

Environmental Impact Statement

The Townhomes on Maplehill

A Proposed 10 Unit Condominium Development
Rochester Hills, MI

Prepared By

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Part I Analysis Report

A. Characteristics of the Land, Water, Plant and Animal Life

1. Location

The parcel is 3.5 acres west of Maplehill Road and north of Cliff View Drive.

2. Current Use

Vacant land

3. Characteristics of the Land

The property slopes from south to north and backs up on the north property line to a wooded wetland preserve. The property has never been developed and is heavily wooded.

4. Soils

The property has approximately one foot of topsoil over a sandy base.

5. Ground Water

Ground water elevations vary with the slope of the land. Borings have not been completed that would establish exact ground water elevations.

6. Watershed and Drainage

Currently the property drains from the west, south, and east boundaries down sharply to the wetland that abuts the north property line. From there water flows north to a regional drain.

7. Flood Plains and Wetlands

A small area of the wetland to the north encroaches on to the property. This wetland has been flagged and verified by the city's wetland consultant. There is no flood plain on the site.

8. Vegetation

The property is heavily wooded with a variety of species. A tree survey has been completed and is shown on sheets C1 and C2.

9. Wildlife

No wildlife has been observed.

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

No

C. Are There Any Man-Made Structures On the Parcel(s)?

No

D. Are There Important Scenic Features?

Yes

E. What Access to the Property is Available at This Time?

Through Maplehill Road with time-limited access from Cliff View Drive

F. What Utilities are Available?

Sanitary sewer and city water

Part II
The Plan: Small Residential

A. Description of the Project

The project consists of 5 duplex structures, 10 units total, that connect to the west end of Maplehill Road. The plan currently calls for emergency access to Cliff View Drive to the south.

Units 1 through 8 are ranches with walk-out basements. They are approximately 1,800 SF per level.

Units 9 and 10 are two stories with approximately 1,800 SF per level plus basements.

Each unit will be customized to fit into its own precise grading and landscaped area of the project.

B. Number of Units by Type

Quantity	Unit Name	Description
4	1s	Side Entry Garage
4	1f	Front Entry Garage
2	2s	Two Story / Side Entry Garage

C. Marketing Format, i.e. Rental, Sale, or Condominium

For sale condominiums

D. Projected Price Range

\$400,000 and up

E. Type of Traffic Generated by the Project

Residential traffic: 2 per unit / 20 total

Part III Impact Factors

A. What Are the Natural and Urban Characteristics of the Plan?

1. Total number of acres of undisturbed land

2.5 Acres

2. Number of acres of wetland or water existing

There are approximately .045 acres of wetland on the sight

3. Number of acres of water to be added

Zero

4. Number of acres of private open space

1 Acre

5. Number of acres of public open space

There is no public open space

6. Extent of off-site drainage

All water is detained on site and discharged to the existing wetland at a controlled rate.

7. List of any Community facilities included in the plan

None

8. How will utilities be provided?

Extended through easements on Cliff View Drive

B. What is the Current Planning Status?

We have been working with the Planning Department for over two years and the final plan is in for review.

C. Projected Timetable for the Proposed Project

Begin in autumn 2015 and complete in the spring of 2017

D. Describe or Map the Plan's Special Adaption to the Geography

Please see sheets C-2 and L-1

E. Relation to Surrounding Developments or Areas

The proposal development abuts Multiple Residential to the south and west, Single Family to the east, and undeveloped land to the north.

F. Does the Project Have a Regional Impact?

No, the project does not have regional impact.

G. Describe Anticipated Adverse Effects During Construction and what Measures Will be Taken to Minimize the Impact

The only anticipated adverse effect will be construction traffic through Maplehill Road and Cliff View Drive. The road system will be built in advance to keep all roads clean and free of mud or debris. Construction traffic will be scheduled so as not to disturb existing residents.

H. List any Possible Pollutants

None are anticipated beyond normal construction exhaust and dust. Erosion controls will be in place throughout construction. Cleaning of streets will be conducted on a periodic basis as needed.

I. What Adverse or Beneficial Changes Must Inevitably Result from the Proposed Development?**1. Physical****a. Air Quality**

This development should have little effect on air quality because electricity or gas will be used for heating and cooling. The small amount of vehicular traffic generated from this project will have virtually no effect.

- b. Water effects (pollution, sedimentation, absorption, flow, flooding)

Storm Water management will control and clean the discharge of storm water to the existing wetland. Sedimentation will be controlled by utilizing soil erosion control measures.

- c. Wildlife habitat, where applicable

The wetland and preserve open area will provide suitable habitat for any wildlife in the area.

- d. Vegetative cover

Tree removal will be limited to right of way and building sites. Replacement landscape will provide extensive vegetation cover after construction as addressed in the landscape plan.

- e. Night light

All site lighting will meet design criteria that minimize or eliminate over-lighting or up-lighting.

2. Social

- a. Visual

The duplex condominiums will be very secluded and will only be seen by the residents in the development.

- b. Traffic

The traffic increase of 10 units to Maplehill Road will have minimal effect on the overall traffic pattern that currently exists.

- c. Modes of transportation (automotive, bicycle, pedestrian, public)

Pedestrian paths will exist within the development and through the open space. Automobile and bicycle traffic will be utilized on the development's main access road.

d. Accessibility of residents to:

i. Recreation

The development is in close proximity to the Paint Creek Trail, Dinosaur Hill nature preserve, Rochester Municipal Park, Great Oaks Country Club, and other local recreational places. Rochester Hills has an extensive network of bike and walking paths that are in close proximity of the project.

ii. Schools and libraries

The schools assigned to the development are Stoney Creek High School, Hart Middle School, and Baldwin Elementary School. These schools are within two miles of the development. The Rochester Public Library is located in the City of Rochester and it services Rochester, Rochester Hills and Oakland Township.

iii. Shopping

The proposed development is less than four miles from major shopping, restaurant, and entertainment areas as well as being in close proximity to downtown Rochester. Residents will have convenient access to community shopping in and around the Rochester / Rochester Hills communities. There are large retail centers with national and regional tenants located in the City of Rochester Hills to the south of town and to the west of town in addition to smaller retail centers within walking distance of the development.

iv. Employment

Numerous employment opportunities exist within close proximity to this project. There is a full range of employment opportunities within the city including industrial, retail, corporate and professional services.

v. Health facilities

The development is in close proximity to Crittenton Hospital and other medical offices in the Rochester / Rochester Hills area.

3. Economic

a. Influence on surrounding land values

The units proposed will be of higher values and cost than the condominiums in Kings Cove and the single-family homes on Maplehill Road. The units will be of comparable value to the Summit Ridge Development and to the single family residences to the north and east of the development.

b. Growth inducement potential

The proposed condominiums provide a wonderful opportunity for residents to live in a beautiful and natural setting while being part of the Rochester / Rochester Hills shopping and business community.

c. Off-site costs of public improvements

There will be no offsite costs for public improvements other than the extension and connection to Maplehill Road & Cliff View Drive.

d. Proposed tax revenues (assessed valuation)

The City will enjoy tax revenue from the 10 units with a projected value of \$400,000 per unit (\$4,000,000 total) versus taxing the existing vacant land value.

e. Availability or provisions for utilities

All utilities are readily available to the site from Cliff View Drive and / or Maplehill Road.

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 Land Use Plan?

This development is in compliance with current RCD zoning. The property is surrounded by wetlands to the north, RM1 multiple-family residential to the south and west, and single-family homes on Maplehill Road to the east. This development does not disrupt any of these existing uses.

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

The proposed landscaping plan replaces as much vegetation as possible. Retaining walls are being utilized to maintain and preserve as many trees as possible.

3. What beautification steps are built into the development?

The development entrance will contain beautiful signage and entry elements along with extensive landscape and retaining walls. The architectural detailing includes natural stone masonry and wood to enhance this pristine setting. The development will maintain as much of the natural setting as possible.

4. What alternative plans are offered?

Originally, a plan was proposed consisting of 16 units – four buildings with four units each. It has since been revised to create the less-dense plan of 10 units that is currently proposed. Due to size configuration and topography, the layout options of the site are limited. The current configuration has resulted in the elimination of the underground storm detention system and a substantial amount of pavement. The final unit layout is also more in sync with the existing topography due to the garages becoming attached to the units versus being located across the street.

Part IV Summary

This project is proposed on an undeveloped 3.5-acre site at the west end of Maplehill Road, a single-family street. The site is heavily wooded, steeply sloped, and abuts a wooded wetland preserve to the north. Great care has been taken to propose structures that do not infringe on the steep slope or wetland components of the site. Further, the clearing of trees will be limited to the road, buildings, and required areas to complete construction. Sanitary sewer and city water abut the site on Cliff View Drive to the south. It has been verified that these utilities are of a size and depth that will properly service the development. It is our goal to maintain as much of the pristine character of this site as possible. We sincerely believe that The Townhomes on Maplehill will provide a wonderful setting to the 10 families who choose to call Rochester Hills their home.