

ENVIRONMENTAL IMPACT STATEMENT

The Winchester District
Southwest Corner Rochester Road and
Avon Road
Rochester Hills, Michigan

Rochester KM Partners LLC
c/o First Holding Management Company
6960 Orchard Lake Road, Suite 300
West Bloomfield, MI 48322

September 22, 2017
PEA Project No. 2016-367



Civil Engineers | Land Surveyors | Landscape Architects

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**AVON AND ROCHESTER AT ROCHESTER HILLS
ENVIRONMENTAL IMPACT STATEMENT**

INTRODUCTION

The subject site is located on the west-side of Rochester Road and south of Avon Road. It is a 12.982 acre site. The site is currently zoned B-3, Shopping Center Business and FB-3, Flex Business Overlay. The Future Land Use Map categorizes the parcel as Flexible Business Overlay Use 3. The site currently contains a 116,000 square foot retail building, a 2,000 square foot Burger King restaurant and parking. The Applicant intends to develop and improve the Site as shown on the attached preliminary site plan (Exhibit A) and elevation drawings (Exhibit B).



**PART 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 land is currently developed,

Comment on the suitability of the soils for the intended use. Describe the vegetation giving specific locations of specimens of six (6) inch diameter or greater, or areas of unusual interest on parcels of five (5) acres or more. Describe the ground water supply and proposed use. Give the location and extent of wetlands and floodplain. Identify watersheds and drainage patterns.

According to the soils map for Oakland County, the existing soils are suitable for development and have supported urban development for many years. See Exhibit C, Wetland Map¹ The ground water level is unknown at this time but the proposed use will not require use of ground water resources. The Site does not contain any existing floodplain or wetlands. The Site is located within the Clinton River Watershed.

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

The Site is not shown on the City's historic district map.

C. Are there any man-made structures on the parcels?

Yes

D. Are there important scenic features?

No

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

The Site currently has access to Rochester Road, Avon Road and the shopping center to the south.

F. What utilities are available?

The Site has access to and is served by all necessary utilities.

¹The soils and watershed map data is from the City of Rochester Hills Map System and geospatial Library.

PART II
THE PLAN-COMMERCIAL
(Five (5) acres or more only)

A. DESCRIPTION OF PROJECT

1. Number of employees by establishment and shift, unless leased.

Tenant	Response
Aldi	Overall approximately 25 people on schedule. Typically 3-4 people max per shift.
Vacant	
ABC Warehouse	6-12 employees at any given time, depending on day and time of year. Typical: 10am – 9pm: 8 employees (Monday-Friday) 10-12 Employees (Saturday and Sunday)
Art Van	35 employees working various hours

2. Operating hours.

Tenant	Response
Aldi	9am to 8pm Monday through Sunday (7 days)
Vacant	
ABC Warehouse	Monday-Friday: 10am-9pm; Saturday: 10am-7pm; Sunday: Noon-5pm
Art Van	Monday: 10am – 9pm Tuesday: 10am – 9pm Wednesday: 10am – 10pm Thursday: 10am – 10pm Friday: 10am – 9pm Saturday: 9am – 9pm Sunday: 11am – 9pm

3. Types of traffic generated by the project.

Tenant	Response
Aldi	Not available
Vacant	
ABC Warehouse	Retail customers
Art Van	Art Van Furniture’s advertising schedule drives many people to shop at our locations. Often you will find families shopping for furniture together. With the wide selection and prices/styles to fit any budget, you will see all types of traffic.

B. Trade Area Definition

1. Delineation of the trade area.

Tenant	Response
Aldi	The Rochester Hills area (approximately 2-3+ mile radius)
Vacant	
ABC Warehouse	5-7 mile radius of location
Art Van	7 mile trade area

2. Competing establishments in the trade area (document sources.)

Tenant	Response
Aldi	Kroger, Meijer, Fresh Thyme, Spartan.
Vacant	
ABC Warehouse	Best Buy
Art Van	Art Van PureSleep –Rochester (1856 S. Rochester Rd, Rochester Hills, MI 48307) At Home Furniture (434 S. Main Street, Rochester, MI 48307) Famous Furniture (1316 S. Rochester Rd, Rochester Hills, MI 48307) Pier 1 Imports (1336 S. Rochester Road, Rochester Hills, MI 48307) Pottery Barn (268 Adams Road, Rochester Hills, MI 48309) Sleep Number (130 Adams Road, Rochester Hills, MI 48309)

3. Vacant resources and failures during the past year.

Tenant	Response
Aldi	None
Vacant	
ABC Warehouse	None
Art Van	None

**PART III IMPACT
FACTORS**

A. What are the natural and urban characteristics of the plan?

1. Total number of acres of undisturbed land.
0.00
2. Number of acres of wetland or water existing.
0.00
3. Number of acres of water to be added.
0
4. Number of acres of private open space.
2.55 Acres
5. Number of acres of public open space.
0.00 Acres public open space
6. Extent of off-site drainage.
There is no off-site drainage.
7. List of any community facilities included in plan.

Bike Path in Rochester Road and Avon Road right-of-way and sidewalks within the site.

8. How will utilities be provided?

Storm, Sanitary and Water Main will be provided by the existing system located in the adjacent roads (Rochester) and the existing site.

B. What is the current planning status?

The Applicant has requested preliminary site plan approval with this application.

C. Projected timetable for the proposed project.

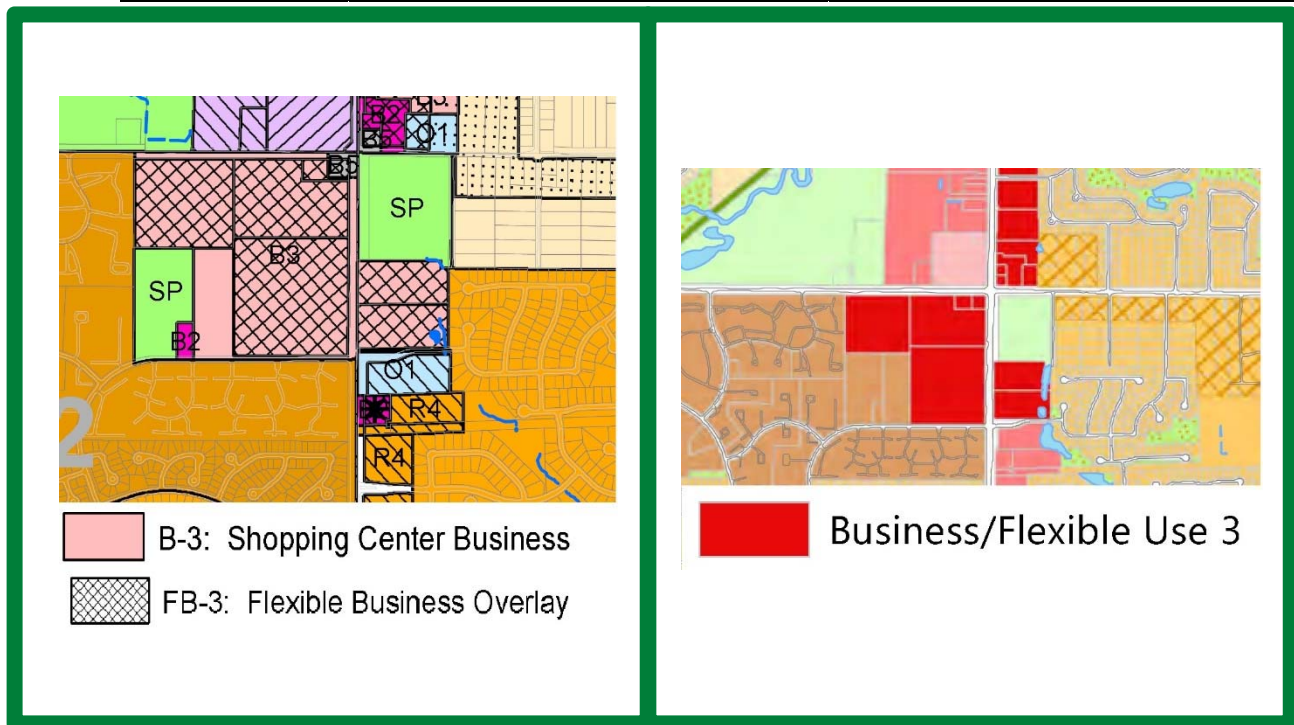
The timetable depends on the result of the site plan request. We would seek entitlement during 4th quarter 2017, final plan approvals during 1st quarter of 2018, and starting construction March/April 2018.

D. Describe or map the plan's special adaptation to the geography.

N/A

E. Relation to surrounding development or areas.

Location	Existing Zoning	Future Land Use Map
Site	B-3, Shopping Center Business	Flex Business Overlay, FB-3
South of Site	B-3, Shopping Center Business	Flex Business Overlay, FB-3
East of Site	Special Purpose Zoning	Special Purpose Zoning
North of Site	Rec-M, Regional Employment Center	Flex Business Overlay, FB-1 and FB-2
West of Site	B-3, Shopping Center Business	Flex Business Overlay, FB-3



Existing Zoning Map

Future Land Use Map

As the maps and table illustrate, the site has not only a proper but also optimal relationship to existing and planned uses of the Site and the surrounding area. The purpose of Business Flexible 3 uses in part is to provide a transition between residential land use categories and the more intense Business/Flexible Use 3 areas. The “Business/Flexible Use 3 land-use category intended to be the most intense business use area in the city.” The use of the subject Site would complement the Master Plan design. 6

F. Has the project regional impact? Of what extent and nature?

There is no regional impact.

G. Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact.

There are no effects anticipated that would be more adverse than the normally anticipated effects of a construction project. The Applicant will of course adhere to all applicable regulations and requirements during the construction phase including any measures designed to minimize any adverse effects from the customary construction activities.

H. List any possible pollutants.

None are anticipated from the development of the Site.

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

Overall, no adverse physical, social or economic changes should result or are inevitable to result from the proposed development. The development of the Site should encourage and result in beneficial changes to the physical, social and economic environment.

1. Physical.

a. Air Quality

No adverse effects are anticipated from the development of the Site.

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

A storm water system conveyance, treatment and storage system is and will be designed so there are no adverse effects are anticipated from the development of the Site.

c. Wildlife habitat, where applicable. N/A

d. Vegetative cover.

There will be an increase in vegetative cover. The development vegetative cover will be of high –quality with many more shrubs and trees on the property.

e. Noise. N/A

f. Night-light. N/A

2. Social.

a. Visual.

The development of the site will improve the visual environment. See Exhibit B, Conceptual Elevations.

b. Traffic.

While the project is adding, some retail space, we feel that the small traffic increase will not substantially change the traffic dynamics in the area.

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

The Site's proximity to residential neighborhoods, its plan to offer neighborhood convenience and the presence of the Pedestrian/Bicycle path along Rochester Road and Avon Road border of the Site will promote the use of non-motorized transportation to access the Site from adjacent and nearby residential neighborhoods.

d. Accessibility of residents to:

- (1) Recreation
- (2) Schools, libraries
- (3) Shopping
- (4) Employment
- (5) Health facilities.

According to the Future Land Use Map, the City envisions the Site as providing convenience and community health facilities.

3. Economic.

The Winchester District will provide positive economic impact to the City of Rochester Hills by adding not only tax dollars to the local economy from the improved and new business entities, but also bringing residents and their families to the City to participate in the retail development.

a. Influence on surrounding land values.

There should be a positive effect on surrounding values considering the proposed site and architectural design.

b. Growth inducement potential.

The new business will bring new employment opportunities. The new development should also spur future developments on the remaining parcels in the area as Rochester Road is a coveted traffic way for residential, retail, hospitality, and other business uses.

- c. Off-site costs of public improvements.

There should be no need for offsite public improvements. The development, however, will provide public improvements to the roadway system through new roads.

- d. Proposed tax revenues (assessed valuation).

The development will increase tax revenues from the Site.

- e. Availability or provisions for utilities.

All utilities are available

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?

The development will not disrupt existing or future uses. The development is harmonious with the existing and planned land use patterns in the area. Please see answer E above.

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

The development will have an intense landscape plan which will meet the rigorous City of Rochester Hills standards.

3. What beautification steps are built into the development?

Please see attached conceptual elevations. Exhibit B

4. What alternative plans are offered? N/A

PART IV SUMMARY

A. Introduction and Background

The Applicant intends to redevelop and improve the Site as shown on the attached conceptual site plan (Exhibit A), and elevation drawings (Exhibit B).

The proposed development furthers many of the City's goals, visions and policies:

- *The proposed re-development will advance the City's vision for a new updated well planned retail area and that is within the most intense business use area of the City.*
- *The development will encourage the use of non-motorized transportation because of the Site's proximity to the residential population that it is intended to serve and the availability of pedestrian/bicycle paths on Rochester Road and surrounding neighborhoods.*
- *The development also serves the City by implementing the future land use plan for the west side of Rochester Road and south side of Avon Road.*

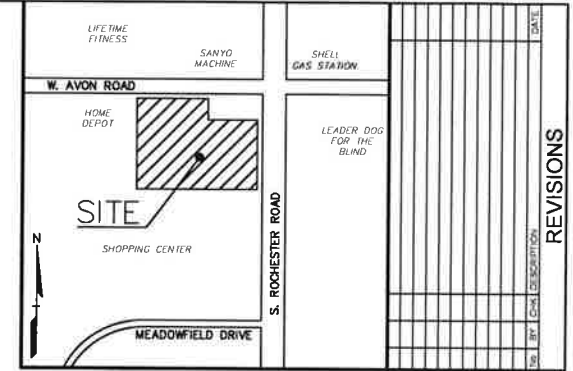
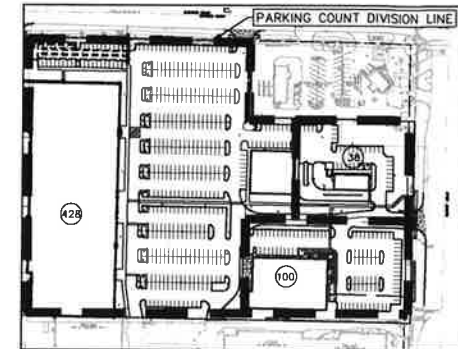
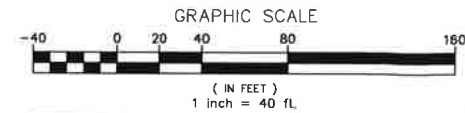
CONCLUSION

The analysis of the environmental impact of the proposed development leads to the inevitable conclusion that the net effect of the proposed development will enhance rather than harm the environment. The development of the subject Site will have a beneficial environmental effect in the immediate area, surrounding environs and the City as a whole. The proposed site improvements and construction of a new building will enhance aesthetic values and other site enhancements will add more quality green space than now exists on the Site. The development will increase tax revenues and meet residents' needs for quality retail alternatives. The location's adjacency to residential neighborhoods and pedestrian/bicycle paths accommodates non-motorized transportation which can reduce overall automobile trips. The development also serves the City by implementing the future land use for the west side of Rochester Road north of Hamlin Road. .

Exhibit A
Preliminary Site Plan

W. AVON ROAD
(60' 1/2 WIDTH)

WEST AVON ROAD
(120' PLANNED ROW)



- LEGEND**
- IRON FOUND
 - ⊗ IRON SET
 - ⊕ MAIL FOUND
 - ⊖ MAIL & CAP SET
 - ⊙ BRASS PILE SET
 - ⊗ MONUMENT FOUND
 - ⊕ MONUMENT SET
 - ⊙ SEC. CORNER FOUND
 - ⊗ RECORDED
 - ⊕ MEASURED
 - ⊖ CALCULATED
- EXISTING**
- ELEC. POND OR CABLE TV OR LINE, POLE & CRY WIRE
 - UNDERGROUND CABLE TO CITY HYDRANT
 - TELEPHONE U.S. CABLE, FIBER OPTIC & MANHOLE
 - ELECTRIC U.S. CABLE, MANHOLE, METER & MANHOLE
 - GAS MAIN, VALVE & GAS LINE MARKER
 - WASTEWATER, SEWER, GATE VALVE, TAPPING SLICE & VALVE
 - SANITARY SEWER, CLEANOUT & MANHOLE
 - STORM SEWER, CLEANOUT & MANHOLE
 - CROSSLANE PEDESTAL
 - ROOF DRAIN
 - DOWNSPUT
 - COMBINED SEWER & MANHOLE
 - CURB, SQUARE, ROUND & RECT. CATCH BASIN
 - POLE INDICATOR VALVE
 - WATER VALVE, BOLL/WYANT VALVE, BOLL, SERVICE OUTLET
 - MANHOLE, TRANSFORMER, IRRIGATION CONTROL VALVE
 - UNIDENTIFIED STRUCTURE
- PROPOSED**
- ⊙ SLOPE
 - SPOT ELEVATION
 - EDGE OF PAVEMENT
 - CURB
 - CENTRAL LINE
 - TREE
 - SHARED DRIVE
 - TREE LINE
 - TREE TAG
 - STREET LIGHT
 - SOIL BORING
 - CONCRETE
 - ASPHALT
 - GRAVEL
 - GRADE SHOULDER

CAUTION!
THE SHOWN AND NOT SHOWN OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE NOT GUARANTEED. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

REFERENCE DRAWINGS

- LOAD PLAN FEMA FORM 38-2000-2001, DATED SEPTEMBER 26, 2009
- TRA SURVEY PEA JOB NO 2001-186, DWG NO M-1, DATED 07-13-01
- CITY OF ROCHESTER PROJECT NO 1837750, DATED 08-03-15

SITE DATA TABLE:

SITE AREA: 12.982 ACRES

ZONING: B3 SHOPPING CENTER BUSINESS
PB-3 OVERLAY DISTRICT

BUILDING INFORMATION:

MAXIMUM ALLOWABLE BUILDING HEIGHT = 60 FEET (4 STORIES)

BUILDING FOOTPRINT AREA = 145,155 SQ.FT.

BUILDING LOT COVERAGE = 25.7%

SETBACK REQUIREMENTS:

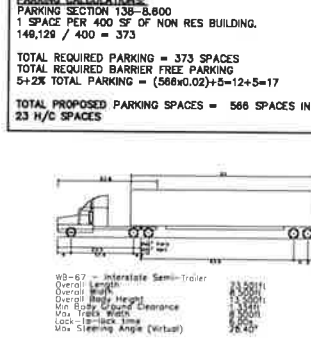
ARTERIAL STREET

FRONTAGE IN BUILT-TO AREA	MIN	MAX	MINIMUM BUILDING PERMITTED
15'	25'	40'	
OPTIONAL	70'	NONE	

PARKING CALCULATIONS:

PARKING SECTION 13B-8.600
1 SPACE PER 400 SQ' OF NON RES BUILDING.
149,128 / 400 = 373

TOTAL REQUIRED PARKING = 373 SPACES
TOTAL REQUIRED BARRIER FREE PARKING = 12+24+5=17
TOTAL PROPOSED PARKING SPACES = 566 SPACES INCLUDING 23 H/C SPACES



WB-67 Interstate Semi-Trailer

Overall Length: 132'-0"

Overall Width: 10'-0"

Clearance: 13'-6"

Loc: 13'-6"

Use: Steep Angle (Virtual)

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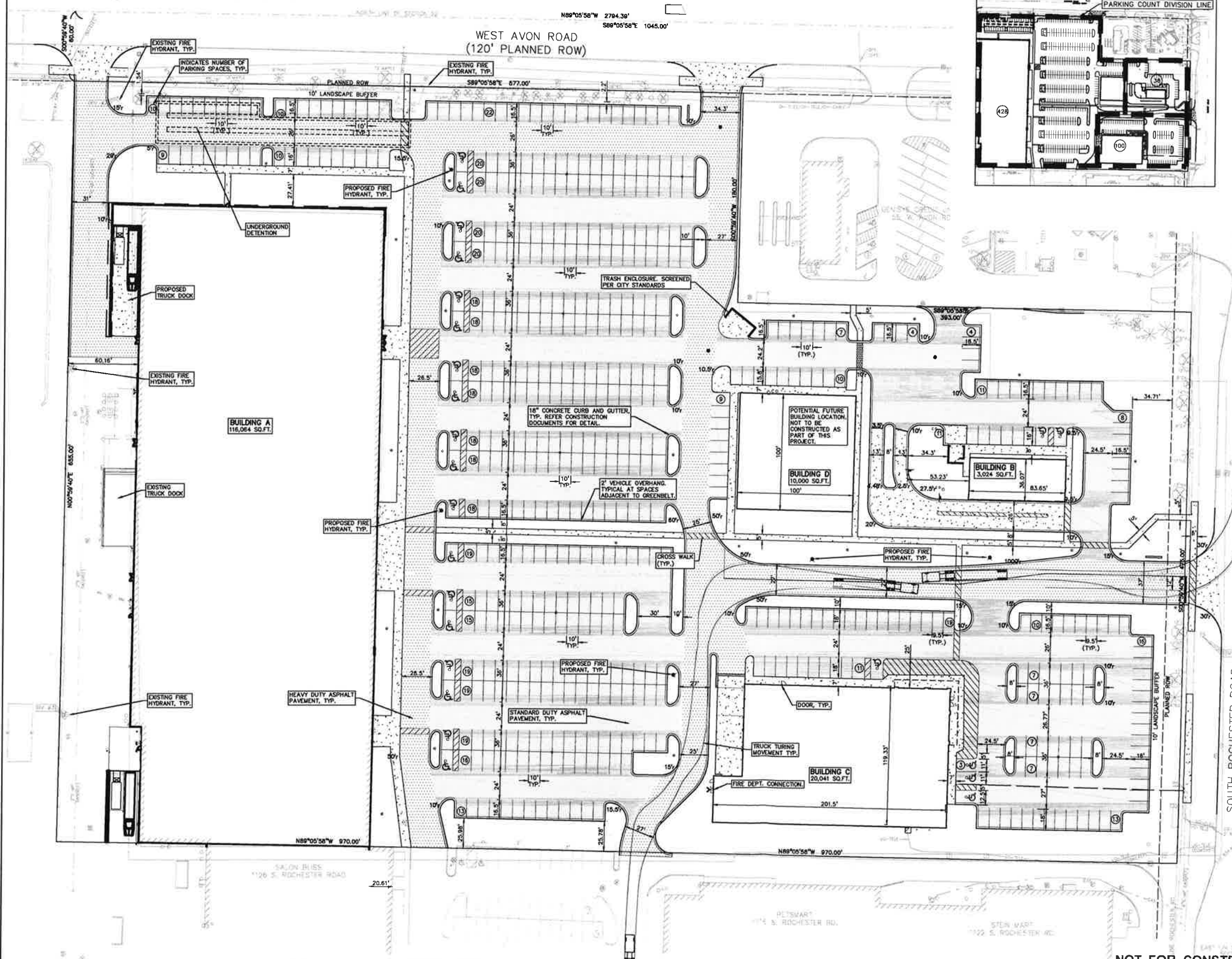
FIRST HOLDING MANAGEMENT
6860 ORCHARD LAKE ROAD
WEST BLOOMFIELD, MICHIGAN 48322

PRELIMINARY DIMENSION PLAN
WINCHESTER DISTRICT
PART OF THE NORTHEAST 1/4 OF SECTION 22, T3N, R11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES	ESS	DN	ESS	SUR	PEA	DNH

ORIGINAL ISSUE DATE: AUGUST 22, 2017
PEA JOB NO. 2016-367
SCALE:
DRAWING NUMBER: C-2.0

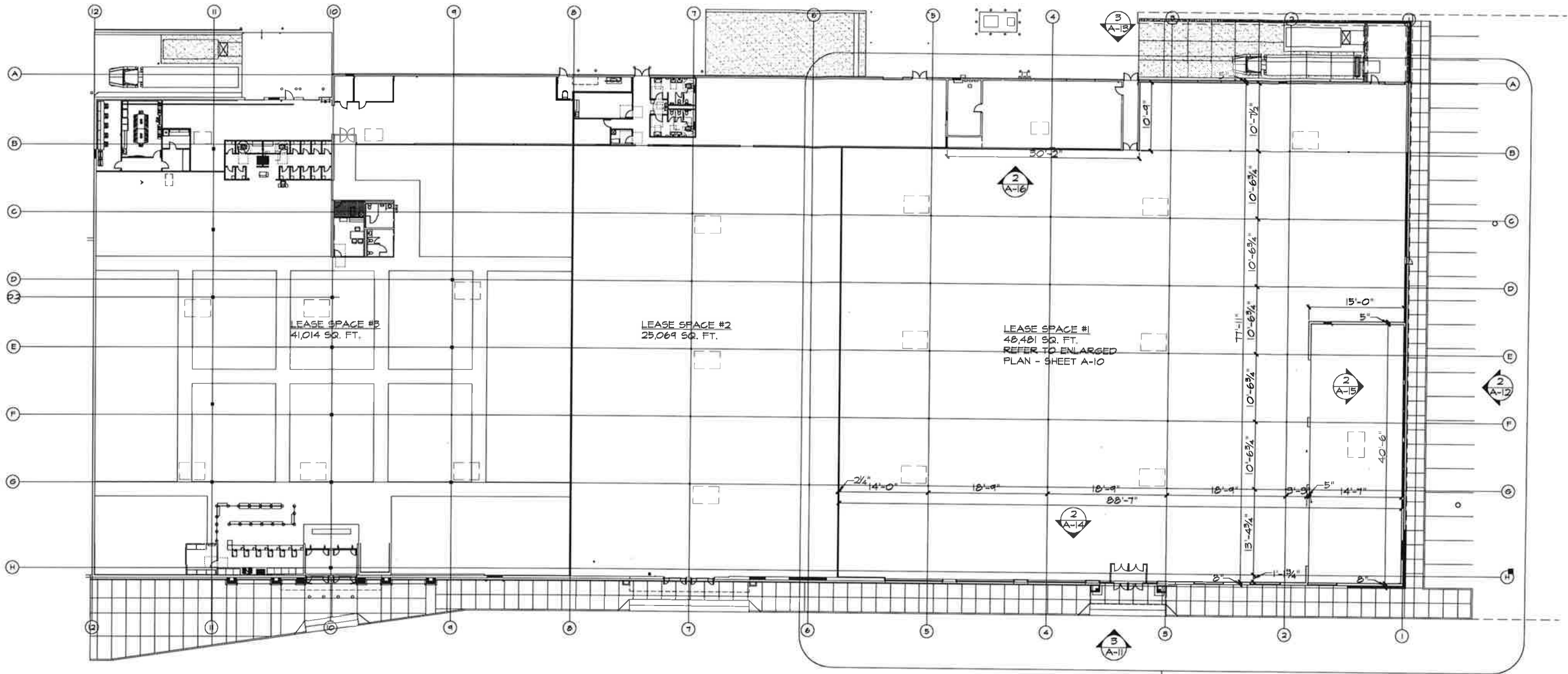
NOT FOR CONSTRUCTION



REVISIONS

NO.	DATE	DESCRIPTION

Exhibit B
Building Elevations




OVERALL FLOOR PLAN
 NOT TO SCALE

JML DESIGN GROUP, L.T.D. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY, MICHIGAN 49684

scale: AS NOTED
 architect: CF CAMPBELL
 phone: (231) 947-9019
 fax: (231) 947-8738
 draw: MAK

revision: 12/19/16 ISSUED FOR PERMITS/PRICING
 location: ROCHESTER HILLS, MI
 client: FIRST HOLDING MGMT. CO.

sheet title: OVERALL FLOOR PLAN
 project name: LEASE SPACE #1

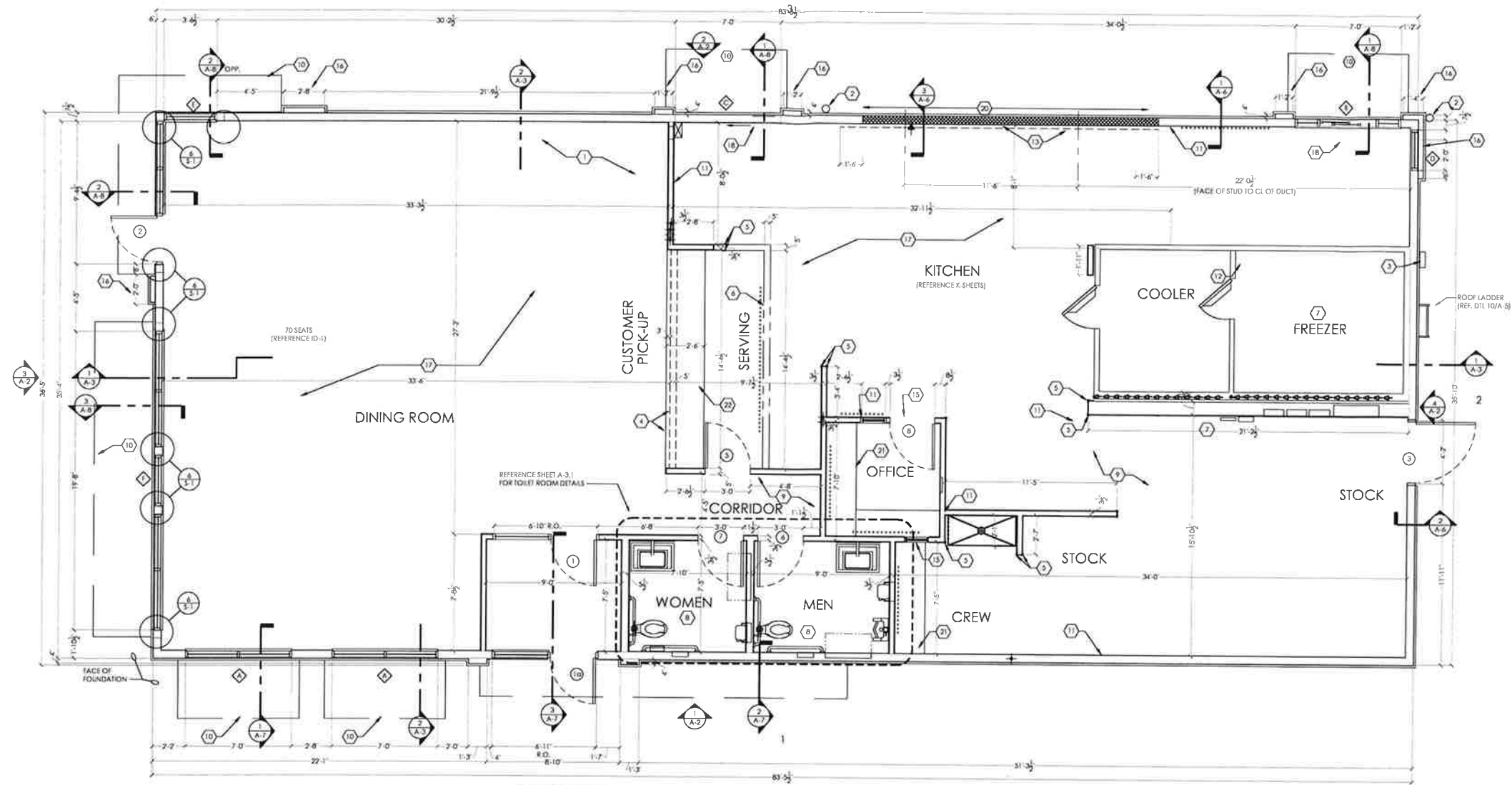
sheet title: OVERALL FLOOR PLAN
 project name: LEASE SPACE #1

sheet title: OVERALL FLOOR PLAN
 project name: LEASE SPACE #1

date: 12/19/16
 sheet: A-3







FLOOR PLAN
SCALE: 1/4" = 1'-0"
BUILDING AREA = 2,866 SQ. FT.

GENERAL NOTES:

- A. EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO FINISH.
- B. OVERALL DIMENSIONS TO EXTERIOR WALLS ARE THE SAME AS TO THE OUTSIDE FACE OF FOUNDATION WALL BELOW.
- C. ALL ANGLED WALLS ARE AT 90° UNLESS NOTED OTHERWISE.
- D. FIRE EXTINGUISHER, SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- E. ELEVATION OF DRIVE-THROUGH LANE 2' (MAXIMUM) BELOW FINISH FLOOR ELEVATION. DRIVE-THROUGH LANE AT SAME ELEVATION AS FINISH FLOOR IS PREFERRED. REFERENCE DETAIL #5, SHEET A-1.1.

KEYED NOTES:

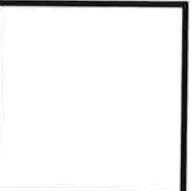
1. SELF-SERVE DRINKS AND CONDIMENT STAND. REFER TO SHEET EQ-1.
2. STEEL BOLLARD - REFER TO SHEET S-1.
3. ELECTRIC SERVICE. REFER TO ELECTRICAL DRAWINGS.
4. SERVICE COUNTER PARTITION BY G.C.; REFER TO DETAILS ON SHEET E-4 FOR ADDITIONAL INFORMATION. COORDINATE COUNTER TOP/FINISHES INSTALLATION RESPONSIBILITIES WITH THE DECOR SUPPLIER. MAXIMUM COUNTER HEIGHT = 34" A.F.F.
5. PVC CORNER GUARDS U/O N. REFER TO DETAIL #4, SHEET A-1.1.
6. MENU BOARD BULKHEAD ABOVE. REFER TO DETAIL 1, SHEET A-4.
7. INTERIOR WALK-IN BOX WITH FLOOR ON CONCRETE SLAB. VERIFY SIZE WITH MANUFACTURER.
8. PROVIDE ADDITIONAL BLOCKING IN WALLS BEHIND URINAL SCREEN AND BEHIND PLUMBING FIXTURES FOR SUPPORT OF WATER LINES (TYPICAL).
9. ALL WALLS AT EXPOSED TRUSSES TO BE FRAMED AND FINISHED TO THE ROOF DECK.
10. LINE OF AWNING/CANOPY ABOVE.
11. SUBSTRATE PANELS:
KITCHEN - CREW - RESTROOMS
3/8" USG "DUROCK" PANELS AT FINISH FLOOR TO 24" A.F.F.
3/8" WATER RESISTANT GYPSUM BOARD FROM 24" A.F.F. TO 4" ABOVE FINISHED CEILING.
PROVIDE ALTERNATE BID OF 5/8" USG "FIBEROCK" PANELS IN LIEU OF DUROCK.
DINING ROOM - CORRIDOR
3/8" TYPE USG "SHEIROCK" TYPE "X" GYPSUM WALL BOARD.
FINISH: CORONADO PAINT - LIGHT ORANGE PEEL APPLIED WITH CORONADO AIR ASSIST TIP (Z-122KD) OR EQUAL.
12. ELECTRICAL PANELS
OPTION #1:
RECESS ELECTRICAL CONDUCTOR PANEL AND PANELS "A", "B" AND "M" IN FURRED OUT WALL ADJACENT TO EXTERIOR FRAMING. G.C. TO VERIFY PANEL SIZES PRIOR TO FURR-OUT TO INSURE ADEQUATE SPACE.
OPTION #2:
HILL PHOENIX INTEGRATED WALL UNIT INCLUDES PANELS "A", "B", "M" AND MASTER CONTACTOR PANEL IN ONE CABINET. UNIT TO BE SURFACE MOUNTED ON A 4" HIGH CONCRETE CURB. REFERENCE SHEET E-5 FOR ADDITIONAL INFORMATION.
13. STAINLESS STEEL PANELS BELOW AND 18" WIDE AT EACH SIDE OF HOOD SUPPLIED BY HOOD MANUFACTURER AND INSTALLED BY G.C.
14. CAN WASH - DUROCK SUBSTRATE ON ALL THREE SIDES. FLOOR TO CEILING.
15. OFFICE WINDOW - REFERENCE SHEET A-10.
16. 4" DEEP FURR-OUT ELEMENT (FINISH WIDTH SHOWN) AT TOWER. REFER TO WALL SECTIONS. PROVIDE 1/2" DEEP CONCRETE CURB (4" A.F.F.) AND FRAMING AS REQUIRED FOR FINISH DIMENSION REQUIREMENTS.
17. TILE FLOOR (REFERENCE SPECIFICATIONS ON ID SHEETS).
18. DRIVE-THROUGH SLIDING WINDOW.
19. +++++ INDICATES 5/8" PLYWOOD BACKING ON WALLS FOR EQUIPMENT AS INDICATED ON PLAN OR SHELF SUPPORT FROM 48" A.F.F. TO 96" A.F.F., BEHIND 3-COMPARTMENT SINK AND PREP SINK AND DIN BULKHEAD AT MENU BOARD WALL FROM 6'-8" A.F.F. TO BOTTOM OF ROOF TRUSSES.
20. COUNTER TOP - REFERENCE DETAIL #6, A-1.1.
21. USG 5/8" DUROCK (BOTH SIDES) ON 3-5/8", 18 GAUGE CEE STUD FRAMING AT 16" O.C. BEHIND HOOD. WALL TO EXTEND 18" BEYOND EACH END OF HOOD.
22. COUNTER TOP EQUIPMENT SHELD/SNEEZE GUARD BY DECOR SUPPLIER.
23. PROVIDE 10'X10' FINISHED OPENING THROUGH WALL CENTERED AT 1'-11" A.F.F. FOR ROUTING OF UTILITIES.

Drawn By:	TC
Checked:	SS
Scale:	AS NOTED
Date:	7/5/2017

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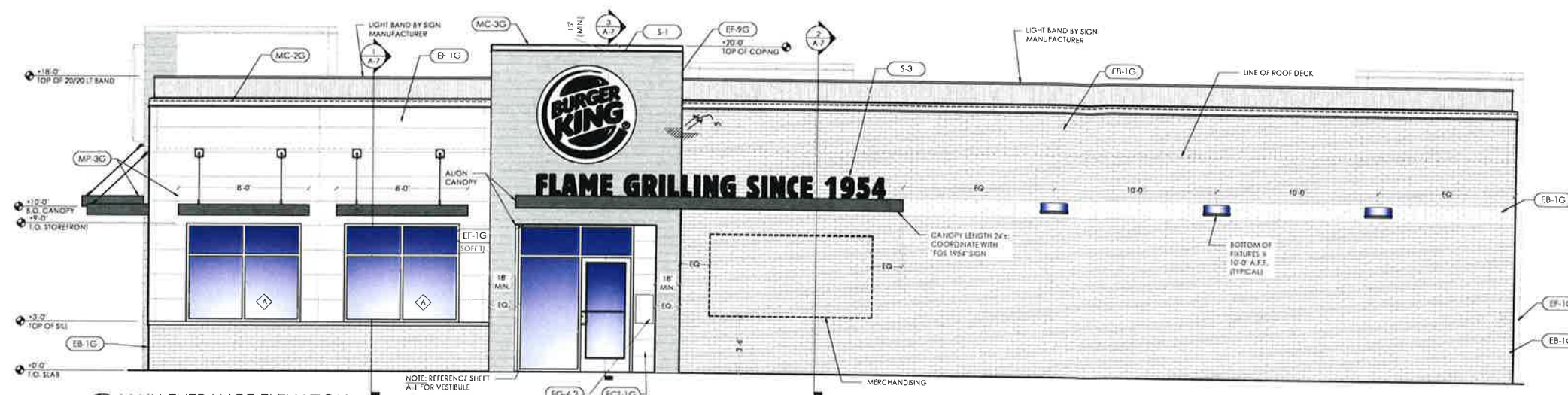


TECHNICAL GROUP, INC.
3771 Kellen
Farmington Hills, MI 48331
(248) 426-8000
FAX (248) 426-7004



PROJECT 1106 S ROCHESTER RD ROCHESTER HILLS, MI 48067	SHEET TITLE FLOOR PLAN
JOB # TG-17468	
SHEET A-1	

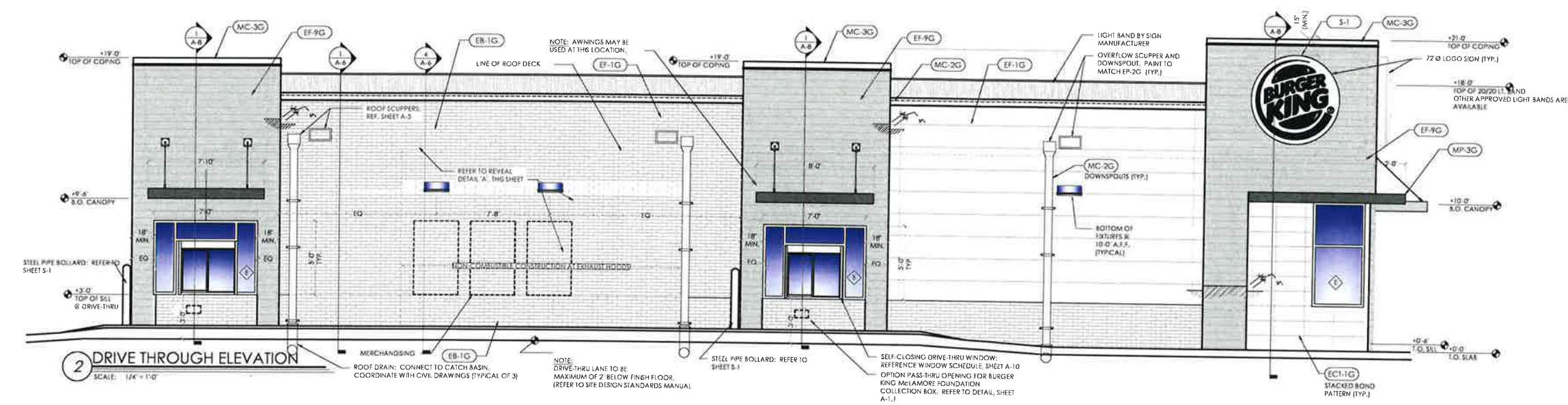
DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.



1 MAIN ENTRANCE ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
[EF-9G] - INSTALL PER MANUFACTURER'S SPECIFICATIONS. VERTICAL SEAMS SHALL BE MINIMIZED. ALL SPANS OF 10 OR MORE SHALL HAVE VERTICAL CAULKED SEAMS ALIGNED IN THE CENTER OF THE ARCHICOR.

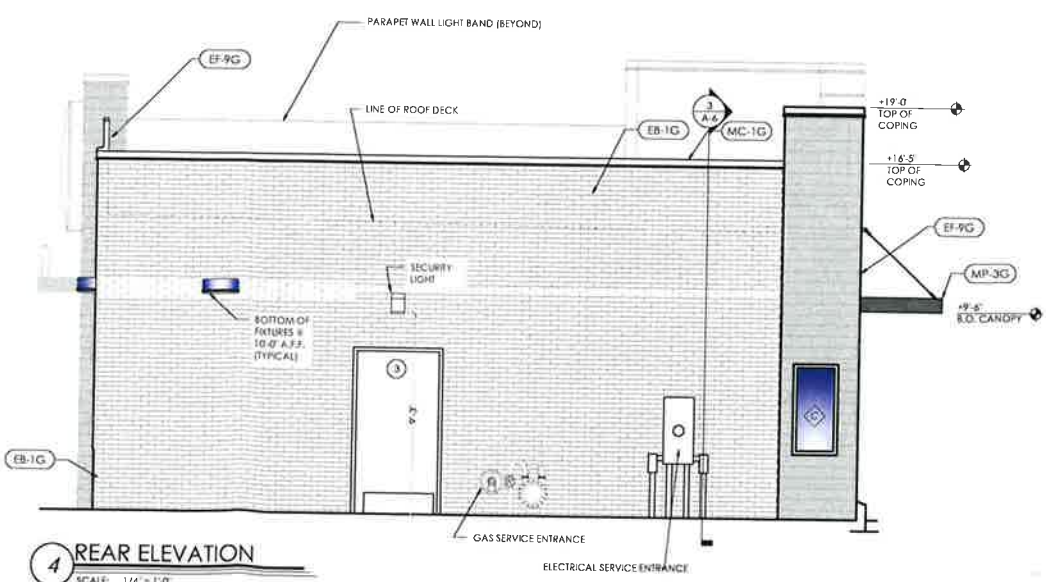
No.	Date	By	Notes
1	7/21/17	IC	FOR SUBMITTAL TO CITY
Drawn By: IC			
Checked: SB			
Scale: AS NOTED			
Date: 7/5/2017			



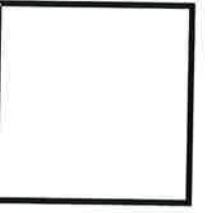
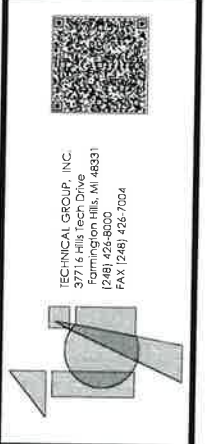
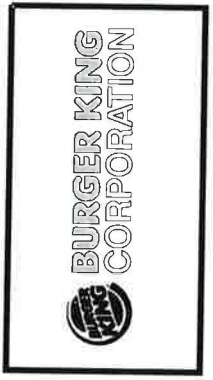
2 DRIVE THROUGH ELEVATION
SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



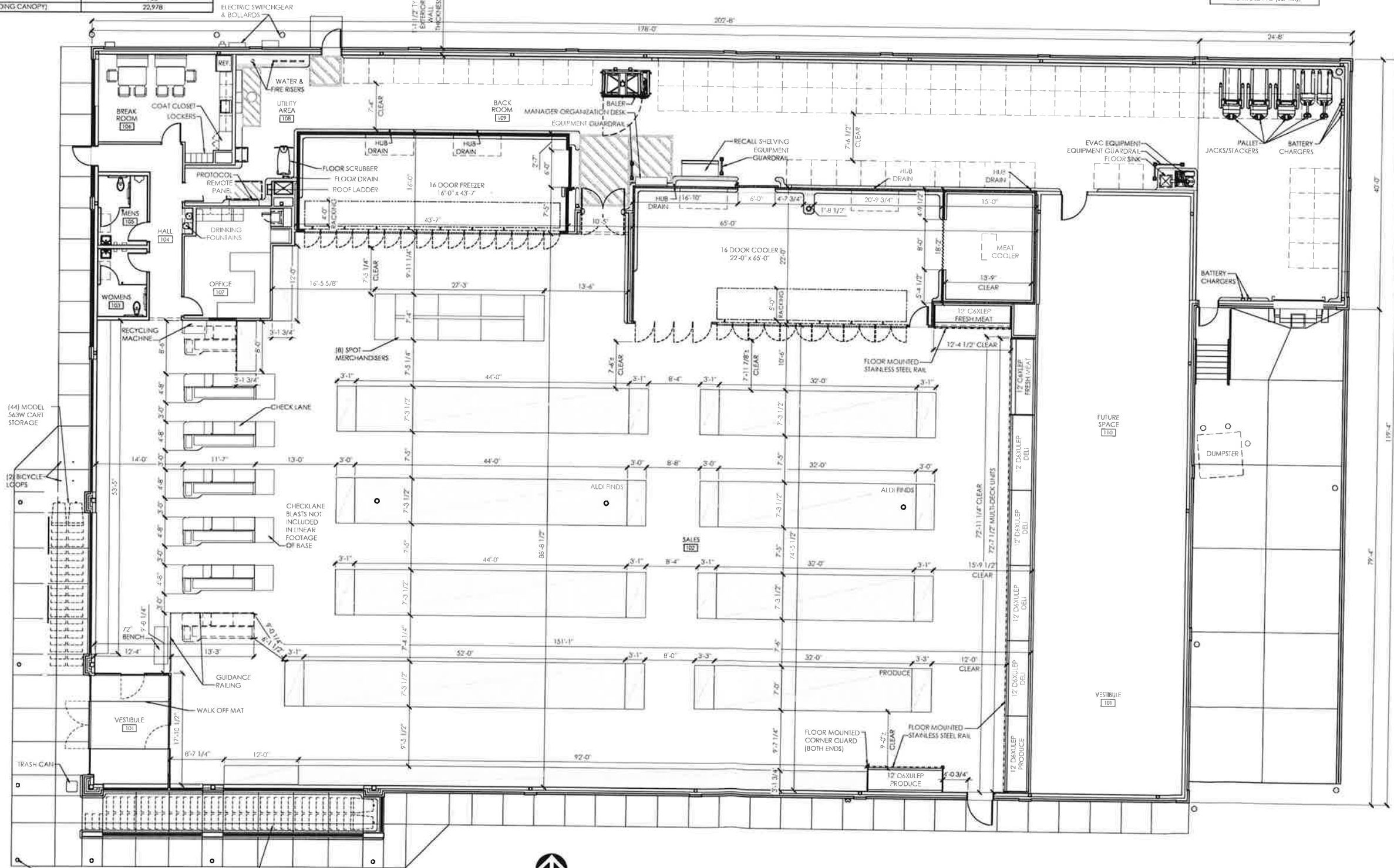
PROJECT	1104 S ROCHESTER RD ROCHESTER HILLS, MI 48307
SHEET TITLE	EXTERIOR ELEVATIONS
JOB #	TG-17468
SHEET	A-2

SIDE DOCK AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE (M)	SALES / VESTIBULE	12,105
	MENS ROOM	85
	WOMENS ROOM	83
	HALL	186
SUBTOTAL (MERCANTILE)		12,459
BUSINESS (B)	OFFICE	252
	BREAK ROOM	316
SUBTOTAL (BUSINESS)		568
STORAGE / STOCK (S-1)	BACKROOM	3,834
	COOLER	1,317
	FREEZER	448
	FUTURE SPACE	2,328
SUBTOTAL (STORAGE / STOCK)		8,127
SUBTOTAL (OCCUPANCIES)		21,154
EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE		1,091
BUILDING SQUARE FOOTAGE		22,245
EXTERIOR CANOPY		733
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		22,978

SIDE DOCK OPERATIONS DATA	
ITEM	V8.0 PROTOTYPE
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	862'-4"
ASSUMED PALLET STORAGE	84
BUILDING DIMENSIONS	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	74'-5" x 151'-1"
LENGTH OF MULTIDECK	96'
COOLER MILK DOORS	4
COOLER GENERAL DOORS	12
FREEZER GENERAL DOORS	16
SPOT MERCHANDISERS	8
CART STORAGE	119' MODEL 563W

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 - ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD.
 - ALL SHELVING DIMENSIONS ARE TO FACE OF GONDOLA. THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR FISH COUNTER.
 - ALL FOOD IS PREPACKAGED. THERE IS NO ON SITE FOOD PREPARATION.
 - GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPFM).

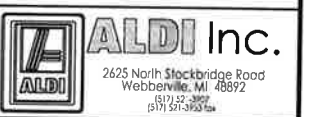
Issued:	Date:
A Issued for Client Review	08/18/17
B	
C	
D	
E	
Revisions:	Date:
1	
2	
3	
4	
5	
6	
7	
8	
9	



Seal _____ Seal _____
 PROJECT ARCHITECT/ENGINEER DATE _____
 PROJECT LEAD DATE _____
 PROJECT DESIGNER DATE _____

Valerie VanHoesen
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ALDI Inc. Store #: 96
 ALDI Rochester Hills, MI
 1106 Rochester Road
 Rochester Hills, MI 48307
 Oakland County
 Project Name & Location:

Operations Plan
 Drawing Name: _____
 Project No. 16-0483A
 Date: _____ Date: _____
 Type: RHSD-V8
 Drawn By: S-JG A-131
 Scale: As Noted Drawing No. _____

PLOTTED: 9/15/2017 2:27 PM

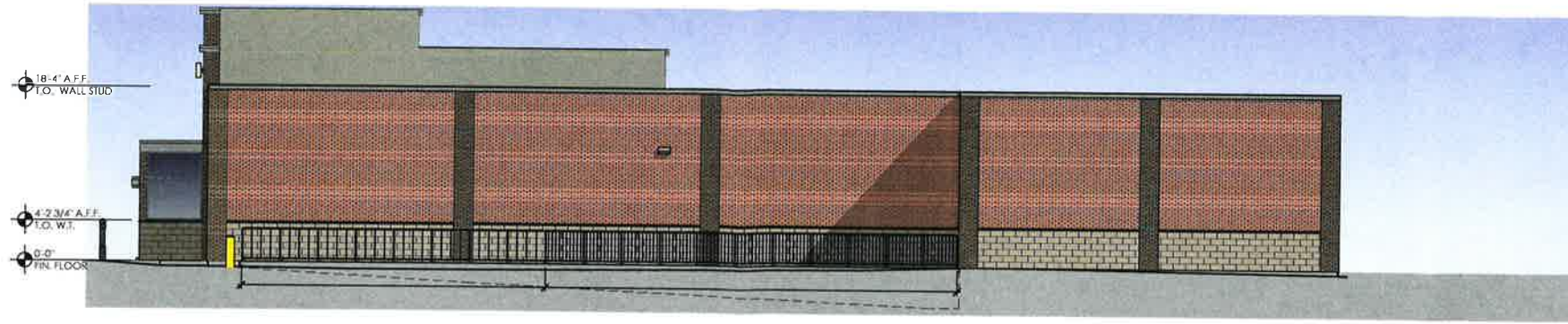
Operations Plan
 SCALE: 1/8" = 1'-0"
 NORTH

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
FOOD MARKET SIGN	0	38.1	0.0
TOTAL SIGNAGE			149.8

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL

Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

For review of actual colors, a material sample board should be created on a project specific basis.



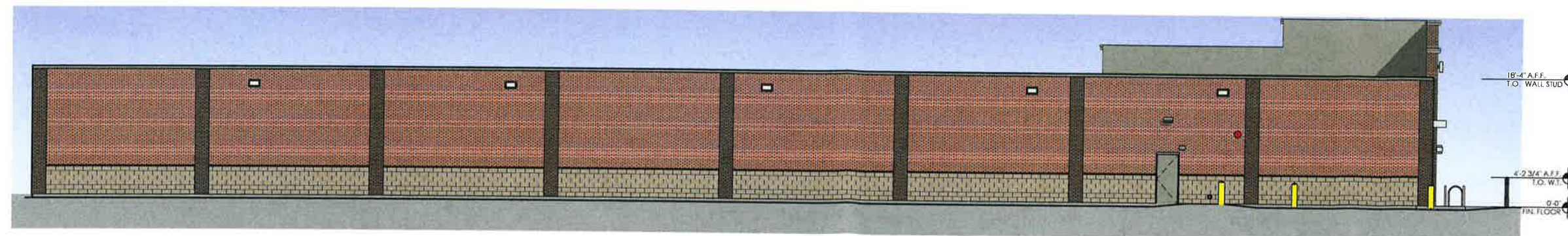
4 Side Elevation
SCALE: 1/8" = 1'-0"



3 Side Elevation
SCALE: 1/8" = 1'-0"



2 Front Elevation
SCALE: 1/8" = 1'-0"



1 Rear Elevation
SCALE: 1/8" = 1'-0"

Issued:		Date:
A	Issued for Client Review	08/18/17
B		
C		
D		
E		

Revisions:		Date:
1	Nichha Panels	09/06/17
2		
3		
4		
5		
6		
7		
8		
9		

Seal	Seal	DATE
PROJECT ARCHITECT/ENGINEER		
PROJECT LEAD		
PROJECT DESIGNER		

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ALDI Inc. Store #: 96
ALDI Rochester Hills, MI
1106 Rochester Road
Rochester Hills, MI 48307
Oakland County
Project Name & Location:

Exterior Elevations
Drawing Name:

Date:	Date	Project No.
Type:	RHSD-V8	16-0483A
Drawn By:	VLV	A-201
Scale:	As Noted	Drawing No.

Exhibit C
Wetland Map

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Wetlands Map Viewer

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- [About](#)

Map Legend

Change what items you see on the map by using the checkboxes

Wetland Data

- Wetland (Hydric) Soils
- National Wetlands Inventory 2005
- Potential Wetland Restoration
 - Highest Potential - Hydric and Presettlement Wetland Overlay
 - High Potential - Hydric Soils Only
 - Moderate Potential - Presettlement Wetlands Only
- Part 303 Final Wetlands Inventory
 - Wetlands as identified on NWI and MIRIS maps
 - Soil areas which include wetland soils
 - Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils

Stream Data

- Gauge Stations

Capital Data

- Road-Hydrology Intersections
- Departmental Areas
- Road Crossing
- Critical Drainage Areas
- Bridge Crossing

DDEQ Data

- Critical Drainage Areas
- Bridge Crossing
- Critical Drainage Areas
- Bridge Crossing

Functional Data

- Streams
- Streams

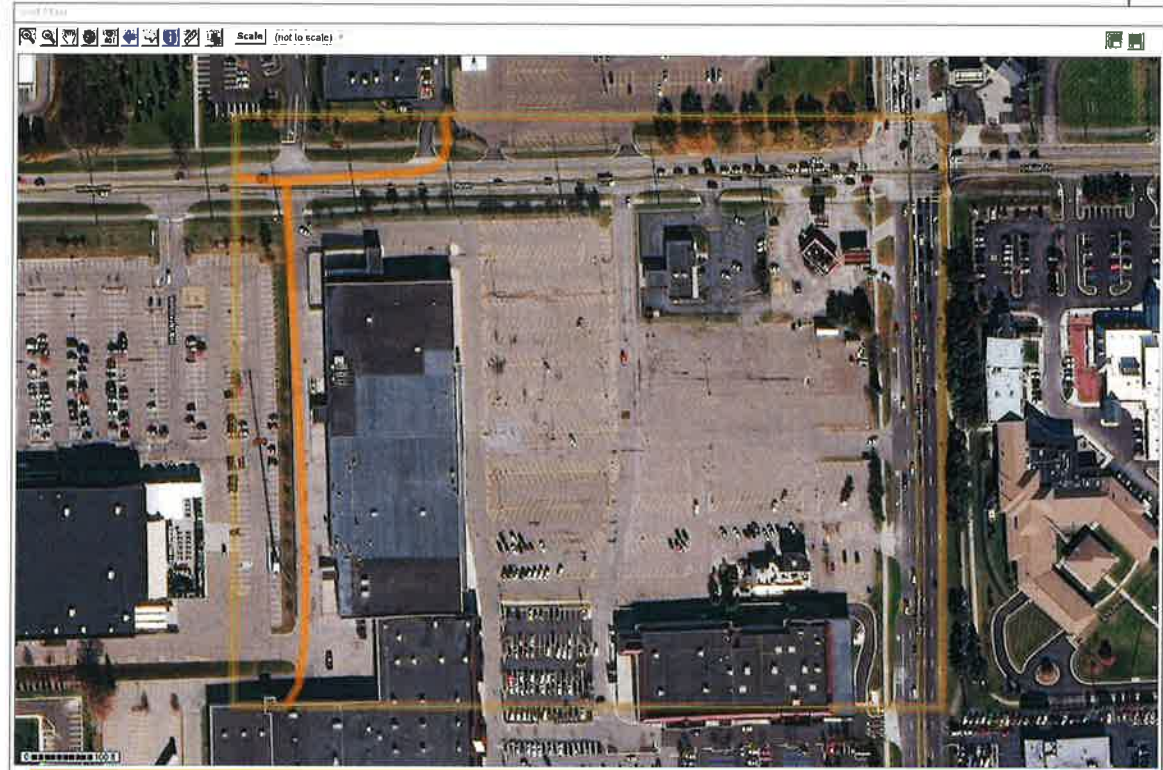




Area of Interest (AOI) | Soil Data Explorer | Download Soils Data | Shopping Cart (Free) | Printable Version | Add to Shopping Cart

Map Scale: 1:10000

Oakland County, Michigan (MI125)			
Map Unit Symbol	Map Unit Name	Area in AOI	Percent of AOI
10B	Marlette sandy loam, 1 to 6 percent slopes	0.8	3.1%
40C	Udorthents, loamy, rolling	2.1	8.0%
59	Urban land	23.2	89.0%
Totals for Area of Interest		26.1	100.0%



Warning: Soil Map may not be valid at this scale.
 You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil surveys that comprise your AOI were mapped at 1:15,800. The design of map units and the level of detail shown in the resulting soil map are dependent on that map scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

ONE X

City of Rochester Hills
260471

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED
WITHIN TOWNSHIP 3 NORTH, RANGE 11 EAST.



MAP NUMBER
26125C0392F

EFFECTIVE DATE
SEPTEMBER 29, 2006

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AD, AR, AP, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

No Base Flood Elevations determined.

Base Flood Elevations determined.

Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

Area of special flood hazard formerly protected from the 1% annual chance flood event by a flood control system that was subsequently declassified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

Areas determined to be outside of the 0.2% annual chance floodplain.

Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov