Environmental Impact Statement
Devondale Site Condominium

Prepared for

2595 Devondale, LLC

August 26, 2015

AEW Project No. 0572-0017

Prepared by

Anderson, Eckstein and Westrick, Inc.

Civil Engineers
Surveyors
Architects

1.0 PART I – ANALYSIS REPORT

PAST AND PRESENT STATUS OF THE LAND

The proposed Devondale Site Condominiums is located on the east side of Devondale Road south of Austin Avenue, in Section 29, Rochester Hills, Oakland County, Michigan.

The parcel is vacant with access to the site from Devondale Road. There are no significant historical or cultural features of value to the land, or important scenic features. Site vegetation exists across the southerly two-thirds of the parcel.

The parcel is located in the Rouge River watershed and generally slopes from north to south with 1% to 4% slopes. The existing soil type across the site is a sandy loam, suitable for residential construction. No wetland assessment has been done on this parcel. Application for Wetland and Watercourse Boundary Determination has been included in the site plan package. No 100 year floodplain exists on the site.

Utilities available along Devondale Road include an existing 15" diameter sanitary sewer along the west side right of way of Devondale Road; an existing 43"x68" diameter storm sewer traversing the southerly portion of the site in a northwesterly direction, known as the Leuder's Drain; and an existing 12" diameter water main along the east side of Devondale Road. The site is proposed to be serviced by public water and sewer, therefore no use of or impact on the existing groundwater is expected.

2.0 PART II – THE PLAN – SMALL RESIDENTIAL

DESCRIPTION OF THE PROJECT

Devondale Site Condominiums is a proposed 4 Unit single-family site condominium. The average unit width is 83.74 feet along the road frontage and average unit area is 21,384 square feet. The proposed single-family houses will be for sale only, in the project price range of $250,000 to $350,000. The traffic that will be generated by the project is the typical single-family detached housing generation, based on trip generation models provided in the Institute of Transportation Engineers(ITE) "Trip Generation" manual, 9th edition as follows:

AM Peak Hour

Trip ends T = 0.70 (X) + 12.12

Where: T= Total number of trip ends per hour
X = Number of dwelling units
26% entering; 74% exiting

T = 0.70 (4) + 12.12 = 14.92 = 15 trips with 4 entering and 11 exiting

The average rate of trips per dwelling unit is 3.75

PM Peak Hour

Ln(T) = 0.88 Ln(X) + 0.62

Where: T= Total number of trip ends per hour
X = Number of dwelling units
64% entering; 36% exiting

Ln(T) = 0.88 Ln(4) + 0.62 = 1.84

T = 2 trips with 1 entering and 1 exiting

The average rate of trips per dwelling unit is 0.50

Total Trips

The average rate of trips generated is 9.52 trips per unit per day, for a total of 38 trips per day for the overall development.

The proposed traffic increase is not expected to affect the current level of service for Devondale Road.

3.0 PART III – IMPACT FACTORS

NATURAL AND URBAN CHARACTERISTICS

The parcel proposed for development is 1.96 acres and is currently vacant. The site has trees on the southerly two-thirds of the property and the remaining area has small trees and brush.

Storm water from the site will be directed to the open ditch along Devondale Road and drainage structure that is part of the Lueders Drain.

The site will be serviced by an existing 12" diameter ductile iron water main and an existing 15" sanitary sewer located along Devondale Road.

PLANNING STATUS

The preliminary site plan for the project will be submitted for department review in September, 2015.

PROJECTED TIMETABLE

The Developer anticipated seeking Site Plan Approval by January 2015 and engineering plan approvals and all necessary permits by March 2015, with site construction beginning shortly after. New home construction is anticipated to begin in spring of 2016.

GEOGRAPHICAL ADAPTATION

The proposed plan will be designed to utilize the natural topography of the site which drains from north to south.

SURROUNDING DEVELOPMENTS

The surrounding properties are single family residences.

REGIONAL IMPACT

The project is anticipated to have very little regional impact due to its limited size.

CONSTRUCTION IMPACT

There are no major adverse impacts anticipated during construction of the project. Appropriate soil erosion control measures will be taken to control track out and runoff from the site into adjacent roadways and drainage courses. Further, construction will take place within the working hours allowed by the City ordinances in order to limit the noise impact from the construction.

POSSIBLE POLLUTANTS

There are not anticipated pollutants that will be generated by the development. Household and commercial waste (other than sanitary sewage) will be disposed of under current ordinances and regulations of the local unit of government.

CHANGES

Changes (adverse or beneficial) that will result from the proposed development are as follows:

1. No impact is anticipated on air quality or noise on the site, other than increased noise during construction which will be limited to the working hours allowed by City ordinances. Effects from soil erosion and sedimentation will be controlled by use of proper measures during construction. Post construction soil erosion and sedimentation will be controlled by maintaining stable vegetation. Current wildlife habitat on the site is not largely significant. There is no anticipated adverse addition to the night light in the area.

2. The proposed development will be an improvement to the area. The traffic impacts will be minimal, and will not affect the current level of service of Devondale Road. Modes of transportation will include automotive primarily, with residents also using bicycle and pedestrian traffic for recreation.

3. The development will have a positive influence on the surrounding land values, and will induce desirable growth to the immediate area. There are no off-site costs of public. Proposed tax revenues will increase due to the new home values and increased number of homes from what currently exists on the property.

ADDITIONAL FACTORS

The proposed development is consistent with the Master Plan for the area and will not disrupt the existing land uses surrounding the proposed development. Vegetative cover will be established over the entire site upon completion of construction.

4.0 PART IV - SUMMARY

The net environmental impact of the proposed Devondale Site Condominiums will be a positive effect to the City of Rochester Hills. The development is consistent with current City Ordinances and Master Plan, and will improve the immediate area. The development will serve the increasing residential needs in the City. The development will have a positive economic impact on the City.