



Guidelines

These guidelines are to be followed by developers desiring to gain approval of proposed plans. The guidelines provide for an in-depth analysis of the site in question considering the past, the present, the proposed plan, and the future expectations with respect to community environmental sanity. The analysis is intended to determine how the proposed plan will meet goals of the community as they are set out separately in the Master Land Use Plan.

The complexity of the EIS must clearly depend upon the scope of the project and the magnitude (in the opinion of the Planning Commission) of the potential impact. It is not the intention of the City to create an unduly burdensome or expensive requirement for the developer. In preparing the EIS in accordance with the outline below, judgment should be exercised to keep the form and extent of responses in proportion to the scope of the project. Each answer is to be as brief as practical.

Where questions or answers are not applicable, please state "Not Applicable". All other data is required, and where incomplete or inadequate data is provided based on the scope of the project and the opinion of the Planning Commission, the lack of such data shall be cause for tabling the application by a majority vote of the body present. The matter will be reopened upon submission of a written report on any questions not properly detailed.

Part 1. Analysis Report: Past and Present Status of the Land

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

1. Comment on the suitability of the soils for the intended use

BASED ON SOIL BORINGS PERFORMED BY SME, THE SOIL CONSISTS OF FINE TO MEDIUM SAND WITH TRACES OF SILT AND GRAVEL.

2. Describe the vegetation giving specific locations of specimens of 6" diameter or greater, or areas of unusual interest on parcels of 5 acres or more

THERE EXISTS NUMEROUS TREES AND BRUSH ON SITE. THE FRONT PORTION HAS GRASS. THE LARGE PINE TREES IN FRONT WILL REMAIN WHILE SEVERAL TREES WILL HAVE TO BE REMOVED.

3. Describe the ground water supply & proposed use

THE SOIL BORINGS DISCOVERED GROUND WATER AT @ 4 FEET BELOW EXISTING GROUND. THE PROPOSED SITE WILL HAVE A STORM WATER SYSTEM THAT WILL MANAGE GROUNDWATER.

4. Give the location & extent of wetlands & floodplain

THE SITE CONTAINS A WETLAND AREA AT THE S.W. CORNER. THE PROPOSED PLANS DO NOT PROPOSE ANY IMPACTS TO THE WETLAND AREA.

5. Identify watersheds & drainage patterns

THE EXISTING SITE DRAINS TOWARDS THE WETLAND AREA AT THE S.W. CORNER OF THE SITE. THE EXISTING WATERSHED IS AT THE S.E. CORNER, FRONTING OLD ORION COURT.

B. Is there any historical or cultural value to the land?

NOT TO OUR KNOWLEDGE.

C. Are there any man-made structures on the parcel(s)?

THERE IS AN EXISTING BUILDING AND GRAVEL PARKING LOT AREA. THERE ARE DETROIT EDISON UTILITY POLES AND WIRE ON SITE.



D. Are there important scenic features?

THERE IS A WETLAND AT THE REAR OF THE PROPERTY ALONG WITH MATURE TREES.

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

THERE ARE TWO EXISTING APPROACHES OFF OLD ORION COURT.

F. What utilities are available?

SANITARY SEWER, WATERMAIN AND STORM SEWER ARE LOCATED IN THE OLD ORION COURT RIGHT-OF-WAY.

Part 2. The Plan

A. **Residential** (*Skip to B. below if residential uses are not proposed*)

1. Type(s) of unit(s)

2. Number of units by type

3. Marketing format, i.e., rental, sale or condominium

4. Projected price range

B. **Non-Residential/Mixed-Use** (*Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed*)

1. Anticipated number of employees

8-12 EMPLOYEES

2. Hours of operation/number of shifts

MONDAY THROUGH SUNDAY, 5pm - 11pm

3. Operational schedule (*continuous, seasonal, seasonal peaks, etc.*)

CONTINUOUS OPERATION

4. Description of outside operations or storage

NOTHING WILL BE STORED OUTSIDE, AN ENCLOSED DUMPSTER IS PROPOSED. AN EXTERIOR OPEN AIR PATIO AND GARDEN PATIO ARE PROPOSED.



5. Delineation of trade area
 CUSTOMERS ARE TYPICALLY FROM THE GREATER ROCHESTER HILLS AREA, MANY ARE OBTAINED THROUGH DOWNTOWN ROCHESTER.
6. Competing establishments within the trade area (document sources)
 THERE ARE MANY RESTAURANTS IN GREATER ROCHESTER HILLS, BUT THE ONLY OTHER ITALIAN RESTAURANT COMPARABLE IN THE TRADE AREA WOULD BE LIND'S (50 W. TIENKEN)
7. Projected growth (physical expansion or change in employees)
 THE PROPOSED RESTAURANT IS LARGER THAN THE EXISTING SILVER SPOON, THE PROJECTED GROWTH WILL BE IN THE NEW LOCATION

Part 3. Impact Factors

- A. What are the natural & urban characteristics of the plan?
 EX. WETLAND & TREES TO REMAIN. NEW BUILDING & PARKING LOT.
1. Total number of acres of undisturbed land
 APPROX. 1.5 ACRES
2. Number of acres of wetland or water existing
 APPROX. 0.6 ACRES
3. Number of acres of water to be added
 PER 25-YR STORM CALCS -
4. Number of acres of private open space
 APPROX. 0.25 ACRES
5. Number of acres of public open space
 Ø
6. Extent of off-site drainage
 THE REAR UNDEVELOPED AREA NATURALLY DRAINS TO THE EX. WETLAND. THE FRONT PORTION DRAINS TO AN EX. STORM SEWER SYSTEM ON OLD ORION COURT.
7. List of any community facilities included in the plan
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8. How will utilities be provided?
 EXISTING UTILITIES IN OLD ORION RIGHT-OF-WAY
- B. Current planning status
 PRELIMINARY/FINAL SITE PLAN REVIEW COMMENTS # 2
- C. Projected timetable for the proposed project
 UPON SITE PLAN APPROVAL, CONSTRUCTION DOCUMENTS WILL BE CREATED AND SUBMITTED ASAP.
- D. Describe or map the plan's special adaptation to the geography
 THE PROPOSED BUILDING WILL BE CONSTRUCTED OVER THE EX. BUILDING FOUNDATION TO MAINTAIN THE EX. SITE GEOGRAPHY.
- E. Relation to surrounding development or areas
 THE SITE FRONTS OLD ORION COURT AND MAPLE HILL ROAD. THE EX. SINGLE FAMILY HOME TO THE S.E. WILL HAVE A REQUIRED BUFFER.



F. Does the project have a regional impact? Of what extent & nature?
 NO, ALTHOUGH SOME CUSTOMERS TRAVEL FROM MACOMB AND WAYNE COUNTY TO EAT AT SILVER SPOON.

G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact
 THERE IS AMPLE OPEN SITE ACCESS. TREES THAT ARE TO BE SAVED WILL HAVE PROTECTIVE TREE FENCING.

H. List any possible pollutants
 NO AIR POLLUTANTS. A GREASE TRAP INTERCEPTOR AND PRE-TREATMENT DEVICE ARE PROPOSED TO STOP ANY WATER POLLUTANTS.

I. What adverse or beneficial changes must inevitable result from the proposed development?
 1. Physical
 a. Air quality
 NONE EITHER WAY

b. Water effects (pollution, sedimentation, absorption, flow, flooding)
 THE SITE WILL NOW HAVE A STORM WATER MANAGEMENT SYSTEM TO PREVENT POTENTIAL FOR FLOODING. THE ASPHALT & CONCRETE PARKING LOT WILL PREVENT SEDIMENTATION, FLOW OFF-SITE.

c. Wildlife habitat (where applicable)
 THE EXISTING WETLAND AREA IS TO REMAIN ALONG WITH ASSOCIATED WILDLIFE.

d. Vegetative cover
 NEW LANDSCAPING AND MAINTAINED GRASS AREAS WILL BE IN PLACE OF EXISTING BRUSH.

e. Night light
 THE RESTAURANT WILL BE OPEN UNTIL 11PM, EXTERIOR LIGHTING WILL BE ADDED BUT WILL COMPLY WITH PHOTOMETRIC REQUIREMENTS.

2. Social
 a. Visual
 A NEW ACTIVE RESTAURANT IN PLACE OF A VACANT BUILDING.

b. Traffic (type/amount of traffic generated by the project)
 THERE WILL BE SOME TRAFFIC GENERATED BY CUSTOMERS, EX. APPROACHES TO REMAIN AND NEW PARKING LOT WILL BE AVAILABLE.

c. Modes of transportation (automotive, bicycle, pedestrian, public)
 MAINLY AUTOMOTIVE. THERE IS A PEDESTRIAN PATH, POTENTIAL FOR WALKING AND BIKING CUSTOMERS.

d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities
 NONE.



3. Economic

a. Influence on surrounding land values

SURROUNDING LAND VALUES SHOULD REMAIN THE SAME,

b. Growth inducement potential

DUE TO THE LACK OF DEVELOPABLE PROPERTY NEAR THE SITE,
THERE WILL NOT BE MUCH GROWTH INDUCEMENT.

c. Off-site costs of public improvements

THERE WILL NOT BE MANY OFF-SITE IMPROVEMENTS

d. Proposed tax revenues (assessed valuation)

THE PROPERTY WILL INCREASE IN ASSESSED VALUE.

e. Availability or provisions for utilities

THE PROPOSED SITE WILL BE DESIGNED TO LIMIT IMPACT
ON EXISTING UTILITIES, PARTICULARLY STORM WATER.

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

THE PROPERTY FRONTS TWO ROAD RIGHT-OF-WAYS. THE REAR
OF THE PROPERTY IS BUFFERED BY AN EX. WETLAND AND TREES ON-SITE.
A BUFFER IS PROPOSED ADJACENT TO THE ONE SINGLE FAMILY RESIDENCE

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

UPON COMPLETED CONSTRUCTION OF THE BUILDING & PARKING LOT, DISTURBED
VEGETATION WILL BE STABILIZED WITH MULCH MAT, UNTIL THIS AREA
HAS BEEN IRRIGATED, LANDSCAPED AND/OR PLACED WITH SOD.

L. What beautification steps are built into the development?

NEW LANDSCAPE PLANTINGS AND GRASS AREAS ARE PROPOSED
AND MAKE A GREAT IMPROVEMENT TO THE CURRENT STATE OF THE SITE.

M. What alternative plans are offered?

NONE, THE EXISTING BUILDING ON THE SITE HAS BEEN
VACANT FOR SEVERAL YEARS.



Part 4. The Summary

Based on the foregoing Analysis Report, state the net environmental impact on the City of Rochester Hills if the proposed plan is implemented. The summary is intended to briefly set forth a basis for the City of Rochester Hills Planning Commission and the City Council to determine the acceptability of proposed development.

It is suggested that the summary be brief and to the point. Make the comments relative to the initial impression and the lasting effect upon the entire community in relation to at least these points of concern:

1. Ecological effects
2. Residential, commercial or industrial needs
3. Treatment of special features of natural, scenic or historic interest
4. Economic effect
5. Compatibility with neighborhood, City and regional development, and the City's Master Land Use Plan

The Silver Spoon Restaurant is an existing Italian restaurant located in a commercial shopping plaza at 6830 N. Rochester Road. The Silver Spoon is proposing to move its location to a new site located at 6780 Old Orion Court.

The 3.03 acre site has an existing vacant building, gravel parking lot area and two approaches off Old Orion Court. The rear of the site, consisting of @ 1.5 acres, has a wetland and trees which will remain and be preserved. In order to limit environmental and geographic impacts to the site, the proposed building will be constructed over the existing building foundation. The proposed parking lot will be located in the front, open portion of the site and utilize the existing approaches. A small portion of the parking lot, along Maplehill Road, will be located in the area of trees and brush- these trees are proposed to be replaced per City requirements.

There are existing utilities at Old Orion Court right-of-way and proposed connections and uses will be designed to limit impact (underground detention, pre-treatment device, grease trap interceptor). A landscape plan has been designed to meet City requirements and create proper buffer to adjacent sites while blending in with the existing neighborhood areas. Many people, regardless of household location, come to Rochester Hills for dining and entertainment. The proposed restaurant, especially being a fine Italian Dining restaurant, will be an attraction and destination. The proposed use fits the Flex Business Overlay District Zoning and be a great aesthetic improvement to the current vacant building on the site, along with improving the site's assessed value.