

## Township of West Windsor Chapter 200. Land Use

### Part 3. Subdivision and Site Plan Procedures

#### Article XXI. Stormwater Control

##### § 200-104. Requirements for site development stormwater plan.

- A. Submission of site development stormwater plan.
- (1) Whenever an applicant seeks Township approval of a major development subject to this Article XXI, the applicant shall submit all of the required components of the Checklist for the Site Development Stormwater Plan at § 200-104C as part of the submission of the application for approval.
  - (2) The applicant shall demonstrate that the project meets the standards set forth in this Article XXI.
  - (3) The applicant shall submit two copies of the materials listed in the checklist for site development stormwater plans in accordance with § 200-104C of this Article XXI.
  - (4) Sketch plats and concept plans shall at a minimum submit the information required by § 200-104C(1) through (4).
- B. Site development stormwater plan approval. The applicant's site development project shall be reviewed as a part of the review process by the Township board or official from which Township approval is sought. That Township board or official shall consult the Township's review engineer to determine if all of the checklist requirements have been satisfied and to further determine if the project meets the standards set forth in this Article XXI.
- C. Checklist for site development stormwater plan. The following information shall be required:
- (1) Topographic base map. A topographic base map of the site shall be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of one inch equals 200 feet or greater, showing one-foot contour intervals. The map is to indicate the following, as appropriate: existing surface water drainage, riparian zones and steep slopes per § 200-149, soil types, perennial or intermittent streams, greenbelt areas, limits and normal water surface elevation of existing water bodies, wetlands and floodplains along with their appropriate buffer strips, vegetative and other pervious surfaces, existing man-made structures, roads, bearing and distances of project property lines, existing easements or property reservations, and significant natural and man-made features not otherwise shown. The reviewing engineer may require additional upstream tributary drainage system information, as necessary.
  - (2) Environmental site analysis. A written and graphic description of the natural and man-made features of the site and its surroundings is to be submitted. This description is to include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development. Provision of an environmental impact statement prepared in compliance with § 200-23,

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Environmental considerations, shall be deemed to satisfy this requirement.

- (3) Project description and site plans. Provide a map or maps at the scale of the topographical base map indicating the existing and proposed land use cover conditions and including location of buildings, roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations will occur in the natural terrain and cover, including lawns and other landscaping, and soil test locations with seasonal high groundwater elevations (observed or estimated). A written description of the site plan including justifications for proposed changes in natural conditions shall also be provided.
- (4) Land use planning and stormwater source control plan. This plan shall provide a demonstration of how the goals and standards of §§ 200-100.1 through 200-101.1 are being met. The focus of this plan shall be to describe how the site is being developed to meet the objectives of maintaining groundwater recharge, addressing stormwater quality and mitigating stormwater quantity increases at the source by land management and source controls whenever possible.
- (5) Stormwater management facilities map. The following information, illustrated on a map of the same scale as the topographic base map, shall be provided:
  - (a) Total area to be disturbed by the project; proposed surface contours after construction; drainage area to each stormwater BMP with breakdown of land area to be occupied by each stormwater BMP, total area to be paved or otherwise built upon, and total area to remain pervious; the location of each stormwater outfall and each stormwater BMP in NAD 1983 State Plane New Jersey FIPS 2900 US feet or latitude and longitude in decimal degrees; and written summary tables indicating required and achieved groundwater recharge, required and achieved stormwater quality control and required and achieved stormwater quantity control achieved, listing values for each BMP and for the project as a whole.
  - (b) Details of all stormwater management facility designs, both during and after construction, including precautions and protections to be taken during construction, discharge provisions, discharge capacity for each outlet at different levels of detention, and emergency spillway provisions with maximum discharge capacity of each spillway.
- (6) Calculations.
  - (a) Provide comprehensive hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the required design storms specified in § 200-101, prepared in accordance with the requirements of § 200-101.1 of this Article XXI by a qualified licensed professional engineer.

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- (b) When the proposed stormwater management control measures depend on the hydrologic properties of soils or require certain separation from the seasonal high water table, then a soils report prepared by a qualified licensed professional shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure. All soils investigation and testing shall be performed in accordance with soil testing criteria outlined in Chapter 12 of the NJ BMP Manual.
  - (7) Maintenance and repair planning. A preliminary maintenance plan is to be provided meeting the requirements outlined in § 200-105. The planning and design of stormwater management facilities shall take into consideration aspects of future maintenance requirements, including ease of access, and the costs of maintenance and repair and replacement of their components.
  - (8) A major development stormwater summary form. Submit a preliminary version of the NJDEP's Tier A MS4 NJPDES Permit Attachment D - Major Development Stormwater Summary Form for the major development.
- D. Waiver from submission requirements. The Township official or board reviewing an application under this Article XXI may, in consultation with the Township's review engineer, waive submission of any of the requirements in § 200-104C(1) through (6) of this Article XXI when it can be demonstrated that the information requested is impossible to obtain, or it would create a hardship on the applicant to obtain, and its absence will not materially affect the review process.