Preliminary and Final Site Plan Approval for Proposed Mixed Use Building

(1) Rentable Office and (14) Apartments at:
836-842 Spring Street
City of Elizabeth, Union County, NJ
Block 8 & Lot 1604 & 1606

ZONING INFORMATION

1. The Site Plan was prepared utilizing a property survey prepared by Merlie M. Grant, P.L.C.S.L, P.L.L.C., No. 60-50B60.
2. Property Owner: Spring St. Holdings, LLC
3. Applicant: Joanna Peter
4. Appointed Attorney: Andrew T. Farkas, Esq., Attorney at Law, 200 Willowbrook Avenue, New Providence, NJ 07974
5. Lot Data:
   - Existing
     - Lot 1604: 17,760 sf
     - Lot 1605: 17,760 sf
   - Proposed
     - Lot 1604: 17,760 sf
     - Lot 1605: 17,760 sf
6. Lot Area: 34,480 sf
7. The property is located in the HC (Highway Commercial) zone. According to the City of Elizabeth Building Department's online database, the property is zoned HC.
8. We are not proposing any variances.

BUILDING INFORMATION

1. Building Location:
   836-842 Spring Street, Elizabeth, NJ
2. Building Type:
   - Office
   - Apartments
3. Building Area:
   - Total Building: 21,081 sf
4. Approximate Building Cost:
   - New Jersey Average: $70.00 per sf
   - New Jersey Revised: $70.00 per sf

DRAWING PACKAGE

1. Site Plan
2. Building Plan
3. Elevation Plan
4. Section
5. Details
6. Office
7. Apartments
8. Services
9. Utilities
10. Site Plan (Front)
11. Site Plan (Rear)
12. Elevation Plan (Front)
13. Elevation Plan (Rear)
14. Site Plan (Side 1)
15. Site Plan (Side 2)

OWNER CONTACTS:

- Joanna Peter
- Spring St. Holdings, LLC
- 200 Willowbrook Avenue, New Providence, NJ 07974

DIRECTIONS:

- From the Elizabeth Train Station, take the New Jersey Transit train to Elizabeth Station.
- Follow the signs to Spring Street.
- Turn right onto Spring Street and the property is on the left.

NOTICE:

- All plans and specifications are subject to change and approval by the Planning Board of the City of Elizabeth Union County, NJ.
### SUMMARY of IMPERVIOUS CONSIDERATIONS

<table>
<thead>
<tr>
<th>IMPERVIOUS SURFACE</th>
<th>PRE-DEVELOPMENT</th>
<th>POST-DEVELOPMENT</th>
<th>NET DECREASE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof</td>
<td>4,193</td>
<td>792</td>
<td>3,401</td>
</tr>
<tr>
<td>Asphalt Driveway</td>
<td>985</td>
<td>912</td>
<td>73</td>
</tr>
<tr>
<td>Concrete Sidewalk</td>
<td>0</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Paved</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Total Drainage Area:** 16,161 ft²

**Detention System Storage Volume Calculations (Modified Rational Method):**

- **Proposed Runoff Coefficient (C):** 0.50
- **Drainage Area (A):** 16,161 ft²
- **Time of Concentration (t):** 11 minutes
- **Storm Duration (T):** 24 hours
- **Design Release Rate (Q):** 0.50 cfs

**Detention System Calculation:**

<table>
<thead>
<tr>
<th>Storm Event Duration</th>
<th>Storm Event Duration</th>
<th>Design Volume (C_fs)</th>
<th>Design Volume (C_fs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Year</td>
<td>4,400</td>
<td>4.05</td>
<td></td>
</tr>
<tr>
<td>10-Year</td>
<td>2,290</td>
<td>2.96</td>
<td>2.96</td>
</tr>
<tr>
<td>20-Year</td>
<td>1,140</td>
<td>2.46</td>
<td>2.46</td>
</tr>
</tbody>
</table>

**General Notes:**

- **A. Duration of the Storm Event:**
- **B. Duration of the Storm Event:**
- **C. Total Amount of Rainfall from 2 and 10 Year Recurrence Storm Events for the Proposed Site Under Fully Developed Conditions:**
- **D. Average Rainfall Intensity During the Storm Event:**
- **E. Calculated Runoff Volume:**
- **F. Calculated Runoff Volume:**
- **G. The Maximum Allowable Discharge From the Site Is Determined by the Stormwater System Design Volume:**
- **H. The Required Detention Storage Volume Is Determined by Multiplying the Design Release Rate by the Corresponding Duration in Hours:**
- **I. The Calculated Maximum Allowable Discharge Rate:**
- **J. The Actual Release Rate From the Pond Will Be Determined by the Maximum Allowable Discharge Rate:**

**Cross Section of Stormwater Subsurface Detention Basin:**

![Cross Section Diagram](https://example.com/cross-section.png)

**Riser/Clean-Out Detail:**

![Riser/Clean-Out Diagram](https://example.com/riser-detail.png)
Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

1. Subgrade soils prior to the application of Raap shall be precompacted and stabilized if needed. The minimum number of tests shall be determined by the engineer.

2. Areas of the site which are subject to compaction testing are indicated on the certified soil and subgrade plan.

3. Compaction testing locations are indicated on the plan. A copy of the plan or portion of the plan shall be used to mark locations on the subgrade or subbase.

4. In the event that testing indicates compaction in excess of the maximum thresholds indicated in the simplified testing method, the contractor shall prepare the site to perform additional compaction to meet the requirements of the building permit.

Compaction Testing Methods

A. Proctor Mix Test (per detail)
B. Hand Peel Psychrometer Test (per detail)
C. Tubular Density Test (Shaped and modified by the engineer)
D. Nuclear Density Test (Shaped and modified by the engineer)

Note: Additional testing methods which conform to AWSF standards and specifications, and which produce a dry weight, shall be used to determine the required compaction.

Soil compaction testing is required:

- Where subsurface conditions require additional compaction or are not in accordance with the building permit.

Procedures for Soil Compaction Mitigation

Procedures shall be used to ensure adequate subgrade soil compaction and stabilization of the soil to meet the requirements of the building permit.

Inspection of compacted soils shall be performed through field inspection (a minimum of 32" depth) where there is no danger to underground utilities (such as gas lines, etc.). In the alternative, the method as specified by the New Jersey Licensed Professional Engineer shall be used after consultation with the engineer.

Soil Management and Preparation Plan

Simplified Testing Methods

1. Scale in Feet

2. Soil Management and Preparation Plan

3. Site Map

4. Typical Soil Compaction Testing Locations

5. Site Plan