



Draft

**Impervious Cover Assessment
for
Watchung Borough, Somerset County, New Jersey**

*Prepared for Watchung Borough by the
Rutgers Cooperative Extension Water Resources Program*

February 5, 2015

Introduction

Pervious and impervious are terms that are used to describe the ability or inability of water to flow through a surface. When rainfall hits a surface, it can soak into the surface or flow off the surface. Pervious surfaces are those which allow stormwater to readily soak into the soil and recharge groundwater. When rainfall drains from a surface, it is called "stormwater" runoff (Figure 1). An impervious surface can be any material that has been placed over soil that prevents water from soaking into the ground. Impervious surfaces include paved roadways, parking lots, sidewalks, and rooftops. As impervious areas increase, so does the volume of stormwater runoff.



Figure 1: Stormwater draining from a parking lot

New Jersey has many problems due to stormwater runoff, including:

- **Pollution**: According to the 2010 New Jersey Water Quality Assessment Report, 90% of the assessed waters in New Jersey are impaired, with urban-related stormwater runoff listed as the most probable source of impairment (USEPA, 2013). As stormwater flows over the ground, it picks up pollutants including animal waste, excess fertilizers, pesticides, and other toxic substances. These pollutants are then able to enter waterways.
- **Flooding**: Over the past decade, the state has seen an increase in flooding. Communities around the state have been affected by these floods. The amount of damage caused also has increased greatly with this trend, costing billions of dollars over this time span.

- Erosion: Increased stormwater runoff causes an increase in the velocity of flows in our waterways. The increased velocity after storm events erodes stream banks and shorelines, degrading water quality. This erosion can damage local roads and bridges and cause harm to wildlife.

The primary cause of the pollution, flooding, and erosion problems is the quantity of impervious surfaces draining directly to local waterways. New Jersey is one of the most developed states in the country. Currently, the state has the highest percent of impervious cover in the country at 12.1% of its total area (Nowak & Greenfield, 2012). Many of these impervious surfaces are directly connected to local waterways (i.e., every drop of rain that lands on these impervious surfaces ends up in a local river, lake, or bay without any chance of being treated or soaking into the ground). To repair our waterways, reduce flooding, and stop erosion, stormwater runoff from impervious surfaces has to be better managed. Surfaces need to be disconnected with green infrastructure to prevent stormwater runoff from flowing directly into New Jersey's waterways. Disconnection redirects runoff from paving and rooftops to pervious areas in the landscape.

Green infrastructure is an approach to stormwater management that is cost-effective, sustainable, and environmentally friendly. Green infrastructure projects capture, filter, absorb, and reuse stormwater to maintain or mimic natural systems and to treat runoff as a resource. As a general principal, green infrastructure practices use soil and vegetation to recycle stormwater runoff through infiltration and evapotranspiration. When used as components of a stormwater management system, green infrastructure practices such as bioretention, green roofs, porous pavement, rain gardens, and vegetated swales can produce a variety of environmental benefits. In addition to effectively retaining and infiltrating rainfall, these technologies can simultaneously help filter air pollutants, reduce energy demands, mitigate urban heat islands, and sequester carbon while also providing communities with aesthetic and natural resource benefits (USEPA, 2013).

The first step to reducing the impacts from impervious surfaces is to conduct an impervious cover assessment. This assessment can be completed on different scales: individual lot, municipality, or watershed. Impervious surfaces need to be identified for stormwater management. Once impervious surfaces have been identified, there are three steps to better manage these surfaces.

1. ***Eliminate surfaces that are not necessary.*** For example, a paved courtyard at a public school could be converted to a grassed area.
2. ***Reduce or convert impervious surfaces.*** There may be surfaces that are required to be hardened, such as roadways or parking lots, but could be made smaller and still be functional. A parking lot that has two-way car ways could be converted to one-way car ways. There also are permeable paving materials such as porous asphalt, pervious concrete, or permeable paving stones that could be substituted for impermeable paving materials (Figure 2).
3. ***Disconnect impervious surfaces from flowing directly to local waterways.*** There are many ways to capture, treat, and infiltrate stormwater runoff from impervious surfaces. Opportunities may exist to reuse this captured water.



Figure 2: Rapid infiltration of water through porous pavement is demonstrated at the USEPA Edison New Jersey test site

Watchung Borough Impervious Cover Analysis

Located in Somerset County in central New Jersey, Watchung Borough covers approximately 6.0 square miles. Figures 3 and 4 illustrate that Watchung Borough is dominated by urban land uses. A total of 62.6% of the municipality's land use is classified as urban. Of the urban land in Watchung Borough, rural residential is the dominant land use (Figure 5).

The literature suggests a link between impervious cover and stream ecosystem impairment starting at approximately 10% impervious surface cover (Schueler, 1994; Arnold and Gibbons, 1996; May et al., 1997). Impervious cover may be linked to the quality of lakes, reservoirs, estuaries, and aquifers (Caraco et al., 1998), and the amount of impervious cover in a watershed can be used to project the current and future quality of streams. Based on the scientific literature, Caraco et al. (1998) classified urbanizing streams into the following three categories: sensitive streams, impacted streams, and non-supporting streams. Sensitive streams typically have a watershed impervious surface cover from 0 – 10%. Impacted streams have a watershed impervious cover ranging from 11-25% and typically show clear signs of degradation from urbanization. Non-supporting streams have a watershed impervious cover of greater than 25%; at this high level of impervious cover, streams are simply conduits for stormwater flow and no longer support a diverse stream community.

The New Jersey Department of Environmental Protection's (NJDEP) 2007 land use/land cover geographical information system (GIS) data layer categorizes Watchung Borough into many unique land use areas, assigning a percent impervious cover for each delineated area. These impervious cover values were used to estimate the impervious coverage for Watchung Borough. Based upon the 2007 NJDEP land use/land cover data, approximately 16.7% of Watchung Borough has impervious cover. This level of impervious cover suggests that the streams in Watchung Borough are likely impacted.

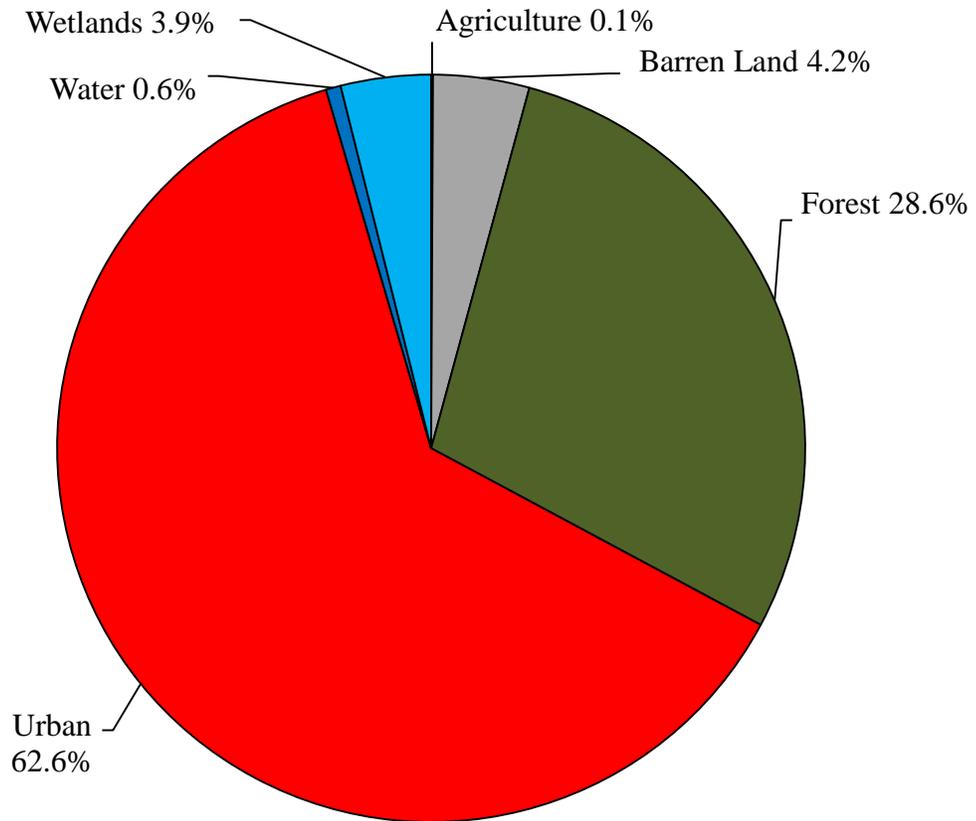


Figure 3: Pie chart illustrating the land use in Watchung Borough

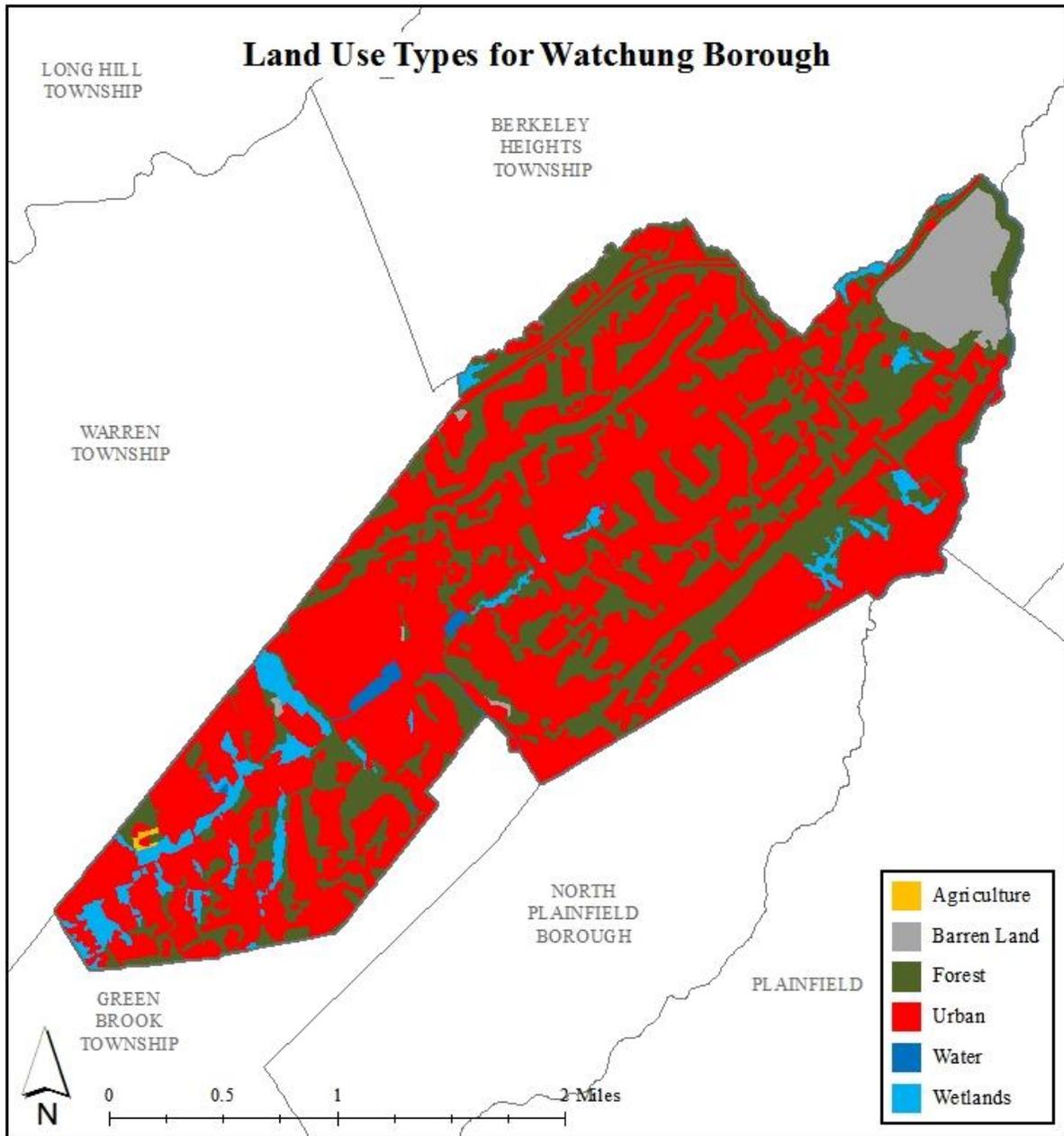


Figure 4: Map illustrating the land use in Watchung Borough

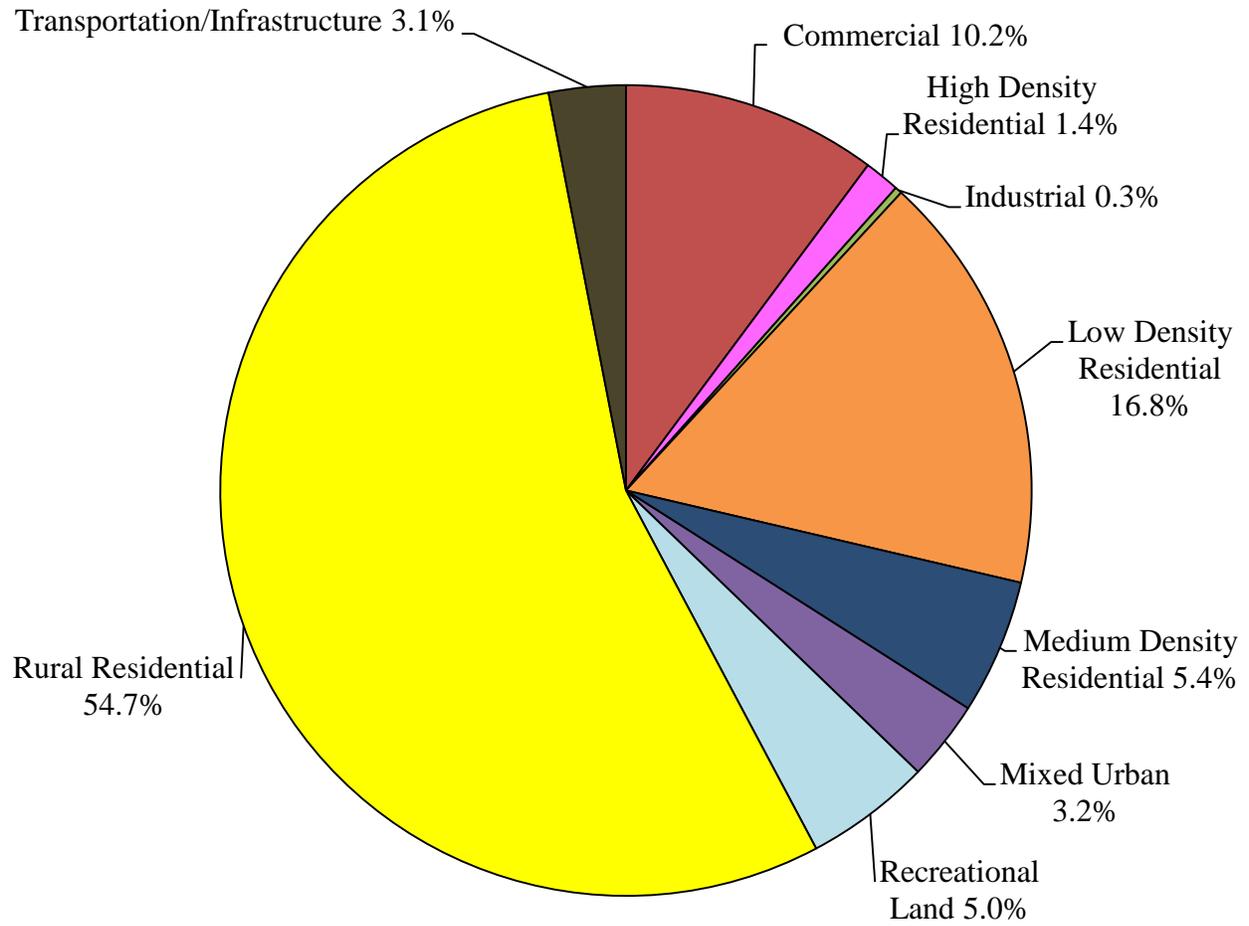


Figure 5: Pie chart illustrating the various types of urban land use in Watchung Borough

Water resources are typically managed on a watershed/subwatershed basis; therefore an impervious cover analysis was performed for each Raritan River subwatershed within Watchung Borough (Table 1 and Figure 6). On a subwatershed basis, impervious cover ranges from 15.7% in the Stony Brook subwatershed to 18.7% in the Green Brook subwatershed. Evaluating impervious cover on a subwatershed basis allows the municipality to focus impervious cover reduction or disconnection efforts in the subwatersheds where frequent flooding occurs.

In developed landscapes, stormwater runoff from parking lots, driveways, sidewalks, and rooftops flows to drainage pipes that feed the sewer system. The cumulative effect of these impervious surfaces and thousands of connected downspouts reduces the amount of water that can infiltrate into soils and greatly increases the volume and rate of runoff that flows to waterways. Stormwater runoff volumes (specific to Watchung Borough, Somerset County) associated with impervious surfaces were calculated for the following storms: the New Jersey water quality design storm of 1.25 inches of rain, an annual rainfall of 44 inches, the 2-year design storm (3.3 inches of rain), the 10-year design storm (5.0 inches of rain), and the 100-year design storm (8.2 inches of rain). These runoff volumes are summarized in Table 2. A substantial amount of rainwater drains from impervious surfaces in Watchung Borough. For example, if the stormwater runoff from one water quality storm (1.25 inches of rain) in the Stony Brook subwatershed was harvested and purified, it could supply water to 126 homes for one year¹.

¹ Assuming 300 gallons per day per home

Table 1: Impervious cover analysis by subwatershed for Watchung Borough

Subwatershed	Total Area		Land Use Area		Water Area		Impervious Cover		
	(ac)	(mi ²)	(ac)	(mi ²)	(ac)	(mi ²)	(ac)	(mi ²)	(%)
Green Brook	1,259.7	1.97	1,254.7	1.96	4.93	0.01	234.8	0.37	18.7%
Stony Brook	2,607.6	4.07	2,587.6	4.04	20.0	0.03	406.3	0.63	15.7%
Total	3,867.3	6.04	3,842.4	6.00	24.9	0.04	641.1	1.00	16.7%

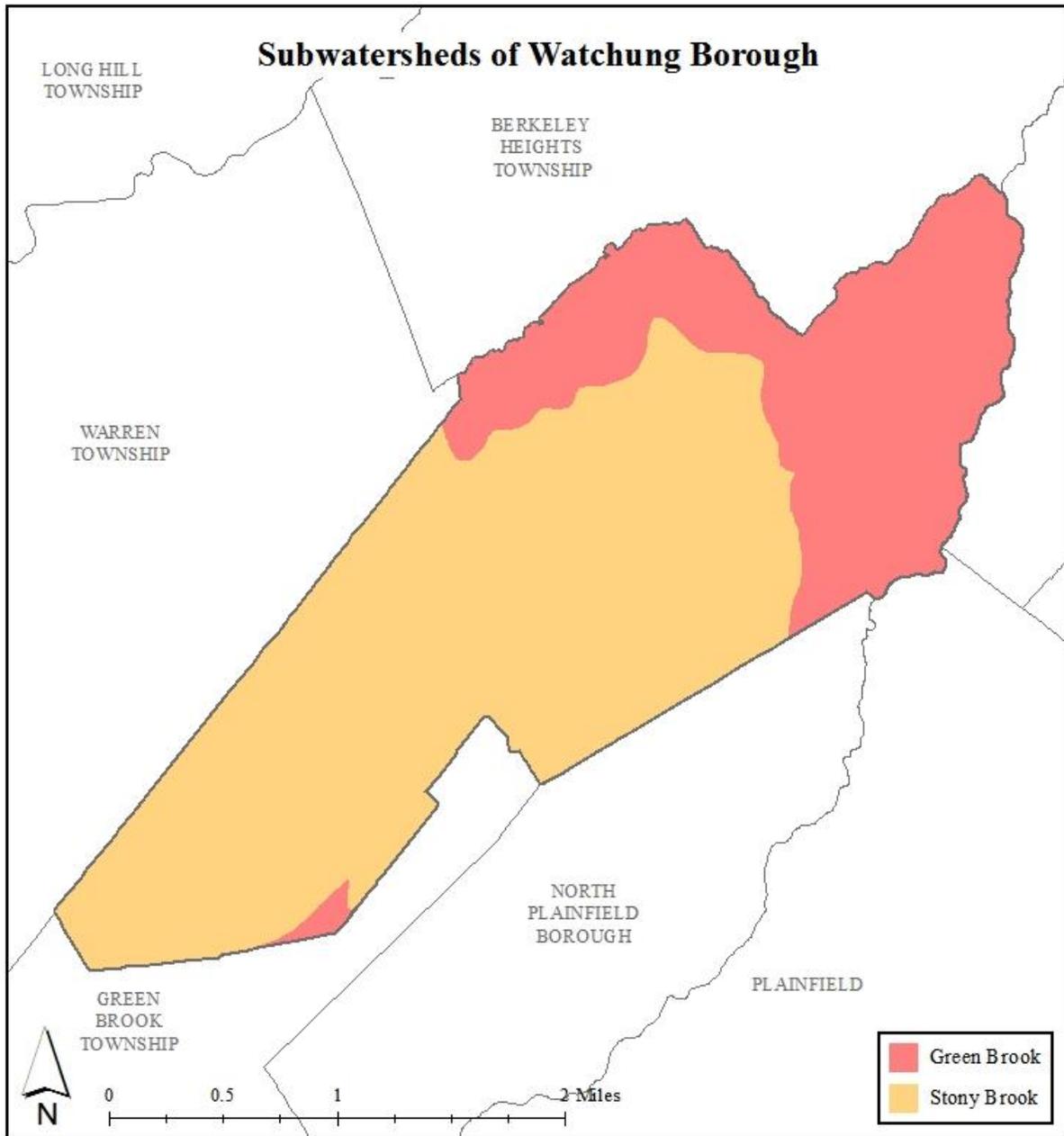


Figure 6: Map of the subwatersheds in Watchung Borough

Table 2: Stormwater runoff volumes from impervious surfaces by subwatershed in Watchung Borough

Subwatershed	Total Runoff Volume for the 1.25" NJ Water Quality Storm (MGal)	Total Runoff Volume for the NJ Annual Rainfall of 44" (MGal)	Total Runoff Volume for the 2-Year Design Storm (3.3") (MGal)	Total Runoff Volume for the 10-Year Design Storm (5.0") (MGal)	Total Runoff Volume for the 100-Year Design Storm (8.2") (MGal)
Green Brook	8.0	280.5	21.0	31.9	52.3
Stony Brook	13.8	485.4	36.4	55.2	90.5
Total	21.8	765.9	57.4	87.0	142.7

The next step is to set a reduction goal for impervious area in each subwatershed. Based upon the Rutgers Cooperative Extension (RCE) Water Resources Program's experience, a 10% reduction would be a reasonably achievable reduction for these subwatersheds in Watchung Borough. While it may be difficult to eliminate paved areas or replace paved areas with permeable pavement, it is relatively easy to identify impervious surfaces that can be disconnected using green infrastructure practices. For all practical purposes, disconnecting an impervious surface from a storm sewer system or a water body is an "impervious area reduction." The RCE Water Resources Program recommends that all green infrastructure practices that are installed to disconnect impervious surfaces should be designed for the 2-year design storm (3.3 inches of rain over 24-hours). Although this results in management practices that are slightly over-designed by NJDEP standards, which require systems to be designed for the New Jersey water quality storm (1.25 inches of rain over 2-hours), these systems will be able to handle the increase in storm intensities that are expected to occur due to climate change. By designing these management practices for the 2-year design storm, these practices will be able to manage 95% of the annual rainfall volume. The recommended annual reductions in runoff volumes are shown in Table 3.

As previously mentioned, once impervious surfaces have been identified, the next steps for managing impervious surfaces are to 1) eliminate surfaces that are not necessary, 2) reduce or convert impervious surfaces to pervious surfaces, and 3) disconnect impervious surfaces from flowing directly to local waterways.

Elimination of Impervious Surfaces

One method to reduce impervious cover is to "depave." Depaving is the act of removing paved impervious surfaces and replacing them with pervious soil and vegetation that will allow for the infiltration of rainwater. Depaving leads to the re-creation of natural space that will help reduce flooding, increase wildlife habitat, and positively enhance water quality as well as beautify neighborhoods. Depaving also can bring communities together around a shared vision to work together to reconnect their neighborhood to the natural environment.

Table 3: Impervious cover reductions by subwatershed in Watchung Borough

Subwatershed	Recommended Impervious Area Reduction (10%) (ac)	Annual Runoff Volume Reduction ² (MGal)
Green Brook	23.5	26.6
Stony Brook	40.6	46.1
Total	64.1	72.8

² Annual Runoff Volume Reduction =

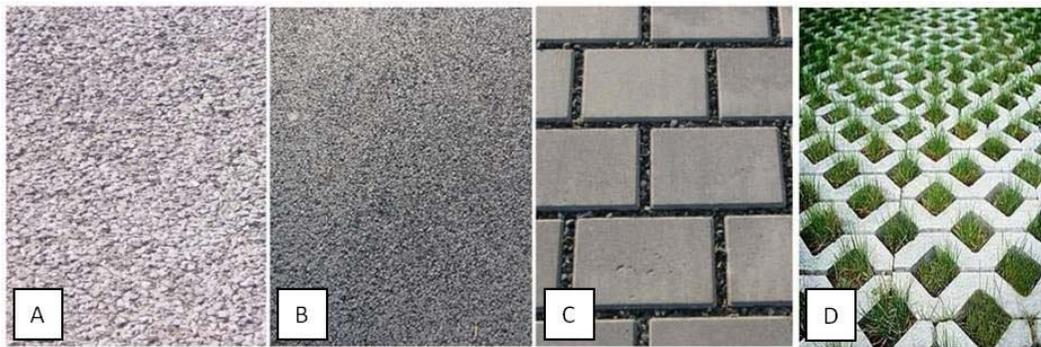
Acres of impervious cover x 43,560 ft²/ac x 44 in x (1 ft/12 in) x 0.95 x (7.48 gal/ft³) x (1 MGal/1,000,000 gal)

All green infrastructure should be designed to capture the first 3.3 inches of rain from each storm. This would allow the green infrastructure to capture 95% of the annual rainfall of 44 inches.

Pervious Pavement

There are four different types of permeable pavement systems that are commonly being used throughout the country to reduce the environmental impacts from impervious surfaces. These surfaces include pervious concrete, porous asphalt, interlocking concrete pavers, and grid pavers.

“Permeable pavement is a stormwater drainage system that allows rainwater and runoff to move through the pavement’s surface to a storage layer below, with the water eventually seeping into the underlying soil. Permeable pavement is beneficial to the environment because it can reduce stormwater volume, treat stormwater water quality, replenish the groundwater supply, and lower air temperatures on hot days (Rowe, 2012).”



Permeable surfaces: (A) pervious concrete, (B) porous asphalt, (C) interlocking concrete pavers, (D) grid pavers (Rowe, 2012)

Pervious concrete and porous asphalt are the most common of the permeable surfaces. They are similar to regular concrete and asphalt but without the fine materials. This allows water to quickly pass through the material into an underlying layered system of stone that holds the water allowing it to infiltrate into the underlying uncompacted soil.

Impervious Cover Disconnection Practices

By redirecting runoff from paving and rooftops to pervious areas in the landscape, the amount of directly connected impervious area in a drainage area can be greatly reduced. There are many cost-effective ways to disconnect impervious surfaces from local waterways.

- **Simple Disconnection**: This is the easiest and least costly method to reduce stormwater runoff for smaller storm events. Instead of piping rooftop runoff to the street where it enters the catch basin and is piped to the river, the rooftop runoff is released onto a grassed

area to allow the water to be filtered by the grass and soak into the ground. A healthy lawn typically can absorb the first one to two inches of stormwater runoff from a rooftop. Simple disconnection also can be used to manage stormwater runoff from paved areas. Designing a parking lot or driveway to drain onto a grassed area, instead of the street, can dramatically reduce pollution and runoff volumes.

- Rain Gardens: Stormwater can be diverted into shallow landscaped depressed areas (i.e., rain gardens) where the vegetation filters the water, and it is allowed to soak into the ground. Rain gardens, also known as bioretention systems, come in all shapes and sizes and can be designed to disconnect a variety of impervious surfaces (Figure 7).



Figure 7: Rain garden outside the RCE of Gloucester County office which was designed to disconnect rooftop runoff from the local storm sewer system

- Rainwater Harvesting: Rainwater harvesting includes the use of rain barrels and cisterns (Figures 8a and 8b). These can be placed below downspouts to collect rooftop runoff. The collected water has a variety of uses including watering plants and washing cars. This practice also helps cut down on the use of potable water for nondrinking purposes. It is important to divert the overflow from the rainwater harvesting system to a pervious area.



Figure 8a: Rain barrel used to disconnect a downspout with the overflow going to a flower bed



Figure 8b: A 5,000 gallon cistern used to disconnect the rooftop of the Department of Public Works in Clark Township to harvest rainwater for nonprofit car wash events

Examples of Opportunities in Watchung Borough

To address the impact of stormwater runoff from impervious surfaces, the next step is to identify opportunities in the municipality for eliminating, reducing, or disconnecting directly connected impervious surfaces. To accomplish this task, an impervious cover reduction action plan should be prepared. Aerial photographs are used to identify sites with impervious surfaces in the municipality that may be suitable for inclusion in the action plan. After sites are identified, site visits are conducted to photo-document all opportunities and evaluate the feasibility of eliminating, reducing or disconnecting directly connected impervious surfaces. A brief description of each site discussing the existing conditions and recommendations for treatment of the impervious surfaces is developed. After a number of sites have been selected for inclusion in the action plan, concept plans and detailed green infrastructure information sheets are prepared for a selection of representative sites.

For Watchung Borough, three sites have been included in this assessment. Examples of concept plans and detailed green infrastructure information sheets are provided in Appendix A. The detailed green infrastructure information sheets describe existing conditions and issues, proposed solutions, anticipated benefits, possible funding sources, potential partners and stakeholders, and estimated costs. Additionally, each project has been classified as a mitigation opportunity for recharge potential, total suspended solids removal, and stormwater peak reduction. Finally, these detailed green infrastructure information sheets provide an estimate of gallons of stormwater captured and treated per year by each proposed green infrastructure practice. The concept plans provide an aerial photograph of the site and details of the proposed green infrastructure practices.

Conclusions

Watchung Borough can reduce flooding and improve its waterways by better managing stormwater runoff from impervious surfaces. This impervious cover assessment is the first step toward better managing stormwater runoff. The next step is to develop an action plan to eliminate, reduce, or disconnect impervious surfaces where possible and practical. Many of the highly effective disconnection practices are inexpensive. The entire community can be engaged in implementing these disconnection practices.

References

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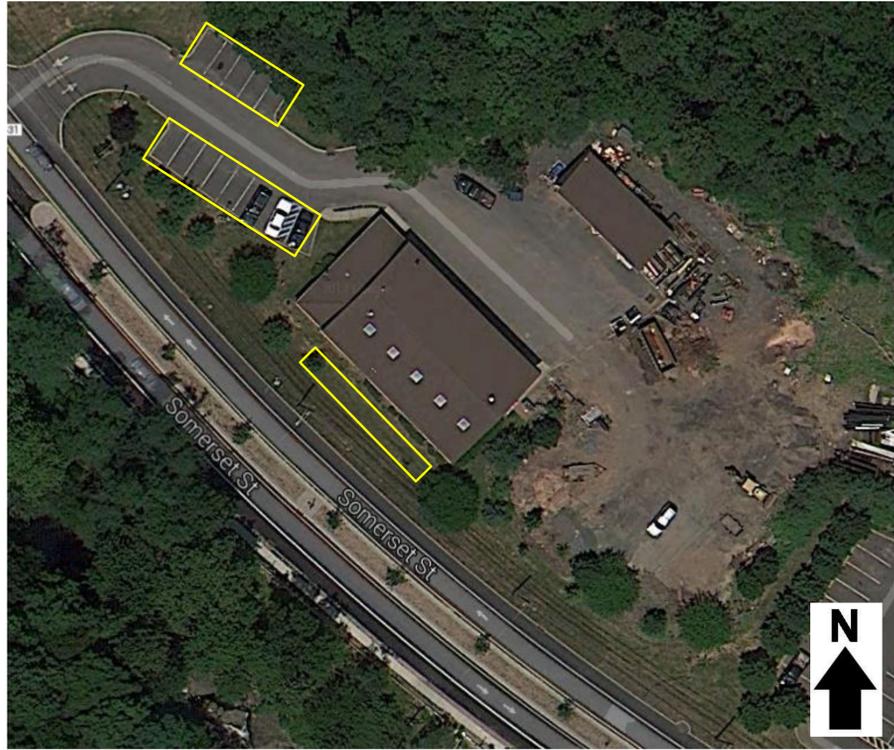
Appendix A

Examples of Impervious Cover Reduction Action Plan Projects Concept Plans and Detailed Green Infrastructure Information Sheets

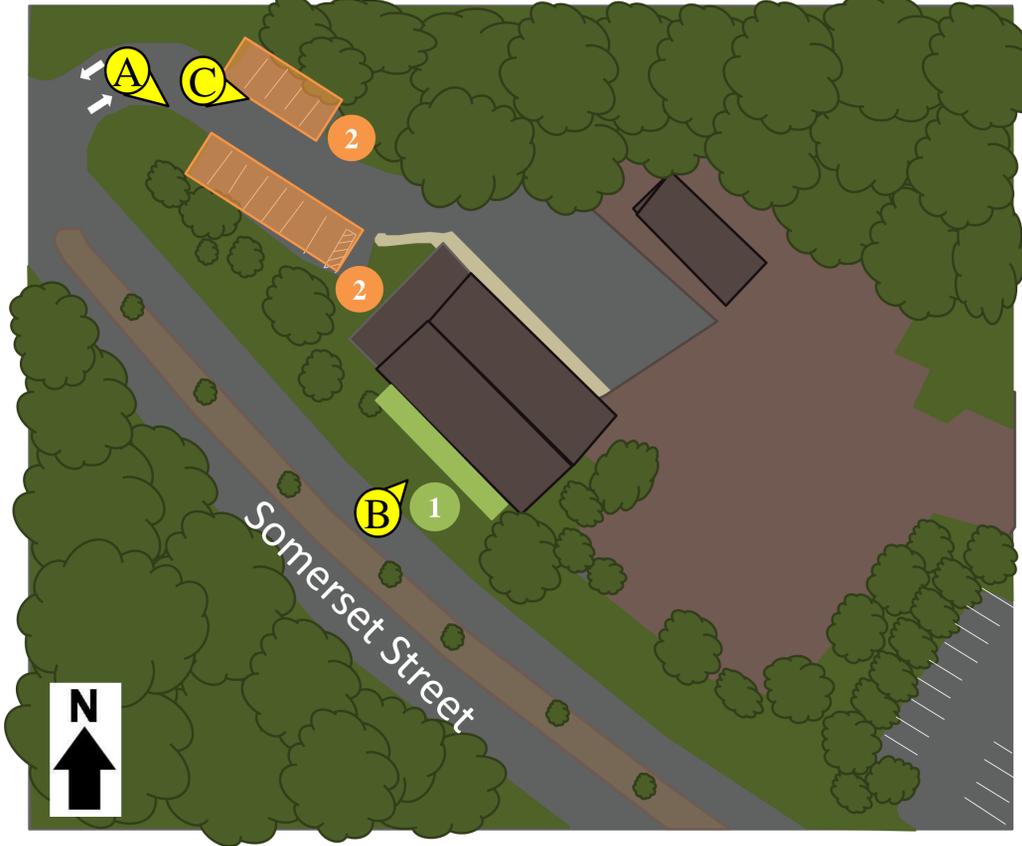
Watchung Borough Impervious Cover Assessment

Donald R Scott Public Works Center, 880 Somerset Street

PROJECT LOCATION:



SITE PLAN:



A



B



C



- 1 BIORETENTION SYSTEM:** A bioretention system can be installed on the south side of the building. Downspouts on the south side of the building can be disconnected and stormwater runoff redirected into the bioretention system. The bioretention system will encourage groundwater recharge as well as reduce sediment and nutrient loading into the local waterway.
- 2 POROUS PAVEMENT:** Porous pavement promotes groundwater recharge and filters stormwater. Porous pavement can be installed in the parking stalls to intercept stormwater runoff from the Public Works Center parking lot.

1 BIORETENTION SYSTEM



2 POROUS PAVEMENT



Donald R Scott Public Works Center
Green Infrastructure Information Sheet

<p>Location: 880 Somerset Street Watchung, NJ 07069</p>	<p>Municipality: Watchung Borough</p>
<p>Green Infrastructure Description: bioretention systems (rain garden) porous pavement</p>	<p>Subwatershed: Stony Brook</p>
<p>Mitigation Opportunities: recharge potential: yes stormwater peak reduction potential: yes TSS removal potential: yes</p>	<p>Targeted Pollutants: total nitrogen (TN), total phosphorous (TP), and total suspended solids (TSS) in surface runoff</p> <p>Stormwater Captured and Treated Per Year: porous pavement #1: 43,643 gal. porous pavement #2: 63,054 gal. bioretention system: 67,233 gal.</p>
<p>Existing Conditions and Issues: There are two parking lots on either side of the main entrance with evidence of excessive oil and grease on the existing pavement. On the south side of the building there are two directly connected downspouts.</p>	
<p>Proposed Solution(s): The parking stalls in both parking areas can be depaved and replaced with porous pavement. Porous pavement will prevent erosion and filter oil and grease in the runoff. The downspouts on the south side of the building can be redirected into a bioretention system.</p>	
<p>Anticipated Benefits: Since the bioretention system is designed to capture, treat, and infiltrate the 2-year design storm (3.3 inches of rain over 24 hours), the system is estimated to achieve a 95% pollutant load reduction for TN, TP, and TSS. The porous pavement system will achieve the same level of pollutant load reduction for TN, TP and TSS. A bioretention system would also provide ancillary benefits such as enhanced wildlife habitat and aesthetic appeal.</p>	
<p>Possible Funding Sources: mitigation funds from local developers NJDEP grant programs</p>	
<p>Partners/Stakeholders: municipal staff Watchung Borough residents local community groups (Boy Scouts, Girl Scouts, etc.) American Littoral Society Rutgers Cooperative Extension</p>	
<p>Estimated Cost: Porous pavement #1 would need to be approximately 810 square feet with a 1 foot deep stone reservoir. At \$20 per square foot, the approximate cost is \$16,200. Porous pavement #2 would</p>	

Donald R Scott Public Works Center
Green Infrastructure Information Sheet

need to be approximately 1,580 square feet with a 0.5 feet deep stone reservoir. At \$15 per square foot, the approximate cost is \$23,700. The rain garden would need to be approximately 625 square feet. At \$5 per square foot, the estimated cost is \$3,500. The total estimated cost for the project would be approximately \$43,400.

Watchung Borough Impervious Cover Assessment

Borough of Watchung Police Department, 840 Somerset Street

A



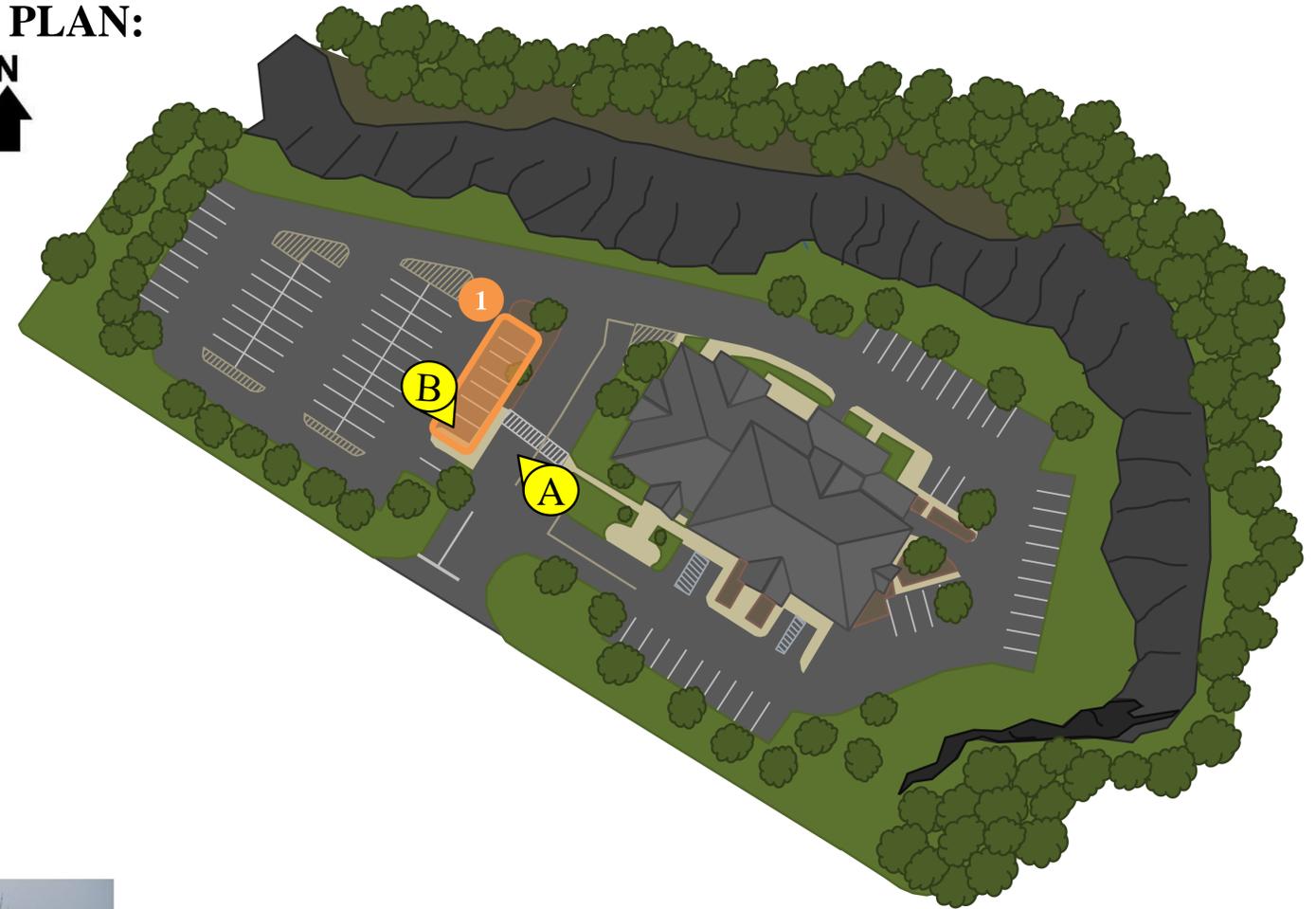
B



PROJECT LOCATION:



SITE PLAN:



1 POROUS PAVEMENT: Porous pavement can be installed in the parking stalls of the parking row closest to the entrance of the site. Porous pavement promotes groundwater recharge and filters stormwater.

1 POROUS PAVEMENT



Borough of Watchung Police
Green Infrastructure Information Sheet

<p>Location: 840 Somerset Street Watchung, NJ 07069</p>	<p>Municipality: Watchung Borough</p>
<p>Green Infrastructure Description: porous pavement</p>	<p>Subwatershed: Stony Brook</p> <p>Targeted Pollutants: total nitrogen (TN), total phosphorous (TP), and total suspended solids (TSS) in surface runoff</p>
<p>Mitigation Opportunities: recharge potential: yes stormwater peak reduction potential: yes TSS removal potential: yes</p>	<p>Stormwater Captured and Treated Per Year: porous pavement: 67,744 gal.</p>
<p>Existing Conditions and Issues: This site contains several impervious surfaces including driveways, parking areas, and a building for the Watchung Police headquarters. These impervious surfaces are directly connected to a storm sewer system. The site's impervious surfaces produce stormwater runoff during rain events. The parking lot is graded to the east with some variation between northeast and southeast. The western portion of the parking lot is higher in elevation than the parking lot and building east of the entrance. Sediment is collecting in the southeast corner of the upper parking along the edge of the sidewalk.</p>	
<p>Proposed Solution(s): Porous pavement can be installed in the parking stalls of the first row of parking in the upper parking lot to the west of the entrance. The porous pavement is designed to treat runoff from the parking areas and a portion of the driving lane upslope of the first row of parking. The porous pavement will intercept stormwater prior to reaching the existing catch basin.</p>	
<p>Anticipated Benefits: Porous pavement intercepts and filters stormwater runoff, allowing stormwater to infiltrate and promote groundwater recharge. This system is expected to achieve a 95% pollutant load reduction for TN, TP, and TSS.</p>	
<p>Possible Funding Sources: mitigation funds from local developers NJDEP grant programs Watchung Borough</p>	
<p>Partners/Stakeholders: Watchung Borough</p>	

Borough of Watchung Police
Green Infrastructure Information Sheet

local social and community groups
local residents
Rutgers Cooperative Extension

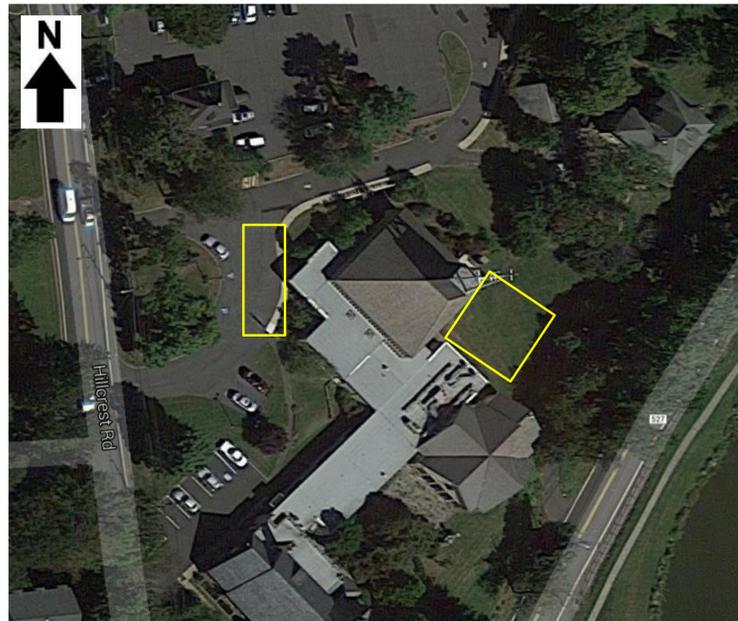
Estimated Cost:

The porous pavement area is approximately 1,200 square feet and has a 1 foot deep stone reservoir. At \$20 per square foot, the cost of the proposed system would be approximately \$24,000.

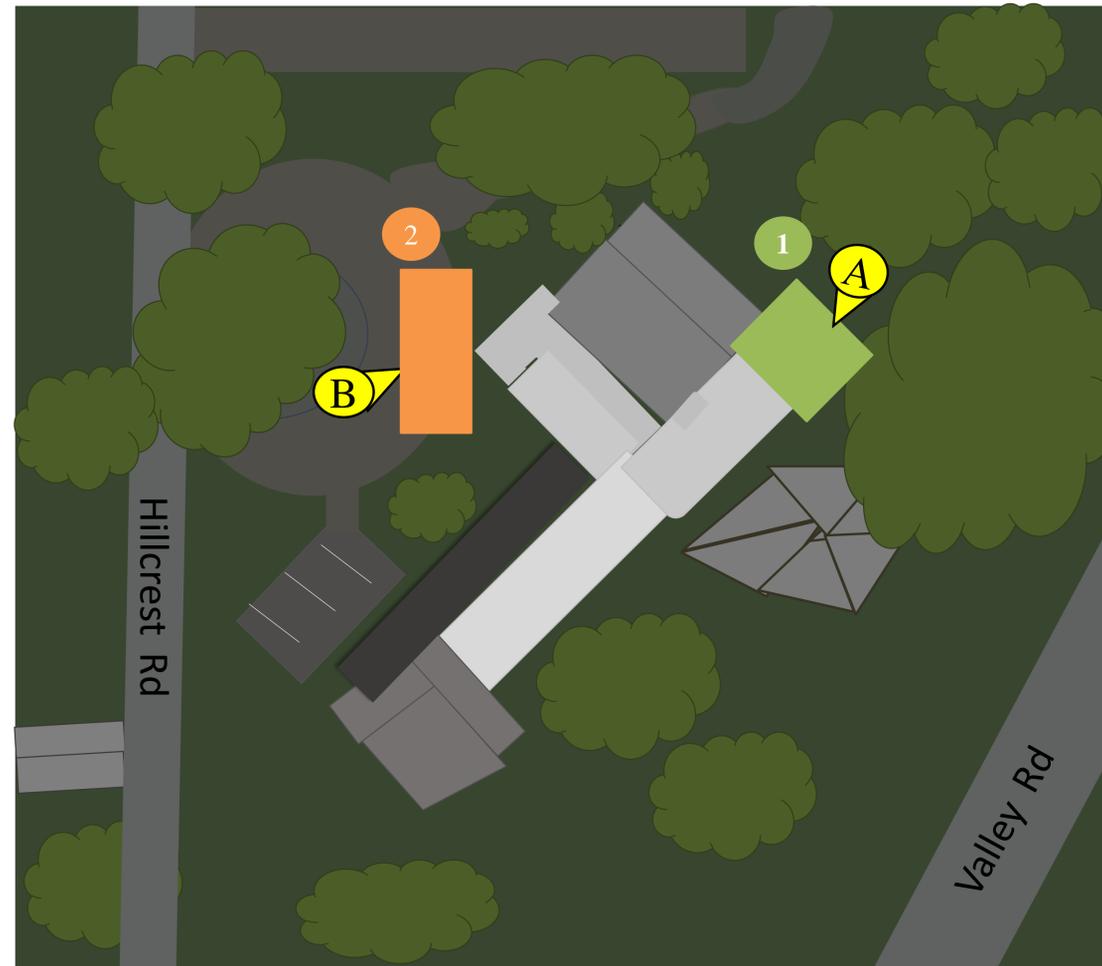
Watchung Borough Impervious Cover Assessment

Wilson Memorial Church, 7 Valley Road

PROJECT LOCATION:



SITE PLAN:



1

BIORETENTION SYSTEMS: A bioretention system can be installed on the eastern portion of the site. Directly connected downspouts from the building can be redirected into a bioretention system. The bioretention system will reduce sediment and nutrient loading to the local waterway and increase groundwater recharge.

2

POROUS PAVEMENT: The circular drive off of Hillcrest Road can be replaced with porous pavement. Porous pavement promotes groundwater recharge and filters stormwater.



1 BIORETENTION SYSTEMS



2 POROUS PAVEMENT



Wilson Memorial Church
Green Infrastructure Information Sheet

<p>Location: 7 Valley Road Watchung, NJ 07069</p>	<p>Municipality: Watchung Borough</p>
<p>Green Infrastructure Description: bioretention systems (rain garden) porous pavement</p>	<p>Subwatershed: Stony Brook</p>
<p>Mitigation Opportunities: recharge potential: yes stormwater peak reduction potential: yes TSS removal potential: yes</p>	<p>Targeted Pollutants: total nitrogen (TN), total phosphorous (TP), and total suspended solids (TSS) in surface runoff</p> <p>Stormwater Captured and Treated Per Year: porous pavement: 119,410 gal. rain garden: 102,660 gal. disconnected downspouts: 97,250 gal.</p>
<p>Existing Conditions and Issues: There is an area adjacent to the main entrance in a depression where the asphalt is eroded near the catch basin. At the most eastern portion of the site there are five connected downspouts in a large area of grass that can be flooded during large storms.</p>	
<p>Proposed Solution(s): The eroded asphalt near the main entrance can be replaced with porous pavement to allow the runoff to infiltrate into the ground instead of pooling and directly entering the catch basin. The five connected downspouts can be disconnected and allowed to flow into a large bioretention system in the available grass area.</p>	
<p>Anticipated Benefits: Since the bioretention system would be designed to capture, treat, and infiltrate the entire 2-year design storm (3.3 inches of rain over 24 hours), the system is estimated to achieve a 95% pollutant load reduction for TN, TP, and TSS. The porous pavement system will achieve the same level of pollutant load reduction for TN, TP and TSS. A bioretention system would also provide ancillary benefits such as enhanced wildlife habitat and aesthetic appeal.</p>	
<p>Possible Funding Sources: mitigation funds from local developers NJDEP grant programs</p>	
<p>Partners/Stakeholders: Watchung Borough residents local community groups (Boy Scouts, Girl Scouts, etc.) church parishioners Rutgers Cooperative Extension</p>	
<p>Estimated Cost: The porous pavement would need to be approximately 2,000 square feet with a one foot deep stone reservoir. At a cost of \$20 per square foot, the approximate cost is \$40,000. The rain garden</p>	

Wilson Memorial Church
Green Infrastructure Information Sheet

would need to be approximately 990 square feet. At \$5 per square foot, the approximate cost is \$4,950. Disconnecting the connected downspouts would require approximately 180 square feet of space and cost about \$1,250. The total estimated cost of the project is approximately \$46,200.