

**ENVIRONMENTAL IMPACT STATEMENT**  
**PROPOSED WOODLAND PARK CONDOMINIUM**

Part of the North 1/4 of Section 28, Town 3 North, Range 11 East,  
City of Rochester Hills  
Oakland County, Michigan

Prepared by:  
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**PLANNING DEPT.**

## PART I ANALYSIS REPORT

### STATUS OF THE LAND

Proposed Woodland Park Site Condominium is located on the west side of Livernois Road and south of Hamlin Road between Avon Road and Auburn Road, in section 28. The parcel generally slopes from east to west from Livernois road and north to south from Hamlin Road towards existing wetlands. The existing wetlands are regulated by the City of Rochester Hills and likely regulated by the Michigan Department of Environmental Quality (DEQ). No 100 year flood plain exists on the site.

The site has vegetation along the west portion of the Livernois parcel, and the central and southern portion of the parcel off Hamlin Road, with a concentration of Elm, Basswood, Red Oak, Hickory and Cottonwood trees. The general soil type over the site is a sandy loam, suitable for residential construction. The major access to the property is from Livernois Road with minor access from Hamlin Road. Utilities to the site that are available include the existing 8" diameter sanitary sewer in the south right of way of Hamlin Road and the existing 8" diameter water main in the north right of way Hamlin Road. There is a 24" watermain in the east right of way of Livernois Road.

### PART III IMPACT FACTORS

- A. The parcel to be developed is 22.227 acres, and currently is developed with 3 single family homes off Livernois Road. 21.3% of the site will be preserved as open space. Open space is being proposed along the north property line, the central portion of the site and the entire south wetland area. These areas will be preserved along with canopy trees, understory and wetland vegetation. Trees along the property lines in the upland areas are being preserved. Storm water will be collected on-site in two detention basin, and will be released, following detention and sediment control to the existing storm system in Hamlin Road. Water main will be provided on site with ductile iron water main, and will be serviced by the existing 24" diameter water main in the east right of way of Livernois Road and the existing 8" diameter water main in the north right of way of Hamlin Road. Sanitary sewer will be provided on-site to the existing 8" diameter sanitary sewer in the south right of way of Hamlin Road.
- B. The proposed plan is expected to utilize the natural topography of the site, which drains from east to west. The proposed storm water detention areas are in the southwest and northwest corners of the site.

**PART III**  
**IMPACT FACTORS (Cont.)**

- C. The surrounding properties of the site are all single-family residences. To the south and west of the site is the Whispering Willows subdivision.
- D. There are no major adverse effects anticipated during construction. Appropriate soil erosion control measures will be taken to control effects on the adjacent roadways and drainage courses.
- E. There are no anticipated pollutants that will be generated by the development. Household and commercial waste (other than sanitary sewage) will be disposed of under the current ordinances and regulations of the local unit of government.
- F. Changes (adverse or beneficial) that will result from the proposed development are as follows:
  - 1. Traffic will be residential in nature, and any effect to the air quality or noise on the site will be consistent with that type of traffic. Effects from sedimentation will be controlled during construction by proper sedimentation control measures. Developed areas will be stabilized by vegetation. The preservation of trees and addition of replacement trees will allow for the existence of the current wildlife. There will be no adverse addition to the night light of the area.
  - 2. The proposed development will be an improvement to the area, and attractive landscape will be provided along Livernois Road and at the boulevard entrance. Modes of transportation will include automotive primarily, with residents also using bicycle and pedestrian traffic for recreation. The accessibility of residents to recreation, schools and libraries, shopping, and health facilities are all within a 2 mile radius.
  - 3. The development will have a positive influence on the surrounding land values, and will induce desirable growth

**PART III**  
**IMPACT FACTORS (Cont.)**

G. The proposed development is consistent with the Master Plan for the area, and will not disrupt the existing land uses surrounding the proposed development. The intent is to preserve over 37% of the existing regulated trees on site, and the removed trees will be replaced consistent with the tree ordinance. A proposed large tree preservation area of undisturbed wetland & native trees, along with grasses and groundcovers will be preserved in the wetland areas. These areas will be left in its natural state. Vegetative cover will be established over the entire site upon completion of construction. The proposed landscape additions will serve to beautify the site, block views to adjacent properties. The proposed plan preserves the largest quantity of trees in one concentrated location and minimizes wetland impact.

## **PART IV THE SUMMARY**

The net environmental impact of the proposed Woodland Park Site Condominiums will be a positive for the City of Rochester Hills. The development is consistent with current City Ordinances and Master Plan, and will improve the immediate area. The development has largely been planned upon the preservation of the wetlands and native trees, grasses along the wetland areas. Existing trees along the property boundaries will be preserved to enhance visual screening to adjacent properties in addition to replacement trees. The development will serve the increasing residential needs in the City. Many of the existing trees will be preserved to provide mature vegetation for the new development. The development will have an overall positive impact on the City.