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STORMWATER IMPACT SUMMARY

FOR

PROPOSED SUBDIVISION
65 WILSON STREET

BLOCK 1053, LOTS 2 & 3
CITY OF LAMBERTVILLE
HUNTERDON COUNTY, NEW JERSEY

JANUARY 2020

Prepared By:

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TRG No. 19-005

PROJECT SUMMARY

The applicant proposes to subdivide the subject property into nine (9) residential lots, on which will be constructed single-family, semi-detached homes. The existing, abandoned YMCA building and associated asphalt parking area currently occupying the property will be demolished.

As detailed below, the project proposes less than ¼ acre of new impervious (actually a reduction) and less than 1 acre of disturbance; therefore, it is a minor project per state BMP stormwater regulations.

STORMWATER RUNOFF IMPACT

The site generally drains to the west, away from Wilson Street towards the Canal Raceway. The existing building, asphalt parking area and walkways cover the 0.55-acre (23,920 sf) site with 13,483 sf of impervious surface. The proposed residential development will result in 10,191 sf of impervious surface. The breakdown of site surface coverage is as follows:

Existing Conditions:

Impervious Surfaces:	
Pavement	10,383 sq. ft.
Roof	3,100 sq. ft.
Open Space:	10,437 sq. ft.
Total:	23,920 sq. ft.
	56.4% (13,483 sf) Impervious Coverage

Proposed Conditions:

Impervious Surfaces:	
Pavement/Sidewalk	1,434 sq. ft.
Roof	8,052 sq. ft.
Sidewalk	705 sq. ft.
Open Space:	13,729 sq. ft.
Total:	23,920 sq. ft.
	42.6% (10,191 sf) Impervious Coverage

The project will produce a net **decrease** in impervious area of 3,292 square feet.

QUANTITY CONTROL:

Since the proposed improvements will not increase the amount of on-site impervious area, reduce the runoff time of concentration, nor modify the drainage discharge area, existing stormwater runoff from the site will **not** increase as a result of this project. Stormwater quantity control measures are therefore not required.

QUALITY CONTROL:

The existing building footprint is 8,052 sf. The proposed cumulative roof area is 3,100 sf. Therefore, the building impervious area will increase by approximately 4,952 sf. The amount of pavement on-site will decrease by 8,949 square feet. Since the project will result in a significant decrease in parking surface, no water quality measures are required.

GROUNDWATER RECHARGE:

Since the proposed residential development will result in a decrease in impervious area for the 0.55-acre property, the amount of groundwater recharge provided on-site will actually increase as part of this proposal. As such, no structural groundwater recharge measures are required.

In summary, the proposal will have no adverse impacts on the quantity, quality and groundwater recharge volume of the stormwater runoff from the site.