

June 8th, 2022
File #N-6826

STORMWATER MANAGEMENT DRAINAGE NARRATIVE
for
Lot 8, Block 50

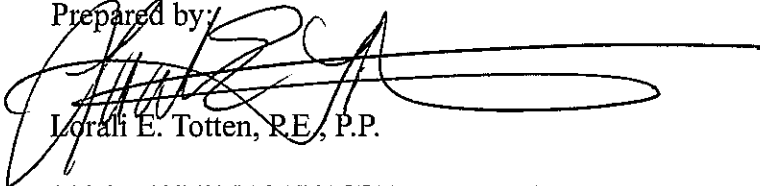
301 East Ward Street
Hightstown Borough, Mercer County, New Jersey

The project site, lot 8, block 50 in Hightstown Borough, Mercer County, NJ, contains of 56,645 square feet. It is located on the corner of East Ward Street, and Maxwell Avenue in zone R-1 (Residential). The property has on site an existing 1 story frame dwelling and business, a shed, and two asphalt driveways that mainly provide access to Maxwell Avenue.

The purpose of this project is to obtain use variance approval to convert the business part of the dwelling to another dwelling creating a duplex. In addition, the project includes a proposed detached garage with a new driveway providing access to East Ward Street. However, the total square footage of impervious is reduced as sections of existing sidewalk and the driveway providing access mainly to Maxwell Avenue will be removed and replaced with top soil and seeding.

The property's drainage characteristic will remain the same almost entirely, there is no adverse impacts to the adjacent lots. As mentioned before, the total imperviousness is reduced including motor vehicle surface from approximately 4,480 square feet to 3,798 square feet. Sidewalk sections are proposed to be removed and install new sidewalk from the proposed detached garage to the proposed duplex. The site disturbance is less than one acre, and there is a reduction of impervious instead of an increase, the project is not classified as a "major development" by NJAC 7:8 (Stormwater Management).

Prepared by:



Lorali E. Totten, R.E., P.P.

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