

The Commons South Environmental Impact Statement

*“Part of the Application for Site Condominium”
(A 12 Unit Single-Family Development)*

*3.98 Acres Site, Part of Section 34,
City of Rochester Hills, Michigan*

Prepared by:



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**THE COMMONS SOUTH
ENVIRONMENTAL IMPACT STATEMENT**

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(A 12 Unit Single-Family Development)**

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"PART OF THE APPLICATION FOR SITE CONDOMINIUM"

(A 3.98 Acre Single-Family Development)
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PART I: ANALYSIS REPORT
Past and Present Status of the Land

A) *What are the characteristics of the land, waters, plant and animal life present?*

The property, approximately 3.98 acres in size, is located on the corner of Donaldson Drive and Shortridge Drive. The property's existing grade drains from northwest to southeast. There are two man-made swales located on the western and eastern side of the property that drains towards Shortridge Drive. There are no major plant and animal life present on the property. However, there are trees of various types, quality, and sizes located on the south, west, and northern parts of the property.

B) *Is there any historical or cultural value to the land?*

No historical or cultural value is known regarding the property.

C) *Are there any man-made structures on the parcel?*

Currently, there is an existing residential house and a shed on the property that will be removed when construction begins.

D) *Are there important scenic features?*

There are no important scenic features on the property. Shortridge Estates is to the east of the property and an existing residential house is to the west. The future Hickory Ridge Site Condominiums is being proposed on the property to the north.

E) *What access to the property is available at this time?*

There is an existing gravel driveway that is accessible from Shortridge Drive.

F) *What utilities are available?*

There is an existing 24" storm sewer line and an 8" water main located on the north side of Shortridge Drive. An existing 8" sanitary sewer line runs in the middle of Shortridge Drive and flows from west to east.

PART II: THE PLAN-SMALL RESIDENTIAL

Description of Project

A) *Type(s) of unit.*

The types of unit currently being proposed for this project will be 2,200 to 2,800 square feet, two-story residential houses with attached garages.

B) *Number of units by type.*

There will be a total of twelve (12) single-family residential units.

C) *Marketing format, i.e. rental, sale, and condominium.*

The property is being proposed as a site condominium.

D) *Project price range.*

The units will be sold for approximately \$360,000 to \$460,000.

E) *Type of traffic generated by the project.*

Since there are only 12 units being proposed for the property, minor traffic will be generated by the project. The traffic will come from residences trying to reach Hazelton Road to the north and residences trying to reach South Boulevard to the south.

PART III: IMPACT FACTORS

A) *What are the natural and urban characteristics of the plan?*

1. *Total number of acres of undisturbed land.*

Due to the relative size of the property and the layout of the proposed units and road, most of property (3.98 acres) will be disturbed when construction begins.

2. *Number of acres of wetland or water existing.*

Applied Science and Technology (ASTI) conducted a wetland determination for the property on April 20, 2005. Based on their reviews of current aerial photography and on-site investigation, they found no wetlands present on the property.

3. *Number of acres of water to be added.*

Not applicable.

4. *Number of acres of private open space.*

There will be no private open space proposed for this project.

5. *Number of acres of public open space.*

There will be no public open space proposed for this project.

6. *Extent of off-site drainage.*

There is currently an existing 24" storm sewer line, catch basins, and several culverts located on the north side of Shortridge Drive for off-site drainage. Based on preliminary review, it does not seem additional drainage will be needed at this time.

7. *List of any community facilities included in the plan.*

Not applicable.

8. *How will utilities be provided?*

Catch basins will be proposed along the rear of the units and along the proposed road to pick up surface runoff. An onsite detention pond with a restricted outlet to Shortridge Drive will be proposed on the southeast corner of the property to detain the surface runoff.

A sanitary sewer line will be proposed on one side of the proposed road and connect to the existing 8" sanitary sewer located on Shortridge Drive.

The future Hickory Ridge Site Condominiums, located on the north side of the property, is proposing a watermain stub at the north end of the property (east side of the proposed Donaldson Drive). The proposed watermain for the property will connect to this stub and loop to the existing 8" watermain on Shortridge Drive.

B) *What is the current planning status?*

The project is being submitted for site plan review at the moment.

C) *Projected timetable for the proposed project?*

The goal is to start construction of the project in early winter of 2006.

D) *Describe or map the plan's special adaptation to the geography.*

Since the property's existing grade drains from northwest to southeast, we will proposed the detention pond to be on the southeast corner of the property. The road layout was also designed to accommodate to the existing geography. We are proposing to align the south end of the proposed road with Donaldson Drive to the south and to align the north end with the future road from Hickory Ridge Site Condominiums.

E) *Relation to surrounding development or areas.*

The property is being developed similar to the surrounding property around it. The existing development to the east, Shortridge Estates, is a site condominium with twenty-six units. The property to the north is currently being developed as a site condominium. It is being proposed with forty-one units.

F) *Has the project regional impact? Of what extent and nature?*

None.

G) *Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact.*

Any sedimentation from work on the site will be contained on the site and not be allowed to collect off site. Temporary erosion and sediment control measures such as silt fence, filter fabrics, and crushed limestone haul road will be placed prior to construction. Dust control measures will be applied as needed.

H) *List any possible pollutants.*

None.

I) *What adverse or beneficial changes must inevitably result from the proposed developments?*

1. Physical- Donaldson Drive will be extended further north and eventually have access to Hazelton Road. This will result in better traffic flow in the area for residences that need access to either Hazelton Road or South Boulevard.

2. Social- The removal of the old existing house, broken shed, and a dozen broken cars (which were parked on the property), will greatly enhance the appearance and value of the neighborhood.
3. Economic- The project will generate construction jobs and the 12-unit site condominium property will contribute to the City of Rochester Hills' tax revenue.

J) *Additional Factors.*

In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses as shown on the Master Plan?

The proposed site plan layout, i.e. configuration of the lots and road, has been designed to minimize any disruptions to existing and future uses.

What specific steps are planned to revitalize the disturbed or replace the removed, vegetative cover?

All disturbed areas will be sodded and/or seeded immediately after the area has been stabilized.

What beautification steps are built into the development?

An open space is being proposed on the northeast corner of the property and sidewalks will be added.

What alternative plans are offered?

Originally, the layout of the proposed road was drawn to go straight north and south in the middle of the property. But after a meeting with the City of Rochester Hills Planning Department, as well as the Transportation Department, it was recommended that the south end of the proposed road be aligned with the existing Donaldson Drive. They also recommended that the north end align with the future road of the Hickory Ridge Site Condominiums.

PART IV: THE SUMMARY

The property, approximately 3.98 acres in size and located on the corner of Donaldson Drive and Shortridge Drive, is being developed as a 12-unit site condominium. An eye-sore to the neighborhood, the parcel features an existing old house, a fallen shed, several broken lawnmowers, and a dozen cars. There are no major plant and animal life present. However, there are trees of various types, quality, and sizes located on the south, west, and northern parts of the property. No historical or cultural value is known regarding the property. Furthermore, there are no important scenic features associated with it. Shortridge Estates is adjacent to the east of the

property and an existing residential house is on the west. A future site condominium, Hickory Ridge, is being proposed on the property to the north. The proposed site plan, configuration of the units, and layout of the road, has been designed to minimize any disruptions to existing and future uses as shown on the Master Plan. The proposed road will align with the existing Donaldson Drive to the south and the north end will align with the future road to the north. This will result in better traffic flow in the area for residences that need access to either Hazelton Road or South Boulevard. Furthermore, the property is being developed similar to the surrounding properties around it. The existing development to the east, Shortridge Estates, is a site condominium with 26-units. The future Hickory Ridge to the north is currently being developed as 41-unit site condominium. This project will generate plenty of temporary construction jobs and the 12-unit site condominium property will contribute to the City of Rochester Hills' tax revenue. Based on the increasing demand for new residential housing and the property's great location, this site condominium project is perfect for people looking to call Rochester Hills their new home.