

Drainage Statement

For

Franklin 27 Developers, LLC

Proposed City MD

Block 163, Lot 13.01
625 Somerset Street (NJSH Route 27)
Township of Franklin
Somerset County, New Jersey

Prepared by:



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A handwritten signature in black ink, appearing to read 'M. Sharo', is positioned above a horizontal line.

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NJ Professional Engineer License #52989

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I. Drainage Summary

This Drainage Statement has been prepared to define and analyze the stormwater drainage conditions that would occur as a result of the improvements to Block 163, Lot 13.01 as shown on the Township of Franklin Tax Map Sheet No. 80.01, located in the Township of Franklin, Somerset County, New Jersey. The subject site consists of 0.528 acres (23,014 SF) and is located at 625 Somerset Street (NJSH Route 27).

Under existing conditions, a portion of the site is developed as a parking lot, while the remaining area is undeveloped open space. The existing development has an impervious coverage of 7,711 SF (33.5%) and is located in the R-C (Renaissance Commercial) Zone. The project consists of constructing a 3,500 SF building as well as expanding the existing parking area. Additional site improvements will include landscaping, lighting, and a trash enclosure. The new development proposes to increase the impervious coverage on site by approximately 29.4% (6,773 SF).

The proposed project is not considered a major development as defined by NJAC 7:8 and the Township of Franklin Ordinance as it consists of less than one (1) acre of disturbance and will not increase the impervious coverage (regulated motor vehicle surface) on site by 1/4 acre or more. Therefore, the proposed project is not subject to the stormwater standards set forth by NJAC 7:8. Furthermore, the total impervious coverage of the proposed development is less than what was previously approved for the quick service restaurant. As a result, the capacity of the existing underground basin will be able to adequately handle runoff from the subject site.

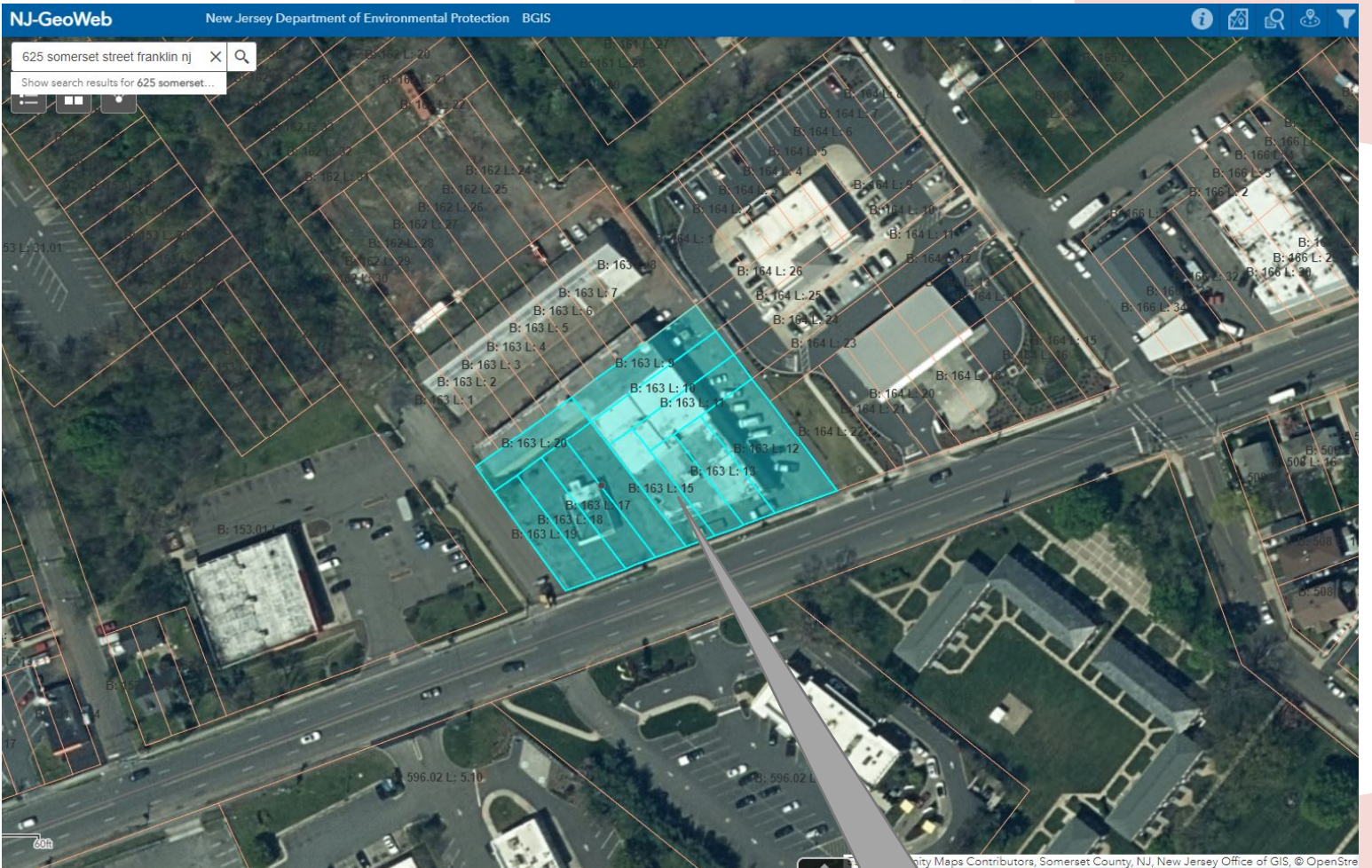
Proposed drainage patterns are consistent with existing patterns, as all proposed runoff is tributary to an existing underground infiltration basin located on-site. The proposed stormwater conveyance system will collect stormwater runoff throughout the site by use of three (3) inlets. Runoff will then be routed towards the existing basin, where it will be infiltrated, detained and released at a controlled rate via an existing outlet control structure. Per the previous approval for the subject site, the outlet control structure has been designed to meet the peak flow rate reductions of 50%, 25% and 20% for the 2, 10 and 100-year storm events.

The proposed project has been designed to ensure safe and efficient control of the stormwater runoff in a manner that will not adversely impact the existing drainage patterns, adjacent roadways, or adjacent parcels. We anticipate that the subject project will not significantly impact the existing drainage infrastructure located within the existing development or the surrounding area.

APPENDIX

LOCATION MAP

Location Map



SITE

USGS MAP

USGS Map

