

STONEFIELD

STORMWATER MANAGEMENT STATEMENT

To: Township of East Windsor

Project: East Windsor Construction, LLC.
Proposed Site Improvements
Block 56, Lot 25
417 Route 130
Township of East Windsor, Mercer County, New Jersey

Dated: April 13, 2022

Reference: *Preliminary & Final Major Site Plan*
(Prepared by Stonefield Engineering & Design, LLC, dated April 13, 2022)

PROJECT DESCRIPTION

East Windsor Construction, LLC is proposing the addition and parking lot improvement of a Proposed Bank. The subject property is designated as Block 56, Lot 25 commonly known as 417 Route 130, located at the corner of US Route 130 and Stockton Street. The property include the development of a 500 SF addition to an existing building and the parking lot improvement consisting of 18 parking spaces as well as Utility, lighting and landscaping improvements.

The property is located within the Highway Commercial Zone (HC) as referenced by the zoning map. The site is a 2-story building and an associated parking lot.

The total project area is 16,584 SF (0.38 acres). As the project will disturb less than one acre of land and add less than one-quarter acre of new motor vehicle surfaces, the project is considered a minor development per State Stormwater Management Regulations N.J.A.C. 7:8.

The purpose of this statement is to assess the stormwater management impacts of the proposed development and demonstrate compliance with the regulations outlined in the Township Ordinances, Mercer Soil Conservation District, and New Jersey Administrative Code (NJAC).

ON-SITE SOILS

According to the Morris County Soil Survey as issued by the Natural Resources Conservation Services, the soils on site consist of 100% Sassafras sandy loam (SacB), which is classified as hydraulic soil group B.

PRE-DEVELOPMENT DRAINAGE CONDITIONS

The project site currently consists of an existing two-story building and associated parking lot on Lot 25. The remainder of the site is primarily a grass mixture. The site is bound by residential uses to the south and commercial uses to the North, East and West. Existing stormwater runoff is assumed to sheet flow to the existing drainage system (NJDOT) along Route 130 and an existing inlet at the corner of Stockton and US Route 130.

POST-DEVELOPED DRAINAGE CONDITIONS

The development proposes the 500 SF addition to the existing building and a revised parking layout of 18 spaces. The stormwater runoff from the site will sheet flow to the existing NJDOT system and existing inlet at the Stockton/Route 130 intersection. The building will discharge into the existing leader system proposed which ultimately collects at the existing inlet located on Stockton Street.

STORMWATER MANAGEMENT ANALYSIS

The project is designed to conform to the stormwater management requirements set forth by the Township of East Windsor, Mercer County, Mercer County Soil Conservation District, and the New Jersey Department of Environmental Protection (NJDEP). As the site proposes to disturb less than one acre of land disturbance and less than ¼ acre of Motor Vehicle Surface, the project is defined as a minor development. As such, the project will be exempt from quantity, quality and recharge requirements per N.J.A.C. 7.8:

Prepared by:



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