

DRAINAGE STATEMENT

IN CONNECTION WITH
AMENDED FINAL SITE PLAN
25 LAWRENCE STREET
BLOCK 94, LOTS 12 & 14
BLOOMFIELD, NEW JERSEY 07003

PREPARED FOR:

3X LAWRENCE, LLC
53 LAUREL AVENUE
CLIFTON, NEW JERSEY 07012

PREPARED BY:

PETRY ENGINEERING, LLC
155 PASSAIC AVENUE
FAIRFIELD, NEW JERSEY 07004
973-227-7004

J. Michael Petry

J. MICHAEL PETRY, PE
NJ PROFESSIONAL ENGINEER # 36662

AUGUST 28, 2024

REVISED: JULY 25, 2025

PROJECT: #24-200



EXISTING CONDITIONS

The properties in question are designated as Lots 12 & 14, Block 94 in the Township of Bloomfield, Essex County, New Jersey. The property is commonly known as 25 Lawrence Street. Currently, it is home to a portion of the Bethel Church of Love and Praise.

Lots 12 & 14 are interior lots with frontage on Lawrence Street. The lot contains approximately 0.137 acres each for a total of 0.274 acres. The lots contain an existing structure and a portion of the Bethel Church's accessory parking. These lots contain 6,528 square feet of existing impervious surfaces.

Stormwater currently flows offsite and over land to Lawrence Street and into the municipal drainage system. The site is located within the Metropolitan Planning Area; therefore, stormwater recharge is not required (See Attached).

PROPOSED CONDITIONS

The proposed development of Lots 12 & 14 includes the construction of a residential building with associated parking. The new parking layout requires additional storm sewer structures to capture the runoff from the site. The proposed structures are to be connected into the existing municipal storm sewer system in Lawrence Street. The total amount of disturbance on these lots for all the proposed work is 15,000 square feet. The increase in impervious coverage area is 3,014 square feet.

CONCLUSIONS

The disturbance on the proposed lot mentioned above is 15,000 square feet (0.34 acres) and there are 3,014 square feet of new impervious surface. As reported by The Township of Bloomfield Code § 494-2, a *Major Development* is defined as any "development" that results in the disturbance of one or more acres of land. Disturbance for the purpose of this rule is the placement or reconstruction of impervious surface or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. In relation to this, the proposed disturbance is less than one acre, thus, the proposed development is not a major development. With this understanding, stormwater quantity and quality measures are not to be proposed.



**STORM SEWER COMPUTATIONS
RATIONAL METHOD - (Q=CIA)
25 YR. STORM**

Project: 25 Lawrence Street
Date: 08/28/24, Revised: 07/25/25
By: LCD

PIPE SEGMENT															
FROM	TO	A-Incremental	C-Runoff Coef.	AxC-Incremental	AxC Cumulative	Tc (MIN.)	I-Rainfall Int. (in./hr)	Qp-Peak Runoff (cfs)	Pipe/Box Length (FT.)	Slope (%)	Pipe/Box Size (IN.)	Capacity (FULL) (cfs)	Velocity (Design) (fps)	Pipe Travel Time (min)	
Roof	Trench #1-2	0.086	0.99	0.09	0.09	6.0	5.80	0.49	83	1.0%	6" PVC	0.66	3.39	0.41	GOOD
Trench #1-2	MH #1-1	0.163	0.99	0.16	0.25	6.0	5.80	1.43	18	1.0%	15" HDPE	7.02	5.72	0.05	GOOD
MH #1-1	Existing Inlet				0.25	6.0	5.80	1.43	152	1.0%	15" RCP	5.61	4.57	0.55	GOOD

