CITY OF MT. MORRIS PLANNING COMMISSION AGENDA September 20th, 2021

6:30 p.m.

1.	MEETING	CALLED	TO	ORDER:	Chairman	Sara	Black.
----	----------------	---------------	----	---------------	----------	------	--------

- 2. ROLL CALL
- 3. APPROVAL OF AGENDA
- 4. APPROVAL OF MINUTES: Approval of July 19th, 2021 regular meeting minutes.
- 5. **COMMUNICATIONS:**
 - a. None
- 6. PUBLIC COMMENT:
- 7. <u>UNFINISHED BUSINESS:</u>
 - a. None
- 8. NEW BUSINESS:
 - a. Consumers Energy Site Plan Review
- 9. PUBLIC COMMENT:
- 10. UPDATES:
 - a. None
- 11. PLANNING COMMISSION COMMENTS:
- 12. ADJOURNMENT:

PLEASE BE COURTEOUS TO OTHERS SILENCE ALL CELL PHONES & OTHER DEVICES PRIOR TO THE MEETING

CITY OF MT MORRIS PLANNING COMMISSION July 19th, 2021

At 6:30 p.m., Chairperson Sara Black called the Planning Commission Meeting to order.

PRESENT: Marc Gauze, Chris Vogt, Sara Black, Yusef Harrold, Andrew Sorensen, City

Manager/Treasure Vicki Corlew and Mayor Jeffrey Roth.

ABSENT: Sarah Young, Kenneth Andrews

OTHERS: City Clerk Spencer Lewis.

ROLL CALL: A motion was made by Mayor Jeffrey Roth, seconded by Chris Vogt, to approve the absence of Sarah Young.

Mayor Jeffrey Roth stated that Sarah Young did email him to let him know that they are out of town.

All Ayes.

Motion Carried.

APPROVAL OF AGENDA:

A motion was made by Mayor Jeffrey Roth, seconded by Marc Gauze to approve the agenda.

All Ayes

Motion carried.

APPROVAL OF MINUTES:

A motion was made by Marc Gauze, seconded by Chris Vogt to approve the regular meeting minutes from June 21st, 2021.

All Ayes

Motion carried.

COMMUNICATIONS:

None.

PUBLIC COMMENT:

UNFINISHED BUSINESS:

a. None.

NEW BUSINESS:

a. Public Hearing: Master Plan

A motion was made by Mayor Jeffrey Roth, seconded by Chris Vogt to open the Public Hearing for the Master Plan at 6:32 p.m.

All Ayes.

Motion Carried.

City Manager/Treasurer Vicki Corlew stated that she did get notice from Genesee County that they approved our Master Plan at their meeting last week.

Planning Minutes July 19 th , 2021 Page Two.	
A motion was made by Mayor Jeffrey Roth, seconded by Chris Vogt to close the Public Hearing for the Master Plan at 6:33 p.m.	
All Ayes. Motion Carried.	
b. Action on Master Plan	
A motion was made by Chris Vogt, seconded by Marc Gauze to approve Resolution 21-02A and adopt this Master Plan.	
Roll call:7Ayes0Nays2Absent (Andrews) (Sorensen)	
Motion Carried.	
c. Public Hearing: Zoning text amendment for Marihuana Establishment.	
A motion was made by Mayor Jeffrey Roth, seconded by Marc Gauze to open the Public Hearing for the zoning text amendment for marihuana establishment at 6:35 p.m.	
All Ayes. Motion Carried.	
Steven Kiousis 1985 W. Big Beaver, Troy – Steven stated that today he has provided a copy of a proposed plan for Walker St. He is hoping the Planning Commission will adopt the new zoning text amendment to allow adult marijuana use to include more than just microbusinesses. Steven stated that his clients are committed to making this a class A establishment. The proposed plan he provided today is a rough draft to show the potential improvements, and to show their commitment.	
A motion was made by Mayor Jeffrey Roth, seconded by Chris Vogt to close the Public Hearing for the zoning text amendment for marihuana establishment at 6:37 p.m.	
All Ayes. Motion Carried.	
d. Action on Zoning Text Amendment.	
A motion was made by Mayor Jeff Roth, seconded by Marc Gauze to approve the zoning text amendments for marihuana establishment and send to City Council.	
Yousef Harrold stated that after reading through the amendment the City did a superb job establishing some of the location limitations. Yousef commends the amendment of the zoning text.	
Roll call:7Ayes0Nays2Absent (Andrews)	
Motion Carried. (Sorensen)	

Planning Minutes July 19th, 2021 Page Three.

PUBLIC COMMENT

11866 Walter St. Duane Dunckel – Duane thanked the Planning Commission for reworking the ordinance, so that it fits our community as it should. He is excited to see the improvements.

UPDATES:

None.

PLANNING COMMISSION COMMENTS:

Yousef Harrold stated that he is happy to see everyone keeping an open mind and new opportunities within the City. He thanked everyone on the Planning Commission for allowing him to have a say so in this community. Growth begets change, and change requires to keep an open mind.

Marc Gauze stated we have worked hard on this Master Plan for many years. Marc declared he is excited that we accomplished two objectives here today.

ADJOURNMENT:

ADJUURNMENT:
With no further business, the meeting was adjourned at 6:42 p.m.
City Clerk, Spencer Lewis

CITY OF MT. MORRIS

SITE PLAN REVIEW APPLICATION

NAME Consumers Energy - Joe Laws	son			
ADDRESS One Energy Plaza, Jackson,	MI 49201			
PHONE (home) <u>517-788-8912</u>	PHONE (work)517-435-5078			
Tax Parcel # of lot_166, 167 & 168 #57-01-577-135 #57-01-577-136 #57-01-577-137	Zoning District B-3 Application Fee \$50.00			
Proposed Use of Parcel				
Public Utility - Electrical Substation				
Attach a Site Plan meeting the requirement	s of Section 7.03.			
Copies sent to:				
City Police Department	<u> </u>			
City Fire Department	<u> </u>			
City Department of Public Works				
8-17-2021 Applicant's Signature Date	Zoning Administrator's Date			
	Approval of Application			



A CMS Energy Company

August 30, 2021

The City of Mt. Morris Planning Commission 11649 N. Saginaw Street Mt. Morris, MI 48458

Re: Mt. Morris Substation - Site Plan Review

Dear Commissioners:

Please find enclosed 14 copies of the site plan review application package requesting your review and approval of the proposed Consumers Energy Mt. Morris Electrical Substation. The substation is proposed to be located on a 0.34 acre parcel located on the east side of Washington Avenue, just north of Dover Court. The three parcels are also identified by parcel numbers 57-01-577-135, -136 & -137.

On July 26, 2021, the Mt. Morris city Council approved the second reading of Ordinance 21-01 to approve the change of the zoning designation for the aforementioned parcels from R-3 (single family residential) to B-3 (general business). With the noted B-3 zoning designation, under section 6.12 of the City's Zoning Ordinance, it is understood that the use of the property as an electrical substation is a permitted use.

Consumers Energy has chosen this particular property due to it's proximity to an existing utility corridor to the east. Within this corridor is an existing electrical distrubtion line that will be utilized to feed power to this facility. With the location of this existing distribution line, Consumers can minimize the impact to the neighboring area by not having to install new poles or add additional overhead wirelines.

With anticipated growth in anticipated electrical use within Mt. Morris and the inability to expand or add capacity to any existing facilities within the immediate area, it has become imperative for Consumers to make the request for site plan approval of the proposed Mt. Morris Substation.

We look forward to answering any questions you may have during the next available Planning Commission meeting.

Consumers Energy Company continues to be committed to public safety and reliable service to our customers. Your cooperation will help us fulfill this commitment. Thank you for your assistance in this matter. If you have any questions, please feel free to contact me at 517-788-8912 or via email at Joseph.Lawsonlll@cmsenergy.com.

Best Regards,

Joe Lawson

Joe Lawson Acquisition Support - Real Estate Zoning and Permits.

WORKING TO DELIVER THE ENERGY YOU NEED, WHENEVER YOU NEED IT.
THAT'S OUR PROMISE TO MICHIGAN

One Energy Plaza • Jackson, MI 49201 • ConsumersEnergy.com

OPTION Order # 38034330 Mt Morris Substation Rebuild

Parcel #57-01-577-135 #57-01-577-136: #57-01-577-137 Agreement # MI_____

THIS OPTION is given this _9th__ day of _February_, 2021, The City of Mt Morris, a Michigan municipal coproration, of 11649 N Saginaw St, Mt Morris, MI 48458, ("Owner") to CONSUMERS ENERGY COMPANY, a Michigan corporation, One Energy Plaza, Jackson, Michigan 49201-2357 ("Optionee").

Owner and Optionee agree to the following:

- 1. In consideration of the sum of \$2,000.00 paid by Optionee to Owner, the receipt of which Owner acknowledges, Owner hereby grants to Optionee and its assigns the exclusive right and option ("Option"), during a period that begins on the date hereof and continues through 3 May 2021 ("Term"), to purchase and acquire land ("Premises"), with all easements, rights, and appurtenances, in the City of Mt Morris, County of Genesee, and State of Michigan, described on Exhibit A, attached hereto, for the sum of \$28,500.00 ("Purchase Price").
- 2. On payment or tender to Owner, in currency or check, of the Purchase Price (less amounts that are to be credited against the Purchase Price as mentioned elsewhere herein) during the Term of this Option (or any extension of such Term), Owner shall convey the Premises to Optionee by a good and sufficient warranty deed, properly executed by Owner in form for recording. Said warranty deed shall convey to Optionee an unencumbered marketable title in fee simple to the Premises. Said warranty deed shall grant to Optionee the right to make divisions of the conveyed land under section 108 of the Land Division Act, 1967 PA 288, as amended, as follows: ________. Unless otherwise agreed to in writing, Optionee will at its own expense prepare the warranty deed and a closing statement. Owner will be responsible for any attorney fees or other costs that Owner incurs in connection with Owner's review of the warranty deed or other documents related to this Option. Owner will pay all transfer taxes. Optionee will pay any recording fees, escrow, closing fees, and charges associated with Optionee acquiring any title insurance that Optionee, in its sole discretion, elects to purchase.
- 3. Rents, association fees (homeowner's, condominium owner's, or otherwise), road maintenance fees, and bills for fuel, sewer, water, and other utilities shall be adjusted as of the date of Closing. Owner shall be responsible for all of the aforementioned fees prior to and including the day of Closing. Unless otherwise specified herein, all special assessments including sewer, riser, and benefit charges, and all taxes other than current year property taxes, which are a lien at the date of Closing shall be paid by Owner. Current year property taxes shall be prorated and paid in the manner customarily done in Genesee County.
- 4. It is understood that the description of the Premises on Exhibit A hereto may be indefinite or approximate. If Optionee has the Premises surveyed, then Optionee may elect to use the survey as the basis for the description of the Premises in the warranty deed to be delivered by Owner to Optionee if Optionee exercises this Option.
- 5. Optionee shall have the right, at Optionee's expense, during the Term of this Option (or any extension thereof) to enter upon the Premises to perform such surveys, soil borings, and environmental tests (including but not limited to soil and water testing) as Optionee deems necessary or desirable. Owner will not hinder and agrees to assist Optionee in its efforts to obtain all necessary governmental approvals, zoning changes, lot splits, or permits for the proposed use of the Premises.
- 6. Optionee may elect, at any time during the Term of this Option (or any extension thereof) to pay the Purchase Price (less amounts that are to be credited against the Purchase Price as mentioned elsewhere herein, less transfer taxes which are Owner's responsibility as set forth above, and less any amounts that Optionee may at its sole option elect to pay to remove defects in title) to a bank, a title insurance company, or an agent for a title insurance company ("Depository"), in escrow, on the condition that the Depository will pay over said sum to Owner upon (i) delivery by Owner to Optionee or to the Depository of the warranty deed described hereinabove, and (ii) receipt by Optionee or by the Depository of proof of payment all fees and other monies due as set forth in paragraph 3 above, releases of any liens, receipts for the payment of unpaid property taxes or assessments, and other title curative documents as are needed for Optionee to receive unencumbered marketable title to the Premises in the condition mentioned above. Such deposit shall constitute payment in full of the Purchase Price the same as if payment had been made directly to Owner, and Optionee, upon making such deposit, shall have the immediate right to take possession of the Premises.

Page 1 of 3

7. If Optionee exercises this Option and purchases the Premises, the sum paid by Optionee as consideration for this Option, together with any sum paid by Optionee to extend the Term of this Option, shall be credited against the Purchase Price. If Optionee does not exercise this Option, Owner shall retain the consideration paid for this Option and any sum paid to extend this Option as liquidated damages, and neither party hereto shall have any claim against the other; provided, however, that Owner shall refund to Optionee the sum paid by Optionee for the granting of this Option and any sum paid by Optionee for any extension of the Term of this Option if Optionee does not exercise this Option because (i) Optionee determines, in its sole judgment, that the Premises are unacceptable because of an environmental condition, or (ii) Optionee is unable, within the Term of this Option (or extension of such Term if Optionee has in its sole judgment chosen to exercise its right to extend provided for herein), to obtain all necessary governmental approvals, zoning changes, lot splits, or permits for its proposed use of the Premises. In addition, at Optionee's election and without limiting any other rights of Optionee, Owner shall refund to Optionee the sum paid by Optionee for the granting of this Option and any sum paid by Optionee for extension of the Term of this Option if Optionee does not exercise this Option because Owner is unable to convey unencumbered marketable title in the condition specified herein.
8. Optionee may extend the Term of this Option for an additional90 days each from and after the expiration of the original Term by paying Owner, in currency or check, the sum of \$300.00 at any time prior to expiration of the original Term of this Option. Optionee may make such payment to Owner in person, or by sending same by registered or certified mail, return receipt requested, to Owner's address set forth herein and the payment shall be deemed made upon such mailing. Such payment shall be credited against the Purchase Price if Optionee exercises this Option.
The benefits hereof shall accrue to and the obligations shall bind the heirs, successors, personal representatives and assigns of the parties hereto.
IN WITNESS WHEREOF, Owner has executed this instrument as of the date first above written.
Owner: The City of Mt Morris, a Michigan municipal corporation
By: Vicki L. Corlew Chy Monger Treasurer
Its: City Managery Treasurer
The foregoing instrument was acknowledged before me in _Genesee_County, Michigan, on _February 9_, 2021, by _Vicki L. Corlewits_City Manager/Treasurer_, on behalf of The City of Mt Morris, a Michigan municipal corporation.
ambu D. Clark
Notary Public ———————————————————————————————————
Acting inCounty, Wildingan
My Commission expires: $02/18/2023$
Prepared By: Debra Dennis, EP7-288, 1/21/2021 Consumers Energy
Operations Support – Real Estate One Energy Plaza Jackson, MI 49201 Revised by: Debra Dennis, 2/9/2021

Form Opt20180105mjl

e, within the Term of this Option (or extension of such Term if Optionee has in its sole light to extend provided for herein), to obtain all necessary governmental approvals, its for its proposed use of the Premises. In addition, at Optionee's election and without see, Owner shall refund to Optionee the sum paid by Optionee for the granting of this nee for extension of the Term of this Option if Optionee does not exercise this Option by unencumbered marketable title in the condition specified herein.	
om of this Option for an additional90 days each from and after the laying Owner, in currency or check, the sum of \$300.00 at any time prior to expiration on. Optionee may make such payment to Owner in person, or by sending same by a receipt requested, to Owner's address set forth herein and the payment shall be such payment shall be credited against the Purchase Price if Optionee exercises	
ue to and the obligations shall bind the heirs, successors, personal representatives	
owner has executed this instrument as of the date first above written.	
Owner: The City of Mt Morris, a Michigan municipal corporation By: Vicki L. Corlew Its: City Manager/Treasurer	
knowledged before me in _Genesee_County, Michigan, on _February 9_, 2021, by or/Treasurer_, on behalf of The City of Mt Morris, a Michigan municipal corporation. Add	
-288, 1/21/2021	
021	
Page 2 of 3	

EXHIBIT A

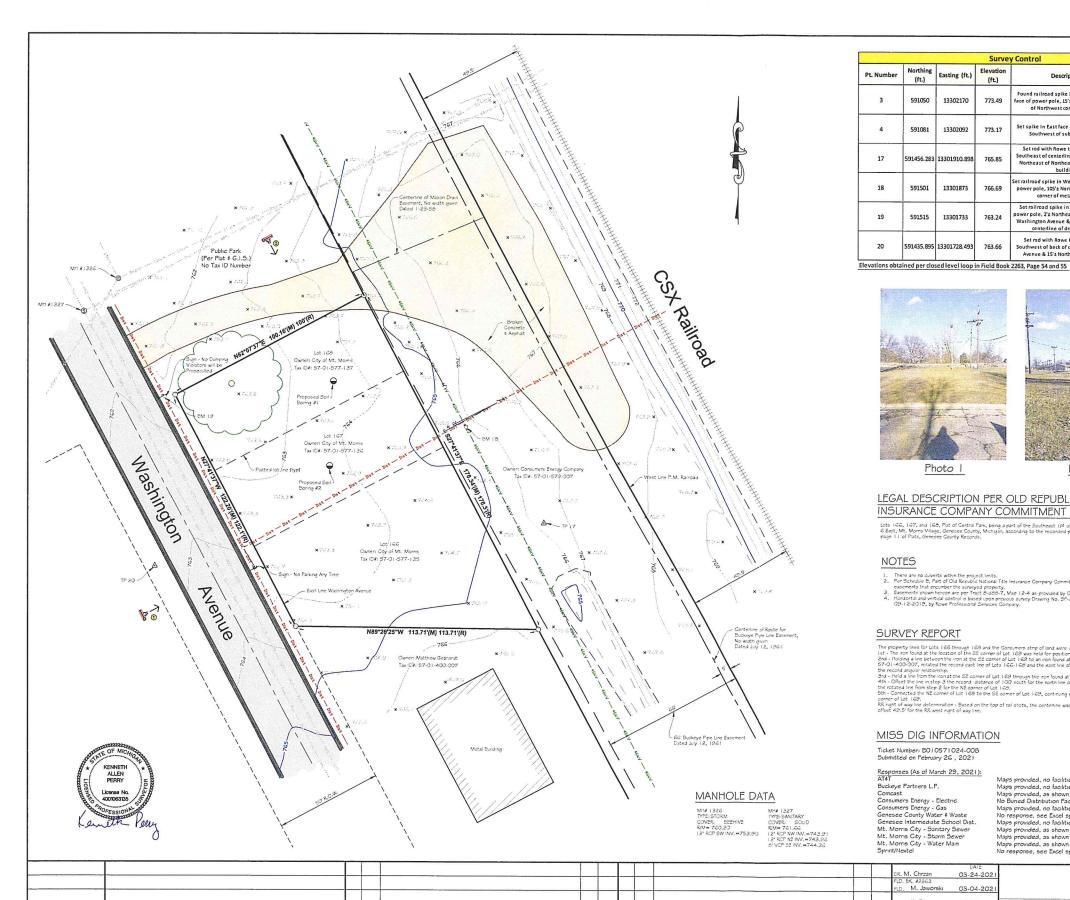
Description of Premises

A parcel of land located in the City of Mt Morris, Genesee County, Michigan, described as:

Lots 166, 167, and 168, Central Park, according to the recorded plat thereof, Genesee County Records. Being part of Section 1, Town 8 North, Range 6 East, City of Mt Morris, Genesee County, Michigan.

Parcels # 57-01-577-135; #57-01-577-136; & #57-01-577-137

v		
,		



DRAWING NO.

REFERENCE DRAWINGS

REV. DATE

→ DESCRIPTION

BY APP. REV. DATE

DESCRIPTION

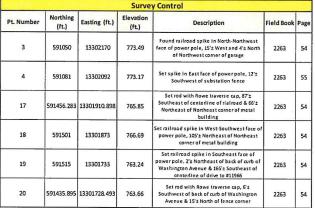






Photo I

Photo 2

LEGAL DESCRIPTION PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. 2102908CE

Lots 166, 137, and 166, Plut of Central Park, being a part of the Southeast 1/A of Section 1, Township & North, Range 6 East, Mt. Morns Village, Genesee County, Michigan, according to the recorded plat thereof, as recorded in Liber 13, page 11 of Plats, Genesee County Records.

NOTES

- There are no colverts within the project limits.
 Per Schedule B, Part of Old Republic National Title Insurance Company Commitment No. 210290305, there no easements that encurser the surveyed property.
 Easements shown hereon are per Trait 5-366-7, Map 124-as provided by Consumers Energy.
 Informatical and vertical control is bladed upon provious survey Drawing No. SF-20543, Sheet 1, Revision C, Dated 02-12-2019, by Rowe Professional Services Company.

SURVEY REPORT

The property lines for Lots 166 through 168 and the Consument step of land were determined as follows: 1st - The rorn found at the location of the SE correr of Lot 169 was held for position.

7st - 10 flows a line between the inon at the SE correr of Lot 169 to an iron found at the SE corner of Parcel No.

7st - 10 flows a line between the iron at the SE corner of Lot 160 flows and the east line of Parcel \$7st - 1400-007 which kept the record against relationships.

The record angle relationships.

The record adaptate of the SE corner of Lot 160 through the orn found at the SW corner of Lot 160.

The rotated the flow size of Lot No SE corner of Lot 160 to the North Iron of Lot 160. Intersected this line with the rotated time forms size 2 for the NS corner of Lot 160.

Sith - Connected the NE corner of Lot 160 to the SE corner of Lot 160, continuing north to a found iron at the NE corner of Lot 160.

5th - Connected the NE corner of Lot 168 to the SE corner of Lot 168, continuing north to a town unon at the Ne corner of Lot 168 edeciments of the New York of way line determination - Based on the top of rail shots, the centerine was determined by a best fit curve and offset 40.00 from EX west right of way line.

MISS DIG INFORMATION

Ticket Number: B010571024-00B Submitted on February 26, 2021

Responses (As of March 29, 2021):

Buckeye Partners L.P. Buckeye Partners L.P.
Comast
Consumers Energy - Electno
Consumers Energy - Gas
Genesee County Water 4 Waste
Genesee Chermeduate School Dist,
Mt. Morris City - Saintary Sewer
Mt. Morris City - Saintary Sewer
Mt. Morris City - Storm Sewer
Mt. Morris City - Water Main
Senroll/Lexit

KD. K. Perry

BY APP.

03-24-202

03-29-202

M. Jaworski 03-04-202

Maps provided, no facilities in surveyed area Maps provided, no facilities in surveyed area Maps provided, as shown No Buned Distribution Facilities No Buned Distribution Facilities
Maps provided, no facilities in surveyed area
No response, see Excel spreadsheet
Maps provided, no facilities in surveyed area
Maps provided, as shown
Maps provided, as shown
Maps provided, as shown
No response, see Excel spreadsheet



LOCATION MAP NOT TO SCALE

Sec. 01 City of Mt. Morris

TOBN, ROGE Genesee County

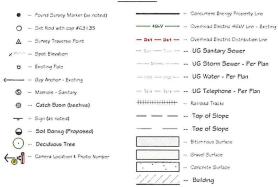
BASIS OF BEARING

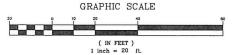
Michigan State Plane Coordinate System, South Zone North American Datum 1983 NAD83 Michigan CORS Derived (Per previous survey Drawing No. 5F-20543, Sheet 1, Revision C, Dated 09-12-2019, by Rowe Professional Services Company

BASIS OF ELEVATION

GP5 Observation (NAVD88) (Per previous survey Drawing No. 5F-20543, Sheet I , Revision C, Dated 09-12-2019, by Rowe Professional Services Company.

LEGEND



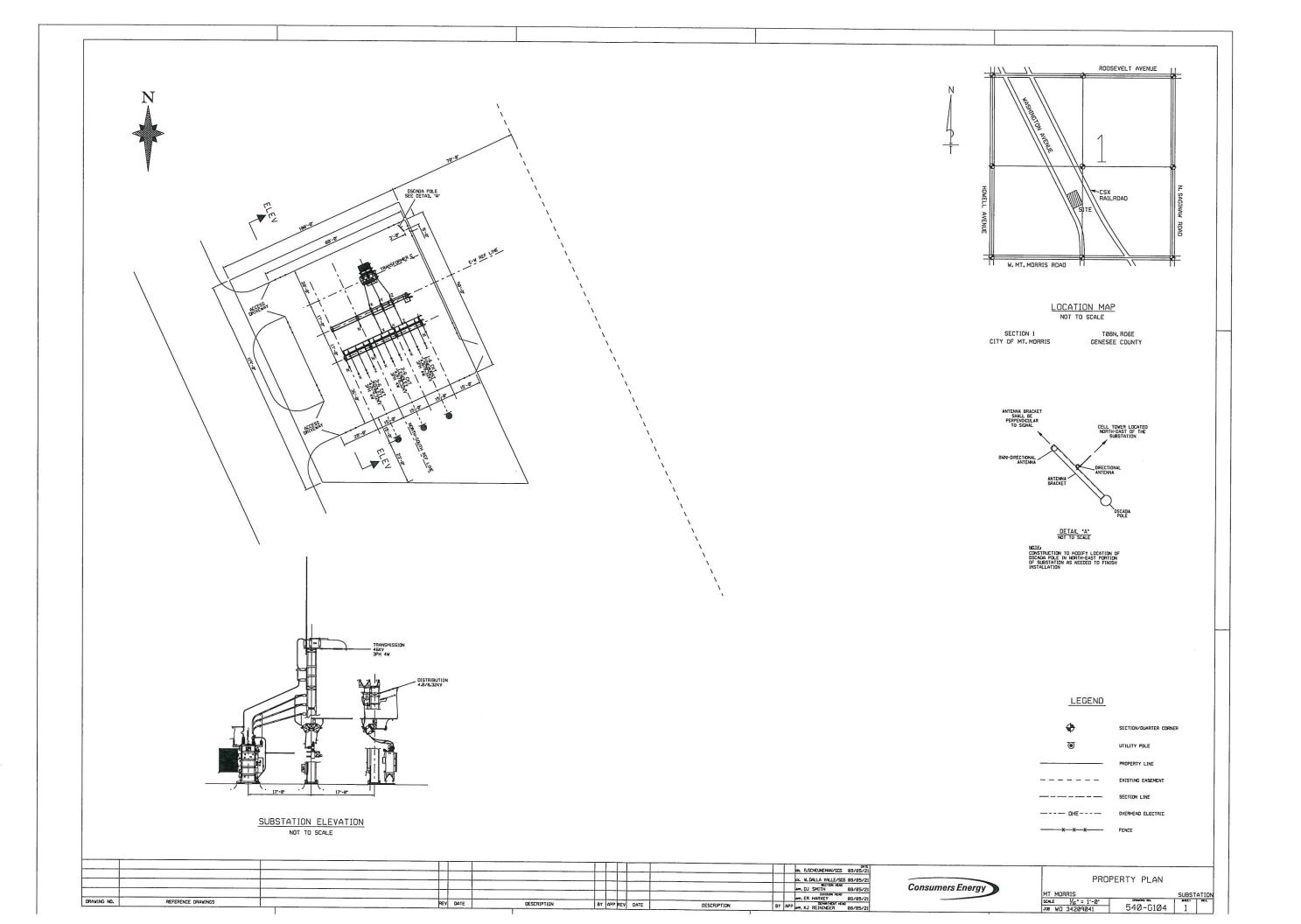


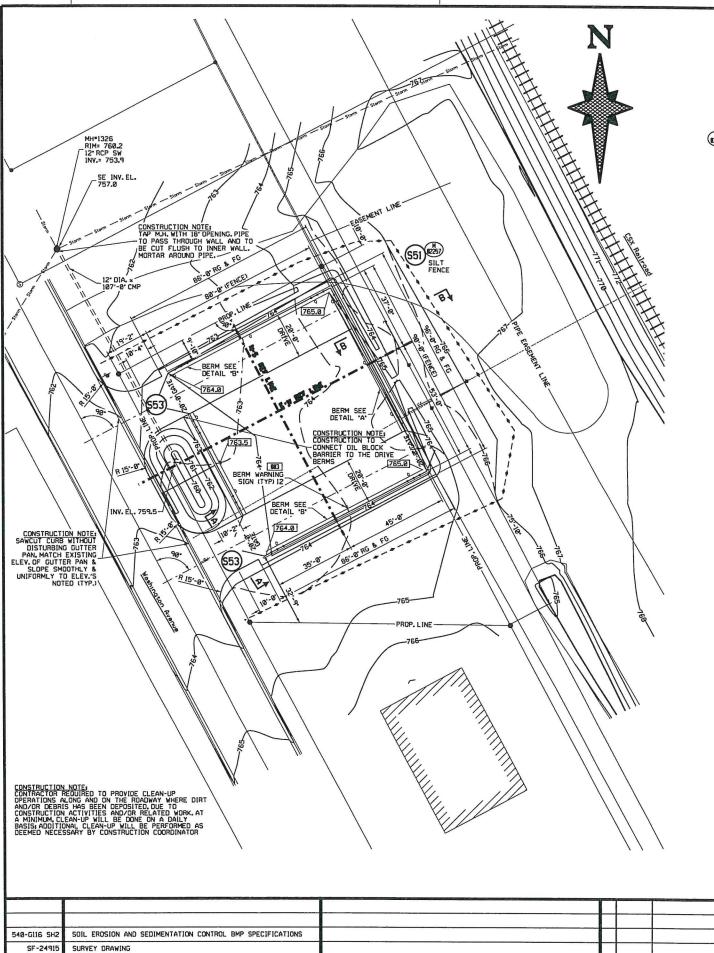
Consumers Energy

ROWE Job No.: 21C0030

ROWE PROFESSIONAL SERVICES COMPANY

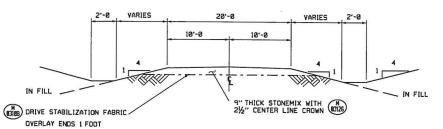
Mt. Morris Substation TON, RGE Sec. 1 City of Mt. Morns Genesee County 1' = 20' SCALE: SF-24915 ConEn FILE NAME: 249 | 5base.dwg



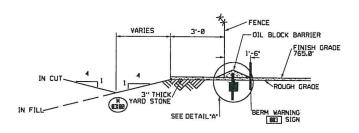


DRAWING NO.

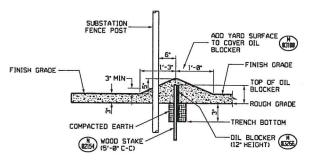
REFERENCE DRAWINGS



SECTION "A-A"



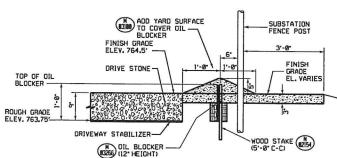
SECTION 'B-B"



DETAIL "A" OIL BLOCK BARRIER - YARD AREA NOT TO SCALE

OIL BLOCK BARRIER CONSTRUCTION NOTES:

OIL BLOCK BARRIER CONSTRUCTION NOTES:
- STAKES TO BE PLACED APPROXIMATELY 5'-8'-CENTER
TO CENTER 6' INSIDE AND PARALLEL TO FENCE.
- OIL BLOCKER TO BE SECURED TO STAKES BY SCREWS
OR STAPLES (CONTRACTOR TO SUPPLY),
- THE OIL BLOCKER SECTIONS SHALL BE OVER_APPED
BY 12' MINIMUM AND SEALED TOGETHER WITH (2)
BEADS OF *SIKAFLEX 10 - ONE-COMPONENT.
- POLYURETHANE SEALANT OR APPROVED EQUIYALENT.
- REFER TO MANUFACTURERS INSTALLATION
INSTRUCTIONS EXCEPT SETTING DEPTH TO BE PER
DETAIL 'B' ABOVE.



DETAIL "B"

08/05/2

G_ZLOTIN/KCS

C.SCHRAM/KCS

PP. SA SULZMAN

P. ER HARVEY

BY APP APP, KJ REININGER

REV DATE

DESCRIPTION

GRADING NOTES

- STATION REFERENCE LINES TO BE LAID OUT PARALLEL AND PERPENDICULAR TO PROPERTY LINE OR GOVERNMENT LINE WHICH IS DIMENSIONED.

 2. ALL ENCUMBRANCES, INCLUDING TREES, BRUSH, STUMPS, HARD SUFFACE MATERIALS, ETC. SHALL BE REMOVED FROM THE SITE AREA ESTABLISHED BY THIS DRAWING AND DISPOSED OF ACCORDING TO THE DIRECTIONS OF THE C.E. CONSTRUCTION COORDINATOR.

- 6. ALL FILL MATERIAL, INCLUDING FOUNDATION BACKFILL, SHALL BE PLACED IN LAYERS NOT EXCEEDING 9" IN THICKNESS. EACH LAYER SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT AT FIELD MOISTURE AS DETERMINED BY ASTM TEST DI557 OR MODIT ONE POINT MICHIGAN COME METHOD.
- 7. THE DENSITY OF IN PLACE SOIL AND SOIL-AGGREGATE SHALL BE DETERMINED BY ASTM TEST DI556, D2167 OR D2922.
- TEST DISSE, D2167 OR D2922.

 8. ALL FILL BROUGHT FROM ANOTHER LOCATION SHALL BE MOOT, CLASS II GRANULAR FILL.

 9. TOPSOIL USED AS FILL IS FOR BACK SLOPES OUTSIDE OF F.G. AREA ONLY (SEE NOTE 17). 10. NO FROZEN MATERIAL SHALL BE USED AS FILL OR ANY FILL MATERIAL PLACED
- 11. FINISH CUT OR FILL SLOPES SHALL BE 1 VERTICAL TO 4 HORIZONTAL UNLESS OTHERWISE NOTED.
- DRIVE AND DITCHES SHALL SLOPE SMOOTHLY AND UNIFORMLY BETWEEN ELEVATIONS GIVEN ON THIS DRAWING.
- 13. (3) INDICATES DITCH INVERT ELEVATIONS AFTER 3" LAYER OF TOPSOIL IS IN PLACE.
- 14. SITE WORK, INCLUDING SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, SHALL BE CONDUCTED ACCORDING TO SUBSTATION STANDARDS SS2006 AND SESC BEST MANAGEMENT PRACTICES SPECIFICATION DRAWING 0540-0116 SH.2
- 15. DRIVE AND PARKING AREA SHALL CONFORM TO DETAILS AND SPECIFICATIONS SHOWN ON THIS DRAWING, SURFACE COURSE SHALL BE MOOT SPEC 22A GRAVEL WITH 2½'-CENTERLINE CROWN FOR 28'-90 DRIVES, SURFACES GREATER THAN 6' THICK SHALL BE PLACED IN TWO EQUAL LAYERS AND WELL COMPACTED AFTER EACH LAYER IS IN PLACE, ELEVATIONS GIVEN ON DRIVE ARE FINISH GRADE CENTERLINE CROWN ELEVATIONS
- 16. CONTOURS SHOWN DASHED ARE EXISTING GRADE ELEVATIONS BEFORE GRADING OPERATION BEGINS, CONTOURS SHOWN SOULD ARE PROPOSED FINAL GRADE AFTER EXCAVATION, AND AFTER SURFACE COURSE APPLICATION.
- SITE ELEVATIONS HAVE BEEN SELECTED TO YIELD THE FOLLOWING CUT/FILL EXCAVATIONS (ALL CUT, FILL AND TOPSOIL QUANTITIES ARE GIVEN AS COMPACTED IN PLACE (CIP)).

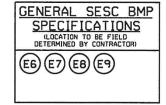
TOPSOIL: ASSUMED DEPTH: 6"		FILLs
USED AS FILL		FROM SITE CUT 8 C.Y. FROM TOPSOIL CUT 10 C.Y. FROM HAULED BORROW. 0 C.Y. OTHER 9 C.Y.
TOTAL CALCULATED TOPSOIL	305 C.Y.	TOTAL COMPACTED FILL 10 C.Y.
CUT: 10 BE USED AS FILL. 10 BE WASTED. OTHER TOTAL CALCULATED CUT	114 C.Y. 0 C.Y.	

- 18. FENCE SHALL BE INSTALLED PER MANUFACTURER'S DETAILS & INSTALLATION PROCEDURES FENCE CORNER AND END POSTS ARE TO BE SET IN A MINIMUM OF 2000 PSI. CONCRETE. BOTTOM OF FENCE TO BE SET AT ROUGH GRADE ELEVATION.
- 19. ALL AREA WITHIN FENCE AND EXTENDING 3"-8 OUTSIDE OF FENCE, EXCEPT DRIVEWAY, TO BE COVERED WITH 3" OF 6A YARD SURFACING MATERIAL TO MEET GROUNDING DESIGN REQUIREMENTS.

PER CE ENVIRONMENTAL DEPARTMENT

- IF EVIDENCE OF CONTAMINATION IS OBSERVED DURING WORK (I.E. DISCOLORED SOIL; 0000Rs; AND/OR BURIED DEBRIS SUCH AS METAL, ASH, BRICK, SLAG, ETC.), CONTACT YOUR AREA FIELD ENVIRONMENTAL CORDINATOR OR ENVIRONMENTAL SERVICES (6)7-788-67080;
- IF EXCESS SOIL IS GENERATED THAT CANNOT BE REPLACED WITHIN THE PROJECT AREA, THEN IT NEEDS TO BE EVALUATED FOR RE-USE OR DISPOSAL CONTACT YOUR AREA FIELD ENVIRONMENTAL COORDINATOR OR ENVIRONMENTAL SERVICES FOR ASSISTANCE WITH MANAGING EXCESS SOIL.
- IF FILL SOIL (E.G. SAND, TOPSOIL, AGGREGATE) IS TO BE IMPORTED, IT NEEDS TO BE FROM A COMMERCIAL PIT. A LETTER SHOULD BE OBTAINED FROM THE PROVIDER STATING THE MATERIAL IS FROM A VIRGIN, UNCONTAMINATED SOURCE.
- IF CATCH BASINS ARE PRESENT AND SEDIMENTATION CONTROL MEASURES (DANDY BAGS) FOR THE CATCH BASINS HAVE NOT BEEN PROVIDED, PLEASE CONTACT SUBSTATION CIVIL DESIGN.

SURFICIAL SOIL TYPE = CELINA-OWOSSO SANDY LOAM DISTURBED AREA = 0.38 ACRES





08/05/2 DIVISION HEAD Consumers Energy 08/05/2

GRADING, DRAINAGE, AND FENCE LAYOUT

SUBSTATION MT MORRIS SCALE 1"= 20'-0" 540-F116 J08 WO 34209041

