

# *STIRES ASSOCIATES, P.A.*

## **PROJECT DATA**

This environmental impact statement will give an overview of the existing and proposed site conditions including topographic features, land use and an inventory of existing environmental conditions of the surrounding area. The report will also outline project design features utilized to mitigate potential adverse impacts to the environment due to the construction of this project.

## **Location and Project Description**

The existing site is situated off of Atrium Drive on the east side of Cottontail Lane. The lot is known as Lot 15.11, Block 517.06 on the Township Tax Map. The tract is located in the B-I, Business and Industry Zone, of which the proposed use is permitted conditional use. The property consists of a total tract area of 8.299 acres. Lot 15.11 is partially developed with a two (2) story office building, a warehouse and 221 parking spaces. Along with the existing developed lot there is stormwater management provided by an existing detention basin. While the project is considered a “major project” as defined by N.J.A.C. 7:8, the project lies within the PA-1 zone which does not require groundwater recharge. French and Parrello Associates has also conducted a soil investigation of the site on 11/14/23 in accordance with Chapter 12 to reclassify the soils on the property. The results of this investigation has reclassified the soils as Type “D” and recharge is not available for this project. The regulated motor vehicle surface area for the project increases from 88,732 square feet to 91,663 square feet. Stormwater runoff quality standards do not apply to this project as the increase is only 2,931 square feet (0.07 acre) which is less than the required one-quarter acre.

The property has existing sanitary, gas, and water service available via Cottontail Lane already connected to the existing building. The proposed project includes approximately a 64,515 square feet expansion of the one-story warehouse. While the total site impervious and motor vehicle surface areas will be increased, there will be a net reduction of both impervious and motor vehicle surface areas directed to the existing basin. This net reduction of coverage, plus keeping the hydrographs the same or less, will allow for the existing detention basin to be utilized. Working with the reduced flow from the existing detention basin, the proposed small scale and large scale bioretention basins have been designed to reduce the total project peak flows from the site. The small scale bioretention