

6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The proposed plan will commit approximately 29.3 acres of land to residential and commercial use for construction of 149 townhouses. Once committed to this use, the site will be unavailable for other uses for the foreseeable future.

Development of the project will result in the loss of approximately 8.51 acres of existing wildlife habitat on the project site from the development of the proposed roadways and lots. After completion of the proposed development, approximately 12 acres will remain in undisturbed woodlands and 8.89 acres will be lawn areas and open space. As a result approximately 71 percent of the site will consist of wildlife habitat areas and open space.

The finite resources that will be irretrievably committed by implementation of the proposed action are the materials and energy required for construction and for maintenance of the development afterward. Construction will involve the commitment of a variety of natural resources. These include, but are not necessarily limited to, concrete, asphalt, steel, lumber, paint products, and other building materials.

However, it should be noted that many of the materials accumulated for construction may at some time be recycled or reused. The operation of construction equipment will result in consumption of fossil fuels and other finite energy sources. When completed, the new residences will require electricity and the use of fossil fuels either directly as heating fuel or indirectly as electricity.

There will also be solid waste disposal requirements associated with the project for a total of 10.43 tons of month of non-recyclables waste to be generated by future residents of the project and the businesses associated with the commercial parcel.