

January 27, 2016

Sara Roediger  
Department of Planning and  
Economic Development  
**City of Rochester Hills**  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309-3033

**Subject: File No. 15-019 Stonecrest at Rochester Hills;  
Wetland Use Permit Review #3;  
Plans received by the City of Rochester Hills on  
January 20, 2016**

**Applicant: NP Senior Living Dev., LLC**

Dear Ms. Roediger:

The above referenced project proposes to construct one building for use as a senior living facility on approximately 4.5 acres of land. The site is located along the east side of Rochester Road, north of Hamlin Road, and south of Avon Road. The site includes wetland and a watercourse regulated by the City of Rochester Hills and likely the Michigan Department of Environmental Quality (DEQ).

ASTI has reviewed the site plans received by the City on January 20, 2016 (Current Plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance and offers the following comments for your consideration.

## **COMMENTS**

1. **Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing and the proposed activity has not been previously authorized.
2. **Wetland and Watercourse Determinations (§126-531).** This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.

- a. This review has been undertaken in the context of a Wetland and Watercourse Boundary Determination previously completed by the applicant's wetland consultant, which was confirmed in the field by ASTI on November 17, 2015. The on-site wetland is directly connected to the Honeywell Ditch, which is a regulated stream under Part 301, therefore making the on-site wetland regulated by the City and likely the DEQ. It is ASTI's opinion that the on-site wetland is of low-quality, floristically and in function. ASTI did not inspect the wetland boundaries outside what is shown within the project area on the Current Plans. The applicant should be advised that wetland delineations are only considered valid by the DEQ and the City for a period of three years.
3. **Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review of the Current Plans has been undertaken in the context of those general parameters, as well as the specific requirements listed below.
    - a. A DEQ Part 303 and a Part 301 Permit and a Wetland Use Permit from the City are required for this project as proposed on the Current Plans. Once applicable permits are obtained from the DEQ by the applicant, they must be submitted to the City for review. A letter from the Oakland County Water Resources Commissioner (OCWRC) stating that the portion of the Honeywell Ditch associated with the project is not an Oakland County Drain and is thus, not under the jurisdiction of the OCWRC, was submitted in a previous review. This is to ASTI's satisfaction.
  4. **Use Permit Approval Criteria (§126-565).** This Section lists criteria that shall govern the approval or denial of an application for a Wetland Use Permit. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:
    - a. A sheet depicting all wetlands and watercourses on-site and all impacts to on-site wetlands and watercourses is required. All wetland impacts are shown on the Current Plans to ASTI's satisfaction.
    - b. The on-site wetland north and south of the Honeywell Ditch is shown to ASTI's satisfaction on the Current Plans within the project area.
    - c. The Current Plans show that 1,760 square feet of permanent wetland impacts will result to the wetland in the northern portion of the site from the construction of a portion of the proposed drive and site grading. The wetland proposed to be

- impacted is of low ecological quality and the impacts are minor. Therefore, ASTI recommends the City allow for a Wetland Use Permit for these impacts. However, these areas of wetland impacts are in very close proximity to the Honeywell Ditch. To ensure no further impacts occur to the on-site wetland or the Honeywell Ditch as a result of development in this area, ASTI previously recommended a retaining wall or some similar structure be constructed along the edge of the proposed grading limits, which would minimize any unplanned impacts to the on-site wetland and Honeywell Ditch in this area. The Current Plans show a retaining wall in the northern portion of the area of wetland impacts, which is to ASTI's satisfaction.
- d. The Current Plans show that approximately 4,890 square feet of temporary wetland impacts will result to the wetland in the northern portion of the site from site grading activities. The wetland proposed to be impacted is of low ecological quality and the impacts are temporary and minor. Therefore, ASTI recommends the City allow for a Wetland Use Permit for these impacts. However, these areas of wetland impacts are in very close proximity to the Honeywell Ditch and best management practices must be followed to ensure no unplanned impacts to the Honeywell Ditch or adjacent wetland will occur as a result of these activities. Any temporary impact areas must be restored to original grade with original soils or equivalent soils and seeded with a City-approved wetland seed mix. This is noted on the Current Plans to ASTI's satisfaction.
- e. The Current Plans note that no impacts to the Honeywell Ditch or adjacent wetland will result from the proposed directional drilling associated with the proposed water main connection in the northeastern portion of the site. This is to ASTI's satisfaction. However, the applicant is advised that a DEQ permit will still be required for the directional drilling.
5. **Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.
- a. The current plans now show the Natural Features Setback area on the north and south side of the Honeywell Ditch and all Natural Features area are labeled as such. Moreover, all impacts to Natural Features Setback areas are stated in linear feet. This is all to ASTI's satisfaction.
- b. The Current Plans indicate that 458 linear feet of Natural Features Setback will be permanently impacted in the northeastern portion of the site from the construction of the proposed drive and site grading. The Natural Features

Setback in this area is of low ecological quality and ASTI recommends the City allow for a Natural Features modification for these actions.

- c. The Current Plans note that no impacts to any Natural Features Setback will occur as a result of the proposed directional drilling associated with the proposed water main connection in the northeastern portion of the site. This is to ASTI's satisfaction.

**RECOMMENDATIONS**

ASTI recommends the City approve the Current plans on the condition that the appropriate DEQ permits, as detailed in Comment 3.a, are obtained and submitted to the City for review.

Respectfully submitted,

**ASTI ENVIRONMENTAL**



Kyle Hottinger  
Wetland Ecologist



Dianne Martin  
Director, Resource Assessment & Mgmt.  
Professional Wetland Scientist #1313