



TOWNSHIP of HOPEWELL
MERCER COUNTY

201 WASHINGTON CROSSING – PENNINGTON ROAD
TITUSVILLE, NEW JERSEY 08560-1410

PROJECT / APPLICATION

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

**REPORTS AND SUPPORTING
DOCUMENTS**



MEMORANDUM

TO: Hopewell Township Planning Board
FROM: Brian R. Perry, PE
DATE: August 24, 2023
RE: **Stormwater Management Compliance Statement**
Amended Site Plan Application: Hopewell Parc – Phase N-4
Hopewell Township, Mercer County, New Jersey
VNHA # PEN-KREGX23002

Pursuant to the previously approved Preliminary/Final Major Subdivision and Site Plan Application for Hopewell Parc (Hopewell Township Planning Board Resolution No. 21-014), Van Note-Harvey Associates (VNHA) has prepared this memorandum in support of an Amended Site Plan Application for Hopewell Parc – Phase N-4 to verify compliance with the originally approved stormwater management system design. Specifically, this memorandum addresses certain proposed increases in impervious surfaces associated with an enhanced clubhouse and amenity area design within Phase N-4 of the Hopewell Parc development site. Stormwater runoff for Phase N-4 was designed to be managed by Stormwater Basin N-300. Accordingly, VNHA offers the following background and compliance summary:

Stormwater Management Basin N-300

Basin N-300 is a bioretention basin located at the southwest portion of Phase N-4 and is designed to provide groundwater recharge, peak rate reductions for larger storm events (2-, 10-, and 100-year storms), and water quality treatment for the vehicular pavement areas within the contributory drainage area of the basin. The apartment buildings, clubhouse, parking areas and associated open space of Phase N-4 are collected and conveyed to Basin N-300.

The original design of Stormwater Management Basin N-300 included a 5% factor of safety over the actual amount of impervious surface coverage shown on the original site plan. This provided for an impervious “credit” built into the design of 0.3 acres OR 13,068 square feet. This factor of safety is documented and can be found on the *Overall Proposed Drainage Area Map*, sheet DA-3, from the *Engineering Report for Hopewell Parc – North and South*, prepared by VNHA. The current application for Amended Site Plan of Hopewell Parc – Phase N-4 proposes a net increase of 12,433 square feet of impervious cover over the original layout, however this falls within the threshold of total impervious surface that was factored into the stormwater management system design.

The following table has been created to summarize the starting impervious surface coverage credit, proposed debit, and credit remaining with the Amended Site Plan application.

Table 1 – Basin N-300: Impervious Coverage Balance			
Project	Starting Impervious Credit(+) (Square Feet)	Proposed Impervious Debit(-) (Square Feet)	Impervious Credit Remaining (Square Feet)
Amended Site Plan Application: Hopewell Parc – Phase N-4 (Basin N-300)	+13,068	-12,433	+635

As summarized above, Basin N-300 was designed and approved with a factor of safety towards additional impervious surface coverage within its contributory drainage area. The proposed improvements associated with the Amended Site Plan application for Hopewell Parc – Phase N-4 are below this additional impervious surface coverage and, therefore, remain compliant with the original stormwater management system design.

KMW/brp

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ec: Tom Gough, The KRE Group
Jason Tuvel, Esq., Prime & Tuvel