



City of  
Jonesville

265 E. Chicago Street • Jonesville • MI 49250

(517) 849-2104 Ph  
(517) 849-9037 Fx  
[www.jonesville.org](http://www.jonesville.org)  
[manager@jonesville.org](mailto:manager@jonesville.org)

**CITY OF JONESVILLE  
PLANNING COMMISSION AGENDA  
DECEMBER 11, 2019, 7:00 p.m.  
CITY HALL**

- 1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE**
- 2. PUBLIC COMMENT**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
  - A. November 13, 2019 Meeting
- 5. PUBLIC HEARING AND SUBSEQUENT ACTION**
  - A. None
- 6. NEW BUSINESS**
  - A. Site Plan Review – Request from Consumers Energy to construct an approximately 6,800 square foot maintenance and operations building on the property located at 701 Beck Street
- 7. OTHER BUSINESS**
  - A. Project Updates
- 8. ADJOURNMENT - Next meeting Wednesday, January 8, 2020 at 7:00 pm**

**CITY OF JONESVILLE  
PLANNING COMMISSION  
Minutes of November 13, 2019**

A City of Jonesville Planning Commission meeting was held on Wednesday, November 13, 2019 at the Jonesville City Hall. Chairman Mike Venturini called the meeting to order at 7:00 p.m.

Present: Mike Venturini, Jerry Drake, Christine Bowman, Annette Sands, Charles Crouch and Jim Taipalus.

Absent: Jim Ackerson

Also Present: Manager Jeff Gray

The Pledge of Allegiance was led by Jerry Drake followed by a moment of silence.

There were no public comments.

Clerk Means administered the Oath of Office to Jim Taipalus who was appointed in April to fill a vacancy on the Planning Commission.

A motion was made by Annette Sands and supported by Charles Crouch to approve the agenda as presented. All in favor. Absent: Jim Ackerson. Motion carried.

Christine Bowman made a motion to approve the Planning Commission minutes of September 11, 2019. Jerry Drake supported the motion. All in favor. Absent: Jim Ackerson. Motion carried.

A motion was made by Jerry Drake and supported by Charles Crouch to recommend to City Council to reappoint Mike Venturini, Jerry Drake and Jim Ackerson to three-year terms to continue service on the Planning Commission. All in favor. Absent: Jim Ackerson. Motion carried.

Christine Bowman made a motion and was supported by Jerry Drake to approve the 2020 calendar as presented, which includes one modification of moving the regular meeting date on Wednesday, November 11, 2020 (Veteran's Day) to Tuesday, November 10, 2019 at 7:00 p.m. All in favor. Absent: Jim Ackerson. Motion carried.

Manager Gray provided a Michigan Economic Development Corporation Redevelopment Ready Communities update. In December of 2018 the MEDC RRC presented a baseline assessment of the City's development readiness to City Council. A copy of this assessment can be viewed on the City's website. Manager Gray provided an overview of the dashboard and the status of tasks.

The Planning Commission provided to Manager Gray positive feedback from the PA 57 Informational Meeting which was held on October 21, 2019 at the Jonesville Police Department.

Manager Gray provided updates on Christmas in Jonesville, which will be held Friday, December 6<sup>th</sup> thru Sunday, December 8<sup>th</sup>, MDOT traffic signal project, Klein Tool building, Site Plan Review for Consumers Energy, Biggby Coffee, and Leaf Pick up.

The meeting was adjourned at 7:38 p.m.

Submitted by,


Cynthia D. Means  
Clerk



# City of Jonesville

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(517) 849-2104 Ph  
(517) 849-9037 Fx  
www.jonesville.org  
manager@jonesville.org

To: Jonesville Planning Commission  
From: Jeffrey M. Gray, City Manager   
Date: December 5, 2019  
Re: Manager Report and Recommendations – December 11, 2019 Planning Commission Meeting

## 6. A. Site Plan Review – Consumers Energy – 701 Beck Street

[Action]

<b>Owner/Applicant:</b>	Consumers Energy
<b>Property Location:</b>	701 Beck Street
<b>Request:</b>	Construct a 6,766 square foot operations and maintenance building, with associated site improvements

The property is located on the east side of Beck Street, south of the former HTM building. The property location is illustrated in the attached site plan drawings. Larger copies of the plans are available for viewing at City Hall.

The property is about 4.46 acres in area and 250 feet wide. Zoning and land use on the property and surrounding properties are as follows:

	<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property</b>	I-1 (Light Industrial)	Material Storage
<b>North</b>	I-1 (Light Industrial)	Vacant Industrial Building
<b>South</b>	I-1 (Light Industrial)	Residential
<b>East</b>	I-1 (Light Industrial)	Railroad/City Property
<b>West</b>	I-1 (Light Industrial)	Undeveloped

### Use Requirements:

The building is considered an Essential Public Building in the Zoning Ordinance. It is an allowed use in the I-1 (Light Industrial) district. It is subject to meeting the conditions listed in Section 14.09(T) of the Ordinance. A copy of these conditions is attached for reference. The conditions are met, except that screening is required to the residence located to the south of the property. The applicant has proposed evergreen screening along the parking lot, but there is a section of open fence south of the proposed building. The applicant has proposed an amendment to the landscaping plan to adjust the fence location and continue the trees along the property line to provide the required screening.

### Additional Site Plan Requirements:

Site improvements are illustrated on Sheet C-4.0 of the attached site plan drawings.

Parking – Sufficient parking is proposed to support the proposed use. A minimum of 12 parking spaces are required by Ordinance; 21 are provided.

Signs – The proposed ground sign is shown on the plans. The proposed sign meets the area and setback requirements of the ordinance. The overall height of the sign is shown at 6 feet-4 inches. The overall height will need to be reduced slightly to comply with the height limit of 6 feet. All signs are subject to a City Zoning Permit prior to installation.

Landscaping – In addition to the minimum requirements of the ordinance, the applicant is proposing a comprehensive landscaping package that will enhance the appearance of the property from the street and provide the appropriate screen to the adjacent residential property (see Sheet L-1.0 and amendment)

**Utilities:**

The applicant will be upgrading the water service from 1-inch to 1.5 inches. The previous service will need to be disconnected from the main at the time of construction. The proposed sewer service is subject to review of the City's Wastewater Superintendent. Storm drainage improvements are proposed to the site, including expansion of the on-site storm water detention area. There is significantly less pavement and other impervious surface on site than the previous use of the property for the company's operations. The storm drainage plan has been reviewed and determined to be appropriate for the proposed use.

Beck Street is under the jurisdiction of the Michigan Department of Transportation (MDOT). Improvements to the driveway will be subject to MDOT review and approval.

**Recommended Action:**

Site Plans are subject to the review standards listed in Section 15.05 of the Zoning Ordinance. A copy of these standards is attached. Staff would recommend a finding that the site plan meets the minimum requirements of the Ordinance, provided that conditions are addressed related to screening, signs and utilities. We appreciate the applicant's attention to ordinance requirements and willingness to adjust the plans to meet ordinance standards.

Based on the analysis above, staff would recommend that the Planning Commission consider the following motion:

A motion to approve the Site Plan Review request from Consumers Energy, for an operations and maintenance building, and associated site improvements, on the property located at 701 Beck Street. Approval is based on the plans prepared by PEA, Inc. (job # 2019-428), dated November 11, 2019, with a finding that the plan meets the Review Standards listed in Section 15.05 of the Zoning Ordinance. Approval is subject to the following conditions:

1. The applicant shall provide a revised plan showing the amended landscaping screen, prior to issuance of a building permit.
2. The applicant shall reduce the overall height of the freestanding sign to a maximum of 6 feet and obtain a Zoning Permit from the City prior to installation of wall or freestanding signs.
3. Water and sewer connections shall be subject to the review and approval of the City.
4. The applicant shall obtain any necessary approvals from the Michigan Department of Transportation (MDOT) prior to work within the right-of-way of Chicago Street/US-12.

*Please refer to the enclosed application materials, Sections 14.09 (T) and 15.05 of the Zoning Ordinance, amended landscape buffer plan, and site plan.*

**7. A. Project Updates**

This section of the agenda is reserved for an update on current and pending projects in the City.

**CITY OF JONESVILLE  
PLANNING COMMISSION  
SPECIAL LAND USE/SITE PLAN REVIEW**  
265 E. Chicago Street  
Jonesville Michigan 49250  
Phone: 517-849-2104 Fax: 517-849-9037

DATE: 11/12/2019

**Applicant:**

Name	David K Neil	Business Name	Consumers Energy
Street Address	One Energy Plaza	Email Address	david.neil@cmsenergy.com
Cell Phone Number	(989) 667-5234	Fax Phone Number	Phone Number

Zoning District: I-1 Light Industrial

Site Plan Review Fee: \$100.00

Special Land Use Fee: \$500.00

**Proposed Use:**

It is hereby requested that the City of Jonesville Planning Commission approve the issuance of a Special Land Use Permit or Site Plan Review for:

Proposed: Consumers Energy operations and maintenance building, parking, drives, stormwater management, water service, sanitary lead, lighting and other site features

**Existing Use of Property:**

Material storage facility, former service center

Proposed Location: Address: 701 Beck Road

Property Tax ID#: 30-21-009-100-022-09-6-3

**Statement of Justification for Requested Action:**

State specifically the reason for this Special Land Use/Site Plan Review Permit request.

Proposing a new operations and maintenance building on former site with new pavement and drive approach.

**Dimensions of Land:**

Width: 250.00 ft.

Length: 726.68 ft.

Acreage: 4.46 acres

Frontage: 250.00 ft.

**Existing Zoning Classification and Zoning of Adjacent Properties:**

Existing zoning: I-1 Light Industrial, Adjacent zoning: I-1 Industrial

Please note that submitted site plans shall include all of the information required in Section 15.03(F) of the Zoning Ordinance.

Signature of Applicant

Date:

11/12/2019

Signature of Property Owner

Date:

11/12/2019

**Official Use Only**

Fee Paid	
Date Paid	
Receipt #	
Date of Hearing:	

**S. Commercial kennels, veterinary hospitals and animal clinics.**

1. The minimum lot size shall be two (2) acres.
2. Buildings wherein animals are kept, dog runs, and/or exercise areas shall not be located nearer than fifty (50) feet to any adjacent occupied dwelling or any adjacent building used by the public.
3. All principal use activities, other than outdoor dog run areas, shall be conducted within a totally enclosed main building, and shall be escape proof by any animals to the extent possible.

**T. Essential public service buildings with storage yards.**

1. Any such buildings shall be generally compatible, with respect to materials and color, with the surrounding neighborhood.
2. Any such building shall comply with the yard setback requirements of the District in which it is located.
3. All storage yards shall be constructed in conformance with the requirements of this Ordinance pertaining to parking areas.
4. All facilities and parking areas shall be effectively screened from adjacent residential properties.

**U. Farm labor housing.**

1. Farm labor housing may be occupied for no more than ten (10) months during one (1) calendar year.
2. Farm labor housing may not be used for the housing of persons not at some time employed by the owner of the farm.
3. The rules, regulations, and standards of the State of Michigan governing the licensing and operation of farm labor housing shall apply where any dwelling is used to house one (1) or more farm labor workers. It is the purpose and intent of this provision to incorporate by reference such rules, regulations, and standards and further to apply the same to the housing of one (1) or more such farm labor workers notwithstanding that such State regulations may have a greater housing unit or farm labor worker threshold.
4. Seasonal dwellings shall be located at least two hundred (200) feet from any public street, at least two hundred (200) feet from any other property line, and four hundred (400) feet from any dwelling of an adjacent property owner.
5. No seasonal dwelling shall have more than one (1) story nor contain more dwelling units than are necessary to meet the needs of the owner of the premises.
6. No seasonal dwelling shall be located between the front entry wall of another seasonal dwelling and a driveway or private roadway serving said other dwelling, and no seasonal dwelling shall be closer than thirty (30) feet to any such drive or roadway.
7. To ensure the health, safety, and welfare of the occupants, all construction shall conform to the most stringent of applicable local, state and federal building codes and health codes and other such codes and ordinances.
8. The premises and all seasonal dwellings shall be available for inspection by the Zoning Administrator and the Building Inspector.
9. All premises and structures shall be regularly maintained.

## **SECTION 15.05      REVIEW STANDARDS**

The following standards shall be utilized in reviewing all site plans. These standards are intended to provide a frame of reference for the applicant in the preparation of site plans as well as for the reviewing authority in making judgment concerning them. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention, or innovation.

- A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site shall take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
- B. Safe, convenient, uncontested, and well-defined vehicular and pedestrian circulation shall be provided for ingress/egress points and within the site. Drives, streets and other circulation routes shall be designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
- C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area shall be planned to provide a safe and efficient circulation system for traffic.
- D. Removal or alteration of significant natural features shall be restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission may require that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
- E. Areas of natural drainage such as swales, wetlands, ponds, or swamps shall be protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
- F. The site plan shall provide reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers, and landscaping shall be used, as appropriate, to accomplish these purposes.
- G. All buildings and groups of buildings shall be arranged so as to permit reasonable necessary emergency vehicle access as requested by the Fire Department serving the Community.
- H. All streets and driveways shall be developed in accordance with the Community Subdivision Control Ordinance, the Hillsdale County Road Commission, or Michigan Department of Transportation specifications, as appropriate, unless developed as a private road in accordance with the requirements for private roads in this Ordinance. The Planning Commission may impose more stringent requirements than those for the Road Commission or Michigan Department of Transportation with respect to driveway location and spacing. In addition, sidewalks may be required if determined to be necessary or appropriate for pedestrians and non-motorized vehicles.



- I. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate stormwater, prevent erosion and the formation of dust. The use of detention/ retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create puddles in paved areas. Catch basins may be required to contain oil filters or traps to prevent contaminants from being discharged to the natural drainage system. Other provisions may be required to contain runoff or spillage from areas where hazardous materials are stored, or proposed to be stored.
- J. Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not interfere with the vision of motorists along adjacent streets. Lighting of buildings or structures shall be minimized to reduce light pollution and preserve the rural and small town character of the community.
- K. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from Residential Districts or public streets, shall be screened by a vertical screen consisting of structural or plant materials no less than six (6) feet in height. The finished side of any wall, fence, or other screen shall face adjacent properties.
- L. Entrances and exits shall be provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site. The number of entrances to and exits from the site shall be determined with reference to the number of dwelling units or other land uses within the site, the nature and location of the surrounding streets, the effect of traffic in the area, nearby topography, and other factors.
- M. Site plans shall conform to all applicable requirements of County, State, Federal, and community statutes and ordinances. Approval may be conditioned on the applicant receiving necessary County, State, Federal, and community permits before final site plan approval or an occupancy permit is granted.
- N. Appropriate fencing may be required by the Planning Commission around the boundaries of the development if deemed necessary to minimize or prevent trespassing or other adverse effects on adjacent lands.
- O. The general purposes and spirit of this Ordinance and the Master Plan.

#### **SECTION 15.06 CHANGES IN THE APPROVED SITE PLAN**

Changes to the approved site plan shall be permitted only under the following circumstances:

- A. The holder of an approved site plan shall notify the Zoning Administrator of any proposed change to an approved site plan.
- B. Minor changes may be approved by the Zoning Administrator upon determining that the proposed revision(s) will not alter the basic design nor any specified conditions imposed as part of the original approval. Minor changes shall include the following:

## Jeff Gray

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**From:** Gregory A. Moore <Gregory.Moore@cmsenergy.com>  
**Sent:** Thursday, December 5, 2019 5:16 PM  
**To:** Jeff Gray  
**Subject:** FW: Site Plan Application-Beck Street

Jeff,

Here is our preferred option for addressing the screening issue along the south property line. I may have inadvertently sent a different version which showed another option but this is the one we'd like to go with.

I believe John and Dave are planning to have revised site plans at the meeting but I wanted to get this to you and your team so you at least know what we're thinking.

Let me know if you have any questions or need anything further.

Thank you.

### Greg Moore

*Community Affairs Manager*

Barry, Branch, Calhoun, Hillsdale, St. Joseph counties

311 E. Michigan Ave., Battle Creek, MI 49014

o-269 969-8566 | c-269 275-8307

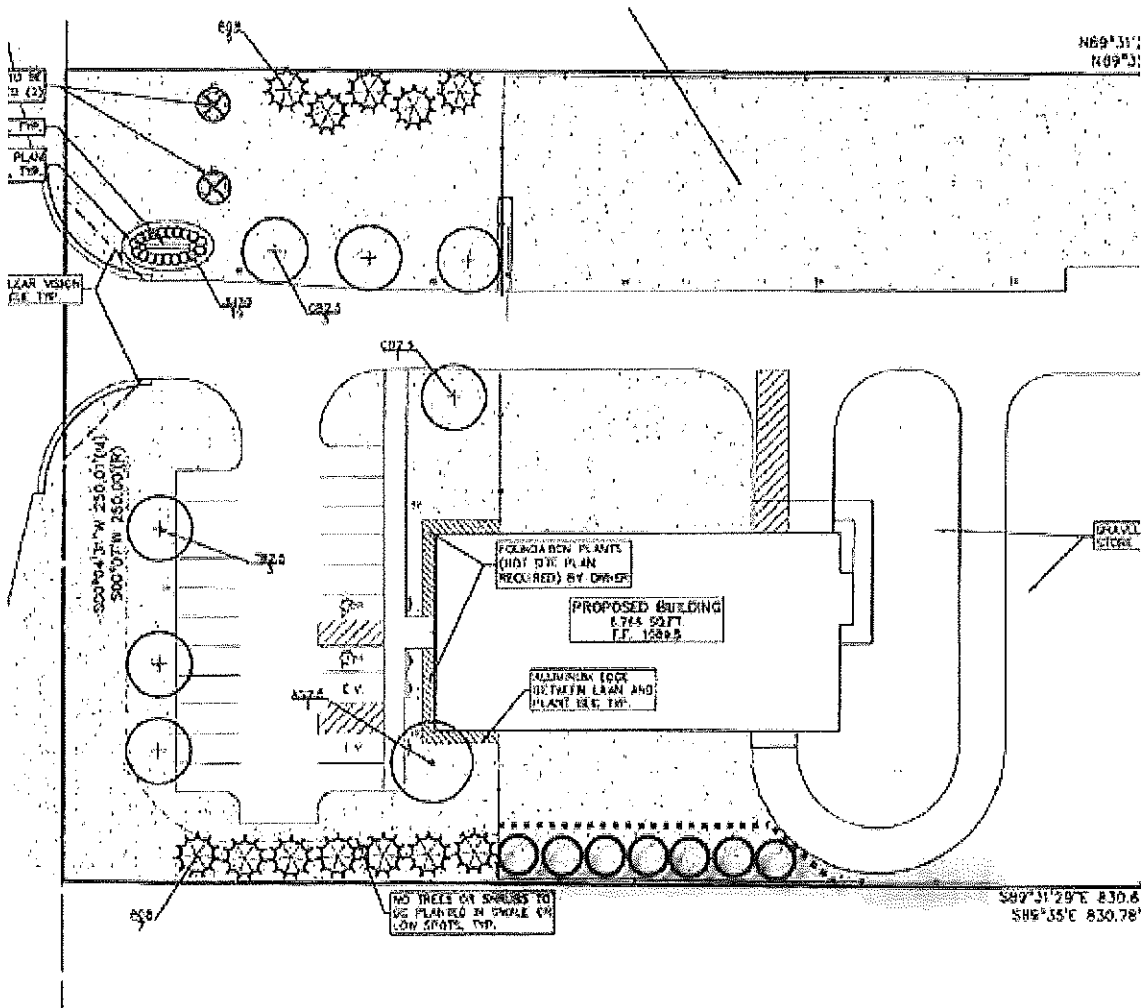
[Gregory.moore@cmsenergy.com](mailto:Gregory.moore@cmsenergy.com)

**Consumers Energy**

*Count on Us®*

**From:** John J. Francey <JOHN.FRANCEY@cmsenergy.com>  
**Sent:** Wednesday, December 4, 2019 4:23 PM  
**To:** Gregory A. Moore <Gregory.Moore@cmsenergy.com>; David K. Neil 1 <David.Neil@cmsenergy.com>  
**Subject:** RE: Site Plan Application-Beck Street

Recommend we inset the fence and add evergreen screening up to the rear drive and then install slats in the fence for the remaining length.



John J. Francey A.I.A.  
 CONSUMERS ENERGY  
 Director Facilities Design & Space Management  
 Office: 517-788-0537  
 Cell: 517-740-5755  
 World Class Performance Always Delivering Home Town Service

**From:** Gregory A. Moore <Gregory.Moore@cmsenergy.com>  
**Sent:** Wednesday, December 4, 2019 4:00 PM  
**To:** David K. Neil 1 <David.Neil@cmsenergy.com>; John J. Francey <JOHN.FRANCEY@cmsenergy.com>  
**Subject:** FW: Site Plan Application-Beck Street

Gentlemen,

Sorry that Lynn and I were not able to be on the call today. We are at a joint department meeting this afternoon in Alma that will wrap up at 4:30 or so. However, I just received this e-mail from the Jonesville City Manager regarding the screening issue that came up at our meeting with them and wanted to get it to you as quickly as possible.

I responded to Jeff that we would try to get him an answer ahead of the meeting but if that is not possible, that we would definitely have an answer for them at the meeting next week. My sense though is that they would like to know ahead of the meeting so they can be prepared to act or respond to us vs. possibly having to table for more info.

Thanks

## Greg Moore

*Community Affairs Manager*

Barry, Branch, Calhoun, Hillsdale, St. Joseph counties

311 E. Michigan Ave., Battle Creek, MI 49014

o-269 969-8566 | c-269 275-8307

[Gregory.moore@cmsenergy.com](mailto:Gregory.moore@cmsenergy.com)

**Consumers Energy**

*Count on Us®*

**From:** Jeff Gray <[JGray@jonesville.org](mailto:JGray@jonesville.org)>

**Sent:** Wednesday, December 4, 2019 3:08 PM

**To:** Gregory A. Moore <[Gregory.Moore@cmsenergy.com](mailto:Gregory.Moore@cmsenergy.com)>

**Cc:** publicworks <[publicworks@jonesville.org](mailto:publicworks@jonesville.org)>

**Subject:** RE: Site Plan Application-Beck Street

**Email sent from outside of CMS/CE. Use caution before clicking links/attachments.**

Greg,

We have one question regarding the site plan. When we met, we mentioned that the ordinance requires public facilities to be screened from adjacent residential properties. We had asked that you look at the new section of fence to be constructed on the south property line.

Can you let us know what you can do to screen this section to the house located on the property to the south? We appreciate the trees along the south side of the parking lot, but need to address that short section of fence.

I have attached a scan of the area of fence that I am talking about and have attached the section of the Zoning Ordinance.

Thanks,

Jeff

Jeffrey M. Gray · City Manager

City of Jonesville

265 E. Chicago Street · Jonesville, MI 49250

(517) 849-2104



City of  
Jonesville



**From:** Gregory A. Moore <[Gregory.Moore@cmsenergy.com](mailto:Gregory.Moore@cmsenergy.com)>

**Sent:** Wednesday, November 27, 2019 3:10 PM

**To:** Jeff Gray <[JGray@jonesville.org](mailto:JGray@jonesville.org)>

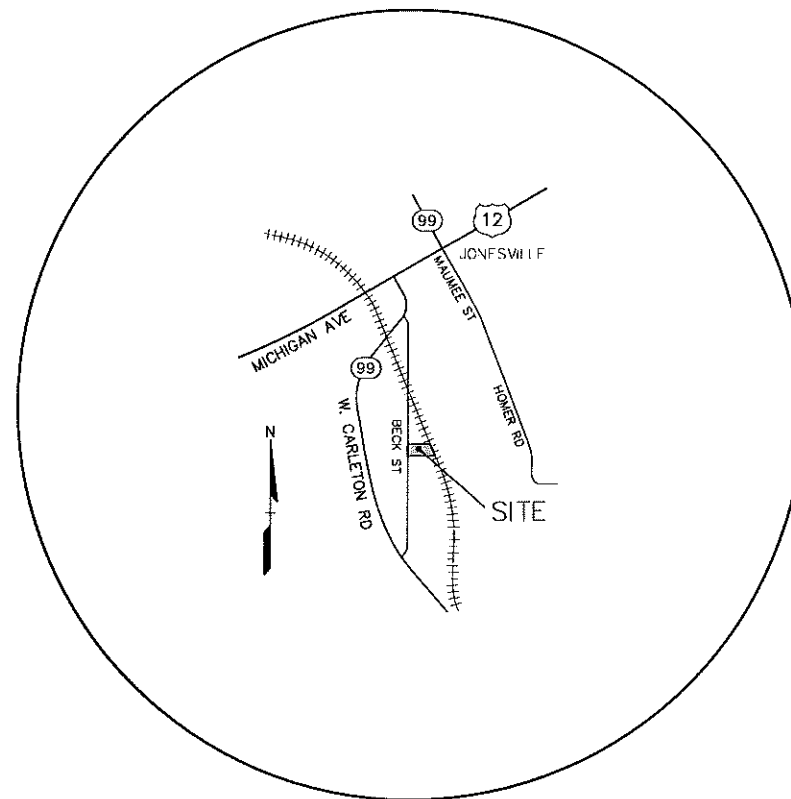
**Subject:** RE: Site Plan Application-Beck Street

# Consumers Energy

701 BECK STREET

CITY OF JONESVILLE, HILLSDALE COUNTY, MICHIGAN

PEA, INC.  
7927 NEMCO WAY, SUITE 115  
BRIGHTON, MI 48116  
CONTACT: JEFF SMITH, R.L.A., LEED AP  
PHONE: (517) 546-8583  
FAX: (517) 546-8973  
EMAIL: JSMITH@PEAINC.COM



L-1.0 - PRELIMINARY LANDSCAPE PLAN  
L-1.1 - PRELIMINARY LANDSCAPE DETAILS

**NOT FOR CONSTRUCTION**

XREF: S:\PROJECTS\2019\2019-420\30218-420 PCA TOPBASE.DWG  
XREF: S:\PROJECTS\2019\2019-420\30218-420 SITE PLAN\X-BASE SP 18-420.DWG  
XREF: S:\PROJECTS\2019\2019-420\30218-420 SITE PLAN\X-BASE SP 19-420.DWG

## LEGAL DESCRIPTION:

Warranty Deed - Liber 367, Page 434  
Hillsdale County Register of Deeds  
Dated: December 21, 1861  
Recorded: February 28, 1862

A parcel of land in the Northwest one-quarter (NW-1/4) of Section nine (9), Township six (6) South, Range three (3) West, described as follows: To find the place of beginning of said land, commence at the Northwest corner of said section; run thence South eighty-nine degrees thirty-five minutes East (S 89° 35' E) along the North line of said section one thousand three hundred fifty-eight and sixty-five hundredths (1,358.65) feet to a point on the East line of State Trunk Line Highway M-59 so called; thence South zero degrees seven minutes West (S 0° 7' W) along the East line of said highway one thousand seven hundred ninety-eight and fifty-five hundredths (1,798.55) feet, to the place of beginning of said land; running thence South eighty-nine degrees thirty-five minutes East (S 89° 35' E) parallel with the North line of said section eight hundred thirty and seventy-eight hundredths (830.78) feet to a point on the Westerly right of Way line of the New York Central Railroad's one hundred (100) foot right of way, thence North twenty-two degrees twenty-eight minutes thirty seconds West (N 22° 28' 30" W) along the Westerly line or said railroad right of way two hundred seventy-one and thirty-seven hundredths (271.37) feet; thence North eighty-nine degrees thirty-five minutes West (N 89° 35' W) parallel to and two hundred fifty (250) feet distant from the Southern line of this description seven hundred twenty-six and sixty-eight hundredths (726.68) feet to a point on the East line of said Highway M-59; thence South zero degrees seven minutes West (S 0° 7' W) along the East line of said Highway two hundred fifty (250) feet to the place of beginning.

## FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26059C01S80 DATED FEBRUARY 19, 2014.

## BENCHMARKS

(GPS DERIVED - NAV88)

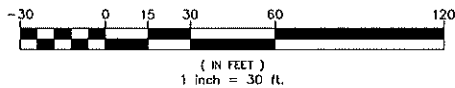
BM #300  
SPIKE IN EAST SIDE OF POWER POLE 40' WEST  
OF CENTERLINE OF BECK ST AND 80' SOUTHWEST  
OF A HYDRANT  
ELEV. - 1092.05'

BM #301  
SPIKE SET IN NORTH SIDE OF POWER POLE 70'  
NORTH OF THE NORTHWEST CORNER OF BARN  
AND 55' EAST OF A MEETING OF TWO FENCE LINES  
ELEV. - 1088.48








## DEMOLITION LEGEND:

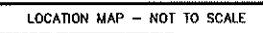
ITEM TO BE REMOVED	
CURB/FENCE REMOVAL	
CONCRETE PAVEMENT AND SIDEWALK REMOVAL	
AREA OR ITEMS TO BE REMOVED	
UTILITY REMOVAL	
ASPHALT REMOVAL	
TREE REMOVAL	
SAWTOOTH LINE	

## GRAPHIC SCALE



## LEGEND

	IRON FOUND		BRASS PLUG SET	 <b>SECTION</b> A. CORNER B. MEASURED C. CALCULATED
	IRON SET		MONUMENT FOUND	
	NAIL FOUND		MONUMENT SET	
	NAIL & CAP SET			
 <b>ELECTRIC LINE</b>				
 <b>GAS LINE</b>				
 <b>WATER LINE</b>				
 <b>SEWER LINE</b>				
 <b>STORM SEWER LINE</b>				
 <b>SANITARY SEWER LINE</b>				
 <b>STORM SEWER CLEANOUT</b>				
 <b>SANITARY SEWER CLEANOUT</b>				
 <b>STORM SEWER MANHOLE</b>				
 <b>SANITARY SEWER MANHOLE</b>				
 <b>STORM SEWER VALVE</b>				
 <b>SANITARY SEWER VALVE</b>				
 <b>STORM SEWER GATE VALVE</b>				
 <b>SANITARY SEWER GATE VALVE</b>				
 <b>STORM SEWER STOP VALVE</b>				
 <b>SANITARY SEWER STOP VALVE</b>				
 <b>STORM SEWER BACKFLOW PREVENTER</b>				
 <b>SANITARY SEWER BACKFLOW PREVENTER</b>				
 <b>STORM SEWER CLEANOUT CAP</b>				
 <b>SANITARY SEWER CLEANOUT CAP</b>				
 <b>STORM SEWER MANHOLE COVER</b>				
 <b>SANITARY SEWER MANHOLE COVER</b>				
 <b>STORM SEWER VALVE BOX</b>				
 <b>SANITARY SEWER VALVE BOX</b>				
 <b>STORM SEWER GATE VALVE BOX</b>				
 <b>SANITARY SEWER GATE VALVE BOX</b>				
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 <b>SANITARY SEWER BACKFLOW PREVENTER BOX</b>				
 <b>STORM SEWER CLEANOUT CAP BOX</b>				
 <b>SANITARY SEWER CLEANOUT CAP BOX</b>				
 <b>STORM SEWER MANHOLE COVER BOX</b>				
 <b>SANITARY SEWER MANHOLE COVER BOX</b>				
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 <b>SANITARY SEWER STOP VALVE BOX COVER</b>				
 <b>STORM SEWER BACKFLOW PREVENTER BOX COVER</b>				
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 <b>STORM SEWER CLEANOUT CAP BOX COVER</b>				
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# GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1, GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER, TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.

FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURER'S SPECIFICATIONS

**Emergent Wetland Seed Mix**  
CARDNO 574-586-2412  
cardnonativeplantnursery.com

Botanical Name	Common Name
<i>Permanent Grasses/Sedges/Rushes:</i>	
<i>Bolboschoenus fluitans</i>	River Bulrush
<i>Carex comosa</i>	Bristly Sedge
<i>Carex lasiocarpa</i>	Common Lake Sedge
<i>Carex lurida</i>	Bottlebrush Sedge
<i>Carex stricta</i>	Common Tussock Sedge
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Eleocharis palustris</i>	Great Spike Rush
<i>Juncus effusus</i>	Common Rush
<i>Leersia oryzoides</i>	Rice Cut Grass
<i>Schoenoplectus acutus</i>	Hard-stemmed Bulrush
<i>Schoenoplectus americanus</i>	Chambrake's Rush
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush

**Temporary Cover:**  
*Avena sativa*  
*Lolium multiflorum*

**Forbs:**

<i>Acorus americanus</i>	Sweet Flag
<i>Alisma spp</i>	Water Plantain (Various Mix)
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Cephalanthus occidentalis</i>	Butterfly Bush
<i>Decodon verticillatus</i>	Swamp Loosestrife
<i>Eutrochium maculatum</i>	Spotted Joe-Pye Weed
<i>Hibiscus spp</i>	Rosemallow (Various Mix)
<i>Iris virginica</i>	Blue Flag
<i>Lobelia cardinalis</i>	Cardinal Flower
<i>Lobelia siphilitica</i>	Great Blue Lobelia
<i>Lycopus americanus</i>	Common Water Horehound
<i>Mimulus ringens</i>	Monkey Flower
<i>Peltandra virginica</i>	Arrow Arum
<i>Penthorum sedoides</i>	Ditch Stonecrop
<i>Polygonum spp</i>	Pinkweed (Various Mix)
<i>Pontedericia cordata</i>	Pinkwort Weed
<i>Sagittaria latifolia</i>	Common Arrowhead
<i>Sparganium eurycarpum</i>	Common Bur Reed
<i>Verberna hastata</i>	Blue Vervain

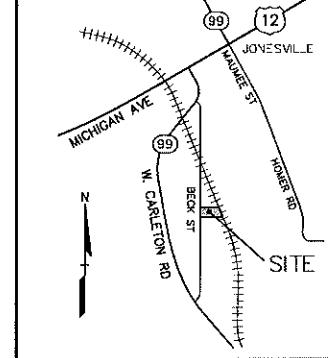
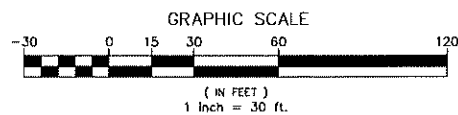
**Stormwater Seed Mix**  
CARDNO 574-586-2412  
cardnonativeplantnursery.com

Botanical Name	Common Name
<i>Permanent Grasses/Sedges/Rushes:</i>	
<i>Bolboschoenus fluitans</i>	River Bulrush
<i>Carex distachya</i>	Crested Oval Sedge
<i>Carex lurida</i>	Bottlebrush Sedge
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Glyceris striata</i>	Fox Manna Grass
<i>Juncus effusus</i>	Common Rush
<i>Leersia oryzoides</i>	Rice Cut Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush
<i>Scirpus atrovirens</i>	Dark Green Rush
<i>Scirpus cespitosus</i>	Wool Grass

**Temporary Cover:**  
*Avena sativa*  
*Lolium multiflorum*

**Forbs & Shrubs:**

<i>Aklamo spp</i>	Water Plantain (Various Mix)
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Bidens spp</i>	Bidens (Various Mix)
<i>Helianthus autumnale</i>	Sneezeweed
<i>Iris virginica</i>	Blue Flag
<i>Lycopus americanus</i>	Common Water Horehound
<i>Mimulus ringens</i>	Monkey Flower
<i>Oenothera loddickii</i>	Riddell's Goldenrod
<i>Penthorum sedoides</i>	Ditch Stonecrop
<i>Polygonum spp</i>	Pinkweed (Various Mix)
<i>Rudbeckia hirta</i>	Sweet Black-Eyed Susan
<i>Rudbeckia subtomentosa</i>	Brown-Eyed Susan
<i>Sagittaria latifolia</i>	Common Arrowhead
<i>Senna hebecarpa</i>	Wild Senna
<i>Symphoricarpon novae-angliae</i>	New England Aster
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue



LOCATION MAP - NOT TO SCALE

## DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
1	AS2.5	Green Mountain Sugar Maple	<i>Acer saccharum 'Green Mountain'</i>	2.5" Cal.	B&B
4	CB2.5	Upright European Hornbeam	<i>Carpinus betulus 'Fastiglata'</i>	2.5" Cal.	B&B
3	TB2.5	Boulevard Linden	<i>Tilia americana 'Boulevard'</i>	2.5" Cal.	B&B
8		TOTAL DEC.			

## EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
5	PG8	Black Hills Spruce	<i>Picea glauca 'Densata'</i>	8" HL	B&B
7	PO8	Serbian Spruce	<i>Picea omorika</i>	8" HL	B&B
12		TOTAL EVG.			

## SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
19	JM30	Moor Dense Juniper	<i>Juniperus sabina 'Monard'</i>	24" Sprd	Cont.
19		TOTAL SHRUBS			

## KEY

- = PARKING LOT TREES
- = LANDSCAPED OPEN SPACE TREES AND SHRUBS
- = EXISTING TREE TO BE REMOVED
- = EMERGENT WETLAND SEED MIX BY CARDNO
- = STORMWATER SEED MIX BY CARDNO
- = ANNUALS (NOT SITE PLAN REQUIRED) BY OWNER
- = FOUNDATION PLANTINGS (NOT SITE PLAN REQUIRED) BY OWNER
- = NON-IRRIGATED SEED LAWN

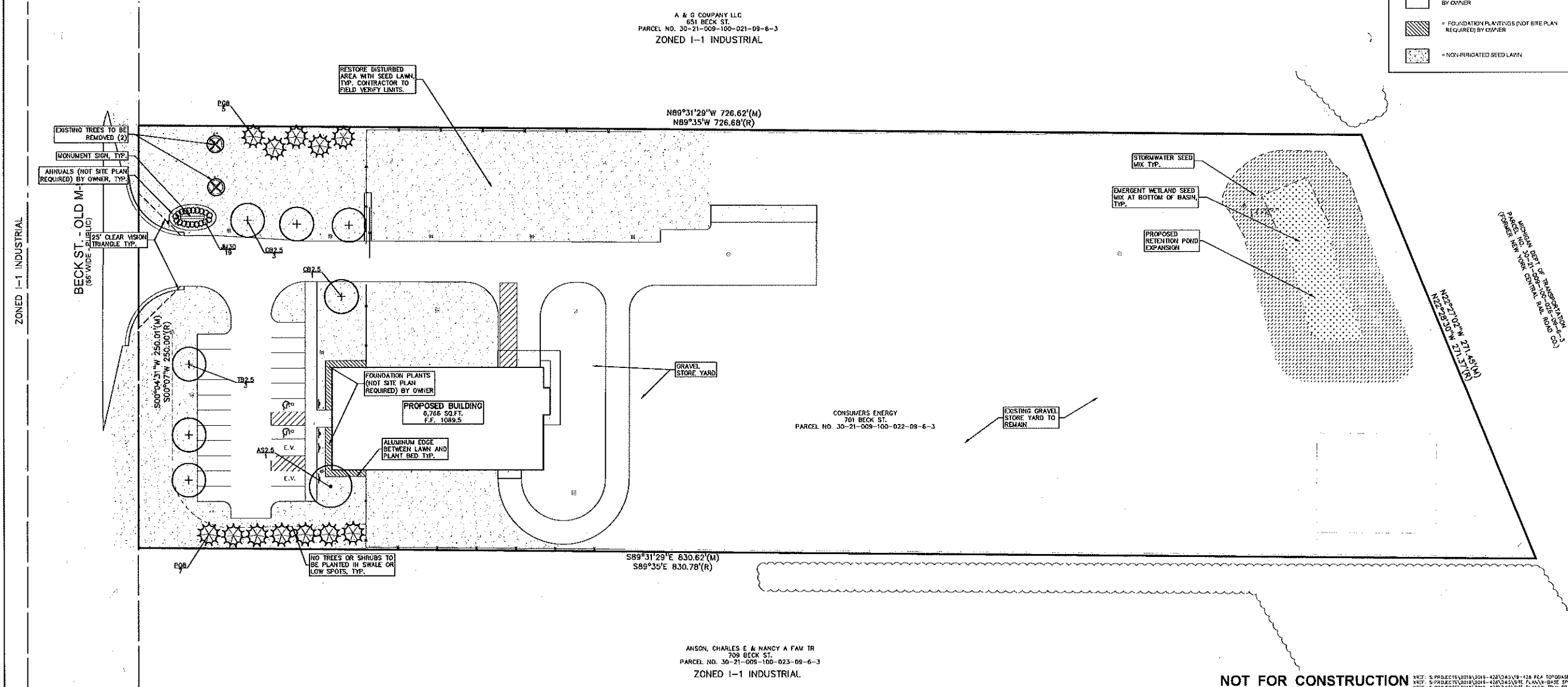
**CAUTION!**  
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**PRELIMINARY LANDSCAPE PLAN**  
**CRESCENT WIND ENERGY PARK**  
ONE ENERGY PLAZA  
JACKSON, MI 49201  
DESIGNED BY: JRG, DN, JRG, SUR, BM, KPR  
DATE: 11/11/2019

ORIGINAL ISSUE DATE:  
NOVEMBER 11, 2019  
PEA JOB NO. 2019-428  
SCALE: 1" = 30'  
DRAWING NUMBER:  
**L-1.0**



NOT FOR CONSTRUCTION

ANSON, CHARLES E & NANCY A FAW TR  
709 BECK ST.  
PARCEL NO. 30-21-009-100-023-08-6-3  
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