

Buttons and Bows Daycare project
28 Montmorency
Rochester Hills, MI 48307
(248)891-3477

Residential Development Environmental Impact Statement

I. Analysis Report

Past and Present Status of the Land

A. What are the characteristics of the land, waters, plant and animal life present?

- The existing plot contains residential home that has maintained the same professional landscaping for the past 10 years. There are no plans on changing any of the characteristics of the land, waters, plant or animal life.

Parents of children in care will be notified if any pesticides or fertilizers are used on any vegetation within land boundaries as per the standards of the State of Michigan Group Home Childcare regulations.

B. Is There any Historical or Cultural Value to the Land?

- The neighborhood in which the home in question is located originally was on an apple orchard owned by the Juengal family. It was later parceled, sold and developed.

C. Are there any man made structures on the parcel?

- Land contains residential home, shed, in ground pool and patio. These are all existing and no changes are planned outside of fence requirements by both City of Rochester Hills and State of Michigan for a Group in Home Childcare Facility.

D. Are there any important scenic features.

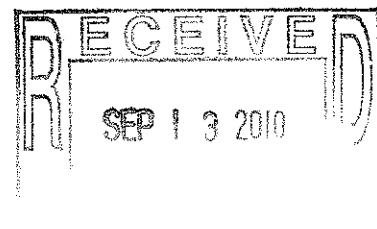
- Land is surrounded by houses and tree borders on all sides. No scenic features will change with future daycare.

E. What access to the property is available at this time?

- The land ~~and~~ sits on the corner of Rochester road and Montmorency with driveway and front door access on the Montmorency side. Easy and safe entrance and exit off of Montmorency without disruption to rest of the neighborhood due to large drive at the end of neighborhood.

II. Plan

Description of Project



- A. Type – Group Child Day Care Home
- B. Number of Children 8 – 12
- C. Projected Price Range - \$150.00 - \$200.00 Weekly per child base
- D. Type of Traffic Generated by project – Minimal peak would be hours of 7:30 am -8:30 am and again at 5:00 pm – 5:30 pm

III. Impact Factors

- A. What are the Natural and urban characteristics of the plan?
 - 1. Total number of acres of undisturbed land – No change 3/8 of an acre
 - 2. Number of acres of wetland or existing water – no natural wetland or existing water
 - 3. Number of acres of water to be added – none
 - 4. Number of acres of private open space – a little over 3/8 of an acre combining both undisturbed and open space (driveway and walkway)
 - 5. Number of acres of public open space- none
 - 6. Extent of off-site drainage – existing (city approved and provided)
 - 7. List of any community facilities included in plan – none
 - 8. How will utilities be provided – existing city facilities in use, no change.
- B. What is the current planning status.
 - Fence that is required by both state of Michigan and city of Rochester Hills is planned to be chain- link fence with green slats that fits within neighborhood association guidelines. Fence will be built to City specifications of 150 square ft per child equaling 1,800 square feet. Fence will also fall within the State qualifications of being at least 4 ft in height and over 600 square feet for a group child care home.
- C. Projected timetable for the proposed project.
 - Once group Child Care home is approved by the City pending fence construction. The process of building fence will begin and take approximately 1 week.
- D. Describe or map the plan's special adaptation to the geography.
 - No plans outside of fence to change existing site. Please see included map for fence plans.
- E. Relation to surrounding development or areas
 - being on the corner lot at end of neighbor hood traffic flow will not be effected. No construction is planned and fence will not obstruct surrounding view and is approved by neighborhood association.
- F. Has the project regional impact and to what extent and nature
 - not applicable
- G. Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact.
 - No more that building of fence done by property owner.

H. List any possible pollutants

- none

I. What adverse or beneficial changes must inevitably result from proposed development?

1. Physical

- a. air quality – none
- b. water effects (pollution, sedimentation, absorption, flow, flooding) – none
- c. Wildlife habitat- none
- d. vegetative cover – none
- e. noise – will be more noise when children are outside during the daytime
- f. night light – none

2. Social

- a. Visual – Fence will exist where one did not exist previously. Daycare is constructing fence within neighborhood association guidelines.
- b. Traffic- Lot is situated on corner at the end of the road at the end of the neighborhood. Traffic influence will be minimal
- c. modes of transportation – none
- d. accessibility of residents – not applicable

3. Economic

- a. Influence on surrounding land value – with little to no impact on surrounding environment it is not believed to influence value of surrounding homes.
- b. Growth Inducement potential - There will be a fence on a lot were previously one did not exist, but their will also be minimal impact to surrounding area while providing a quality service to the area during a time when stay at home parents are finding that they need to go back to work due to the hard economic times.
- c. Off site costs of public improvements- not applicable
- d. Proposed tax revenues – standard business taxes where applicable
- e. Availability or Provisions for utilities – already exist

J. Additional Factors

1. In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses as shown on the Master Plan?

Minimal disruption. Plan to follow guidelines as outlined by neighborhood association approval of fence that is in compliance with the City of Rochester Hills and state of Michigan's regulations for fence with regards to Group Home Child day care.

2. What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?

Not applicable

3. What beautification steps are built into the development.

The Neighborhood Association has asked that vegetation be put into place to replace the slats in the chain link as time allows for growth. This will be done in compliance with the association's request.

4. What alternative plans are offered?

Not applicable.

IV. Summary

Buttons and Bows Daycare proposal is requesting approval for permit of zoning and operation from the City of Rochester Hills for a Group Child Care Home.

This permit will be submitted with application to the State of Michigan in order to comply with all requirements to operate a safe and stable day care environment.

The proposed daycare will have minimal impact with regards to traffic for both Rochester road traffic and neighborhood, being on a corner lot off of Rochester Road and Montmorency at the end of the subdivision, with actual entrance being off of Montmorency Rd.

The proposed day care will be in an existing structure that will only need the addition of a fence that will fall within compliance of the requests of the neighborhood association.

Buttons and Bows daycare intends to provide a safe and educational environment for children ages 2 – 6 within a clean home setting while providing activities and programs that are essential for early child development. The owners/operators see this as a need in the community as more families have both parents returning to work due to the downturn in the local economy and need to secure safe and affordable daycare for their little ones.