UTILITY REPORT

Prepared For

780 JERSEY AVENUE WAREHOUSE PROJECT
LOT 3.06 IN BLOCK 598

Situated In

CITY OF NEW BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY

Prepared By

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PROJECT DESCRIPTION

The project proposes a new 39,500 sf warehouse facility that will contain 900 sf of office space and 38,600 sf warehouse. A new sanitary sewer lateral will be constructed that ties into the existing City sewer manhole near the proposed site driveway in Jersey Avenue.

SANITARY SEWER DEMAND

In accordance with the New Jersey Pollutant Discharge Elimination System (NJPDES) Rules, as outlined in NJAC 7:14A-22, the proposed development will generate an increase in average daily Sanitary Sewer Flow of 190 GPD (0.13 GPM) and a peak daily Sewer Demand of 0.26 GPM. As the flow does not exceed 8,000 GPD, a Treatment Works Approval is NOT required. This average sanitary sewer demand has been calculated as follows:

Anticipated Flows:
Office – 900 sf @ 0.100 GPD = 90 GPD
Warehouse – 4 Employees @ 25 GPD = 100 GPD

PROJECTED DAILY SANITARY FLOW = 190 GPD or ~ 0.13 GPM

PEAK NEW DEMAND = 2 x 0.13 GPM = 0.26 GPM

The proposed 6” PVC lateral at 1% slope can carry 163 GPM, flowing half full.

WATER DEMAND

Potable Water:

In accordance with the New Jersey Safe Drinking Water Act and the Standards for the Construction of Public Community Water System as outlined in NJAC 7:10-11, the proposed development will generate an increase in average daily water demand of 213 GPD and a peak daily water demand of 639 GPD. Since the potable water demand does not exceed 12,000 GPD, a BSDW Approval is NOT required. This average daily water demand has been calculated as follows:

Proposed Water Demand:
Office Area: 900 SF x 0.125 GPD = 113 GPD
Warehouse (“Industrial Facility”): 4 employees @ 25 GPD = 100 GPD

PROJECTED TOTAL POTABLE WATER DEMAND = 213 GPD

PEAK NEW POTABLE WATER DEMAND = 3 x 213 = 639 GPD