

Environmental Impact Statement

For

Legionaries of Christ - Worship Center

Located in

City of Rochester Hills, Oakland County, Michigan

January 27, 2011

Prepared For:

**City of Rochester Hills
Site Plan Review Submittal**

By:

**Livingston Engineering, L.C.
3300 S. Old U.S. 23
Brighton, Michigan 48114
(810) 225-710**

Please Note: The following information was taken from the Environmental Impact Statement prepared by Carter & Burgess, Inc., dated June 5, 2008 for the Retreat Center and Priest's Residence and updated/modified for the smaller scale of the proposed Worship Center project.

Part 1

Analysis Report

This parcel contains a total of 23.69 acres of land (Tax Id # 70-15-02-200-007,-008), and 20.7 acres of the total acreage will remain undisturbed by this development. Approximately 3% of the total acreage could be classified as being a swampy/wetland type area, and an additional 2% of the site is covered by an existing detention basin. The existing basin and swampy/wetland areas are located near Mead Road in the northern half of the project. A detailed wetland analysis was submitted with the previous Retreat Center and Priest's Residence project plan. The currently proposed Worship Center plan does not have any impact/disturbance into to any adjacent wetlands. The site has a natural topography that slopes from southwest to northeast. The site also has a natural ridge that is located near the south and east property lines, and there are areas where the slopes on the ridge are in excess of 12%. However, the steep slopes will not be located within the area of land disturbance, and a steep slope permit will not be required.

This parcel was originally planned to be a subdivision back in the 1980's, but the platting process was never completed. A portion of the utility infrastructure (adding man made structures and historical value to the parcel) was installed back in the 1980's, but after sitting idle for nearly two decades the utilities have been taken over by the vegetative overgrowth. As a result of the excess idle time for this parcel, there is a substantial amount of vegetative overgrowth (including trees) the vast majority of which will remain undisturbed. A tree survey of the disturbed area has been prepared for this project, and has been included on the plans with this submittal. The existing trees, water features, and natural topography of the site may be considered scenic features of the parcel. Wild life may be present as a result of the vegetative overgrowth and water sources located on this parcel.

The soil borings report indicates a medium-coarse sand layer over a silt/clay layer. Public water main for the sole purpose of fire protection will be extended from the adjacent subdivision located to the southwest. Domestic water will be supplied from the proposed on-site well. An on-site septic system/field will be used for domestic sanitary sewage from the building. The public storm sewer may be accessed from Mead Road along with the other franchise utilities. The parcel will be accessed by a drive extended from Mead Road.

Part 2

The Plan – Worship Center

The proposed building will serve as a worship center for priests and parishioners and will have a maximum occupancy of 152 people. The building is to be considered private, and as a result the concepts of marketing format and projected selling price are not applicable. The additional traffic generated by this development should be considered a minimal increase and will likely be off-peak to the overall demands of Mead Road.

Part 3

Impact Factors

The total site acreage is 23.69 acres, and 20.7 acres of the total acreage will remain undisturbed by this development. A total of 1.52 acres of the total acreage could be classified as swampy/wetland type areas, and there is an existing detention basin that consists of 0.49 acres. The majority of the site will be private with the exception of the areas set aside for public and franchise utilities.

The majority of the storm water runoff generated from this project will drain to a proposed infiltration basin that serves as a recharging mechanism for the existing wetlands.

The public water main will be accessed through the adjacent subdivision to the southwest, and the remaining franchise utilities are to be accessed from Mead Road. The water main extension will be used for fire protection purposes only, as agreed to with the City Engineering Department. Domestic water service will be provided by an on-site well.

This project is currently being submitted for Site Plan Review of the City of Rochester Hills review process. The project has been budgeted to be constructed in the 2011 construction season.

According to our observations, the general theme around this area of the City is a blend of dense woods and open space. This theme can be seen in the adjacent subdivision located to the southwest of this parcel, and in the adjacent parcel located to the east. The objective of this project is to adhere to the above referenced geographic theme, and create a sanctuary type environment for visitors and existing wildlife.

There should be very little adverse affects on the physical environment by the construction of this project. The air quality, noise, and night light generated by this project should not have any adverse affects on the surrounding parcels. The overall drainage impact of the site will be minimal by the installation of a storm water infiltration system. Any sediment generated by the storm water runoff will be directed to the infiltration basin, and the basin will serve as an area for absorption of the storm water runoff into the surrounding soils. The vegetative

growth that is currently located on the site will be slightly reduced, and complimented with the installation of additional landscaping in accordance with the City code.

The social affects of this development should also have an incremental effect on the adjacent parcels. The visual esthetics of the site could be considered simple and in correlation with adjacent parcels. The Mead Road entrance/exit will adequately service this parcels minimal traffic demands, and provide as a sufficient means for accessing local business.

The economical effects created by the construction of this project on vacant land should not have an adverse impact on the land values of the surrounding properties. It should be noted that this parcel currently is subject to rowdiness, vandalism, and trash dumping. The development of this parcel should have a positive influence on the value of adjacent properties, as it would eliminate an attractive nuisance. This site has sufficient acreage available if a future expansion was to be considered. Off-site areas requiring public improvements have not been budgeted for this project at this time. The property owners (Legionaries of Christ) have purchased an easement from ECRO to gain access to the public water main and sanitary sewer located in the adjacent subdivision to the southwest of this parcel. The property owner's are currently in the process of formally being granted permission to cross the existing Consumer's Power easement. The public storm sewer located in the Mead Road right-of-way has been deemed sufficient for this parcel, and the remaining utilities (gas, electric, and telephone) may also be accessed from Mead Road to service this development.

The landscaping/buffer requirements associated with this site have been integrated into the project design were feasible. A waiver of required plantings around the entire perimeter of the property is being sought due to the existing vegetation.

The installation of this project will require a small portion of the existing overgrowth (including trees, shrubs, and bushes) to be removed and contained, After the removals have been completed, additional landscaping will be installed per the associated landscape plan. The above referenced would also be considered our intended beautification steps planned for this development.

Based on multiple plan evaluations, the current layout is considered to be the optimum layout that creates an environment that is desired for the surrounding community (adjacent neighbors) and visitors to the site.

Part 4

Summary

This project just as any other construction project will be initially viewed as a nuisance to the residents located within the immediate area of the project. However, once the construction activities have been completed this project will blend in with its surround environment and over time it will become overlooked, In addition, the development of this parcel would eliminate an attractive nuisance from the area, and possibly create some positive energy within the immediate neighborhood.

This project will be utilized essentially for Legionaries of Christ and their parishioners. The result of this project will not increase nor decrease the City of Rochester Hill's demand for residential facilities. Commercial and Industrial needs are not applicable to this type of project,

This project has taken advantage of all of the possible site features that exist on this property in order to create a sanctuary type environment for the worship center visitors and existing wildlife. The existing site features include trees, natural ridges, preserved wetlands and overall revitalized vegetative ecological system. The proposed worship center does not have any impact/disturbance into to any adjacent wetlands.

The economical value of this parcel will increase once the installation of the site infrastructure and the construction of the proposed buildings has been completed.

The general theme around this area of the City is a blend of dense woods and open space. This theme can be seen in the adjacent subdivision located to the southwest of this parcel, arid in the adjacent parcel located to the east. The objective of this project is to adhere to the above referenced geographic theme, and create a sanctuary type environment for the worship center visitors and existing wildlife. This project has addressed and satisfied all of the requirements of the current zoning, and as a result should be considered to be par with the Master Plan.