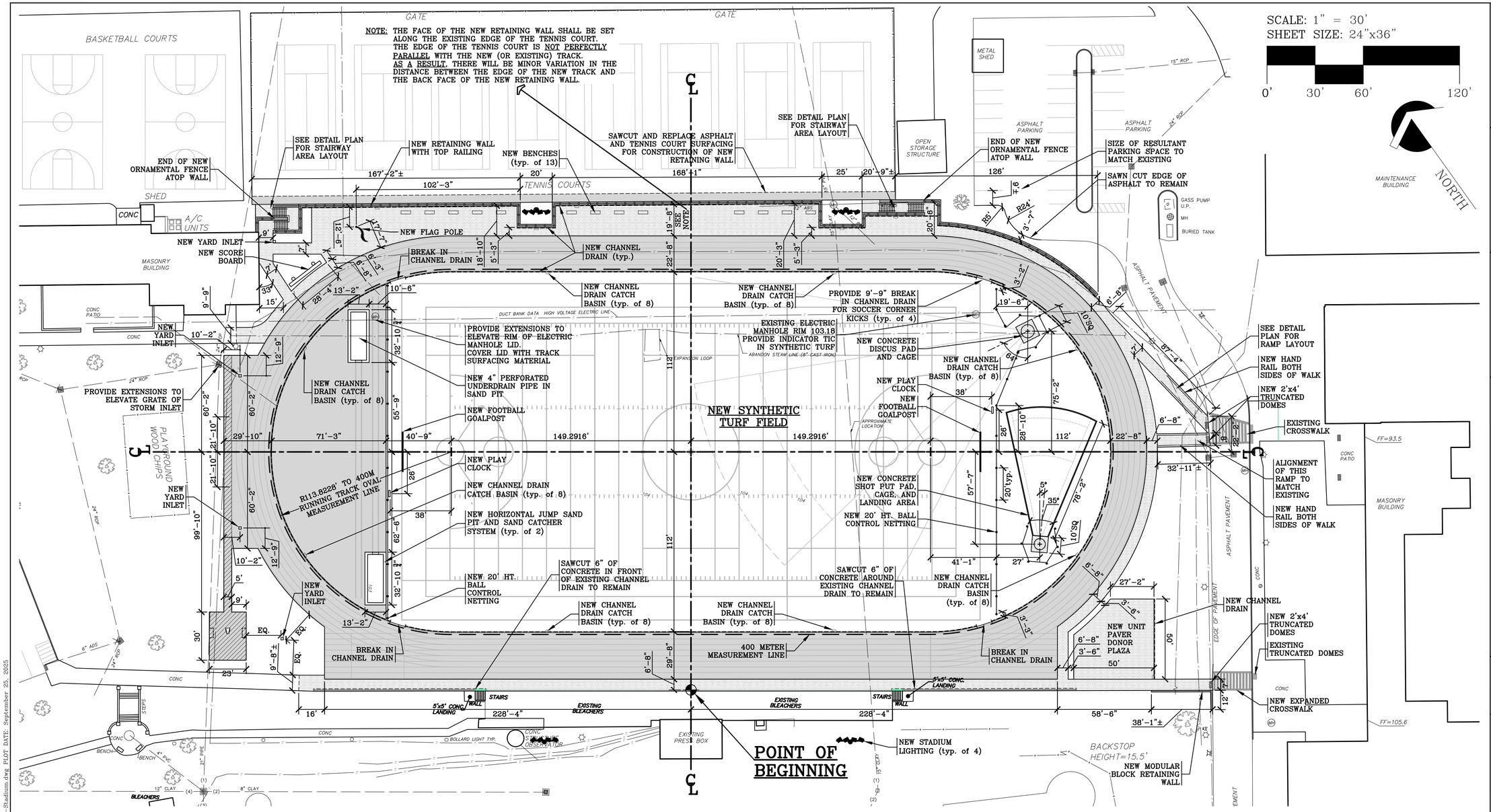
FILE PATH: Z:\Projects\2024 Projects\2429.00 Peddie Stadium\CAD\CDOCS\25-09-22 Peddie-Stadium.dwg PLOT DATE: September 25, 2025



LAYOUT LEGEND

- BENCHMARK (POINT OF BEGINNING) FRONT FACE OF EXISTING GRANDSTAND FACADE, CENTERED TO EXISTING GRANDSTAND MASONRY BUILDING
- NEW ASPHALT WITH TRACK OR TENNIS SURFACING
- NEW CONCRETE PAVING
- NEW CONCRETE WITH TRACK SURFACING
- NEW CHANNEL DRAIN

LAYOUT NOTES:

1. PRIOR TO EXECUTION OF ANY WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND OBTAIN ALL NECESSARY PERMITS AND LICENSES AND COMPLY WITH ALL PUBLIC UTILITY LAWS, REGULATIONS, AND ORDINANCES.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION. CALL NEW JERSEY ONE-CALL 811.
3. THE CONTRACTOR SHALL STAKE OUT THE LAYOUT OF ALL PROPOSED WORK PRIOR TO CONSTRUCTION FOR REVIEW BY THE ATHLETIC FACILITY DESIGNER.
4. ANY DISCREPANCIES IN THE LAYOUT SHALL BE REPORTED TO THE ATHLETIC FACILITY DESIGNER FOR CONSIDERATION BEFORE CONTINUING CONSTRUCTION.
5. LOCATION OF ALL PROJECT RELATED AMENITIES SHALL BE STAKED IN THE FIELD FOR REVIEW BY THE ATHLETIC FACILITY DESIGNER PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ANY ADDITIONAL AREAS (PAVING, CONCRETE, OR GRASS) DISTURBED DURING CONSTRUCTION.
7. ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.

SURVEY NOTE

BASE INFORMATION FROM TOPOGRAPHIC SURVEY PREPARED BY CREST ENGINEERING ASSOCIATES, INC., DATED MARCH 3, 2025.

ATHLETIC FACILITY DESIGNER

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CIVIL ENGINEER

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LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

PROJECT TITLE

THE PEDDIE SCHOOL

STADIUM RENOVATION PROJECT

BOROUGH OF HIGHTSTOWN,
MERCER COUNTY,
NEW JERSEY

ARCHITERRA PROJECT NUMBER 2429.00

DATE

18 SEPTEMBER 2025

REVISIONS

Know what's below. Call before you dig.

SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

A-2 | **5 of 22**

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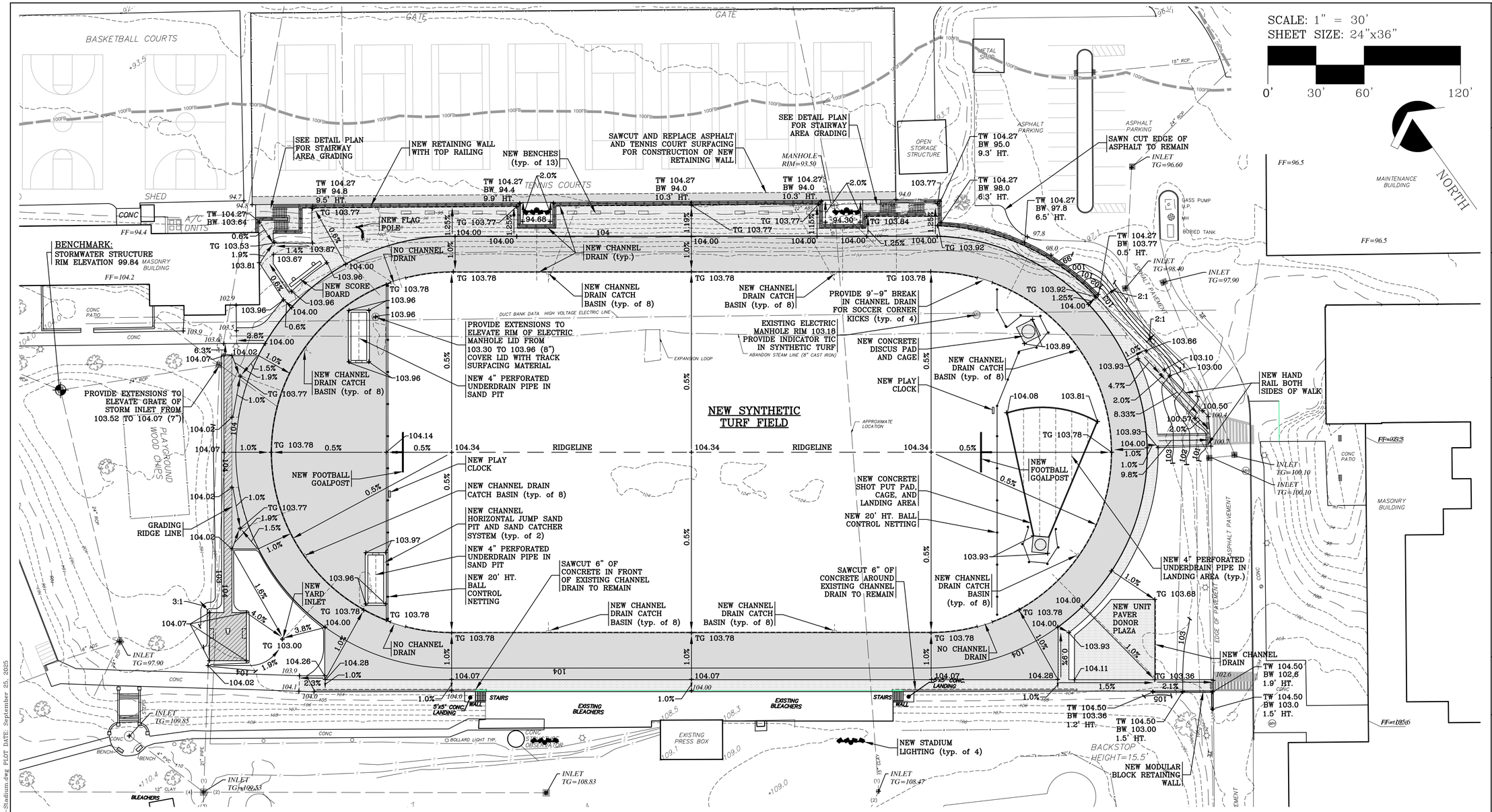
FILE PATH: Z:\Projects\2024 Projects\2429.00 Peddie Stadium\CAD\CDDCs\25-09-22 Peddie-Stadium.dwg PLOT DATE: September 25, 2025



GRADING LEGEND

- BENCHMARK
- 999 — EXISTING CONTOUR
- 999 — NEW CONTOUR
- 99.9% — NEW SLOPE (POINTING TO LOWER ELEVATION)
- NEW ASPHALT WITH TRACK OR TENNIS SURFACING
- NEW CONCRETE PAVING
- NEW CONCRETE WITH TRACK SURFACING
- + 999.99 — EXISTING SPOT ELEVATION
- + 999.99 — NEW SPOT ELEVATION
- + TG 999.99 — EXISTING TOP OF GRATE ELEVATION
- + TG 999.99 — NEW TOP OF GRATE ELEVATION
- NEW CHANNEL DRAIN

GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION. CALL NEW JERSEY ONE-CALL 811.
2. ANY DISCREPANCIES IN GRADES OR DRAINAGE PATTERNS SHALL BE REPORTED TO THE OWNER OR CONSULTANT FOR REVIEW PRIOR TO CONTINUING CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL STAKE OUT ALL PROPOSED GRADES FOR REVIEW BY THE OWNER OR ATHLETIC FACILITY DESIGNER PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ANY ADDITIONAL AREAS (PAVING, CONCRETE, OR GRASS) DISTURBED DURING CONSTRUCTION.
5. NO ADDITIONAL EXISTING ELEMENTS SHALL BE REMOVED WITHOUT THE WRITTEN CONSENT OF THE OWNER OR CONSULTANT. THE CONTRACTOR SHALL REPORT IMMEDIATELY ANY EXISTING ELEMENT IMPACTED AS A RESULT OF THE PROJECT, WHICH IS NOT SCHEDULED FOR REMOVAL OR MODIFICATION.
6. ALL DISTURBED AREAS SHALL BE SEEDED, SODDED, AND OR PLANTED OR OTHERWISE PROTECTED FROM EROSION WITHIN SIX DAYS OF GROUND BREAKING, AND SHALL BE WATERED, TENDERED, AND MAINTAINED UNTIL GROWTH IS WELL ESTABLISHED AT THE TIME OF COMPLETION AND FINAL INSPECTION.
7. SEE FIELD DRAINAGE PLAN BY ARCHITERRA AND STORMWATER MANAGEMENT PLAN BY CREST ENGINEERING FOR ADDITIONAL STORMWATER INFORMATION AND DRAINAGE INFORMATION.

KEY ELEVATIONS

99.84 ⊕ BENCHMARK – YARD INLET RIM

TG 103.78 RIM OF CHANNEL DRAIN ALONG INSIDE OF TRACK

SURVEY NOTE

BASE INFORMATION FROM TOPOGRAPHIC SURVEY PREPARED BY CREST ENGINEERING ASSOCIATES, INC., DATED MARCH 3, 2025.

ATHLETIC FACILITY DESIGNER

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CIVIL ENGINEER

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LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

PROJECT TITLE

THE PEDDIE SCHOOL

STADIUM RENOVATION PROJECT

BOROUGH OF HIGHTSTOWN,
MERCER COUNTY,
NEW JERSEY

ARCHITERRA PROJECT NUMBER 2429.00

DATE

18 SEPTEMBER 2025

REVISIONS

9-25-2025	MODIFIED GRADES AROUND POLE VAULT LANDING

811 Know what's below. Call before you dig.

SHEET TITLE

GRADING PLAN

SHEET NUMBER

A-4 | **6 of 22**

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LANDSCAPE LEGEND

- EXISTING CONTOUR (999)
- NEW CONTOUR (999)
- NEW SLOPE (POINTING TO LOWER ELEVATION) (99.9%)
- NEW ASPHALT WITH TRACK OR TENNIS SURFACING
- NEW CONCRETE PAVING
- NEW CONCRETE WITH TRACK SURFACING
- NEW CHANNEL DRAIN
- EXISTING TREE
- NEW DECIDUOUS TREE
- NEW EVERGREEN TREE
- NEW ORNAMENTAL SHRUB
- NEW ORNAMENTAL GRASSES
- NEW GROUNDCOVER
- NEW BENCH

GENERAL LAWN SEED MIX: ANY AREAS DISTURBED SHALL BE RECONDITIONED AND SEEDED WITH THE GENERAL LAWN SEED MIX UNLESS OTHERWISE NOTED.

See "Landscape Details" Sheet for Planting Notes and Planting Details.

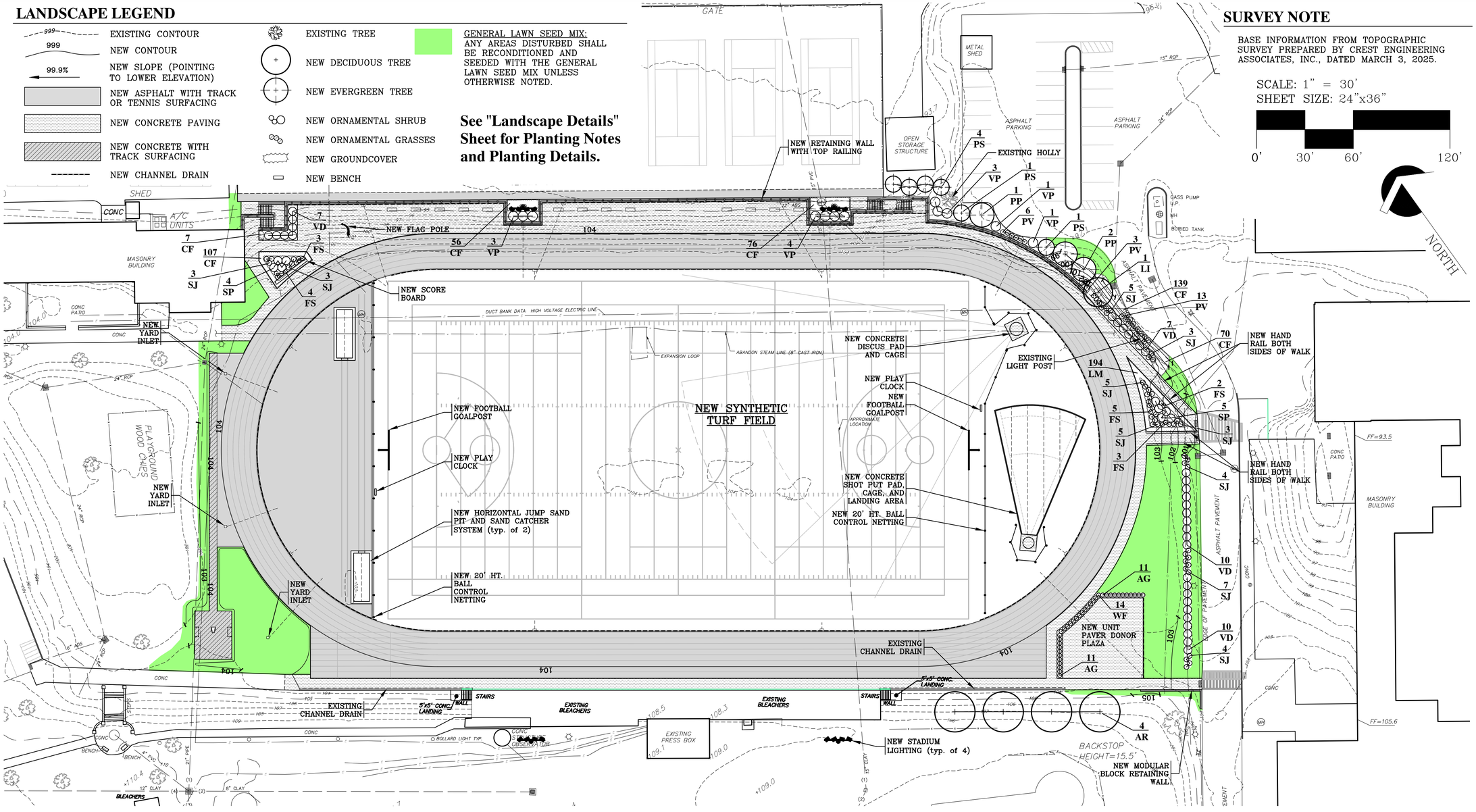
SURVEY NOTE

BASE INFORMATION FROM TOPOGRAPHIC SURVEY PREPARED BY CREST ENGINEERING ASSOCIATES, INC., DATED MARCH 3, 2025.

SCALE: 1" = 30'
SHEET SIZE: 24"x36"

0' 30' 60' 120'

NORTH



PLANTING SCHEDULE:

ALL PLANTS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, UNLESS NOTED OTHERWISE IN THE PLANT SCHEDULE OR PLANTING NOTES.

UNDER NO CIRCUMSTANCE WILL UNDERSIZED PLANTS BE ACCEPTABLE ON THE SITE. SIZE SPECIFIED IS SIZE REQUIRED FOR OBSERVANCE AND ACCEPTANCE ON SITE BY OWNER OR OWNER'S REPRESENTATIVE. DO NOT PRUNE PLANTS AT NURSERY SOURCE PRIOR TO PLANTING AS YOU WILL NOT BE GRANTED SIZE FOR MATERIAL TRIMMED OFF PLANT.

PLANT PALETTE SELECTIONS CONSIDERS MINIMALLY A COMBINED EIGHTY-SEVEN YEARS OF EMPIRICAL KNOWLEDGE OF REGISTERED LANDSCAPE ARCHITECTS.

DECIDUOUS TREE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
AR	Acer rubrum 'October Glory'	October Glory Red Maple	4	Min. 3" caliper	B&B, 14'-16' height, Limbed to 6' height
LI	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	1	Min. 8'-10' height	B&B, Multi-Stem; Specimen

EVERGREEN TREES

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
PP	Picea pungens	Colorado Spruce	3	Min. 8'-10' height	B&B
PS	Pinus strobus 'Fastigiata'	Upright Eastern White Pine	6	Min. 8'-10' height	B&B, Semi-sheared

NOTE: ALL EVERGREEN TREES SHALL BE BRANCHED FULL TO THE GROUND.

ORNAMENTAL SHRUBS

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
AG	Abelia x grandiflora 'Little Richard'	Little Richard Glossy Abelia	22	Min. 15" height	Container; Space 30" o.c.
FS	Forsythia x 'Show Off Sugar Baby'	Dwarf Forsythia	17	Min. 15" height	Container; Space 30" o.c.
SJ	Spirea japonica 'Walbuma'	Magic Carpet Spirea	42	Min. 15" height	Container; Space 36" o.c.
SP	Syringa patula 'Miss Kim'	Miss Kim Lilac	9	Min. 30" height	Container; Space 5' o.c.
VD	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	34	Min. 30" height	Container; Space 5' o.c.
VP	Viburnum pragense	Prague Viburnum	12	Min. 4' height	B&B; Space 6' o.c.
WF	Weigela florida 'Spilled Wine & Roses'	Spilled Wine & Roses Weigela	14	Min. 15" height	Container; Space 30" o.c.

ORNAMENTAL GRASSES & GROUNDCOVER

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
CF	Carex flacca 'Blue Zinger'	Blue Zinger Sedge	455	1 Quart Container	Space 18" o.c.
PV	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	22	#3 Container	Space 36" o.c.
LM	Liriope muscari 'Big Blue'	Big Blue Lily Turf	194	1 Quart Container	Space 15" o.c.

ATHLETIC FACILITY DESIGNER

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LANDSCAPE ARCHITECT

STATE OF NEW JERSEY JASON DOMINGUES 01464 LICENSED LANDSCAPE ARCHITECT

JASON DOMINGUES, L.L.A.
NJ LICENSED LANDSCAPE ARCHITECT
LIC. # AS00146400

PROJECT TITLE

THE PEDDIE SCHOOL

STADIUM RENOVATION PROJECT

BOROUGH OF HIGHTSTOWN,
MERCER COUNTY,
NEW JERSEY

ARCHITERRA PROJECT NUMBER 2429.00

DATE

18 SEPTEMBER 2025

REVISIONS

9-25-2025	PLANTING MODIFICATIONS

811 Know what's below. Call before you dig.

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

A-6 | **7 of 22**

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FILE PATH: Z:\Projects\2024 Projects\2429.00 Peddie Stadium\CAD\CDCs\25-09-22 Peddie-Stadium.dwg PLOT DATE: September 24, 2025

PLANTING NOTES

1. THE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION. CALL NEW JERSEY ONE-CALL 811.
2. THE CONTRACTOR SHALL LAYOUT AND REVIEW ALL PLANT MATERIAL AND PLANT LOCATIONS WITH THE OWNER'S REPRESENTATIVE PRIOR TO PLANT EXCAVATION.
3. ALL AREAS DISTURBED DURING PLANTING ACTIVITY SHALL BE RE-ESTABLISHED WITH THE SPECIFIED SEED MIX OR THE APPROPRIATE VEGETATIVE COVER PER THE SEEDING SCHEDULE AND PLANTING PLAN.
4. SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED TYPE OR SIZE ARE NOT AVAILABLE WITHIN A REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR, IF APPROVED BY THE OWNER'S AND BOROUGH'S REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING OF ANY PLANT MATERIALS THAT HE FEELS WILL NOT BE AVAILABLE, PRIOR TO SUBMITTING A BID ON THIS PROJECT. IF A BID IS RECEIVED WITHOUT SUCH QUALIFICATION, IT WILL BE ASSUMED NO SUCH SUBSTITUTIONS WILL BE PROPOSED.
5. PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO INSTALLATION.
6. MULCH FOR TREES, SHRUBS, AND ORNAMENTAL GRASSES SHALL BE DOUBLE SHREDDED, HARDWOOD BARK MULCH; DARK BROWN IN COLOR; AGED AT LEAST ONE YEAR, AND CLEAN AND FREE OF WEEDS ON ALL DESIGNATED AREAS.
7. THE CONTRACTOR SHALL APPLY A PRE-EMERGENT WEED CONTROL, PREEN (OR APPROVED EQUAL), TO TOPSOIL PRIOR TO MULCHING ACTIVITIES. WATER ACTIVATE IF NECESSARY.
8. TREES IN LEAF WHEN PLANTED SHALL BE TREATED WITH ANTI-DESSICANT SUCH AS WILT-PROOF.
9. PREPARATION OF PLANTING SOIL: BEFORE MIXING, CLEAN TOPSOIL OF ROOTS, VEGETATION, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS GREATER THAN OR EQUAL TO ONE INCH IN SIZE AND HARMFUL TO PLANT GROWTH. PLANTING SOIL FOR TREES AND SHRUBS SHALL BE A MIXTURE BY VOLUME OF THE FOLLOWING:

   50% SUBSOIL / 20% ORGANIC MATTER / 30% TOPSOIL
10. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADJUSTMENTS TO SOIL PH, FERTILITY, AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS.
11. FIELD CONDITIONS MAY DICTATE MINOR ADJUSTMENTS TO THE LOCATION OF PLANT MATERIAL. BEFORE MAJOR ADJUSTMENTS OF PLANT LOCATIONS OCCUR, THE CONTRACTOR SHALL NOTIFY THE OWNER OR HIS REPRESENTATIVE.
12. THE CONTRACTOR IS RESPONSIBLE FOR WATERING, WEEDING, FERTILIZING, AND MAINTAINING ALL NEWLY PLANTED VEGETATION FOR A PERIOD OF SIXTY DAYS AFTER PLANTING. A WATER SOURCE IS AVAILABLE ON SITE.
13. ANY PLANT WITH A CUT LEADER WILL BE REJECTED. WE DON'T CARE IF IT IS A COMMON PRACTICE AT THE SOURCE NURSERY.
14. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL AT THE APPROPRIATE TIME OF YEAR.
15. ALL NEW PLANT MATERIAL SHALL BE WARRANTED FOR A PERIOD OF 18 MONTHS FROM DATE OF FINAL ACCEPTANCE; NOT THE DATE OF INSTALLATION.
16. ALL PLANTINGS, OTHER THAN LAWN, SHALL BE LOCATED TO AVOID PLACEMENT WITHIN SWALE CENTERLINES.
17. ALL PLANTS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, UNLESS NOTED OTHERWISE IN THE PLANT SCHEDULE OR PLANTING NOTES.

SEEDING SCHEDULE

GENERAL LAWN SEED

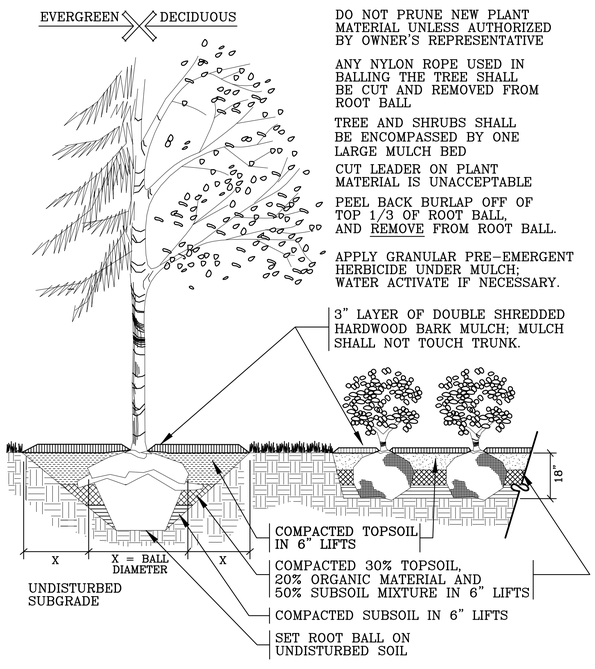
GENERAL LAWN SEED MIX:

60% Raven Kentucky Bluegrass
20% Seven Seas Chewings Fescue
20% Soprano Perennial Ryegrass

% EQUALS PROPORTION BY WEIGHT
SEED AT A RATE OF FOUR TO FIVE POUNDS PER 1,000 SQUARE FEET;

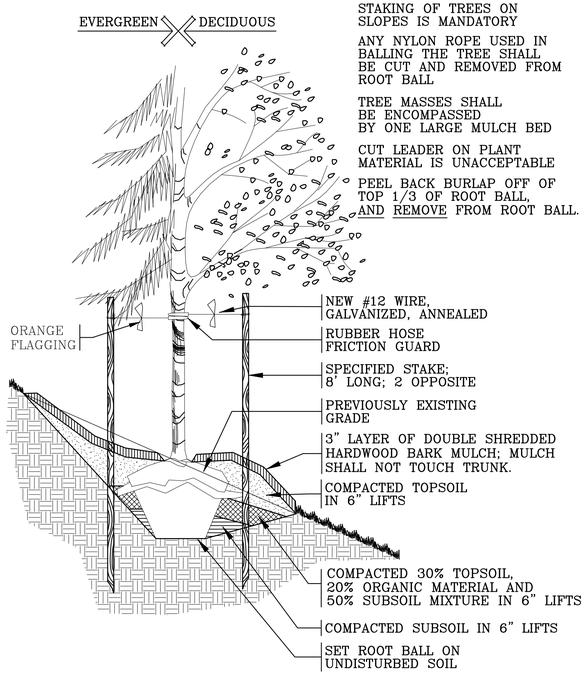
NOTE

ANY AREAS DISTURBED SHALL BE RECONDITIONED AND SEEDED WITH THE GENERAL LAWN SEED MIX UNLESS OTHERWISE NOTED.



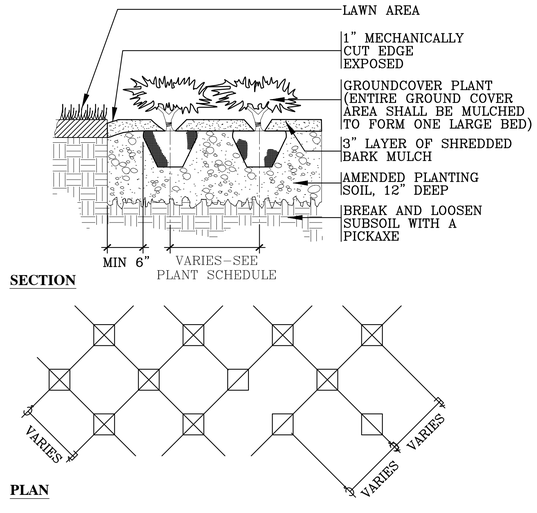
TREE AND SHRUB PLANTING

NOT TO SCALE



TREE SLOPE PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING AND SPACING DETAIL

NOT TO SCALE

ATHLETIC FACILITY DESIGNER

architerra, pc

205 North Main Street
Coopersburg, Pennsylvania 18036
Telephone: (610) 282-1398

LANDSCAPE ARCHITECT

STATE OF NEW JERSEY JASON DOMINGUES 21464 LICENSED LANDSCAPE ARCHITECT

JASON DOMINGUES, L.L.A.
NJ LICENSED LANDSCAPE ARCHITECT
LIC. # AS00146400

PROJECT TITLE

THE PEDDIE SCHOOL

STADIUM RENOVATION PROJECT

BOROUGH OF HIGHTSTOWN,
MERCER COUNTY,
NEW JERSEY

ARCHITERRA PROJECT NUMBER 2429.00

DATE

18 SEPTEMBER 2025

REVISIONS

811 Know what's below. Call before you dig.

SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER

A-7 | **8 of 22**

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FILE PATH: Z:\Projects\2024 Projects\2429.00 Peddie Stadium\CAD\PDFs\25-09-25 to NJ RLA\25-09-25 Peddie-Landscaping.dwg PLOT DATE: September 24, 2025

The Peddie School
Hightstown,NJ

LIGHTING SYSTEM

Structure/Fixture Summary

Structure ID	Structure Height	Fixt. Attachment Ht.	Fixture Qty	Fixture Type	Design Load	Circuit
F1-F2	80'	80'	5	TLC-LED-1500	6.98 kW	D
		80'	8	TLC-LED-1500	11.28 kW	A
		16'	2	TLC-BT-575	1.15 kW	A
F3-F4	80'	80'	1	TLC-LED-550	0.53 kW	C
		80'	8	TLC-LED-1500	11.28 kW	A
		70'	1	TLC-LED-550	0.53 kW	B
		16'	2	TLC-BT-575	1.15 kW	A
4			**54**		**65.80 kW**	

*Fixtures in this design have dimmed output values to meet design specific needs.

Circuit Summary

Circuit	Description	Design Load	Fixture Qty
A	Football	49.72 kW	40
B	Egress	1.05 kW	2
C	Security	1.05 kW	2
D	Tennis	13.97 kW	10

Fixture Type Summary

Type	Circuit	Source	Avg. Wattage	Avg. Lumens	L90	L80	L70	Quantity
TLC-BT-575	A	LED 5700K - 75 CRI	575W	52,000	>120,000	>120,000	>120,000	8
TLC-LED-1500	A	LED 5700K - 75 CRI	1410W	181,000	>120,000	>120,000	>120,000	32
TLC-LED-1500	D	LED 5700K - 75 CRI	1397W	183,892	>120,000	>120,000	>120,000	10
TLC-LED-550	B	LED 5700K - 75 CRI	527W	62,980	>120,000	>120,000	>120,000	2
TLC-LED-550	C	LED 5700K - 75 CRI	527W	62,980	>120,000	>120,000	>120,000	2

Single Fixture Amperage Draw Chart

Driver Specifications (.90 min power factor)	Line Amperage Per Fixture (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-1500	8.4	7.9	7.3	6.3	5.0	4.6	3.6
TLC-BT-575	3.3	3.2	2.9	2.5	2.0	1.8	1.5
TLC-LED-550	3.2	3.0	2.8	2.4	1.9	1.8	1.4

*Amp draw based on 100% fixture output, consult design specific datasheet for adjusted amperage draw chart

Light Level Summary

Calculation Grid Summary

Grid Name	Calculation Metric	Illumination Ave					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
150' Spill @ 3ft.	Horizontal Illuminance	0.0714	0.00	0.79	4157.645	376.216	A,B,C,D	54
150' Spill @ 5ft	Max Candela Metric	6051.1807	23.65	24231.13	1024.534	255.854	A,B,C,D	54
150' Spill @ 5ft	Max Vertical Illuminance Metric	0.1380	0.00	1.18	3697.056	432.376	A,B,C,D	54
Football	Horizontal Illuminance	50.72	38	69	1.80	1.32	A	40
Home Bleachers	Horizontal	5.63	1	12	8.20	3.99	B	2
Tennis	Horizontal Illuminance	30.25	9	51	5.38	3.20	D	10
Track	Horizontal Illuminance	18.48	5	40	8.11	3.71	A	40

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN By: D.Abbott • File #227565A • 29-Aug-25

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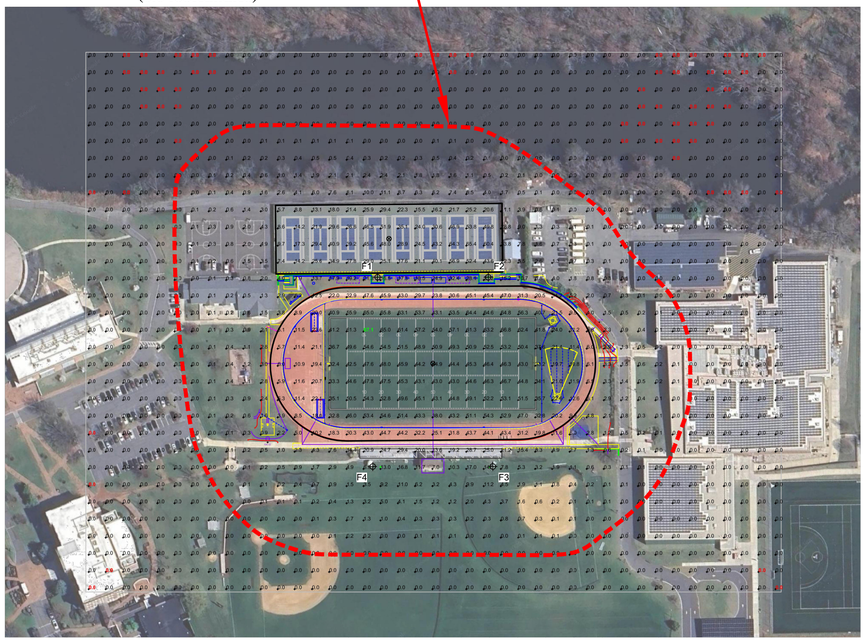
PROJECT SUMMARY

FIELD LIGHTING - PROJECT SUMMARY

EXTENT OF NEW FIELD LIGHTING WITH ALL FIXTURES ON AND AT MAXIMUM LEVELS (0.0 footcandles)



SCALE IN FEET 1 : 125
0' 125' 250'

Pole location(s) dimensions are relative to 0,0 reference point(s)

ENGINEERED DESIGN By: D.Abbott • File #227565A • 16-Sep-25

The Peddie School
Hightstown,NJ

Grid Summary

Name:	0.0 Grid
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

Illumination Summary

INITIAL HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	**6.66**
Maximum:	67
Minimum:	0
Avg/Min:	-
Max/Min:	**-**
UG (adjacent pts):	899.68
CU:	0.94
No. of Points:	1312
FIXTURE INFORMATION	
Applied Circuits:	A,B,C,D
No. of Fixtures:	**54**
Total Load:	65.80 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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ILLUMINATION SUMMARY

ILLUMINATION SUMMARY - OVERALL PROJECT SITE (footcandles)

SURVEY NOTE

BASE INFORMATION FROM TOPOGRAPHIC SURVEY PREPARED BY CREST ENGINEERING ASSOCIATES, INC., DATED MARCH 3, 2025.

ATHLETIC FACILITY DESIGNER

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TOMS RIVER, N.J. 08753
PH(732)244-0888

LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

PROJECT TITLE

THE PEDDIE SCHOOL

STADIUM RENOVATION PROJUECT

BOROUGH OF HIGHTSTOWN,
MERCER COUNTY,
NEW JERSEY

ARCHITERRA PROJECT NUMBER 2429.00

DATE

26 SEPTEMBER 2025

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SHEET TITLE

FIELD LIGHTING

SHEET NUMBER

FL-1 | **9 of 22**

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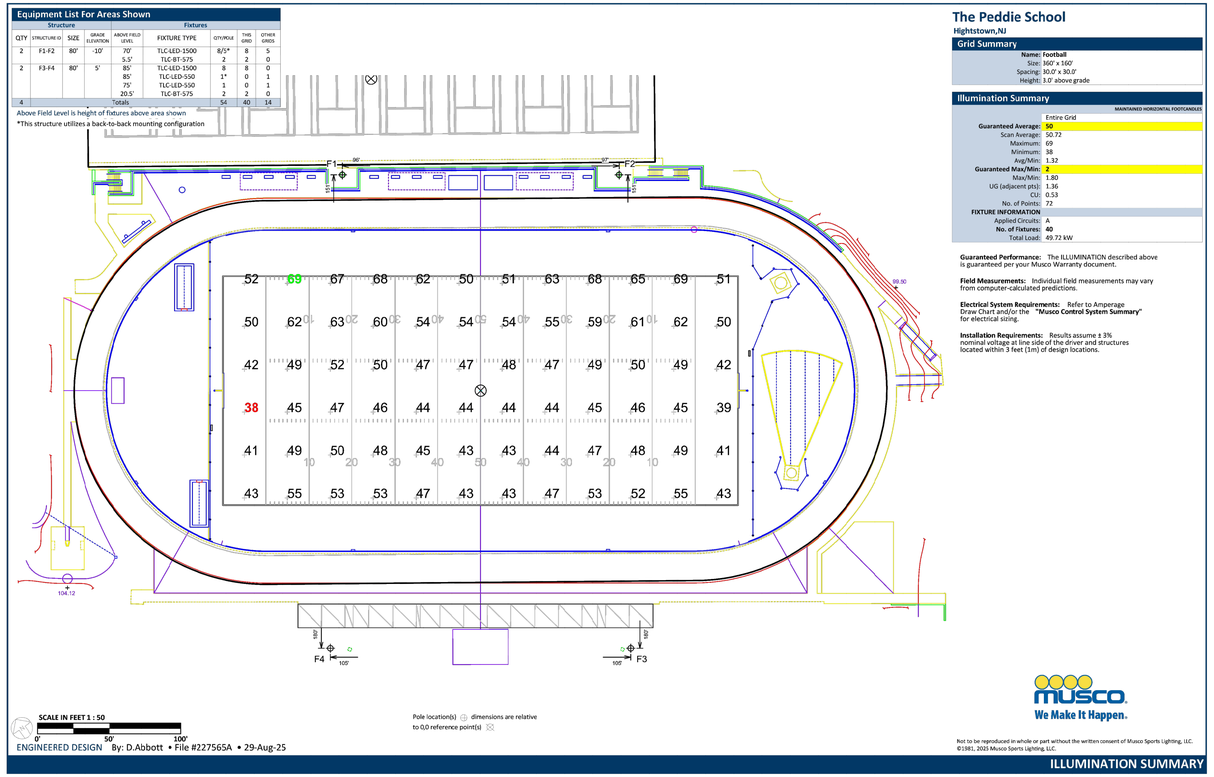
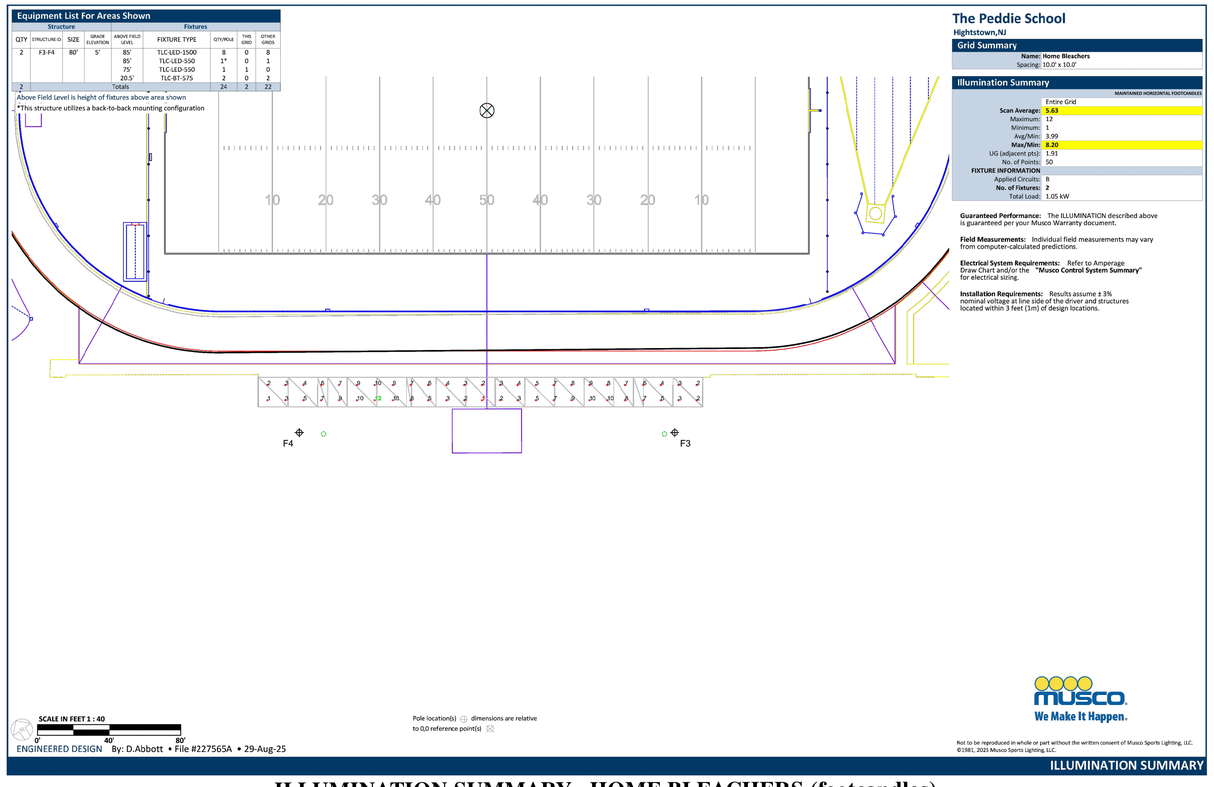
FILE PATH: Z:\Projects\2024 Projects\2429.00 Peddie Stadium\CAD\CDOCs\25-09-26 Peddie-Stadium-MUSCO.dwg PLOT DATE: September 26, 2025



ILLUMINATION SUMMARY - ATHLETIC FIELD (footcandles)



ILLUMINATION SUMMARY - HOME BLEACHERS (footcandles)

SURVEY NOTE

BASE INFORMATION FROM TOPOGRAPHIC SURVEY PREPARED BY CREST ENGINEERING ASSOCIATES, INC., DATED MARCH 3, 2025.

ATHLETIC FACILITY DESIGNER

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PH(732)244-0888
LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

PROJECT TITLE

THE PEDDIE SCHOOL

STADIUM RENOVATION PROJUECT

BOROUGH OF HIGHTSTOWN,
MERCER COUNTY,
NEW JERSEY

ARCHITERRA PROJECT NUMBER 2429.00

DATE

26 SEPTEMBER 2025

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SHEET TITLE

FIELD LIGHTING

SHEET NUMBER

FL-2 | 10 of 22

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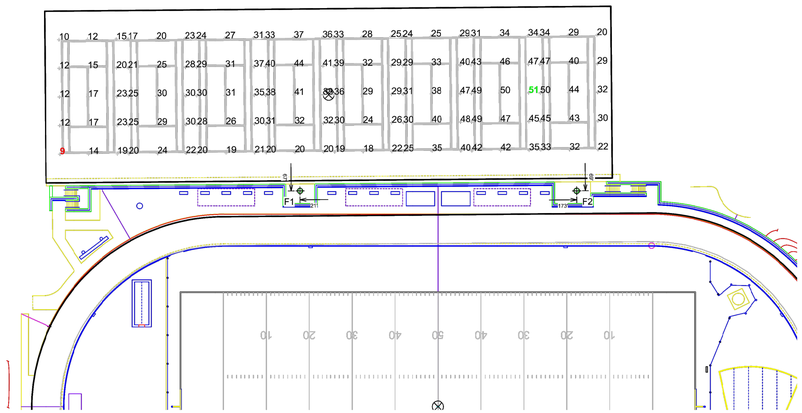
Equipment List For Areas Shown

Structure				Fixtures			
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	F1-F2	80'	-	80' 15.5'	TLC-LED-1500 TLC-BT-575	8/5* 2	5 0	8 2
2	F3-F4	80'	5'	85' 85' 75' 20.5'	TLC-LED-1500 TLC-LED-550 TLC-LED-550 TLC-BT-575	8 1* 1 2	8 0 0 2	0 1 1 0
2				Totals		30	10	20

Above Field Level is height of fixtures above area shown
*This structure utilizes a back-to-back mounting configuration



The Peddie School
Hightstown,NJ

Grid Summary

Name:	Tennis
Size:	8 Court - 12' Spacing
Spacing:	70.0' x 20.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES	Entire Grid
Guaranteed Average:	**30**
Scan Average:	30.25
Maximum:	51
Minimum:	9
Avg/Min:	3.20
Max/Min:	**5.38**
UG (adjacent pts):	0.00
CU:	0.79
No. of Points:	120
FIXTURE INFORMATION	
Applied Circuits:	D
No. of Fixtures:	**10**
Total Load:	13.97 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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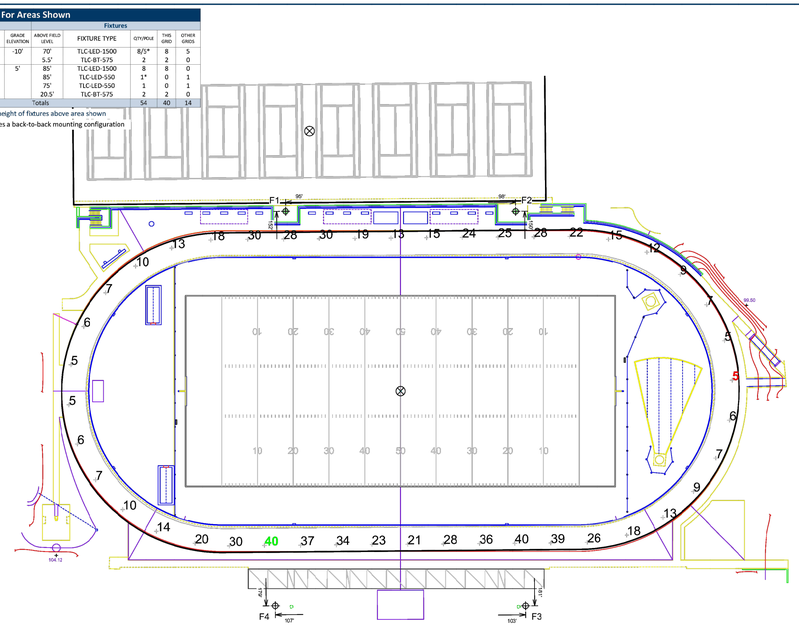
ILLUMINATION SUMMARY

ILLUMINATION SUMMARY - TENNIS COURTS (footcandles)

Equipment List For Areas Shown

Structure				Fixtures			
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	F1-F2	80'	10'	70' 5.5'	TLC-LED-1500 TLC-BT-575	8/5* 2	8 2	5 0
2	F3-F4	80'	5'	85' 85' 75' 20.5'	TLC-LED-1500 TLC-LED-550 TLC-LED-550 TLC-BT-575	8 1* 1 2	8 0 0 2	0 1 1 0
4				Totals		54	40	14

Above Field Level is height of fixtures above area shown
*This structure utilizes a back-to-back mounting configuration



The Peddie School
Hightstown,NJ

Grid Summary

Name:	Track
Spacing:	Irregular
Height:	30.0' x 30.0'
	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES	Entire Grid
Scan Average:	**18.48**
Maximum:	40
Minimum:	5
Avg/Min:	3.71
Max/Min:	**8.11**
UG (adjacent pts):	0.00
CU:	0.12
No. of Points:	44
FIXTURE INFORMATION	
Applied Circuits:	A
No. of Fixtures:	**40**
Total Load:	49.72 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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ILLUMINATION SUMMARY

ILLUMINATION SUMMARY - TRACK (footcandles)

SURVEY NOTE

BASE INFORMATION FROM TOPOGRAPHIC SURVEY PREPARED BY CREST ENGINEERING ASSOCIATES, INC., DATED MARCH 3, 2025.

ATHLETIC FACILITY DESIGNER

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LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

PROJECT TITLE

THE PEDDIE SCHOOL

STADIUM RENOVATION PROJUECT

BOROUGH OF HIGHTSTOWN,
MERCER COUNTY,
NEW JERSEY

ARCHITERRA PROJECT NUMBER 2429.00

DATE

26 SEPTEMBER 2025

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SHEET TITLE

FIELD LIGHTING

SHEET NUMBER

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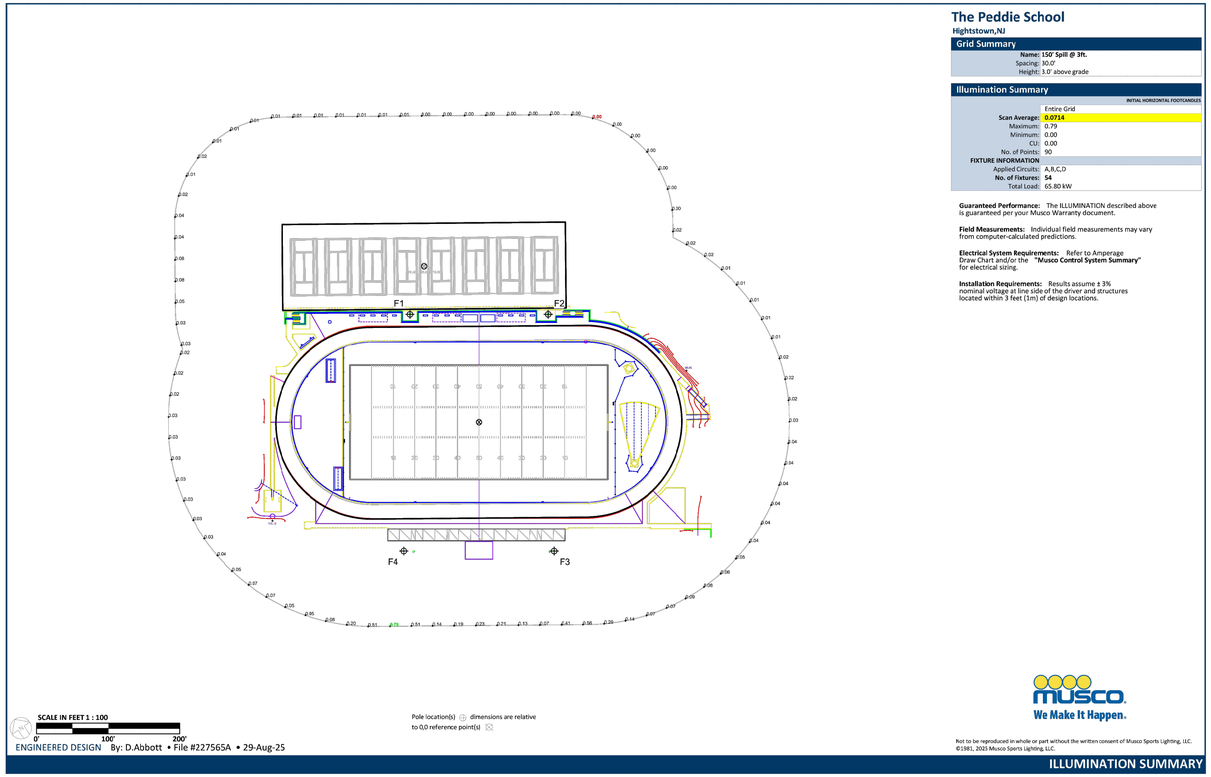
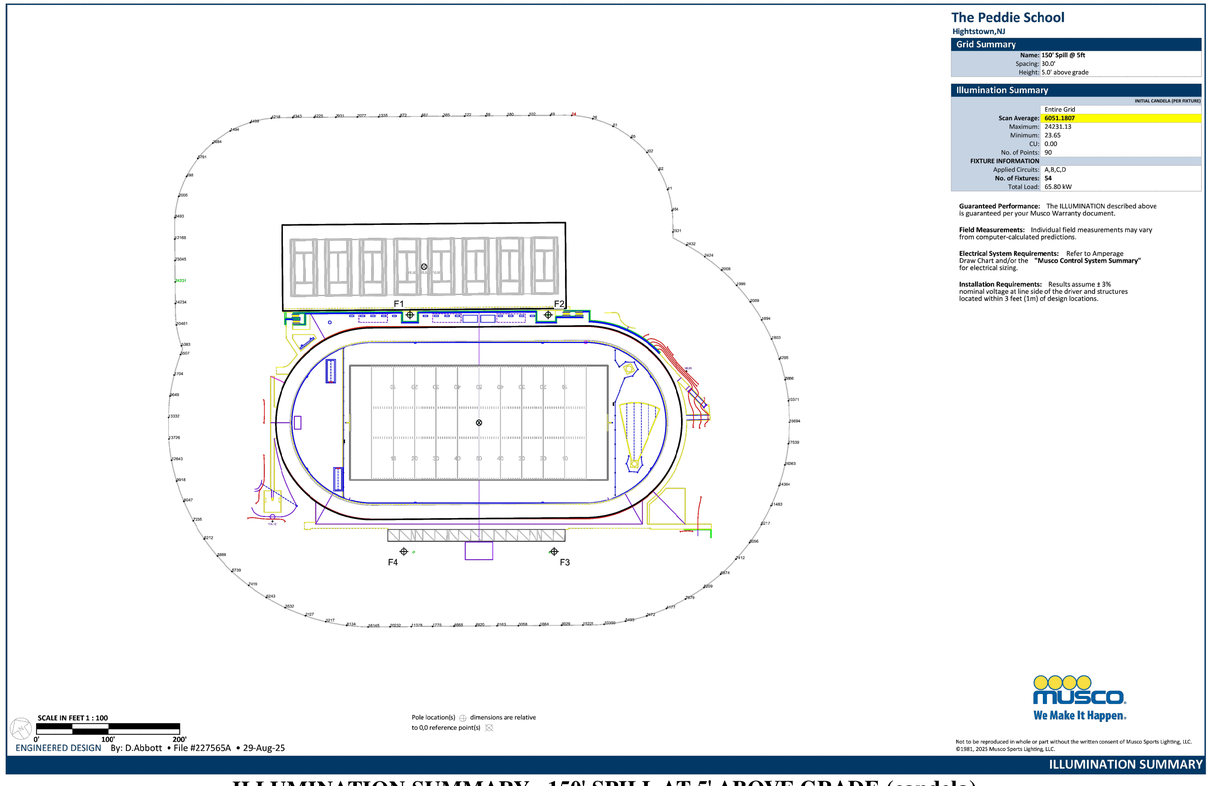


ILLUMINATION SUMMARY - 150' SPILL AT 3' ABOVE GRADE (footcandles)



ILLUMINATION SUMMARY - 150' SPILL AT 5' ABOVE GRADE (candela)

SURVEY NOTE

BASE INFORMATION FROM TOPOGRAPHIC SURVEY PREPARED BY CREST ENGINEERING ASSOCIATES, INC., DATED MARCH 3, 2025.

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LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

PROJECT TITLE

THE PEDDIE SCHOOL

STADIUM RENOVATION PROJUECT

BOROUGH OF HIGHTSTOWN,
MERCER COUNTY,
NEW JERSEY

ARCHITERRA PROJECT NUMBER 2429.00

DATE

26 SEPTEMBER 2025

REVISIONS

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SHEET TITLE

FIELD LIGHTING

SHEET NUMBER

FL-4 | **12 of 22**

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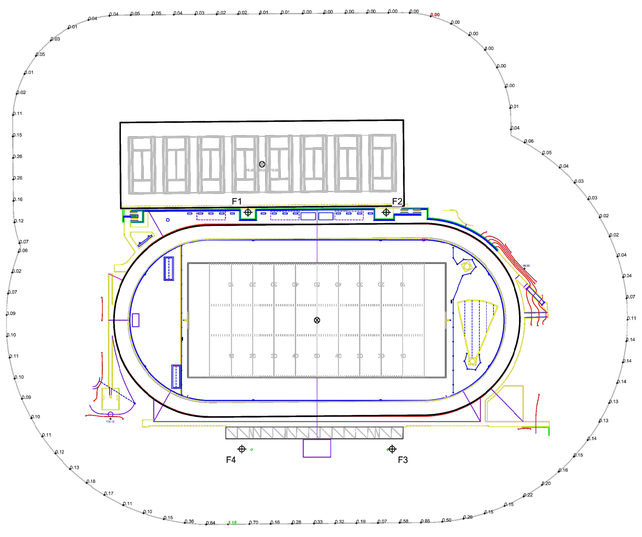

SCALE IN FEET 1 : 100
0' 100' 200'
ENGINEERED DESIGN By: D.Abbott • File #227565A • 29-Aug-25

Pole location(s) dimensions are relative to 0,0 reference point(s)

The Peddie School
Hightstown,NJ

Grid Summary

Name:	**150' Spill @ 5ft**
Spacing:	30.0'
Height:	5.0' above grade

Illumination Summary

INITIAL MAX VERTICAL FOOTCANDLES

	Entire Grid
Scan Average:	**0.1380**
Maximum:	1.18
Minimum:	0.00
CU:	0.00
No. of Points:	90
FIXTURE INFORMATION	
Applied Circuits:	A,B,C,D
No. of Fixtures:	**54**
Total Load:	65.80 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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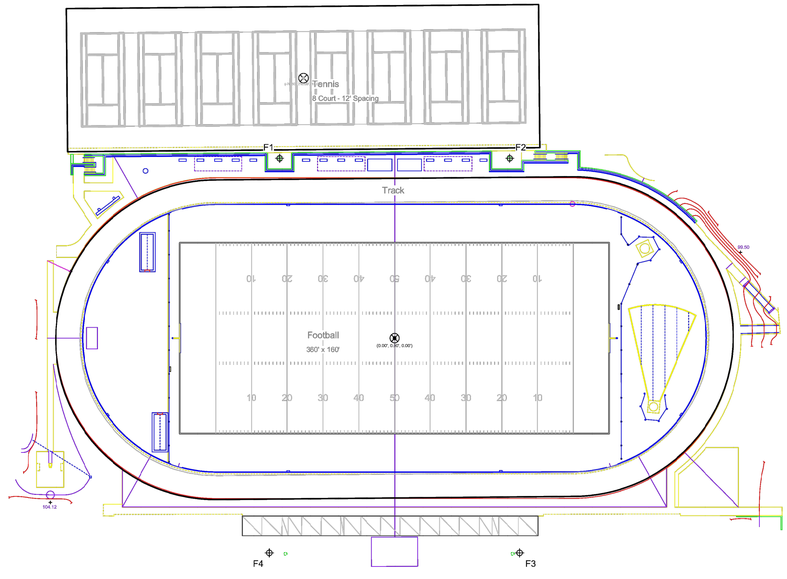
ILLUMINATION SUMMARY

ILLUMINATION SUMMARY - 150' SPILL AT 5' ABOVE GRADE (vertical footcandles)



SCALE IN FEET 1 : 60
0' 60' 120'
ENGINEERED DESIGN By: D.Abbott • File #227565A • 29-Aug-25

Pole location(s) dimensions are relative to 0,0 reference point(s)

The Peddie School
Hightstown,NJ

Equipment Layout

INCLUDES:
- Football
- Tennis
- Track

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

Equipment List For Areas Shown

Structure				Fixtures		
QTY	STRUCTURE ID	SIZE	GLOBAL ELEVATION	ABOVE GLOBAL LEVEL	FIXTURE TYPE	QTY/POLE
2	F1-F2	80'	-10'	70'	TLC-LED-1500	8/5*
				5.5'	TLC-BT-575	2
2	F3-F4	80'	5'	85'	TLC-LED-1500	8
				85'	TLC-LED-550	1*
				75'	TLC-LED-550	1
				20.5'	TLC-BT-575	2
4	Totals					54

*This structure utilizes a back-to-back mounting configuration
Above Global Level is height of fixtures above design (0,0,0)

Single Fixture Amperage Draw Chart

Driver Specifications (.90 min power factor)	Line Amperage Per Fixture (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-1500	8.4	7.9	7.3	6.3	5.0	4.6	3.6
TLC-BT-575	3.3	3.2	2.9	2.5	2.0	1.8	1.5
TLC-LED-550	3.2	3.0	2.8	2.4	1.9	1.8	1.4

*Amp draw based on 100% fixture output, consult design specific datasheet for adjusted amperage draw chart

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EQUIPMENT LAYOUT

EQUIPMENT LAYOUT

SURVEY NOTE

BASE INFORMATION FROM TOPOGRAPHIC SURVEY PREPARED BY CREST ENGINEERING ASSOCIATES, INC., DATED MARCH 3, 2025.

ATHLETIC FACILITY DESIGNER

architerra, pc

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CIVIL ENGINEER

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LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

PROJECT TITLE

THE PEDDIE SCHOOL

STADIUM RENOVATION PROJUECT

BOROUGH OF HIGHTSTOWN,
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ARCHITERRA PROJECT NUMBER 2429.00

DATE

26 SEPTEMBER 2025

REVISIONS

Know what's below. Call before you dig.

SHEET TITLE

FIELD LIGHTING

SHEET NUMBER

FL-5 | 13 of 22

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FILE PATH: Z:\Projects\2024 Projects\2429.00 Peddie Stadium\CAD\CDOCs\25-09-26 Peddie-Stadium-MUSCO.dwg PLOT DATE: September 26, 2025

PRELIMINARY FOUNDATION AND POLE ASSEMBLY DRAWING

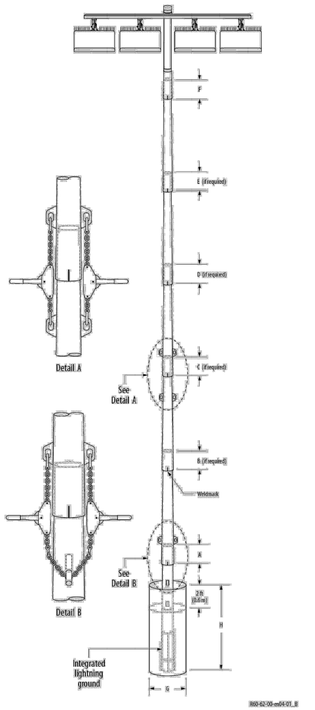

TABLE 1: POLE ASSEMBLY

POLE ID	POLE HEIGHT ft (m)	# OF LUMINAIRES	ASSEMBLED POLE WEIGHT [1] lb (kg)
F1	80 (24.4)	15	4196 (1903)
F2	80 (24.4)	15	4196 (1903)
F3	80 (24.4)	12	3779 (1714)
F4	80 (24.4)	12	3779 (1714)

Pole Assembly Notes:
1. Steel pole should overlap concrete base and be seated tight with 1 1/2 ton come-alongs (contractor provided).
2. Align weldmarks on steel sections before assembling.
3. Assembled pole weight includes steel sections, crossarms, luminaires, and electrical components enclosures. If pole has stamped structural design then use pole weight (listed as vertical force) on stamped structural design document.
4. Section overlap must be pulled together until tight. Overlap measurement should be +/- 6 in (150 mm).
5. This document is not intended for use as an assembly instruction. See *Installation Instructions: Light-Structure System™ Lighting System* for complete assembly procedure.

TABLE 2: FOUNDATION DETAILS

POLE ID	CONCRETE BASE WEIGHT lb(kg)	BURIAL INFORMATION [2,3,4] G in (mm)	H ft (m)	CONCRETE BACKFILL [1,2] yd³ (m³)	CUT BASE	LIGHTNING GROUND [5] TYPE	SUPPLEMENTAL INSTRUCTION
F1	5300 (2404)	30 (762)	16 (4.9)	1.6 (1.2)	NO	INTEGRATED [6]	N/A
F2	5300 (2404)	30 (762)	16 (4.9)	1.6 (1.2)	NO	INTEGRATED [6]	N/A
F3	5300 (2404)	30 (762)	16 (4.9)	1.6 (1.2)	NO	INTEGRATED [6]	N/A
F4	5300 (2404)	30 (762)	16 (4.9)	1.6 (1.2)	NO	INTEGRATED [6]	N/A

Foundation Notes:
1. Concrete backfill is calculated to 2 ft (0.6m) below grade (no overage included). Top 2 ft (0.6m) to be class 5 soil compacted to 95% density of surrounding undisturbed soil unless otherwise specified in stamped structural design.
2. Concrete backfill required 3000 lb/in² (20 MPa) minimum.
3. Foundation design per 2021 IBC, 115 mph, exposure category C, variation STD (Risk Category II).
4. Assumes IBC class 5 soils.
5. Standard bases include integrated lightning protection. If bases are cut, supplemental lightning protection is required. Contact Musco for materials and instruction.
6. Lightning protection is a manufacturer installed concrete encased electrode and connector. Ground connection is made when concrete base is installed and footing is poured. No additional steps required.

The Peddie School - Hightstown, NJ, USA	
Date: 09/11/2025	Scale: Not to Scale
Representative: Phillip Zoeller	Page: 1 of 1
Project: 227565	PRELIMINARY

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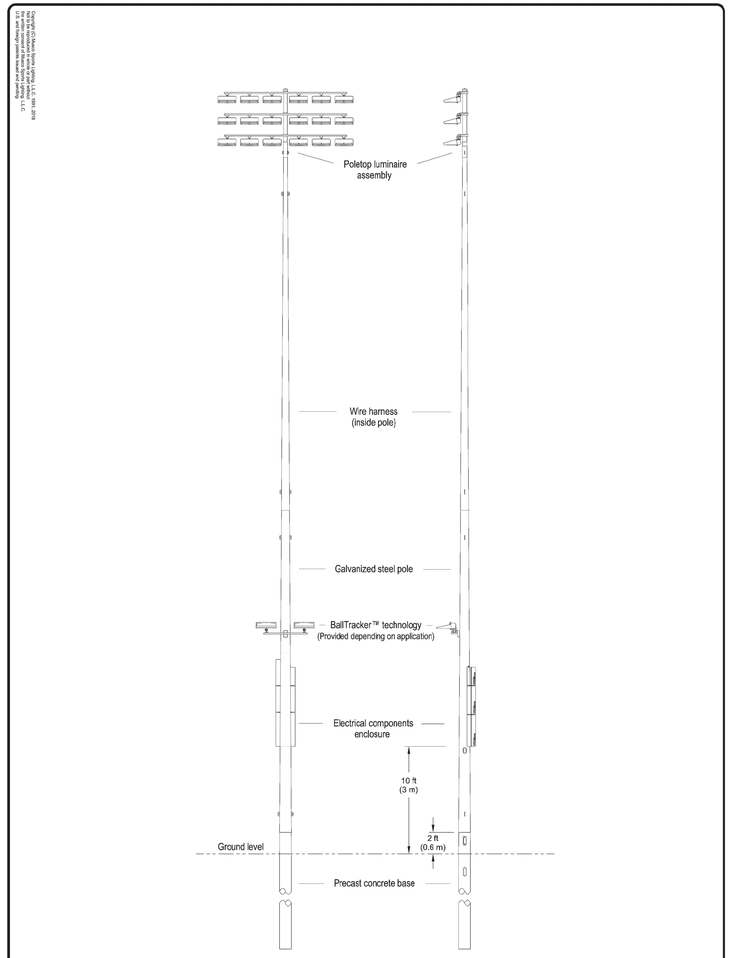
PRELIMINARY FOUNDATION AND POLE ASSEMBLY DRAWING



PRELIMINARY

DRAWING NO.	M-1161.en.US-1
CREATED	08/18/19
SCALE	Not to scale
DRAWN BY	TDL
CHECKED BY	RWS
APPROVED BY	RB

Light-Structure System™ typical configuration
TLC for LED® Luminaires

musco lighting
CORPORATE OFFICE:
P.O. Box 808
100 1st Avenue West
Oskaloosa, Iowa 52577
+1-800-825-6020
+1-641-673-0411

LIGHT-STRUCTURE SYSTEM - TYPICAL CONFIGURATION

ATHLETIC FACILITY DESIGNER

architerra, pc

205 North Main Street
Coopersburg, Pennsylvania 18036
Telephone: (610) 282-1398

CIVIL ENGINEER

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989200 •
200 RHC DRIVE, WILLISTOWN TOWNSHIP, N.J. 08535, PH(609)448-5500
12 ROBBINS PKWY, SUITE 200, TOMS RIVER, N.J. 08753, PH(732)244-0888

LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

PROJECT TITLE

THE PEDDIE SCHOOL

STADIUM RENOVATION PROJECT

BOROUGH OF HIGHTSTOWN,
MERCER COUNTY,
NEW JERSEY

ARCHITERRA PROJECT NUMBER 2429.00

DATE

26 SEPTEMBER 2025

REVISIONS

Know what's below. Call before you dig.

SHEET TITLE

FIELD LIGHTING

SHEET NUMBER

FL-6 | 14 of 22

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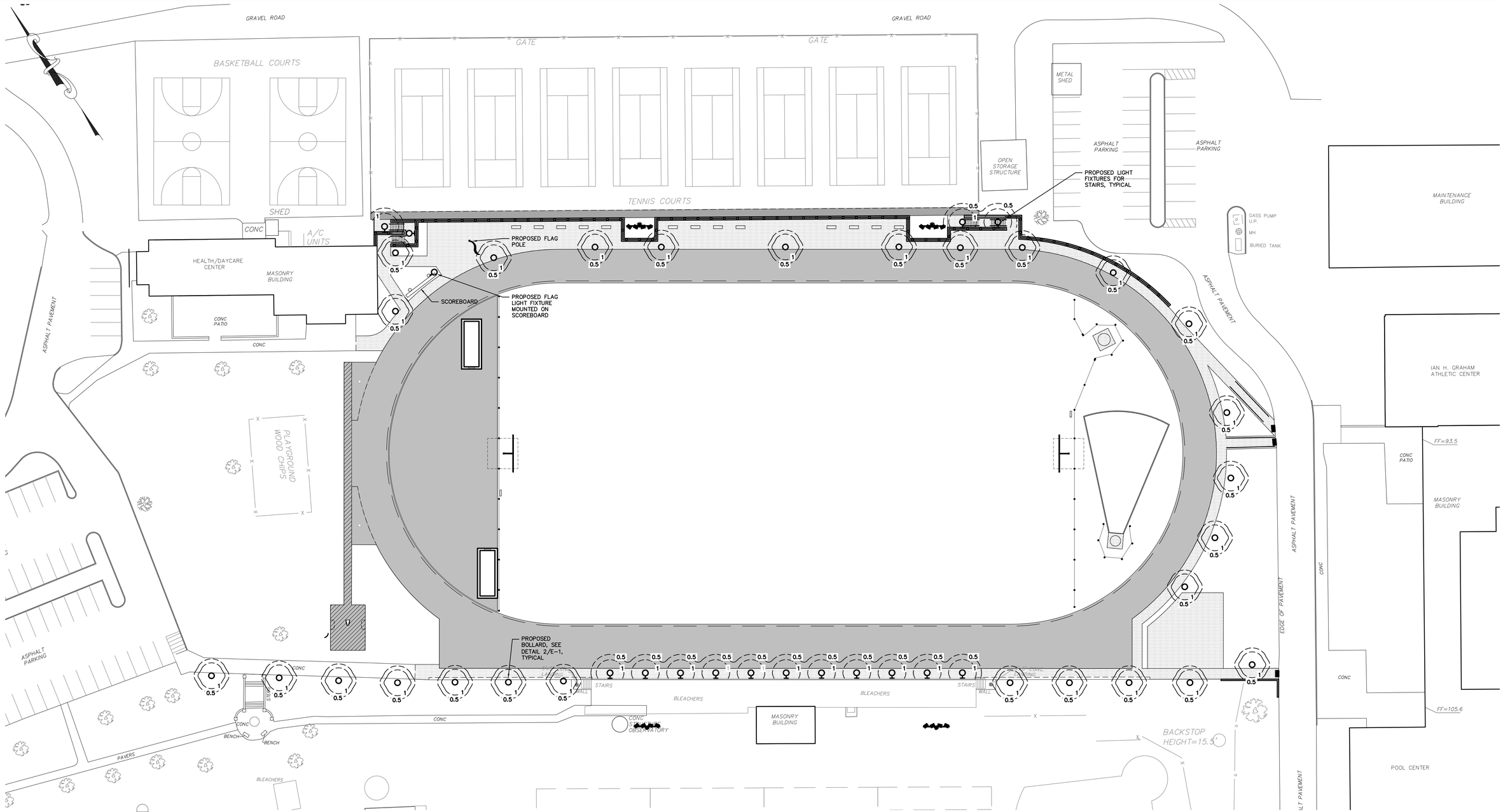
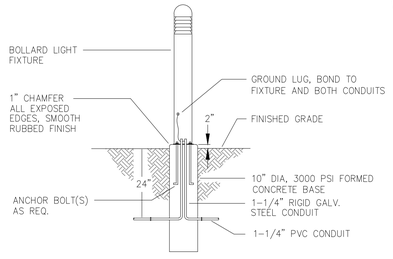
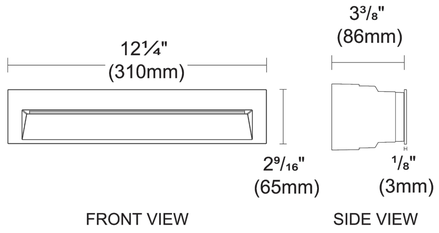
FILE PATH: Z:\Projects\2024 Projects\2429.00 Peddie Stadium\CAD\CDDCs\25-09-26 Peddie-Stadium-MUSCO.dwg PLOT DATE: September 26, 2025





BOLLARD DETAIL

NOT TO SCALE



DOWNLIGHT DETAIL

NOT TO SCALE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTE:

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING EXISTING ABOVE GRADE AND UNDERGROUND UTILITIES. ALL UTILITIES SHALL BE MARKED OUT AS REQUIRED BY NJUA, CALL BEFORE YOU DIG.

NO	DESCRIPTION	DATE	D C

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Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
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MILLSTONE TOWNSHIP, N.J. 08535
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AT WATER STREET
TOMS RIVER, N.J. 08753
Ph(732)244-0888
LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

DATE 9/18/2025
SCALE 1"=20'
DRAWN CM
CHECKED LET
SHEET 15 OF 22
POCKET

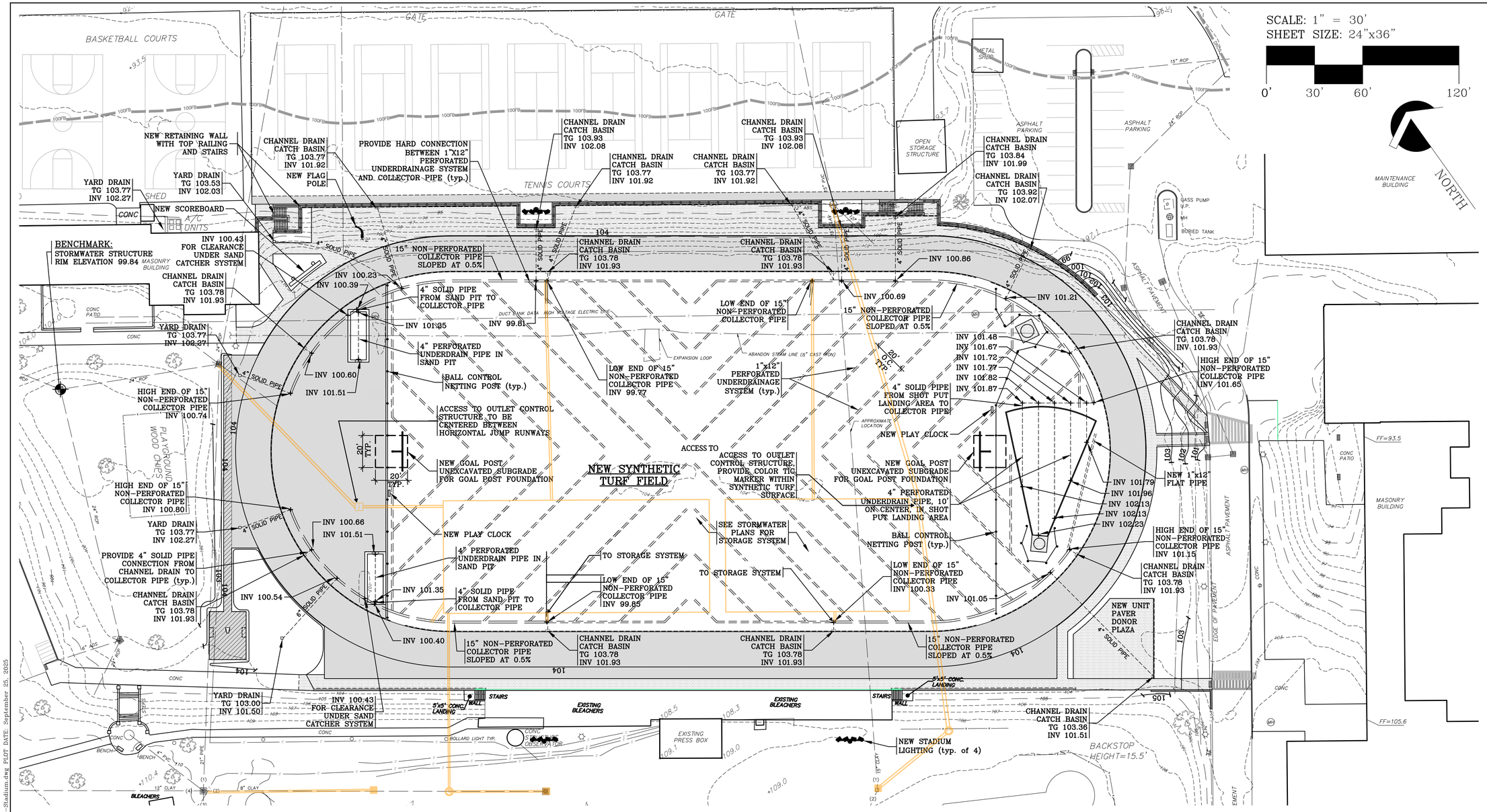
THE PEDDIE SCHOOL
STADIUM RENOVATION PROJECT
BLOCK 53, LOT 1.02
(TAX MAP SHEET No. 8)
BOROUGH OF HIGHTSTOWN
MERCER COUNTY, NEW JERSEY

FILE N1900

PEDESTRIAN LIGHTING PLAN

DWG. NO. CAD FILE: 1900-LIGHTING-PED

K:\1900\STADIUM RENOVATION\DESIGN PLANS\1900 - LIGHTING-PED.dwg, 10 - PED LIGHTING, 9/29/2025 12:51:38 PM, CM



SCALE: 1" = 30'
SHEET SIZE: 24"x36"

0' 30' 60' 120'

LEGEND

- BENCHMARK
- 999 EXISTING CONTOUR
- 999 NEW CONTOUR
- NEW ASPHALT WITH TRACK OR TENNIS SURFACING
- NEW CONCRETE PAVING
- NEW CONCRETE WITH TRACK SURFACING
- + 999.99 EXISTING SPOT ELEVATION
- + 999.99 NEW SPOT ELEVATION
- + TG 999.99 EXISTING TOP OF GRATE ELEVATION
- + TG 999.99 NEW TOP OF GRATE ELEVATION
- + INV 999.99 NEW INVERT ELEVATION
- -------- NEW CHANNEL DRAIN
- NEW STORMWATER SYSTEM, SEE STORMWATER PLANS

NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION. CALL NEW JERSEY ONE-CALL 811.
2. ANY DISCREPANCIES IN GRADES OR DRAINAGE PATTERNS SHALL BE REPORTED TO THE OWNER OR ATHLETIC FACILITY DESIGNER FOR REVIEW PRIOR TO CONTINUING CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL STAKE OUT ALL PROPOSED GRADES FOR REVIEW BY THE OWNER OR CONSULTANT PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ANY ADDITIONAL AREAS (PAVING, CONCRETE, OR GRASS) DISTURBED DURING CONSTRUCTION.
5. NO ADDITIONAL EXISTING ELEMENTS SHALL BE REMOVED WITHOUT THE WRITTEN CONSENT OF THE OWNER OR ATHLETIC FACILITY DESIGNER. THE CONTRACTOR SHALL REPORT IMMEDIATELY ANY EXISTING ELEMENT IMPACTED AS A RESULT OF THE PROJECT, WHICH IS NOT SCHEDULED FOR REMOVAL OR MODIFICATION.
6. ALL DISTURBED AREAS SHALL BE SEEDED, SODDED, AND OR PLANTED OR OTHERWISE PROTECTED FROM EROSION WITHIN SIX DAYS OF GROUND BREAKING, AND SHALL BE WATERED, TENDERED, AND MAINTAINED UNTIL GROWTH IS WELL ESTABLISHED AT THE TIME OF COMPLETION AND FINAL INSPECTION.
7. WITH THE EXCEPTION OF THE 1"x12" PERFORATED UNDERDRAINAGE SYSTEM, ALL NEW FIELD DRAINAGE PIPES ARE TO PROVIDE MINIMALLY 0.5% SLOPE. THE 1"x12" PERFORATED UNDERDRAINAGE SYSTEM SHALL MATCH THE SLOPE OF THE SYNTHETIC TURF FIELD (SEE CONSTRUCTION DETAIL).
8. CONTRACTOR SHALL ACHIEVE DEPICTED SUBGRADE ELEVATIONS AND COMPACT TO 92% PROCTOR. AT THAT POINT A PROOF ROLL UNDER THE SUPERVISION OF A GEOTECHNIICAL ENGINEER WILL BE PERFORMED ON THE ENTIRE FIELD SUBGRADE UTILIZING MINIMALLY A FULL TWENTY TON TRIAXLE DUMP TRUCK. SHOULD THE GEOTECHNICAL ENGINEER WITNESS ANY AREAS OF MORE THAN ONE INCH DEFLECTION IN SUBGRADE RESULTING FROM THE PROOF ROLL, THE AREAS SHALL BE DELINEATED BOTH IN THE FIELD AND GRAPHICALLY BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER WILL EXAMINE SUGRADE CONDITIONS WITHIN DELINEATED AREAS AND FORMULATE A STRATEGY FOR REMEDIATING THE AREAS EXHIBITING UNSTABLE SUBSOIL. THE CONTRACTOR WILL THEN IMPLEMENT THIS STRATEGY AND REAPPLY A PROOF ROLL TO THAT AREA. PRIOR TO THE PLACEMENT OF GEOTEXTILE FABRICS AND SUBSURFACE DRAINAGE STONE, WHICH IS PART OF THE FIELD CONSTRUCTION, THE FINAL APPROVED SUGRADE WILL BE SCARIFIED UNIFORMLY TO A DEPTH OF TWO TO THREE INCHES.

KEY ELEVATIONS

99.84 BENCHMARK – YARD INLET RIM

TG 103.78 RIM OF CHANNEL DRAIN ALONG INSIDE OF TRACK

FOOTBALL GOALPOST NOTES

1. GOAL POST MANUFACTURER SHALL SUBMIT SHOP DRAWINGS WITH FOOTING DETAILS FOR OWNER REVIEW AND APPROVAL.
2. A TWENTY FOOT SQUARE OF UNDISTURBED EARTH, CENTERED UPON EACH GOAL POST, SHALL BE MAINTAINED DURING CONSTRUCTION TO PRESERVE THE INTEGRITY OF THE CONSTRUCTION OF A NEW GOAL POST FOOTING.

SURVEY NOTE

BASE INFORMATION FROM TOPOGRAPHIC SURVEY PREPARED BY CREST ENGINEERING ASSOCIATES, INC., DATED MARCH 3, 2025.

ATHLETIC FACILITY DESIGNER

architerra, pc

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LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

PROJECT TITLE

THE PEDDIE SCHOOL

STADIUM RENOVATION PROJECT

BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY

ARCHITERRA PROJECT NUMBER 2429.00

DATE

18 SEPTEMBER 2025

REVISIONS

9-25-2025	MODIFIED COLLECTOR PIPE LAYOUT TO STORAGE SYSTEM

Know what's below. Call before you dig.

SHEET TITLE

FIELD DRAINAGE PLAN

SHEET NUMBER

A-5 | 16 of 22

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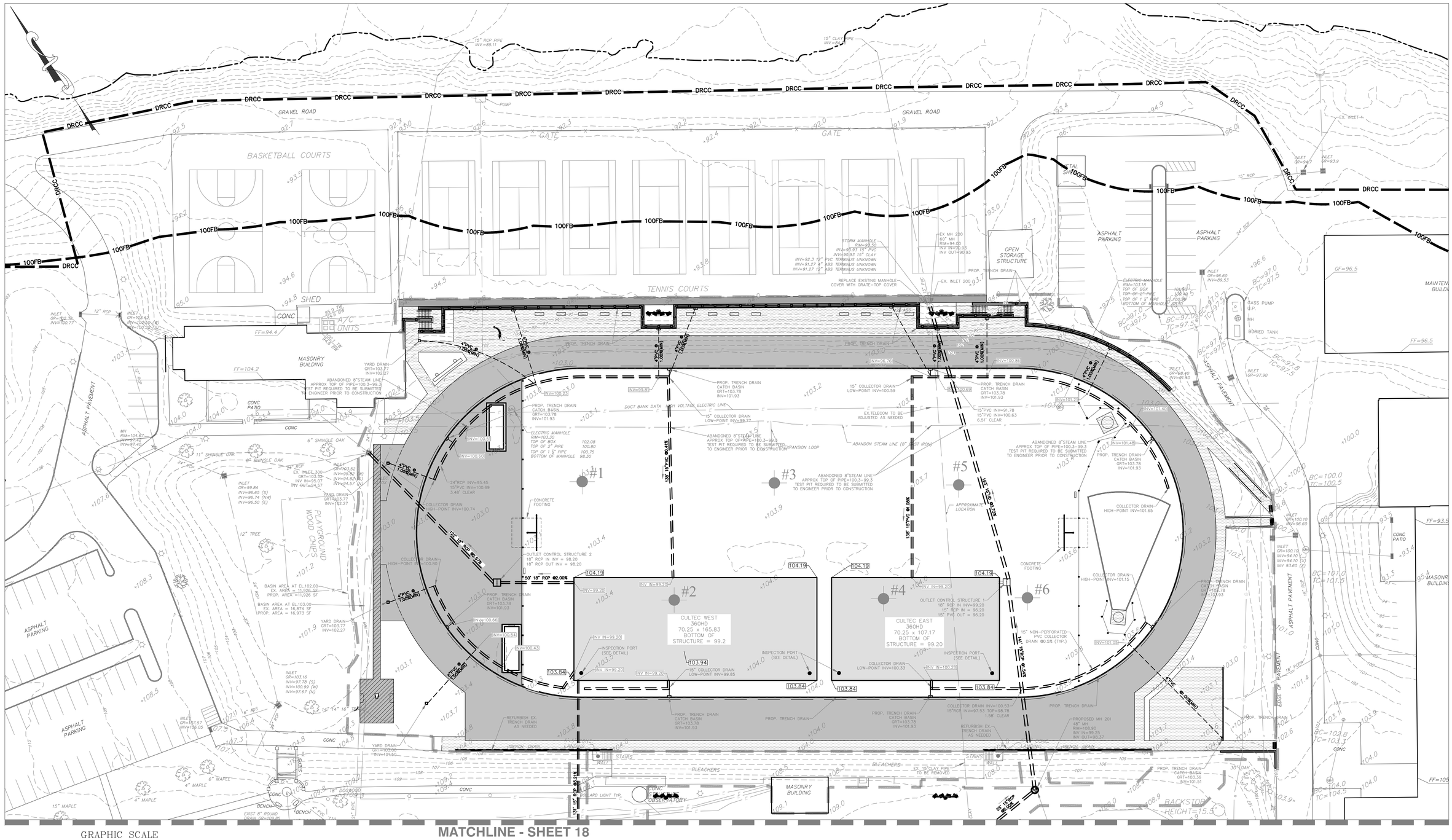
FILE PATH: Z:\Projects\2024 Projects\2429.00 Peddie Stadium\CAD\CDCCs\25-09-22 Peddie-Stadium.dwg PLOT DATE: September 25, 2025



MATCHLINE - SHEET 18

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO	DESCRIPTION	DATE	D	C

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Ph(732)244-0888

LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

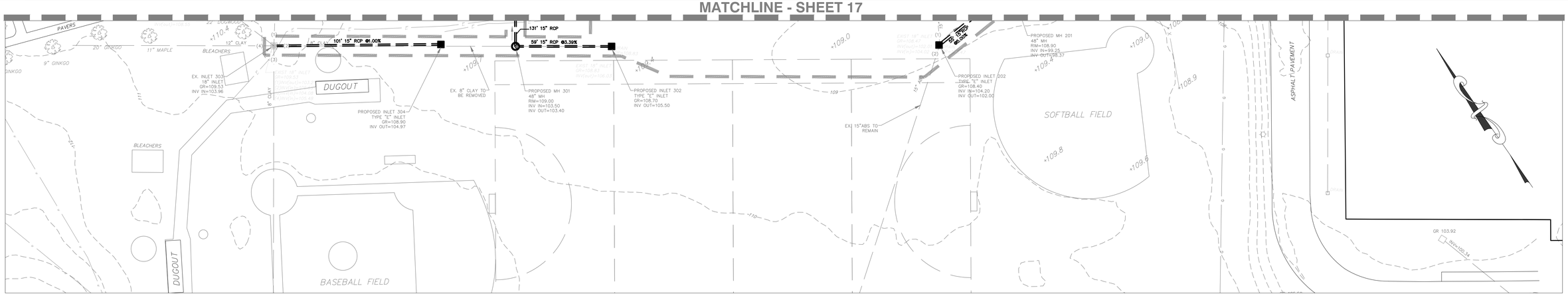
DATE 9/18/2025
SCALE 1"=30'
DRAWN JML
CHECKED LET
SHEET 17 OF 22
POCKET

THE PEDDIE SCHOOL
STADIUM RENOVATION PROJECT
BLOCK 53, LOT 1.02
(TAX MAP SHEET No. 8)
BOROUGH OF HIGHTSTOWN
MERCER COUNTY, NEW JERSEY
FILE N1900

STORMWATER MANAGEMENT PLAN

DWG NO.
CAD FILE: 1900-UTIL
PDF

MATCHLINE - SHEET 17



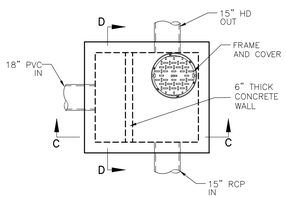
GRAPHIC SCALE

30 0 15 30 60 120

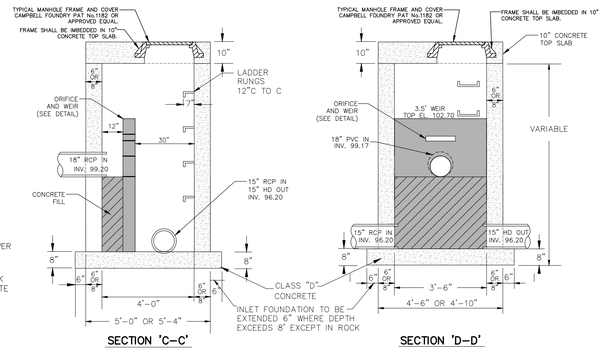
(IN FEET)
1 inch = 30 ft.

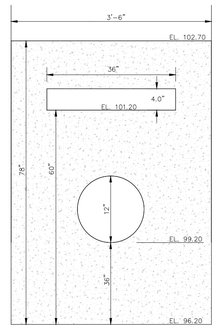
GENERAL NOTES

1. FOOTER TO BE N.J.D.O.T. CLASS "B" (4,500 PSI, 28 DAY TEST) CONC.
2. INVERT TO BE CLASS "B" (4,500 PSI) CONCRETE.
3. CASTING TO BE CAMPBELL FOUNDRY CO. NO 3425 BICYCLE SAFE GRATE OR APPROVED EQUAL.
4. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK MORTAR.
5. PROVIDE 7/8" DIA. ALUMINUM LADDER RUNGS AS SHOWN (SEE DETAIL). PORTION OF RUNGS SHALL BE EMBEDDED IN CONCRETE AND EPOXY COATED.
6. WHEN ADDITIONAL DEPTH IS SCHEDULED WALLS BELOW THE DEPTH OF 8'-0" MEASURED FROM THE INLET GUTTER TO INV. DOUBLE BLOCK WALLS ARE REQUIRED.
7. GRATE TO BE SET A TENTH OR TWO HIGHER THAN SURROUNDINGS AREA.



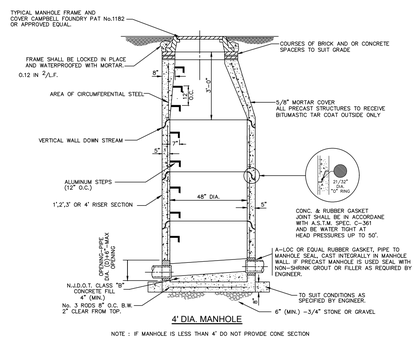
PLAN





OCS-2 ORIFICE DETAIL
NOT TO SCALE

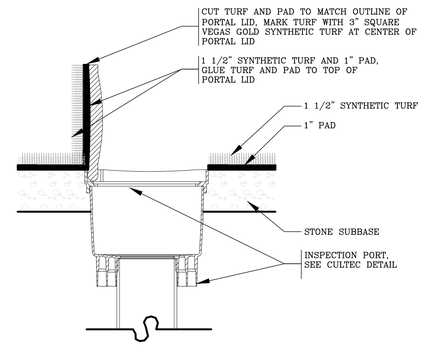
OUTLET CONTROL STRUCTURE
OCS-1 - CULTEC EAST
MODIFIED TYPE E INLET DETAIL
NOT TO SCALE



4' DIA. MANHOLE

NOTE : IF MANHOLE IS LESS THAN 4' DO NOT PROVIDE CONE SECTION

PRECAST CONCRETE STORM MANHOLE
NOT TO SCALE



SYNTHETIC TURF AT INSPECTION PORT
NOT TO SCALE

GENERAL NOTES

1. FOOTER TO BE N.J.D.O.T. CLASS "B" (4,500 PSI, 28 DAY TEST) CONC.
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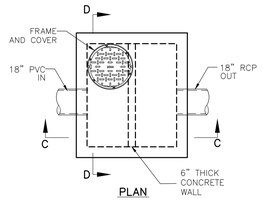
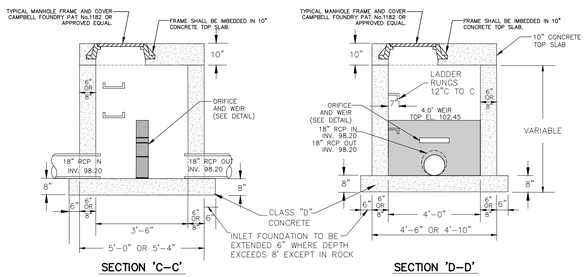
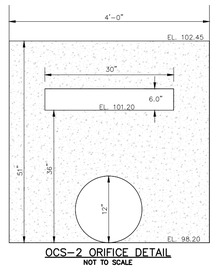


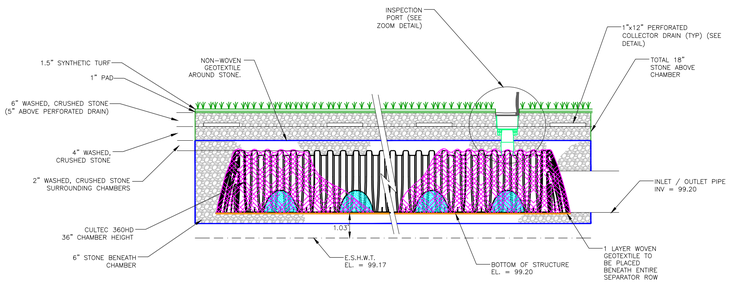
PLAN





OCS-2 ORIFICE DETAIL
NOT TO SCALE

OUTLET CONTROL STRUCTURE
OCS-2 - CULTEC WEST
MODIFIED TYPE E INLET DETAIL
NOT TO SCALE



CULTEC 360HD CROSS-SECTION
NOT TO SCALE

NO	DESCRIPTION	DATE	D / C

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TOMS RIVER, N.J. 08753
Ph:(732)244-0888
LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

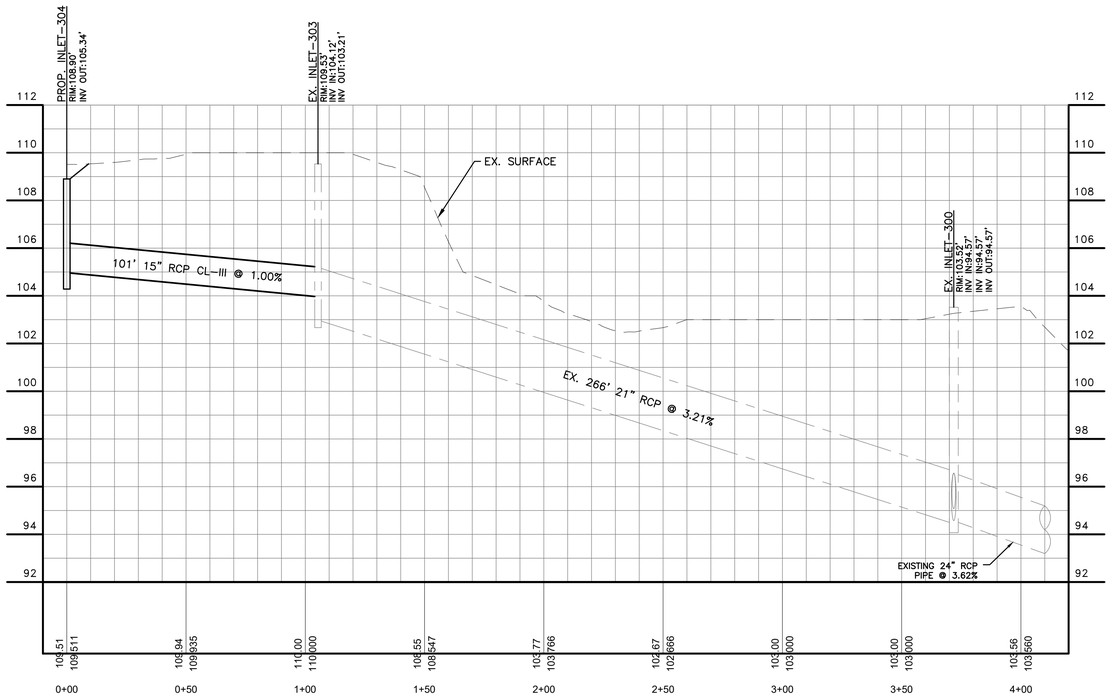
DATE 9/18/2025
SCALE 1"=30'
DRAWN JML
CHECKED LET
SHEET 18 OF 22
POCKET

THE PEDDIE SCHOOL
STADIUM RENOVATION PROJECT
BLOCK 53, LOT 1.02
(TAX MAP SHEET No. 8)
BOROUGH OF HIGHTSTOWN
MERCER COUNTY, NEW JERSEY

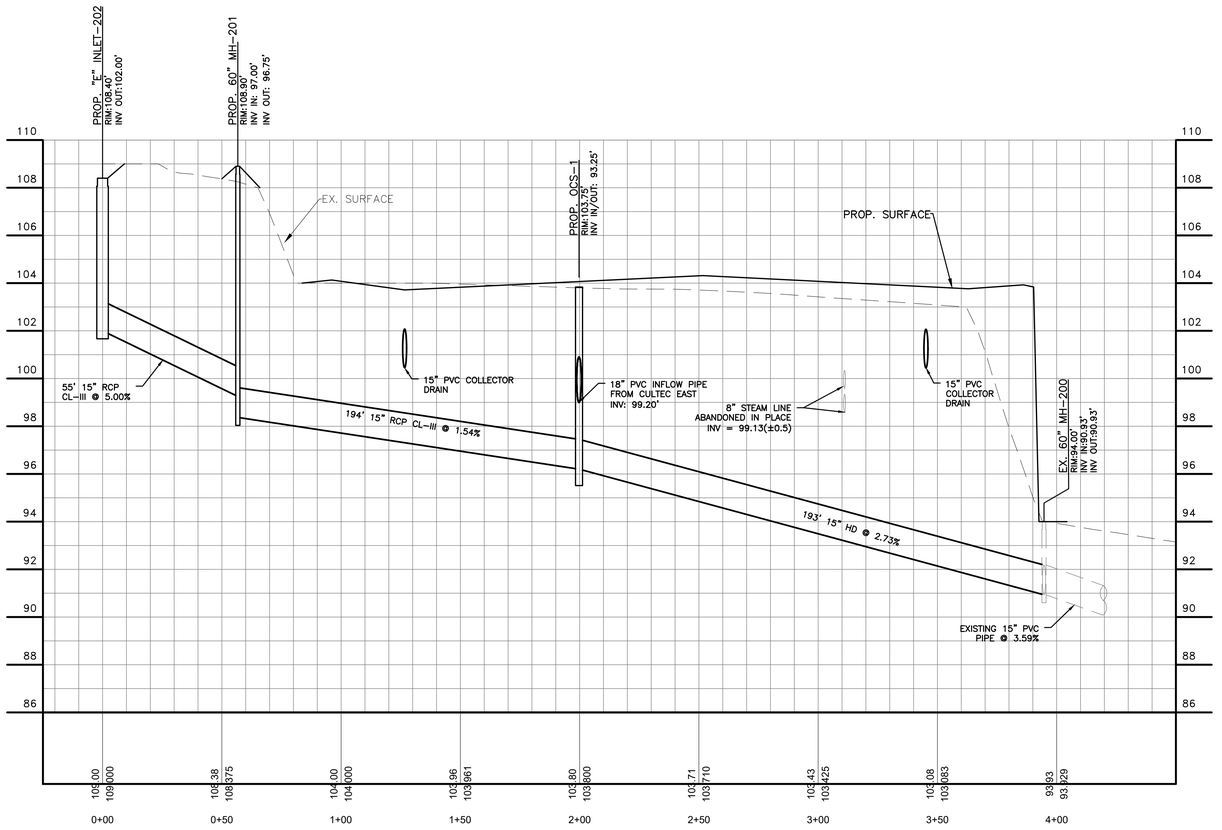
FILE N19300

STORMWATER MANAGEMENT PLAN & DETAILS

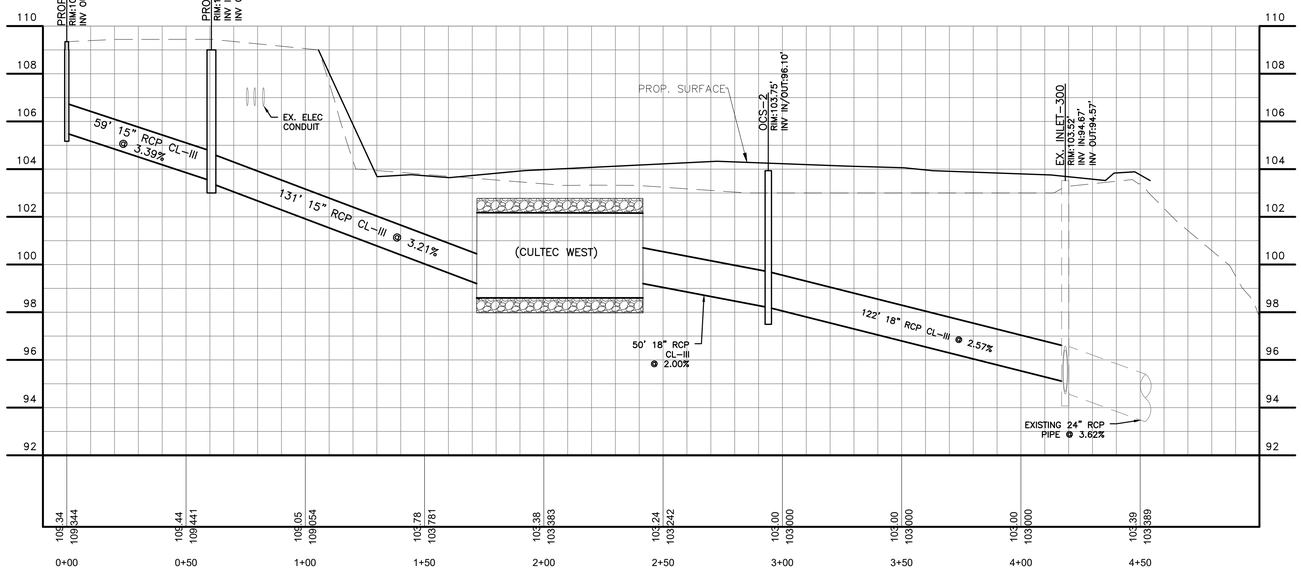
DWG. NO. C&D FILE 1900-J1TL



INLET 304 TO INLET 300



INLET 202 TO MH 200



INLET 302 TO INLET 300

NO	DESCRIPTION	DATE	D / C

CREST
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• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •
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Ph:(609)448-5550
12 ROBBINS PKWY.
AT WATER STREET
TOMS RIVER, N.J. 08753
Ph:(732)244-0888
LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

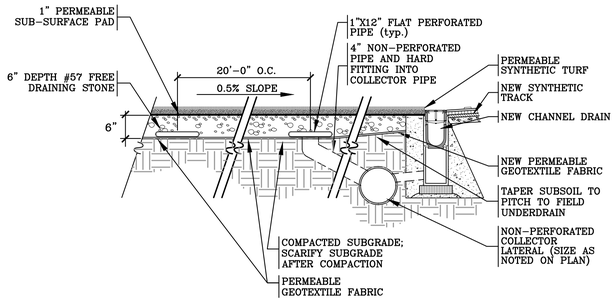
DATE 9/18/2025
SCALE HORIZ: 1" = 30' VERT: 1" = 3'
DRAWN JML
CHECKED LET
SHEET 19 OF 22
POCKET

THE PEDDIE SCHOOL
STADIUM RENOVATION PROJECT
LOT 1.02, BLOCK 53
(TAX MAP SHEET No. 8)
BOROUGH OF HIGHTSTOWN
MERCER COUNTY, NEW JERSEY

FILE N1900

STORM WATER PROFILE

DWG. NO. CAD FILE: 1900-PROF

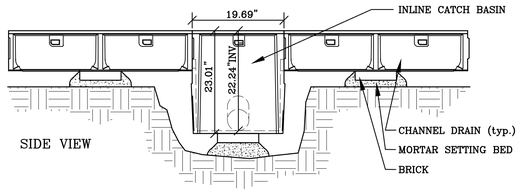


REFER TO CREST ENGINEERING DRAWINGS
FOR STORMWATER MANAGEMENT DESIGN

SYNTHETIC FIELD UNDERDRAINAGE CONCEPT

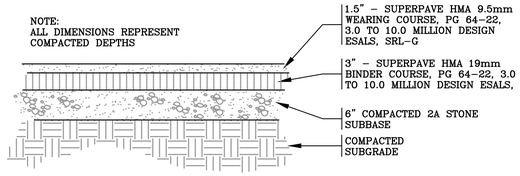
NOT TO SCALE

NOTE: THIS DETAIL DOES NOT DISPLAY CONTINUOUS CONCRETE SETTING BED WHICH IS A REQUIREMENT ON THIS PROJECT



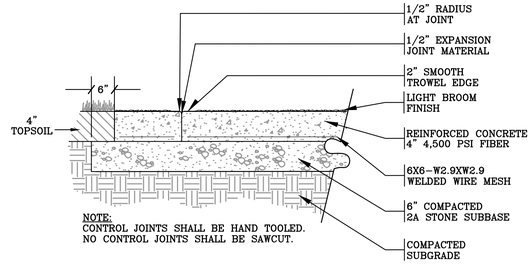
CHANNEL DRAIN CATCH BASIN DURING CONSTRUCTION

NOT TO SCALE



ASPHALT PAVEMENT

NOT TO SCALE



CONCRETE PAVEMENT

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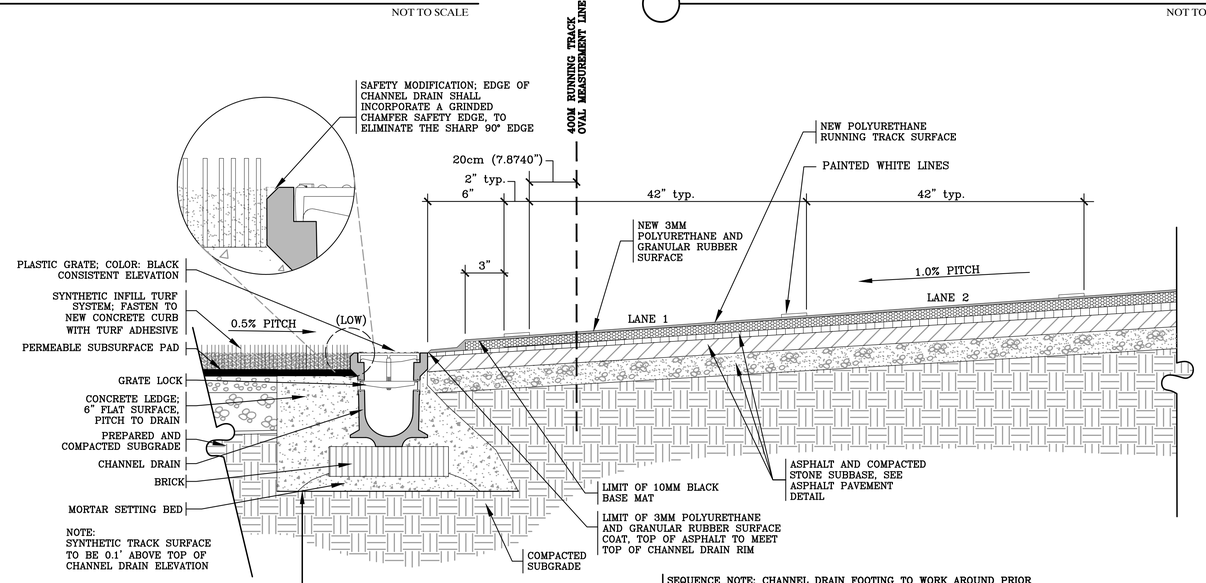
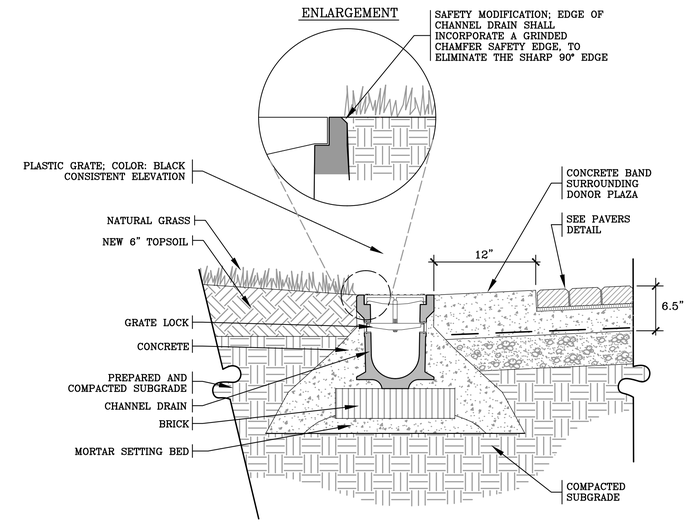


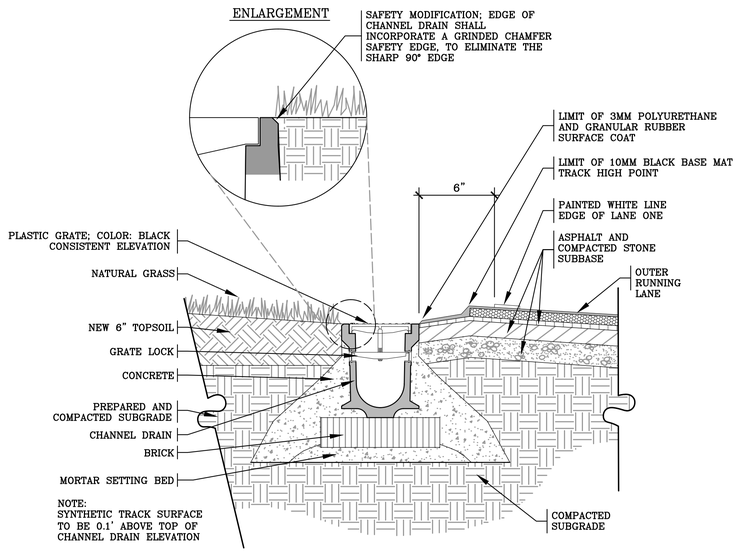
CHANNEL DRAIN TRACK TO TURF

NOT TO SCALE



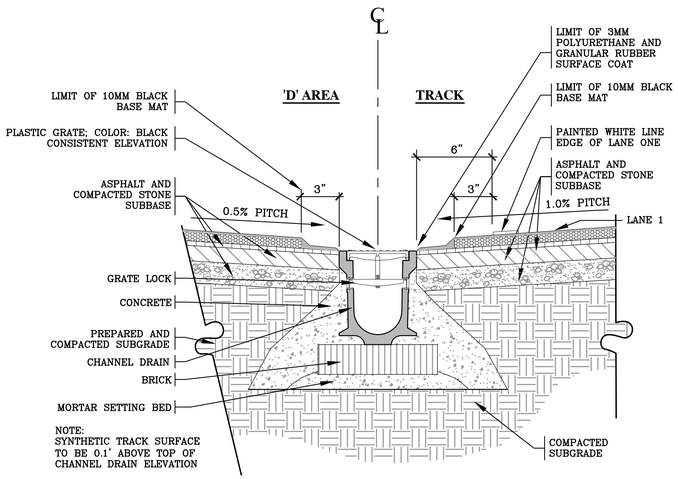
CHANNEL DRAIN DONOR PLAZA TO LAWN

NOT TO SCALE



CHANNEL DRAIN TRACK TO LAWN

NOT TO SCALE



CHANNEL DRAIN 'D' AREA TO TRACK

NOT TO SCALE

ATHLETIC FACILITY DESIGNER

architerra, pc

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Coopersburg, Pennsylvania 18036
Telephone: (610) 282-1398

CIVIL ENGINEER

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LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

PROJECT TITLE

THE PEDDIE SCHOOL

STADIUM RENOVATION PROJECT

BOROUGH OF HIGHTSTOWN,
MERCER COUNTY,
NEW JERSEY

ARCHITERRA PROJECT NUMBER 2429.00

DATE

18 SEPTEMBER 2025

REVISIONS

811 Know what's below. Call before you dig.

SHEET TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

A-8 | **20 of 22**

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FILE PATH: Z:\Projects\2024 Projects\2429.00 Peddie Stadium\CAD\CDOCs\25-09-22 Peddie-Stadium-DETAILS.dwg PLOT DATE: September 25, 2025

MERCER COUNTY SOIL CONSERVATION DISTRICT
NOTES FOR SOIL EROSION AND SEDIMENT CONTROL
UPDATED AUGUST 13, 2014

1. THE MERCER COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO STARTING LAND DISTURBANCE ACTIVITY. NOTICE MAY BE MAILED, FAXED OR EMAILED TO: MCSCD, 508 HUGHES DRIVE, HAMILTON SQUARE, NJ 08690 PHONE: 609-586-9603 FAX: 609-586-1117 EMAIL: MERCERSOIL@AOL.COM

2. IF APPLICABLE TO THIS PROJECT, THE OWNER SHOULD BE AWARE OF HIS OR HER OBLIGATION TO FILE FOR A NJPDES CONSTRUCTION ACTIVITY STORMWATER 5G3 PERMIT (NJG0088323) VIA THE NJDEP ONLINE PERMITTING SYSTEM WWW.NJ.GOV/DEP/ONLINE) AND TO MAINTAIN THE ASSOCIATED BEST MANAGEMENT PRACTICES AND STORMWATER POLLUTION PREVENTION PLAN SELF-INSPECTION LOGBOOK ONSITE AT ALL TIMES. THIS PERMIT MUST BE FILED PRIOR TO THE START OF SOIL DISTURBANCE. THE ONLINE APPLICATION PROCESS WILL REQUIRE ENTRY OF AN SCD CERTIFICATION CODE, WHICH IS PROVIDED BY THE SOIL CONSERVATION DISTRICT UPON CERTIFICATION OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN.

3. THE MERCER COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.

4. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, INCLUDING AN INCREASE IN THE LIMIT OF DISTURBANCE, WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.

5. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON SITE AT ALL TIMES.

6. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AS OUTLINED WITHIN THE SEQUENCE OF CONSTRUCTION ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NJ. IF LANGUAGE CONTAINED WITHIN ANY OTHER PERMIT FOR THIS PROJECT IS MORE RESTRICTIVE THAN (BUT NOT CONTRADICTORY TO) WHAT IS CONTAINED WITHIN THESE NOTES OR ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, THEN THE MORE RESTRICTIVE PERMIT REQUIREMENTS SHALL BE FOLLOWED.

8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A 1½" TO 2½" CLEAN STONE TRACKING PAD AT ALL CONSTRUCTION DRIVEWAYS IMMEDIATELY AFTER INITIAL SITE DISTURBANCE, WHETHER IDENTIFIED ON THE CERTIFIED PLAN OR NOT. THE WIDTH SHALL SPAN THE FULL WIDTH OF EGRESS, AND LENGTH SHALL BE 50 FT. OR MORE, DEPENDING ON SITE CONDITIONS AND AS REQUIRED BY THE STANDARD. THIS SHALL INCLUDE INDIVIDUAL LOT ACCESS POINTS WITHIN RESIDENTIAL SUBDIVISIONS. IF THE EGRESS IS TO A COUNTY ROAD, THEN A 20 FT. LONG PAVED TRANSITION SHALL BE PROVIDED BETWEEN THE EDGE OF PAVEMENT AND THE STONE ACCESS PAD.

9. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS, IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING, PROVIDED THAT ALL OTHER REQUIREMENTS RELATED TO DETENTION BASINS, SWALES AND THE SEQUENCE OF CONSTRUCTION HAVE BEEN MET.

10. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION ACTIVITY WILL IMMEDIATELY RECEIVE TEMPORARY STABILIZATION. IF THE SEASON PREVENTS ESTABLISHMENT OF A TEMPORARY VEGETATIVE COVER, OR IF THE AREA IS NOT TOPSOILED, THEN THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS. SLOPED AREAS IN EXCESS OF 3H:1V SHALL BE PROVIDED WITH EROSION CONTROL BLANKETS. CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES, ROADWAY EMBANKMENTS, ENVIRONMENTALLY SENSITIVE AREAS) WILL RECEIVE TEMPORARY STABILIZATION IMMEDIATELY AFTER INITIAL DISTURBANCE OR ROUGH GRADING.

11. ANY STEEP SLOPES (I.E. SLOPES GREATER THAN 3:1) RECEIVING PIPELINE OR UTILITY INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS.

12. PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING AND TOPSOILING. ALL AGRONOMIC REQUIREMENTS CONTAINED WITHIN THE STANDARDS AND ON THE CERTIFIED PLAN SHALL BE EMPLOYED. MULCH WITH BINDER, IN ACCORDANCE WITH THE STANDARDS, SHALL BE USED ON ALL SEEDED AREAS, SAVE ALL TAGS AND/OR BAGS USED FOR SEED, LIME AND FERTILIZER, AND PROVIDE THEM TO THE DISTRICT INSPECTOR TO VERIFY THAT MIXTURES AND RATES MEET THE STANDARDS.

13. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A FAVORABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, THEN NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.

14. DURING THE COURSE OF CONSTRUCTION, SOIL COMPACTION MAY OCCUR WITHIN HAUL ROUTES, STAGING AREAS AND OTHER PROJECT AREAS. IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING, COMPACTED SURFACES SHOULD BE SCARIFIED 6" TO 12" IMMEDIATELY PRIOR TO TOPSOIL APPLICATION. THIS WILL HELP ENSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

15. PRIOR TO SEEDING, TOPSOIL SHALL BE WORKED TO PREPARE A PROPER SEEDBED. THIS SHALL INCLUDE RAKING OF THE TOPSOIL AND REMOVAL OF DEBRIS AND STONES, ALONG WITH OTHER REQUIREMENTS OF THE STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION.

16. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE BURIED WITH LIMESTONE IN ACCORDANCE WITH THE STANDARD AND BE COVERED WITH A MINIMUM OF 12'OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO TOPSOIL APPLICATION AND SEEDBED PREPARATION. IF THE AREA IS TO RECEIVE TREE OR SHRUB PLANTINGS, OR IS LOCATED ON A SLOPE, THEN THE AREA SHALL BE COVERED WITH A MINIMUM OF 24" OF SOIL HAVING A PH OF 5 OR MORE.

17. MULCHING TO THE STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONAL ROC'S ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING. PERMANENT STABILIZATION MUST THEN BE COMPLETED DURING THE OPTIMUM SEEDING SEASON IMMEDIATELY FOLLOWING THE CONDITIONAL ROC, OR THE COMPLETION OF WORK IN A GIVEN AREA.

18. HYDROSEEDING IS A TWO-STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROVIDE CONSISTENCY, GOOD SEED-TO-SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF THE SEEDING OPERATION, HYDROMULCH SHOULD BE APPLIED AT A MINIMUM RATE OF 1500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE STANDARDS. THE USE OF HYDROMULCH ON SLOPED AREAS IS DISCOURAGED.

19. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF THE CONSTRUCTION PROJECT. ALL SEDIMENT WASHED, DROPPED, TRACKED OR SPILLED ONTO PAVED SURFACES SHALL BE IMMEDIATELY REMOVED.

20. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION, AND FOR EMPLOYING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AT THE REQUEST OF THE MERCER COUNTY SOIL CONSERVATION DISTRICT.

21. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.

22. ALL DETENTION / RETENTION BASINS MUST BE FULLY CONSTRUCTED (INCLUSIVE OF ALL STRUCTURAL COMPONENTS AND LINERS) AND PERMANENTLY STABILIZED PRIOR TO PAVING OR PRIOR TO THE ADDITION OF ANY IMPERVIOUS SURFACES. PERMANENT STABILIZATION INCLUDES, BUT MAY NOT BE LIMITED TO: TOPSOIL, SEED, STRAW MULCH AND BINDERS OR EROSION CONTROL BLANKETS ON ALL SEEDING, ALL AGRONOMIC REQUIREMENTS AS SPECIFIED ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, INSTALLATION OF THE OUTFLOW CONTROL STRUCTURES AND DISCHARGE STORM DRAINAGE PIPING, LOW FLOW CHANNELS, CONDUIT OUTLET PROTECTION, EMERGENCY SPILLWAYS, AND LAP RING PROTECTION.

23. THE RIDING SURFACE OF ALL UTILITY TRENCHES WITHIN PAVED AREAS SHALL BE 3/4" CLEAN STONE OR BASE PAVEMENT UNTIL SUCH TIME AS FINAL PAVEMENT HAS BEEN INSTALLED. TEMPORARY SOIL RIDING SURFACES ARE PROHIBITED.

24. ALL CONSTRUCTION DEWATERING (TRENCHES, EXCAVATIONS, ETC.) MUST BE DONE THROUGH AN INLET OR OUTLET FILTER IN ACCORDANCE WITH THE STANDARD FOR DEWATERING OR AS DEPICTED ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN. DISCHARGE LOCATIONS FOR THE DEWATERING OPERATION MUST CONTAIN PERENNIAL VEGETATION OR SIMILAR STABLE SURFACE.

25. ALL SWALES OR CHANNELS THAT WILL RECEIVE RUNOFF FROM PAVED SURFACES MUST BE PERMANENTLY STABILIZED PRIOR TO THE INSTALLATION OF PAVEMENT. IF THE SEASON PROHIBITS THE ESTABLISHMENT OF PERMANENT STABILIZATION, THE SWALES OR CHANNELS MAY BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE STANDARDS.

26. NJSA 4:24-39 ET SEQ.REQUIRES THAT NO CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY BE ISSUED BY THE MUNICIPALITY BEFORE THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN SATISFIED. THEREFORE, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS MUST BE COMPLETED BEFORE THE DISTRICT ISSUES A REPORT OF COMPLIANCE OR CONDITIONAL REPORT OF COMPLIANCE, WHICH MUST BE FORWARDED TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY, RESPECTIVELY.

MERCER COUNTY REQUIREMENTS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. TOPSOIL STRIPPING AND STOCKPILING.

A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.

B. A 6 INCH STRIPPING DEPTH IS TYPICAL, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL STRUCTURE OR PRE-EXISTING USE.

C. STOCKPILES SHOULD BE LOCATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE, AND SHALL BE DELINEATED ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN AND BE CONSTRUCTED IN ACCORDANCE WITH THE TOPSOIL STOCKPILE DETAIL.

D. STOCKPILES SHOULD BE TEMPORARILY STABILIZED ACCORDING TO THE STANDARDS.

2. SITE PREPARATION

A. INSTALL EROSION CONTROL MEASURES AND FACILITIES SUCH AS SILT FENCE, DIVERSIONS, SEDIMENT BASINS, AND CHANNEL STABILIZATION.

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

3. SEEDBED PREPARATION

A. TOPSOIL REQUIRED

MIN. DEPTH:	5" (UNSETTLED)
pH:	6.0 TO 8.0
ORGANIC MATTER CONTENT:	2.75 %
NITRATE N2:	50 LBS/ACRE (50% WATER INSOLUBLE)
PHOSPHOROUS:	100 LBS/ACRE
POTASSIUM:	50 LBS/ACRE

B. THE CONTRACTOR SHOULD BE AWARE OF THE POSSIBILITY, DEPENDING UPON THE SITE CONDITIONS, THAT ALL TOPSOIL MAY HAVE TO BE PROVIDED FROM AN OFF-SITE SOURCE.

C. TOPSOIL SHOULD BE HANDLED ONLY WHEN DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.

D. APPLY A UNIFORM 5 INCHES (UNSETTLED) OF TOPSOIL OVER ALL DISTURBED AREAS. SOILS WITH A pH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A pH OF 5.0 OR MORE AND THE TOP 5 INCHES SHALL CONFORM TO THE TOPSOIL STANDARD AND SHALL BE LIMED ACCORDING TO THE SPECIFICATIONS.

E. IF THE TOPSOIL BECOMES COMPACTED, THE SURFACE MUST BE SCARIFIED 6" TO 12" TO PROVIDE A GOOD SEED-TO-SOIL BOND.

F. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS THOSE OFFERED BY RUTGERS UNIVERSITY COOPERATIVE EXTENSION. IF SOIL TESTING IS NOT FEASIBLE, FERTILIZER (10-20-10) WITH 50% WATER INSOLUBLE NITROGEN SHOULD BE APPLIED AT THE TYPICAL RATE OF 500 LBS/ACRE OR 11 LBS/1,000 SQUARE FEET.

G. APPLY LIMESTONE EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDES (PULVERIZED DOLOMITIC LIMESTONE IS PREFERRED FOR MOST SOILS SOUTH OF THE NEW BRUNSWICK - TRENTON FALL LINE) AS FOLLOWS:

SOIL TEXTURE	TONS/ACRE	LBS/1,000 SQ. FT.
CLAY, CLAY LOAM, HIGH ORGANIC	3	135
SANDY LOAM, LOAM, SILT	2	90
LOAMY SAND, SAND	1	45

H. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A UNIFORM, FINE SEEDBED IS PREPARED.

I. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION, AND OTHER OBJECTIONABLE STONES OR DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.

4. SEEDING

A. SELECT AN APPROVED MIXTURE BY THE MERCER COUNTY SCD.

B. APPLY SEE UNIFORMLY BY HAND, CYCLONES, DROP SEEDER, DRILL CULTIPACKER OR HYDROSEEDER*. THE LATTER MAY BE JUSTIFIABLE FOR LARGE, STEEP AREAS WHERE CONVENTIONAL APPLICATIONS ARE NOT FEASIBLE. HYDROSEEDING SHALL BE IN A TWO-STEP PROCESS: MULCH SHALL NOT BE MIXED WITH THE SEED; THE SEED MUST BE APPLIED FIRST TO ASSURE PROPER SEED TO SOIL CONTACT. THE HYDROMULCH IS THEN SPRAYED OVER THE SEEDING. FOR OPTIMUM RESULTS, THE SEED SHOULD BE INCORPORATED INTO THE SOIL TO A DEPTH OF 1/4 TO 1/2 INCH DEPENDING UPON SPECIES.

* THE USE OF HYDRO-MULCH, AS OPPOSED TOSTRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE STANDARDS.

C. AFTER SEEDING, THE SOIL SHOULD BE PACKED WITH A CORRUGATED ROLLER, WHEN PERFORMED ON THE CONTOUR, ROLLING WILL MINIMIZE SHEET EROSION AND MAXIMIZE WATER CONSERVATION.

5. MULCHING

A. UNROTTED STRAW, HAY FREE OF SEEDS, OR SALT HAY IS REQUIRED ON ALL SEEDING AT A RATE OF 1.5 TO 2 TONS/ACRE, (70 TO 90 LBS./1,000 SQUARE FEET), EXCEPT WHERE A CRIMPER IS USED INSTEAD OR A LIQUID MULCH-BINDER, THEN THE RATE OF APPLICATION IS 3 TONS PER ACRE.

B. MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS DUE TO WIND OR WATER. THIS MAY BE DONE ACCORDING TO THE FOLLOWING METHODS:
1. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 LBS/ACRE APPLIED BY A HYDROSEEDER. USE IS LIMITED TO ONLY THE OPTIMUM SEEDING SEASON.
2. SYNTHETIC OR ORGANIC BINDERS.
3. PEG & TWINE, MULCH NETTING, AND MECHANICAL CRIMPING.
4. CRIMPING REQUIRES A HIGHER MULCH RATE (3 TONS/ACRE).

NOTE: 1) ONE BALE OF HAY WEIGHTS 40-60 BLS DEPENDING ON HOW IT WAS BALED.
2) 1,500 GALLON TANK OF HYDROMULCH COVERS .5 ACRES.

6. TEMPORARY SEEDING MIXES - RATE: 100 LBS/ACRE

MIX: EARLY SPRING LATE SUMMER TO EARLY FALL	MIX: LATE FALL	MIX: MID-SUMMER
100% PERENNIAL RYEGRASS RATE: 100 LB/AC	100% CEREAL RYE RATE: 112 LB/AC	40% PEARL MILLET 40% MILLET (GERMAN OR HUNGARIAN) 20% WEEPING LOVEGRASS RATE: 100 LB/AC

7. RECOMMENDED PERMANENT SEEDING MIXES

OPTIMUM SEEDING DATES: MARCH 1 TO MAY 15 AND AUGUST 15 TO OCTOBER 15
LAWNS - RATE 200 LBS/ACRE

MERCER CO. SCD PREFERRED MISX FOR LAWNS AND DETENTION BASINS
70% TURF TYPE TALL FESCUE — 10% KENTUCKY BLUEGRASS
20% PERENNIAL RYEGRASS

MIX: LAWNS-LOW MAINTENANCE
80% TALL FESCUE TURF TYPE (LOW GROWING VARIETIES) *#
10% PERENNIAL RYEGRASS (LOW GROWING VARIETIES)

MIX: SHADE
65% HARD, CHEWINGS OR CREEPING RED FESCUE *
20% KENTUCKY BLUEGRASS
15% PERENNIAL RYEGRASS

MIX: LAWNS-DROUGHT & HEAVY TRAFFIC
30% CHEWINGS FESCUE
35% CREEPING RED FESCUE
15% KENTUCKY BLUEGRASS

MIX: MOST DETENTION BASIN BOTTOMS
40% FLAT PEA (WITH PROPER INOCULANT)
25% PERENNIAL RYEGRASS
25% TALL FESCUE OR STRONG CREEPING RED FESCUE
10% RED TOP

* INCLUDE AT LEAST THREE DIFFERENT VARIETIES IN THE MIX
# EXCLUDES K-31

8. CONSERVATION PLANTINGS

MIX: RECLAMATION, EROSION CONTROL & ACID SOILS- RATE: 150 LBS/ACRE
40% SWITCHGRASS
25% SERICIA LESPEDEZA OR FLAT PEA
15% TALL FESCUE OR CREEPING RED FESCUE
15% DEERTONGUE
5% BIRDSFOOT TREFOIL

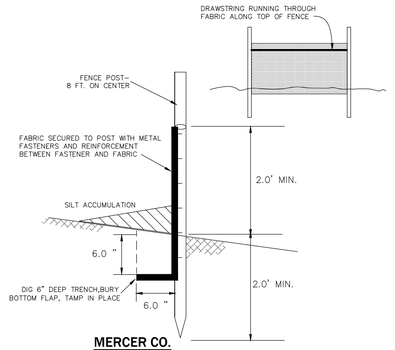
MIX: WILDLIFE MEADOW RATE: 50 LBS/ACRE
72% HARD OR SHEEPS FESCUE
22% NORTH/MID-ATLANTIC WILDFOWER MIXTURE
6% BIRDSFOOT TREFOIL

MIX: WILDLIFE HABITAT ENHANCEMENT RATE: 100 LBS/ACRE
40% SWITCHGRASS
30% CANADA BLUEGRASS OR SMOOTH BROMEGRASS
10% ORCHARDGRASS
10% WHITE CLOVER
5% JAPANESE MILLET
5% BIRDSFOOT TREFOIL

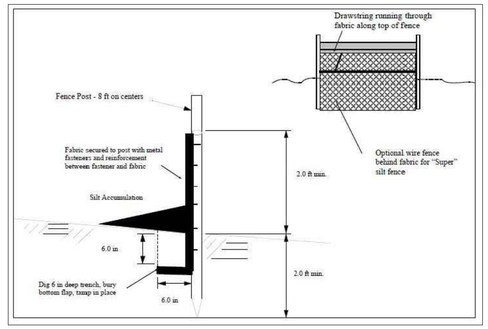
MIX WATERWAYS & WET BASINS * RATE: 100 LBS/ACRE
40% SWITCHGRASS
30% CANADA BLUEGRASS OR SMOOTH BROMEGRASS
15% ROUGH BLUEGRASS (SHADE) OR TALL FESCUE (OPEN)
10% ALSIKE CLOVER OR LADINO WHITE CLOVER
10% BIRDSFOOT TREFOIL OR CREEPING FOXTAIL
4% JAPANESE MILLET
1% RED TOP
* SHOULD NOT BE MOWED LESS THAN 6 INCHES

CONSTRUCTION SEQUENCE

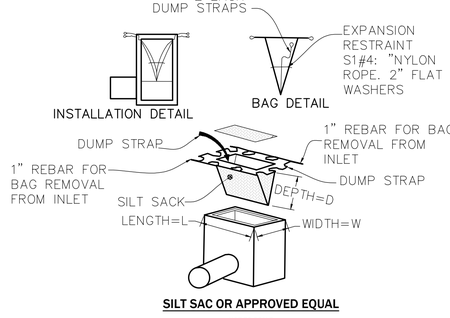
OPERATION	BEGIN DATE	END DATE
1. CONSTRUCTION BASE COURSE DRIVEWAY ENTRANCE (PER COUNTY REQUIREMENTS)	WEEK - 1	WEEK - 2
2. CONSTRUCTION TEMPORARY STABILIZED CONSTRUCTION ENTRANCE (SCE) BEYOND.	WEEK - 2	WEEK - 3
3. INSTALL STAKED STRAW BALES OR SEDIMENT BARRIER AS SHOWN - EXCEPT BETWEEN BASIN AND BUILDING. AND DRIVEWAY AND BUILDING.	WEEK - 1	WEEK - 2
4. DETERMINE TEMPORARY STOCKPILE LOCATION.	WEEK - 1	WEEK - 1
5. STRIP TOPSOIL, PERFORM INITIAL LOT GRADING.	WEEK - 1	WEEK - 3
6. TEMPORARY STABILIZATION OF TOPSOIL & SUB-SOIL STOCKPILES.	WEEK - 2	WEEK - 4
7. CONSTRUCT/INSTALL SEDIMENT DETENTION INFILTRATION BASIN CUT ONLY TO TOP OF SAND ELEVATION WITH FILTER FABRIC, & INVERT	WEEK - 4	WEEK - 12
8. INSTALL UTILITIES, PLUMBING, SIDEWALK AND ASPHALT. PROTECT INLETS AS SHOWN.	WEEK - 7	WEEK - 12
9. INSTALL STAKED STRAW BALES OR SEDIMENT BARRIER BETWEEN BASIN, BUILDING AND ENTRANCE DRIVE.	WEEK - 12	WEEK - 12
10. CONSTRUCT BUILDING IN ACCORDANCE WITH TYPICAL EROSION CONTROL PLANS.	WEEK - 12	WEEK - 32
11. REMOVE 6" OF EARTH IN SEDIMENT INFILTRATION BASIN, INSTALL SAND LAYER.	WEEK - 32	WEEK - 34
12. IF APPLICABLE, EITHER SCARIFY 6" OF BED SURFACE OR PERFORM DE-COMPACTION TEST OF SOIL.	WEEK - 32	WEEK - 34
13. FINAL GRADE TO BOTTOM OF SEED BED, LANDSCAPE BED OR SOD BED.	WEEK - 34	WEEK - 36
14. TOP SOIL, MULCH, AND SEED OR INSTALL LANDSCAPING IN DISTURBED AREAS.	WEEK - 34	WEEK - 36



MERCER CO.
SILT FENCE CONSTRUCTION & INSTALLATION DETAIL
N.T.S.

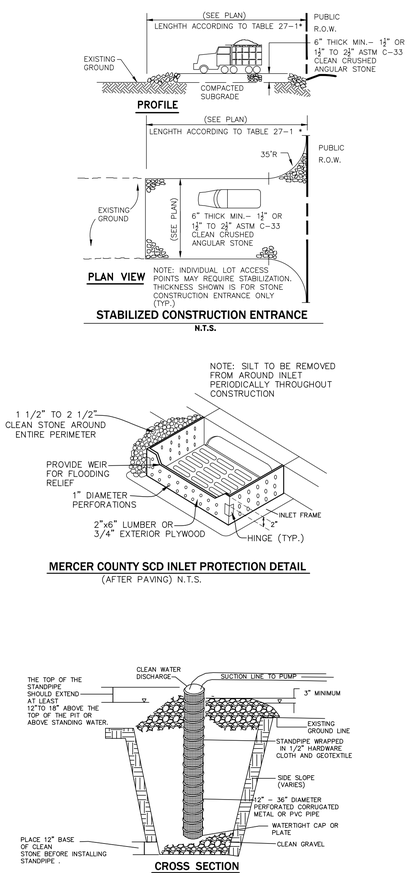


MERCER CO. SILT FENCE DETAIL
NOT TO SCALE



SILT SAC OR APPROVED EQUAL
NOT TO SCALE

MERCER CO. SILT SACK DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

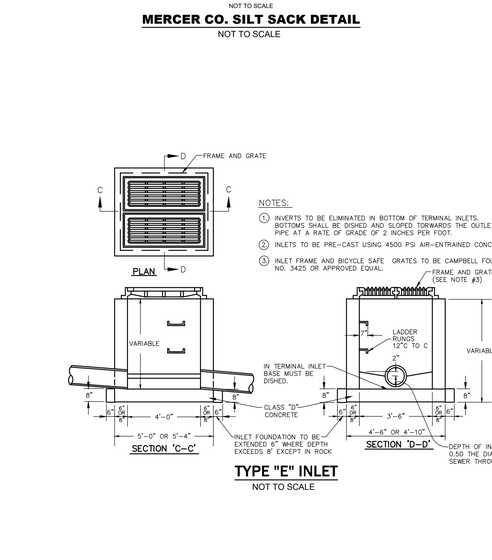
MERCER COUNTY SCD INLET PROTECTION DETAIL
(AFTER PAVING) N.T.S.

CROSS SECTION

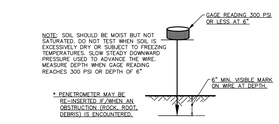
Construction Specifications

1. Pit dimensions are variable , with the minimum diameter being 2 times the standpipe diameter.
2. The standpipe should be constructed by perforating a 12" to 24" diameter corrugated or PVC pipe. Then wrapping with 1/2" hardware cloth and Geotextile fabric. The perforations shall be 1/2" x 6" slits or 1" diameter holes .
3. A base of filter material consisting of clean gravel or ASTM C 33 stone should be placed in the pit to a depth of 12". After installing the standpipe , the pit surrounding the standpipe should then be backfilled with the same filter material .
4. The standpipe should extend 12" to 18" above the lip of the pit or the riser crest elevation (basin dewatering only) and the filter material should extend 3" minimum above the anticipated standing water elevation .

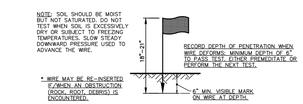
DE-SILT PIT DETAIL
NOT TO SCALE



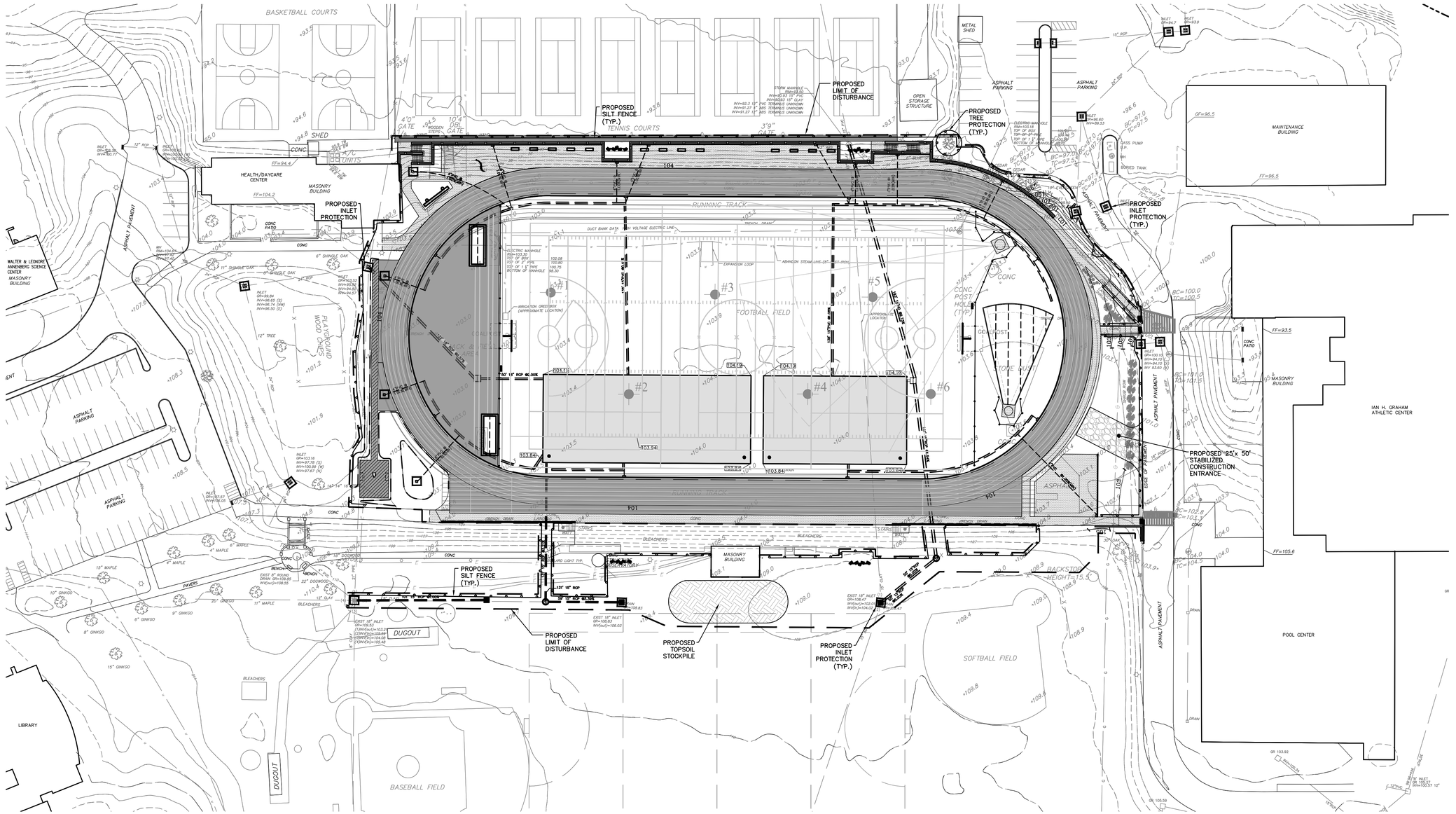
TYPE "E" INLET
NOT TO SCALE



HANDHELD SOIL PENETROMETER TEST
NOT TO SCALE



PROBING WIRE TEST
15.5 GA. STEEL WIRE (SURVEY FLAG)
NOT TO SCALE



LEGEND

EXISTING FEATURES			
EXIST. SANITARY MANHOLE	MH	EXIST. D.R.C.C. GREENWAY LINE	DRCC
EXIST. INLET		EXIST. NOMINAL 100' D.R.C.C. BUFFER LINE	100FB
EXIST. FIRE HYDRANT		EXIST. TOP CURB/ BOTT. CURB	TC 113.5 BC 112.8
EXIST. SPOT ELEVATION	70x5		
EXIST. FENCE	x x x	PROP. LIMIT OF DISTURBANCE	
EXIST. WATER LINE	W	PROP. SILT FENCE	
EXIST. GAS LINE	G		
EXIST. WATER LINE	E	PROP. INLET PROTECTION	
EXIST. STORM SEWER			
EXIST. CONTOUR	97	PROP. TREE PROTECTION	
EXIST. TREE			
EXIST. BUSH			

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NO	DESCRIPTION	DATE	BY

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •
100 RIKE DRIVE, MILLSTONE TOWNSHIP, N.J. 08535, Ph(609)448-5550
12 ROBBINS PKWY, AT WATER STREET, TOMS RIVER, N.J. 08753, Ph(732)244-0888
LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

DATE	9/18/2025
SCALE	1"=40'
DRAWN	JML/CM
CHECKED	LET
SHEET	22 OF 22
POCKET	

THE PEDDIE SCHOOL
STADIUM RENOVATION PROJECT
BLOCK 53, LOT 1.02
(TAX MAP SHEET No. 8)
BOROUGH OF HIGHTSTOWN
MERCER COUNTY, NEW JERSEY
FILE N1900

SOIL EROSION & SEDIMENT CONTROL PLAN
DWG NO.
CAD FILE: 1900-SESC PROP

K:\1900\STADIUM RENOVATION\DESIGN PLANS\1900 - SESC.dwg, sesc sht 22 of 22, 9/29/2025 4:24:53 PM, CM
C3D Civil 3D