

PROJECT Profile

LAND DEVELOPMENT

Milton Meadows Site Condominiums

Chesterfield Township, MI

Spalding DeDecker Associates, Inc. (SDA) was the Civil Engineer and Surveying consultant the project site consisted of 133 residential site condominium units, public roads, detention basins, County Drain relocations, wetland mitigation, and related infrastructure improvements on a 76-acre site.



SURVEYING

SDA mapped the entire 76-acre site and 100' off-site using a combination of traditional on-the-ground field measurement and aerial photography. An individual tree survey was also completed per Township requirements for location, size, type, crown spread, and condition. SDA performed an independent boundary survey based upon found field monumentation, occupation, and record deed descriptions.

REZONING

SDA submitted a rezoning request for the client to rezone 63 acres of the parcel from an agricultural zoning to an R-1 designation (90'x150' lots). The Township Planning Commission recommended to the Township Board that the proposal be denied due to their feeling that there was too much development in the area. SDA was successful, however, in gaining the approval of the Board based on the merit of the proposal.

SITE PLANNING

SDA obtained approval for the first phase (106 lots) of the development despite opposition to the development at the Planning Commission level. The site was designed to maximize lot yield despite wetland and County Drain impacts that required Michigan Department of Environmental Quality (MDEQ) approval.

PROJECT START - END

July 2003 - July 2005

PROJECT COST

\$2,000,000.00

SDA FEES

\$388,566.00

SDA KEY PERSONNEL

John Dell'Isola, PE

George Platz, PS

Thomas Sovel, PE

SDA PROJECT NO.

DV03-046

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SITE ENGINEERING

The engineering design phase included coordination with, and submittals to, the following agencies:

- Road Commission of Macomb County (RCMC)
- Michigan Department of Environmental Quality (MDEQ)
- Macomb County Office of Public Works (MCOPW)
- Chesterfield Fire Department
- Chesterfield Township Engineer
- Franchise Utility Providers (DTE, SBC, Comcast, SEMCO)

EXHIBIT B DOCUMENTS TO THE MASTER DEED

As a part of a release for construction, Exhibit B documents were prepared and submitted concurrently with the final construction documents. SDA worked with the Client's attorney to prepare the documents critical to the sale of the units.