



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

JUNE 12, 2018

AGENDA

Council Chambers

Regular Meeting

5:00 PM

**4303 S. CENTER ROAD
BURTON, MI 48519**

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. STAFF PRESENT

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - May 8, 2018 5:00 PM

E. PUBLIC HEARING

1. SPR #18-28 / ZC# 322

By: Ashlea Properties, LLC.
3412 Bristol Rd.
Burton, MI 48529

Re: 3491 Bristol Rd. Burton, MI 48529
59-28-576-066 C-3 Zoned

For: Zoning change from C-3, Highway Oriented Business to M-1, Light Industrial and C-3 Highway Oriented Business

F. SPECIAL USE

1. SPR #18-29

By: 4086 Davison, LLC.
6560 Orchard Lake Rd.
West Bloomfield, MI 48322

Re: 4086 Davison Rd. Burton, MI 48509
59-10-100-034, C-2 Zoned

For: Special use to conduct a medical marijuana provisioning facility

G. SITE PLAN REVIEW

1. SPR #18-32

By: Andrew Webber, Telecad

1961 Northpoint Blvd. Ste 130
Hixson, TN 37343

Re: 5120 Dortch Dr. Burton, MI 48509
59-23-100-027

For: Construction of a wireless communications tower

2. SPR #18-34

By: Aldi, Inc. / Sam Glennen Director of Real Estate
2625 N. Stockbridge Rd.
Webberville, MI 48892

Re: 1054 N. Center Rd. Burton, MI 48509
59-10-551-050 C-2 Zoned

For: Remodel & Addition of the existing Aldi Food Market

H. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #18-27

By: Deantoiné Walker
114 N. Hazelton St. Apt 2
Flushing, MI 48433

Re: 2358 N. Center Rd. Burton, MI 48509

For: City Lights Beauty Bar

2. SPR #18-30

By: WD Partners
7007 Discovery Blvd.
Dublin, OH 43017

Re: 5323 E. Court St. Burton, MI 48509

For: Canopy in parking lot for online grocery pick up - Walmart

3. SPR #18-31

By: Kristopher & Charlet Jones
1185 Nanbu Lane
Flint, MI 48532

Re: 1235 S. Center Rd. Burton, MI 48509

For: Alexis Samone Salon

4. SPR #18-33

By: Gregory Streeter

4170 Flint Asphalt Dr.
Burton, MI 48529

Re: 4170 Flint Asphalt Dr. Burton, MI 48529

For: Manufacture Firearms

5. SPR #18-35

By: Donna Hedrick
2034 E. Cook Rd.
Grand Blanc, MI 48439

Re: 4463 S. Dort Hwy. Burton, MI 48529

For: Steel Rolling & Light Fabrication

I. AUDIENCE PARTICIPATION

Now is the time set-aside for members of the audience to address the Burton Planning Commission. I would ask each individual to give their name and address for the record and to limit their comments to three (3) minutes and to speak on the topics germane to City business.

J. BOARD DISCUSSION

1. Master Plan Update
2. Central Business District - Draft Review
3. Planning Commission By Laws

THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON TUESDAY, JULY 10, 2018 AT 5:00 PM.



CITY OF BURTON
BURTON PLANNING COMMISSION MEETING
MAY 8, 2018
MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Chairperson Deb Walton at 5:00 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Vaughn Smith	Councilman	Late	5:03 PM
Kevin Burge	Vice Chair	Present	
Mary Ann White	Commissioner	Excused	
Tom Gorang	Commissioner	Present	
Deb Walton	Chairperson	Present	
John Benthall	Commissioner	Excused	
Kris Johns	Commissioner	Present	
Robert Johnson	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
 Marcy Kimball, Clerk's Office
 Rick Hayman, Chief of Staff

D. APPROVAL OF MINUTES

1. Planning Commission - Special Meeting - Apr 2, 2018 6:30 PM

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Tom Gorang, Commissioner
AYES:	Burge, Gorang, Walton, Johns, Johnson
ABSENT:	Smith
EXCUSED:	White, Benthall

2. Planning Commission - Regular Meeting - Apr 10, 2018 5:00 PM

Minutes approved with the following amendment: Mr. Miles stated it is never a bad thing to add 600 plus jobs into a community with a \$45 Million investment. I know that this field does not produce any traffic now, but this was going to at some point develop.

Minutes Acceptance: Minutes of May 8, 2018 5:00 PM (Approval of Minutes)

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Kevin Burge, Vice Chair
SECONDER:	Tom Gorang, Commissioner
AYES:	Burge, Gorang, Walton, Johns, Johnson
ABSENT:	Smith
EXCUSED:	White, Benthall

E. SITE PLAN REVIEW

1. SPR #18-24

By: Speedway, LLC.
500 Speedway Dr.
Enon, OH 45323

Re: 1001 S. Center Rd. Burton, MI 48509
59-15-100-001 / C-4 Zoned

For: Demolish and Reconstruction of a New Gas Station

Motion to approve site plan review #18-24 contingent upon the approval by the Zoning Board of Appeals on May 17, 2018.

John Ziegan with Osborn Engineering from Cleveland, Ohio stated there is an existing gas station at this site now. The store has six dispensers located on site with a stacked configuration meaning one car parked behind the other. In other words, there are six pumps and six marked parking spaces. There are three driveways. One driveway is from E. Court Street and two of the driveways are in front of the store, which is on S. Center. Speedway is under contract to purchase part of the shopping mall parking lot to the south. The parking lot has been marked off due to the condition of it for some time now. Speedway would like to purchase that section to expand the station and parking lot. The gas pump lanes will be for one car each and will improve safety. The driveway on S. Center Road, closest to the intersection, would be closed. The new driveways would be on S. Center and one on E. Court Street. There would be 24 marked parking spaces, which would bring us in to conformance with the current zoning code parking. The setback from the west of the store would increase by 8 feet and there would be a 10-foot setback from Court Street. This would be an improvement over the existing conditions. There will be seven pumps compared to six that are there now. Construction for this would probably take around 120 days.

Mr. Burge said I am in that station a lot and it is a mess. Wouldn't it help if you went even closer than the 10-foot if you could get the approval?

Mr. Ziegan stated the design team is concerned with the international building code.

Mrs. Abbey said right now it is a parking lot but tomorrow it could be a building. They have to keep the 10-foot separation that is required.

Mr. Ziegan said it would be better once the improvements are done.

Mrs. Abbey stated this gas station has been a traffic congestion issue. With these improvements, it will be better. The placement of the new driveways will be very helpful. The only issue they may have would be the setback. They will go before the Zoning Board of Appeals on May 17, 2018. The administration recommends approval, contingent on the Zoning Board of Appeals approval of the setbacks.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Kevin Burge, Vice Chair
SECONDER:	Tom Gorang, Commissioner
AYES:	Smith, Burge, Gorang, Walton, Johns, Johnson
EXCUSED:	White, Benthall

2. SPR #18-26

By: WM Property Management, LLC.
P.O. Box 76
Flint, MI 48501

Re: 1396 Rizzo Ct. Burton, MI 48529
59-31-529-009 / M-1 Zoned

For: New Construction Warehouse/Storage/Office

Motion to approve site plan review #18-26.

Wes Benning stated my wife and I are the owners of Benning's Painting and Industrial Flooring. We have been in business in Flint for about 35 years. Our business burnt down on December 2, 2017. We would like to put up a new building in the City of Burton. Jerry of DWL Construction and Rich from Davison Land Survey are here tonight to speak regarding this project.

Jerry stated the site is located in Rizzo Industrial Park, Lot 9 and is vacant. The proposed plans are to extend the drive into the site to provide for 25 parking spaces on the property, which includes a free standing building to the east side. The building size would be 180 x 62 x 17.5 to 20 foot and a separate building to the west would be 60 x 62 ft. The colors of both building will match. They would like a gray color with a blue band at the top. There would be a bump out office in the front, which would be constructed of masonry. This would bump out about 7 1/2 feet from the front of the property, around 60 foot wide and between 10-12 foot in height. There would be an overhead service door to the south of the office. There would be some wooded area remaining on the south and east side of the property. The utilities would be extended to accommodate the sewer and water on the site.

Mr. Johnson asked if this was the first secure transportation application in the city.

Mrs. Abbey said yes, that particular building was a grow facility and they are asking to change to this type of use instead. The administration recommends approval.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Kevin Burge, Vice Chair
AYES:	Smith, Burge, Gorang, Walton, Johns, Johnson
EXCUSED:	White, Benthall

F. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #18-23

By: Green Leaf Logistics
3108 E. Bristol Rd.
Burton, MI 48529

Re: 3108 E. Bristol Rd. Burton, MI 48529

For: Medical Marijuana Facility – Secure Transporter

2. SPR #18-25

By: Bilal Chaar
5398 Territorial Rd.
Grand Blanc, MI 48439

Re: 4545 E. Court St. Burton, MI 48509

For: Cell-phone repair and retail

G. AUDIENCE PARTICIPATION

None.

H. MASTER PLAN UPDATE

Mrs. Abbey said I have completed the master plan overlay. I intend to give a copy of this to DDA for their comments before we get into the Public Hearing stage.

Mr. Smith said the Council would like permanent copies of that master plan and they want the Planning Commission to have a copy. They want to recognize all of you for all the hard work you have done.

Mr. Burge spoke regarding people blowing their grass in the road, causing flooding when it rains. We do have an ordinance against this. We need to post a reminder in the paper and on Facebook that this is not allowed.

Mr. Smith said between the council and administration are working on putting together a newsletter with the Burton View. However, this could take some time.

Mrs. Abbey stated she will look into a public service announcement with the Burton View.

I. BOARD DISCUSSION

Mr. Smith said Mr. Heffner wanted me to express to the Planning Commission, Amber Abbey and the administration how much the council appreciates all the work that went into making this happen.

Mr. Hayman read a press release from General Motors stating that GM will be opening a new \$65 Million state of the art parts processing facility in the City of Burton with construction starting this month. Burton was the best possible location for this facility, which will be home to the CCA Davison Road salaried employees as well as team members represented by UAW Local 651 when it opens early next year. Mr. Hayman said they spoke about how important location was and that Burton and this new facility would be the heart of the GM supply chain network. This will bring in jobs and business to the City of Burton. I just want to thank the Planning Commission and City Council for their role in this.

Mr. Burge said the citizens in the area are concerned with the noise during and after construction. Can someone ask them if it would be possible to put a berm up at the beginning of construction, even if it's not the permanent berm?

Mrs. Abbey said they will start with grading, and the dirt coming from the foundation will be used for the berm.

1. By Law Revision

Mr. Burge said under 3.5, #C and under 3.8, #G it states each speaker shall be limited to 5 minutes. The other city boards and committees have 3 minutes maximum for each speaker. I think we should consider changing this to 3 minutes.

Mrs. Abbey said I will make the change and bring it up before the commission, at the next meeting, for adoption along with any other changes you would like to make.

Mr. Gorang said under #7, 7.5 it does not say anything about proper identification and maybe it should.

Mrs. Amber said in a different place in the Bylaws I could add that on site visits the Planning Commission will present their City of Burton identification.

Mr. Burge asked the Planning Commission to receive the Bylaws in a folder.

Meeting was adjourned at 6:01 PM.

Return by May 18th
for June 12th

E.1.a



City of Burton

Building Department
4093 Manor Drive
Burton, MI 48519
(810) 742-9230

DATE FILED : 5-7-18

FEE PAID : \$600.00

CHECK NO: 3799

RECEIVED BY: AA

Print 5-24-18

Notices mailed 5-23-18

PETITION FOR ZONING CHANGE

CASE NO. 322

SPR#: 18-28

We the Owners, Contract Purchasers, Optionees and Leaseholders of the hereinafter described property do hereby petition your Honorable Body to rezone property described as:

See attached.

Parcel ID#: 59-28-576-066

Located at: 3491 E. Bristol Rd

(address of property to be rezoned)

and change the zoning district classification from C-3 to M-1 & C-3 for the purpose of redevelopment and such other uses permitted by the proposed zoning district.

ALL OWNERS, CONTRACT PURCHASERS, OPTIONEES AND LESSEES OF THE LAND PROPOSED FOR REZONING SIGN HERE:

Name: Ashlea Properties LLC

Signature:

[Signature]

3412 E. Bristol Rd - property owner
Address

810 625-1757
Phone

Name: ANBE Enterprises

Signature:

[Signature]

3412 E. Bristol Rd - lease holder
Address

810-625-1757
Phone

Name: The Barn LLC

Signature:

[Signature]

3491 E. Bristol Rd - DBA for lease holder
Address

810 625 1757
Phone

1st Public Hearing

Planning Commission Meeting: June 12th Time: 5:00 PM Action:

2nd Public Hearing / 1st Reading

Date of City Council Meeting: Time: Action:

2nd Reading

Date of City Council Meeting: Time: Action:

Attachment: Back up 18-28 (3841 : SPR #18-28 / ZC#322)

REZONING EXHIBIT

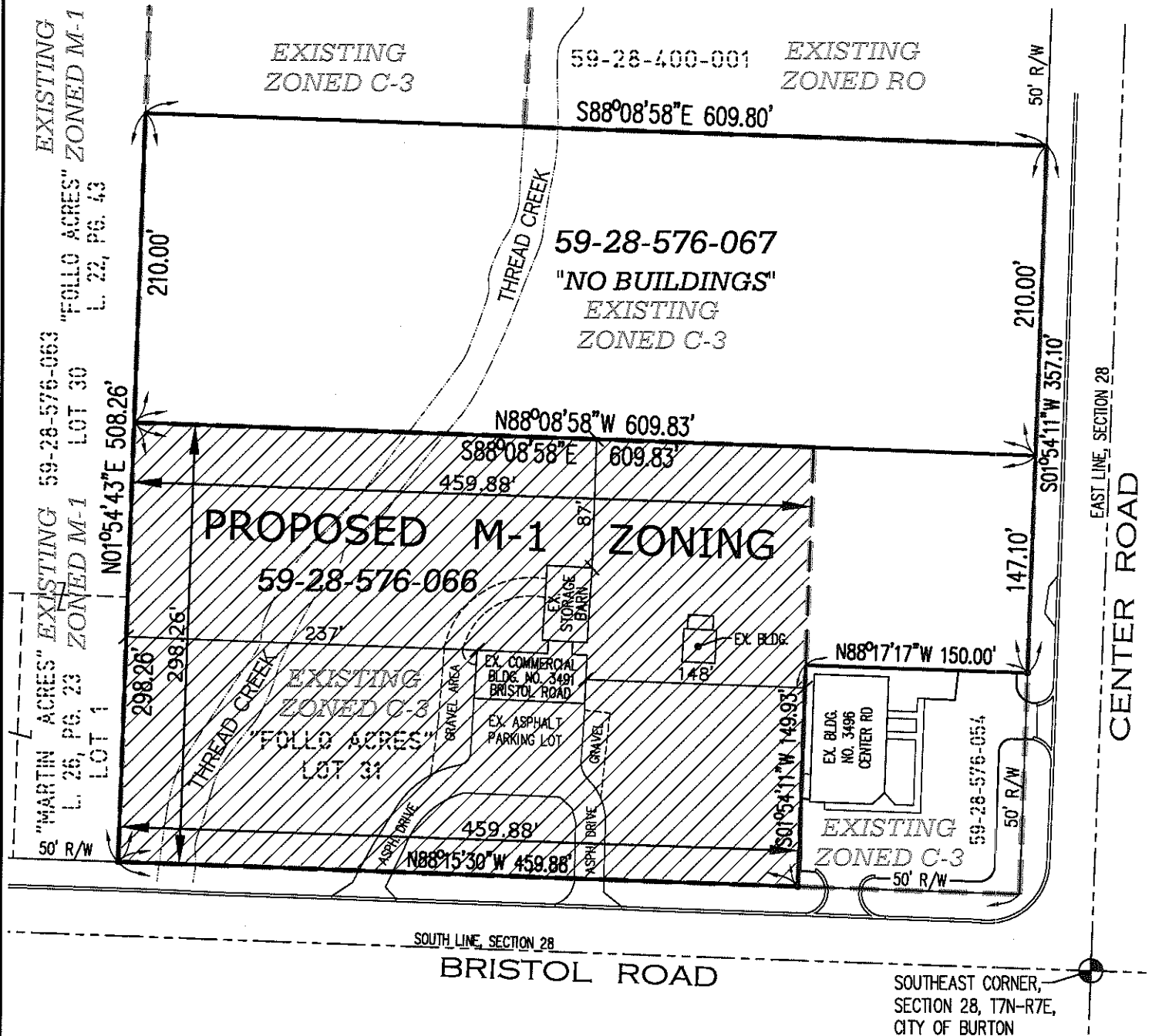
DESCRIPTIONS:

TAX ID 59-28-576-066 DESCRIPTION:

LOT 31 EXCEPT THE EASTERLY 150 FEET OF THE SOUTHERLY 150 FEET ALSO EXCEPT THE NORTHERLY 210 FEET OF FOLLO ACRES AS RECORDED IN LIBER 22, PAGE 43 OF PLATS, GENESEE COUNTY, MICHIGAN RECORDS.

DESCRIPTION FOR ZONING CHANGE FROM C-3 TO M-1:

THE WESTERLY 459.88 FEET OF THE SOUTHERLY 298.26 FEET OF LOT 31 OF FOLLO ACRES AS RECORDED IN LIBER 22, PAGE 43 OF PLATS, GENESEE COUNTY, MICHIGAN RECORDS. CONTAINING 5.36 ACRES OF LAND.



PARCEL SPLIT EXHIBIT FOR:
GARY & BEN ASHLEY
4497 SUNNYMEAD DRIVE
BURTON, MI 48419
PHONE: 810.742.6700

PART OF SE 1/4, SEC. 28
T7N-R7E, CITY OF BURTON,
GENESEE COUNTY, MICHIGAN

SCALE: 1"=100'	JOB NO. 290418-BA	DATE: 05.02.2018	
DRN. BY: J.R.B.	CHK'D BY: D.J.K.	PAGE: 1 of 1	



BM CONSTRUCTION CONSULTANTS

2254 RED ARROW DRIVE BURTON, MICHIGAN 48529

PHONE: 810.423.5014 EMAIL: BMCONSTRUCTION@COMCAST.NET

Attachment: Back up 18-28 (3841 : SPR #18-28 / ZC#322)

Case No. 322

CITY OF BURTON
GENESEE COUNTY, MICHIGAN
ORDINANCE NO. 157. _____

AMENDMENTS TO CITY OF BURTON ORDINANCE CHAPTER 157, AS AMENDED

THE CITY OF BURTON ORDAINS:

That Ordinance Chapter 157, being City of Burton Zoning Ordinance, be amended as follows:

Section 1

City of Burton Ordinance Chapter 157, designated "City of Burton Zoning Ordinance" and the zoning district map attached thereto and made a part thereof, are hereby amended by rezoning the following described property in the City of Burton from present zoning classification to M-1, Light Industrial and C-3 Highway Oriented Business: being located at 3491 Bristol Rd. as follows:

59-28-576-066 described as:

LOT 31 EXCEPT THE EASTERLY 150 FEET OF THE SOUTHERLY 150 FEET ALSO EXCEPT THE NORTHERLY 210 FEET OF FOLLO ACRES AS RECORDED IN LIBER 22, PAGE 43 OF PLATS, GENESEE COUNTY, MICHIGAN RECORDS

Description for zoning change from C-3 to M-1

THE WESTERLY 459.88 FEET OF THE SOUTHERLY 298.26 FEET OF LOT 31 OF FOLLO ACRES AS RECORDED IN LIBER 22, PAGE 43 OF PLATS, GENESEE COUNTY, MICHIGAN RECORDS. CONTAINING 5.36 ACRES OF LAND

Section 2

The penalty for violation of this Ordinance shall be the same as those penalties set forth in Chapter 157.999 of the City of Burton Zoning Ordinance Chapter 157.

Section 3

Notice of this Ordinance shall be published in a newspaper circulated within the City of Burton, Genesee County, Michigan.

This Ordinance shall become effective upon publication.

A copy of this Ordinance may be inspected at the Burton City Hall, 4303 S. Center Road, Burton, Michigan, during regular business hours.

CITY OF BURTON

By: _____
Paula Zelenko, Mayor

By: _____
Bette Bigsby, Acting City Clerk

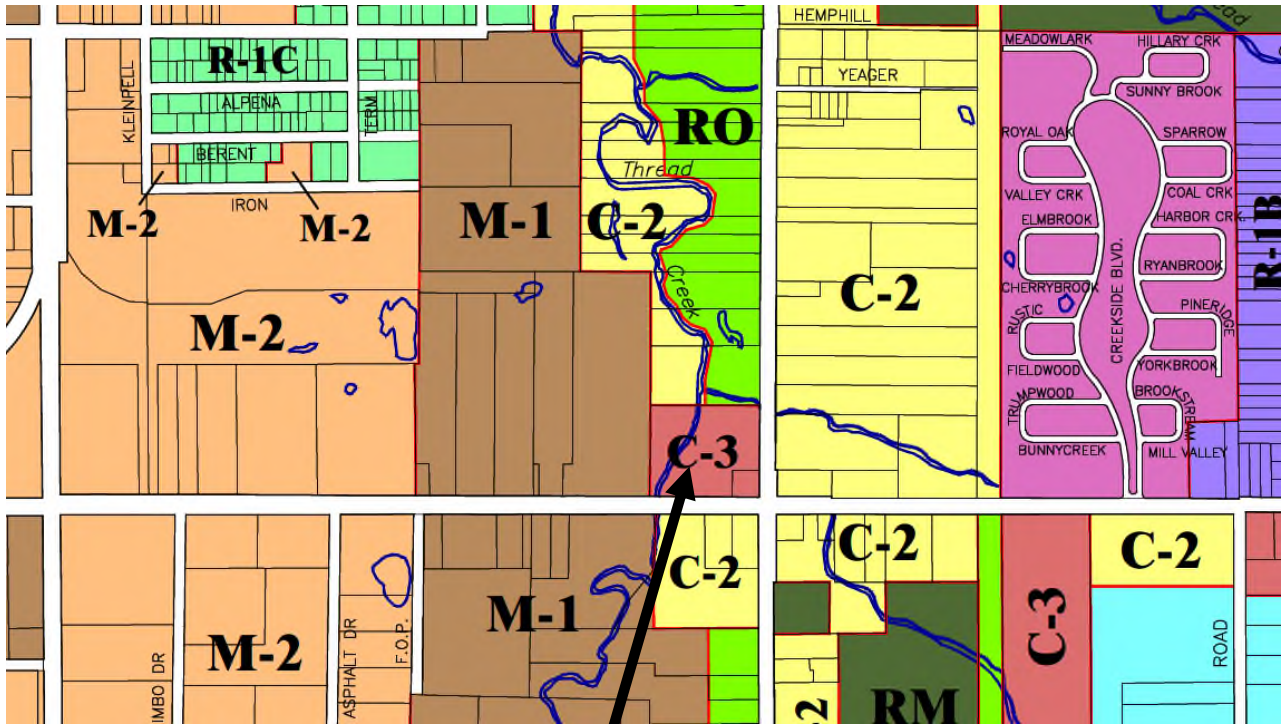
Ordinance introduced on:

Second Reading:

Publication date:

Effective date:

Attachment: Back up 18-28 (3841 : SPR #18-28 / ZC#322)



This is the parcel that is requesting the zoning change



City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230

F.1.a

Date Filed: 5-4-18
Fee Paid: \$600.00
Receipt #: Cash
Check #:
Received by: [Signature]
Date Mailed:

APPLICATION FOR PLANNING COMMISSION SPECIAL USE:

BCPC Case #: 18-29

PLEASE PRINT

DATE OF PLANNING COMMISSION HEARING: June 12th, 2018 AT 5:00 P.M.

APPLICANTS NAME: 4086 Davison LLC (Chris Hinds)

APPLICANTS ADDRESS: 6560 Orchard Lake Rd

CITY: W. Bloomfield 48322

APPLICANTS PHONE: (248) 939-1444

ADDRESS AND PARCEL OR LOT NUMBER: 4086 Davison Rd

59-10-100-034

NATURE OF REQUEST (PERMITTED USE AFTER SPECIAL APPROVAL): Special use

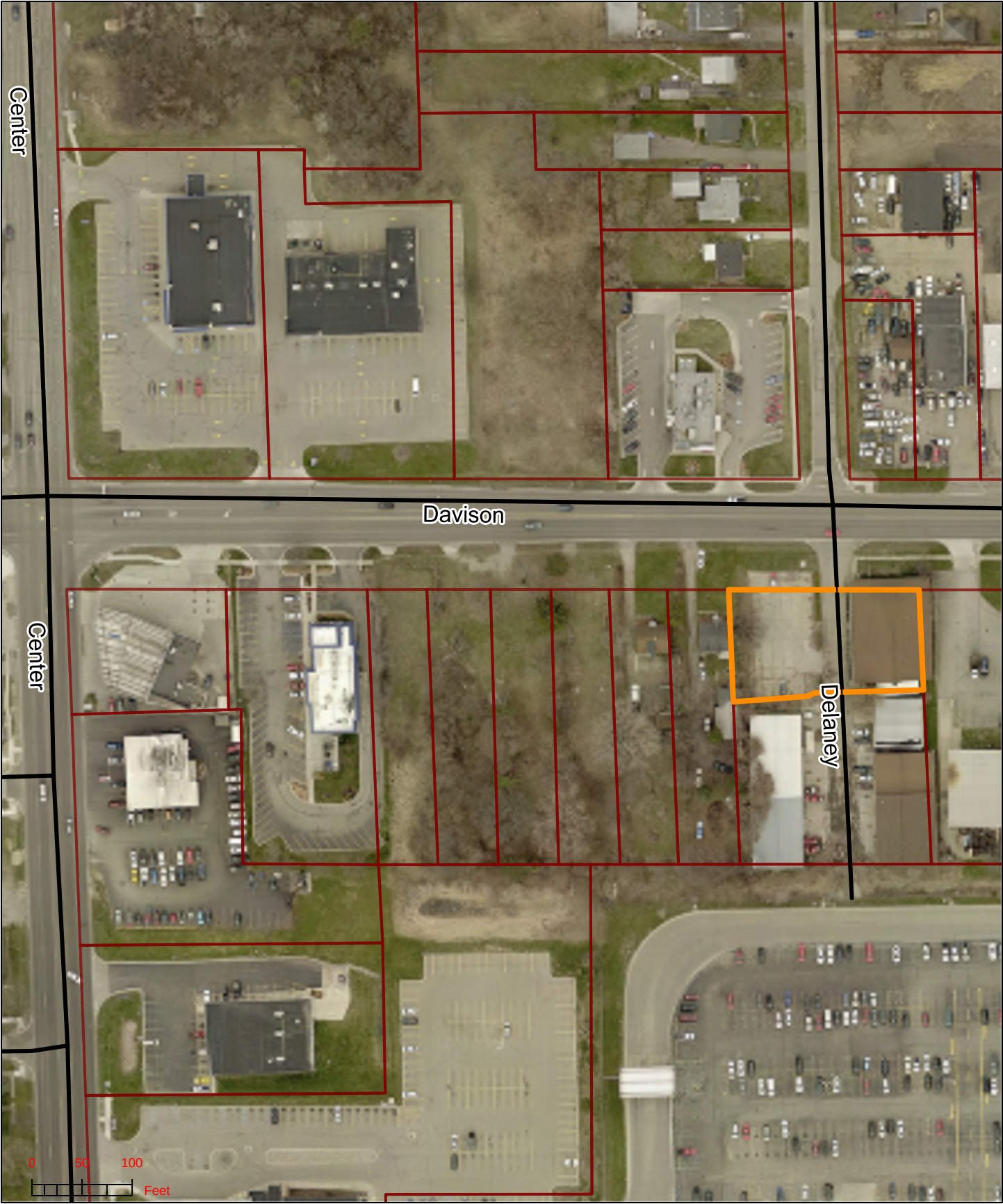
to conduct a medical marijuana Provisionary
facility.

APPLICANTS SIGNATURE: [Signature]

MANDATORY ATTENDANCE AT THE ABOVE MEETING IS ACKNOWLEDGED BY THE
APPLICANTS SIGNATURE.

Attachment: Back up 18-29 (3842 : SPR #18-29)

BURTON



Attachment: Back up 18-29 (3842 : SPR #18-29)



City of Burton
 Department of Public Works
 4093 Manor Drive
 Genesee County, Burton, Michigan 48519
 (810) 742-9230



APPLICATION FOR SITE PLAN REVIEW

DATE FILED: 5-22-18
 FEE: \$400.00
 RECEIPT NO: _____
 CHECK NO: 13408

SPR #: 18-32

PLEASE PRINT

DATE OF PLANNING COMMISSION MEETING: June 12, 2018 TIME: 5:00 PM

APPLICANTS NAME: Andrew Webber, Telecad, as Agent for New Par dba Verizon Wireless

APPLICANTS ADDRESS: 1961 Northpoint Boulevard, Suite 130, Hixson, TN 37343

APPLICANTS PHONE NO: 313-215-2651

PROPOSED NAME OF BUSINESS: _____

SITE ADDRESS: TBD Dortch Drive, Burton, MI 48519 5120 Dortch

SUBDIVISION & LOT # OR PARCEL NUMBER: 59-23-100-027

RE: To construct a new unmanned cell tower facility.

APPLICANT: IT IS TO YOUR ADVANTAGE TO ATTEND THE ABOVE SCHEDULED MEETING.
 THE PLANNING COMMISSION MAY HAVE QUESTIONS THAT DIRECTLY AFFECT APPROVAL,
 DENIAL, OR POSTPONING UNTIL THESE QUESTIONS CAN BE ANSWERED.

APPLICANTS SIGNATURE: Andrew Webber

NOTE: All site plans must be filed at least two (2) weeks prior to the Planning Commission hearing and **MUST** comply with the procedures set forth in Section 157.092 of Codified Ordinance as attached. Must include **twelve (12) sets** of prints in order to process the application.

Sabre Industries™

Towers and Poles

March 14, 2018

Mr. John Beasley
Verizon Wireless

RE: Proposed 150' Sabre Monopole for Genesee & Sunnymead, MI

Dear Mr. Beasley,

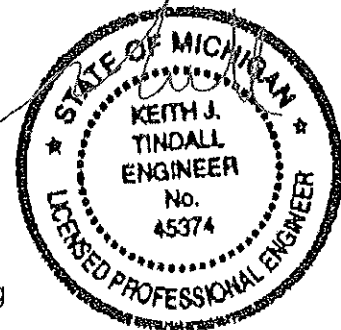
Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 89 mph with no ice and 40 mph with 0.75" radial ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas" and an Ultimate Wind Speed of 115 mph, in accordance with the 2012 International Building Code.

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

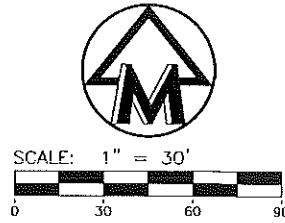
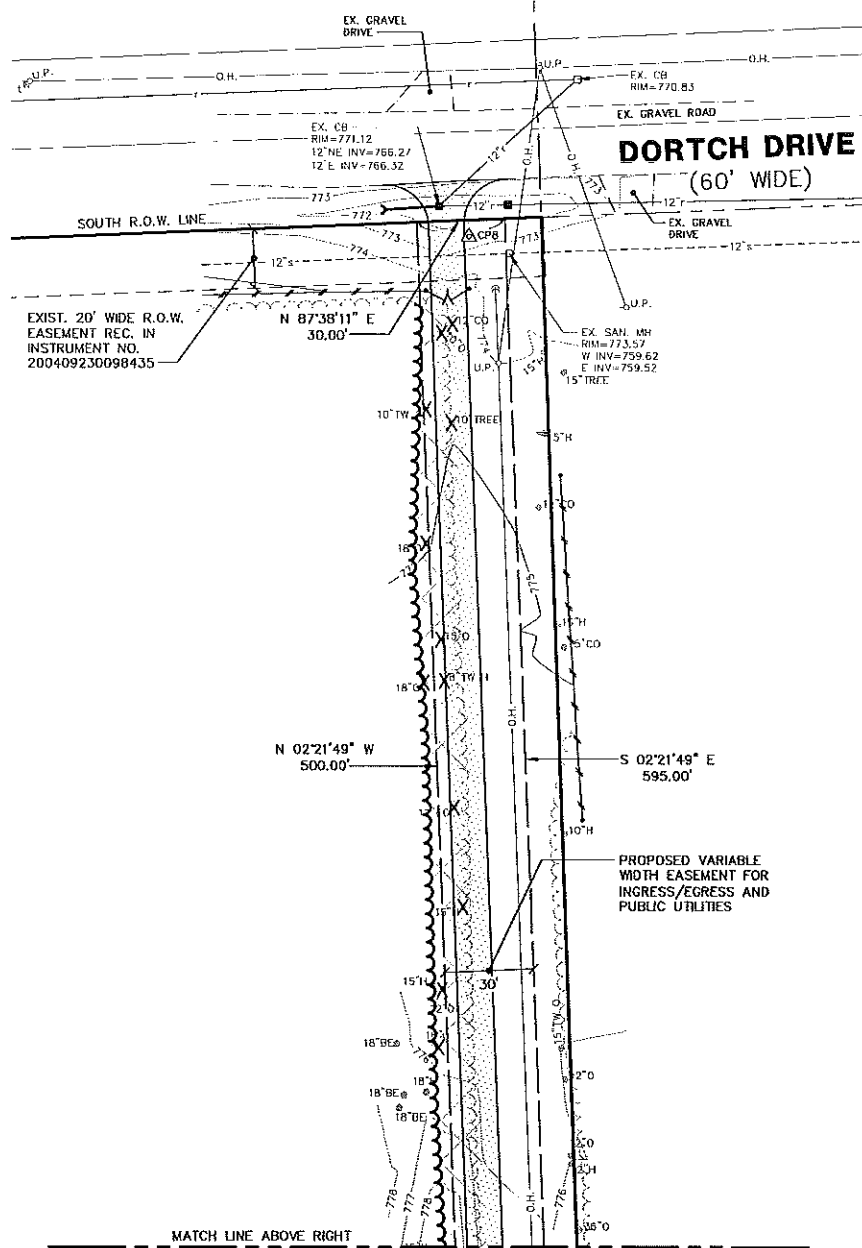
Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. ***Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.*** The fall radius for the monopole design described above is less than 75 feet.

Sincerely,

Keith J. Tindall, P.E.
Vice President of Engineering

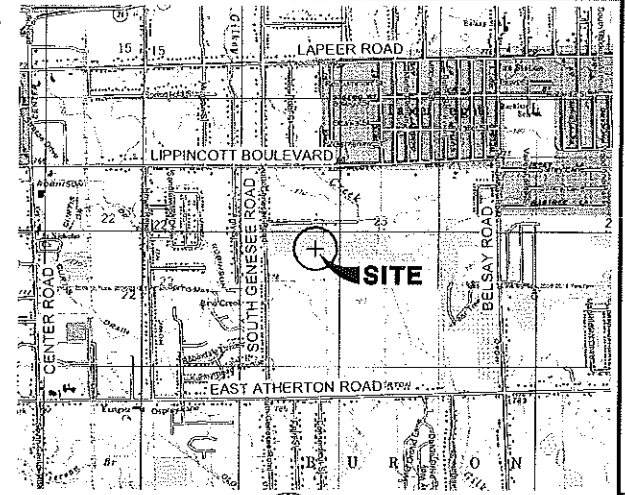


3/14/18



ZONED: R-1A
(SINGLE FAMILY RESIDENTIAL)
LAND USE: VACANT

PROPOSED VARIABLE
WIDTH EASEMENT FOR
INGRESS/EGRESS AND
PUBLIC UTILITIES



VICINITY SKETCH

SCALE: 1"=2000'

LOCATION

LONGITUDE 83° 36' 36.9"
LATITUDE 42° 59' 56.4"
GROUND ELEV. @ TOWER BASE = 780.60

LEGAL DESCRIPTION OF LEASE PARCEL

Commencing at the West 1/4 corner of Section 23, T7N, R7E, City of Burton, Genesee County, Michigan; thence N 02°24'42" W 769.08 feet along the west line of said Section 23 (also being the centerline of South Genesee Road, 66 feet wide); thence N 87°35'18" E 1107.57 feet to the POINT OF BEGINNING;

thence N 87°38'11" E 100.00 feet;
thence S 02°21'49" E 100.00 feet;
thence S 87°38'11" W 100.00 feet;
thence N 02°21'49" W 100.00 feet to the POINT OF BEGINNING; being a part of the Northwest 1/4 of Section 23, T7N, R7E, City of Burton, Genesee County, Michigan; containing 10,000 square feet, or 0.230 acres of land, more or less; subject to easements and restrictions of record, if any;

Together with a variable width easement for ingress, egress and public utilities, the boundary of said easement is described as follows:

Commencing at the West 1/4 corner of Section 23, T7N, R7E, City of Burton, Genesee County, Michigan; thence N 02°24'42" W 769.08 feet along the west line of said Section 23 (also being the centerline of South Genesee Road, 66 feet wide); thence N 87°35'18" E 1107.57 feet; thence N 87°38'11" E 100.00 feet to the POINT OF BEGINNING;

thence continuing N 87°38'11" E 50.00 feet;
thence N 31°01'54" E 53.90 feet;
thence N 02°21'49" W 500.00 feet to the south right-of-way line of Dortch Drive (60 feet wide);
thence N 87°38'11" E 30.00 feet along said south right-of-way line;
thence S 02°21'49" E 595.00 feet;
thence S 87°38'11" W 109.67 feet;
thence N 02°21'49" W 50.00 feet to the POINT OF BEGINNING; being a part of the Northwest 1/4 of Section 23, T7N, R7E, City of Burton, Genesee County, Michigan; except any part taken, deeded or used for public road purposes; and subject to easements and restrictions of record, if any.

LEGAL DESCRIPTION OF OVERALL PARCEL

(Taken from Title Commitment)

The land referred to in this Commitment, situated in the County of Genesee, City of Burton, State of Michigan, is described as follows:

The Southwest 1/4 of Northwest 1/4 of Section 23, Town 7 North, Range 7 East, City of Burton, Genesee County, Michigan.

Containing 40 acres, more or less.

NOTE

Rotate all bearings 00°30'43" counter-clockwise to obtain bearings based on True North as determined from global positioning system (GPS).

BENCH MARK

Spike in the east side of a 14 inch cottonwood tree located ±10 feet east of the end of the gravel drive from East Atherton Road and ±10 feet south of the utility pole at the north end of the gravel drive.

Elevation: 779.93 (NAVD 88 Datum)

PREPARED BY:
MIDWESTERN CONSULTING, L.L.C.

SCOTT G. FISHER P.E. #58473

PROPERTY INFORMATION

TAX PARCEL: #59-23-100-027

OWNER: BETTY WALKER
5253 EAST ATHERTON ROAD
BURTON, MICHIGAN 48519

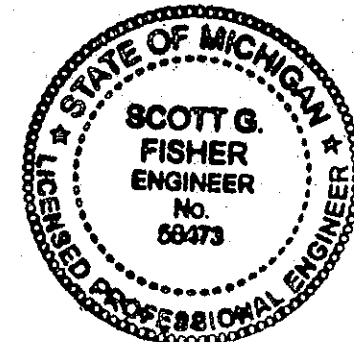
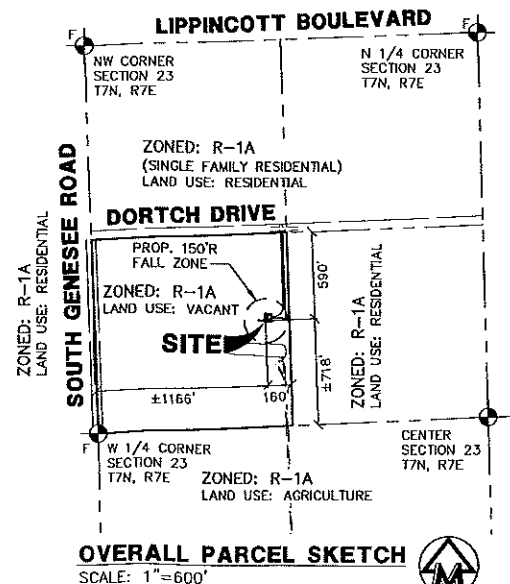
CELL SITE ADDRESS:
DORTCH DRIVE
BURTON, MICHIGAN 48519

TREE LEGEND

BE BEECH
CH CHERRY
CO COTTONWOOD
H HICKORY
M MAPLE
O OAK
X TO BE REMOVED

LEGEND

778 EXIST. CONTOUR
-O- U.P. EXIST. UTILITY POLE
GUY WIRE
OH EXIST. OVERHEAD UTILITY LINE
HYDRANT
GATE VALVE IN BOX
CATCH BASIN OR INLET
END SECTION
CULVERT
MAILBOX
TELEPHONE RISER
POST
WELL
FENCE
EX. TREE OR BRUSH LIMIT
PROP. TREE OR BRUSH LIMIT
TREE OR BRUSH TO BE REMOVED
SECTION CORNER
FOUND MONUMENT
CONTROL PT.



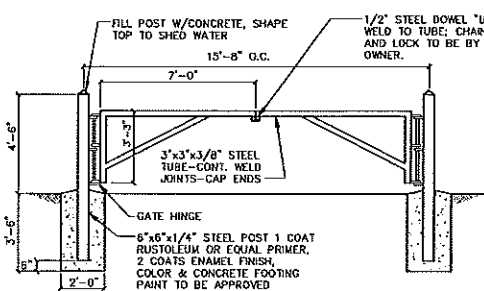
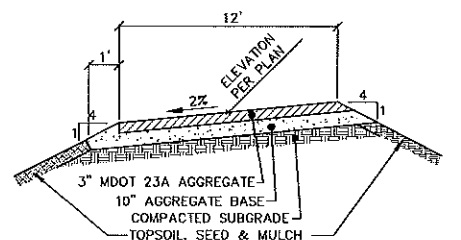
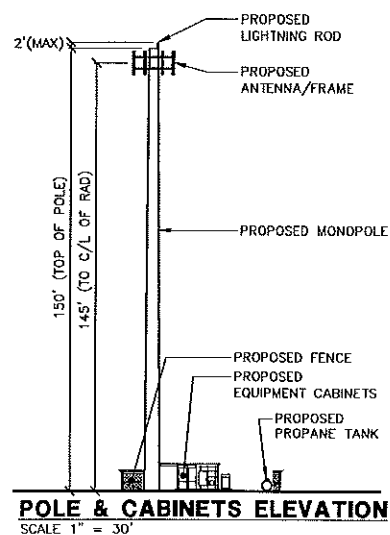
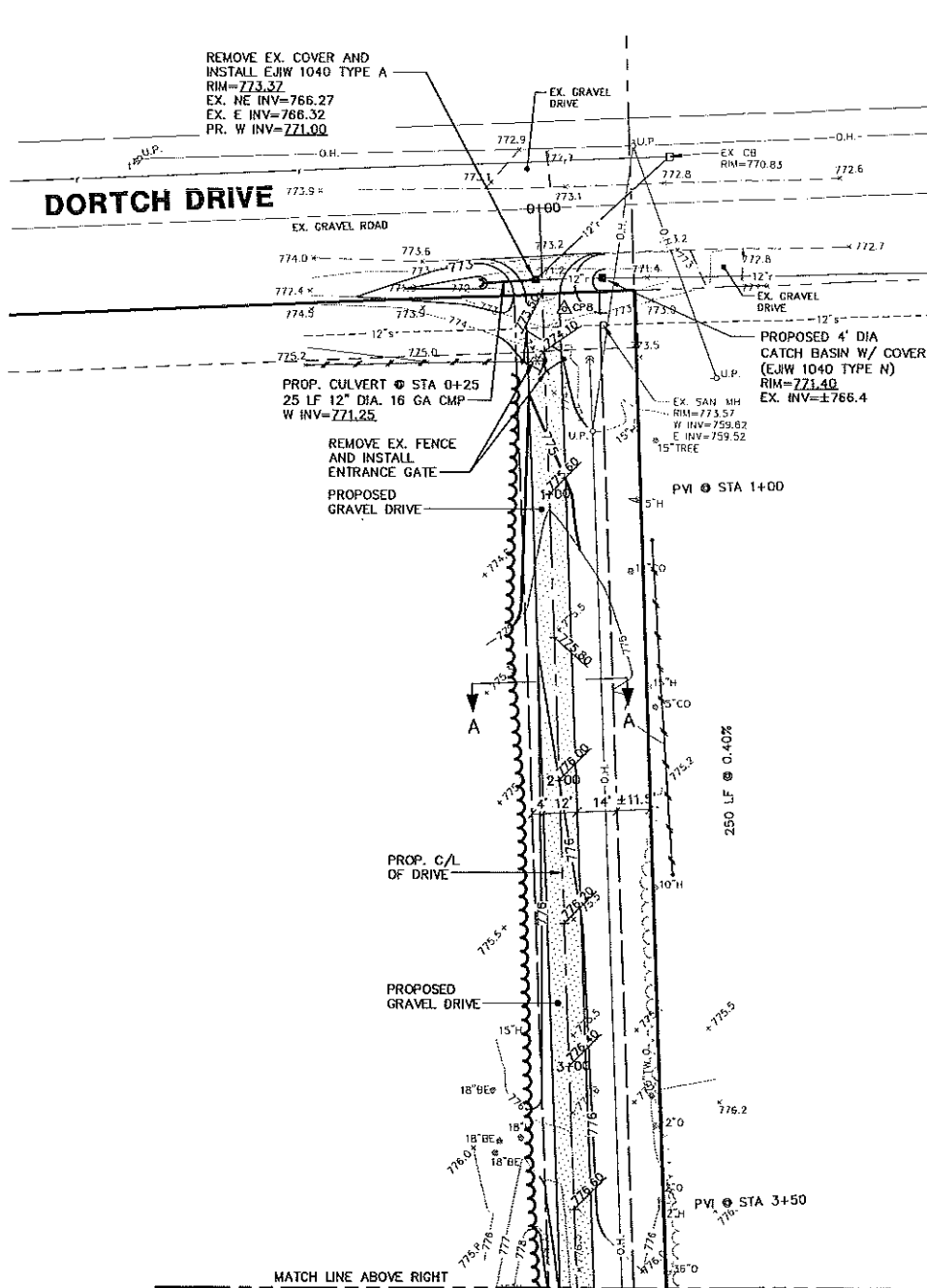
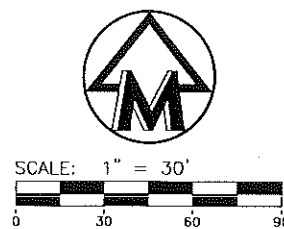
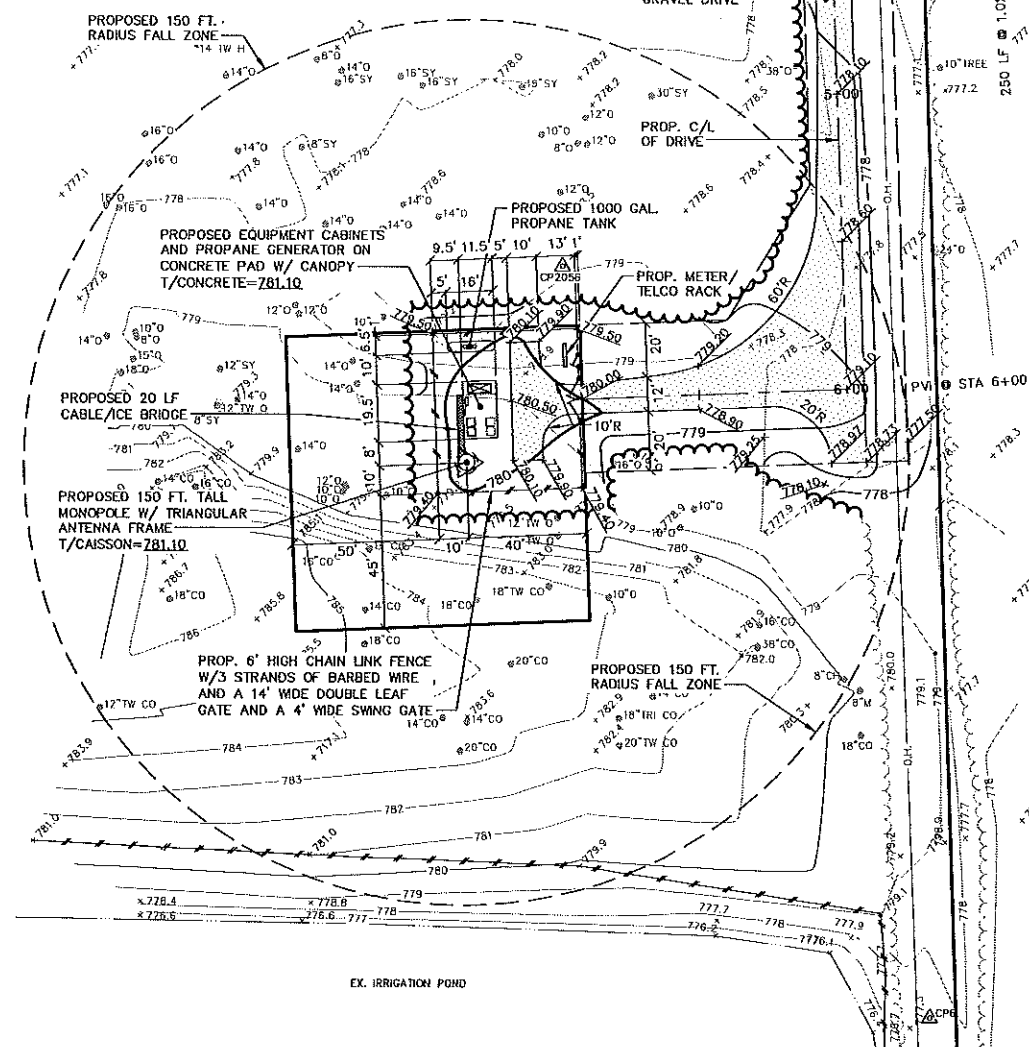
verizon
SITE #1309 - "GENESEE & SUNNYMEAD"
CITY OF BURTON, GENESEE COUNTY, MICHIGAN
SITE SURVEY, GENERAL INFORMATION

1

10.	94044-1309	REV. DATE	5/17/18
11.			
MISC. ZONING INFORMATION			

GENERAL NOTES:

- All site work construction shall be in accordance with the current standards and specifications of the City of Burton and the Genesee County Road Commission, where applicable.
- The proposed equipment cabinet is to be a computerized, unmanned, telephone exchange structure. No water service, sanitary facilities or gas service is needed. Telephone and electrical services will be from an existing utility pole or line adjacent to the site.
- The proposed equipment cabinet is to have a security system monitored 24 hours per day. The cabinet will also be constructed with bullet resistant materials.
- There are six, low voltage (18W), LED lights proposed as part of this project. The lights are to be mounted under the canopy to each support post. Lights shall be connected to a technician operated on/off switch with a timer with a two-hour maximum lit duration.
- There are no signs proposed for this project except for:
 - Emergency contact information purposes and FCC "call" sign placed on equipment cabinet door;
 - FCC registration number located on fence gate.
- The cellular antenna and equipment cabinet will be approved by the Federal Communications Commission (FCC) and will not impact any frequency sensitive devices whatsoever. Buyer warrants no adverse radio interference with adjacent land uses.
- There are no toxic materials used by Lessee on the site. Lessee has no need for outdoor storage or garbage disposal and pick-up.
- Maintenance personnel using van type service vehicles enter and exit the site approximately 2 to 4 times per month. No loading or unloading area is needed by them.
- All areas disturbed by the construction of the monopole and cabinet and driveway shall be restored in kind. Contractor is to provide soil erosion control measures as needed or as directed by owner or government agency having jurisdiction.
- All areas inside of and to 1'-0" outside of the fenced area shall be covered with 3" of crushed limestone placed over "Typar" landscape fabric.
- Ingress and egress by Lessee's personnel to the site shall be an existing and proposed gravel drive from Dortch Drive.
- The proposed drive shall consist of 3" of MDOT Class 23A crushed limestone aggregate over 10" of 1"x3" crushed concrete or slag over compacted subgrade. The subgrade shall be stripped free of all topsoil and organic material prior to placing aggregate base. Where poor subgrade soils are encountered, a woven geotextile fabric (Mirafi 500X or approved equal) shall be placed so that it is a minimum of 2 ft. wider and longer than the drive which is to be constructed over the poor soils.
- This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 07-27-2016 and 07-28-2016.

**ENTRANCE GATE DETAIL**
SCALE: 1/4" = 1"**GRAVEL DRIVE CROSS SECTION A-A**
NOT TO SCALE**POLE & CABINETS ELEVATION**
SCALE 1" = 30"Know what's below.
Call before you dig.**LEGEND**

--- 778 ---	EXIST. CONTOUR	MAILBOX
--- 778 ---	PROP. CONTOUR	TELEPHONE RISER
+ 778.5	EXIST. SPOT ELEVATION	POST
778.50	PROP. SPOT ELEVATION	WELL
- U.P.	EXIST. UTILITY POLE	FENCE
- GUY	GUY WIRE	EX. TREE OR BRUSH LIMIT
- OH ---	EXIST. OVERHEAD UTILITY LINE	PROP. TREE OR BRUSH LIMIT
- H ---	EXIST. HYDRANT	SECTION CORNER
- V ---	EXIST. GATE VALVE IN BOX	FOUND MONUMENT
- W ---	EXIST. GATE VALVE IN WELL	CONTROL PT.
- B ---	EXIST. CATCH BASIN OR INLET	
- E ---	END SECTION	
- C ---	CULVERT	

TREE LEGEND

BE	BEECH
CH	CHERRY
CO	COTTONWOOD
HI	HICKORY
MA	MAPLE
OA	OAK

verizon

SITE #1309 - "GENESSEE & SUNNYMEAD"

CITY OF BURTON, GENESSEE COUNTY, MICHIGAN
SITE PLAN DETAIL

APPLICANT/LESSEE:

NEW PAST A DELAWARE PARTNERSHIP
965 VERIZON WIRELESS
24242 NORTHWESTERN HIGHWAY
SOUTHFIELD, MICHIGAN 48075
PHONE: (248) 915-3000

MIDWESTERN



3845 Plaza Drive, Ann Arbor, Michigan 48108
(734) 955-0000 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

2

94044-1309	DATE: 2/14/18	SHEET: 2 OF 2
REV. DATE	DATE: 03/05/18	BY: JLB
REV. DATE	DATE: 03/05/18	BY: JLB
REV. DATE	DATE: 03/05/18	BY: JLB
REV. DATE	DATE: 03/05/18	BY: JLB
REV. DATE	DATE: 03/05/18	BY: JLB
REV. DATE	DATE: 03/05/18	BY: JLB
REV. DATE	DATE: 03/05/18	BY: JLB
REV. DATE	DATE: 03/05/18	BY: JLB
REV. DATE	DATE: 03/05/18	BY: JLB



City of Burton
 Department of Public Works
 4093 Manor Drive
 Genesee County, Burton, Michigan 48519
 (810) 742-9230



APPLICATION FOR SITE PLAN REVIEW

DATE FILED: 5-29-18
 FEE: \$200.00
 RECEIPT NO: _____
 CHECK NO: _____

SPR #: 18-34

PLEASE PRINT

DATE OF PLANNING COMMISSION MEETING: June 12, 2018

APPLICANTS NAME: ALDI Inc. / Sam Glennen Director of Real Estate

APPLICANTS ADDRESS: 2625 N. Stockbridge Road Webberville, MI 48892

APPLICANTS PHONE NO: 517-521-3907

PROPOSED NAME OF BUSINESS: ALDI Food Market #55

SITE ADDRESS: 1054 Center Road Burton, MI 48509

SUBDIVISION & LOT # OR PARCEL NUMBER: 59-10-551-050

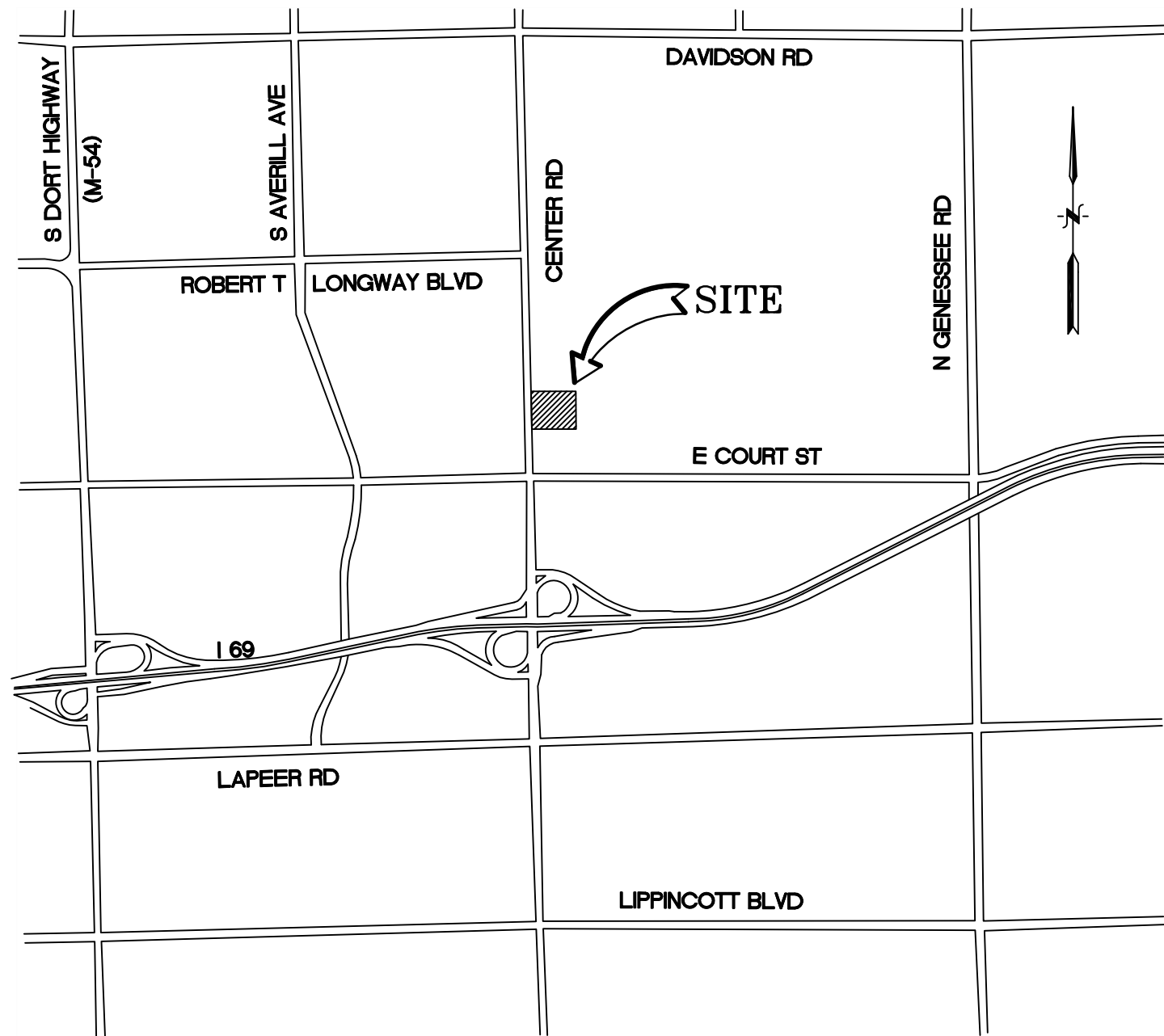
RE: Remodel & Expansion of existing ALDI Food Market

APPLICANT: IT IS TO YOUR ADVANTAGE TO ATTEND THE ABOVE SCHEDULED MEETING. THE PLANNING COMMISSION MAY HAVE QUESTIONS THAT DIRECTLY AFFECT APPROVAL, DENIAL, OR POSTPONING UNTIL THESE QUESTIONS CAN BE ANSWERED.

APPLICANTS SIGNATURE: *Samuel A. Glennen*

NOTE: All site plans must be filed at least two (2) weeks prior to the Planning Commission hearing and **MUST** comply with the procedures set forth in Section 157.092 of Codified Ordinance as attached. Must include **twelve (12) sets** of prints in order to process the application.

Attachment: Back up 18-34 (3847 : SPR #18-34)



LOCATION MAP
SCALE: 1in. = 2000ft.

LEGAL DESCRIPTION

Reference: ALTA/ACSM Land Title Survey BY Wightman & Associates, Inc.,
Job No. 990176, Dated May 24, 1999

PARCEL No. 25-59-10-551-049

That part of Lots 11, 12, 13, 14 and 15, "Supervisor's Plat No. 39, being a Subdivision in the Southwest 1/4 of Section 10, Township 7 North, Range 7 East, City of Burton, Genesee County, Michigan, described as:
Commencing at the Southwest Corner of said Section 10; thence N01°28'15"W on the West line of said Section 10 a distance of 452.02 feet; thence S89°50'05"E parallel with the South line of said Section 10 a distance of 50.02 feet to the Southwest Corner of said Lot 11; thence N01°28'15"W parallel with said West Section line and on the West line of said Lot 11 a distance of 17.85 feet to the POINT OF BEGINNING on the land herein described; thence continuing N01°28'15"W parallel with said West Section line and on the West line of said Lots 11 through 15 a distance of 312.13 feet; thence S89°50'05"E parallel with the South line of said Section 10 a distance of 365.15 feet; thence S01°28'15"E parallel with said West Section line 312.13 feet; thence N89°50'05"W parallel with said South Section line 365.15 feet to the Point of Beginning.

Also known as: 1054 North Center Road, Burton, MI

BENCHMARK

DATUM PER PLANS BY WIGHTMAN & ASSOCIATES, INC., JOB No. 990176, DATED MAY 24, 1999

BENCHMARK #1
SOUTHWEST BOLT ON FIRE HYDRANT, LOCATED AND THE NORTHWEST CORNER OF #1054 CENTER ROAD.
ELEVATION = 767.27 (PER PLANS)
REF: POINT #206

BENCHMARK #2
NORTHEAST BOLT ON FIRE HYDRANT, LOCATED AT THE SOUTHWEST CORNER OF #1054 CENTER ROAD.
ELEVATION = 768.05 (PER PLANS)
REF: POINT #205

BENCHMARK #3
ARROW ON TOP OF HYDRANT, LOCATED AT THE NORTHEAST CORNER OF #1054 CENTER ROAD.
ELEVATION = 766.24
REF: POINT #207

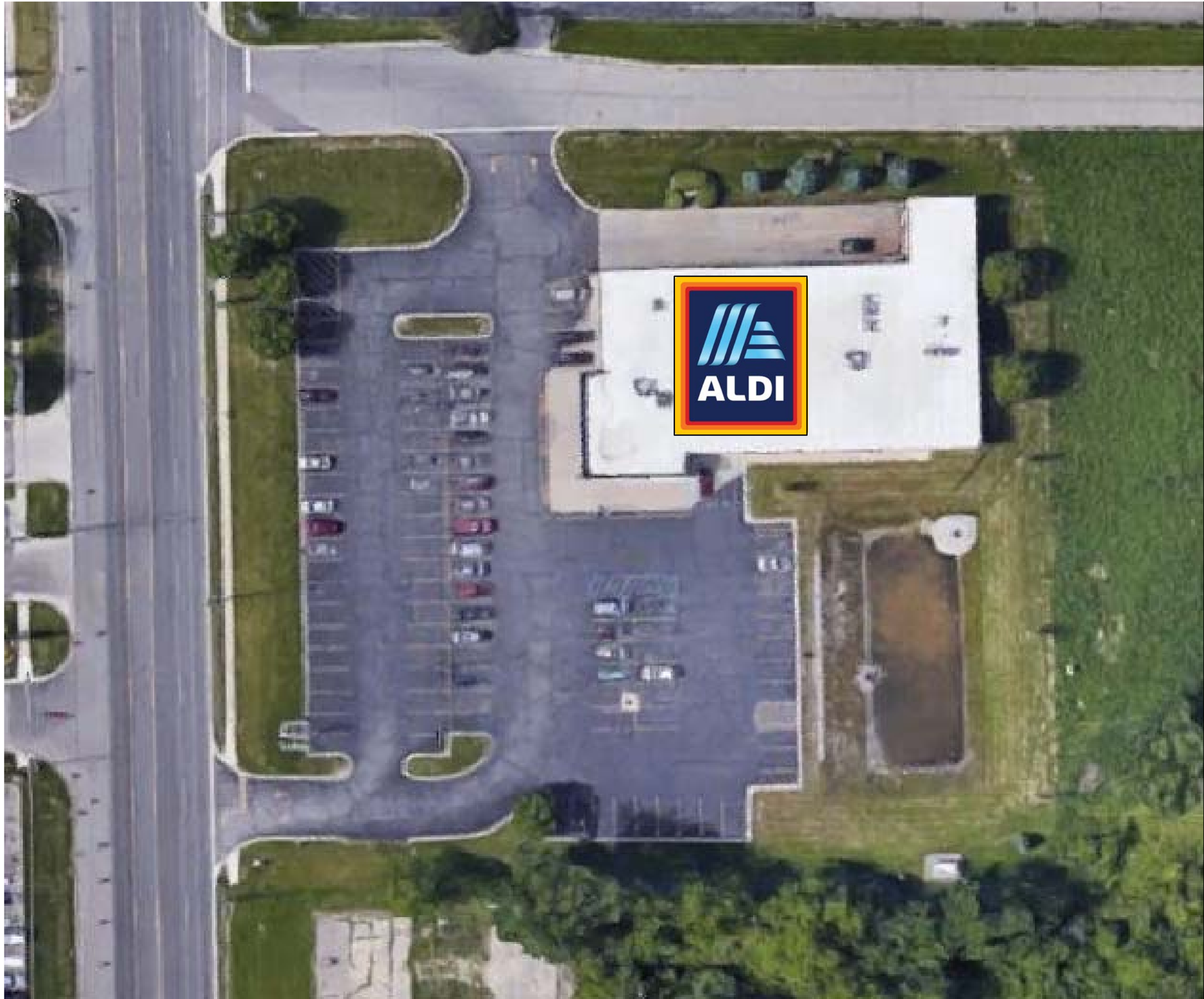
BENCHMARK #4
NORTHWEST CORNER OF CONCRETE PAD, LOCATED NEAR THE SOUTHEAST CORNER OF #1054 CENTER ROAD.
ELEVATION = 766.19
REF: POINT #204

SITE PLAN

FOR

ALDI FOOD MARKET #55

1054 CENTER ROAD, CITY OF BURTON, MICHIGAN 48509
A PART OF THE SOUTHWEST 1/4 OF SECTION 10, T7N, R7E
CITY OF BURTON, GENESSEE COUNTY, MICHIGAN



AERIAL PHOTOGRAPH
SCALE: NOT TO SCALE

AERIAL PHOTOGRAPHY BY:
Google maps

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

SHEET INDEX

EX	EXISTING CONDITIONS & DEMOLITION PLAN
SP	SITE PLAN
UT1	UTILITY PLAN
UT2	ROOF DRAIN & UNDERDRAIN DETAILS
UT3	STORMWATER MANAGEMENT CALCULATIONS
GR	GRADING PLAN
SE1	SOIL EROSION & SEDIMENTATION CONTROL PLAN
SE2	SOIL EROSION & SEDIMENTATION CONTROL NOTES & DETAILS
LA1	LANDSCAPE PLAN
LA2	LANDSCAPE NOTES & DETAILS
LT1	SITE LIGHTING PLAN
LT2	SITE LIGHTING NOTES & DETAILS
DT1	SITE PAVEMENT NOTES & DETAILS
DT2	SIGNAGE & PAVEMENT MARKING NOTES & DETAILS
DT3	STORM SEWER NOTES & DETAILS
A-131	BUILDING FLOOR PLAN / OPERATIONS PLAN
A-201	EXTERIOR ELEVATIONS

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, LLC
2221 SCHROCK ROAD
COLUMBUS, OHIO 43229-1547
PHONE: (614) 898-7100



**Know what's below.
Call before you dig.**

3 WORKING DAYS
BEFORE YOU DIG
CALL 811 OR 1-800-482-7171
(TOLL FREE)
OR VISIT CALL811.COM

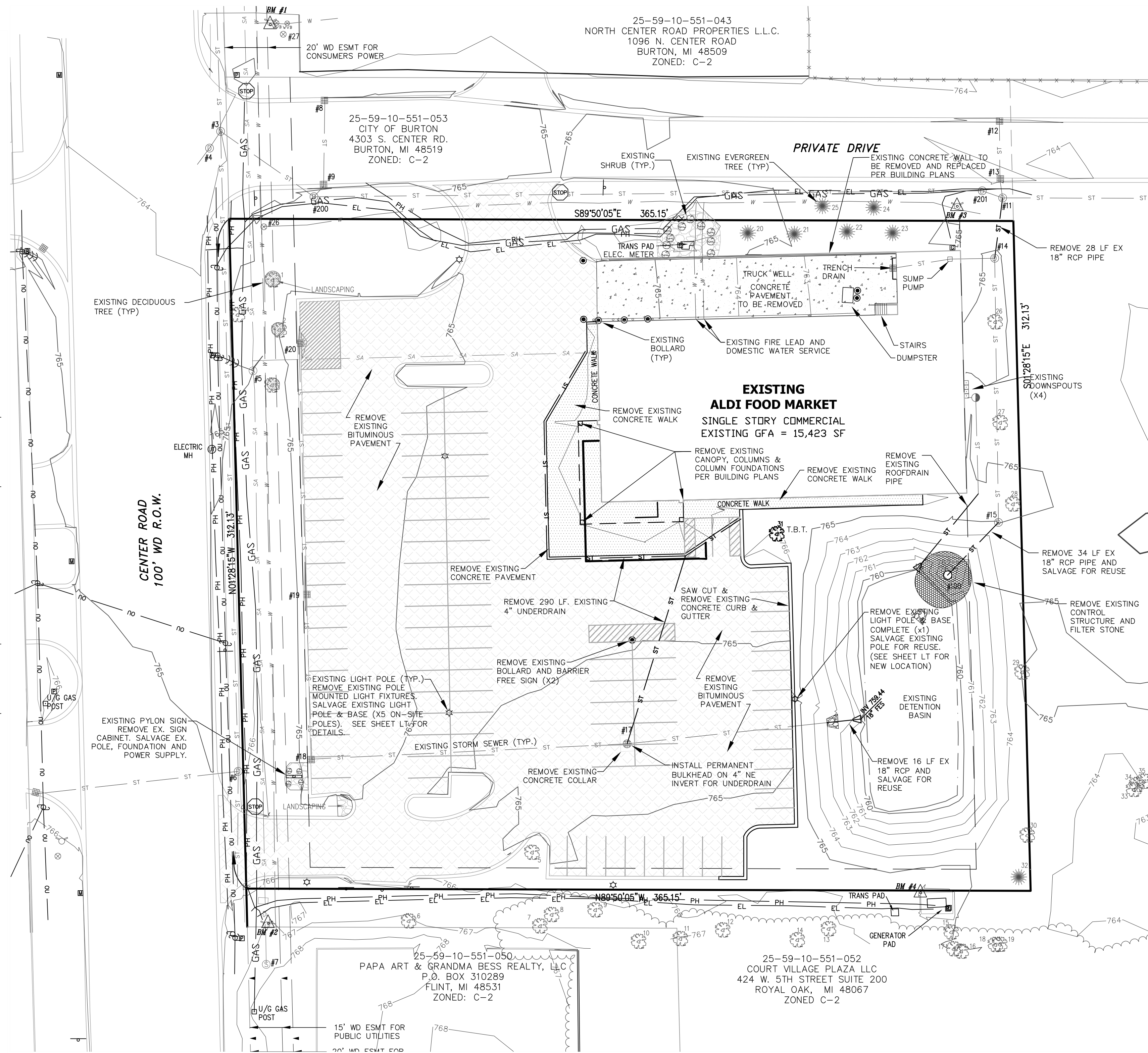


(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

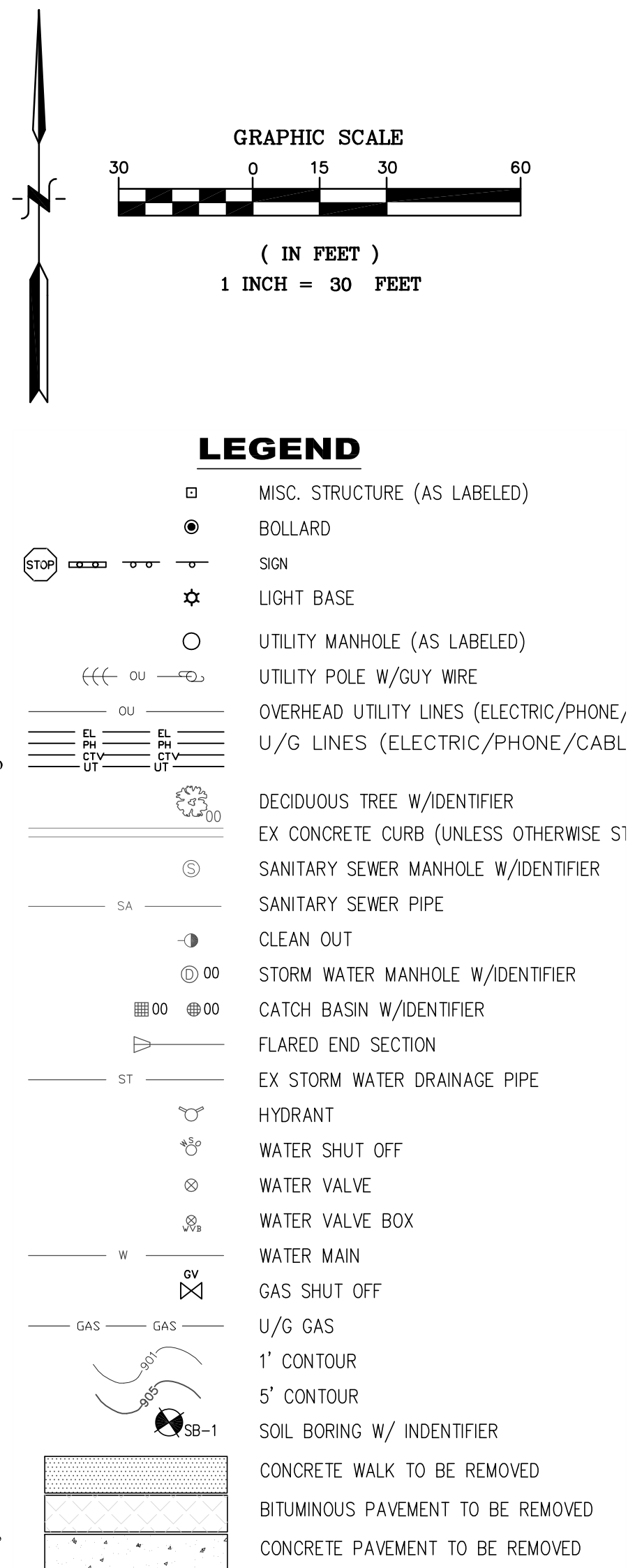
REVISED	SCALE: N/A
	PROJECT No.: 173355
	DWG NAME: 3355 COV
	PRINT: MAY 29, 2018

EXISTING STRUCTURE INVENTORY

STORM MANHOLE #1 RIM 761.65 NORTH 18" RCP 755.35 EAST 10" PVC 755.35 SOUTH 18" RCP 755.35	CATCH BASIN #16 RIM 763.90 NORTH 18" RCP 759.30 NORTHEASTERLY 18" RCP 759.20
SANITARY SEWER MANHOLE #2 RIM 762.71 NORTH 8" 753.09 SOUTH 8" 753.11	CATCH BASIN #17 RIM 763.89 WEST 18" RCP 759.59 EAST 18" RCP 759.45
STORM SEWER MANHOLE #3 RIM 764.01 NORTH 18" RCP 757.60 SOUTH 12" RCP 757.65 SOUTHWEST 12" RCP 758.25	CATCH BASIN #18 RIM 764.07 NORTH 15" RCP 760.02 EAST 18" RCP 760.02
STORM SEWER MANHOLE #4 RIM 763.68 NORTHEAST 12" RCP 758.06 SOUTHEAST 12" RCP 758.30	CATCH BASIN #19 RIM 763.87 NORTH 15" RCP 760.21 SOUTH 15" RCP 760.19
SANITARY SEWER MANHOLE #5 RIM 764.98 NORTH 8" 755.68 SOUTH 8" 755.58	CATCH BASIN #20 RIM 763.81 SOUTH 15" RCP 760.75
STORM SEWER MANHOLE #6 RIM 765.85 NORTH 12" RCP 758.74 SOUTH 12" RCP 758.79 WEST 12" RCP 758.81	CATCH BASIN #21 RIM 763.87 RIMS HAD OVERBAND CRACK FILL UNABLE TO OPEN
SANITARY SEWER MANHOLE #7 RIM 767.81 NOT FIELD VERIFIED	CATCH BASIN #22 RIM 763.79 RIMS HAD OVERBAND CRACK FILL UNABLE TO OPEN
CATCH BASIN #8 RIM 764.55 SOUTH 12" RCP 761.15	STORM MANHOLE #22A RIM 763.84 NORTH 18" RCP 758.69 EAST 36" RCP 758.04 WEST 30" RCP 758.14
CATCH BASIN #9 RIM 764.56 NORTH 12" RCP 760.96 SOUTH 12" RCP 760.86	CATCH BASIN #23 RIM 763.45 RIMS HAD OVERBAND CRACK FILL UNABLE TO OPEN
STORM MANHOLE #10 RIM 765.04 NORTH 12" RCP 760.34 EAST 12" RCP 759.79	CATCH BASIN #24 RIM 763.39 RIMS HAD OVERBAND CRACK FILL UNABLE TO OPEN
STORM MANHOLE #11 RIM 764.31 NORTH 18" RCP 759.06 SOUTHWEST 18" RCP 758.90 EAST 30" RCP 758.66 NORTHWEST 18" RCP 758.56	MANHOLE #24A RIM 763.85 SOUTHEAST 36" RCP 757.75 WEST 36" RCP 757.55 NORTH 18" RCP 758.45
CATCH BASIN #12 RIM 763.77 RIMS HAD OVERBAND CRACK FILL UNABLE TO OPEN	CATCH BASIN #25 RIM 761.82 EAST 3" PVC 760.35
STORM MANHOLE #13 RIM 763.74 RIMS HAD OVERBAND CRACK FILL UNABLE TO OPEN	CATCH BASIN #200 RIM 765.07 NORTHEAST 12" 760.59 NORTHWEST 18" RCP 757.82 EAST 18" RCP 757.82
STORM MANHOLE #14 RIM 765.08 WEST 3" PVC 760.00 NORTH 18" RCP 758.50 SOUTH 18" RCP 758.74 SOUTHEASTERLY 10" HDPE 759.81 WEST 3" PVC 760.00	STORM MANHOLE #201 NORTH RIM 764.30 WEST 18" RCP 758.54 SOUTHEASTERLY 18" RCP 758.54
STORM MANHOLE #15 RIM 765.02 NORTH 18" RCP 758.76 SOUTHWESTERLY 18" RCP 758.86	GATE VALVE #26 RIM 764.82 NORTH-SOUTH T/PIPE 760.46
	GATE VALVE #27 RIM 764.72 SOUTH-EAST T/PIPE 759.92
	GATE VALVE #28 RIM 765.01 WEST T/PIPE 757.11

**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 material and 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. The existing pavement that is to be removed, shall remain in place as long as possible to be used as a soil erosion control measure. Contractor shall coordinate the pavement removal work with the appropriate stages of construction. Coordination work shall include removing the existing pavement in sections / stages as necessary to minimize impacts to the adjacent parcel.
- 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 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 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 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).

**TREE SCHEDULE**

No.	DESCRIPTION
1	PEAR 13
2	PEAR 10
3	PEAR 13
4	PEAR 13
5	PEAR 11
6	WALNUT 13
7	COTTON 22
8	COTTON 21 TWIN
9	COTTON 16
10	SYCAMORE 16
11	SYCAMORE 12
12	SYCAMORE 8
13	SYCAMORE 11
14	SYCAMORE 8
15	COTTON 12
16	COTTON 9
17	COTTON 8
18	COTTON 9
19	COTTON 9
20	SPRUCE 8
21	SPRUCE 10
22	SPRUCE 8
23	SPRUCE 8
24	SPRUCE 4
25	SPRUCE 4
26	PEAR 12
27	PEAR 12
28	PEAR 4
29	PEAR 4
30	PEAR 4
31	PEAR 4 (TBT)
32	SPRUCE 5
33	COTTON 23
34	COTTON 20
35	COTTON 12

TBT = TO BE TRANSPLANTED

BENCHMARK

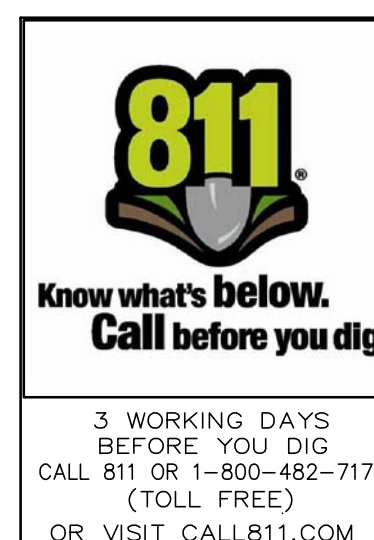
DATUM PER PLANS BY WIGHTMAN & ASSOCIATES, INC., JOB No. 990176, DATED MAY 24, 1999

BENCHMARK #1
SOUTHWEST BOLT ON FIRE HYDRANT, LOCATED AND THE NORTHWEST CORNER OF #1054 CENTER ROAD.
ELEVATION = 767.27 (PER PLANS)
REF: POINT #206

BENCHMARK #2
NORTHEAST BOLT ON FIRE HYDRANT, LOCATED AT THE SOUTHWEST CORNER OF #1054 CENTER ROAD.
ELEVATION = 768.05 (PER PLANS)
REF: POINT #205

BENCHMARK #3
ARROW ON TOP OF HYDRANT, LOCATED AT THE NORTHEAST CORNER OF #1054 CENTER ROAD.
ELEVATION = 766.24
REF: POINT #207

BENCHMARK #4
NORTHWEST CORNER OF CONCRETE PAD, LOCATED NEAR THE SOUTHWEST CORNER OF #1054 CENTER ROAD.
ELEVATION = 766.19
REF: POINT #204



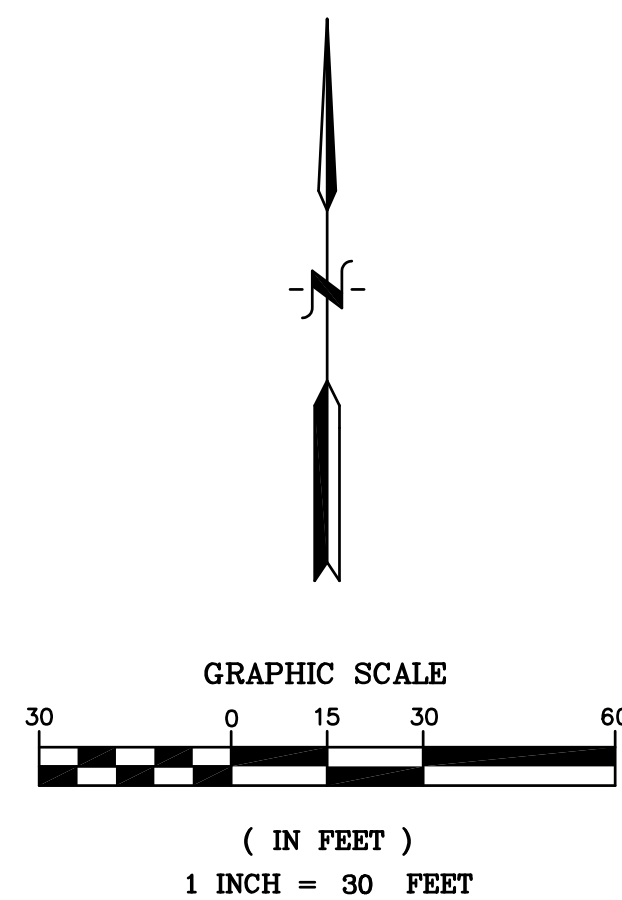
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DRAFT: SES						
CHECK: CAG						

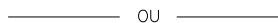
ALDI FOOD MARKET #55
BURTON, MICHIGAN

**EXISTING CONDITIONS AND
DEMOLITION PLAN**

CLIENT:	SCALE: 1" = 30'
ALDI Inc. 2625 N. STOCKBRIDGE RD. WEBBERVILLE, MICHIGAN 48892 (517) 521-3907	PROJECT No.: 173355 DWG NAME: 3355 EX ISSUED: MAY 29, 2018

EX



- ## LEGEND
- | | |
|---|--|
|  | MISC. STRUCTURE (AS LABELED) |
|  | BOLLARD |
|  | SIGN |
|  | LIGHT BASE |
|  | UTILITY MANHOLE (AS LABELED) |
|  | UTILITY POLE W/GUY WIRE |
|  | OVERHEAD UTILITY LINES
(ELECTRIC/PHONE/CABLE) |
|  | U/G LINES (ELECTRIC/PHONE/CABLE) |
|  | DECIDUOUS TREE W/IDENTIFIER |
|  | EX CONCRETE CURB |
|  | PROP. CONCRETE CURB |
|  | SANITARY SEWER MANHOLE W/IDENTIFIER |
|  | SANITARY SEWER PIPE |
|  | CLEAN OUT |
|  | STORM WATER MANHOLE W/IDENTIFIER |
|  | CATCH BASIN W/IDENTIFIER |
|  | FLARED END SECTION |
|  | EX STORM WATER DRAINAGE PIPE |
|  | PROP STORM WATER DRAINAGE PIPE |
|  | HYDRANT |
|  | WATER SHUT OFF |
|  | WATER VALVE |
|  | WATER VALVE BOX |
|  | WATER MAIN |
|  | GAS SHUT OFF |
|  | U/G GAS |
|  | EX 1' CONTOUR |
|  | EX 5' CONTOUR |
|  | PROP. STANDARD DUTY BITUMINOUS PAVEMENT |
|  | PROP. HEAVY DUTY BITUMINOUS PAVEMENT |
|  | PROP. CONCRETE WALK |
|  | PROP. CONCRETE PAVEMENT |
|  | PROP. LIGHT POLES |

PARCEL #: 25-59-10-551-049
ADDRESS: 1054 NORTH CENTER ROAD
SITE AREA: ± 2.62 AC.
ZONING: C-2 - GENERAL BUSINESS
EXISTING USE: LIMITED ASSORTMENT GROCERY
PROPOSED USE: LIMITED ASSORTMENT GROCERY
EXISTING LOT COVERAGE: 13.5%
PROPOSED LOT COVERAGE: 16.2%
EXIST. BITUMINOUS PAVEMENT AREA: 49,938 SF
PROP. BITUMINOUS PAVEMENT AREA: 48,265 SF
CONCRETE TRUCK WELL AREA: 4,063 SF
PRIVATE CONCRETE SIDEWALK AREA: 2,397 SF
PUBLIC CONCRETE SIDEWALK AREA: 0 SF

REQUIRED = 1 SPACE PER 200 SF GFA
= 18,423 SF/200 SF PER SPACE
= 92 SPACES REQUIRED

EXISTING = 95 SPACES
PROPOSED = 101 SPACES

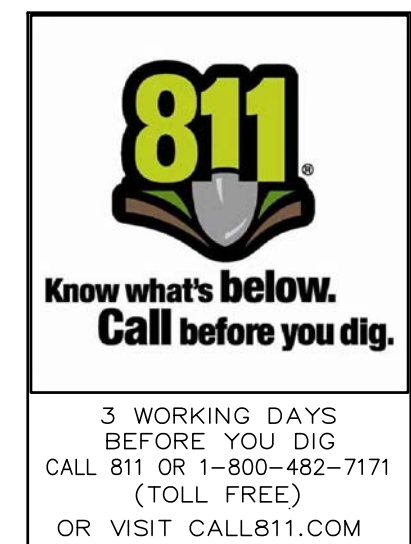
DATUM PER PLANS BY WIGHTMAN &
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24, 1999

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AND THE NORTHWEST CORNER OF #1054
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ELEVATION = 767.27 (PER PLANS)
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NORTHEAST BOLT ON FIRE HYDRANT, LOCATED
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BENCHMARK #3
ARROW ON TOP OF HYDRANT, LOCATED AT THE
NORTHEAST CORNER OF #1054 CENTER ROAD.
ELEVATION = 766.24
REF: POINT #207

BENCHMARK #4
NORTHWEST CORNER OF CONCRETE PAD,
LOCATED NEAR THE SOUTHEAST CORNER OF
#1054 CENTER ROAD.
ELEVATION = 766.19
REF: POINT #204



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

1. A Knox Box shall be provided on the exterior building wall at the front entrance in accordance with the Local Fire Department requirements.
2. The Contractor shall coordinate all site work with their Subcontractor(s), the appropriate Utility Providers and any necessary 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 re-opening date.
3. 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 re-opening date.
4. 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 and removal of trash and debris on an as needed basis and/or as directed by ALDI Inc.

ALDI FOOD MARKET #55
BURTON, MICHIGAN

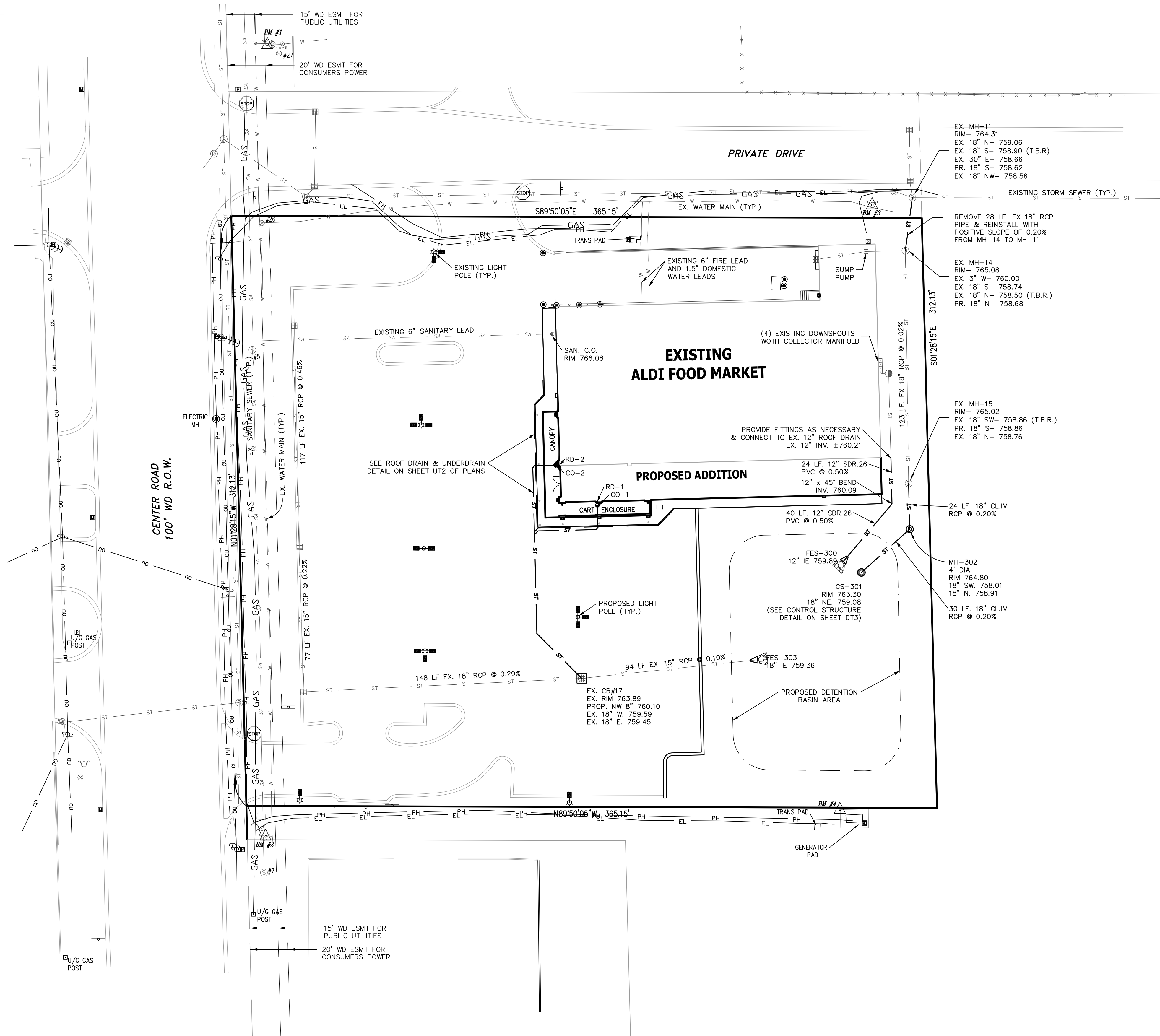
SITE PLAN

ALDI Inc.
STOCKBRIDGE RD.
LIVESTOCK, MICHIGAN 48892
(517) 521-3907

PROJECT No.: 173355
DWG NAME: 3355 SP
ISSUED: MAY 29, 2018

SP

STORM MANHOLE #1	CATCH BASIN #16
RIM 761.65	RIM 763.90
NORTH 18" RCP 755.35	WEST 18" RCP 759.30
EAST 10" PVC 755.35	NORTHEASTERLY 18" RCP 759.20
SOUTH 18" RCP 755.35	
SANITARY SEWER MANHOLE #2	CATCH BASIN #17
RIM 762.71	RIM 763.89
NORTH 8" 753.09	WEST 18" RCP 759.59
SOUTH 8" 753.11	EAST 18" RCP 759.45
STORM SEWER MANHOLE #3	CATCH BASIN #18
RIM 764.01	RIM 764.07
NORTH 18" RCP 757.60	NORTH 15" RCP 760.02
SOUTH 12" RCP 757.65	EAST 18" RCP 760.02
SOUTHWEST 12" RCP 758.25	
STORM SEWER MANHOLE #4	CATCH BASIN #19
RIM 763.68	RIM 763.87
NORTHEAST 12" RCP 758.06	NORTH 15" RCP 760.21
SOUTHEAST 12" RCP 758.30	SOUTH 15" RCP 760.19
SANITARY SEWER MANHOLE #5	CATCH BASIN #20
RIM 764.98	RIM 763.81
NORTH 8" 755.68	SOUTH 15" RCP 760.75
SOUTH 8" 755.58	RIM 763.87
STORM SEWER MANHOLE #6	RIMS HAD OVERBAND CRACK FILL
RIM 765.85	UNABLE TO OPEN
NORTH 12" RCP 758.74	
SOUTH 12" RCP 758.79	CATCH BASIN #22
WEST 12" RCP 758.81	RIM 763.79
	RIMS HAD OVERBAND CRACK FILL
	UNABLE TO OPEN
SANITARY SEWER MANHOLE #7	STORM MANHOLE #22A
RIM 767.81	RIM 763.64
NOT FIELD VERIFIED	NORTH 18" RCP 758.69
	EAST 36" RCP 758.04
CATCH BASIN #8	WEST 30" RCP 758.14
RIM 764.55	
SOUTH 12" RCP 761.15	CATCH BASIN #23
	RIM 763.45
CATCH BASIN #9	RIMS HAD OVERBAND CRACK FILL
RIM 764.56	UNABLE TO OPEN
NORTH 12" RCP 760.96	
SOUTH 12" RCP 760.86	CATCH BASIN #24
STORM MANHOLE #10	RIM 763.39
RIM 765.04	RIMS HAD OVERBAND CRACK FILL
NORTH 12" RCP 760.34	UNABLE TO OPEN
EAST 12" RCP 759.79	
STORM MANHOLE #11	MANHOLE #24A
RIM 764.31	RIM 763.85
NORTH 18" RCP 759.06	SOUTHEAST 36" RCP 757.75
SOUTHWEST 18" RCP 758.90	WEST 36" RCP 757.55
EAST 30" RCP 758.66	NORTH 18" RCP 758.45
NORTHWEST 18" RCP 758.56	CATCH BASIN #25
CATCH BASIN #12	RIM 761.82
RIM 763.77	EAST 3" RCP 760.35
RIMS HAD OVERBAND CRACK FILL	CATCH BASIN #200
UNABLE TO OPEN	RIM 765.07
STORM MANHOLE #13	NORTHEAST 12" 760.59
RIM 763.74	NORTHWEST 18" RCP 757.82
RIMS HAD OVERBAND CRACK FILL	EAST 18" RCP 757.82
UNABLE TO OPEN	
STORM MANHOLE #14	STORM MANHOLE #201
RIM 765.08	NORTH RIM 764.30
WEST 3" PVC 760.00	WEST 18" RCP 758.54
NORTH 18" RCP 758.50	SOUTHEASTERLY 18" RCP 758.54
SOUTH 18" RCP 758.74	
SOUTHEASTERLY 10" HDPE 759.88	GATE VALVE #26
WEST 3" PVC 760.00	RIM 764.82
	NORTH-SOUTH T/PIPE 760.46
STORM MANHOLE #15	GATE VALVE #27
RIM 765.02	RIM 764.72
NORTH 18" RCP 758.76	SOUTHEAST 12" PIPE 759.92
SOUTHWESTERLY 18" RCP 758.86	
	GATE VALVE #28
	RIM 765.01
	WEST T/PIPE 757.11



MISC. STRUCTURE (AS LABELED)

BOLLARD

SIGN

LIGHT BASE

UTILITY METERS & BOXES
(ELECTRIC METER, GAS METER, WATER
PHONE BOX, CATV BOX, MAIL BOX)

OVERHEAD UTILITY LINES (ELECTRIC/PHONE)

U/G UTILITY LINES (ELECTRIC/PHONE/CABLE)

DECIDUOUS TREE W/IDENTIFIER

CONIFEROUS TREE W/IDENTIFIER

FENCE (CHAIN LINK UNLESS OTHERWISE ST
CONCRETE CURB (UNLESS OTHERWISE STA
SANITARY SEWER MANHOLE W/IDENTIFIER
SANITARY SEWER PIPE
CLEAN OUT
STORM WATER MANHOLE W/IDENTIFIER
CATCH BASIN W/IDENTIFIER
STORM DRAINAGE LINE
HYDRANT
WATER SHUT OFF
WATER VALVE
WATER VALVE BOX
WATER MAIN
WATER MAIN EASEMENT
GAS SHUT OFF
U/G GAS
PROP. CONCRETE CURB
PROP. REVERSE CONCRETE CURB
PROP. SANITARY LEAD
PROP. CLEAN OUT
PROP. STORM DRAINAGE LINE
PROP. CATCH BASIN
PROP. LIGHT POLE

1. The existing on-site storm sewer system shall be cleaned, including jetting of storm pipes and vacuuming of storm structures and sumps. Roof drains and/or other storm pipes less than 12" diameter that cannot be properly jetted shall be snaked.
2. All on-site storm sewer structures shall be inspected for cracks, leaks and damage and shall be repaired accordingly in accordance with standard acceptable construction practices and as acceptable to ALDI Inc. including, but not limited to: tuck pointing of pipe openings, seams, cracks and castings, replacement of broken and/or damaged brick, block and grade rings and other repairs as necessary.
3. The Contractor shall take the necessary precautions to protect any existing underdrain that is to remain from damage during site construction, including pavement restoration work. Any existing underdrain to remain that is damaged during construction shall be repaired and/or replaced as necessary.
4. Any existing catch basin inlet castings and grates that are to be salvaged for re-use shall be inspected by the Contractor. Any broken, damaged, missing or inoperable parts shall be replaced prior to re-use.

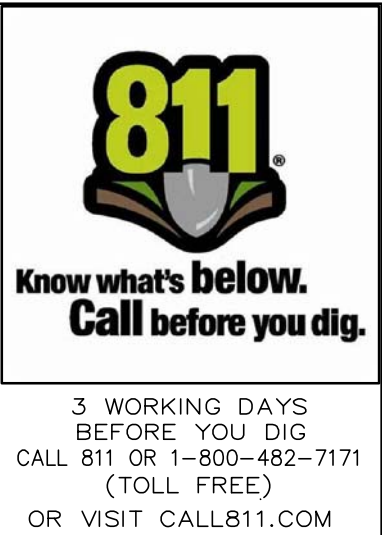
DATUM PER PLANS BY WIGHTMAN &
ASSOCIATES, INC., JOB No. 990176, DATED MAY
24, 1999

BENCHMARK #1
SOUTHWEST BOLT ON FIRE HYDRANT, LOCATED
AND THE NORTHWEST CORNER OF #1054
CENTER ROAD.
ELEVATION = 767.27 (PER PLANS)
REF: POINT #206

BENCHMARK #2
NORTHEAST BOLT ON FIRE HYDRANT, LOCATED
AT THE SOUTHWEST CORNER OF #1054 CENTER
ROAD.
ELEVATION = 768.05 (PER PLANS)
REF: POINT #205

BENCHMARK #3
ARROW ON TOP OF HYDRANT, LOCATED AT THE
NORTHEAST CORNER OF #1054 CENTER ROAD.
ELEVATION = 766.24
REF: POINT #207

BENCHMARK #4
NORTHWEST CORNER OF CONCRETE PAD,
LOCATED NEAR THE SOUTHEAST CORNER OF
#1054 CENTER ROAD.
ELEVATION = 766.19
REF: POINT #204



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

DESIGN: FAF DRAFT: SES CHECK: CAG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION

ALDI FOOD MARKET #55
BURTON, MICHIGAN

UTILITY PLAN

ALDI Inc.
STOCKBRIDGE RD.
LE, MICHIGAN 48892
(7) 521-3907

PROJECT No.: 173355
DWG NAME: 3355 UT
ISSUED: MAY 29, 2018

UT1

MISC. STRUCTURE (AS LABELED)

BOLLARD

SIGN

LIGHT BASE

UTILITY METERS & BOXES
(ELECTRIC METER, GAS METER, WATER METER,
PHONE BOX, CATV BOX, MAIL BOX)

OVERHEAD UTILITY LINES (ELECTRIC/PHONE/CABLE)

U/G UTILITY LINES (ELECTRIC/PHONE/CABLE)

DECIDUOUS TREE W/IDENTIFIER

CONIFEROUS TREE W/IDENTIFIER

FENCE (CHAIN LINK UNLESS OTHERWISE STATED)

CONCRETE CURB (UNLESS OTHERWISE STATED)

SANITARY SEWER MANHOLE W/IDENTIFIER

SANITARY SEWER PIPE

CLEAN OUT

STORM WATER MANHOLE W/IDENTIFIER

CATCH BASIN W/IDENTIFIER

STORM DRAINAGE LINE

HYDRANT

WATER SHUT OFF

WATER VALVE

WATER VALVE BOX

WATER MAIN

WATER MAIN EASEMENT

GAS SHUT OFF

U/G GAS

PROP. CONCRETE CURB

PROP. REVERSE CONCRETE CURB

PROP. SANITARY LEAD

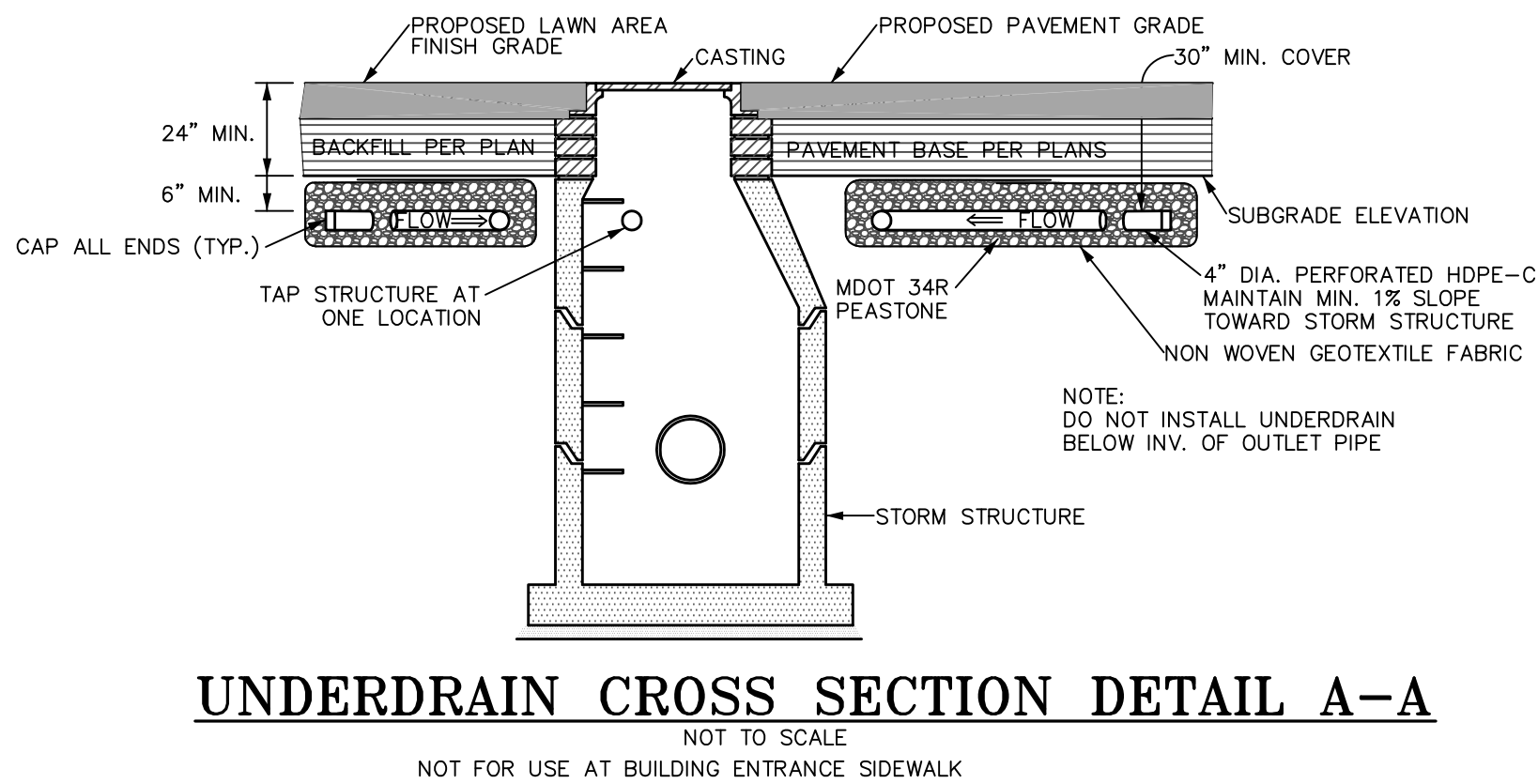
PROP. CLEAN OUT

PROP. STORM DRAINAGE LINE

PROP. CATCH BASIN

PROP. LIGHT POLE

1. Install the appropriate number of underdrains at the length and direction shown and/or specified on the Project Plans. Maintain a minimum pipe slope of 1.0% down gradient toward the storm structure and a minimum of 30" of pipe cover. When storm sewer elevations interfere with underdrains, offset underdrain trench away from storm sewer trench as necessary to clear storm sewer pipe. Maintain proposed direction and location of underdrain to the greatest extent feasible.
2. Loop underdrain around the storm structure in a donut configuration and tap the storm structure at a single location. When storm sewer elevations interfere with underdrain loop, utilize $\frac{1}{2}$ to $\frac{3}{4}$ loop as necessary to clear storm sewer. Multiple taps shall only be performed when storm sewer interference does not allow for a single tap. Locate tap(s) so as not to interfere with storm structure steps. Install a Kor-N-Seal Pipe to Manhole Connector at all tap locations. All Kor-N-Seal Pipe to Manhole Connectors shall include stainless steel or other non-corrosive bands, clamps and hardware and shall be installed in accordance with the manufacturer's standards and specifications.
3. Backfill all underdrain trenches up to the proposed pavement subgrade elevation with MDOT 34R peastone. When underdrain is located in lawn area, backfill trench to a minimum of 6" above top of underdrain pipe.
4. Wrap all underdrain trenches with nonwoven geotextile fabric. Overlap fabric at top of trench the entire width of trench. Overlap all fabric seams a minimum of 6".
5. Provide all underdrain fittings and caps incidental to underdrain work.
6. Contractor shall take caution and perform the necessary measures to protect underdrain during pavement subgrade preparation and throughout the site construction process. Any and all damage to underdrain pipe, trench and/or fabric surround shall be repaired immediately incidental to underdrain work.
7. Pavement Underdrain Details provided on this sheet are not for use at the main building entrance. See the Perforated Underdrain Detail on the Project Plans for building entrance underdrain specifications.



ALDI FOOD MARKET #55
BURTON, MICHIGAN

ROOF DRAIN AND UNDERDRAIN DETAILS

SCALE: 1" = 10'

PROJECT No.: 173355

DWG NAME: 3355 UT

ISSUED: MAY 23, 20

UT2

PROPOSED STORM DETENTION CALCULATIONS

Tributary Area (A) = 2.23 Acres
Compound Runoff Coefficient (C) = 0.76
Design Constant (K1) = A * C = 1.69
Allowable Outflow Rate (Qo)* = 0.03 cfs

GCDC REQUIREMENTS													
100 YEAR STORM							10 YEAR STORM						
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Duration (Minutes)	Duration (Seconds)	Intensity (100-yr Storm) (In / Hr)	Col. 2 * Col. 3 (Inches)	Inflow Volume = Col. 4 * K1 (Cubic Feet)	Outflow Volume = Col. 2 * Qo (Cubic Feet)	Storage Volume = Col. 5 - Col. 6 (Cubic Feet)	Duration (Minutes)	Duration (Seconds)	Intensity (100-yr Storm) (In / Hr)	Col. 9 * Col. 10 (Inches)	Inflow Volume = Col. 11 * K1 (Cubic Feet)	Outflow Volume = Col. 9 * Qo (Cubic Feet)	Storage Volume = Col. 5 - Col. 6 (Cubic Feet)
5	300	9.17	2750	4861	10	4651	5	300	5.83	1750	2966	10	2956
10	600	7.86	4714	7990	20	7970	10	600	5.00	3000	5084	20	5084
15	900	6.88	6188	10487	30	10456	15	900	4.38	3938	6673	30	6643
20	1200	6.11	7333	12429	40	12388	20	1200	3.89	4667	7909	40	7869
30	1800	5.00	9000	15253	60	15193	30	1800	3.18	5727	9707	60	9646
60	3600	3.24	11647	19739	120	19619	60	3600	2.06	7412	12561	120	12441
90	5400	2.39	12913	21885	181	21704	90	5400	1.52	8217	13927	181	13746
120	7200	1.90	13655	23143	241	22902	120	7200	1.21	8690	14727	241	14486
180	10800	1.34	14488	24554	361	24193	180	10800	0.85	9220	15625	361	15264
240	14400	1.04	14943	25326	482	24844	240	14400	0.66	9509	16117	482	15635
300	18000	0.85	15231	25813	602	25211	300	18000	0.54	9692	16427	602	15824
360	21600	0.71	15429	26148	723	25426	360	21600	0.45	9818	16640	723	15917
420	25200	0.62	15573	26393	843	25550	420	25200	0.39	9910	16796	843	15953
580	34800	0.45	15818	26809	1164	25645	580	34800	0.29	10066	17060	1164	15896
640	38400	0.41	15880	26913	1284	25628	640	38400	0.26	10105	17126	1284	15842
700	42000	0.38	15931	27000	1405	25595	700	42000	0.24	10138	17182	1405	15777

Note: Figures in Columns (3) and (4) are computed by the formula $I = 275 / (t + 25)$ (i.e. 100=yr Curve);
Note: Figures in Columns (10) and (11) are computed by the formula $I = 175 / (t + 25)$ (i.e. 10=yr Curve);

* Allowable outflow rate Qo is computed by one of the following cases:

Case 1: Qo = capacity of existing discharge conduit or channel.

Case 2: $Qo = q * A$ where q = Permissible discharge rate per acre of tributary area = 0.015 cfs / Acre

BURTON ALDI FOOD MARKET
DETENTION BASIN VOLUME CALCULATIONS

Detention Basin Volume:

Elevation	Area (SF)	Average Area (SF)	Depth (FT)	Volume (CF)	Cumulative Volume (CF)
762.8	10,943				26,108
		10,177	0.8	8,142	
762	9,411	8,535	1.0	8,535	17,966
		6,858	1.0	6,858	9,432
761	7,658				
		3,029	0.9	2,574	2,574
760	6,057				
					0
759.15	0				

Design Detention Volume = 26,108 CF

> Required First Flush Volume = 1,815 x A x C = 3,076 CF

> Required Bankfull Volume = 5,160 x A x C = 8,745 CF

> Required 10 YR Storm Detention Volume = 15,953 CF

> Required 100 YR Storm Detention Volume = 25,645 CF

DETENTION BASIN ELEVATION CALCULATIONS				
	ELEVATION	VOLUME	REQUIRED VOLUME	CALCULATED ELEVATION
100 YR Storm Elevation:				
HIGHER	762.8	26,108	25,645	762.75
LOWER	762.0	17,966		
10 YR Storm Elevation:				
HIGHER	762.00	17,966	15,953	761.76
LOWER	761.00	9,432		
Bankfull Elevation:				
HIGHER	761.0	9,432	8,745	760.90
LOWER	760.0	2,574		
First Flush Elevation:				
HIGHER	761.0	9,432	3,076	760.07
LOWER	760.0	2,574		

CONTROL STRUCTURE CALCULATIONS (CS 301)

CS-301:

Tributary Area : A = 2.23 Acres
Compound Runoff Coefficient : C = 0.76
Office Flow Coefficient : c = 0.6
Allowable Outflow Rate : Qa = 0.030 CFS

100 Year Flood Volume : V100 = 25845 CF
Bankfull Flood Volume = 5160 x A x C Vbf = 8745 CF
First Flush Volume = 1815 x A x C Vff = 3076 CF

Low Water Level : LWL = 759.15
First Flush Elevation : Xff = 760.07
Bankfull Flood Elevation : Xbf = 760.90
100 Year Flood Elevation : X100 = 762.75
(Use available high water elevation for X100) HWL = 762.80

FIRST FLUSH:
Qff = Vff * (1 / 24 hrs) * (1 / 3600 sec) = 0.0356 CFS
Hff = Xff - LWL = 0.92 FT
Aff = Qff / (c * SQRT(2 * 32.2 * Hff)) = 0.0077 SF
Nff = Aff / 0.0031 = 2.49 3/4" Holes

Use Nff = 1 3/4" Holes at Elevation = 759.15

Qff actual = (c x Nff x Aactual x (32.2 x 2 x Hff(0.5)) = 0.014 CFS

BANKFULL FLOOD:
H = Xbf - LWL = 1.75 FT
Qbwl = c * Nff * .0031 * SQRT(2 * 32.2 * H) = 0.0197 CFS*
Vprovided = Qbwl * 24 hrs * (3600 sec / 1 hr) = 1706.04 CF
Vneeded = Vbf - Vprovided = 7038.96 CF

* Actual discharge rate at Bankfull Elevation

Qbf = Vneeded * (1 / 24 hrs) * (1 / 3600 sec) = 0.0815 CFS**
Hbf = Xbf - Xff = 0.83 FT
Abf = Qbf / (c * SQRT(2 * 32.2 * Hbf)) = 0.0186 SF
Nbf = Abf / 0.0031 = 5.99 3/4" Holes

Use Nbf = 0 3/4" Holes at Elevation = 760.07

** > 0.030 cfs Qa, therefore no holes required

100 YEAR FLOOD:
Qff + Qbf = [c * Nff * 0.0031 * SQRT(2 * 32.2 * (X100 - LWL))] = 0.0285 CFS***
Q100needed = Qa - (Qff + Qbf) = 0.0015 CFS
H100 = X100 - LWL = 1.90 FT
A100needed = Q100needed / (c * SQRT(2 * 32.2 * H100)) = 0.0002 SF
N100needed = A100needed / 0.0218 = 0.07 3/4" Holes

Use N100 = 0 3/4" Holes at Elevation = 760.90

*** Actual discharge rate at HWL Elevation < 0.03 cfs (Qa). OK.

BURTON ALDI FOOD MARKET
STORM SEWER SYSTEM
DRAINAGE AREA CALCULATIONS

Drainage Structure	TRIBUTARY AREAS (ACRES)			Total Area (ACRES)	Calculated "C" Factor
	SURFACE / Runoff Coefficient				
	Pavement 0.95	Building 0.95	Lawn 0.25		
DETENTION BASIN TRIBUTARY AREAS					
BLDG	0.00	0.42	0.00	0.42	0.95
RD1	0.00	0.01	0.00	0.01	0.95
RD2	0.00	0.01	0.00	0.01	0.95
20	0.35	0.00	0.09	0.44	0.81
19	0.22	0.00	0.03	0.25	0.87
18	0.15	0.00	0.03	0.18	0.83
17	0.44	0.00	0.03	0.47	0.91
BASIN	0.01	0.00	0.44	0.45	0.27
TOTAL	1.17	0.44	0.62	2.23	0.76
ROAD / DISCHARGE STORM SEWER TRIBUTARY AREAS					
25	0.09	0.00	0.00	0.09	0.95
15	0.00	0.00	0.00	0.00	0.00
14	0.00	0.00	0.00	0.00	0.00
13	0.06	0.00	0.18	0.24	0.43
12	0.07	0.00	0.08	0.15	0.58
11	0.00	0.00	0.00	0.00	0.00
201	0.00	0.00	0.00	0.00	0.00
200	0.00	0.00	0.00	0.00	0.00
199	0.00	0.00	0.00	0.00	0.00
9	0.07	0.00	0.03	0.10	0.74
8	0.05	0.00	0.03	0.08	0.69

Project: Burton ALDI Food Market

Design Criteria: GCDC 10 year storm event: (I = 175/t + 25)

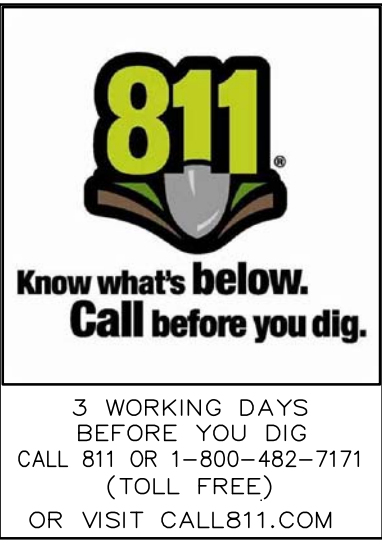
PVC Manning's Roughness Coefficient: (n=0.010)
RCP Manning's Roughness Coefficient: (n=0.013)

Project:# 173355

Date: 5/25/2018

From MH# CB# FES#	To MH# CB# FES#	Inc. Acres "A"	"C"	Eqv. Area 100% CA	Total Area 100% CA	T Time Min.	I Inch Per Hour	Q (CIA) c.f.s.	Dia. of pipe inch	Slope pipe %	Slope H.G. %	Length of line ft.	Vel. Flow full ft./sec.	Time of flow min.	Cap of pipe c.f.s.	H.G. Elev. upper end	Ground Elev.		Invert Elev.	
																	Upper end	Lower end	Upper end	Lower end
EX 20	EX 19	0.44	0.81	0.36	0.36	20.0	3.89	1.40	15	0.46	0.05	117	3.57	0.5	4.38	761.52	763.81	763.85	760.75	760.21
EX 19	EX 18	0.25	0.87	0.22	0.58	20.5	3.85	2.23	15	0.22	0.12	77	2.47	0.5	3.03	761.36	763.85	764.03	760.19	760.02
EX 18	EX 17	0.18	0.83	0.15	0.73	21.0	3.80	2.77	18	0.29	0.07	147	3.20	0.8	5.66	761.19	764.03	763.89	760.02	759.59
RD2	WYE 1	0.01	0.95	0.01	0.01	20.0	3.89	0.04	8	1.00	0.01	50	4.50	0.2	1.57	761.64	766.15	765.80	761.46	760.96
RD 1	WYE 1	0.01	0.95	0.01	0.01	20.0	3.89	0.04	8	1.00	0.01	50	4.50	0.2	1.57	761.64	766.15	765.80	761.46	760.96
WYE 1	EX 17	0.00	0.00	0.00	0.02	20.2	3.87	0.08	8	1.00	0.01	86	4.50	0.3	1.57	761.04	765.80	763.89	760.96	760.10
EX 17	FES 303	0.47	0.91	0.43	1.18	21.8	3.13	4.40	18	0.10	0.18	94	1.88	0.8	3.32	761.03	763.89	759.44	759.45	759.36
EX CO 3	FES 300	0.42	0.95	0.40	0.40	20.0	3.89	1.56	12	0.50	0.11	109	4.17	0.4	3.28	761.01	765.01	759.89	760.44	759.89
FLOW FROM CS-301 IS BASED ON THE MAXIMUM DESIGN DISCHARGE RATE																				
301	302					22.6	3.68	0.03	18	0.20	0.01	35	2.66	0.2	4.70	760.51	761.74	764.80	759.08	759.01
ADD 0.03 CFS TO CALCULATED Q FOR ALL PIPE DOWNSTREAM OF CS-302 TO ACCOUNT FOR DESIGN DISCHARGE RATE																				
302	EX 15	0.00	0.00	0.00	0.00	22.8	3.66	0.03	18	0.20	0.01	24	2.66	0.2	4.70	760.36	764.80	765.02	758.91	758.86
EX 15	EX 14	0.00	0.00	0.00	0.00	23.0	3.65	0.03	18	0.02	0.01	123	0.84	2.4	1.49	760.25	765.02	765.08	758.76	758.74
EX 25	EX 14	0.09	0.95	0.09	0.09	20.0	3.89	0.35	3	PUMP							761.82	765.08	760.33	760.00
EX 14	EX 11	0.00	0.00	0.00	0.09	25.4	3.47	0.34	18	0.20	0.01	28	2.66	0.2	4.70	76-12	765.08	764.31	758.68	758.62

Page 1 of 1



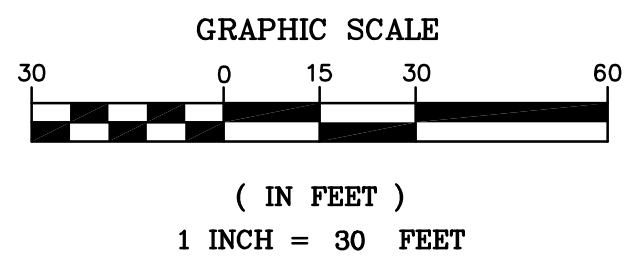
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DRAFT: SES						
CHECK: CAG						

ALDI FOOD MARKET #55
BURTON, MICHIGAN

STORM WATER MANAGEMENT
CALCULATIONS

CLIENT:	SCALE: 1" = 10'
ALDI Inc. 2625 N. STOCKBRIDGE RD. WEBBERVILLE, MICHIGAN 48892 (517) 521-3907	PROJECT No.: 173355 DWG NAME: 3355 UT ISSUED: MAY 29, 2018

UT3



- ## LEGEND
- | | |
|---|---|
|  | MISC. STRUCTURE (AS LABELED) |
|  | BOLLARD |
|  | SIGN |
|  | LIGHT BASE |
|  | UTILITY MANHOLE (AS LABELED) |
|  | UTILITY POLE W/GUY WIRE |
|  | OVERHEAD UTILITY LINES (ELECTRIC/PHONE/CABLE) |
|  | U/G LINES (ELECTRIC/PHONE/CABLE) |
| | |
|  | DECIDUOUS TREE W/IDENTIFIER |
|  | CONCRETE CURB (UNLESS OTHERWISE STATED) |
|  | SANITARY SEWER MANHOLE W/IDENTIFIER |
|  | SANITARY SEWER PIPE |
|  | CLEAN OUT |
|  | STORM WATER MANHOLE W/IDENTIFIER |
|  | CATCH BASIN W/IDENTIFIER |
|  | 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 |
|  | EXISTING SPOT ELEVATION |
|  | EX 1' CONTOUR |
|  | EX 5' CONTOUR |
|  | PROP 5' CONTOUR |
|  | PROP 1' CONTOUR |
| | |
|  | PROP. STANDARD DUTY BITUMINOUS PAVEMENT |
|  | PROP. HEAVY DUTY BITUMINOUS PAVEMENT |
|  | PROP. CONCRETE WALK |
|  | PROP. CONCRETE PAVEMENT |
| | |
|  | PROP. LIGHT POLES |
| | |
|  | PROP. SIGNS |

BENCHMARK
DARTMOUTH PLANS BY WIGHTMAN &
ASSOCIATES, INC., JOB NO. 990176, DATED MAY
24, 1999

BENCHMARK #1
SOUTHWEST BOLT ON FIRE HYDRANT, LOCATED
AND THE NORTHWEST CORNER OF #1054
CENTER ROAD.
ELEVATION = 767.27' (PER PLANS)
REF: POINT #206

BENCHMARK #2
NORTHEAST BOLT ON FIRE HYDRANT, LOCATED
AT THE SOUTHWEST CORNER OF #1054 CENTER
ROAD.
ELEVATION = 768.05' (PER PLANS)
REF: POINT #205

BENCHMARK #3
ARROW ON TOP OF HYDRANT, LOCATED AT THE
NORTHEAST CORNER OF #1054 CENTER ROAD.
ELEVATION = 766.24
REF: POINT #207

BENCHMARK #4
NORTHWEST CORNER OF CONCRETE PAD,
LOCATED NEAR THE SOUTHEAST CORNER OF
#1054 CENTER ROAD.
ELEVATION = 766.19
REF: POINT #204



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BEFORE YOU DIG
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BRIGHTON, MICHIGAN 48114

DESIGN: FAF DRAFT: SES CHECK: CAG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION

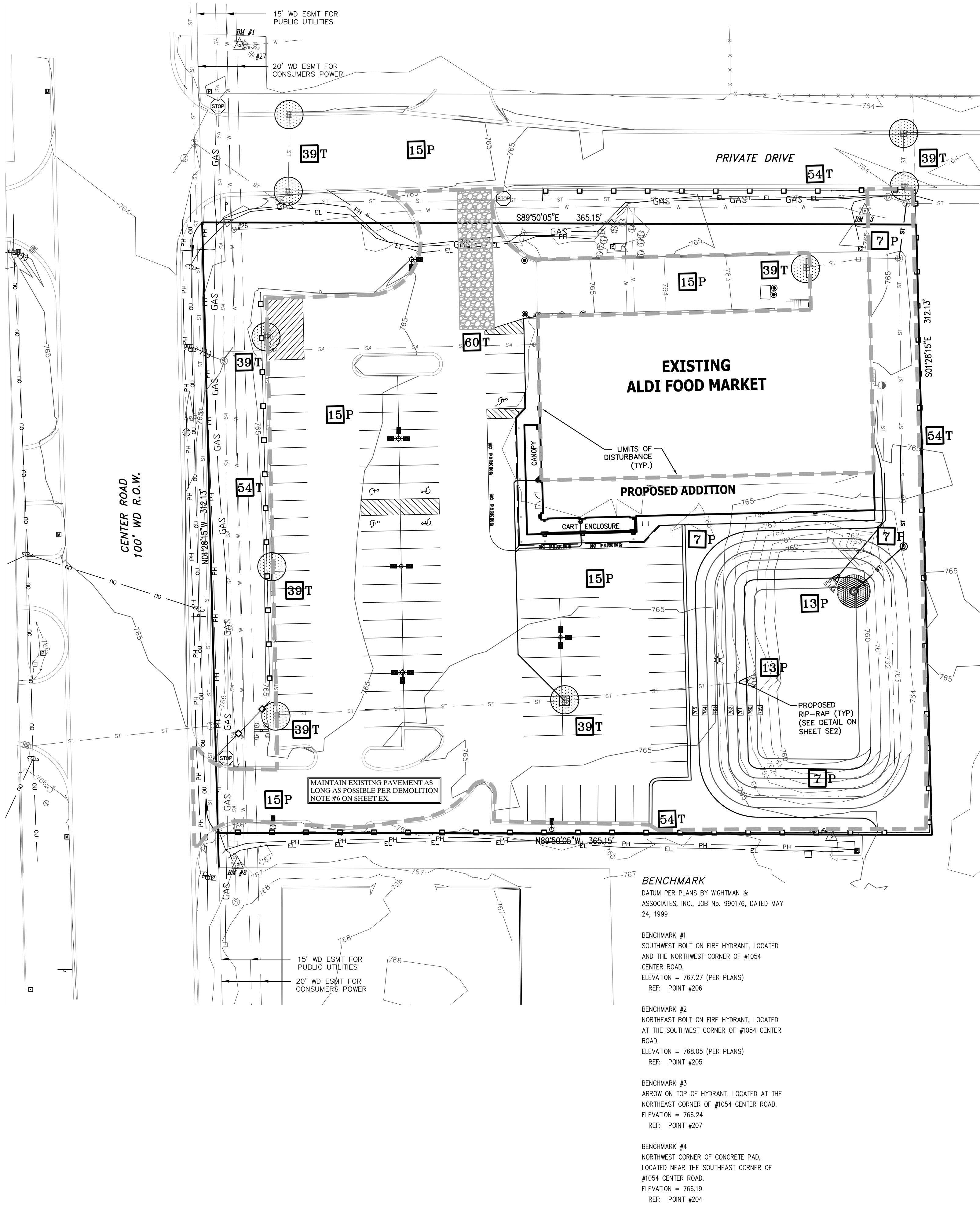
ALDI FOOD MARKET #55
BURTON, MICHIGAN

GRADING PLAN

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

SCALE: 1" = 30'
PROJECT No.: 173355
DWG NAME: 3355 UT
ISSUED: MAY 29, 2018

GR



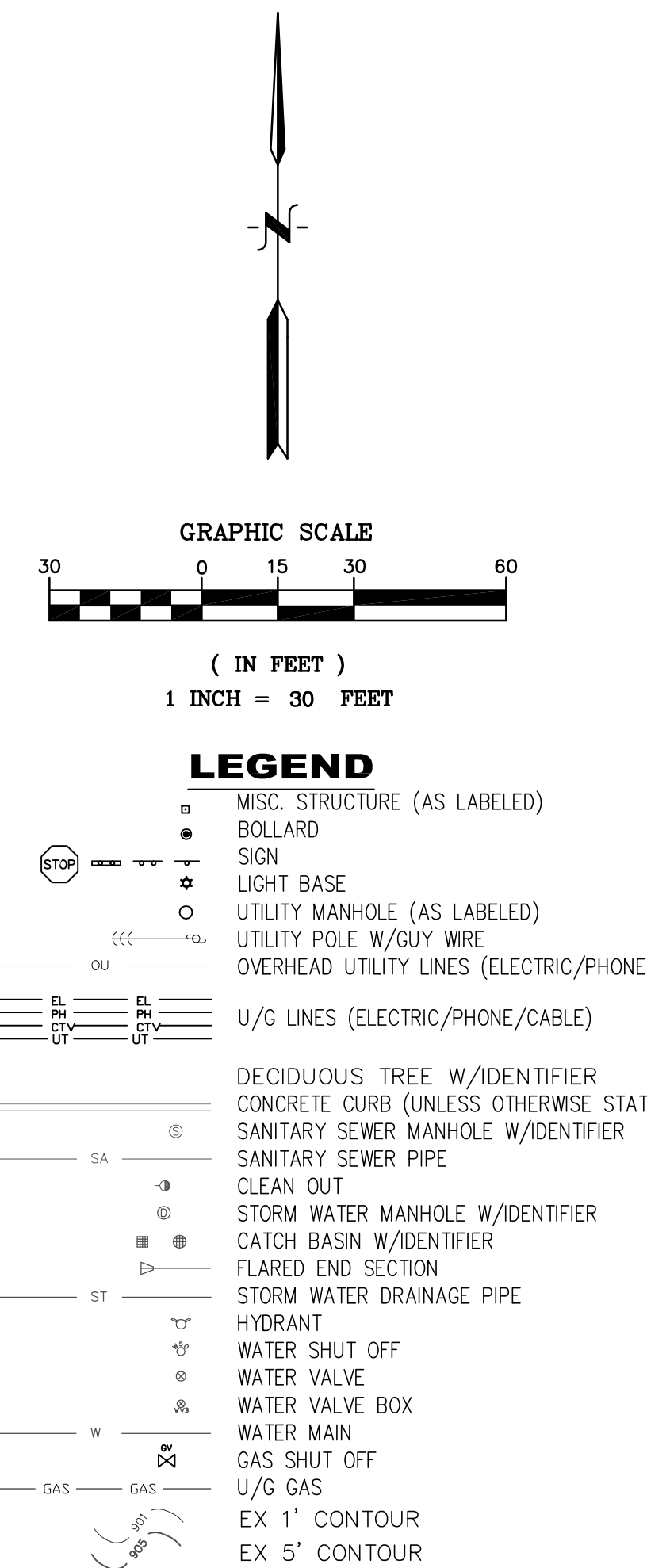
TIME LINE OF SOIL EROSION CONTROL AND CONSTRUCTION SEQUENCE

CONSTRUCTION & WORK CATEGORIES*	CONSTRUCTION PERIOD																											
	Month				June				July				August				Sept				October				Nov			
	Week	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3
1. OBTAIN PERMITS																												
2. INSTALL INITIAL SESC MEASURES																												
3. INSPECT & MAINTAIN SESC MEASURES																												
4. DEMOLITION WORK																												
5. BUILDING CONSTRUCTION																												
6. UNDERGROUND UTILITY WORK																												
7. SITE LIGHTING WORK																												
8. CURB, SIDEWALK & PAVEMENT WORK																												
9. BACKFILL & FINISH GRADE WORK																												
10. TOPSOIL, SEED & MULCH																												
11. LANDSCAPE WORK																												
12. REMOVE TEMPORARY SESC MEASURES																												

*REFER TO THE MAJOR WORK ITEMS OUTLINED IN THE SOIL EROSION CONTROL AND CONSTRUCTION SEQUENCE NOTES.

SOIL EROSION CONTROL AND CONSTRUCTION SEQUENCE:

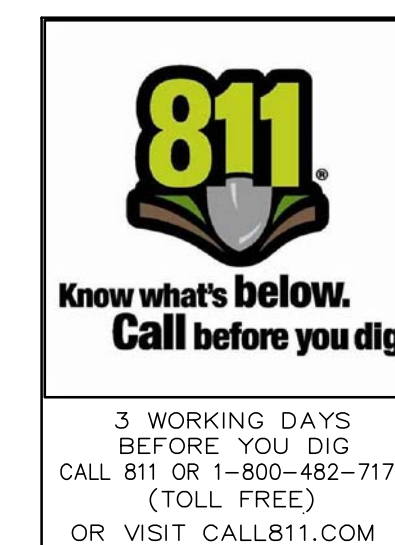
- Obtain all necessary Soil Erosion and Sedimentation Control related permits from the appropriate Local, County and/or State Agencies. Refer to the General Notes on the project plans for additional requirements.
- Prior to commencement of any earth disruption, install Mud Tracking Control Devices and Inlet Sediment Filters at existing storm sewer catch basins in accordance with the Soil Erosion and Sedimentation Control Plan and the Soil Erosion and Sedimentation Control Permit.
- Inspect and maintain all Soil Erosion Control Measures daily. Maintain all Soil Erosion Control Measures as necessary and as directed by the Engineer and/or the Permitting Agency.
- Perform demolition work. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
- Construct building in accordance with the Site Plan and Architectural Plans. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
- Construct underground utilities including roof drains and underdrains. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
- Install light pole bases and fixtures and underground electric. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
- Construct curb & gutter, sidewalk and paved parking and roadway areas. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
- Backfill curb and sidewalks and finish grade all disturbed areas outside of pavement areas. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
- Place topsoil, seed, and mulch within 5 days of finish grade for establishment of vegetative ground cover outside of pavement and decorative stone landscape bed areas. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
- Landscape site in accordance with the Project Landscape Plan. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
- Following establishment of sufficient vegetative ground cover and receipt of approval from the Permitting Agency, remove all *temporary* Soil Erosion Control Measures, clean all storm sewer structures, and repair any permanent Soil Erosion Control Measures as directed by the Engineer and/or the Permitting Agency.



SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

7	HYDRO-SEEDING	EFFECTIVE ON LARGE AREAS MULCH TACKING AGENT USED TO PROVIDE IMMEDIATE PROTECTION UNTIL GRASS IS ROOTED SHOULD INCLUDE PREPARED TOPSOIL BED
13	RIPOPP, RUBBER, CORDS	USED WHERE VEGETATION IS NOT EASILY ESTABLISHED EFFECTIVE FOR HIGH VELOCITIES OR HIGH CONCENTRATION PERMITS RUNOFF TO INFLUENCE SOIL ASSIMILATES ENERGY FLOW AT SYSTEM OUTLETS
15	PAVING	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF, VOLUME AND VELOCITY IRREGULAR SURFACE WILL HELP SLOW VELOCITY
39	INLET SEDIMENT FILTER	USES PREPACKAGED GEOTEXTILE BAGS FILTERS SEDIMENT FROM RUNOFF AT CATCH BASIN INLET EASY TO INSTALL AND MAINTAIN
54	GEOTEXTILE SALT FENCE	USES GEOTEXTILE AND POSTS OR POLES MAY BE CONSTRUCTED OR PREPACKAGED EASY TO CONSTRUCT AND LOCATE AS NECESSARY
60	AGGREGATE COVER	STABILIZES SOIL SURFACE, THUS MINIMIZING EROSION PERMITS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS

T = TEMPORARY P = PERMANENT
TOTAL DISTURBED AREA 1.91 AC.



DESIGN: FAF	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: SES						
CHECK: CAG						

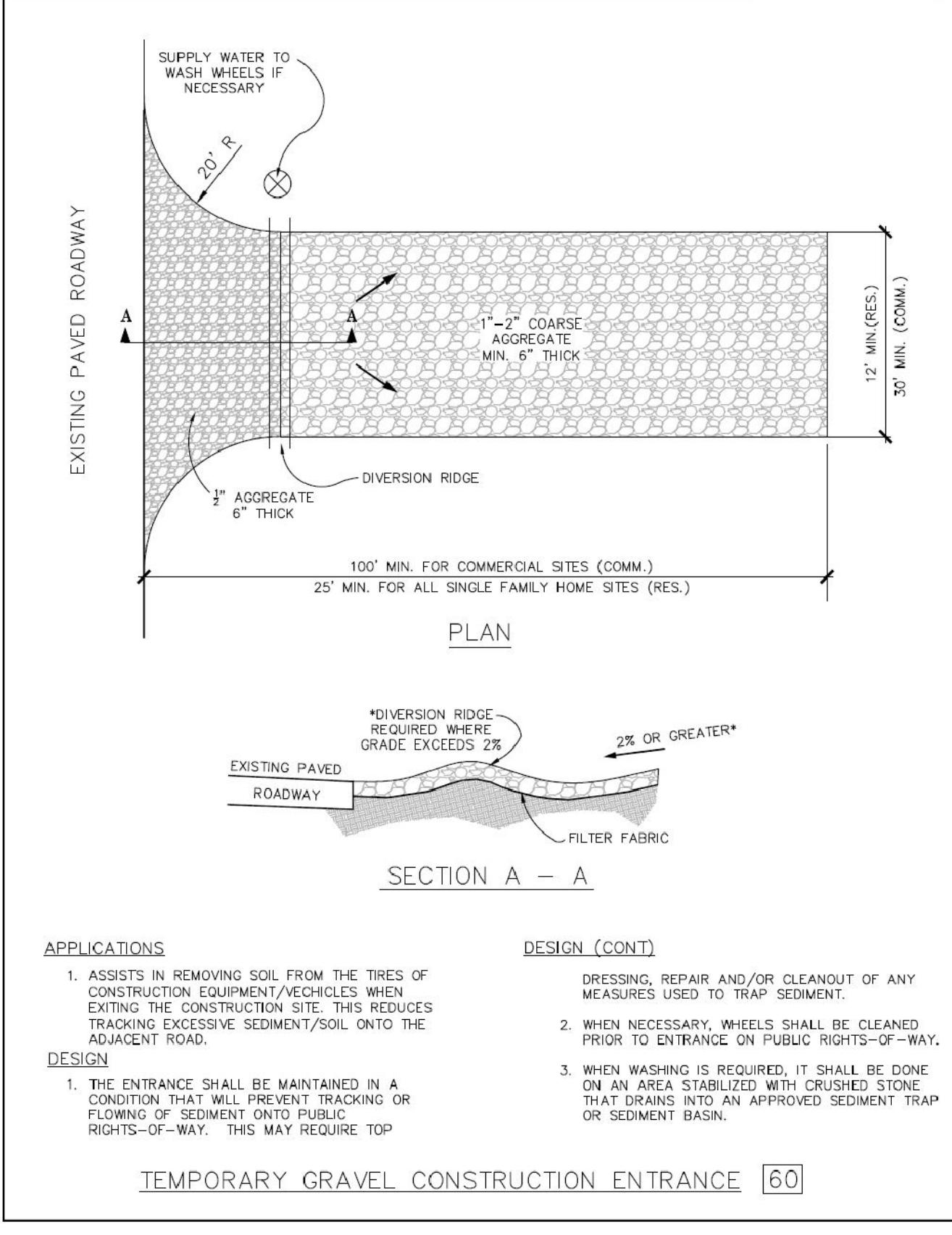
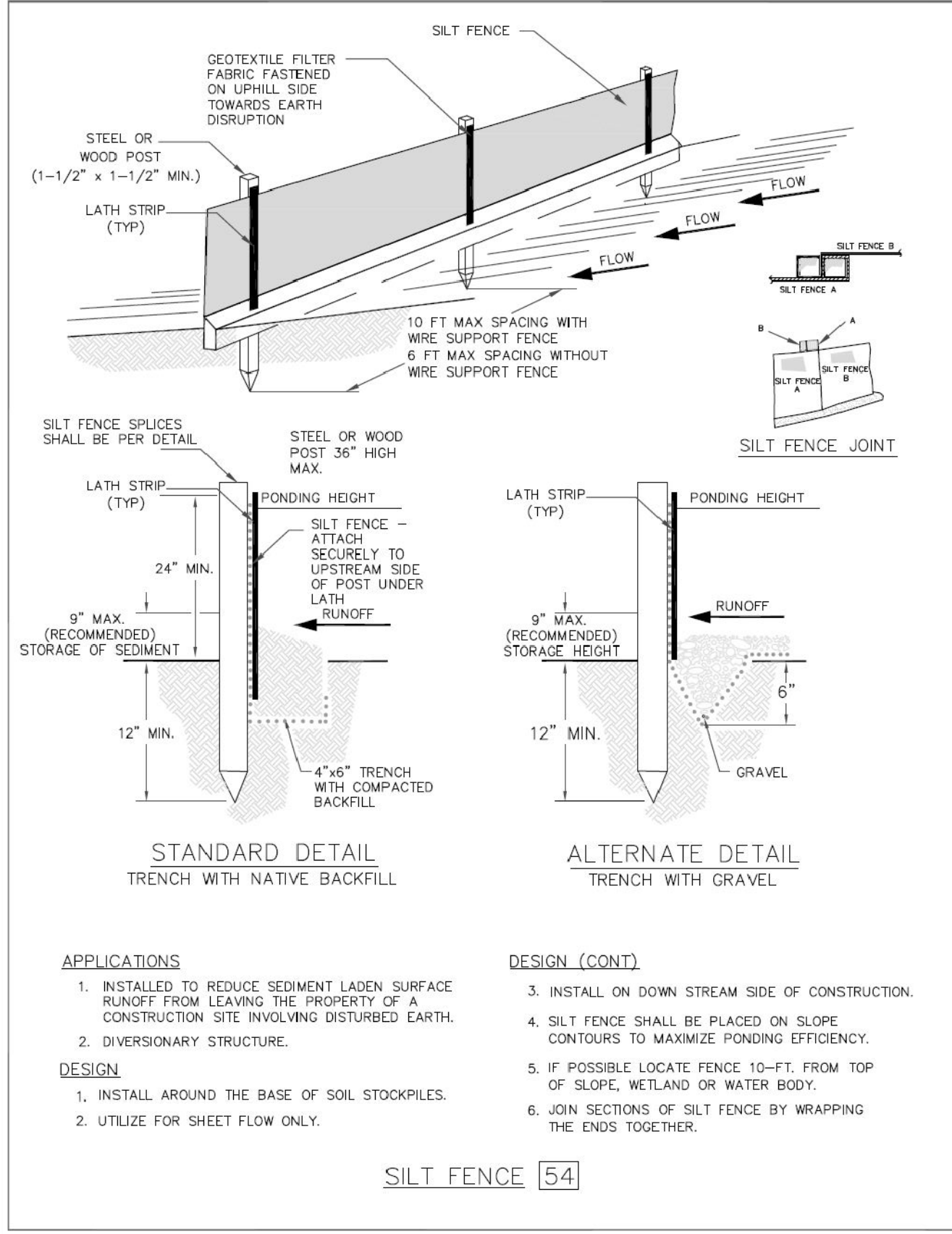
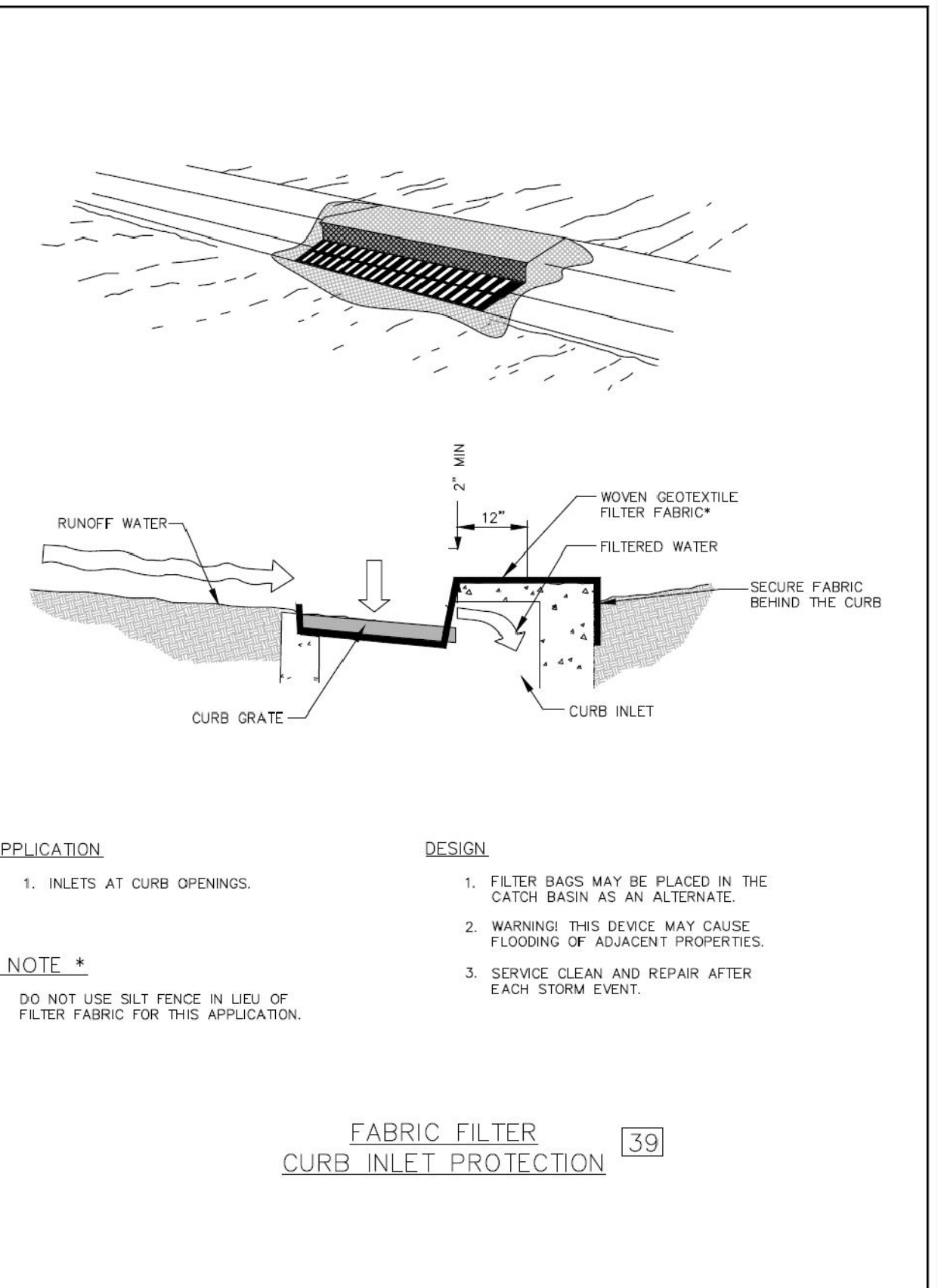
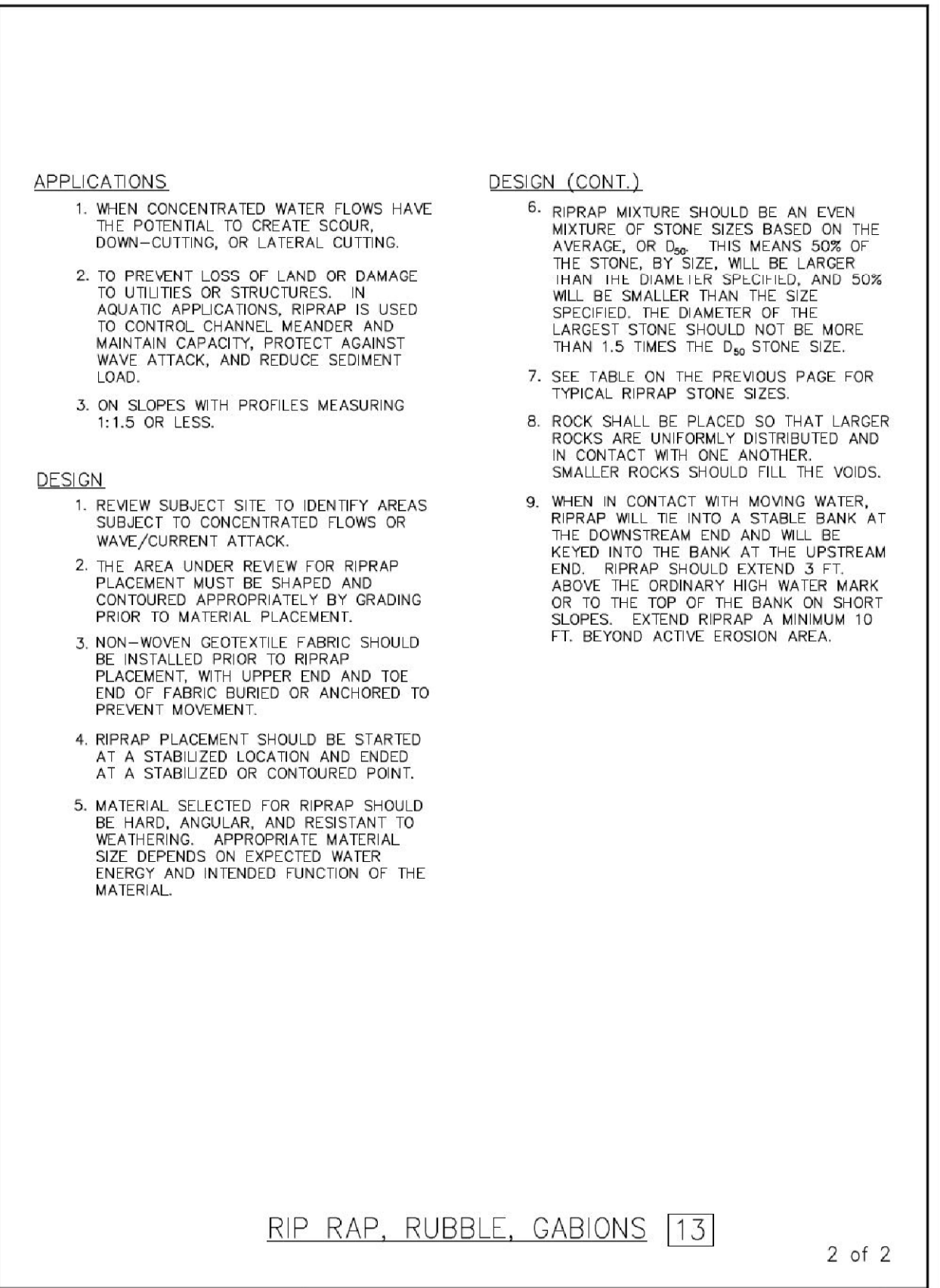
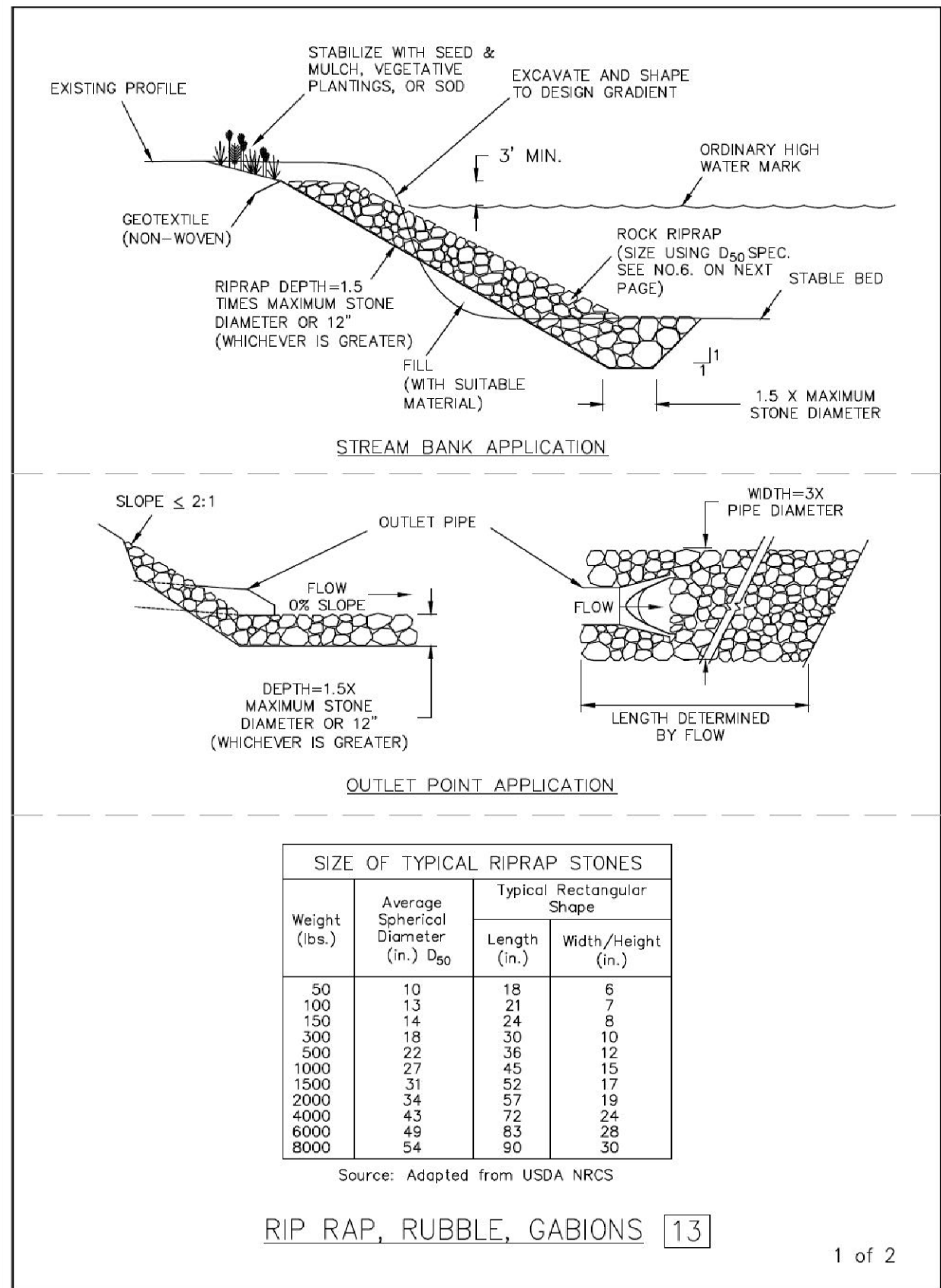
ALDI FOOD MARKET #55
BURTON, MICHIGAN

SOIL EROSION AND
SEDIMENTATION
CONTROL PLAN

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

SCALE: 1" = 30'
PROJECT No.: 173355
DWG NAME: 3355 SE
ISSUED: MAY 29, 2018

SE1



MAINTENANCE NOTES FOR SOIL EROSION CONTROL MEASURES:

The Construction Site and all Soil Erosion Control Measures shall be inspected periodically in accordance with the appropriate local municipality/authority and the MDEQ NPDES rules and regulations. At a MINIMUM, inspections shall be performed once a week and within 24 hours following a storm event resulting in 1" of rainfall or greater. Inspections shall be performed throughout the duration of the construction process and until the site is completely stabilized. Following construction, the owner (or its assignee) shall periodically inspect all permanent soil erosion control measures to ensure proper operation.

BASIN PERFORATED STANDPIPES / CONTROL STRUCTURES: Standpipes shall be inspected for soil accumulation, soil caking and mechanical failure/damage. The filter stone around the standpipe shall be removed and replaced each time it becomes clogged with sediment. All mechanical failure/damage shall be repaired immediately.

CATCH BASINS: Catch basins shall be inspected for accumulation of solids and sediment. Solids and sediment shall be removed from the catch basins by vacuum or adductor cleaning. Cleaning should be performed before the catch basin storms are half full.

MUD TRACKING CONTROL DEVICE / CONSTRUCTION ACCESS: Mud tracking control devices shall be inspected for significant mud accumulation and to ensure the access is not eroding into public rights of way or drainage features. Add additional layers of stone or remove and replace stone each time the stone becomes covered with mud. All sediment dropped or eroded onto public rights of way shall be removed immediately. Sweeping of the public rights of way and/or paved access route shall be performed as necessary to maintain the access route free of sediment and debris.

DETENTION BASIN (DRY BOTTOM): Dry bottom detention basins shall be inspected to ensure erosion is not occurring along the inlet locations, banks and/or bottom of the basin and for sediment accumulation. Regular maintenance of the basin includes routine mowing of the buffer/filter strip, side slopes and basin floor and removal of litter and debris accumulation. Address vegetation and/or erosion concerns as soon as weather permits. Remove sediment from basin every 5 to 10 years or sooner if sediment accumulation adversely affects the operation of the basin. Sediment that is removed shall be disposed of offsite or at an upland area and stabilized so that it does not re-enter the drainage course.

RIPRAP: Inspect riprap immediately following the first rainfall event following installation of the riprap. Continue to perform inspections of the riprap at each periodic site inspection. Riprap shall be inspected to ensure erosion is not occurring within and/or around the riprap. The discharge point shall be inspected to ensure that concentrated flows are not causing erosion downstream. Displaced riprap shall be removed from downstream locations and the riprap beds shall be repaired or replaced. Significant sediment buildup shall be removed from riprap beds. Repair or replace failing or displaced riprap

SEEDING: Newly seeded areas shall be inspected until substantial vegetative growth is obtained. Seeded areas shall be inspected to ensure erosion is not occurring in the seeded area and vegetative growth is promoted. Eroded areas shall be finish graded as necessary to removal erosion channels or gulleys and new seed placed as soon as weather permits.

SILT FENCE: Silt fencing shall be inspected for soil accumulation/clogging, undercutting, overtopping and sagging. Soil accumulation shall be removed from the face of the silt fence each time it reaches half the height of the fence. Removed sediment shall be disposed of in a stable upland site or added to a spoils stockpile. When undercutting occurs, grade out areas of concentrated flow upstream of the silt fence to remove channels and/or gulleys and repair or replace silt fence ensuring proper trenching techniques are utilized. Silt fencing, which sags, falls over or is not staked in shall be repaired or replaced immediately. Silt fencing fabric, which decomposes or becomes ineffective, shall be removed and replaced with new fabric immediately. Silt fencing shall be removed once vegetation is well established and the up-slope area is fully stabilized.

SOD: Newly sodded areas shall be inspected to ensure sod is maturing. Sod shall be inspected for failure, erosion or damage. Slipping or eroding sod on steep slopes shall be immediately repaired or replaced and staked in place. Damaged or failed sod shall be immediately replaced.

STOCKPILES: Temporary and permanent topsoil and spoils stockpiles shall be seeded to promote vegetative growth. Stockpiles shall be inspected to ensure excessive erosion has not occurred. When runoff or wind erosion is evident, reduce the side slopes of the stockpile or stabilize the stockpile with pieces of staked sod laid perpendicular to the slope. When filter fencing is used around a stockpile, the fencing shall be inspected to ensure piping has not occurred under the fencing and to ensure the fencing has not collapsed due to soil slippage or access by construction equipment. Repair or replace damaged fencing immediately. Berms at the base of stockpiles, which become damaged, shall be replaced.

STORM STRUCTURE INLET FILTER: Inlet filters shall be inspected for sediment accumulation, clogging and damage. When stone is used in conjunction with inlet filter fabric, replace the stone each time it becomes clogged with sediment. Clean or replace the inlet filter fabric each time it becomes clogged with sediment. Reinstall or replace fallen filter fabrics immediately. Replace damaged filter fabrics immediately.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BroaaA	Brookston loam, dense substratum, 0 to 1 percent slopes	0.2	2.7%
UrbacA	Urban land-Crozier complex, 0 to 2 percent slopes	7.5	97.3%
Totals for Area of Interest		7.7	100.0%

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

- The Soil Erosion and Sedimentation Control Specifications of the appropriate Local, County and/or State Agencies are a part of this work. Refer to the General Notes on the Project Plans for additional requirements.
- The Soil Erosion and Sedimentation Control (SESC) Permit Holder shall be responsible for compliance with the SESC Permit requirements for the duration of the project and until receipt of final approval from the Permitting Agency. For any site with an earth disturbance area of 1 acre or greater, the SESC Permit Holder shall retain a Certified Storm Water Operator in accordance with the SESC Permit requirements. The Certified Storm Water Operator shall perform routine inspections of the site and the SESC measures and file inspection reports in accordance with the SESC permit requirements. For any site with an earth disturbance area of 5 acres or greater, the SESC Permit Holder shall file a National Pollutant Discharge Elimination System (NPDES) Notice of Coverage Form with the State DEQ prior to any earth disruption.
- The Contractor shall install the appropriate Soil Erosion Control Measures in accordance with the Project Plans prior to massive earth disruption, including but not limited to; mud tracking control mats and sediment filters on existing storm sewer structures. Demolition work may be necessary prior to installation of some soil erosion control measures. In such cases, postpone installation of affected soil erosion control measures until immediately following demolition work. Refer to the Project Plans and the Soil Erosion Control and Construction Sequence for additional requirements.
- The Contractor shall schedule work so as to minimize the period of time that an area is exposed and disturbed. The Contractor shall observe the grading limits and limits of disturbance in accordance with the Project Plans. The Contractor shall maintain an undisturbed vegetative buffer around the work when shown on the Project Plans.
- The Contractor shall install and maintain Soil Erosion Control Measures in accordance with the Project Plans during the appropriate phases of construction. The Project Plans show the minimum requirements for Soil Erosion Control Measures. The Contractor shall install additional Soil Erosion Control Measures as necessary due to site conditions and as directed by the Permitting Agency and/or Engineer. The Contractor shall perform routine inspection and maintenance of all Soil Erosion Control Measures to ensure compliance with the permit requirements and proper operation of the Soil Erosion Control Measures.
- All disturbed areas outside of paved areas shall be restored within 5 days of finish grading. Proposed vegetative areas shall be restored with a minimum of 3-inches of topsoil, then seeded and mulched, unless noted otherwise on the Project Plans. During the non-growing season, temporary stabilization shall be provided using straw matting or as directed by the Permitting Agency and/or the Engineer.
- Following complete site restoration and stabilization; sediment shall be removed from all storm sewer structures, paved areas and storm basins. The SESC Permit Holder shall contact the Permitting Agency to request closure of the SESC Permit. For any site with an earth disturbance area of 5 acres or greater, the SESC Permit Holder shall file a NPDES Notice of Termination Form with the State DEQ.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

7	STORM SEEDING	EFFECTIVE ON LARGE AREAS. MUD TRACKING WHEN USED TO PROVIDE IMMEDIATE PROTECTION UNTIL GRASS IS ROOTED SHOULD INCLUDE PREPARED TOPSOIL BED.
13	RIPRAP, RUBBLE, GABIONS	USED WHERE VEGETATION IS NOT EASILY ESTABLISHED. EFFECTIVE FOR HIGH VELOCITIES OR HIGH CONCENTRATION FLOWS. KNOWN TO INCREASE SOIL DISPERSAL ENERGY FROM AT SYSTEM QUALITIES.
15	PAVING	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VOLUME AND VELOCITY. IRREGULAR SURFACE WILL HELP SLOW VELOCITY.
39	INLET SEDIMENT FILTER	USES PREPACKAGED GEOTEXTILE SACKS. FILLS SEDIMENT FROM RUNOFF AT CATCH BASIN INLET. EASY TO INSTALL AND MAINTAIN.
54	EROSION SILT FENCE	USES GEOTEXTILE AND POSTS OR POLES. MAY BE CONSTRUCTED OR PREPARED. EASY TO CONSTRUCT AND LOCATE AS NECESSARY.
60	ADVERSE COVER	STABILIZES SOIL SURFACE, THIS MINIMIZES EROSION. PERMITS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER. MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS.

T = TEMPORARY P = PERMANENT

TOTAL DISTURBED AREA 1.91 AC.

NOTE: SEE LANDSCAPE PLAN FOR SEED AND SOD REQUIREMENTS.

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DESIGN:FAF	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
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CHECK: CAG						

ALDI FOOD MARKET #55

BURTON, MICHIGAN

SOIL EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS

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

SCALE: 1" = 30'

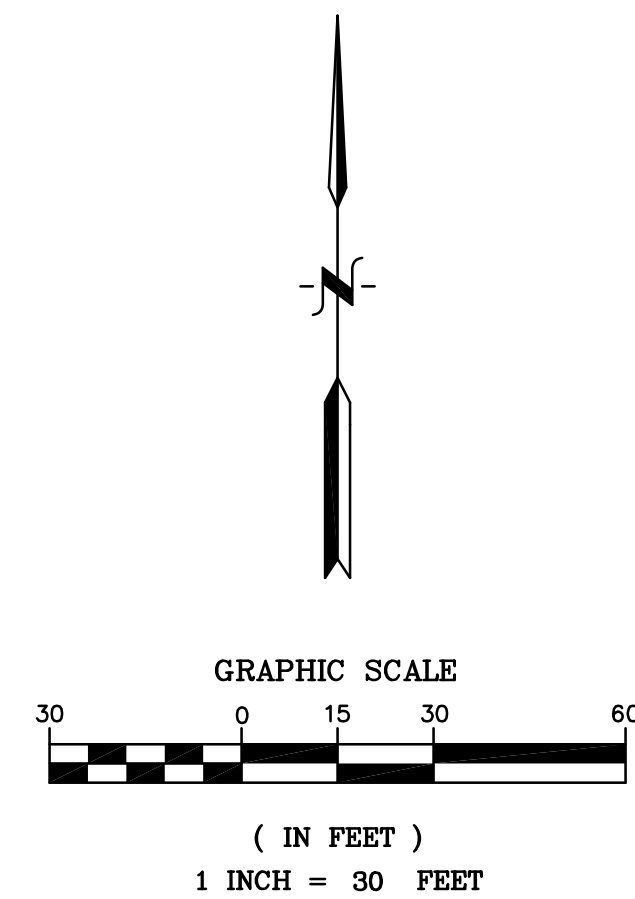
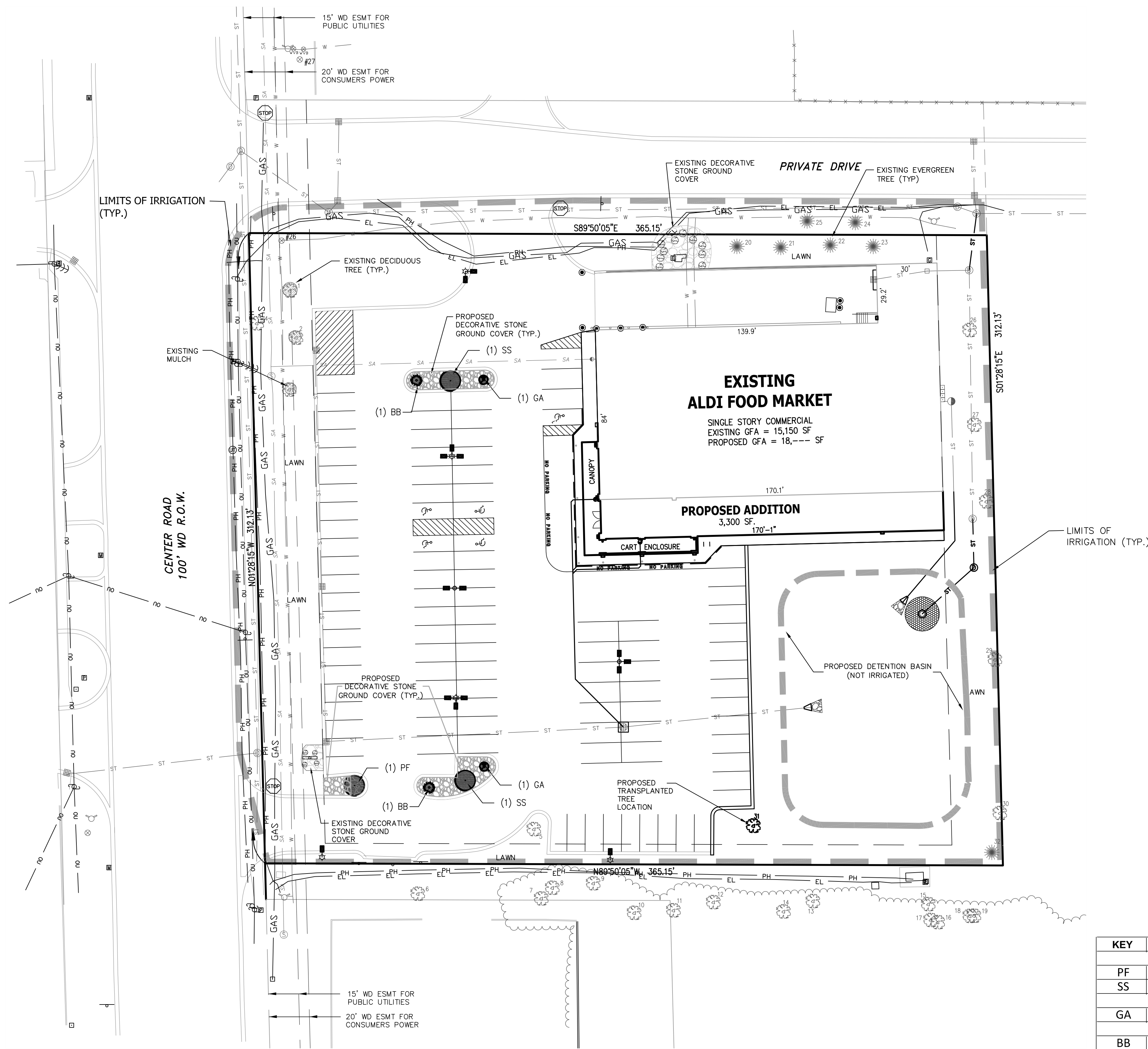
PROJECT No.: 173355

DWG NAME: 3355 SE

ISSUED: MAY 29, 2018

SE2

Packet Pg. 28

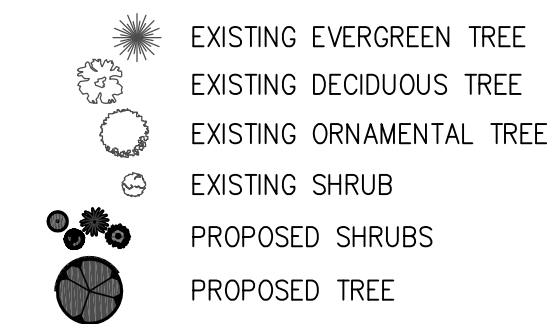


TREE SCHEDULE

No.	DESCRIPTION
1	PEAR 13
2	PEAR 10
3	PEAR 13
4	PEAR 13
5	PEAR 11
6	WALNUT 13
7	COTTON 22
8	COTTON 21 TWIN
9	COTTON 16
10	SYCAMORE 16
11	SYCAMORE 12
12	SYCAMORE 8
13	SYCAMORE 11
14	SYCAMORE 8
15	COTTON 12
16	COTTON 9
17	COTTON 8
18	COTTON 9
19	COTTON 9
20	SPRUCE 8
21	SPRUCE 10
22	SPRUCE 8
23	SPRUCE 8
24	SRUCE 4
25	SRUCE 4
26	PEAR 12
27	PEAR 12
28	PEAR 4
29	PEAR 4
30	PEAR 4
31	PEAR 4 (T.B.T.)
32	SPRUCE 5
33	COTTON 23
34	COTTON 20
35	COTTON 12

T.B.T.= TO BE TRANSPLANTED.

LANDSCAPE LEGEND



PROPOSED LANDSCAPE PLANTING LEGEND

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	ROOT
ORNAMENTAL TREES					
PF	1	<i>Malus 'Prairifire'</i>	Prairifire Flowerign Crabapple	2" Caliper	B & B
SS	2	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	2" Caliper	B & B
EVERGREEN SHRUBS					
GA	2	<i>Thuja Occidentalis 'Golden Glove'</i>	Golden Glove Arborvitae	24" Height	Container
DECIDUOUS SHRUBS					
BB	2	<i>Euonymus alata 'Compacta'</i>	Dwarf Burning Bush	24" Height	Container

NOTE:
ALL LAWN AND LANDSCAPE AREAS, INCLUDING
PARKING ISLANDS, INSIDE THE "LIMITS OF
IRRIGATION" SHALL BE IRRIGATED. SEE LANDSCAPE
NOTE 21 ON SHEET LA2 FOR IRRIGATION SYSTEM
AND METERING REQUIREMENTS.

3 WORKING DAYS
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DESIGN: FAF	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
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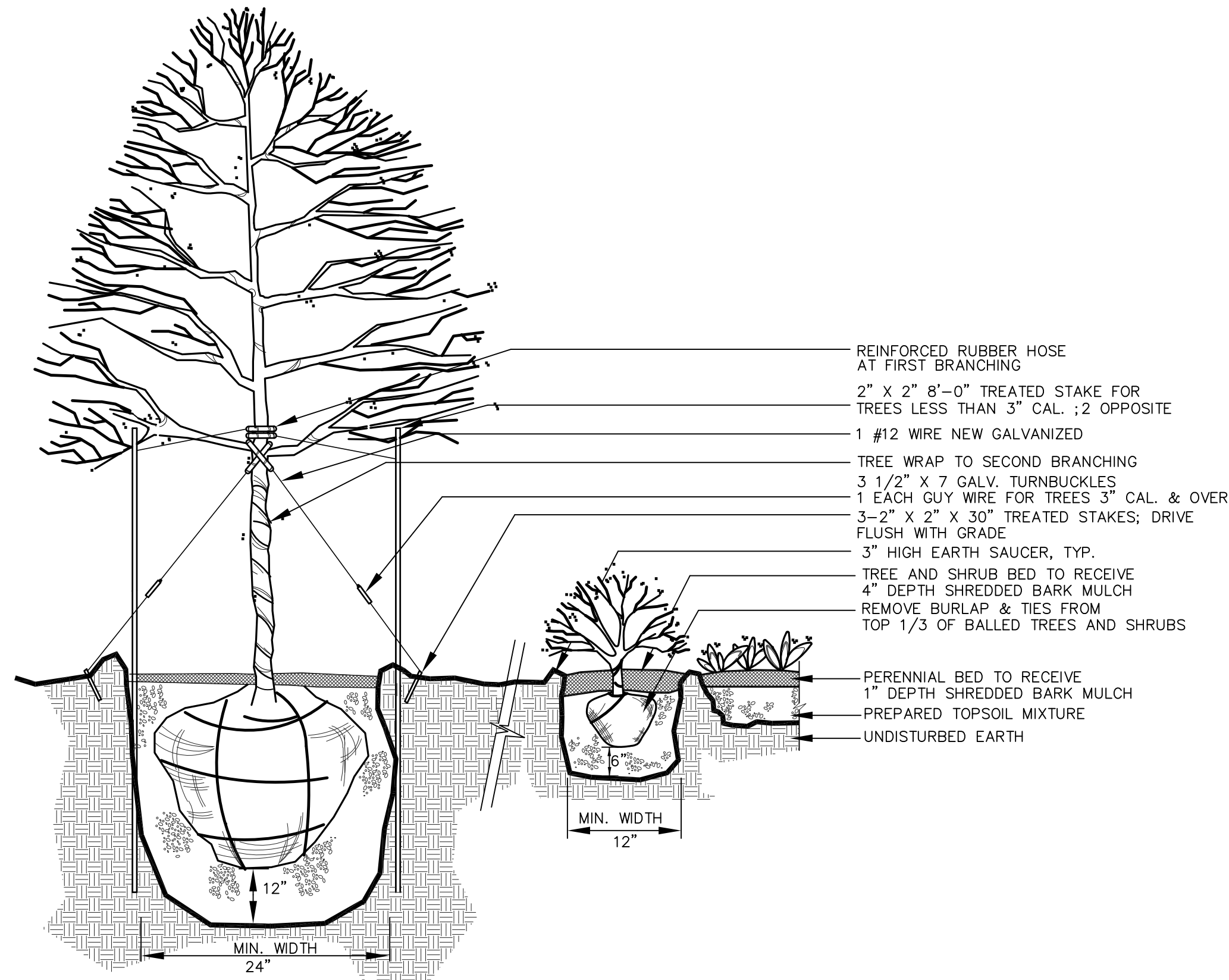
ALDI FOOD MARKET #55
BURTON, MICHIGAN

LANDSCAPE PLAN

CLIENT:	SCALE: 1" = 30'
ALDI Inc. 2625 N. STOCKBRIDGE RD. WEBBERVILLE, MICHIGAN 48892 (517) 521-3907	PROJECT No.: 173355 DWG NAME: 3355 LA ISSUED: MAY 29, 2018

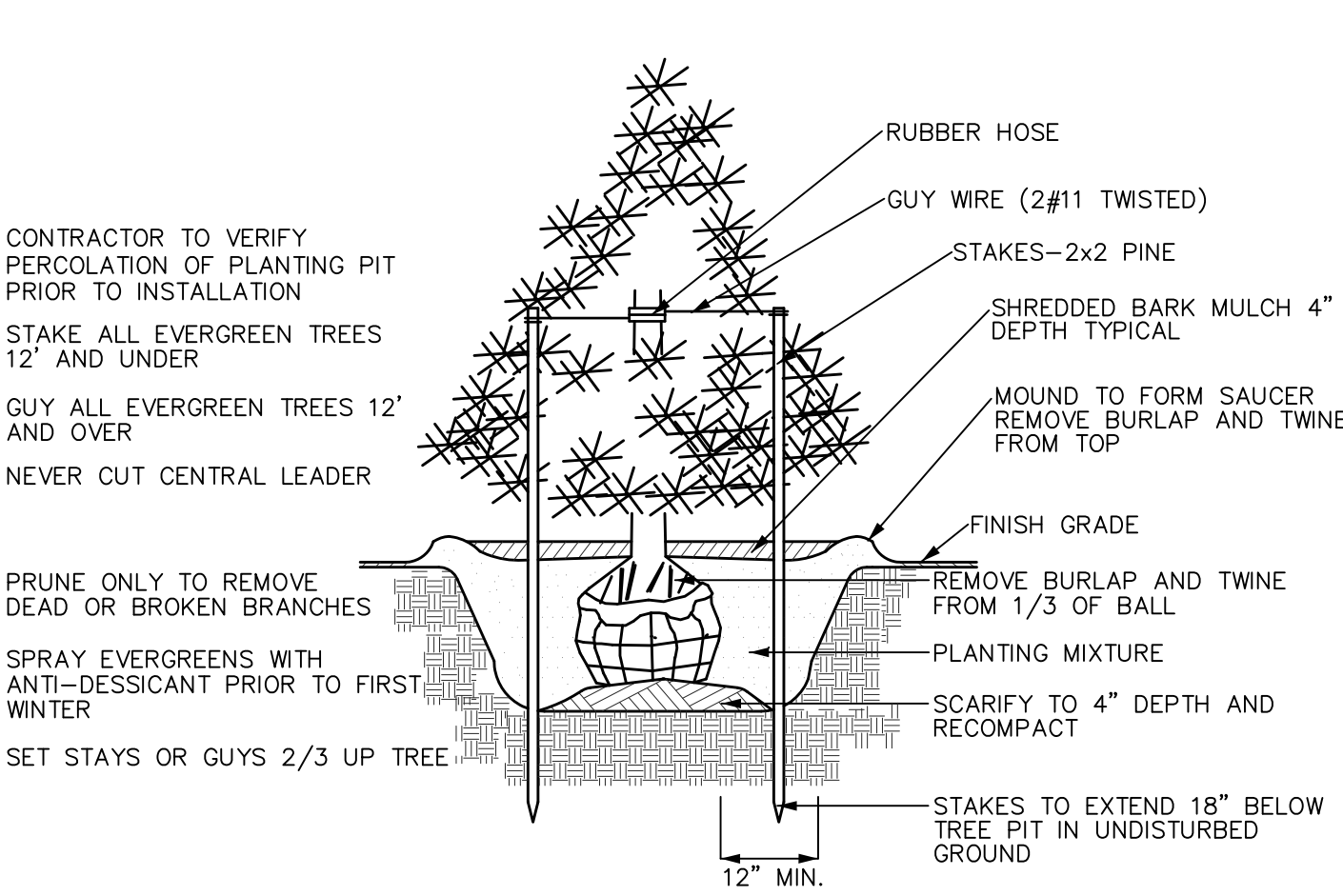
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Packet Pg. 29



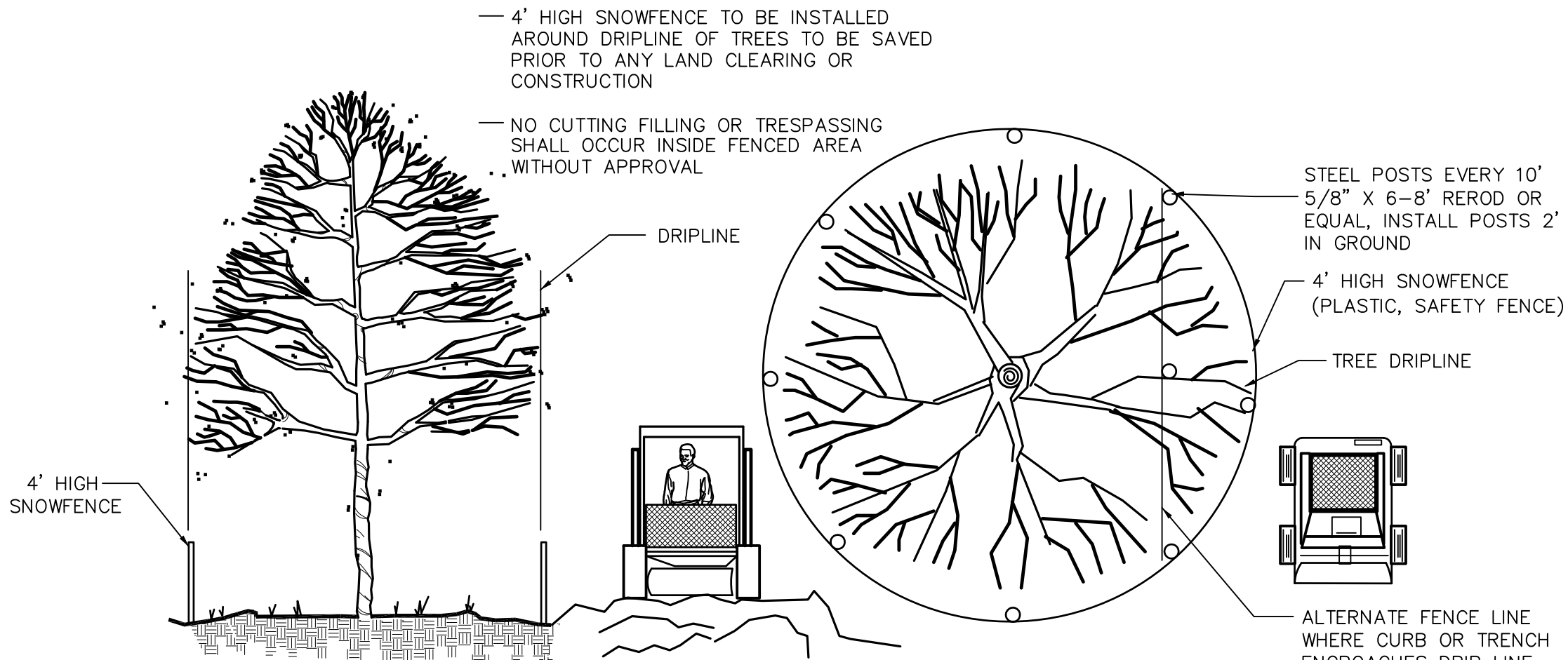
TYPICAL TREE/SHRUB/PERENNIAL PLANTING

NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING

NOT TO SCALE



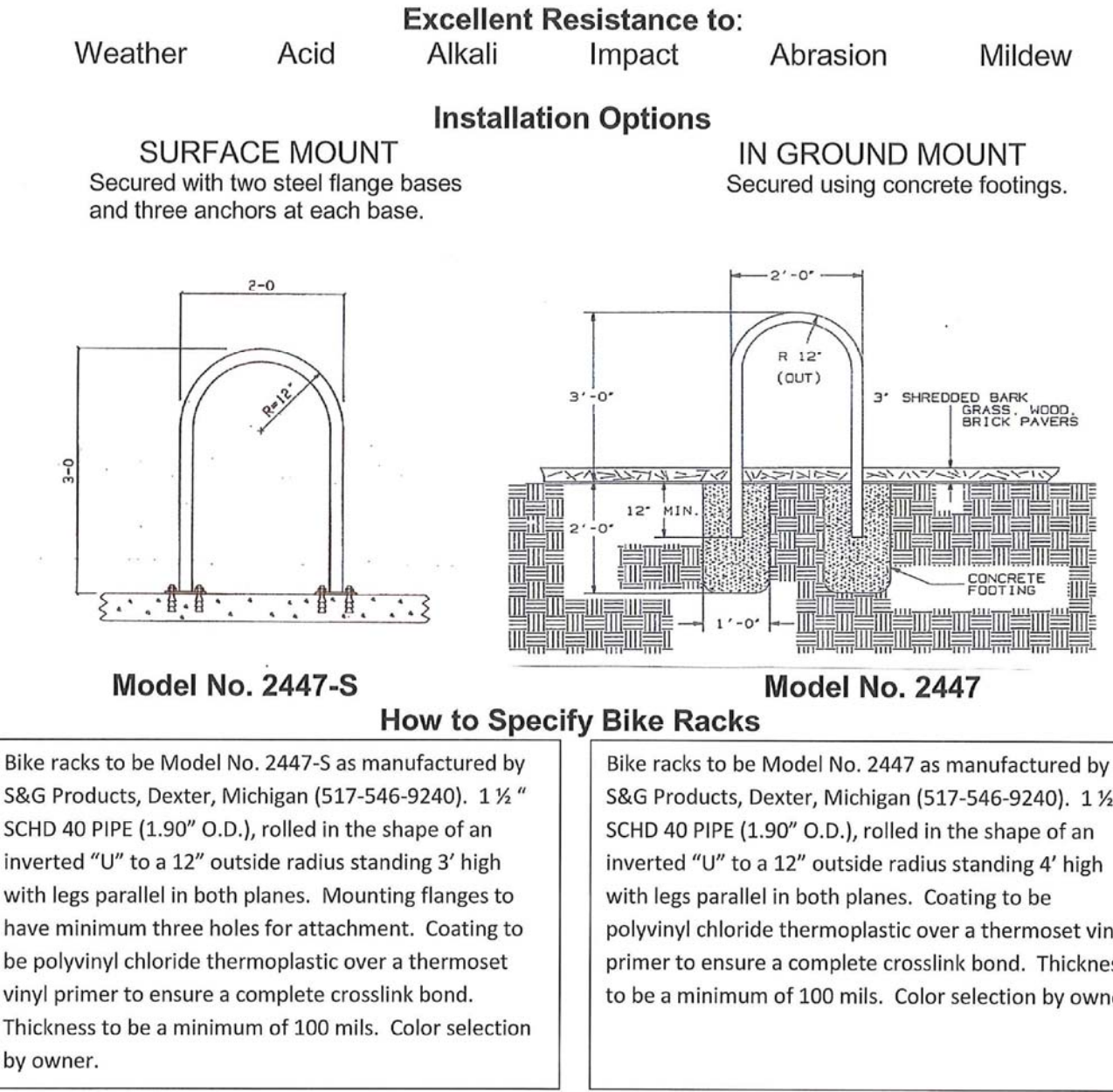
TREE PROTECTION DETAIL

NOT TO SCALE

MAINTENANCE-FREE BIKE RACKS

Easy to install, environmentally safe, nontoxic, and available in unlimited colors in matte or high-gloss finish. S&G Bike Racks are built to withstand the rigors of hard outdoor use yet aesthetically pleasing in any environment. Our bike racks are made from structural grade steel pipe coated with durable, weather-resistant PVC.

Material: 1 1/2 Schedule 40 1.90 O.D. Coating: PVC Thermoplastic over Thermoset Vinyl Primer



S & G Products
2055 N. Lima Center Rd, Dexter, Michigan 48130
PO Box 615, Manchester, Michigan 48158
Phone (517)546-9240 Fax (517)546-9720
Email: sales@sgfabricators.com
Website: sandgproducts.com

LANDSCAPING NOTES:

- All minimum planting sizes specified on the Project Plans shall be at the time of planting.
- All landscape materials shall be as specified on the Project Plans or approved equal. Substitutions shall not be made without prior written approval from the Project Engineer and receipt of the Owner's Authorization.
- All plant material shall be free of disease and insects and shall conform to the American Standard of Nursery Stock of the American Association of Nurserymen.
- All landscape plantings shall be planted and maintained in a healthy condition and shall be guaranteed by the Landscape Contractor and/or Supplier for a minimum period of 1 year from the time of planting. Any plantings that die or become diseased during the guarantee period shall be removed and replaced by the Landscape Contractor and/or Supplier at no cost to the Owner.
- Excavations for container or balled plantings shall be no deeper than the root ball or container and shall be at least twice the diameter of the root ball or container.
- Excavations for bare root plantings shall be no deeper than the longest roots and shall be at least twice the diameter of the root spread.
- The sides of planting excavations in heavy and/or wet soils shall be scarified with a fork, pick or shovel to eliminate glazing.
- Landscape planting backfill shall consist of a prepared mixture of peat moss, composted manure and topsoil or suitable excavated native soil material mixed with the appropriate soil conditioners that are compatible with the native soil and plant species. The type and mixture ratio of soil conditioners shall be in accordance with the Landscape Supplier's recommendations.
- The Landscape Contractor shall stake and reinforce all trees to prevent wind damage. The Landscape Contractor shall remove all tree reinforcement and stakes upon expiration of the guarantee period.
- Perennials shall be planted on a 3" minimum bed of prepared peat moss, composted manure and topsoil mixture.
- Landscape beds shall be separated from lawn areas with landscape edging. Landscape edging shall be black heavy-duty polyethylene type with UV protection and a double V-lip bottom edge to prevent frost heave. Landscape edging shall be staked in accordance with the Manufacturer's recommendations to prevent frost heave. Landscape edging shall be installed in strict accordance with the Manufacturer's specifications and recommendations.
- Ground cover within landscape beds shall be decorative stone. Decorative stone shall be 2" to 4" diameter washed river rock placed 4" deep.
- Ground cover within landscape beds shall be placed over a landscape fabric weed barrier. Landscape fabric shall be non-woven, 4 oz. per sq. yd. minimum weight, with UV protection. Landscape fabric shall be installed in strict accordance with the Manufacturer's specifications and recommendations. Landscape fabric shall not be installed over or within 12 inches of perennial plantings.
- Lawn areas shall be established with 3" minimum depth of prepared topsoil and hydroseed. The Landscape Contractor shall guarantee all lawn areas for a minimum period of 1 year from time of seeding. All lawn areas that do not take root or die during the guarantee period shall be re-hydroseeded as appropriate by the Landscape Contractor at no cost to the Owner. All lawn areas that become diseased during the guarantee period shall be removed and re-hydroseeded as appropriate by the Landscape Contractor at no cost to the Owner.

15. Topsoil shall be a dark, organic, natural surface soil free of clay lumps, peat, muck, subsoil, noxious weeds and other foreign material such as roots, sticks and rocks over 1/2" diameter. Topsoil shall not be frozen or muddy. All earthen areas to receive topsoil shall be finish graded and properly trimmed. Topsoil shall be spread on the prepared areas to a depth of 3 inches. After spreading, any large clods and lumps of topsoil shall be broken up and pulverized. Stones and rocks over 1/2" in diameter, roots, litter and all foreign matter shall be raked up and disposed of by the Landscape Contractor. Seed and mulch shall be placed within 5 days of topsoil placement.

16. Seed mixture for lawn areas shall consist of 10% Kentucky Blue Grass, 20% Perennial Rye Grass, 30% Hard Fescue and 40% Creeping Red Fescue. Hydroseed shall be placed within 5 days of topsoil placement and shall be placed to provide complete and uniform coverage. Fertilizer shall be placed at 80 pounds per acre, hydro mulch at 1,200 pounds per acre and water at 500 gallons per acre unless otherwise specified by the Seed Distributor/Manufacturer. All over spray areas shall be properly cleaned and restored at no expense to the contract.

17. Seed and mulch may be substituted for hydroseed when authorized by the Owner. Seed mixtures shall meet the requirements for lawn areas as outlined above. Seed shall be uniformly applied at a rate of 220 lbs per acre unless otherwise recommended by the seed Distributor/Manufacturer. Seed mixture shall be fertilized. Fertilizer shall be uniformly applied at of 240 pounds per acre of chemical fertilizer nutrients in equal portions (10-10-10) of Nitrogen, Phosphoric Acid and Potash.

18. All seeded areas with a slope less than 1:4 shall be stabilized with straw mulch placed at 2 tons per acre unless otherwise recommended by the seed Distributor/Manufacturer. Erosion control blankets shall be substituted for straw mulch in roadway greenbelts, lawn areas adjacent to heavy traffic, lawn areas subject to high winds, slopes of 1:4 or greater and within ditches, swales and other areas exposed to concentrated overland storm water flow. Erosion control blankets shall consist of 100% straw fiber matrix with photodegradable polypropylene netting and have a 12-month minimum longevity rating. Erosion control blankets shall be pinned with biodegradable pins and shall be installed in accordance with the Manufacturer's recommendations.

19. Sod shall only be utilized where specified on the project plans. (Sod may be substituted for hydroseed when required by the Municipality or if necessary for site stabilization late in the growing season. Sod shall not be substituted without receipt of the Owner's Authorization.) Sod shall be a drought tolerant species consisting primarily of Fine Leafed Fescues including Red Fescue, Chewings Fescue and Hard Fescue with Kentucky Bluegrass filler for hardness. Sod shall be placed on a prepared subgrade. Subgrade shall be finish graded and tilled to a depth of 4" to 6". All foreign material, roots, sticks, large soil clumps and rocks over 2" diameter shall be removed from the subgrade. Sod shall not be placed on frozen or saturated subgrade. Fertilizer, lime and/or compost shall be placed over the prepared subgrade in accordance with the Sod Supplier/Manufacturer's recommendations. Sod shall be placed in accordance with the Sod Supplier/Manufacturer's recommendations. Sod shall be installed with biodegradable stakes on slopes of 1:4 or greater and within ditches, swales and other areas exposed to concentrated overland storm water flow. All sod shall be planted and maintained in a healthy condition and shall be guaranteed by the Landscape Contractor and/or Supplier for a minimum period of 1 year from the time of planting. Any sod that dies or become diseased during the guarantee period shall be removed and replaced by the Landscape Contractor and/or Supplier at no cost to the Owner.

20. The Landscape Contractor shall be responsible for watering non-irrigated plantings and sod during dry weather conditions throughout the guarantee period as necessary to promote growth and establishment.

21. An irrigation system shall be installed as a part of this project. The Contractor shall submit an irrigation system design and shop drawings to the Owner for review and approval prior to installation. Irrigation systems shall be designed to utilize the minimum amount of water necessary to provide sufficient irrigation, satisfy the Local Municipal requirements and site conditions and shall include a rain sensor. A separate water meter shall be installed as a part of the irrigation system to allow for reduced rate metering by the Local Municipality and/or Water Authority. The Contractor shall be responsible for coordinating installation of irrigation lines, sleeves, plumbing connections, controls and appurtenances at the appropriate stages of construction. All existing irrigation lines and systems that are to remain that are cut, plugged, spliced, damaged and/or otherwise modified during demolition and/or construction activities shall be properly repaired, replaced, reconnected and/or adjusted as necessary to ensure proper operation.

22. All existing on-site trees shall be trimmed / pruned as directed by ALDI Inc.

Know what's below.
Call before you dig.

3 WORKING DAYS
BEFORE YOU DIG
CALL 811 OR 1-800-482-7171
(TOLL FREE)
OR VISIT CALL811.COM

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

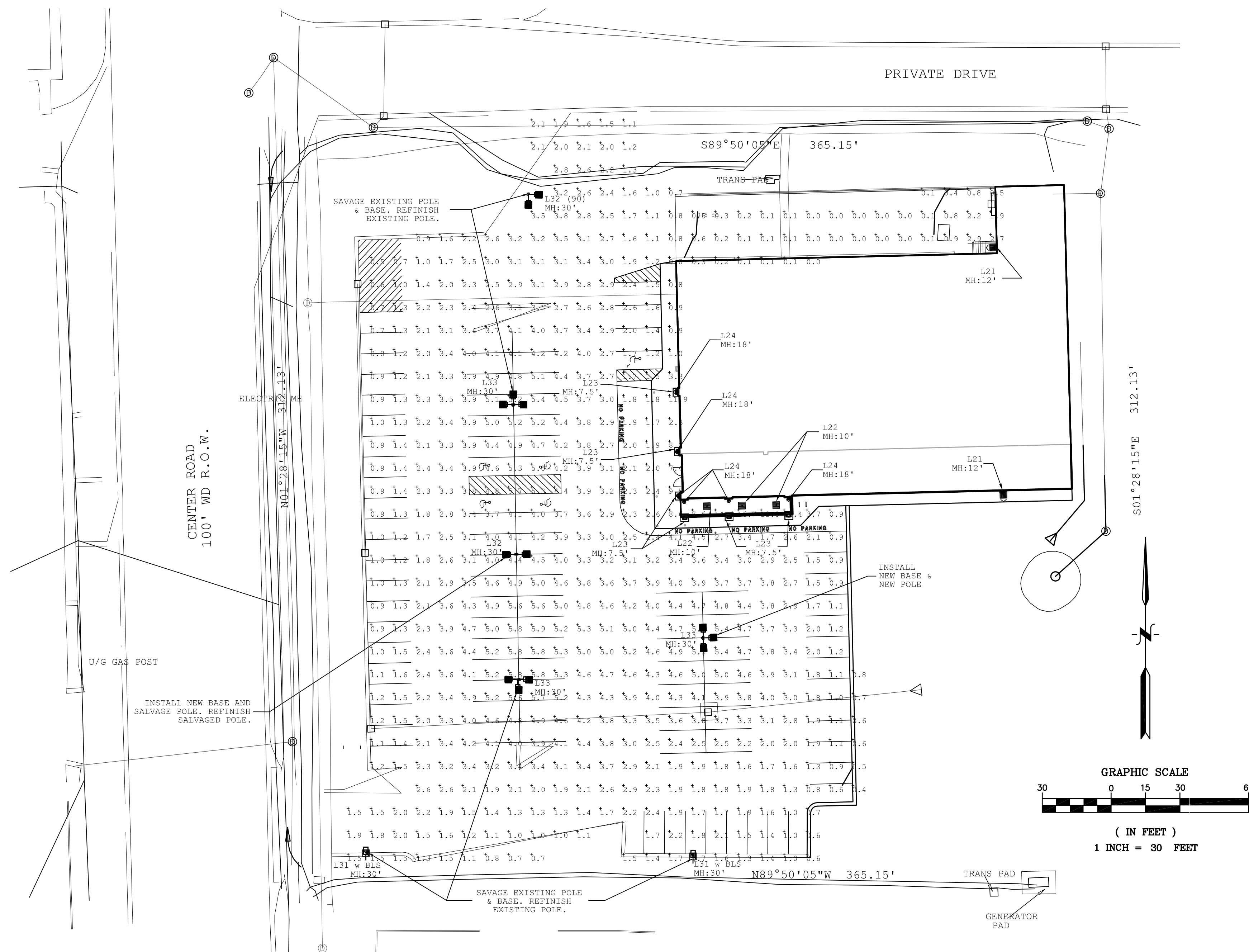
DESIGN:FAF	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: SES						
CHECK: CAG						

ALDI FOOD MARKET #55
BURTON, MICHIGAN

LANDSCAPE
NOTES & DETAILS

CLIENT:	SCALE: NOT TO SCALE
ALDI Inc. 2625 N. STOCKBRIDGE RD. WEBBERVILLE, MICHIGAN 48892 (517) 521-3907	PROJECT No.: 173355 DWG NAME: 3355 LA ISSUED: MAY 29, 2018

LA2



Luminaire Schedule / "Did you know that utility rebates can cover 25% or more of a product's cost? Email rebates@cree.com to get help on your project"							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
	3	L33	3 @ 90°	11648	1.020	774	OSQ-A-NM-4ME-B-57K-UL-CS w/OSQ-DACS
	1	L32 (90)	2 @ 90	11648	1.000	172	OSQ-A-NM-4ME-B-57K-UL-CS w/OSQ-DACS
	1	L32	BACK-BACK	11648	1.000	172	OSQ-A-NM-4ME-B-57K-UL-CS w/OSQ-DACS
	2	L31 w BLS	SINGLE	8950	1.000	172	OSQ-A-NM-4ME-B-57K-UL-CS w/OSQ-DACS OSQ-BLSMF
	6	L24	SINGLE	N.A.	1.000	174	CL-20364LEDDSAT-CLR-SB
	6	L23	SINGLE	N.A.	1.000	258.42	AL-42WLED-UD-120-CG-30K
	3	L22	SINGLE	4210	1.000	93	CPY250-B-DM-F-C-UL-CS-30K
	2	L21	SINGLE	3819	1.030	64	XSPWA0330KC-UCSP

NATIONAL ACCOUNT PRICING, PLEASE CALL MIKE KREINER AT CREE LIGHTING:
224-250-1561 OR MIKE.KREINER@CREE.COM

FIXTURE MOUNTING HEIGHTS AS SHOWN
EXISTING POLES ONSITE

ADDITIONAL EQUIPMENT REQUIRED:
(15) OSQ-DACS DIRECT ARM MOUNT
PROPOSED POLES MEET 100MPH SUSTAINED WIND LOADS
ISOLINES AT 0.5FC

***CUSTOMER TO VERIFY MOUNTING, VOLTAGE, AND COLOR
PRIOR TO PLACING ORDER

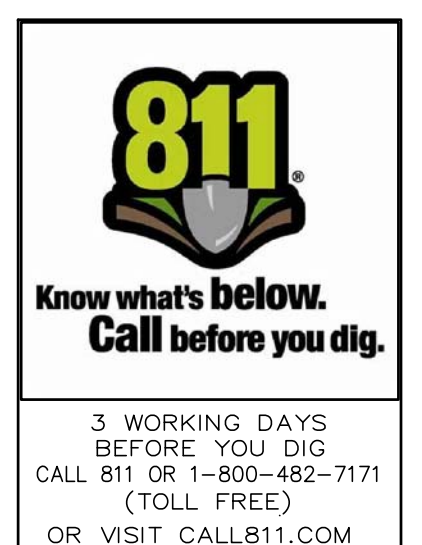
Footcandles calculated using predicted lumen values after 50K hours of operation					
Label	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	2.77	16.7	0.0	N.A.	N.A.

CREE

1200 92nd Street - Sturtevant, WI 53177
www.cree.com - (800) 236-6800

Project Name: ALDI #55 - 4054 Center Rd., Burton, MI 48509			No: SR-30782
Date: 5/22/2018	Scale: 1"=30'	Footcandles calculated at grade	
Filename: ALD-180521BUMBFAF.AGI		Layout by: Ben Foster	

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.



DESIGN: FAF	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: SES						
CHECK: CAG						

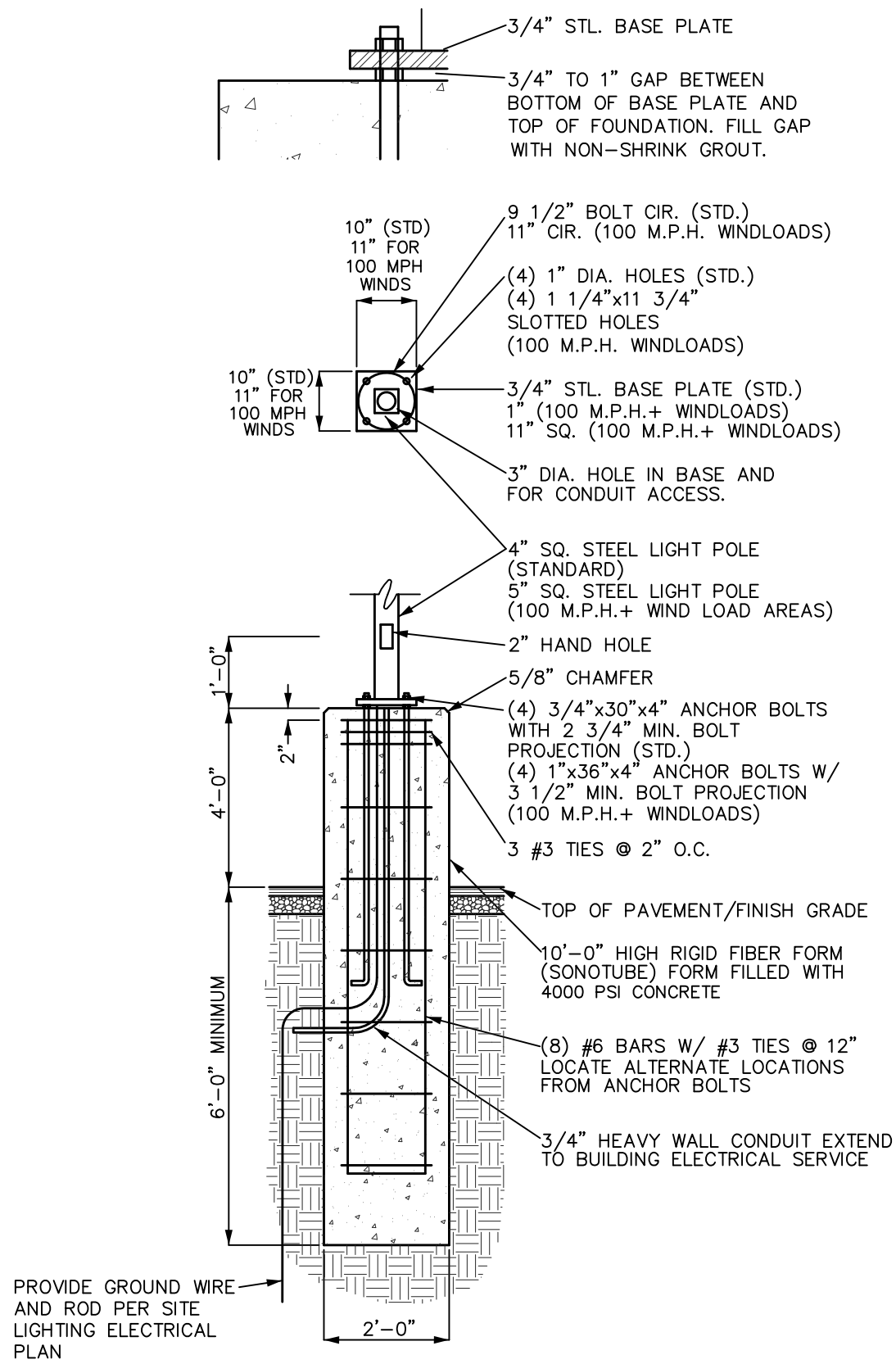
ALDI FOOD MARKET #55

BURTON, MICHIGAN

SITE LIGHTING PLAN

CLIENT:	SCALE: 1" = 30'
ALDI Inc. 2625 N. STOCKBRIDGE RD. WEBBERVILLE, MICHIGAN 48892 (517) 521-3907	PROJECT No.: 173355 DWG NAME: 3355 LT ISSUED: MAY 29, 2018

LT1

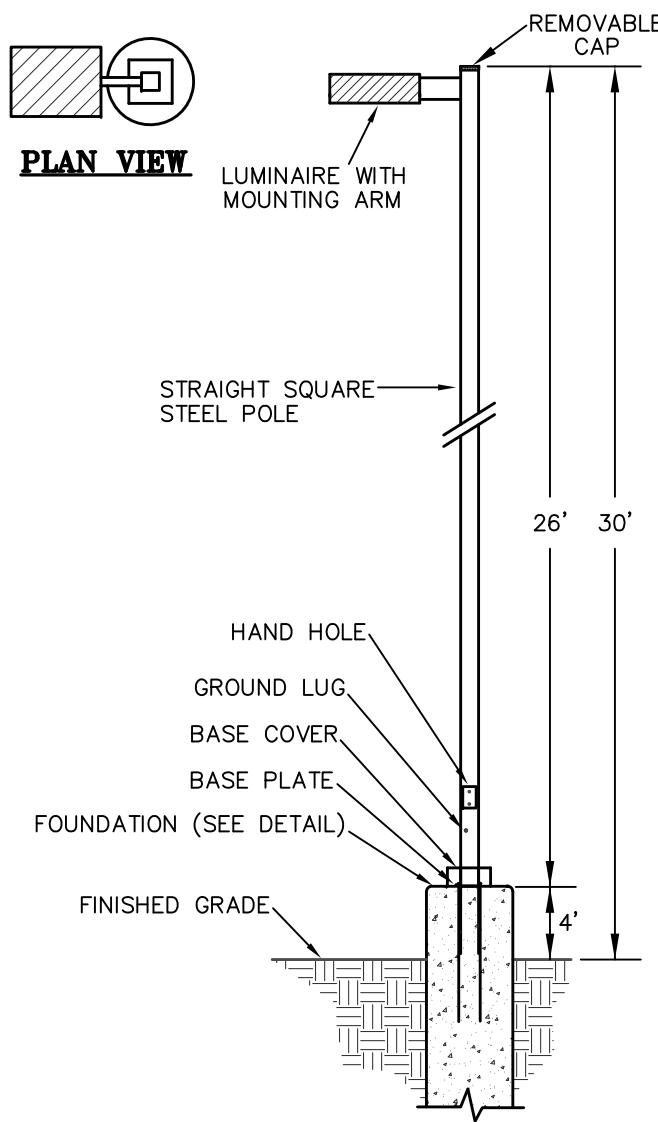


LIGHT POLE BASE STANDARD DETAIL

NOT TO SCALE

NOTES

1. FOUNDATION SHOWN IS A TYPICAL DESIGN. WIND LOADS MORE THAN 100 MPH AND/OR UNSTABLE SOIL CONDITIONS MAY REQUIRE AN ALTERNATE DESIGN. VERIFY CONDITION OF SOILS WITH SOILS REPORT.
2. FOUNDATIONS SHALL EXTEND BELOW FROST DEPTH PER LOCAL CODES.
3. CONCRETE SHALL HAVE MIN 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
4. SEE SITE LIGHTING ELECTRICAL PLAN WITHIN ARCHITECTURAL PLANS FOR ADDITIONAL REQUIREMENTS.
5. VERIFY BASE PLATE BOLT PATTERN WITH POLE MANUFACTURER AND / OR SUPPLIER PRIOR TO CONSTRUCTION.



LIGHT POLE DETAIL

NOT TO SCALE

OSQ Series (TYPE L31, L32, L33)

OSQ™ LED Area/Flood Luminaire – Medium

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatherlight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 500 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways.

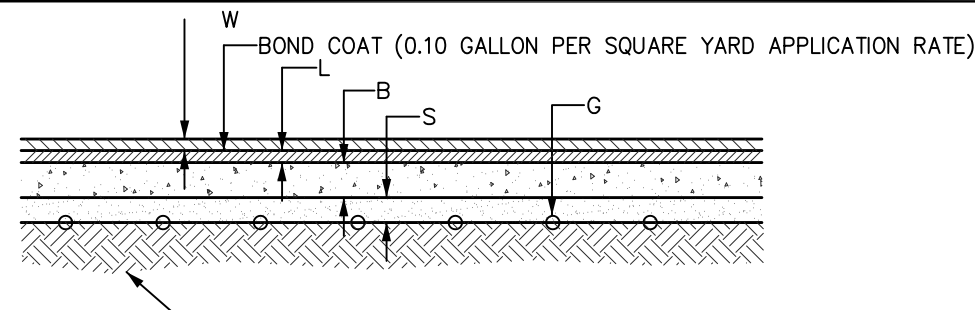
Performance Summary

NanoOpti® Precision Delivery Grid™ optic
Assembled in the U.S.A. of U.S. and imported parts
Initial Delivered Lumens: Up to 17,271
Efficacy: Up to 134 LPW
CRB: Minimum 70 CRI (400K & 5700K, 3000K asymmetric optic), 80 CRI (3000K symmetric optic)
CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)
Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See http://lighting.cree.com/warranty for warranty terms

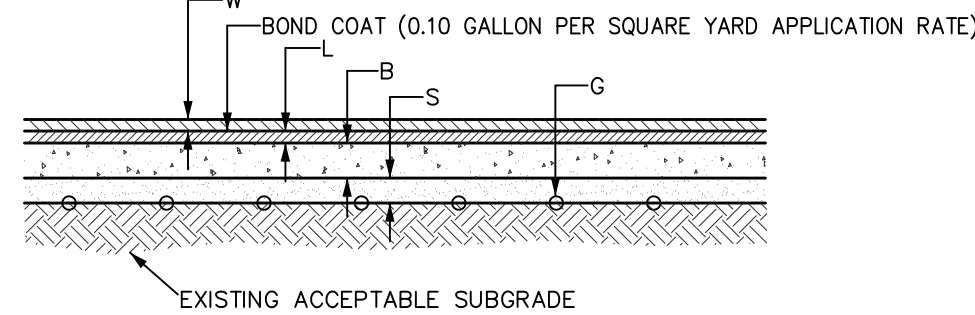
Accessories

Field-Installed	
Backlight Shield OSQ-BL-SMF - Error logging optics OSQ-BL-SMR - Retained optics	Hand-Held Remote XA-SENSEM - For successful implementation of the programmable multi-level eye a minimum of one hand-held remote is required



STANDARD DUTY BITUMINOUS PAVEMENT CROSS SECTION
NOT TO SCALE

KEY	DESCRIPTION	MATERIAL SPECIFICATION	MINIMUM COMPACTED THICKNESS
W	WEARING COURSE	MDOT 4E3 OR 1100T	1.5"
L	LEVELING COURSE	MDOT 13A	1.5"
B	AGGREGATE BASE	MDOT 21AA (SEE NOTES 4 & 7)	8"
S	GRANULAR SUBBASE	MDOT CLASS II (SEE NOTES 4 & 6)	12"
G	GEOGRID	N/A	N/A

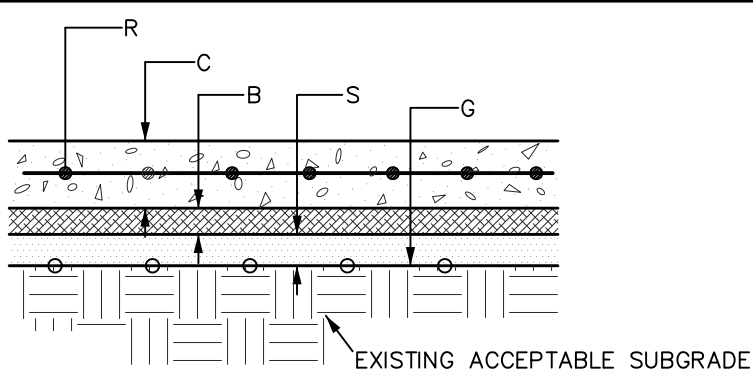


HEAVY DUTY BITUMINOUS PAVEMENT CROSS SECTION
NOT TO SCALE

KEY	DESCRIPTION	MATERIAL SPECIFICATION	MINIMUM COMPACTED THICKNESS
W	WEARING COURSE	MDOT 4E3 OR 1100T	1.5"
L	LEVELING COURSE	MDOT 13A	2.5"
B	AGGREGATE BASE	MDOT 21AA (SEE NOTES 4 & 7)	8"
S	GRANULAR SUBBASE	MDOT CLASS II (SEE NOTES 4 & 6)	12"
G	GEOGRID	N/A	N/A

BITUMINOUS PAVEMENT CROSS SECTION NOTES:

- The construction specifications of the Local Municipality are a part of this work. Refer to the General Notes and the Bituminous Pavement Cross Section Details on the Project Plans for additional requirements. Construction of the bituminous pavement cross section is subject to inspection by the ALDI Representative and/or Project Engineer. The Contractor shall be responsible for contacting the ALDI Representative at each stage of construction of the bituminous pavement cross section to schedule the necessary inspections.
- The Geotechnical Evaluation Report for the project site is a part of this work. The General Contractor, Earthwork Subcontractor, and Bituminous Pavement Subcontractor shall obtain, review, and become familiar with the Geotechnical Evaluation Report.
- The bituminous pavement cross section specifications are based on typical weather conditions during the June through September Construction Season. If the bituminous parking area and/or bituminous driveways are to be constructed during any other time of the year and/or if weather conditions are unseasonably wet, then modifications to the bituminous pavement cross section specifications may be necessary. If either of these conditions exists, then contact the Material Testing Engineer and/or the Project Engineer for additional requirements.
- The existing aggregate base material shall be removed from the existing parking area and hauled offsite. The existing subgrade soils shall be cut to the proposed subgrade elevation and prepared in accordance with the Geotechnical Evaluation Report prior to placement of the proposed granular subbase material and proposed aggregate base material. All excess spoils shall be hauled offsite. Unsuitable soils found within the 1 on 1 influence zone of the proposed pavement areas, such as muck, peat, topsoil, marl, silt or other unstable materials shall be excavated and replaced with structural fill. Structural fill shall be MDOT Class II granular material placed in accordance with the General Notes on the Project Plans and the Geotechnical Evaluation Report.
- The bituminous pavement subgrade shall be prepared and proof rolled in accordance with the Geotechnical Evaluation Report. The Material Testing Engineer and/or the Project Engineer shall observe the subgrade proof roll. Areas of subgrade that do not pass a proof roll inspection shall be undercut in accordance with the Subgrade Undercut Notes and Details on the Project Plans. Alternative means of subgrade stabilization may be considered when recommended by the Material Testing Engineer. Alternative methods shall not be performed without receipt of the Owner's Authorization.
- The bituminous pavement granular subbase material shall be MDOT Class II sand. No granular subbase material substitutions shall be permitted without prior written approval of the Project Engineer and receipt of the Owner's Authorization. The granular subbase shall be compacted to a minimum of 95% of the maximum unit weight, Modified Proctor.
- The bituminous pavement aggregate base material shall be MDOT 21AA crushed angular limestone or crushed angular natural stone aggregate material. Crushed concrete shall NOT be utilized for the standard or heavy duty bituminous pavement aggregate base. No aggregate base material substitutions shall be permitted without prior written approval of the Project Engineer and receipt of the Owner's Authorization. The aggregate base shall be compacted to a minimum of 95% of the maximum unit weight, Modified Proctor.
- The bituminous pavement leveling course material shall be MDOT 13A bituminous material placed in 1 lift. The bituminous pavement wearing course material shall be MDOT 4E3 or MDOT 1100T bituminous material placed in 1 lift. The bituminous pavement leveling and wearing courses shall NOT be combined into a single course. No bituminous material substitutions shall be permitted without prior written approval of the Project Engineer and receipt of the Owner's Authorization. Compaction of the leveling course shall be achieved prior to placement of the wearing course. Any sediment, soil, debris and other foreign materials that accumulate on the leveling course shall be removed prior to placement of the wearing course. The bond coat shall be sprayed on the leveling course within 24 hours of placement of the wearing course. The bituminous pavement material shall be compacted to a minimum of 95% of the 50-blow Marshall Density.
- Placement of the bituminous pavement leveling course and bituminous pavement wearing course shall be performed in two separate mobilizations. Placement of the bituminous pavement wearing course shall be postponed as directed by the General Contractor and/or the Owner until the majority of the construction activities are complete. Repair of the bituminous leveling course may be necessary due to construction traffic and/or any delay in placement of the bituminous wearing course. The bituminous leveling course shall be repaired as directed by Material Testing Engineer and/or Owner prior to placement of the bituminous wearing course.
- Bituminous mix designs shall be developed in accordance with the MDOT HMA Production Manual. The Contractor shall submit the bituminous pavement mix designs to the Material Testing Engineer for review and approval a minimum of 3 business days prior to use. Bituminous pavement work shall not commence without receipt of the Material Testing Engineer's approval of the bituminous mix designs. The bituminous pavement mix design shall be a virgin mix. RAP mixtures shall not be utilized without prior written approval of the Material Testing Engineer and receipt of the Owner's authorization. RAP mixtures, if authorized, shall be designed and produced in accordance with MDOT Tier I or Tier II RAP Mixture Specifications. In no instance shall MDOT Tier III or non-MDOT RAP mixtures be permitted or utilized.

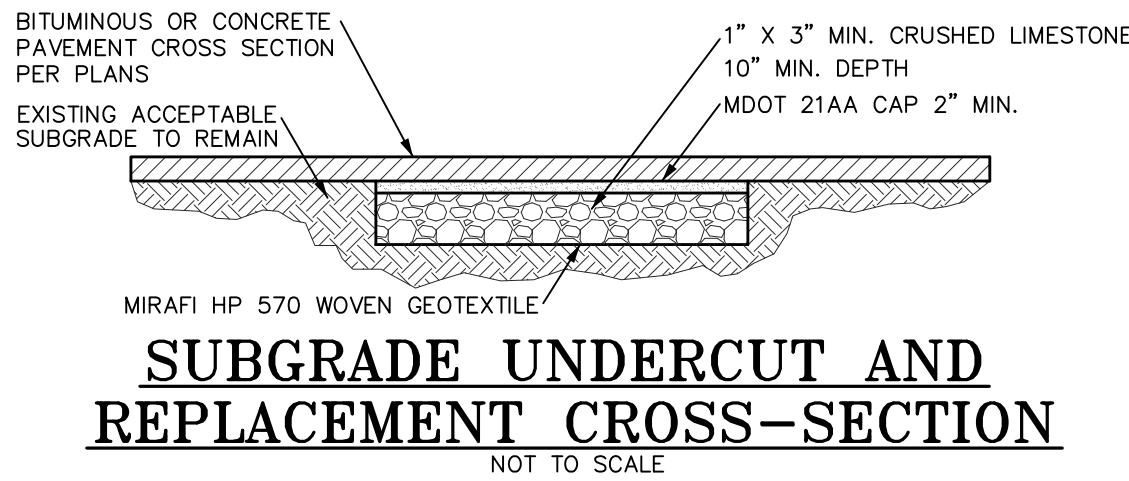


HEAVY DUTY CONCRETE PAVEMENT CROSS-SECTION
NOT TO SCALE

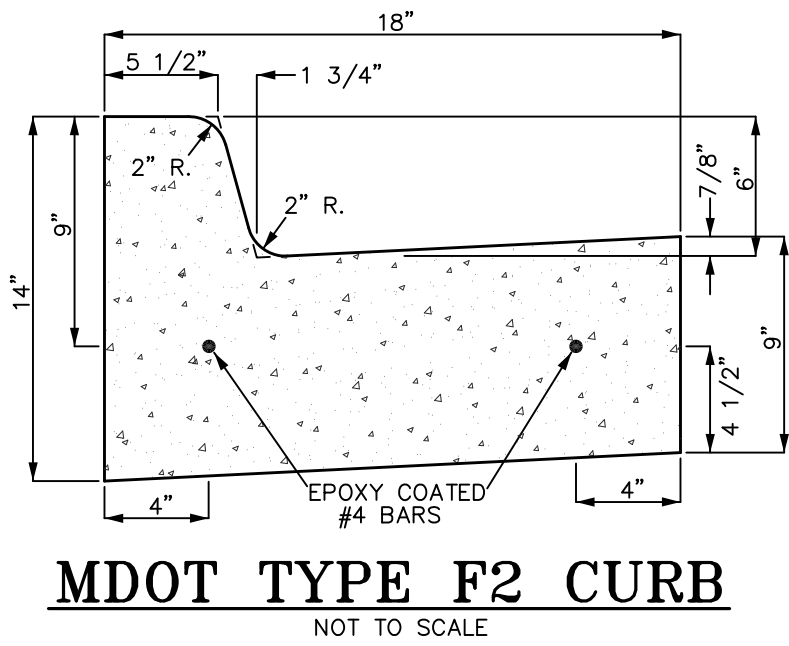
KEY	DESCRIPTION	MATERIAL SPEC.	MIN. THICKNESS
R	REINFORCEMENT	SEE NOTE 8	SEE NOTE 8
C	CONCRETE	MDOT P1-1A - 6 SACK	8"
B	AGGREGATE BASE	N/A	N/A
S	GRANULAR SUBBASE	MDOT CLASS II	12"
G	GEOGRID	N/A	N/A

CONCRETE PAVEMENT CROSS SECTION NOTES:

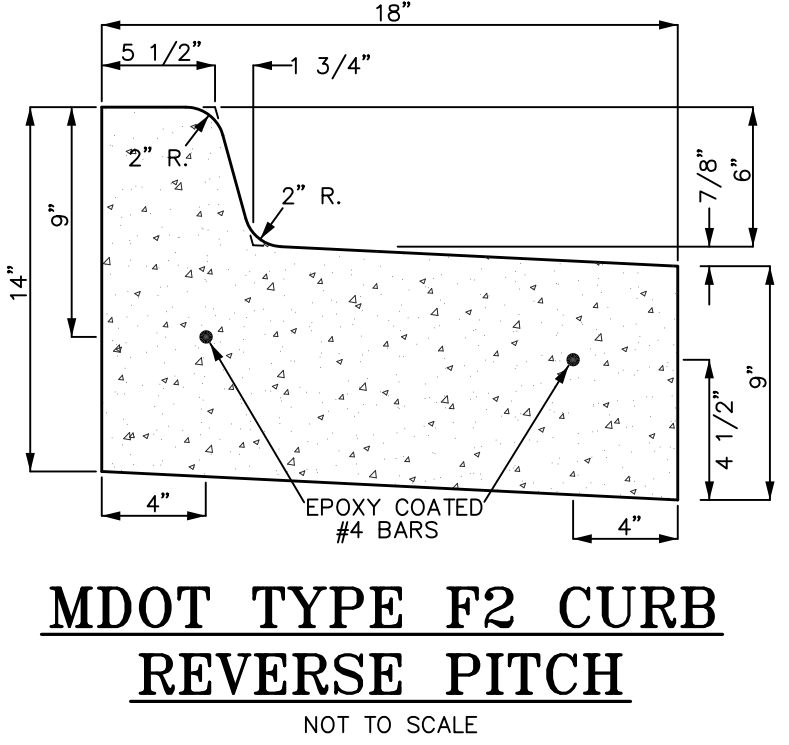
- The construction specifications of the Local Municipality are a part of this work. Refer to the General Notes and the Heavy Duty Concrete Pavement Cross Section Detail on the Project Plans for additional requirements. Construction of the concrete pavement cross section is subject to inspection by the ALDI Representative and/or Project Engineer. The Contractor shall be responsible for contacting the ALDI Representative at each stage of construction of the concrete pavement cross section to schedule the necessary inspections.
- The Geotechnical Evaluation Report for the project site is a part of this work. The General Contractor, Earthwork Subcontractor and Concrete Pavement Subcontractor shall obtain, review and become familiar with the Geotechnical Evaluation Report.
- The concrete pavement cross section specifications are based on typical weather conditions during the June through September Construction Season. If the concrete pavement areas are to be constructed during any other time of the year and/or if weather conditions are unseasonably wet, then modifications to the concrete pavement cross section specifications may be necessary. If either of these conditions exists, then contact the Material Testing Engineer and/or the Project Engineer for additional requirements.
- The existing subgrade soils shall be prepared in accordance with the Geotechnical Evaluation Report. Unsuitable soils found within the 1 on 1 influence zone of the proposed pavement areas, such as muck, peat, topsoil, marl, silt or other unstable materials shall be excavated and replaced with structural fill. Structural fill shall be MDOT Class II granular material placed in accordance with the General Notes on the Project Plans and the Geotechnical Evaluation Report.
- The concrete pavement subgrade shall be prepared and proof rolled in accordance with the Geotechnical Evaluation Report. The Material Testing Engineer and/or the Project Engineer shall observe the subgrade proof roll. Areas of subgrade that do not pass a proof roll inspection shall be undercut in accordance with the Subgrade Undercut Notes and Details on the Project Plans. Alternative means of subgrade stabilization may be considered when recommended by the Material Testing Engineer. Alternative methods shall not be performed without receipt of the Owner's Authorization.
- The concrete pavement compacted subbase material shall be MDOT Class II granular material. No subbase material substitutions shall be permitted without prior written approval of the Project Engineer and receipt of the Owner's Authorization. The subbase shall be compacted to a minimum of 95% of the maximum unit weight, Modified Proctor.
- Concrete material shall be MDOT P1 (I-A) 6.0 sack concrete pavement mixture with a minimum 28-day design compressive strength of 4,000 PSI and 6.5% (+/-1.5%) entrained air. The Contractor shall submit concrete mix design and aggregate mechanical analysis report to the Material Testing Engineer for review and approval prior to use.
- Heavy Duty Concrete Pavement placed within the Truck Well shall be Reinforced with epoxy coated deformed #5 bars at 12" on center each way placed at mid-depth of the concrete, unless noted otherwise on the Project Structural Plans.
- Install transverse contraction joints and longitudinal contraction joints at the locations specified on the Project Structural Plans. Joints shall be 2" deep, unless noted otherwise on the Project Structural Plans. Tool joints in fresh concrete or saw cut within 4 hours after placement with soft cut saws.
- Provide 1" asphalt fiber control joint between concrete pavement and all other concrete structures such as concrete building foundations, concrete curb and concrete sidewalks.
- The Concrete Pavement shall not be exposed to vehicular traffic until the concrete has reached at least 75% of the design flexural strength.



SUBGRADE UNDERCUT AND REPLACEMENT CROSS-SECTION
NOT TO SCALE



MDOT TYPE F2 CURB
NOT TO SCALE



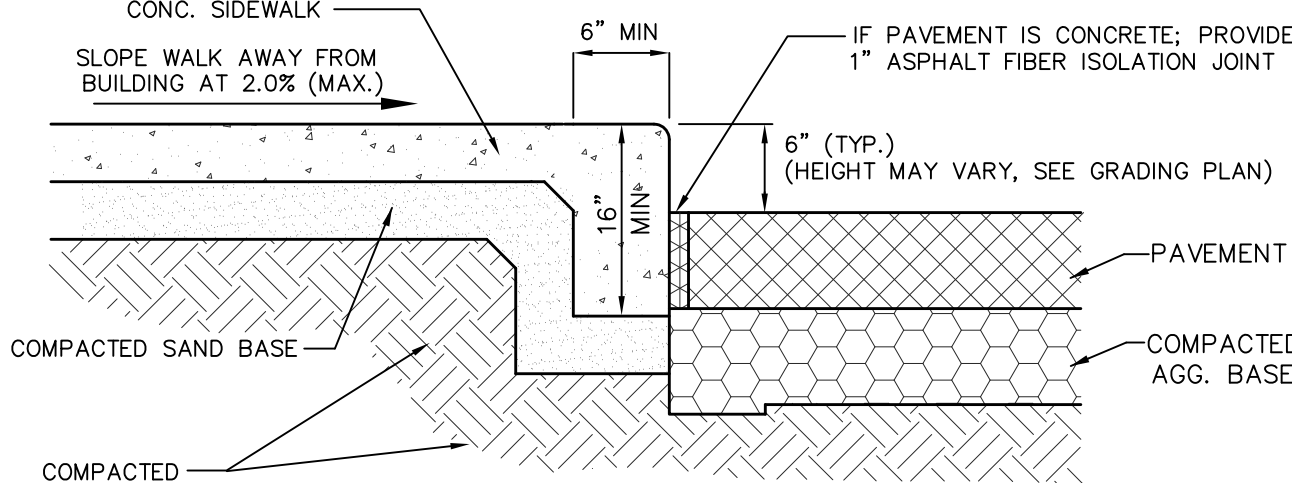
MDOT TYPE F2 CURB REVERSE PITCH
NOT TO SCALE

CONCRETE CURB NOTES:

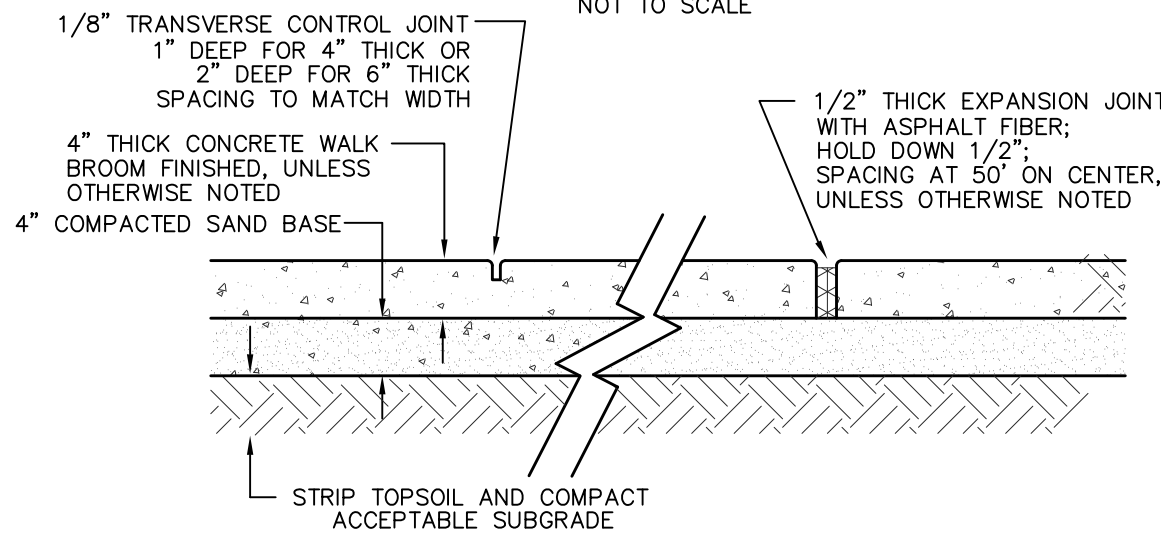
- Refer to the project plans for the proposed locations of the specific curb types.
- The construction specifications of the appropriate Local Municipality are a part of this work. Refer to the General Notes and Curb Cross Section Details on the project plans for additional requirements.
- Extend the base and/or subbase material of the appropriate adjacent pavement cross-section horizontally to 1 foot behind the back of curb. Concrete curb shall be constructed on no less than 6" of combined depth of compacted base/subbase material.
- Concrete material shall be MDOT P1 (I-A) 6.0 sack concrete pavement mixture with a minimum 28 day design compressive strength of 4,000 PSI and 6.5% (+/-1.5%) entrained air. Contractor shall submit concrete mix design and aggregate mechanical analysis report to the Local Municipality and Engineer for review and approval prior to use.
- Install transverse contraction control joints in concrete curb with 1" minimum depth at 10' on center. Tool joints in fresh concrete or saw cut within 8 hours.
- Install transverse expansion control joints in concrete curb as follows: 400' maximum on center, at spring points of intersecting streets and within 10' on each side of catch basins. Transverse expansion control joints shall be 1" thick asphalt fiber joint filler matching entire curb cross section.
- Provide 1" asphalt fiber control joint between back of curb and all other concrete structures, such as concrete sidewalks and concrete driveways.
- Curb Contractor shall provide final adjustment of catch basin castings in curb line. Castings shall be tucked pointed to structure water tight with concrete or mortar inside and outside of casting.
- Install curb cuts for all existing and proposed sidewalks and pedestrian ramps in accordance with the American Disabilities Act and the Barrier Free Design requirements of the appropriate Local, County and/or State Agency. Refer to MDOT Standard Plan R-28, latest revision. Install curb cuts for all existing and proposed vehicular ramps and drives as noted on the project plans.

PAVEMENT SUBGRADE UNDERCUT NOTES:

- Areas of pavement subgrade that do not pass a proof roll inspection shall be undercut when directed by the Material Testing Engineer and/or Project Engineer. All undercut work shall be witnessed and field measured by the Material Testing Engineer and/or Project Engineer. Copies of the field notes depicting the field measurements of the undercut areas shall be provided to the General Contractor and/or Earthwork Subcontractor and ALDI Inc.
- Undercut areas shall be excavated to a depth of 12" below the proposed subgrade elevation using an Excavator or Backhoe with a Smooth Edged Ditching Bucket so as not to scarify the underlying soils. Undercut areas shall remain free of all construction traffic and equipment to avoid rutting and/or tracking of the underlying soils.
- Mirafi HP 570 Woven Geotextile Fabric (or approved equal) shall be placed over all undercut areas per the Manufacturer's specifications. Overlap all seams a minimum of 12" unless specified otherwise by the Manufacturer.
- Backfill the undercut areas with 1" x 3" minimum size crushed angular limestone up to the proposed subgrade elevation. Crushed concrete material shall NOT be substituted for crushed limestone material. The backfill material shall be spread with a Wide Track Dozer to minimize loading on the underlying soils. Static roll the backfill material with a large smooth drum roller.
- Construct the appropriate Bituminous or Concrete Pavement Cross Section over the undercut areas per the Project Plans.
- The General Contractor and/or Earthwork Subcontractor shall provide ALDI Inc with unit pricing to perform subgrade undercut work per square yard (SY) of undercut area. Undercut Unit Pricing SHALL include excavation, loading, hauling and offsite disposal of excess spoils, placement of geotextile fabric and backfill including all labor, equipment and materials necessary to complete pavement subgrade undercut work as specified on the Project Plans.



SIDEWALK WITH INTEGRAL CURB & ISOLATION JOINT DETAIL
NOT TO SCALE



SIDEWALK CROSS SECTION
NOT TO SCALE

SIDEWALK CROSS SECTION NOTES:

- The construction specifications of the Local Municipality are a part of this work. Refer to the General Notes and the Sidewalk Cross Section Details on the Project Plans for additional requirements.
- Sidewalk widths may vary. See the Project Plans for the proposed sidewalk width at each location. Increase sidewalks to 6" minimum thickness at driveways and other areas exposed to vehicular traffic.
- The existing subgrade soils shall be prepared prior to placement of the granular subbase. Unsuitable soils found within the 1 on 1 influence zone of the proposed sidewalk areas, such as muck, peat, topsoil, marl, silt or other unstable materials shall be excavated and replaced with structural fill. Structural fill shall be MDOT Class II granular material placed in accordance with the General Notes on the Project Plans.
- The sidewalk compacted subbase material shall be MDOT CL II sand. No subbase material substitutions shall be permitted without prior written approval of the Project Engineer and receipt of the Owner's Authorization. The subbase shall be compacted to a minimum of 95% of the maximum unit weight, modified proctor.
- Concrete material shall be MDOT P1 (I-A) 6.0 sack concrete pavement mixture with a minimum 28 day design compressive strength of 4,000 PSI and 6.5% (+/-1.5%) entrained air. The Contractor shall submit the concrete mix design and aggregate mechanical analysis report to the Material Testing Engineer and/or Project Engineer for review and approval prior to use.
- Install transverse contraction control joints in accordance with the Sidewalk Cross Section Detail. Space contraction control joints to match sidewalk width, but no greater than 10' on center. Tool joints in fresh concrete or saw cut within 8 hours.
- Install transverse expansion control joints in accordance with the Sidewalk Cross Section Detail. Space expansion control joints at 50 feet on center maximum. Transverse expansion control joints shall be 1/2" thick asphalt fiber joint filler matching entire sidewalk cross section.
- Provide 1" asphalt fiber control joint between concrete sidewalks and all other concrete structures, such as concrete building foundations, concrete curb and concrete driveways.
- Construct all Barrier Free Sidewalk Ramps in accordance with the American Disabilities Act and the Barrier Free Design Requirements of the appropriate Local, County or State Agency with jurisdiction over the project. Refer to MDOT Standard Plan R-28, latest revision.
- The Concrete Pavement shall not be exposed to vehicular traffic until the concrete has reached at least 75% of the design flexural strength.

GENERAL NOTES:

- Contractor shall perform the work in accordance with the requirements of the appropriate Local, County and State Agencies and all other Government and Regulatory Agencies with jurisdiction over the project. Contractor shall notify the appropriate Agencies in advance of each stage of work in accordance with each Agency's requirements.
- Contractor shall comply with all permit, insurance, licensing and inspection requirements associated with the work. Prior to construction, Contractor and Owner/Developer shall determine who is responsible for obtaining each required permit. Contractor shall verify that the each required permit has been obtained prior to commencement of the stage of work associated with the required permit(s).
- Contractor shall furnish liability insurance and property damage insurance to save harmless the Owner, Developer, Architect, Engineer, Surveyor and Government Agencies for any accident occurring during the construction period. Refer to the appropriate Local, County and State Agencies for additional requirements. Copies of insurance certifications shall be made available to the Owner/Developer.
- Contractor shall conduct and perform work in a safe and competent manner. Contractor shall perform all necessary measures to provide for traffic and pedestrian safety from the start of work and through substantial completion. Contractor shall determine procedures and provide safety equipment such as traffic controls, warning devices, temporary pavement markings and signs as needed. Contractor shall comply with the safety standards of the State Department of Labor, the occupational health standards of the State Department of Health and safety regulations of the appropriate Local, County, State and Federal Agencies. Refer to the safety specifications of the appropriate Regulatory Agencies. The Contractor shall designate a qualified employee with complete job site authority over the work and safety precautions; said designated employee shall be on site at all times during the work.
- Contractor shall coordinate scheduling of all work in the proper sequence, including work by Subcontractors. Additional costs due to improper planning by Contractor or work done out of sequence as determined by standard acceptable construction practices, shall be Contractor's responsibility.
- Contractor shall contact the 811 Public Underground Utility Locating System or other appropriate local underground utility locating Agency, a minimum of three (3) working days prior to construction. 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 coordinate scheduling a Pre-Construction Meeting with Engineer prior to commencement of work.
- The Local Municipality, County and/or State in which the project is located may require an Engineer's Certification of construction of the proposed site improvements. Contractor shall verify the certification requirements with Engineer prior to commencement of work. Contractor shall coordinate construction staking, testing, documentation submittal and observation with the appropriate Agency, Surveyor and/or Engineer as required for Engineer's Certification and Government Agency Acceptance. All materials used and work done shall meet or exceed the requirements of certification and acceptance, the contract documents and the material specifications noted on the project plans. Any materials used or work done that does not meet said requirements, contract documents and/or specifications shall be replaced and/or redone at Contractor's expense. The Owner/Developer may wait for test results, certifications and/or Agency reviews prior to accepting work.
- Engineer may provide subsurface soil evaluation results, if available, to Contractor upon request. Subsurface soil evaluation results, soils maps and/or any other documentation does NOT guarantee existing soil conditions or that sufficient, acceptable on-site granular material is available for use as structural fill, pipe bedding, pipe backfill, road subbase or use as any other granular material specified on the project plans. On-site granular material that meets or exceeds the material specifications noted on the project plans may be used as structural fill, pipe bedding, pipe backfill and/or road subbase material. On-site granular material shall be stockpiled and tested as acceptable to the appropriate Agency and/or Engineer prior to use.
- During the performance of their work, Contractor shall be solely responsible for determining soil conditions and appropriate construction methods based on the actual field conditions. Contractor shall furnish, install and maintain sheeting, shoring, bracing and/or other tools and equipment and/or construction techniques as needed for the safety and protection of the workers, pedestrians and vehicular traffic and for protection of adjacent structures and site improvements.
- Contractor shall install temporary and permanent soil erosion and sedimentation control devices at the appropriate stages of construction in accordance with the appropriate regulatory Agencies. Refer to Soil Erosion and Sedimentation Control Plans and Notes on the project plans.
- Structural fill shall be placed as specified on the project plans and within the 1 on 1 influence zone of all structures, paved areas and other areas subject to vehicular traffic. Structural fill shall be placed using the controlled density method (12" maximum lifts, compacted to 95% maximum unit weight, modified proctor). Fill material shall meet or exceed the specifications noted on the project plans or as directed by Engineer when not specified on the project plans.
- All existing monuments, property corners, ground control and benchmarks shall be protected and preserved; and if disturbed by Contractor, shall be restored at Contractor's expense. Contractor shall notify Surveyor of any conflicts between existing monuments, property corners, ground control and/or benchmarks and the proposed site improvements.
- Contractor shall notify Owner/Developer and Engineer immediately upon encountering any field conditions, which are inconsistent with the project plans and/or specifications.
- When noted on the project plans for demolition and/or removal, Contractor shall remove existing structures, building and debris and recycle and/or dispose of in accordance with Local, County, State and Federal regulations.
- Contractor shall remove excess construction materials and debris from site and perform restoration in accordance with the project plans and specifications. Disposing of excess materials and debris shall be performed in accordance with Local, County, State and Federal regulations.
- Construction access to the site shall be located as acceptable to the Owner/Developer and to the appropriate Local, County and/or State Agency with jurisdiction over the road(s) providing access to the site. Construction access shall be maintained and cleaned in accordance with the appropriate Local, County and/or State Agencies and as directed by Owner/Developer and/or Engineer.
- Contractor shall take necessary precautions to protect all site improvements from heavy equipment and construction procedures. Damage resulting from Contractor actions shall be repaired at Contractor's expense.

3 WORKING DAYS BEFORE YOU DIG
CALL 811 OR 1-800-482-7171 (TOLL FREE)
OR VISIT CALL811.COM

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

DESIGN:FAF	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: SES						
CHECK: CAG						

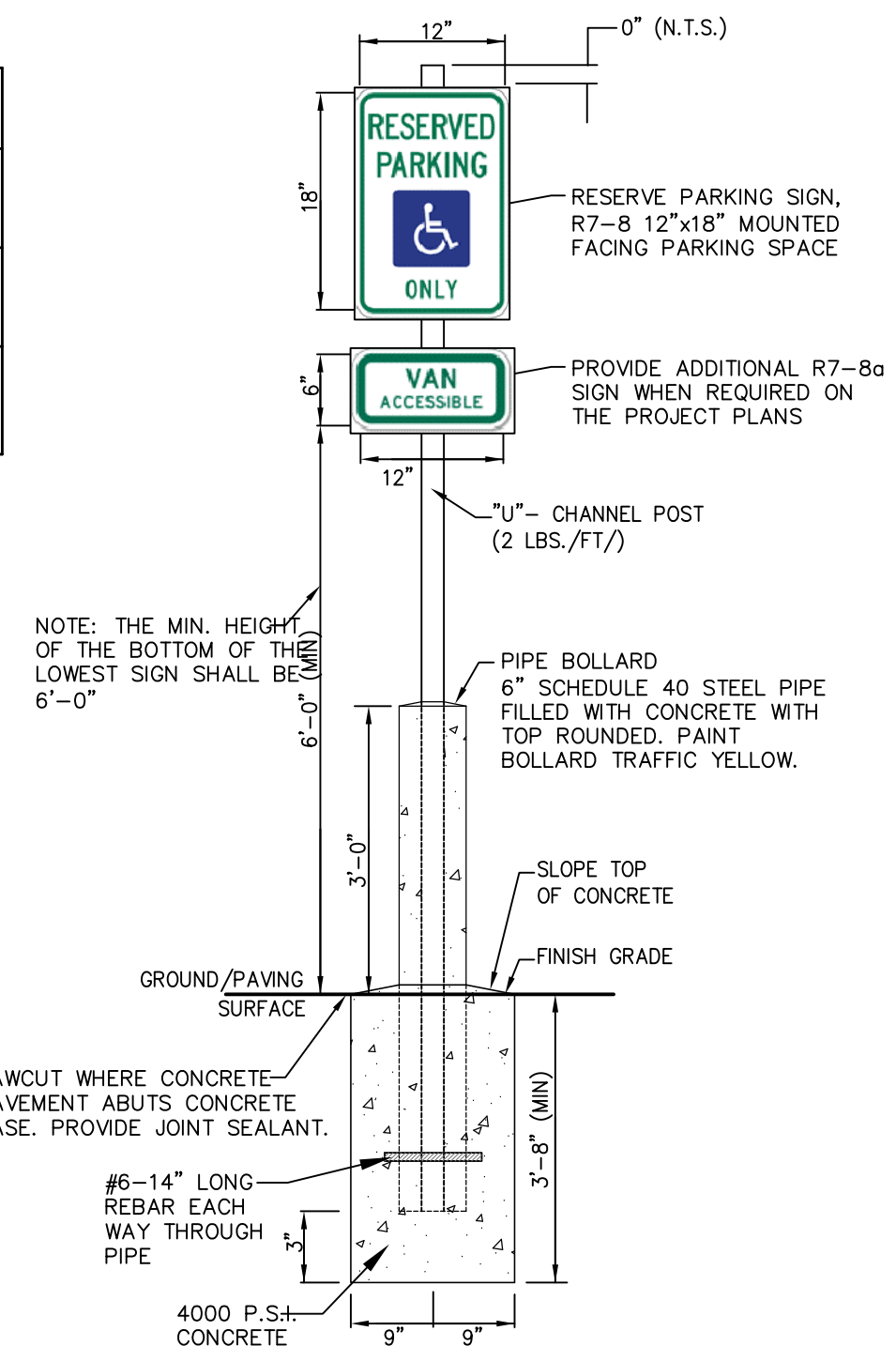
ALDI FOOD MARKET #55
BURTON, MICHIGAN

SITE PAVEMENT NOTES & DETAILS

CLIENT:	SCALE: NO SCALE
ALDI Inc. 2625 N. STOCKBRIDGE RD. WEBBERVILLE, MICHIGAN 48892 (517) 521-3907	PROJECT No.: 9173355 DWG NAME: 3355 DT ISSUED: MAY 29, 2018

DT1

SIGN	KEY	SIZE (W x H)	TYPE OR MOUNT	MOUNTING HEIGHT	QUANTITY
	R7-8	12" x 18"	POST MOUNTED	7'-6"	5
			BUILDING MOUNTED	7'-6"	0
	R7-8a	12" x 6"	POST MOUNTED	7'-0"	4



16'-1 1/4"

EDGE OF CONCRETE (TYP.)

NO PARKING

STORE ENTRANCE STRIPING
(ALWAYS YELLOW)

NO PARKING LETTERING DETAIL

NOT TO SCALE

FRONT VIEW
 SCALE: 1/2"=1'-0"

SIDE VIEW
 SCALE: 1/2"=1'-0"

MOUNTING DETAIL
 SCALE: 1/2"=1'-0"

COLOR MATCHING

MATERIAL LIST

GRAPHIC

ELECTRICAL

GRAPHIC

ELECTRICAL SPECS

APPENDIX CONTRACTOR

FAIRMONT
 1755 East River Drive
 Seattle, WA 98144
 6.311.348.4000 • 6.311.348.8155
 www.fairmontsign.com

9'x9' ILLUMINATED WALL SIGN
 Sharp Corner / Single-Faced

[illegible]

Diagram illustrating the removal of an existing sign cabinet and replacement with a new one. The diagram shows a signpost with a new sign cabinet (ALDI logo) and an existing sign cabinet (ALDI logo) to be removed. Dimensions are provided for the new sign cabinet and the signpost height.

- Width of new sign cabinet: 8'-0 3/4"
- Height of new sign cabinet: 9'-6 3/4"
- Height of signpost: ± 25'-0"

REMOVE EXISTING SIGN CABINET & REPLACE WITH NEW

Technical drawing of a Handicap Parking Sign. The sign is circular with a diameter of 42". It features a stylized figure of a person in a wheelchair. Key dimensions and labels include:

- 42"**: Overall diameter of the sign.
- 27" DIA.**: Diameter of the inner circle.
- 9" DIA.**: Diameter of the top of the head.
- 6"**: Horizontal distance from the centerline to the back of the head.
- 15°**: Angle of the head relative to the vertical centerline.
- 5" TYP.**: Typical width of the wheelchair seat.
- 7"**: Width of the wheelchair footrest.
- WHITE PAINT**: Label pointing to the white background of the sign.
- BLUE PAINT**: Label pointing to the blue wheelchair figure.
- 6" TYP.**: Typical width of the wheelchair base.
- CENTERLINE**: Vertical line through the center of the sign.

HANDICAP PARKING STRIPING DETAIL

N.T.S.



**Know what's below.
Call before you dig.**

3 WORKING DAYS
BEFORE YOU DIG
CALL 811 OR 1-800-482-7171
(TOLL FREE)
OR VISIT CALL811.COM



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

DESIGN: FAF DRAFT: SES CHECK: CAG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION

ALDI FOOD MARKET #55
BURTON, MICHIGAN

SIGNAGE & PAVEMENT MARKING NOTES & DETAILS

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

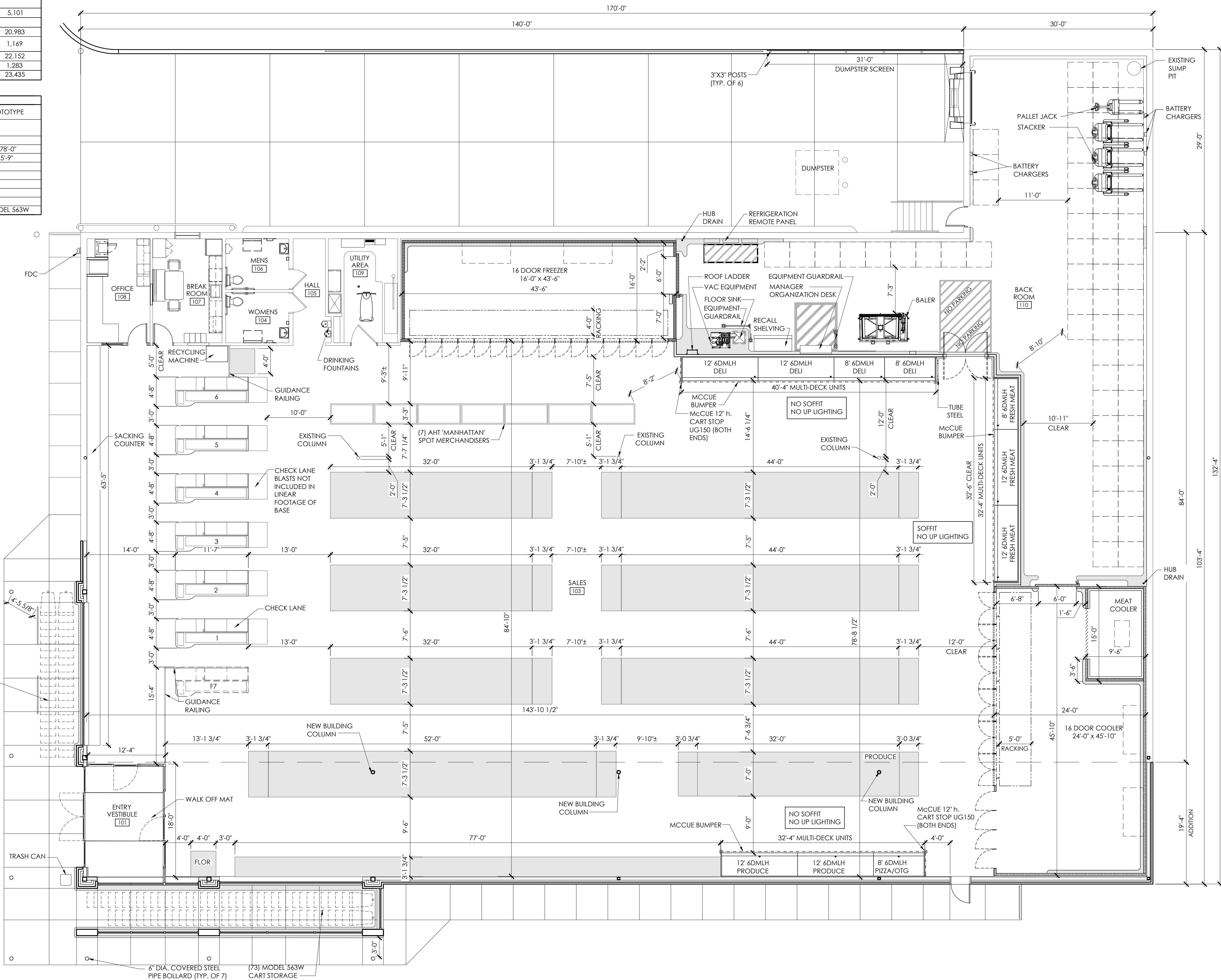
SCALE: NO SCALE
PROJECT No.: 9173355
DWG NAME: 3355 DT
ISSUED: MAY 29, 2018

DT2

AREA SUMMARY				
OCCUPANCY USE	ROOM NAME	Burton #55	PRE-EXPANSION	VBER PROTOTYPE
MERCANTILE	SALES / ENTRY / EXIT	12,191	9,465	14,809
	OFFICE	181	165	289
	BREAK ROOM	166	199	419
	MEN'S ROOM	81	81	107
	WOMEN'S ROOM	80	81	107
	HALL	89	85	151
SUBTOTAL (MERCANTILE)		12,787	10,076	15,882
STORAGE / STOCK	BACKROOM	2,930	2,493	3,140
	COOLER/MEAT COOLER	1,054	902	1,313
	FREEZER	647	1,156	648
	UTILITY	177	173	N/A
	FUTURE SPACE			
SUBTOTAL (STORAGE / STOCK)		4,808	4,724	5,101
SUBTOTAL (OCCUPANCIES)		17,595	14,800	20,983
EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE		858	712	1,169
BUILDING SQUARE FOOTAGE		18,453	15,423	22,152
EXTERIOR CANOPY		764	844	1,283
TOTAL SQUARE FOOTAGE		19,217	16,267	23,435

SIDE DOCK OPERATIONS DATA			
ITEM	BURTON #55	PRE-EXPANSION	VBER PROTOTYPE
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	801'-10"	C.N.V.	906'-2"
ASSUMED PALLET STORAGE	62	C.N.V.	76
BUILDING DIMENSIONS	132'-4" x 170'-0"	84'-0" x 208'-0"	119'-4" x 178'-0"
SALES FLOOR DIMENSIONS	78'-8 1/2" x 143'-10 1/2"	62'-6" x 147'-10"	74'-5" x 175'-9"
LENGTH OF MULTI-DECK	104'	C.N.V.	116'
COOLER MILK DOORS	4	5	4
COOLER GENERAL DOORS	12	10	12
FREEZER GENERAL DOORS	16	22	16
SPOT MERCHANDISERS	7	6	13
CART STORAGE	(115) MODEL 563W	C.N.V.	(144) MODEL 563W

- NOTES:
- THIS DRAWING IS FOR GENERAL FIXTURING LAYOUT AND REFERENCE TO EQUIPMENT ONLY. ALL INFORMATION IS FOR ALDI OPERATIONAL USE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
 - ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD.

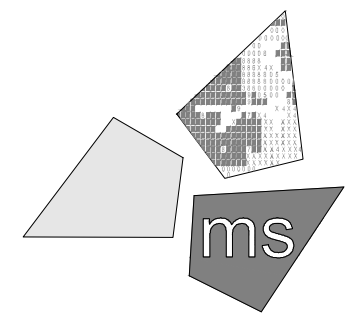


1 Operations Plan
SCALE: 1/8" = 1'-0"



Issued:	Date:
A Client Review	02/23/18
B Bid Set	05/17/18
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	
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7	
8	
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[DO NOT SCALE PLANS]
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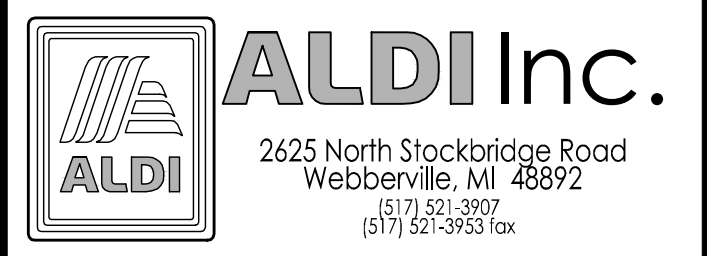


Mosure L.L.C.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

DRAWN BY: MYG /NLM
REVIEWED BY: KKL/MJB/CLR



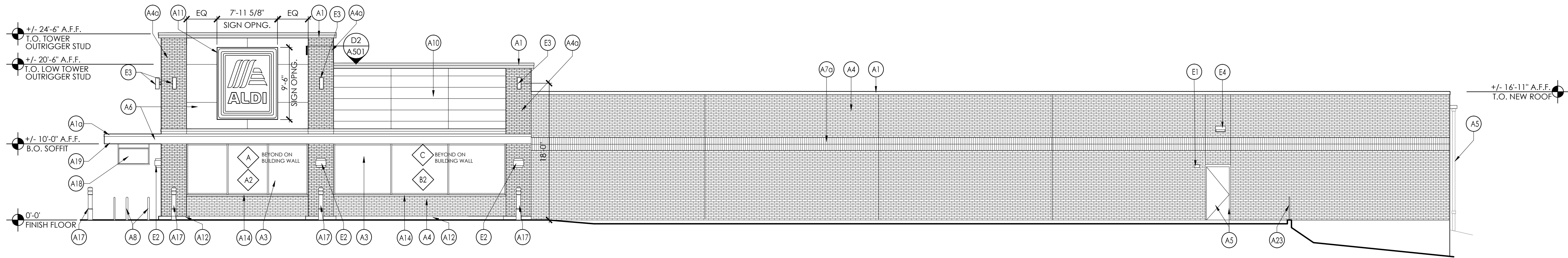
PROFESSIONAL OF RECORD:
ERIC ELIZONDO No. 1301051988
EXP. DATE: 10/31/2018



ALDI Inc. Store #: 55
Burton, MI
1054 Center Road
Burton, MI 49509
Genesee County
Project Name & Location:

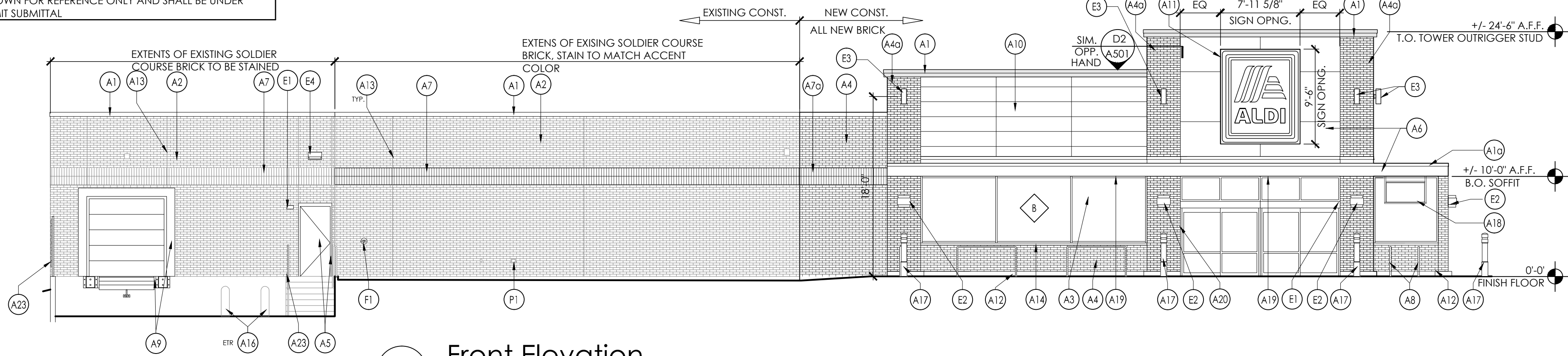
Operations Plan

Drawing Name:	ms Project No.
Prototype Rls. 02/07/18	40298-46
Type: V1.07-EXP	
DRAWINGS ARE BASED ON V7.0 PROTOTYPE RELEASED ON 02.08.17	A131
As Noted	Drawing No.

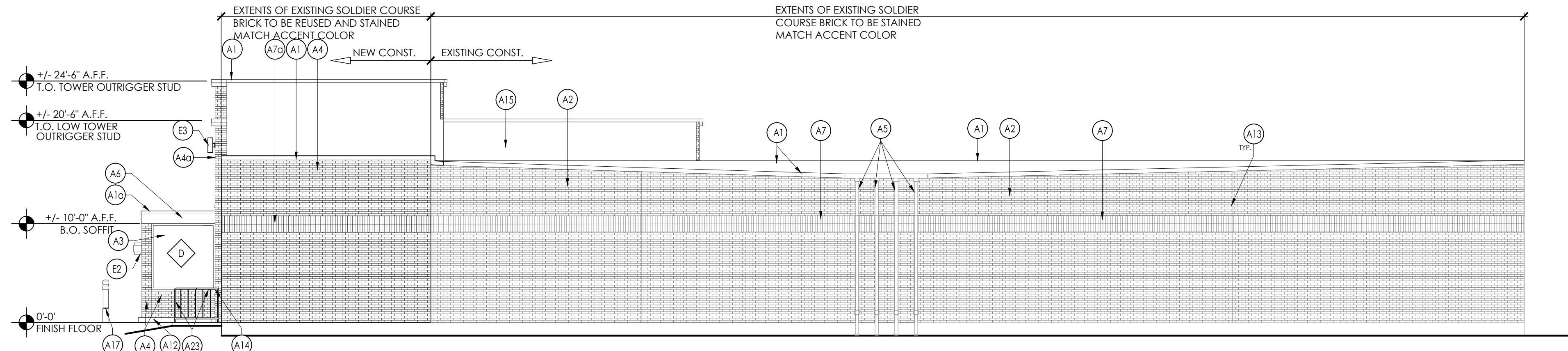


Signage			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	75	150
TOTAL SIGNAGE			150
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITAL			

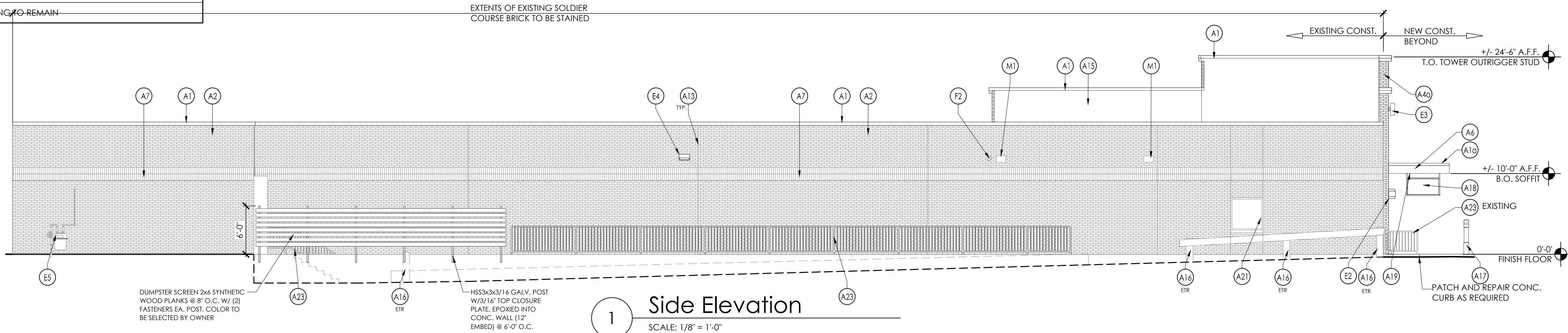
4 Side Elevation
SCALE: 1/8" = 1'-0"



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



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



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

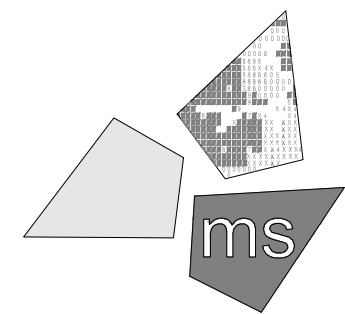
Exterior Finish Schedule

KEY	MATERIAL/MFG.	COLOR/NO.	NOTES
A1	EDGE METAL BY FIRESTONE	A1 - SLATE GRAY A1a - SILVER METALLIC	
A2	EXISTING BRICK VENEER		CONTRACTOR TO VERIFY CONDITION AND COORD REPOINTING AND CLEANING W/ALDI REP IF NEEDED. DIEDRICH 101 G CLEANER OR EQUAL TO CLEAN EXISTING EXTERIOR BRICK.
A3	STOREFRONT	ANODIZED ALUM.	SEE A603
A4	NEW BRICK VENEER	A4 - TO MATCH EXISTING COLOR V.I.F.	GROUT COLOR TO MATCH EXISTING
A4a	MODULAR BRICK VENEER	ACCENT COLOR - SEE SPEC	PILASTERS
A5	EXTERIOR PAINT BY SHERWIN-WILLIAMS	PT-19/ CL-5	ALL EXTERIOR METALS TO BE PAINTED
A6	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A7	BRICK VENEER SOLDIER COURSE	A7 - EXISTING BRICK SOLDIER COURSE TO BE STAINED MATCH ACCENT COLOR A7a - REUSED SOLDIER COURSE TO BE STAINED MATCH ACCENT COLOR	GC TO COORD. WITH MASONRY COSMETICS INC. GC TO CONTACT SHAWN HOFFMAN AT (574)217-2153.
A8	CART RAIL & STARTER POST	GALVANIZED	
A9	DOCK SEAL AND BUMPERS	SEAL AND BUMPERS - FACTORY FINISH-BLACK	SEE DOOR SCHEDULE A601
A10	FIBER CEMENT PANELS	NICHHA 'CEDAR' VINTAGE WOOD	
A11	ALDI TOWER SIGN	BY SIGN VENDOR, SIGN SHROUD TO BE SLATE GRAY	7'-11 1/8" W. X 9'-5 1/2" H. VERIFY SIGN SIZE PRIOR TO FRAMING OPENING.
A12	CONCRETE CART BUMPER	NATURAL	SEE STRUCTURAL DWGS
A13	RECAULK BUILDING JOINTS	COLOR TO MATCH EXISTING GROUT JOINTS	CONTRACTOR TO VERIFY CONDITION AND COORD W/ALDI REP
A14	CAST STONE SILL	SEE SPEC	WATER TABLE TRIM
A15	MEMBRANE ROOFING	GRAY COLOR AT BACK OF PARAPET ONLY	
A16	BLRD-2	PT-19 / CL-4	SEE BOLLARD SCHEDULE A601
A17	BLRD-4	FACTORY FINISH - CHARCOAL	SEE A601
A18	HANGING SIGN		SEE A502
A19	METAL SOFFIT PANELS	SOLID PANELS - SEE SPEC.	SEE A301-A303
A20	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A21	EXISTING BREAKROOM WINDOW		RE-SEAL EXTERIOR WATER DAMAGE
A22	EXTERIOR GUARDRAIL	EXISTING	
A23	EXTERIOR GUARDRAIL	PT-16/ CL-5	RE. DWG C3/ A502
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 7'-6" A.F.F.
E3	WALL SCONCE	FACTORY FINISH	MOUNT HEIGHT SEE DIMENSIONS
E4	EXTERIOR WALL PACK	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.
E5	UTILITY METERING &C.T.	EXISTING	
E6	EXISTING LIGHT POLES	SHERWIN WILLIAMS 7074 SOFTWARE	SEE SITE PLAN FOR LOCATIONS. ALDI REP TO VERIFY COLOR MATCH AGAINST NEW LIGHT POLE HEADS PRIOR TO PAINTING
F1	FIRE DEPT. CONNECTION	EXISTING	
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
M1	MECHANICAL VENT	EXISTING	
P1	HOSE BIB	FACTORY FINISH	EXISTING TO REMAIN

Issued:		Date:
A	Client Review	02/23/18
B	Bid Set	05/17/18
C		
D		
Revisions:		Date:
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DO NOT SCALE PLANS

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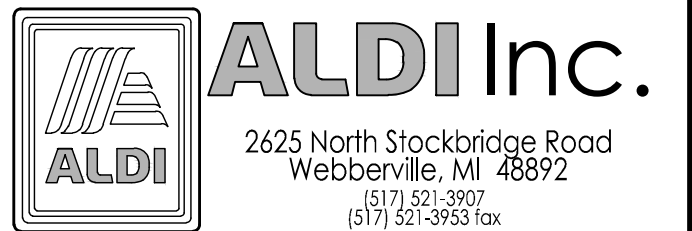
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

DRAWN BY:	MYG /NLM
REVIEWED BY:	KKL/MJB/CLR

Seal



PROFESSIONAL OF RECORD:
ERIC ELIZONDO No. 1301051988
EXP. DATE: 10/31/2018



ALDI Inc. Store #: 55
Burton, MI
1054 Center Road
Burton, MI 49509
Genesee County
Project Name & Location:

Exterior Elevations

Drawing Name:

Prototype Rls.	ms Project No.
02/07/18	40298-46

Type:	V1.07-EXP
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DRAWINGS ARE BASED ON V7.0 PROTOTYPE RELEASED ON 02.08.17

As Noted	Drawing No.
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City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230



APPLICATION FOR ZONING REVIEW

DATE FILED: 4-30-18

FEE: \$40.00

RECEIPT NO: Cash

CHECK NO:

SPR #: 18-27

PLEASE PRINT

DATE: 04/30/18

APPLICANTS NAME: DeAntoine Walker

APPLICANTS ADDRESS: 114 N Hazelton St Apt 2 Flossing, MI 48433

APPLICANTS PHONE NO: 810 391 9440

PROPOSED NAME OF BUSINESS: City Lights Beauty Bar

PROPOSED TYPE OF BUSINESS: Beauty Salon

SITE ADDRESS: 2358 N Center Rd Burton, MI 48509

USE OF STRUCTURE: Hair Salon

SQ FOOTAGE OF PROPERTY: 800 sq ft

SQ FOOTAGE OF STRUCTURE:

NUMBER OF EMPLOYEES/SEATS: 8

APPLICANTS SIGNATURE: [Signature]

*** ALSO ATTACH A FLOOR PLAN OF THE EXISTING AND PROPOSED BUSINESS.

Attachment: Back up 18-27 (3840 : SPR #18-27)



City of Burton
 Department of Public Works
 4093 Manor Drive
 Genesee County, Burton, Michigan 48519
 (810) 742-9230



APPLICATION FOR ADMINISTRATIVE SITE PLAN REVIEW

DATE FILED: 5-8-18

FEE: \$75.00

RECEIPT NO: _____

CHECK NO: _____

SPR #: 18-30

PLEASE PRINT

DATE: 4/27/18

APPLICANTS NAME: Ashley Newnam - WD Partners

APPLICANTS ADDRESS: 7007 Discovery Blvd, Dublin, OH 43017

APPLICANTS PHONE NO: 614-634-7521

PROPOSED NAME OF BUSINESS: Walmart #2273 (existing)

SITE ADDRESS: 5323 E Court St N, Burton, MI 48509

SUBDIVISION & LOT # OR PARCEL NUMBER: PID: 59-11-400-025

TYPE: ☐ CHANGE OF OWNERSHIP ☒ CONSTRUCTION LESS THAN 2%

USE OF STRUCTURE: Retail - proposing new online grocery pickup service on site with a canopy

SQ FOOTAGE OF PROPERTY: 1,094,227.2 SF/25.12 AC

SQ FOOTAGE OF STRUCTURE: 214,490 SF - existing/unchanged

NUMBER OF EMPLOYEES/SEATS: N/A - no change

APPLICANTS SIGNATURE: Ashley Newnam

*** ALSO ATTACH A FLOOR PLAN OF THE EXISTING AND PROPOSED BUSINESS.

Attachment: Back up 18-30 (3843 : SPR #18-30)



City of Burton
 Department of Public Works
 4093 Manor Drive
 Genesee County, Burton, Michigan 48519
 (810) 742-9230



APPLICATION FOR ZONING REVIEW

DATE FILED: 5-21-18

FEE: \$40.00

RECEIPT NO: _____

CHECK NO: Cash

SPR #: 18-31

PLEASE PRINT

DATE: 5-21-18

APPLICANTS NAME: Kristopher + Charlet Jones

APPLICANTS ADDRESS: 1185 Nanbru Lane Flint MI 48532

APPLICANTS PHONE NO: (810) 394-4027 + (810) 394-3877

PROPOSED NAME OF BUSINESS: A'lexus-Samone Phase II

PROPOSED TYPE OF BUSINESS: Hair Salon

SITE ADDRESS: 1235 S. Center Rd Suite 14

USE OF STRUCTURE: hair salon

SQ FOOTAGE OF PROPERTY: 1523

SQ FOOTAGE OF STRUCTURE: _____

NUMBER OF EMPLOYEES/SEATS: 8 booths

APPLICANTS SIGNATURE: Charlet L. Jones

*** ALSO ATTACH A FLOOR PLAN OF THE EXISTING AND PROPOSED BUSINESS.

Attachment: Back up 18-31 (3844 : SPR #18-31)



City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230



APPLICATION FOR ZONING REVIEW

DATE FILED: 5-22-2018

FEE: \$40.00

RECEIPT NO: _____

CHECK NO: _____

SPR #: 18-33

PLEASE PRINT

DATE: 5-22-2018

APPLICANTS NAME: Gregory Streeter

APPLICANTS ADDRESS: 4170 Flint Asphalt Drive Burton

APPLICANTS PHONE NO: 810-343-4270

PROPOSED NAME OF BUSINESS: Gregory Streeter

PROPOSED TYPE OF BUSINESS: manufacture Firearms

SITE ADDRESS: 4170 Flint Asphalt Drive

USE OF STRUCTURE: Concrete Concrete

SQ FOOTAGE OF PROPERTY: APPX 45,000

SQ FOOTAGE OF STRUCTURE: 5,224

NUMBER OF EMPLOYEES/SEATS: 2

APPLICANTS SIGNATURE: [Signature]

*** ALSO ATTACH A FLOOR PLAN OF THE EXISTING AND PROPOSED BUSINESS.

Attachment: Back up 18-33 (3846 : SPR #18-33)



City of Burton
 Department of Public Works
 4093 Manor Drive
 Genesee County, Burton, Michigan 48519
 (810) 742-9230



APPLICATION FOR ZONING REVIEW

DATE FILED: 5-24-18

FEE: \$40.00

RECEIPT NO: _____

CHECK NO: 5015

SPR #: 18-35

PLEASE PRINT

DATE: 5/24/18

APPLICANTS NAME: Donna Hedrick

APPLICANTS ADDRESS: 2034 E Cook Rd, Grand Blanc 484

APPLICANTS PHONE NO: (810) 743-5065

PROPOSED NAME OF BUSINESS: Century Roll, Inc

PROPOSED TYPE OF BUSINESS: STEEL ROLLING & LIGHT FABRICATION

SITE ADDRESS: 64463 S. Dart Hwy, Burton 48529

USE OF STRUCTURE: _____

SQ FOOTAGE OF PROPERTY: 10,000 SQ FT

SQ FOOTAGE OF STRUCTURE: 30,000 SQ FT

NUMBER OF EMPLOYEES/SEATS: 4

APPLICANTS SIGNATURE: Donna Hedrick

*** ALSO ATTACH A FLOOR PLAN OF THE EXISTING AND PROPOSED BUSINESS.

Attachment: Back up 18-35 (3848 : SPR #18-35)

CITY OF BURTON
GENESEE COUNTY, MICHIGAN

ORDINANCE NO. 2018- -157.049

AN ORDINANCE TO AMEND CHAPTER 157, the
ZONING ORDINANCE, OF THE CODE OF
ORDINANCES OF THE CITY OF BURTON FOR THE
ADDITION OF A CENTRAL BUSINESS DISTRICT
OVERLAY

THE CITY OF BURTON ORDAINS:

SECTION I

Chapter 157.049 of the Code of Ordinances of the City of Burton shall be amended by the addition of the following:

§ 157.049 CENTRAL BUSINESS DISTRICT OVERLAY, CBD.

(A) *Statement of purpose.* The CBD, central business district is intended to promote development, to retain and create a vibrant and cohesive center for the City of Burton with a variety of quality places to work, live, shop, learn, recreate and be entertained. This district is intended to recognize and support the City of Burton central business district as the centerpiece of the City of Burton community.

(B) *Intent.* These special regulations are intended to assist with the implementation of goals and objectives contained in the City of Burton Downtown Development Authority (DDA) Strategic Vision Plan. Included in this plan are goals to promote development of a compact, walkable, mixed-use district, consisting of a variety of retail, entertainment, office, service, residential, cultural, recreation and municipal uses. To provide for the desired traditional downtown environment and accommodate the wide variety of permitted uses, this district includes specific design standards for site layout, setback continuity, building design, pedestrian amenities, parking arrangements, vehicular circulation and coordination of features between adjoining sites. One intent of this district is that buildings be placed close to the street, with parking in the side, or preferably, rear yard. Permitted uses shall be designed and arranged to minimize any adverse impact on street capacity or public services, and contribute to the overall image and function of the district. A mixture of uses within a building, such as retail on the ground floor and office or residential on upper floors is permitted. It is the further intent of this district to prohibit automotive related services and non-retail uses which tend to disrupt the continuity of the retail frontage.

(C) *Principal permitted and special uses* shall be in accordance with the following:

(1) All permitted and/or special uses allowed by the underlying zoning district (as designated on the zoning map) shall be permitted for that lot within the CBD. (For example, if the underlying zoning district is C-2, the uses permitted in C-2 are permitted for that lot).

(2) All uses shall meet the standards for the CBD district listed below in section 157.049 (D) and as set forth in the Appendix A, Schedule of Regulations. The Planning Commission shall encourage and allow for zero front lot line setbacks to promote the appearance of a traditional downtown.

(3) Any building fronting on Saginaw Street or Bristol Road and having commercial or office on the first floor of said street frontage may contain office or residential uses on upper stories when adequate off-street parking is provided. Any non-conforming or previously approved uses other than commercial or office would require special use approval to contain residential mixed uses.

(4) Multi-story single family attached or townhouse (row house) buildings may be permitted as Special Land Uses on lots that do not front along Saginaw Street or Bristol Road. Each dwelling shall comprise a single unit from the lowest floor to the highest floor of the building between common walls except that the Planning Commission may permit stacked units where the front building façade retains a traditional townhouse (row house) appearance.

(5) Open-Air markets, outdoor restaurants, bars or cafés located on private property, temporary or permanent. This section shall not include roadside stands or food trucks which are provided for in Chapter 111 or outdoor recreational events, which are provided for in Chapter 113.

(D) *Required Conditions.*

(1) All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building, provided that public plazas, sidewalk sales and open air markets may be permitted as an accessory use upon approval as a special land use.

(2) Exterior walls facing public rights-of-way, customer parking areas and adjoining property that is zoned or used for residential purposes shall have a finished appearance, using the same materials as used on the front facade of the building. Wherever possible, meter boxes, waste receptacles and mechanical equipment should not be located in the side of the building when visible from public views or when facing property zoned or used as residential.

(3) Ornamental lighting consistent with the established lighting system in the Central Business District shall be provided along public street frontages. Except for ornamental fixtures, all lighting shall be downward directed sharp cut-off fixtures. Site, building and parking lot lighting shall be at a scale appropriate for the downtown and to prevent glare off-site.

(4) Whenever feasible parking shall be located in the side or rear yards, not in the front yard; however, parking in one front yard shall be permitted for corner lots.

(5) All garage doors, loading or service areas and waste receptacles shall be located in the rear yard of the lot and screened from view of any public street, adjacent residential zoning district or public property. Unless otherwise approved by the Planning Commission the screening shall consist of a fence consistent with the building, landscaping or a combination, as appropriate. The waste receptacles shall be screen in accordance with section 157.090 of this ordinance.

(6) The number of access points shall be the minimum to provide reasonable access. Access points shall be designed and located to minimize conflicts with traffic operations along the street and be placed as far from intersections as practical. The Planning Commission may require the applicant to provide a traffic impact study prepared by a qualified traffic engineer to evaluate traffic circulation and access concerns.

(7) Parking shall be provided for all uses in accordance with the requirements of 157.111 except that the Planning Commission may reduce the amount of onsite parking required in the CBD by up to fifty percent (50%) in the following instances:

a) The parking requirement may be satisfied through shared parking with an adjacent use. All uses must be located within three hundred (300) feet of the shared parking with a copy of an executed shared parking agreement provided to the City. Where uses with different peak hour parking demands, such as a restaurant and office share the same parking lot, the total cumulative parking requirement for all uses may reduce by up to fifty percent (50%).

b) A mixed-use development that has uses with different peak hour parking demands, such as a restaurant in an office building, may reduce the total cumulative parking requirement for all uses by up to fifty percent (50%).

c) The parking requirement may be reduced by up to fifty percent (50%) where the applicant can demonstrate, based on supporting documentation provided by the applicant, the parking need for that particular use is less than required by this Ordinance.

d) Total parking requirements shall not be reduced by more than fifty percent (50%) even where a site satisfies more than one (1) of the above criteria.

(E) *Architectural conditions.* All new buildings, additions and significant exterior changes or renovations shall be found to be architecturally compatible with the intent of the Central Business District. In making such a determination, the following will be considered:

(1) The exterior finish material of all building facades visible from the public street, parking lot or adjacent residentially zoned land, exclusive of window areas, may consist of the following: brick, cut stone, field stone, cast stone, dimensional wood with an opaque stain, fiberglass reinforced concrete, polymer plastic (fypon), or EIFS. Exterior Insulation and

Finishing Systems (EIFS) materials shall not be the primary building material. The Planning Commission may permit other materials for facades that are consistent with adjoining land uses.

(2) Blank walls shall not face a public street. Walls facing a public street shall include windows and architectural features customarily found on the front facade of a building, such as awnings, cornice work, edge detailing or other decorative finish materials. A usable public building entrance shall be provided at the front of the building. Wall massing shall be broken up with vertical pilasters or other architectural elements to reduce scale.

(3) Colors shall be consistent with the majority of the established buildings. Stark or bold colors, white and similar "non-traditional" downtown colors are not permitted.

(4) Facades may be supplemented by awnings which shall be straight sheds or made of an opaque material; translucent awnings shall not be permitted along the front building line.

(5) Sites shall be designed at a pedestrian scale with relationship to the street and sidewalk. Convenient and safe pedestrian access shall be provided between the public sidewalk and the building entrance. Bicycle racks may be provided for uses expected to attract bicyclists, such as fast food restaurants, ice cream parlors and convenience food stores.

(6) Rear or side entrances should be provided where parking is on the side or rear of the building.

(7) Building height may be increased to a maximum of fifty (50) feet for a mixed use building with retail/office in the first floor and office and/or residential use on the floors above the first floor. Parking structures incorporated into the design of a mixed use building may also warrant the aforementioned increase in building height.

(8) Building design, facades and materials shall be consistent and adopted by the Planning Commission.

(F) For buildings proposed for expansion or renovation that existed prior to the effective date of this ordinance, the Planning Commission shall determine the extent of compliance based on the existing building and site arrangement, the extent of the changes proposed and the site design elements found to be most in need of modification.

SECTION II

All other provisions of this Chapter shall be and are hereby ratified.

SECTION III

The violation of the terms of this Ordinance shall be a municipal civil infraction.

SECTION IV

This Ordinance, or a synopsis thereof, shall be published in a newspaper of general circulation within the City of Burton, Genesee County, Michigan, and shall become effective 30 days after publication.

SECTION V

A copy of this Ordinance may be inspected at the City Hall, 4303 S. Center Road, Burton, Michigan, during regular business hours.

CITY OF BURTON,

By: PAULA ZELENKO, MAYOR

By: BETTE BIGSBY, ACTING CLERK

Ordinance introduced on:
Second Reading:
Publication date:
Effective date:

Attachment: Central Business District (3850 : Central Business District)

CITY OF BURTON PLANNING COMMISSION BYLAWS AND RULES OF PROCEDURES

1. AUTHORITY

These rules of procedures are adopted by the City of Burton Planning Commission (herein referred to as the Commission), pursuant to Public Act 33 of 2008, as amended, the Michigan Planning Enabling Act (Public Act 110 of 2006, as amended, the Michigan Zoning Enabling Act) and Public Act 267 of 1976, as amended, the Open Meetings Act.

2. OFFICERS

2.1 Selection. At the January meeting the Commission shall select from its membership a chairperson and vice-chairperson who shall serve for a twelve month period and who shall be eligible for reelection. The City Clerk will choose board Secretary.

2.2 Duties. A chairperson shall preside at all meetings and shall conduct all meetings in accordance with the rules provided herein. The vice-chairperson shall act in the capacity of the chairperson in the event of a vacancy in that office, in which case the Commission shall select a successor to the office of vice-chairperson at the earliest practicable time. The secretary shall be responsible for signing the official minutes of the meeting. The Secretary will be the designated employee from the City of Burton Clerk's office, and shall be responsible for the preparation of minutes, keeping of pertinent public records, delivering communications, petitions, reports, and related items of business of the Commission, issuing notices of public hearings, and performing related administrative duties to assure efficient and informed Commission operations.

2.3 Tenure. The officers shall take office at the meeting at which they are elected. They shall hold their office for a term of one year from January to December, or until their successors are elected and assume office.

3. MEETINGS

3.1 Meeting Notices. All meetings shall be posted at the Burton City Hall according to the Open Meetings Act. The notice shall include the date and time of the meeting.

3.2 Regular Meeting. Regular meetings of the Commission shall be held monthly the second Tuesday of each month. The dates and times shall be posted at the City of Burton and a notice should be published in accordance with the Open Meetings Act. Any changes in the date or time of the regular meetings shall be posted within 3 days after the meeting at which the change is made. When a regular meeting date falls on or near a legal holiday, the Commission shall select suitable dates in the same month, in accordance with the Open Meetings Act.

MEETINGS (continued)

3.3 Special Meetings. A special meeting may be called by two members of the Planning Commission upon written request to the Secretary or by the Chairperson. The business which the Planning Commission may perform shall be conducted at a public meeting of the Planning Commission held in compliance with the Open Meetings Act. Public notice of the time, date, and place of the special meeting shall be posted at least 18 hours before the meeting and the Secretary shall ensure that written notice of a special meeting is provided to Commission members not less than 48 hours in advance of the meeting.

3.4 Quorum. In order for the Planning Commission to conduct business or take any official action, a quorum consisting of the majority of the members of the Commission shall be present. When a quorum is not present, no official action, except for closing of the meeting may take place. The members of the Commission may discuss matters of interest, but can take no action until the next regular or special meeting. All public hearings without a quorum shall *be* scheduled for the next regular or special meeting and no additional public notice is required provided the date, time and place is announced at the meeting.

3.5 Hearings. Hearings shall be scheduled and due notice given in accordance with the provisions of the acts and ordinances cited in Section 1. Public hearings conducted by the Planning Commission shall be run in an orderly and timely fashion. This shall be accomplished by the following procedures:

- A. The public hearing will be opened.
- B. Presentation by applicant.
- C. The public shall be invited to speak on the matter. Each speaker will be asked to give their name and address for the record. Each speaker shall be limited to 5 minutes.
- D. Following the public comment, the Planning Commission will close the public hearing portion of the meeting. Staff reports if any shall be presented and or a recommendation made to approve or deny the applicant request.
- E. The Commission members will discuss the matter, and may ask questions of the staff, applicant or members of the public and take whatever action is appropriate.

3.6 Motions. Motions shall be restated by the Chairperson before a vote is taken. The name of the maker and supporters of the motions shall be recorded.

MEETINGS (continued)

3.7 Voting. An affirmative vote of the majority of those Commission members present for the conduct of business shall be required for the approval of any requested action or motion placed before the Commission. Voting shall ordinarily be voice vote for such items as approval of the minutes and approval of the agenda, however, roll call votes will be required for all votes related to a decision on a site plan, Special Use Permit, the City of Burton Land Use/Master Plan or a zoning amendment. Furthermore, a roll call can also be required if requested by any Commission member or directed by the Chairperson. All members of the Commission including the Chairperson shall vote on all matters. A member may be excused from voting only if that person has a bona fide conflict of interest as recognized by the majority of the remaining members of the Commission. A member may request to be excused from voting. That request shall be made before the consideration of the matter. The member shall reveal the basis for the potential conflict and the remainder of the Commission shall vote to find that is, or is not a conflict. A member may also request that the Planning Commission find by majority vote that another member has a conflict of interest and should be prohibited from voting. (The Planning Commission representative on the ZBA may not participate in a public hearing on, or a vote on a matter that the member voted on as a member of the Commission. However the member could vote on other unrelated matters involving the same property.) Any member abstaining from a vote shall not participate in the discussion of that item and shall leave the room while the issue is being discussed and voted on.

3.8 Order of Business. A written agenda for all regular meetings shall be prepared as follows:

- A. Call to Order
- B. Pledge of Allegiance
- C. Approval of Minutes
- D. Public Hearings
- E. Unfinished Business
- F. New Business
- G. Public Comments and Communications Concerning Items Not on the Agenda. Each Speaker Will Be Limited To 5 Minutes.
- H. Any other Business / on-going business

A written agenda for special meetings shall be prepared and followed, however, the form as enumerated above shall not be necessary.

MEETINGS (continued)

3.9 Rules of Order. All meetings of the Commission shall be conducted in accordance with general accepted parliamentary procedure, as governed by "Robert's Rules of Order",

4. MINUTES

4.1 Planning Commission minutes shall be prepared by the Recording Secretary of the Clerk's office or designee. The minutes shall contain a brief synopsis of the meeting, including a complete restatement of all motions and recording of votes; complete statement of the conditions or recommendations made on any action; and recording of attendance. The minutes of a public hearing shall include an identification of each member of the public who spoke and a summary of their comments. All communications, actions, and resolutions shall be attached to the minutes. The official records shall be deposited with the City Clerk when they become available

5. OPEN MEETINGS AND FREEDOM OF INFORMATION PROVISIONS

5.1 All meetings of the Commission shall be opened to the public and held in a place available to the general public.

5.2 All deliberations and decisions of the Commission shall be made at a meeting open to the public.

5.3 A person shall be permitted to address a hearing of the Commission under the rules established in subsection 3.5, and to address the Commission concerning non-hearing matters under the rules established in Section 3.8 to the extent that they are applicable

5.4 A person shall not be excluded from a meeting of the Commission except for breach of the peace, committed at the meeting.

5.5 All records, files, publications, correspondence, and other materials are available to the public for reading, copying, and other purposes as governed by the Freedom of Information Act.

6. AMENDMENTS

These rules may be amended by the Commission by a concurring vote pursuant to subsection 3.7, during any regular meeting, provided that all members have received an advanced copy of the proposed amendments at least 3 days prior to the meeting at which such amendments are to be considered.

7. DUTIES OF PLANNING COMMISSION

- 7.1 Act on all action items or requests brought before this Commission.
- 7.2 Attend training sessions, conferences or meetings as needed to fulfill one's duties and for which there is approved funds available.
- 7.3 Generation and adoption of a Master Plan which must be reviewed and updated every 5 years.
- 7.4 Preparation of an annual report to Mayor and City Council.
- 7.5 Members of the Planning Commission may conduct site visits in order to evaluate application requests. Site visits shall be conducted individually.

8. ABSENCES, REMOVALS, RESIGNATIONS, AND VACANCIES

- 8.1 In order to be excused from a scheduled meeting, members of the Planning Commission shall notify the Chairperson, or Clerk's office when they intend to be absent from that meeting. Failure to make this notification prior to the meeting shall result in an unexcused absence.
- 8.2 Members of the Planning Commission may be removed by the Mayor with approval of City Council after written charges have been prepared and a hearing conducted, for nonperformance of duty, misconduct in office. Or upon failure to declare a conflict of interest for purposes of this Section, nonperformance of duty shall mean three (3) or more consecutive, unexcused absences.
- 8.3 A member may resign from the Planning Commission by sending a letter of resignation to the Chairperson of the Council, or Mayor.
- 8.4 Vacancies shall be filled by the Mayor with City Council approval within one (1) month of resignation or removal of a member of the Planning Commission. Successors shall serve out of unexpired term of the member being replaced.

**These By-Laws and Rules of Procedures are adopted on this December 8, 2015 by
The City of Burton Planning Commission**

Paula Zelenko, Mayor

Date

Teresa Karsney, Clerk

Date