

# STORMWATER MANAGEMENT SUMMARY



## **191-193 Academy Street**

Block 12308, Lots 6 & 7  
191-193 Academy Street  
City of Jersey City  
Hudson County, New Jersey

August 12, 2022

## Project Summary

The proposed project consists of the removal of two existing structures and associated improvements and the redevelopment of the site with the construction of a five (5) story, 23 unit residential apartment building. The subject site is 5,000 s.f. in size and located at Block 12308, Lots 6 & 7 as shown on Tax Map Sheet #123, with an address of 191-193 Academy Street.

## Stormwater Management

Pursuant to The City of Jersey City Ordinance 345-74, stormwater management shall be required for all Major and Minor Development projects.

A Major Development, per the City Ordinance is defined to include one or more of the following:

1. The disturbance of 10,000 or more square feet of land.  
**The proposed project consists of the disturbance of 5,890 s.f. of land.**
2. The creation or replacement of 5,000 or more square feet of "regulated impervious surface".  
**The proposed project consists of the creation of 4,018 s.f. of regulated impervious surfaces.**
3. The creation or replacement of 5,000 or more square feet of "regulated motor vehicle surface".  
**The proposed project will result in the creation of no regulated motor vehicle surfaces.**
4. A combination of 2 and 3 above that totals an area of 5,000 s.f. or more.  
**The total area of both 2 and 3, for the proposed project is 4,018 s.f.**

As such, the project is not considered a Major Development, however, it is considered a Minor Development as the proposed disturbance exceeds 5,000 s.f. and the proposed creation of regulated impervious surfaces exceeds 1,000 s.f.

Per Section 345-74 Section 6.A, Stormwater Retention Standards for Minor Development, 0.6 gallons of Stormwater shall be retained on-site using Green Infrastructure per Section 5 of the ordinance or other methods as listed within Section 11 of the Ordinance.

The project has been designed with a dry well system which consists of two (2) – 15" perforated HDPE pipe surrounded by crushed stone. The system has been sized to retain 328.8 cubic feet (2,459 gals) of volume which is greater than the required storage volume of 322.3 cubic feet (4,018 s.f. x 0.6 gals. x 7.48) or 2,411 gals. The system has been designed with an overflow which ties into an existing 18" diameter combined sewer, within Academy Street, via a proposed doghouse manhole.

The proposed project has been designed to meet the requirements of Section 345-74 and satisfies the requirements of NJAC 7:8.



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