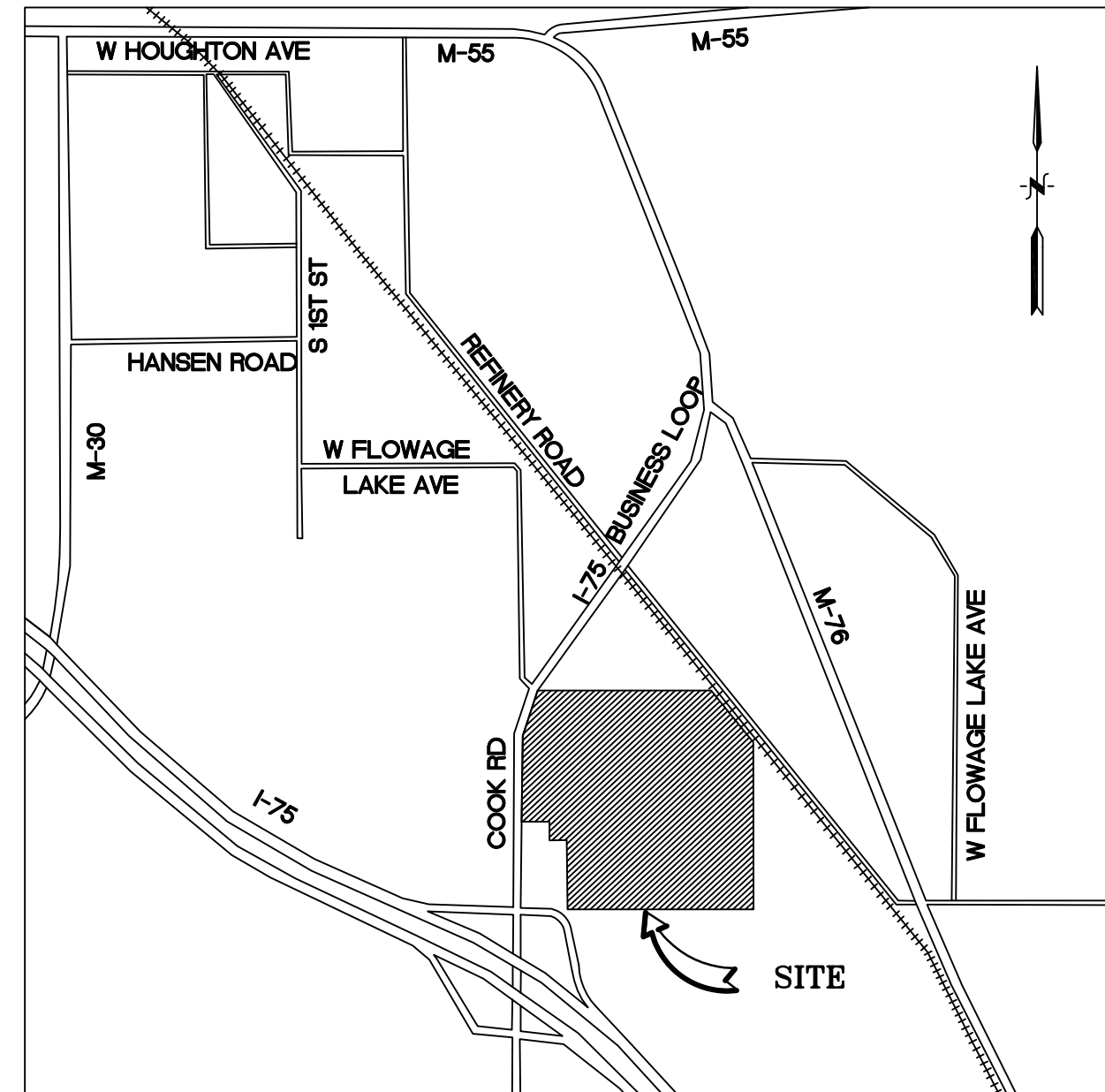


CONSTRUCTION PLANS

FOR

ALDI FOOD MARKET #7

WEST BRANCH, MICHIGAN
 A PART OF THE SOUTHWEST 1/4 OF SECTION 32, T22N, R2E
 WEST BRANCH TOWNSHIP, OGEAW COUNTY, MICHIGAN



LOCATION MAP
 SCALE: 1in. = 2000ft.

LEGAL DESCRIPTION

Reference: Commitment for Title Insurance Issued by Fidelity National Title Company, agents for American Land Title Association, Commitment No. A0718150, Effective Date: July 13, 2017 at 8:00 am

Land situated in the Township of West Branch, County of Ogemaw, and State of Michigan:

Parcel 1:
 All that part of the North 1/2 of the Southwest 1/4 of Section 32, Town 22 North, Range 2 East, lying West of the New York Central Railroad Right-of-Way and East of I-75 Business Route and

Parcel 2:
 The South 1/2 of the Southwest 1/4 of Section 32, Town 22 North, Range 2 East, EXCEPTING therefrom the Westerly 660 feet of the Southerly 1027.88 feet thereof and EXCEPTING the Northerly 252.12 feet of the Southerly 1280 feet of the Westerly 400 feet thereof and EXCEPTING the Right-of-Way of Highway-75 and the Right-of-Way of Business Route I-75.

Parcel No.: 014-032-064-00 (Parcel 1)
 Parcel No.: 014-032-066-00 (Parcel 2)

BENCHMARK

DATUM BASED ON PREVIOUS BENCHMARK AS DEPICTED ON MDOT CONSTRUCTION PLANS, CS: 65033, DRAWING BL-75-SURVEY 002, SHEET 35

MDOT BM#31
 PAINT MARKER SQUARE ON TOP EAST SIDE OF CONCRETE LIGHT POLE BASE, NORTH SIDE OF ENTRANCE TO WALMART, 45± FEET NORTH OF WALMART SIGN
 ELEVATION = 942.32 RECORD (NAVD 88)
 REF: POINT #205

MDOT BM#35
 SCRIBED SQUARE ON TOP OF NORTHWEST SIDE CONCRETE LIGHT POLE BASE, 20± FEET EAST OF WELCOME TO WEST BRANCH AREA SIGN, BETWEEN OTGO AND TACO BELL AT WEST SIDE PARKING LOT.
 ELEVATION = 958.84 RECORD (NAVD 88)
 REF: POINT #200

BENCHMARK #201
 TOP OF SOUTHWEST SIDE OF LIGHT BASE, LOCATED
 ELEVATION = 962.27 (NAVD 88)
 REF: POINT #201

BENCHMARK #203
 ARROW ON HYDRANT, LOCATED
 ELEVATION = 958.00 (NAVD 88)
 REF: POINT #203



AERIAL PHOTOGRAPH
 SCALE: NONE

AERIAL PHOTOGRAPHY BY:

Aerial photographic underlay is an unrectified image and is orientated to the engineering line work within reasonable accuracy and precision, and may not accurately depict current site conditions.

SHEET INDEX

- DP OVERALL DEVELOPMENT PLAN
- EX EXISTING CONDITIONS & DEMOLITION PLAN
- SP SITE PLAN
- UT1 UTILITY PLAN
- UT2 SANITARY SEWER PLAN & PROFILE
- UT3 WATER MAIN PLAN & PROFILE
- UT4 STORM SEWER PROFILES
- UT5 ROOF DRAIN & UNDERDRAIN NOTES & DETAILS
- GR1 GRADING PLAN (NORTH)
- GR2 GRADING PLAN (SOUTH)
- GR3 GRADING & SPILLWAY DETAILS
- AP1 COOK RD. DRIVEWAY APPROACH PLAN
- AP2 COOK RD. GRADING & DRAINAGE PLAN
- AP3 COOK RD. PAVEMENT MARKING REMOVAL & PEDESTRIAN CROSSING PLAN
- AP4 MDT MAINTAINING TRAFFIC TYPICALS
- AP5 MDT PAVEMENT MARKING DETAILS
- SE1 SOIL EROSION & SEDIMENTATION CONTROL PLAN
- SE2 SOIL EROSION & SEDIMENTATION CONTROL NOTES & DETAILS
- WS1 WATERSHED PLAN
- WS2 STORM WATER MANAGEMENT SYSTEM CALCULATIONS
- LA1 LANDSCAPE PLAN
- LA2 LANDSCAPE NOTES & DETAILS
- LT1 SITE LIGHTING PLAN
- LT2 SITE LIGHTING DETAILS
- DT1 SITE PAVEMENT NOTES & DETAILS
- DT2 SIGNAGE & PAVEMENT MARKING NOTES & DETAILS
- DT3 SANITARY SEWER NOTES & DETAILS
- DT4 WATER MAIN NOTES & DETAILS
- DT5 STORM SEWER NOTES & DETAILS

ENGINEER/SURVEYOR

DESINE INC.
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114
 PHONE: (810) 227-9533

DEVELOPER / APPLICANT

ALDI Inc.
 2625 N. STOCKBRIDGE ROAD
 WEBBERVILLE, MICHIGAN 48892
 PHONE: (517) 521-3907

ARCHITECT

MOSURE L.L.C.
 2221 SCHROCK ROAD
 COLUMBUS, OHIO 43229
 PHONE: (614) 898-7100

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 OR VISIT CALL811.COM

REVISED	SCALE: N/A
APR. 04, 2018	PROJECT No.: 9173180
MAY 11, 2018	DWG NAME: 3160-COV CONST
	PRINT: MAY 11, 2018

(810) 227-9533
 CIVIL ENGINEERS
 LAND SURVEYORS
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

014-032-061-05
CHRISTOPHER BRANOFF ET AL

LEGAL DESCRIPTION

Reference: Commitment for Title Insurance issued by Fidelity National Title Company, agents for American Land Title Association, Commitment No. A0718150, Effective Date: July 13, 2017 at 8:00 am

Land situated in the Township of West Branch, County of Ogemaw, and State of Michigan:

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Parcel No.: 014-032-064-00 (Parcel 1)
Parcel No.: 014-032-066-00 (Parcel 2)

BENCHMARK

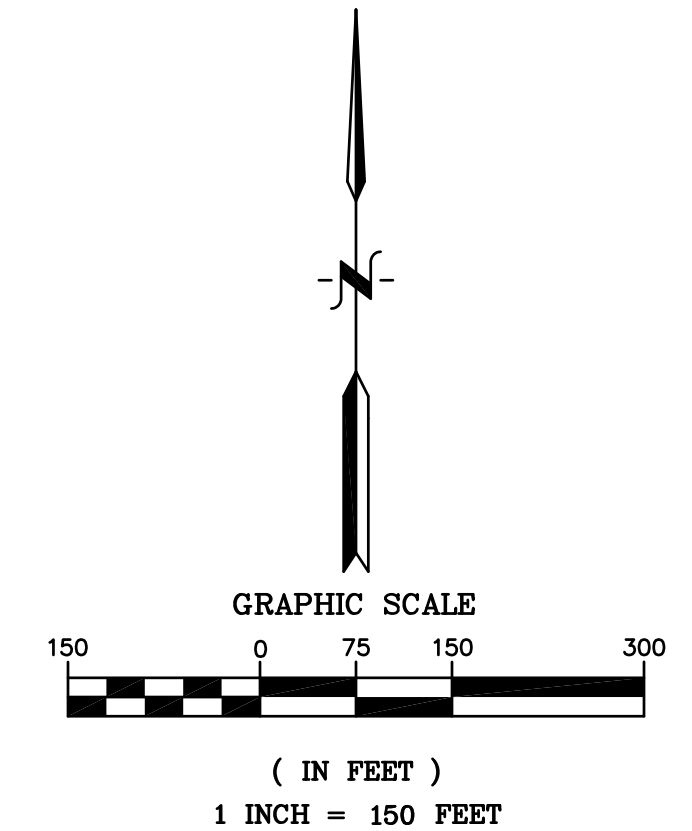
DATUM BASED ON PREVIOUS BENCHMARK AS DEPICTED ON MDOT CONSTRUCTION PLANS, CS. 65033, DRAWING BL-75-SURVEY 002, SHEET 35

MDOT BM#31
PAINT MARKER SQUIRE ON TOP EAST SIDE OF CONCRETE LIGHT POLE BASE, NORTH SIDE OF ENTRANCE TO WALMART, 45± FEET NORTH OF WALMART SIGN.
ELEVATION = 942.32 RECORD (NAVD 88)
REF: POINT #205

MDOT BM#35
SCRIBED SQUARE ON TOP OF NORTHWEST SIDE CONCRETE LIGHT POLE BASE, 20± FEET EAST OF WELCOME TO WEST BRANCH AREA SIGN, BETWEEN CITOGO AND TACO BELL AT WEST SIDE PARKING LOT.
ELEVATION = 958.84 RECORD (NAVD 88)
REF: POINT #200

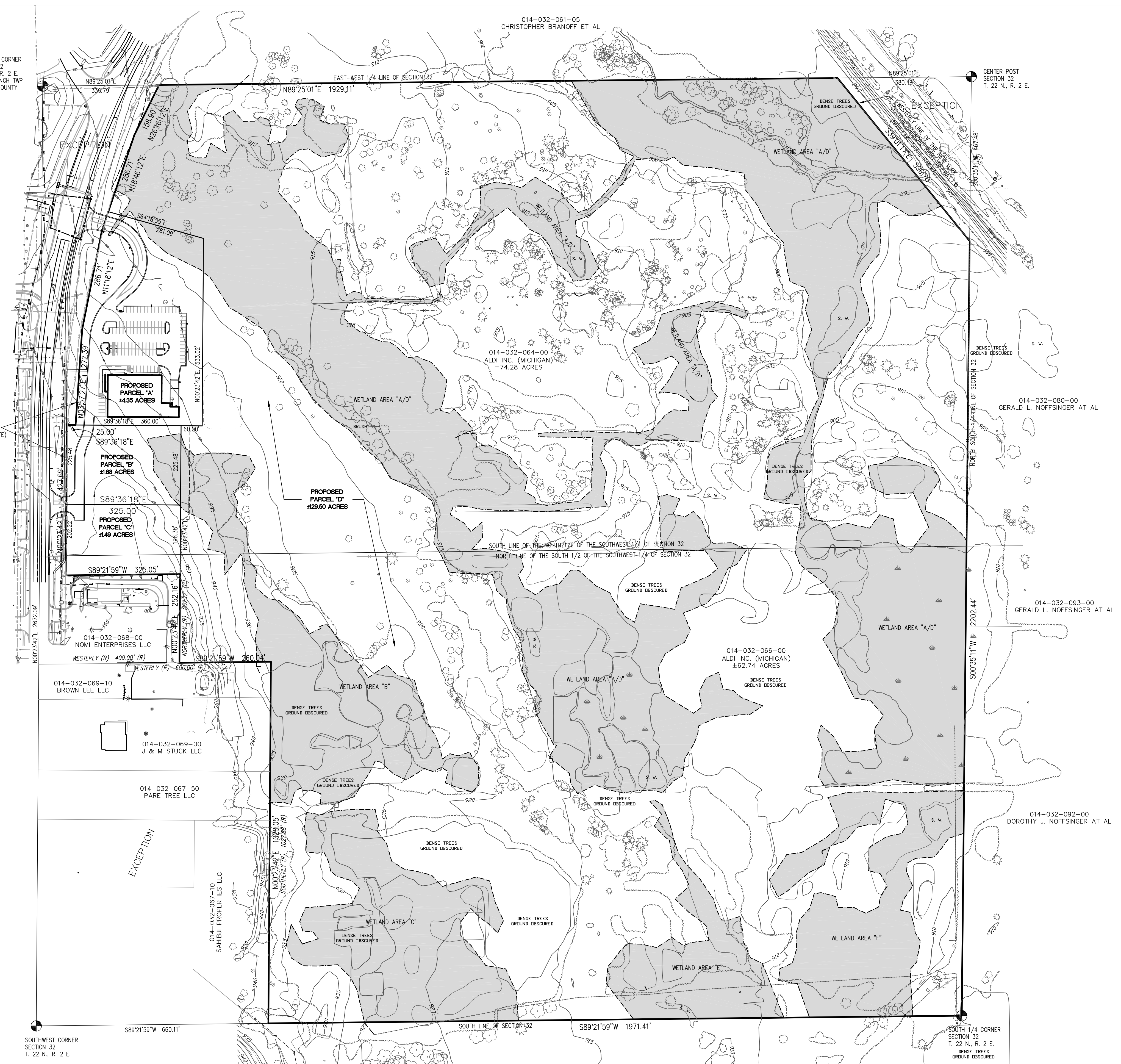
BENCHMARK #201
TOP OF SOUTHWEST SIDE OF LIGHT BASE, LOCATED
ELEVATION = 962.27 (NAVD 88)
REF: POINT #201

BENCHMARK #203
ARROW ON HYDRANT, LOCATED
ELEVATION = 958.00 (NAVD 88)
REF: POINT #203



LEGEND

- = MISC. STRUCTURE (AS LABELED)
- = BOLLARD
- = SIGN
- = LIGHT BASE
- = STREET LIGHT
- = OVERHEAD TRAFFIC SIGNAL
- = UTILITY METERS & BOXES (ELECTRIC METER, GAS METER, WATER METER, PHONE BOX, CATV BOX, MAIL BOX)
- = AIR CONDITIONER UNIT
- = UTILITY MANHOLE (AS LABELED)
- = UTILITY POLE W/GUY WIRE
- = OVERHEAD UTILITY LINES (ELECTRIC/PHONE/CABLE)
- = U/G UTILITY LINES (ELECTRIC/PHONE/CABLE)
- = DECIDUOUS TREE W/IDENTIFIER
- = CONIFEROUS TREE W/IDENTIFIER
- = BUSH
- = FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
- = GUARD RAIL
- = EDGE OF GRAVEL
- = CONCRETE CURB (UNLESS OTHERWISE STATED)
- = SANITARY SEWER MANHOLE W/IDENTIFIER
- = SANITARY SEWER PIPE
- = CLEAN OUT
- = STORM WATER MANHOLE W/IDENTIFIER
- = CATCH BASIN W/IDENTIFIER
- = CONTROL STRUCTURE
- = FLARED END SECTION
- = STORM WATER DRAINAGE PIPE
- = HYDRANT
- = WATER SHUT OFF
- = WATER VALVE
- = WATER MAIN BOX
- = WATER MAIN
- = GAS SHUT OFF
- = U/G GAS
- = SPOT ELEVATION
- = 1' CONTOUR
- = 5' CONTOUR



SITE DATA:
PARCEL No: 014-032-064-00 & 014-032-066-00
SITE AREA: ±137.02 ACRES
ZONING: URBAN MIXED USE (UX) / BUSINESS ROUTE I-75 OVERLAY DISTRICT (BR)

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OR VISIT CALL811.COM

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(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

DESIGN/CAG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: SES CHECK: CAG	1	11/28/2017	REVISED PER CLIENT REQUEST			
	2	04/04/2018	ISSUED FOR BID / PERMITTING			
	3	05/11/2018	REVISED PER CLIENT REQUEST AND TOWNSHIP REVIEW COMMENTS			

**ALDI FOOD MARKET #7
WEST BRANCH, MICHIGAN**

OVERALL DEVELOPMENT PLAN

CLIENT:
ALDI Inc.
2625 N. STOCKBRIDGE RD.
WEBBERVILLE, MICHIGAN 48892
(517) 521-3907

SCALE: 1 IN = 150 FT
PROJECT No.: 9173180
DWG NAME: 3160 DP
ISSUED: **MAY 11, 2018**



BENCHMARK

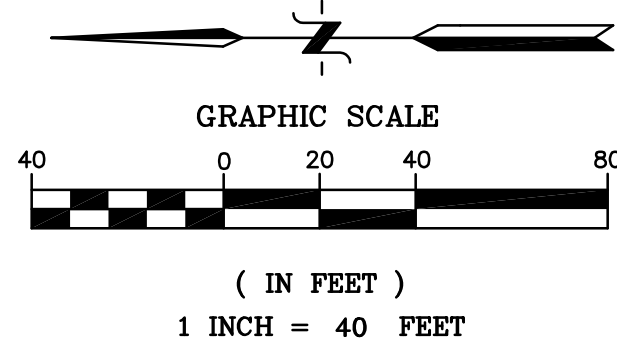
DATUM BASED ON PREVIOUS BENCHMARK AS DEPICTED ON MDOT CONSTRUCTION PLANS, CS: 65033, DRAWING BL-75-SURVEY 002, SHEET 35

MDOT BM#31
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ELEVATION = 942.32 RECORD (NAVD 88)
REF: POINT #205

MDOT BM#35
SCRIBED SQUARE ON TOP OF NORTHWEST SIDE CONCRETE LIGHT POLE BASE, 20+ FEET EAST OF WELCOME TO WEST BRANCH AREA SIGN, BETWEEN CTOGO AND TACO BELL AT WEST SIDE PARKING LOT.
ELEVATION = 958.84 RECORD (NAVD 88)
REF: POINT #200

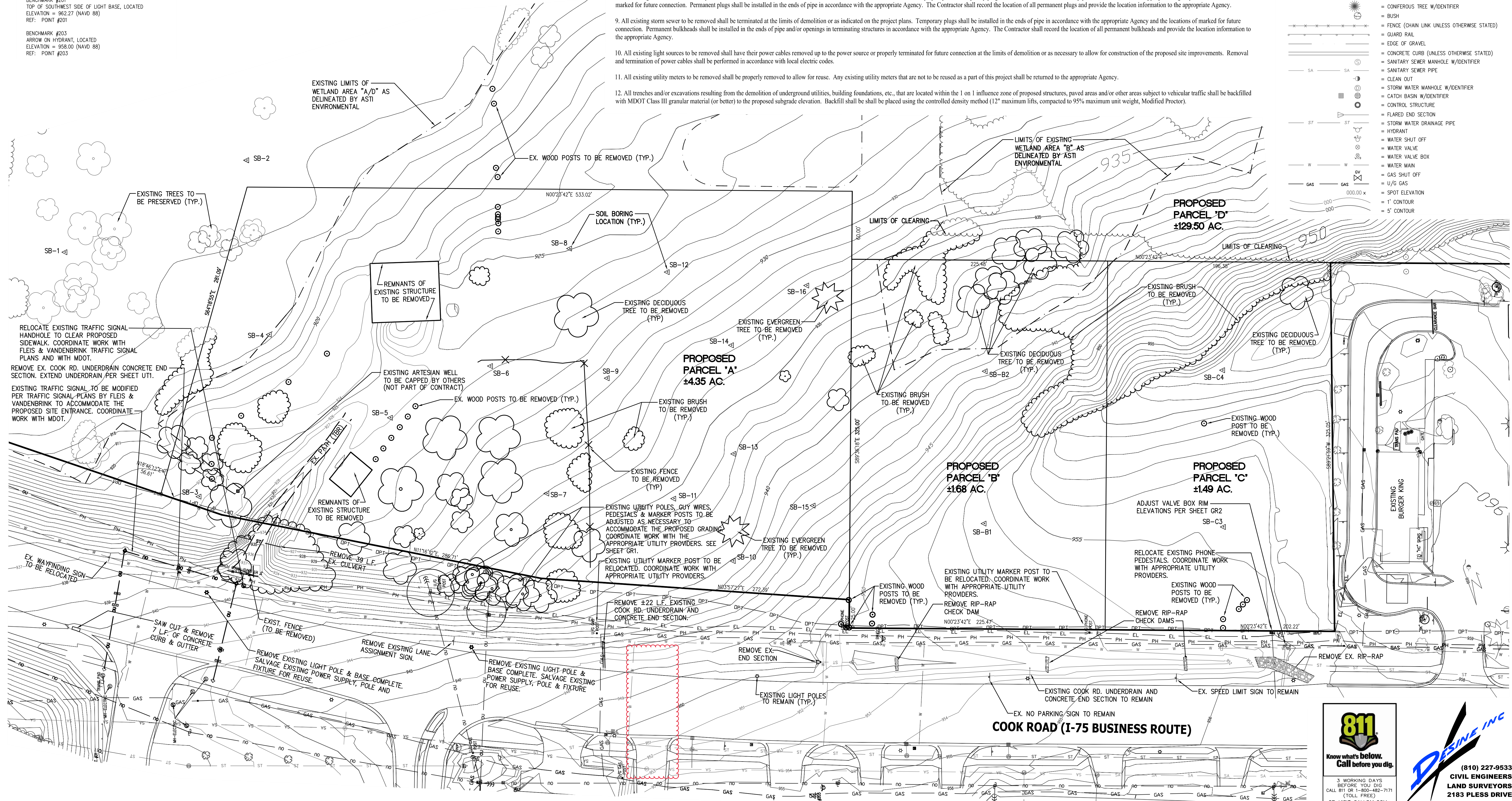
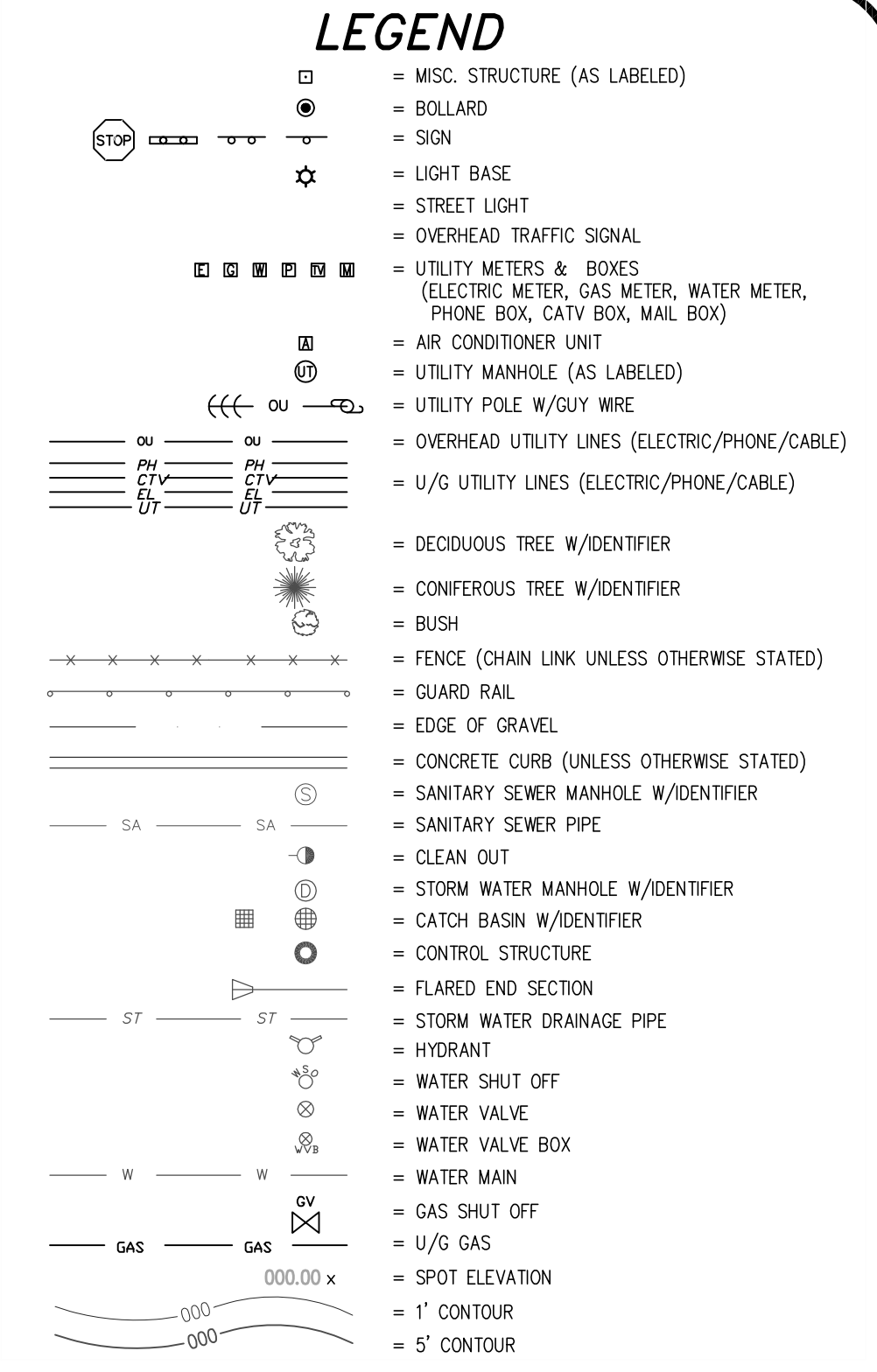
BENCHMARK #201
TOP OF SOUTHWEST SIDE OF LIGHT BASE, LOCATED
ELEVATION = 962.27 (NAVD 88)
REF: POINT #201

BENCHMARK #203
ARROW ON HYDRANT, LOCATED
ELEVATION = 958.00 (NAVD 88)
REF: POINT #203



DEMOLITION NOTES:

- The demolition specifications of the Local Municipality are a part of this work. Refer to the General Notes on the project plans for additional requirements.
- Contractor shall contact the 811 Underground Public Utility Locating System or other appropriate local underground utility locating Agency, a minimum of three (3) working days prior to performing demolition work. Existing utility information on the project plans may be from information disclosed to this firm by the Utility Companies, Local, County or State Agencies, and/or various other sources. No guarantee is given as to the completeness or accuracy thereof. Prior to construction, locations and depths of all existing utilities (in possible conflict with the proposed improvements) shall be verified in the field.
- Contractor shall contact the appropriate Agencies to coordinate disconnect of the electric, gas, phone, cable and other public utilities as necessary prior to performing demolition work.
- Contractor shall contact the appropriate Agencies to coordinate removal and/or relocation of any underground and/or overhead public utility lines as necessary prior to performing demolition work.
- Contractor shall recycle and/or dispose of all demolition debris in accordance with the appropriate Local, County, State and Federal regulations.
- All bituminous and concrete pavement to be removed shall be saw cut at the limits of removal to provide for a clean straight edge for future abutment.
- All existing irrigation lines to be removed shall be terminated at the limits of demolition or as necessary to allow for construction of the proposed site improvements. Ends of pipe shall be capped and the location of marked for future connection.
- All existing water main and sanitary sewer to be removed shall be terminated at the limits of demolition or as indicated on the project plans. Temporary plugs shall be installed in the ends of pipe in accordance with the appropriate Agency and the locations of marked for future connection. Permanent plugs shall be installed in the ends of pipe in accordance with the appropriate Agency. The Contractor shall record the location of all permanent bulkheads and provide the location information to the appropriate Agency.
- All existing storm sewer to be removed shall be terminated at the limits of demolition or as indicated on the project plans. Temporary plugs shall be installed in the ends of pipe in accordance with the appropriate Agency and the locations of marked for future connection. Permanent bulkheads shall be installed in the ends of pipe and/or openings in terminating structures in accordance with the appropriate Agency. The Contractor shall record the location of all permanent bulkheads and provide the location information to the appropriate Agency.
- All existing light sources to be removed shall have their power cables removed up to the power source or properly terminated for future connection at the limits of demolition or as necessary to allow for construction of the proposed site improvements. Removal and termination of power cables shall be performed in accordance with local electric codes.
- All existing utility meters to be removed shall be properly removed to allow for reuse. Any existing utility meters that are not to be reused as a part of this project shall be returned to the appropriate Agency.
- All trenches and/or excavations resulting from the demolition of underground utilities, building foundations, etc., that are located within the 1 on 1 influence zone of proposed structures, paved areas and/or other areas subject to vehicular traffic shall be backfilled with MDOT Class III granular material (or better) to the proposed subgrade elevation. Backfill shall be placed using the controlled density method (12" maximum lifts, compacted to 95% maximum unit weight, Modified Proctor).



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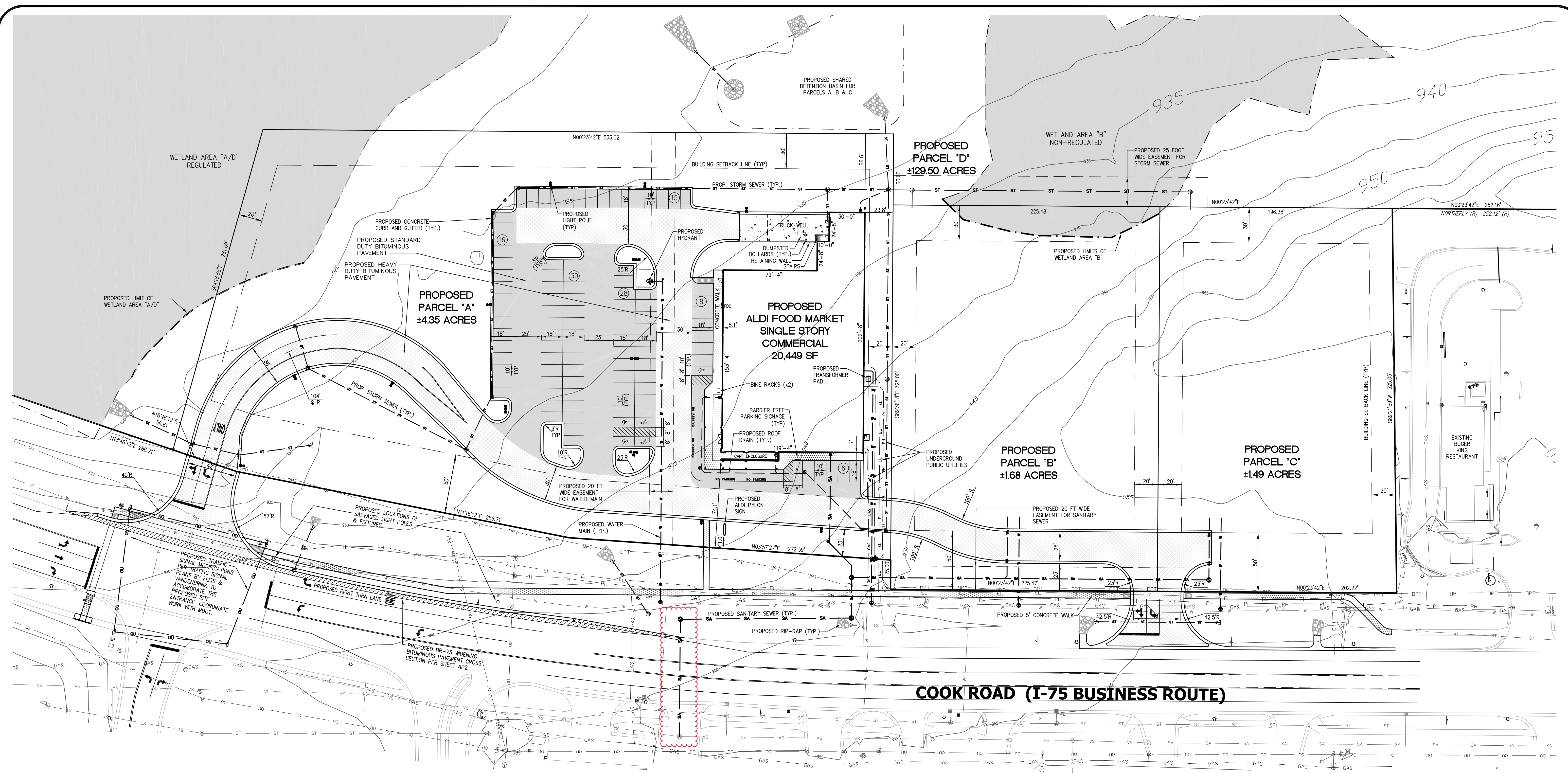
DESIGN INC
(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

DESIGN: VFB	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: LF CHECK: CAG	1	04/04/18	ISSUED FOR BID/PERMITTING			
	2	05/11/18	REVISED PER CLIENT REQUEST AND TOWNSHIP REVIEW COMMENTS			
	3	08/28/18	REVISED TREE CLEARING LIMIT FOR PARCEL C STORM SEWER			
	4	09/06/18	REVISE COOK ROAD SANITARY SEWER CROSSING			

ALDI FOOD MARKET #7
WEST BRANCH, MICHIGAN

EXISTING CONDITIONS AND DEMOLITION PLAN

CLIENT: ALDI Inc. 2625 N. STOCKBRIDGE RD. WEBBERVILLE, MICHIGAN 48892 (517) 521-3907	SCALE: 1 IN = 40 FT PROJECT No.: 9173180 DWG NAME: 3160 EX ISSUED: SEPT. 06, 2018	EX
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BENCHMARK
 DATUM BASED ON PREVIOUS BENCHMARK AS DEPICTED ON MDOT CONSTRUCTION PLANS, CS: 65033, DRAWING BL-75-SURVEY 002, SHEET 35

MDOT BM#31
 PAINT MARKER SQUARE ON TOP EAST SIDE OF CONCRETE LIGHT POLE BASE, NORTH SIDE OF ENTRANCE TO WALMART, 45± FEET NORTH OF WALMART SIGN.
 ELEVATION = 942.32 RECORD (NAVD 88)
 REF: POINT #205

MDOT BM#35
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 ELEVATION = 938.84 RECORD (NAVD 88)
 REF: POINT #200

BENCHMARK #201
 TOP OF SOUTHWEST SIDE OF LIGHT BASE, LOCATED
 ELEVATION = 962.27 (NAVD 88)
 REF: POINT #201

BENCHMARK #203
 ARROW ON HYDRANT, LOCATED
 ELEVATION = 958.00 (NAVD 88)
 REF: POINT #203

LEGEND

<ul style="list-style-type: none"> □ = MISC. STRUCTURE (AS LABELED) ○ = BOLLARD ⊙ = SIGN ⊙ = LIGHT BASE ⊙ = STREET LIGHT ⊙ = OVERHEAD TRAFFIC SIGNAL ⊙ = UTILITY METERS & BOXES (ELECTRIC METER, GAS METER, WATER METER, PHONE BOX, CATV BOX, MAIL BOX) ⊙ = AIR CONDITIONER UNIT ⊙ = UTILITY MANHOLE (AS LABELED) ⊙ = UTILITY POLE W/GUY WIRE ⊙ = OVERHEAD UTILITY LINES (ELECTRIC/PHONE/CABLE) ⊙ = U/G UTILITY LINES (ELECTRIC/PHONE/CABLE) ⊙ = FENCE (CHAIN LINK UNLESS OTHERWISE STATED) ⊙ = GUARD RAIL ⊙ = EDGE OF GRAVEL ⊙ = CONCRETE CURB (UNLESS OTHERWISE STATED) ⊙ = SANITARY SEWER MANHOLE W/IDENTIFIER ⊙ = SANITARY SEWER PIPE ⊙ = CLEAN OUT ⊙ = STORM WATER MANHOLE W/IDENTIFIER ⊙ = CATCH BASIN W/IDENTIFIER ⊙ = CONTROL STRUCTURE 	<ul style="list-style-type: none"> ⊙ = FLARED END SECTION ⊙ = STORM WATER DRAINAGE PIPE ⊙ = HYDRANT ⊙ = WATER SHUT OFF ⊙ = WATER VALVE ⊙ = WATER VALVE BOX ⊙ = WATER MAIN ⊙ = GAS SHUT OFF ⊙ = U/G GAS ⊙ = SPOT ELEVATION ⊙ = 1' CONTOUR ⊙ = 5' CONTOUR ⊙ = PROPOSED SANITARY SEWER ⊙ = PROPOSED WATER MAIN ⊙ = PROPOSED STORM SEWER ⊙ = PROPOSED STORM STRUCTURES ⊙ = PROPOSED CONCRETE CURB AND GUTTER ⊙ = PROPOSED CONCRETE WALK ⊙ = PROPOSED HEAVY DUTY CONCRETE PAVEMENT ⊙ = PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT ⊙ = PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
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SITE DEVELOPMENT NOTES:

- Proposed Parcels A, B, C, and D shall be created from existing parent Parcels 014-032-064-00 and 014-032-066-00 in accordance with West Branch Township rules and regulations for Land Divisions.
- No outdoor storage, sales or display areas are proposed as a part of this development.
- The Contractor shall coordinate all site work with their Subcontractor(s), the appropriate Utility Providers and the public utility work to ensure that all public utility work is performed in a timely manner and in a proper sequence in accordance with standard acceptable construction practices and to ensure that all public utility work is completed prior to the scheduled store opening date.
- The Contractor shall coordinate all site work with their Subcontractor(s), the Sign Contractor(s) and the sign work to ensure that all sign work is performed in a timely manner and in a proper sequence in accordance with standard acceptable construction practices and to ensure that all sign work is completed prior to the scheduled store opening date.
- The proposed ALDI building shall be fire suppressed. A Knox Box shall be provided on the exterior building wall at the front entrance in accordance with the Local Fire Department requirements.
- All barrier free sidewalk ramps shall be constructed with detectable warnings in accordance with MDOT Standard Plan R-28, latest revision.
- The Contractor shall maintain the project site during the construction period. Maintenance shall include, but is not limited to, routine sweeping of the parking area, routine mowing of the lawn areas and removal of trash and debris on an as needed basis and/or as directed by ALDI Inc.

PROPOSED PARCEL "A" SITE DATA:

PARCEL NO.: PART OF 014-032-064-00
 ADDRESS: COOK ROAD (TO BE ASSIGNED)
 SITE: ±4.35 AC.
 ZONING: UX / BR
 EXISTING USE: VACANT
 PROPOSED USE: LIMITED ASSORTMENT GROCERY

PROPOSED LOT COVERAGE: 10.8%
 PAVED PARKING AREA: 67,866 SF
 CONCRETE TRUCK WELL AREA: 1,665 SF
 PRIVATE SIDEWALK AREA: 3,270 SF
 PUBLIC SIDEWALK AREA: 5,012 SF

PARKING CALCULATIONS:
 REQUIRED: 1 SPACE FOR 1ST 1,000 SF +
 1 PER 750 SF THEREAFTER
 1 + (20,449 - 1,000) / 750
 = 26 SPACES
 PROPOSED: 103 SPACES

GRAPHIC SCALE
 40 0 20 40 80
 (IN FEET)
 1 INCH = 40 FEET

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DESIGN:VFB	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: SES/LF CHECK: CAG	1	11-28-17	REVISED PER CLIENT REQUEST	6	09-06-18	REVISE COOK ROAD SANITARY SEWER CROSSING
	2	04-04-18	ISSUED FOR BID/PERMITTING			
	3	05-09-18	ISSUED FOR BID/PERMITTING			
	4	05-11-18	REVISED PER CLIENT REQUEST AND TOWNSHIP REVIEW COMMENTS			
	5	08-28-18	REVISED PARCEL B PROPOSED WETLAND LIMIT & PARCEL C STORM SEWER			

ALDI FOOD MARKET #7
WEST BRANCH, MICHIGAN

SITE PLAN

CLIENT: ALDI Inc.
 2625 N. STOCKBRIDGE RD.
 WEBBERVILLE, MICHIGAN 48892
 (517) 521-3907

SCALE: 1 IN = 40 FT
 PROJECT No.: 9173180
 DWG NAME: 3160 CP
 ISSUED: SEPT. 06, 2018

SP