ISABELLA COUNTY
APPLICATION FOR SITE PLAN REVIEW

Applicant

Name: DTE Electric Company (Owner)/Agent/Other interest (circle one)

Address: 225 Enterprise Dr Breckenridge, MI 48615

Phone: _____ Email Address: marcus.schriner@dteenergy.com

Property Owner (if different from applicant)

Name: DTE ELECTRIC COMPANY

Address: PO BOX 33017, DETROIT, MI 48232

Phone: _____ Email Address: _____

Property Location

Tax ID Number: 09-022-10-003-01

Job Site Address: E. WEIDMAN ROAD 3000 MILE

Township: ISABELLA Section: 22 Zoning District: AG-1

Detailed Description of Use: CONSTRUCT A GRAVEL STORAGE AREA TO PLACE TURBINE COMPONENTS AND BLADES FOR STORAGE. PROVIDE A LANDSCAPED BERM TO REDUCE VISIBILITY.

Signature: _____ Date: 2/18/2026

NOTE: All information received by this department is subject to the Freedom of Information Act. Under this Act, persons are allowed to request copies of said information. This includes, but not limited to, all copyrighted drawings/blueprints.

OFFICE USE ONLY

File #: PSPR26B002 Fee: $225 Check #: 3059 Receipt #: 17110 / 17111

Date Received: 2/18/26 Received by: MP

Review Type: Zoning Administrator / Planning Commission Approved [ ] Denied [ ]

Conditions (if any): _____

_____

_____

_____ _____

Isabella County Zoning Administrator Date

From: Marcus Schriner
To: Ray Johnson
Cc: Tim Nieporte
Subject: Re: [EXTERNAL] RE: DTE Maintenance Storage Yard
Date: Thursday, March 19, 2026 9:05:30 AM

Hey Ray,

Disregard my phone message. See below in response to option #1.

First, thank you for the continued coordination and for outlining the accessory use considerations. Below is the written narrative addressing the items requested for the site plan application. The only adjustment from your recommendation is the maximum allowable number of blades to ensure we do not exceed the agreed upon quantity at any time.

"DTE's intent for the proposed maintenance storage / laydown yard is to support ongoing operations and maintenance activities associated with the existing Utility Grid Wind Energy Conversion System. The site is not intended to function as a salvage yard or for the permanent storage of dismantled or abandoned equipment.
Any turbine components or materials temporarily staged at the site will be limited to equipment that is actively being assessed for repair or future use (usable inventory). No more than six(6) turbine blades would be stored on site at any one time. If a blade is determined to be unrepairable, it will be removed from the site within 60 days.
Equipment stored at the site may contain residual lubricants or hydraulic fluids typical of wind turbine components (e.g., gearbox oils, hydraulic oils, transformer oil, greases). Such equipment will be stored on an improved, stable surface, and best management practices will be used to prevent leaks or releases. Any components with potential contaminants will be inspected regularly, and appropriate secondary containment or drip protection will be used as necessary. DTE will manage the site in a manner that avoids environmental contamination, including impacts to soil and waterways, and will comply with all applicable local, state, and federal environmental regulations."

Please let me know if this narrative is sufficient for the application or if you would like any refinements. Also, please let me know if any changes to the drawings will still be required.

Thanks,
Marcus

From: Ray Johnson <rjohnson@isabellacounty.org>
Sent: Wednesday, March 18, 2026 1:48 PM
To: Marcus Schriner <marcus.schriner@dteenergy.com>
Cc: Tim Nieporte <tnieporte@isabellacounty.org>
Subject: [EXTERNAL] RE: DTE Maintenance Storage Yard

ISABELLA WINDMILL LAYDOWN

ISABELLA TOWNSHIP, ISABELLA COUNTY, MICHIGAN

CLIENT:	LAND OWNER:	ENGINEER/SURVEYOR:
TERESA WARD WARDS EXCAVATING, LLC 4170 S LEWIS RD PO BOX 240 ST. LOUIS, MI 48880 PH: (989) 681-2736	CHRIS WELLER GRATIOT RENEWABLE ENERGY CENTER (GREC) 225 ENTERPRISE DR. BRECKENRIDGE, MI, 48615 PH: (513) 280-2895	KEBS, Inc. 2116 HASLETT RD. HASLETT, MI. 48840 PH:(517) 339-1014

PROJECT NARRATIVE:

THE SITE IS PROPOSED TO BE CONSTRUCTED FOR THE STORAGE OF WIND TURBINE SPARE PARTS. THE SITE WILL CONSIST OF A GRAVEL STORAGE YARD THAT WILL ALLOW LARGE TRUCKS TO ENTER/EXIT AND PICKUP/DROP OFF VARIOUS PARTS. THE PARTS WOULD MAINLY CONSIST OF WIND TURBINE BLADES (200'X8'X8') AND TRANSFORMERS (10'X10'X8').

THE SITE WILL BE SCREENED FROM THE ROAD AT THE NORTH AND WEST SIDES OF THE PROPERTY, FROM THE EXISTING SOLAR FARM AT THE SOUTH AND FROM THE EXISTING SUBSTATION TO THE EAST. THIS WILL CONSIST OF A BERM WITH EVERGREEN TREES LOCATED ALONG THE EXTENT OF THE BERM. IN BETWEEN THE EVERGREENS, TALL GRASSES ARE PROPOSED (4'-5') TO FILL IN SPACES BETWEEN THE TREES.

PROJECT TRUCK ROUTE:

THE PROJECT TRUCK ROUTE IS INCLUDED ON PAGE 4

SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in October 2025.
2. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.
3. All dimensions shown are as-measured unless otherwise noted.
4. All elevations are North American Vertical Datum of 1988 (NAVD88).
5. All dimensions are in feet and decimals thereof.
6. No building tie dimensions are to be used for establishing the property lines.
7. Easements, if any, not shown hereon.
8. By scaled map location and graphic plotting only, this property lies partly within Flood Zone "A", areas inside the 1% annual chance floodplain, and partly within Flood Zone "X", areas outside the 1% annual chance floodplain,according to the National Flood Insurance Program, Flood Insurance Rate Map for the Township of Isabella, Isabella County, Michigan, Community Panel No. 260820 0195 D, dated February 5, 2014.
9. Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. MISS DIG was not contacted to mark utilities on site.
10. Wetlands, if any, not shown hereon.

BENCHMARKS

BENCHMARK #1 ELEV. = 771.14 (NAVD88)
PK NAIL, NORTH SIDE OF UTILITY POLE, SOUTHEAST QUADRANT OF WEIDMAN AND CRAWFORD ROADS, ±8' SOUTH OF EDGE OF ASPHALT OF WEIDMAN ROAD, ±13' EAST OF EDGE OF ASPHALT OF CRAWFORD ROAD

BENCHMARK #2 ELEV. = 770.28 (NAVD88)
PK NAIL, WEST SIDE OF UTILITY POLE, SOUTH OF WEIDMAN ROAD, 10' WEST OF GRAVEL DRIVE TO SUBSTATION, ±0' SOUTH OF EDGE OF ASPHALT OF WEIDMAN ROAD

LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SAN. M.H.
- PROPOSED STORM M.H.
- PROPOSED C.B.
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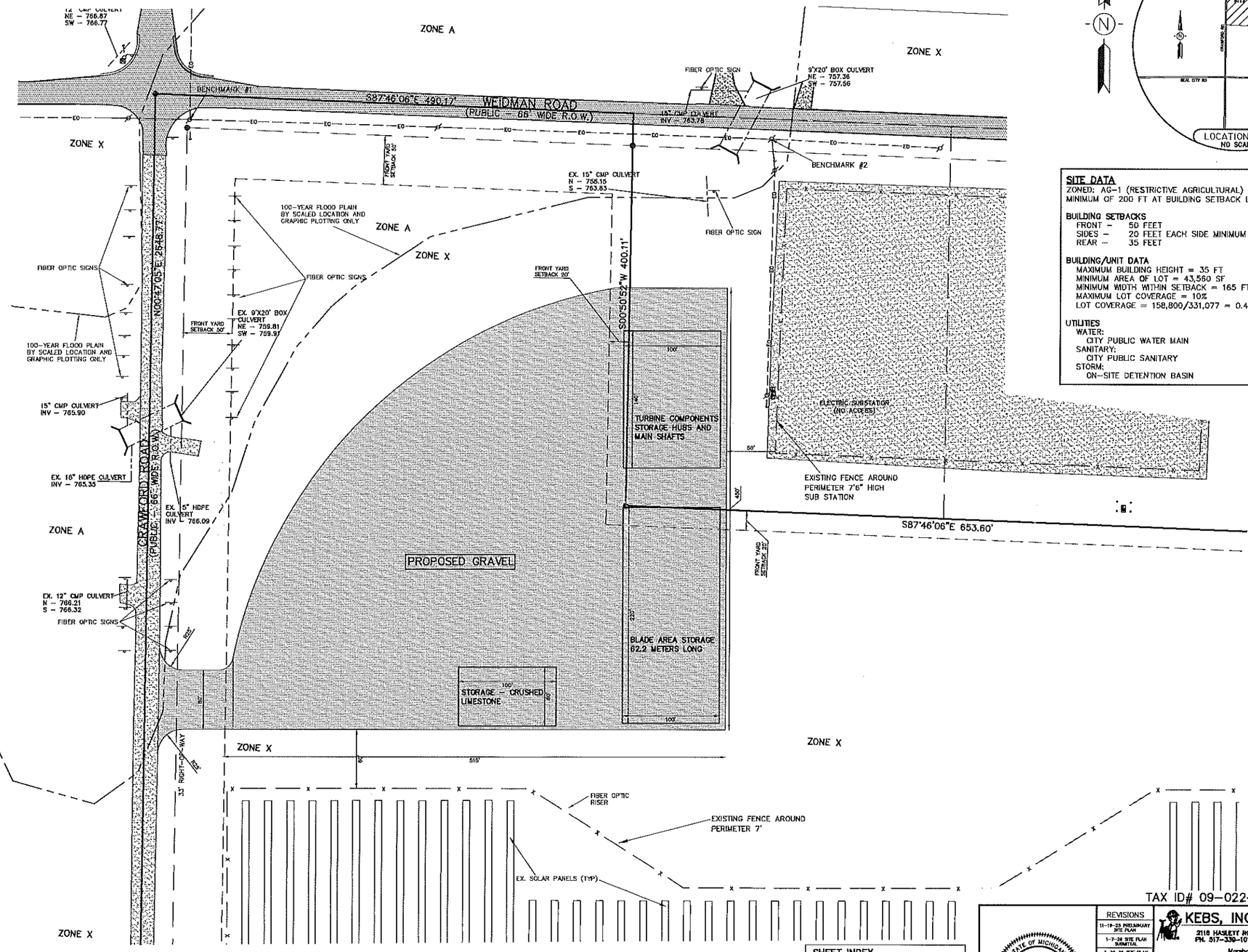

SITE DATA

ZONED: AG-1 (RESTRICTIVE AGRICULTURAL)
MINIMUM OF 200 FT AT BUILDING SETBACK LINE

BUILDING SETBACKS
- FRONT - 50 FEET
- SIDES - 20 FEET EACH SIDE MINIMUM TOTAL 40 FT
- REAR - 35 FEET

BUILDING/UNIT DATA
- MAXIMUM BUILDING HEIGHT = 35 FT
- MINIMUM AREA OF LOT = 43,560 SF
- MINIMUM WIDTH WITHIN SETBACK = 165 FT
- MAXIMUM LOT COVERAGE = 10%
- LOT COVERAGE = 158,800/331,077 = 0.480%

UTILITIES
- WATER:
  - CITY PUBLIC WATER MAIN
- SANITARY:
  - CITY PUBLIC SANITARY
- STORM:
  - ON-SITE DETENTION BASIN

TAX ID# 09-022-10-003-01

SHEET INDEX

STATE OF MICHIGAN
GREGORY A. PETRU
ENGINEER
NO. 50958
LICENSED PROFESSIONAL ENGINEER
2-4-26

REVISIONS
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1-7-26 SITE PLAN SUBMITTAL
1-30-26 SITE PLAN SUBMITTAL

KEBS, INC. KEYS ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

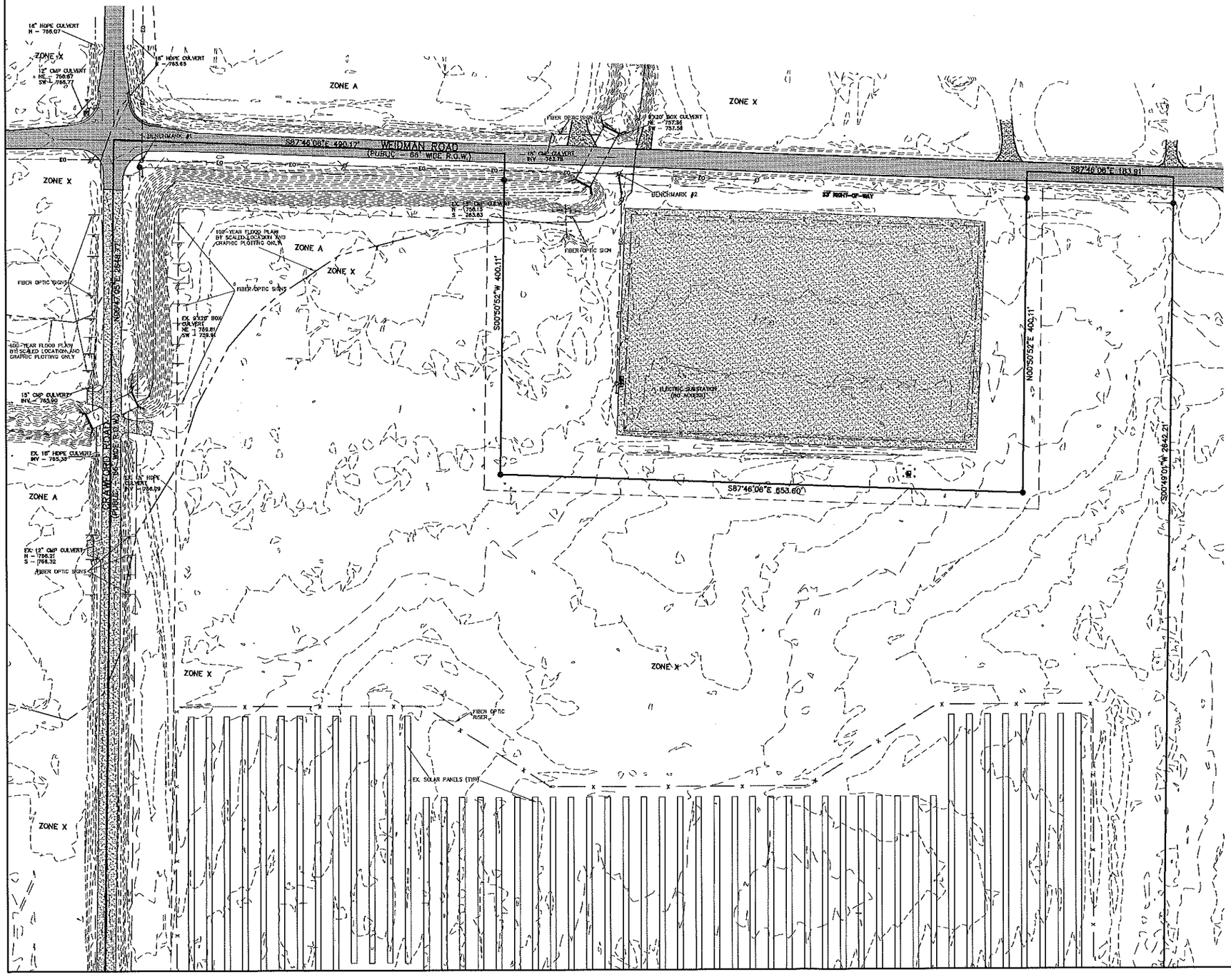
ISABELLA WINDMILL LAYDOWN
SITE PLAN

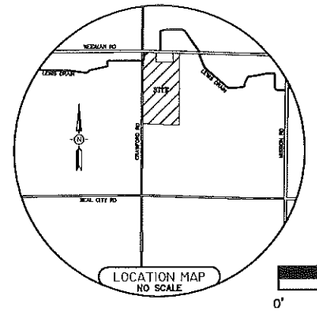
SCALE: 1"= 50'	DESIGNER: GAP	APPROVED BY: GAP
DATE: 11-19-25	PROJECT MGR. GAP	SHEET 1 OF 6
AUTHORIZED BY: GRATIOT RENEWABLE ENERGY CENTER		JOB #: E-104698

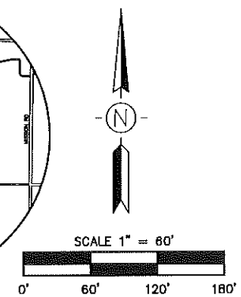
ISABELLA WINDMILL LAYDOWN

FOR: **WARDS EXCAVATING, LLC**

"VACANT – E. WEIDMAN ROAD, ROSEBUSH, MI 48878"







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TAX ID# 09-022-10-003-01

STATE OF MICHIGAN
GREGORY A. PETRU
ENGINEER NO. 50958
LICENSED PROFESSIONAL ENGINEER

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1-7-26 SITE PLAN SUBMITTAL
1-30-26 SITE PLAN SUBMITTAL

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
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ISABELLA WINDMILL LAYDOWN
EXISTING CONDITIONS PLAN

SCALE: 1"= 50'	DESIGNER: GAP	APPROVED BY: GAP
DATE: 11-19-25	PROJECT MGR. GAP	SHEET 2 OF 6
AUTHORIZED BY: GRATIOT RENEWABLE ENERGY CENTER		JOB #: E-104698

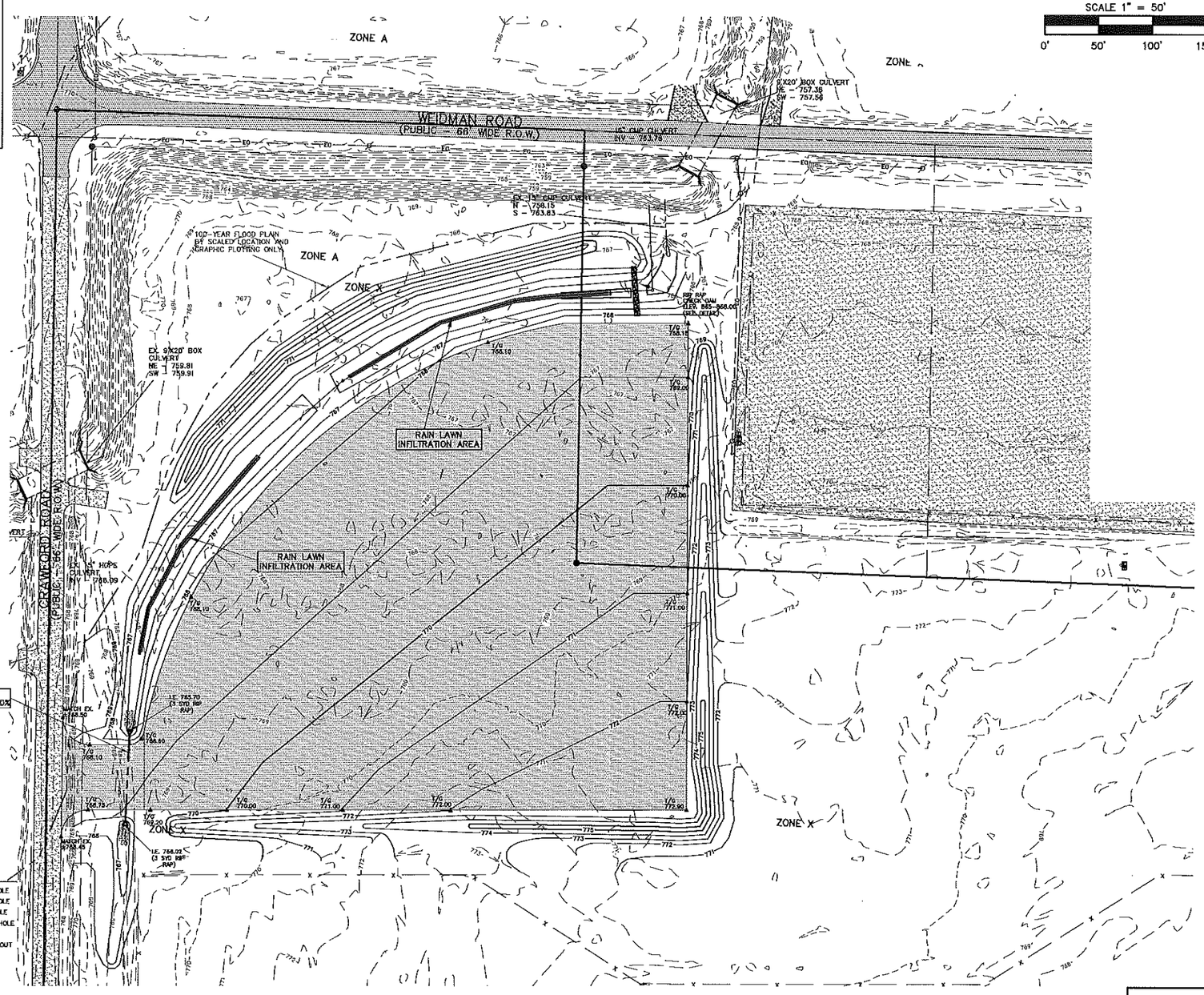
ISABELLA WINDMILL LAYDOWN

ISABELLA TOWNSHIP, ISABELLA COUNTY, MICHIGAN

STORMWATER SUMMARY:

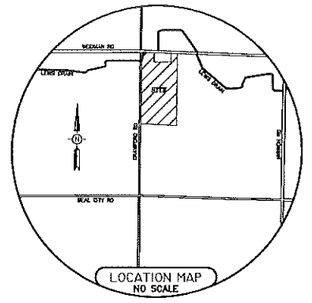
THE PROPOSED GRAVEL STORAGE AREA IS PROPOSED TO SHEET DRAIN TO THE NORTHWEST TO A RAINLAWN INFILTRATION TRENCH (WITH AN UNDERDRAIN IN IT). THIS WILL ENCOURAGE THE RUNOFF TO INFILTRATE THROUGH THE STONE MEDIA.

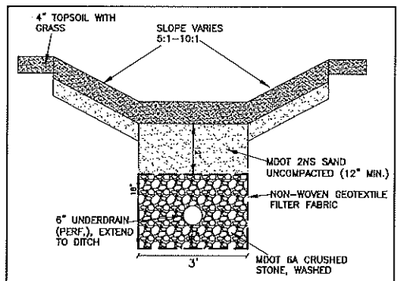
THIS AREA ALSO PROVIDES PONDING VOLUME FROM ELEVATION 865 TO 868. THE INFILTRATION TRENCH WILL HAVE AN UNDERDRAIN OUTLET TO THE COUNTY DRAIN AND ALSO AN OVERFLOW AT THE NORTHEAST CORNER. THE OVERFLOW WOULD THEN DISCHARGE TO AN EXISTING 15" STORM PIPE.



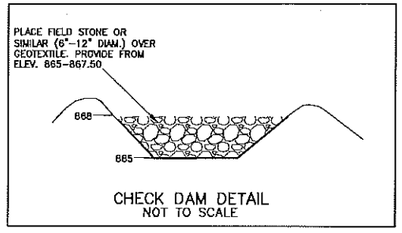
SCALE 1" = 50'

0' 50' 100' 150'





RAIN LAWN INFILTRATION AREA
NOT TO SCALE



CHECK DAM DETAIL
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ISABELLA WINDMILL LAYDOWN
STORM & GRADING PLAN

SCALE: 1"= 50'	DESIGNER: CAP	APPROVED BY: CAP
DATE: 11-19-25	PROJECT MGR. CAP	SHEET 3 OF 6
AUTHORIZED BY: GRATIOT RENEWABLE ENERGY CENTER		JOB #: E-104698

ISABELLA WINDMILL LAYDOWN

ISABELLA TOWNSHIP, ISABELLA COUNTY, MICHIGAN

SOIL EROSION CONTROL NOTES:

1. ALL SOIL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH ISABELLA COUNTY DRAIN COMMISSION'S REQUIREMENTS AND PROJECT SPECIFICATIONS.
2. ANY EROSION OR SEDIMENT FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT BE ALLOWED TO COLLECT ON ANY OFF-SITE AREAS, OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
3. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO OR AT COMMENCEMENT OF CONSTRUCTION ACTIVITY. NO SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SWALES, DITCHES AND OTHER EARTH CHANGES HAVE BEEN ESTABLISHED.
4. DUST CONTROL WILL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE CONTRACTORS. SPRINKLING TANK TRUCKS SHALL BE AVAILABLE AT ALL TIMES TO BE USED ON HAUL ROUTES OR OTHER PLACES WHERE DUST BECOMES A PROBLEM.
5. SEDIMENT @ C.B.'s SHALL BE REMOVED AFTER EVERY STORM. SEEDING OF EXPOSED AREAS SHALL BE COMPLETED WITHIN 5 DAYS OF FINAL GRADING.
6. ALL DISTURBED AREAS WILL RECEIVE PERMANENT EROSION CONTROL WITHIN 5 DAYS OF FINAL GRADING. AREAS NOT STABILIZED SHALL BE DIVERTED TOWARD RETENTION/SEDIMENT BASINS.
7. WEATHER AND UNFORESEEN DELAYS MAY RESULT IN EXTENSION OF CONSTRUCTION SCHEDULE.
8. SITE DEVELOPMENT CONTRACTOR SHALL INSPECT SOIL EROSION CONTROL MEASURES ON A DAILY BASIS, MORE OFTEN IF NECESSARY. ANY NEEDED REPAIRS SHALL BE PROMPTLY MADE.
9. SITE DEVELOPMENT CONTRACTOR SHALL MEET WITH SOIL EROSION ENFORCEMENT OFFICER PRIOR TO START OF WORK.
10. ALL DISTURBANCE SHALL BE KEPT AT LEAST 25' FROM WATER FEATURES LEAVING AN UNDISTURBED VEGETATION BUFFER, UNLESS ADDITIONAL SESC MEASURES ARE PROPOSED AND APPROVED BY ISABELLA COUNTY DRAIN COMMISSION'S.
11. EACH DISTURBANCE ADJACENT TO WETLANDS, INLAND STREAMS & LAKES, OR ADJACENT TO SLOPES GREATER THAN 6% SHALL BE TOPSOILED, SEEDED, AND EROSION CONTROL MATTING APPROPRIATE FOR THE SLOPE CONDITIONS INSTALLED, WITHIN 3 DAYS OF FINAL GRADING OR FINAL ACTIVITY OF THOSE AREAS.
12. STOCK PILE AREAS SHALL BE LOCATED GREATER THAN 25' FROM WETLANDS & INLAND STREAMS & LAKES, AND AT LEAST 25' FROM PROPERTY LINES.
13. WATER FROM DEWATERED AND OTHER EXCAVATIONS SHALL BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENT FROM THE WATER.
14. THE PROJECT SITE IS NOT WITHIN 500 FT. OF A STREAM, LAKE OR DRAINAGE CHANNEL.
15. ANY DEBRIS, MUD/DIRT ON ANY PAVED AREA RESULTING FROM CONSTRUCTION TRAFFIC SHALL BE CLEANED AND/OR SWEPT IN A PROMPT MANNER.
16. REMOVE EXCESS SOIL FROM THE SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.

SEQUENCE OF CONSTRUCTION

1. INSTALL ALL TEMPORARY SILT FENCE PER PLAN AND AS SHOWN ON DETAIL
2. USE CONSTRUCTION ENTRANCE'S AS SHOWN ON PLAN FOR CONSTRUCTION ENTRANCE/EXIT.
3. INSTALL INLET PROTECTION FABRIC DROPS BETWEEN THE FRAME AND COVER OF ALL EXISTING YARD BASINS OR INLETS WHICH MAY BE SUSCEPTIBLE TO SEDIMENT EROSION FROM THE PROPOSED CONSTRUCTION AS SHOWN IN THESE PLANS.
4. WHILE MAINTAINING A VEGETATIVE BUFFER WHENEVER POSSIBLE STRIP AND STOCKPILE TOPSOIL ABOVE AREAS OF PROPOSED EXCAVATION OR GRADING FOR LATER USE ON SITE. PLACE STOCKPILED TOPSOIL IN AREAS WHICH ARE NEITHER SUBJECT TO NOR ALONG STEEP SLOPES. SEED AND MULCH STOCKPILES IMMEDIATELY TO PREVENT HIGH RUNOFF WIND BLOWN SEDIMENT POLLUTION AND EXCESSIVE DUST.
5. EXCAVATE FOR PROPOSED BUILDING, SIDEWALKS & UTILITIES CONSTRUCTION AS NECESSARY. DO NOT EXPOSE AREAS FAR IN ADVANCE OF THE PROPOSED CONSTRUCTION FOR THAT AREA. REMOVE AND SCARIFY EXPOSED SURFACES TO REDUCE RUNOFF VELOCITY AND SEDIMENTATION. MAINTAIN VEGETATION WHENEVER POSSIBLE TO PROVIDE A NATURAL BUFFER.
6. TOPSOIL, SEED, FERTILIZE AND MULCH ALL EXPOSED AREAS AS SOON AS FEASIBLE TO PROTECT AND RESTORE PERMANENT VEGETATION.
7. WATER EXPOSED GROUND REGULARLY TO CONTROL AIRBORNE PARTICULATE MATTER.
8. THE SOIL EROSION PERMITTEE IS RESPONSIBLE FOR ENSURING THAT ALL PERMANENT AND TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS ARE INSTALLED CORRECTLY AND MAINTAINED UNTIL PERMANENT VEGETATION IS REESTABLISHED IN ALL EXPOSED AREAS.
9. THE SITE WILL BE PERIODICALLY INSPECTED BY ISABELLA COUNTY DRAIN COMMISSION'S. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE RULES AND REGULATIONS OF THAT OFFICE
10. UPON FINAL APPROVED INSPECTION OF THE COMPLETED CONSTRUCTION BY ALL REVIEWING AGENCIES, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
11. ANY CONSTRUCTION ACCESS ROAD WALL BE PROTESTED WITH CRUSHED STONE OR CRUSHED CONCRETE, AGGREGATE SIZE 1"-2".

CONSTRUCTION SCHEDULE & SEQUENCING:	2025 NOVEMBER	2025 DECEMBER	2026 JANUARY	2026 FEBRUARY	2026 MARCH	2026 APRIL	2026 MAY	2026 JUNE	2026 JULY	2026 AUGUST	2026 SEPTEMBER	2026 OCTOBER
PLACE AND MAINTAIN TEMPORARY EROSION CONTROLS					X	X	X	X				
TOPSOIL STRIPPING & STOCKPILING					X	X	X					
DEMOLITION AND ON-SITE UTILITIES CONSTRUCTION					X	X	X					
SITE GRADING & EARTHWORK					X	X	X					
PARKING AND STORAGE CONSTRUCTION					X	X	X	X				
TOPSOIL SPREADING						X	X	X				
PERMANENT SEEDING						X	X	X				
FINAL INSPECTIONS & REMOVE TEMPORARY EROSION CONTROLS							X	X				

LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SAN. M.H.
- PROPOSED STORM M.H.
- PROPOSED C.B.
- PROPOSED GRADES
- PROPOSED FIRST FLOOR ELEV. (F.F. 800.00)
- PROPOSED TOP OF CURB ELEV. (▲T/C 800.00)
- PROPOSED TOP OF GROUND ELEV. (▲T/G 800.00)
- PROPOSED TOP OF PAVT ELEV. (▲T/P 800.00)
- PROPOSED TOP OF WALK ELEV. (▲T/W 800.00)
- DENOTES S.E.S.C. KEYING SYSTEM

EX. LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = SANITARY SEWER
- = STORM SEWER
- = WATER LINE
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCHBASIN
- = SANITARY CLEANOUT
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- = LIGHT POLE
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- = UTILITY PEDESTAL
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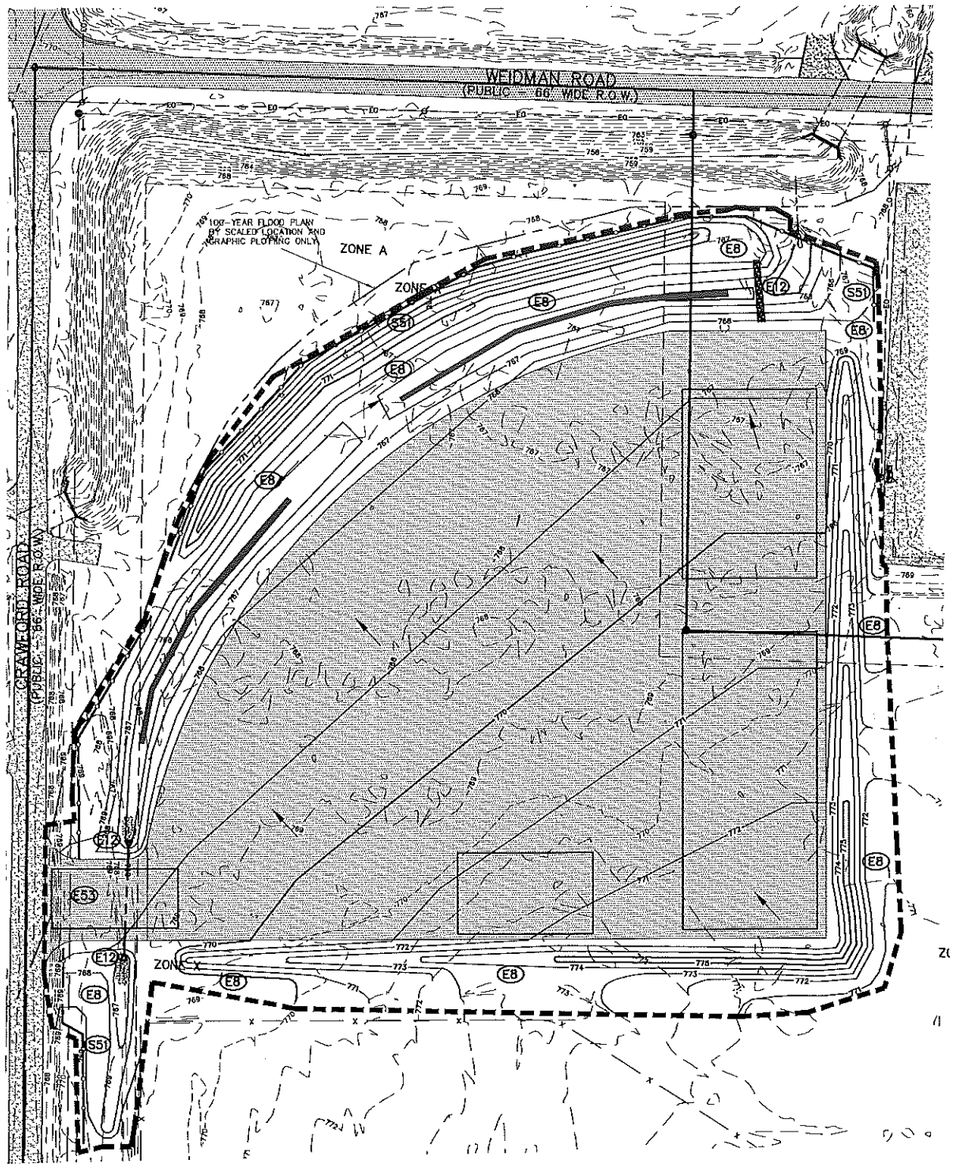
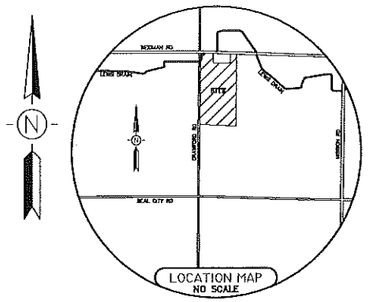
- = HANDHOLE
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SIGN
- = POST
- = AIR CONDITIONING UNIT



SCALE 1" = 50'

0' 50' 100' 150'



SOIL TYPE:
23B – Ithoca LOAM, 0–4% slopes
24 – Ziegenfuss loam
102A – Selfridge loamy sand, 0–3% slopes

TOTAL ACRES = 74.561 ACRES
AREA DISTURBED = 7.663 ACRES

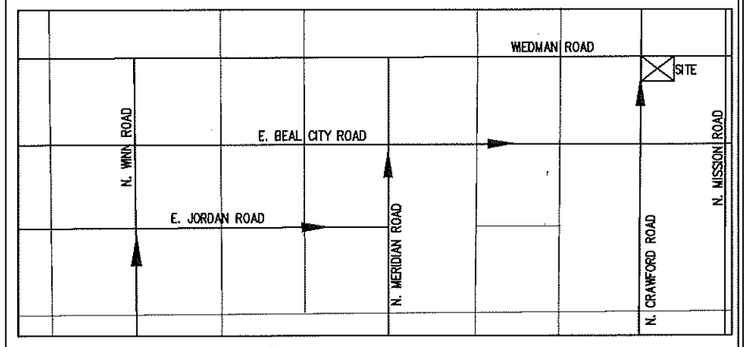
DENOTES EXISTING DRAINAGE FLOW ⟹

DENOTES PROPOSED DRAINAGE FLOW ⟶

SILT FENCE (TYP.)

LIMITS OF EARTH DISTURBANCE (TYP.)

TRUCK ROUTE MAP



NOTE: ALL PLAN/DELIVERY ROUTES WILL COME FROM THE SOUTH FROM CRAWFORD ROAD.

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

S-E-S-C KEYING SYSTEM

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
E12	RIPRAP		Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S5B	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

BENCHMARKS

BENCHMARK #1 ELEV. = 771.14 (NAVD88)
PK NAIL, NORTH SIDE OF UTILITY POLE, SOUTHEAST QUADRANT OF WEIDMAN AND CRAWFORD ROADS, ±8' SOUTH OF EDGE OF ASPHALT OF WEIDMAN ROAD, ±13' EAST OF EDGE OF ASPHALT OF CRAWFORD ROAD

BENCHMARK #2 ELEV. = 770.28 (NAVD88)
PK NAIL, WEST SIDE OF UTILITY POLE, SOUTH OF WEIDMAN ROAD, 10' WEST OF GRAVEL DRIVE TO SUBSTATION, ±8' SOUTH OF EDGE OF ASPHALT OF WEIDMAN ROAD

TAX ID# 09-022-10-003-01

STATE OF MICHIGAN
GREGORY A. PETRU
ENGINEER NO. 50958
LICENSED PROFESSIONAL ENGINEER

REVISIONS
11-19-25 PRELIMINARY SITE PLAN
1-7-26 SITE PLAN SUBMITTAL
1-30-26 SITE PLAN SUBMITTAL

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

ISABELLA WINDMILL LAYDOWN
SOIL EROSION & CONTROL PLAN

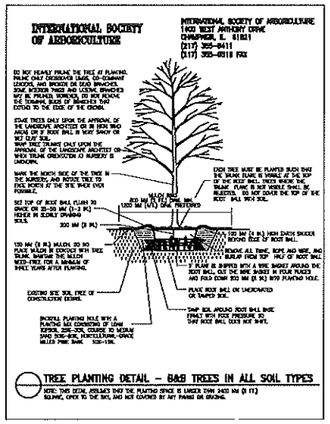
SCALE: 1"= 50'	DESIGNER: GAP	APPROVED BY: GAP
DATE: 11-19-25	PROJECT MGR. GAP	SHEET 4 OF 8
AUTHORIZED BY: GRATIOT RENEWABLE ENERGY CENTER		JOB #: E-104698

ISABELLA WINDMILL LAYDOWN

ISABELLA TOWNSHIP, ISABELLA COUNTY, MICHIGAN

PLANT LIST

QUANT.		COMMON NAME	BOTANICAL NAME	SIZE	ROOT
EVERGREENS					
5	JV	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	5'-6' HT.	B & B
6	PO	SERBIAN SPRUCE	PICEA OMRIKA	8' HT.	B & B
6	PS	EASTERN WHITE PINE	PINUS STROBUS	8' HT.	B & B
5	CL	LEYLAND CYPRESS TREE	CUPRESSUS X LEYLANDII	5'-6' HT.	B & B
TALL GRASSES					
63	KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GALLON	



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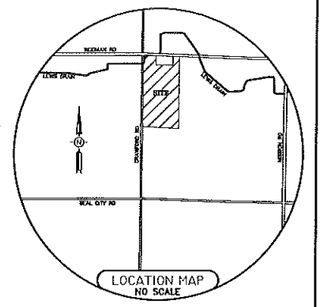

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LEGEND

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ISABELLA WINDMILL LAYDOWN
LANDSCAPING PLAN

SCALE: 1"= 50'	DESIGNER: GAP	APPROVED BY: GAP
DATE: 11-19-25	PROJECT MGR. GAP	SHEET 5 OF 6
AUTHORIZED BY: GRATIOT RENEWABLE ENERGY CENTER		JOB #: E-104698

(E8) PERMANENT SEEDING SPECIFICATIONS

When
- To finalize stabilization of temporary seeding areas or when an area needs permanent stabilization following completion of construction. Also used when vegetative establishment can correct existing soil erosion or sedimentation problem.
- Within 5 days of final grade.

Why
- To stabilize soil and prevent or reduce soil erosion/sedimentation problems from developing.

Where
- Used on construction and earth change sites which require permanent vegetative stabilization.

How
1. Review SESC plan and construction phasing to identify areas in need of permanent vegetative stabilization.
2. Select perennial grass and ground cover for permanent cover.
3. Seed mixes vary. However, they should contain native species.
4. Seed mixes should be selected through consultation with a certified seed provider and with consideration of soil type, light, moisture, use applications, and native species content.
5. Soil tests should be performed to determine the nutrient and pH levels in the soil. The pH may need to be adjusted to between 6.5 and 7.0.
6. Prepare a 3–5" deep seedbed, with the top 3–4" consisting of topsoil.
7. Slopes steeper than 1:3 should be roughened.
8. Apply seed as soon as possible after seedbed preparation. Seed may be broadcast by hand, hydroseeding, or by using mechanical drills.
9. Mulch immediately after seeding.
10. Dormant seed mixes are for use after the growing season, using seed which lies dormant in the winter and begins growing as soon as site conditions become favorable.

STANDARD SYMBOL

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

PERMANENT SEEDING SPECIFICATIONS (E8)

How (cont.)
11. Protect seeded areas from pedestrian or vehicular traffic.
12. Divert concentrated flows away from the seeded area until vegetation is established.

Maintenance
- Inspect weekly and within 24 hours following each rain event in the first few months following installation to be sure seed has germinated and permanent vegetative cover is being established.
- Add supplemental seed as necessary.

Limitations
- Seeds need adequate time to establish.
- May not be appropriate in areas with frequent traffic.
- Seeded areas may require irrigation during dry periods.
- Seeding success is site specific, consider mulching or sodding when necessary.

PERMANENT SEEDING SPECIFICATION
SEED ALL DISTRUBED AREAS WITH THE FOLLOWING SEED MIXTURE OR APPROVED EQUAL. MICHIGAN GREEN – 15% BLUEGRASS, 40% FESCUE, 45% RYEGRASS
APPLY AT A RATE OF 5 LBS./1000 SF

–APPLY SILT STOP OR APPROVED TACKIFIER TO SEED MIX.

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

(E8) PERMANENT SEEDING

Planting Zones	Lower Peninsula (South of T20N) Zone 1	Lower Peninsula (North of T20N) Zone 2	Upper Peninsula Zone 3
Seeding Window Permanent Seeding	4/15 – 10/10	5/1 – 10/1	5/1 – 9/20
Seeding Window Dormant Seeding*	11/15 – Freeze	11/01 – Freeze	11/01 – Freeze

Source: Adapted from MDOT Interim 2003 Standard Specifications for Construction

	Zone 1 Lower Peninsula (South of U.S. 10)	Zone 2 Lower Peninsula (North of U.S. 10)	Zone 3 Upper Peninsula
Seeding Dates (with Irrigation or Mulch)	4/1 – 8/1	5/1 – 9/20	6/1 – 8/10
Seeding Dates (w/o Irrigation or Mulch)	4/1 – 5/20 or 8/10 – 10/1	5/1 – 6/10 or 8/1 – 9/20	5/1 – 6/15 or 8/1 – 8/20
Dormant Seeding Dates*	11/1 – Freeze	10/25 – Freeze	10/25 – Freeze

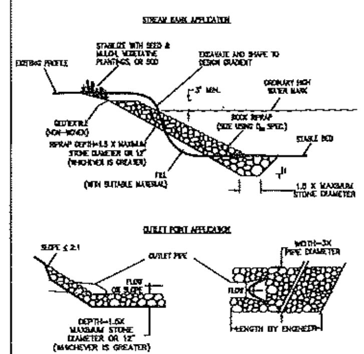
Source: Adapted from USDA NRCS Technical Guide #342 (1999)

* Dormant seeding is for use in the late fall after the soil temperature remains consistently below 50°F, prior to the ground freezing. This practice is appropriate if construction on a site is completed in the fall but the seed was not planted prior to recommended seeding dates. No seed germination will take place until spring. A cool season annual grass may be added in an attempt to have some fall growth.

- Mulch must be used with dormant seed.
- Do not seed when the ground is frozen or snow covered.
- Do not use a dormant seed mix on grassed waterways.

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

(E12) RIPRAP



STANDARD SYMBOL

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

RIPRAP SPECIFICATIONS (E12)

When
- When concentrated water flows have the potential to create scour, down-cutting, or lateral cutting.

Why
- To prevent loss of land or damage to utilities or structures. In aquatic applications, riprap is used to control channel meander and maintain capacity, protect against wave attack, and reduce sediment load.

Where
- In natural or constructed channels with areas susceptible to erosion from the action of water, ice, or debris, or to damage by livestock or vehicular traffic.
- In shoreline areas where the erosion problem may be solved through simple structural measures.
- On slopes with profiles measuring 1:1.5 or less.

How
1. Review subject site to identify areas subject to concentrated flows or wave/current attack.
2. The appropriateness and extent of riprap placement is site specific and should be determined in the field.
3. The area under review for riprap placement must be shaped and contoured appropriately by grading prior to material placement.
4. Non-woven geotextile fabric should be installed prior to riprap placement, with upper end and toe end of fabric buried or anchored to prevent movement.
5. Riprap placement should be started at a stabilized location and ended at a stabilized or contoured point.
6. Material selected for riprap should be hard, angular, and resistant to weathering. Appropriate material size depends on expected water energy and intended function of the material.

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

(E12) RIPRAP SPECIFICATIONS

How (cont.)
7. Riprap mixture should be an even mixture of stone sizes based on the average, or D_{50}. This means 50% of the stone, by size, will be larger than the diameter specified, and 50% will be smaller than the size specified. The diameter of the largest stone should not be more than 1.5 times the D_{50} stone size.
8. See table on the following page for typical riprap stone sizes.
9. Rock shall be placed so that larger rocks are uniformly distributed and in contact with one another. Smaller rocks should fill the voids.
10. When in contact with moving water, riprap will tie into a stable bank at the downstream end and will be keyed into the bank at the upstream end. Riprap should extend 3 ft. above the ordinary high water mark or to the top of the bank on short slopes. Extend riprap a minimum 10 ft. beyond active erosion area.

Maintenance
- All installations should be inspected immediately after the first rainfall to confirm the stability of the placed material. Follow-up inspections should occur regularly and provisions made for prompt repair if needed.

Limitations
- Area is cleared prior to the addition of riprap, therefore no areas are preserved with native vegetation.

SIZE OF TYPICAL RIPRAP STONES

Weight (lbs.)	Average Spherical Diameter (in.) D_{50}	Typical Rectangular Shape Length (in.)	Typical Rectangular Shape Width, Height (in.)
[illegible]	[illegible]	[illegible]	[illegible]

Source: Adapted from USDA NRCS

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

SILT FENCE SPECIFICATIONS (S51)

When
- A temporary measure for preventing sediment movement.

Why
- Used to prevent sediment suspended in runoff from leaving an earth change area.

Where
- Use adjacent to critical areas, wetlands, base of slopes, and watercourses.

How
1. Install parallel to a contour.
2. The silt fence should be made of woven geotextile fabric.
3. Silt fence should accommodate no more than 1/2 to 1 acre of drainage per 100' of fence and on slopes less than 1:2 (v:h).
4. Dig a 6" trench along the area where the fence is to be installed.
5. Place 6" of the silt fence bottom flap into the trench.
6. Backfill the trench with soil and compact the soil on both sides. Create a small ridge on the up-slope side of the fence.
7. Install wooden stakes 6 – 10' apart and drive into the ground a minimum of 12".
8. Staple the geotextile fabric to the wooden stakes.
9. Join sections of silt fence by wrapping ends together (See drawing).

Maintenance
- Inspect frequently and immediately after each storm event. Check several times during prolonged storm events. If necessary, repair immediately.
- If the sediment has reached 1/3 the height of the fence, the soil should be removed and disposed of in a stable upland site.
- The fence should be re-installed if water is seeping underneath it or if the fence has become ineffective.
- Silt fence should be removed once vegetation is established and up-slope area has stabilized.

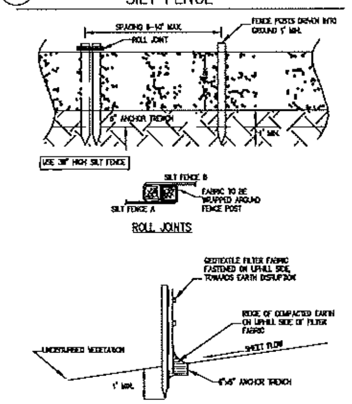
MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

(S51) SILT FENCE SPECIFICATIONS

Limitations
- Silt fence may cause temporary ponding and could fail if too much water flows through the area.
- Do not use in areas with concentrated flows.
- Chance of failure increases if fence is installed incorrectly or if sediment accumulation is not removed.

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

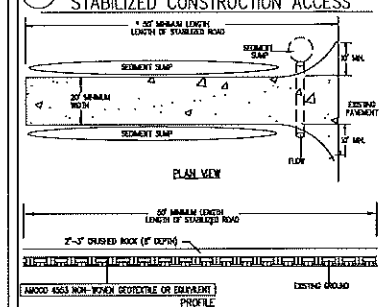
(S51) SILT FENCE



STANDARD SYMBOL

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

(S53) STABILIZED CONSTRUCTION ACCESS



NOTES:
1. Establish stabilized construction entrance prior to the initiation of site construction activities.
2. Care should be taken to prevent material movement into adjacent wetlands/waterbodies.
3. Care should be taken to maintain existing roadside drainage via culvert installation, with sediment sump placed downflow of culvert.

STANDARD SYMBOL

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

STABILIZED CONSTRUCTION ACCESS SPECIFICATIONS (S53)

Maintenance (cont.)
- Sediment deposited on public rights-of-way shall be removed immediately and returned to the construction site.
- If soils are such that washing of tires is required, it shall be done in a wash rock area, stabilized with stone, immediately prior to the construction access stabilized corridor.
- At the project completion, rock access road should be removed and disposed of unless utilized as subgrade for final road.

Limitations
- Effectiveness limited, sediment may be tracked onto roads requiring additional action.

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

STABILIZED CONSTRUCTION ACCESS SPECIFICATIONS (S53)

When
- Construction traffic is expected to leave a construction site.
- Stabilization of interior construction roads is desired.

Why
- To minimize tracking of sediment onto public roadways and to minimize disturbance of vegetation.

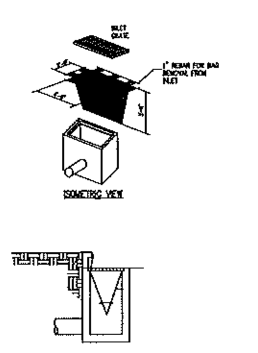
Where
- Stabilized construction entrances shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must be routed over the rock ingress/egress corridor.

How
1. Stabilized construction access road should be established at the onset of the construction activities and maintained in place for the duration of the construction project.
2. Installation of this practice should be the responsibility of the site clearing or excavating contractor.
3. Access location should be cleared of woody vegetation.
4. Non-woven geotextile fabric shall be placed over the existing ground prior to placing stone.
5. Access size should be a minimum of 50'. (30' for single residence lot).
6. Access width should be 12' minimum, flared at the existing road to provide a turning radius.
7. Crushed aggregate (2" to 3"), or reclaimed or recycled concrete equivalent, shall be placed at least 6" deep over the length and width of the ingress/egress corridor.

Maintenance
- Periodic inspection and needed maintenance shall be provided after each rain event.
- Stabilized entrances shall be repaired and rock added as necessary.

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

(S58) INLET PROTECTION – FABRIC DROP



STANDARD SYMBOL

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

INLET PROTECTION – FABRIC DROP SPECIFICATIONS (S58)

When
- When sediment laden stormwater requires treatment before entering a stormwater drainage system.

Why
- To prevent sediment from entering stormwater systems.

Where
- Use in or at stormwater inlets, especially at construction sites or in streets.

How
1. A filter fabric bag is hung inside the inlet, beneath the grate.
2. Replace grate, which will hold bag in place.
3. Anchor filter bag with 1" rebar for removal from inlet.
4. Flaps of bag that extend beyond the bag can be buried in soil in earth areas.

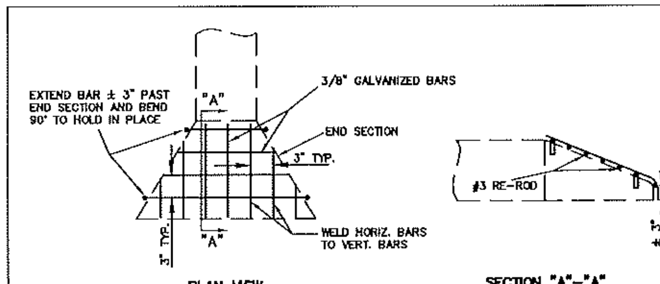
Maintenance
- Drop inlet filters should be inspected routinely and after each major rain event.
- Damaged filter bags should be replaced.
- Clean and/or replace filter bag when 1/2 full.
- Replace clogged fabric immediately.
- If needed, initiate repairs immediately upon inspection.
- Remove entire protective mechanism when upgradient areas are stabilized and streets have been swept.

Limitations
- Can only accommodate small flow quantities.
- Requires frequent maintenance.
- Ponding may occur around storm drains if filter is clogged.

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

** REMOVE ANY POOR SOILS AND REPLACE WITH CL II SAND. WHERE FILLING IS REQUIRED TO MEET GRADE USE CL II SAND OR APPROVED FILL MATERIAL.

GRAVEL SECTION



DETAIL FOR RODENT GUARD ON END SECTION
NO SCALE

TAX ID# 09-022-10-003-01

STATE OF MICHIGAN – GREGORY A. PETRU – ENGINEER NO. 50958 – LICENSED PROFESSIONAL ENGINEER

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ISABELLA WINDMILL LAYDOWN
DETAIL PLAN

SCALE: 1"= 50'	DESIGNER: GAP	APPROVED BY: GAP
DATE: 11-19-25	PROJECT MGR. GAP	SHEET 6 OF 6
AUTHORIZED BY: GRATIOT RENEWABLE ENERGY CENTER		JOB #: E-104698