

**BERKSHIRE SITE CONDOMINIUM
ENVIRONMENTAL IMPACT STATEMENT**

**“PART OF THE APPLICATION FOR SITE CONDOMINIUM”
(A 13-Unit Single-Family Development)**

**4.356 Acres, Part of Section 25
City of Rochester Hills, Michigan**

Prepared by:

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(A 4.356-Acres 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 is approximately 4.356 acres. It is located about a 1/4 mile north of Auburn Road and has frontage on John R and Gravel Ridge Roads. The north side of this site abuts the parking lot on the north for Holy Family Regional School and St. Mary of the Hills Roman Catholic Church. The south property line abuts single-family homes on acreage parcels that have been built many years ago, along John R and Gravel Ridge Roads. The property drains toward the south east corner, and is part of the Ireland Drainage District. There are no streams, ponds, or other waters on the site. An existing 15” storm sewer was built by the Oakland County Drain Office in 1990 to serve this site. The south property line has a row of 12” river birch trees that we will try to save. The other scattered trees will probably be in the way of construction.
- 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?*
There was an old farm house, a detached garage, and 2 barns, all of which have been removed.
- D) *Are there important scenic features?*
The parking lot along the north side for Holy Family Regional School and St. Mary of the Hills Roman Catholic Church should be screened better to protect the new home owners.
- E) *What access to the property is available at this time?*
There is public frontage to John R and Gravel Ridge Roads.
- F) *What utilities are available?*
There is a 15” storm sewer located in the road ditch of Gravel Ridge Road. This is part of the Ireland Drain and will be the drainage outlet for our detention pond. A 8” water main is located on the east side of Gravel Ridge Road, and a 12” water main is located on the west side of John R Road. An existing 8” sanitary sewer is located under Gravel Ridge Road, and flows south, and an 18” sanitary sewer is located on the east side of John R Road.

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 thirteen (13) single-family, detached 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 world for approximately \$450,000 to \$600,000.

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

We are only proposing 13 units for this property. Minor traffic will be generated by the new residents. This road will connect to Gravel Ridge Road, which dead ends at the church and school site. This road connection will give the residents another outlet for Gravel Ridge Road residents.

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 the property will be disturbed when construction begins.

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

No wetlands exist on the site. The tree survey done by Owen Tree Services did not find any wetland trees. McDowell Associates did soil borings for the roadway and detention pond. All four soil borings contained over 20 feet of sand gravel with a water table between 6-7 feet. Thus this site can't support wetland vegetation.

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

Not applicable.

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

There will be 0.5457 acres of open space, or 23,769 s.f.

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

We have provided 23,769 s.f. of open space, or about 12.64% of the site. This includes the 20 buffer along John R Road, the 15 buffer along the church parking lot, and the detention basin along Gravel Ridge Road.

6. *Extent of off-site drainage.*

There is a 15" storm sewer located in the road ditch of Gravel Ridge Road near the south property line. This pipe is part of the Ireland Drain storm sewer system a 10,119 s.f. detention pond has been proposed to outlet into this pipe. A drain permit will be required for this connection. The detention pond will remain dry because the sandy soils will not support a wet pond. A storm sewer treatment unit will be installed.

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 the Ireland Drain in Gravel Ridge Road will be proposed on the southeast corner of the property to detain the surface runoff.

A sanitary sewer line will be proposed on the north side of the proposed road and connect to the existing 8" sanitary sewer located in Gravel Ridge Road.

An 8" water main will be connected to the existing 8" water main on the east side of Gravel Ridge Road, installed along the south side of our proposed road, and connected to the existing 12" water main on the west side of John R Road. Thus completing the loop.

B) *What is the current planning status?*

A preliminary plan was submitted on July 6, 2017, was revised and is now approved by staff. The project is now being submitted for formal site plan review at the moment.

C) *Projected timetable for the proposed project?*

The goal is to start construction of the project in summer of 2018.

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

We are connecting the north end of Gravel Ridge Road to John R Road. This will give the residences on Gravel Ridge Road a second outlet to John R Road. This also will give emergency vehicles a second connection point.

E) *Relation to surrounding development or areas.*

The property is being developed as single-family homes, which is what has been built to the south and east. The north side of this site abuts Holy Family Regional School and St. Mary of the Hills Roman Catholic Church. The church pastor and business manager has granted permission to redo the trees shrubs, etc., along the common property line. Refer

to the July 14, 2017 letter. This area will now help screen the headlights and noise from the church parking lot.

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*

a. *Air quality*

No air pollution problems are known from the single-family homes.

b. *Water effects (pollution, sedimentation, absorption, flow, flooding)*

A storm water treatment unit and detention pond will be used.

c. *Wildlife habitat (where applicable)*

No known wild life issues. I am sure this site has rabbits, squirrels, field mice, etc.

d. *Vegetation cover*

The site is a grassy field with scattered trees. The site has not been farmed in years.

e. *Night light*

The church to the north has a lighted parking lot. The proposed berm and landscaping will help screen that lighting.

2. *Social*

a. *Visual*

The flat, vacant farm land will be replaced with 13 single-family home sites. The old farm house and out-buildings have been removed.

- b. *Traffic (type/amount of traffic generated by the project)*
The site will have 13 single-family home sites. The ITC manual estimates that the single-family homes will generate 9.5 trips per household per their 9th edition manual, or 123.5 trips per day.
- c. *Modes of transportation (automotive, bicycle, pedestrian, public)*
The automobile will be the main transportation mode. John R Road has a bike path along the east side. A sidewalk has been added along Gravel Ridge Road, but no other walk exists north or south of the site.
- d. *Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities*
The church and school are located on the north property line. Residents could use the bike path on John R Road to get there. Shopping is available at John R and Auburn Roads, which is about 1/4 mile from the site.

3. *Economic*

- a. *Influence on surrounding land values*
The new home sites will have a positive impact on the surrounding home values.
 - b. *Growth inducement potential*
This development will increase the population by net 12 dwelling units (13 units are proposed, 1 existed here prior to development), or about 36 people.
 - c. *Off-site costs of public improvements*
No offsite utility improvements will be needed to serve this site. The John R Road entrance will be widened.
 - d. *Proposed tax revenues (assessed valuation)*
The new homes will have a taxable value of between \$450,000 to \$600,000.
 - e. *Availability or provisions for utilities*
The site has sewer and water available on John R and Gravel Ridge Roads. The Ireland Drain has capacity for the detention pond outlet located at Gravel Ridge Road and De Mar Drive.
- J) *In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses as shown in the Master Plan?*
The proposed sit plan layout, i.e. configuration of the lots and road, has been designed to minimize any disruptions to existing and future uses.

K) *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.

L) *What beautification steps are built into the development?*

A 15'-wide open space is being proposed along the north property line. The church parking lot abuts this open space. The church built a 12"-18" berm along their parking lot. The church has granted the developer to regrade the berm so it will be a minimum of 3' high, and redo the landscaping. Refer to St. Mary of the Hills letter dated July 14, 2017. This berm will screen the headlights and reduce noise. Landscaping has also been added along John R Road, and around the detention pond.

M) *What alternative plans are offered?*

No alternative plans for this site are offered. We did consider creating four splits, with two home sites on John R Road and two home sites on Gravel Ridge Road, but this would have increased the access issues on Gravel Ridge Road.

PART IV: THE SUMMARY

The property is 4.36 acres in size, and located about 1/4 miles north of Auburn Road, between John R and Gravel Ridge Roads. It is being developed as a 13-unit site condominium. The site was part of an old farm with several out-buildings, grass and scattered trees. The old house, detached garage, and two barns have been removed, and the grass has been mowed. There are no major plant and animal life present. The row of river birch trees along the south property line will be saved by installing storm sewers along the south lot lines. The rear yard swales will be about 15' off the tree row. Most of the other trees that grew around the farm house and out-buildings will need to be removed. No historical or cultural value is known regarding the property. Furthermore, there are no important scenic features associated with it. Holy Family Regional School and St. Mary of the Hills Roman Catholic Church abuts the north side. The existing berm and landscaping will be improved to screen the seven home sites that abut the parking lot. This project will generate plenty of temporary construction jobs and the 13-unit site condominium property will contribute to the City of Rochester Hills' tax revenue. Based on the increased 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.