

# Site Description and Background Information Report

## 1. Site Overview

Project Name: **Green Valley Commercial Complex**

Site Location: **256 Northside Road, Springfield**

Prepared By: **Site Assessment Team**

Date: **June 15, 2024**

## 2. Site Description

The Green Valley Commercial Complex site spans 4.8 hectares, situated at the intersection of Northside Road and Maple Avenue. The surrounding land use includes mixed residential to the east, parkland to the north, and undeveloped fields to the south and west.

Topography across the site is primarily flat with a gentle slope toward the northern boundary. Vegetation is dominated by low grass and sparse shrubs, with a small cluster of mature trees in the northeast corner.

## 3. Current and Previous Land Use

The site was previously used as agricultural farmland until 2019. Since then, it has remained vacant except for occasional community events. There are no existing buildings or infrastructure on the property.

## 4. Environmental Characteristics

Soil tests indicate a combination of sandy loam and clay. There is no evidence of contamination or hazardous material. The site does not fall within a floodplain or protected wetland territory.

Local wildlife observed includes rabbits, songbirds, and occasional deer. No endangered species have been recorded within the site limits.

## 5. Access and Services

The property is accessible via Northside Road, a two-lane paved roadway. Connections to municipal water and electricity are available at the eastern boundary. No sewer main is currently present on the site.

## 6. Maps and Photographs

*Note: Site layout map and recent aerial photographs are attached as appendices.*

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### Important Notes:

- This report provides baseline information for planning, design, and regulatory approval processes.
- All site data should be verified with up-to-date surveys and environmental assessments.
- Stakeholders and regulatory bodies may require additional studies based on preliminary findings.
- Proper documentation supports transparency, risk mitigation, and informed decision-making.