

DECATURY BATTERY ENERGY STORAGE FACILITY

Exhibit A-1.1 PLANNED FACILITIES

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FIGURE 2 – WATER RESOURCES MAP

FIGURE 7 – RECREATIONAL AND OTHER USES MAP



EXHIBIT A-1.1 – PLANNED FACILITIES

A-1.1.a – Project Layouts must, at a minimum, depict the following information:

1. The proposed location of the facility and potential right-of-way extents, including proposed electric collection and transmission lines and interconnections, all fenced in or secured areas, as well as ancillary features located on the facility site such as roads, railroads, switchyards, energy generation, storage or regulation facilities, substations, and similar facilities.

Refer to sheets 04-06 of **Appendix 1.1-A - Project Layout**.

2. The proposed location of any off-site utility interconnections that are available to the applicant at the time of application, including all electric transmission lines, communications lines, stormwater drainage lines, county and intercounty drains, and appurtenances thereto, to be installed connecting to and servicing the site of the facility.

Refer to sheets 04-06 of **Appendix 1.1-A - Project Layout**.

3. The proposed limits of clearing and disturbance for construction of all facility components and ancillary features, including laydown yards and temporary staging or storage areas.

Refer to sheets 04-06 of **Appendix 1.1-A - Project Layout**.

4. Major institutions, parks, and recreational areas within 1000 feet of the site.

Refer to **Appendix 1.1-A - Project Layout** and **Appendix 1.1-B - Figure 7 – Recreational and Other Land Uses Map** for any of the above features.

5. Lakes, reservoirs, streams, canals, rivers, wetlands, and other waterbodies within 1000 feet of the site.

Refer to **Appendix 1.1-A - Project Layout** and **Appendix 1.1-B - Figure 2 – Water Resources Map** for any of the above features applicable to the Project Area.

6. Legal boundaries of cities, villages, townships, and counties within 1000 feet of the site.

Refer to **Appendix 1.1-A - Project Layout** and **Appendix 1.1-B - Figure 1A – Site Location Map**.

7. Occupied structures within 1000 feet of the site.

Refer to sheets 04-06 of **Appendix 1.1-A - Project Layout**.

8. The location of inverters and other noise-emitting facilities showing the distance to occupied structures, property lines, and public rights-of-way.

Refer to sheet 04-06 of **Appendix 1.1-A - Project Layout**.

9. The area of the proposed site or right-of-way for the facility, and the identification of participating properties and adjacent properties.

Refer to sheets 04-06 of **Appendix 1.1-A - Project Layout**.

10. The location of any deeded easement known to date that exists within the footprint of the facility.

Refer to sheets 04-06 of **Appendix 1.1-A - Project Layout**.

i. The existing Project Layout elements, including without limitation, project boundary(ies), parcel boundaries, public roads, railroads, public right-of-way, existing

public utilities, and easement locations shall be shown as approximate locations based on readily available desktop/GIS/publicly available spatial data within the footprint of the facility.

The site plan for the Project provides a comprehensive layout of the proposed facility and right-of-way extents, including essential features such as electric collection lines, transmission lines, interconnections, and secured areas. The site plan also includes ancillary features located on the facility site such as roads, railroads, switchyards, energy generation, storage or regulation facilities, substations, and similar facilities. The plan details the locations of both on-site and off-site utility interconnections as well as the areas designated for construction clearing and disturbance. Additionally, the plan includes nearby significant institutions, parks, recreational areas, waterbodies, legal boundaries of surrounding municipalities, and occupied structures within 1,000 feet of the site.

The proposed Project Area, right-of-way for the facility, participating properties, adjacent properties, and locations deeded easements that exists within the footprint of the facility are included in the site plan. All existing site elements, such as public roads, utilities, parcel boundaries, and easements, are represented based on available spatial data, depicting the approximate locations of relevant components within the Project's footprint.

A-1.1.b – An aerial photograph or a map using satellite imagery with depictions of planned facilities, fences, roads, occupied buildings, and planned screening, landscaping, and vegetative cover.

The site plan for the proposed Project includes a map of the planned facilities, roads, occupied buildings, screening, landscaping, and vegetative cover. Refer to sheets 04-06 of **Appendix 1.1-A - Project Layout**.

A-1.1.c – A dimensioned drawing or map with dimensions added showing setbacks from the project boundary and fences to all structures on participating properties, road rights-of-way, waterways, wetlands, occupied buildings and structures on nonparticipating properties, and property lines of non-participating properties.

The site plan for the proposed Project includes a dimensioned map showing setbacks from the Project boundary and fences to structures on participating properties, road rights-of-way, waterways, wetlands, occupied buildings and structures on nonparticipating properties, and property lines of non-participating properties. Refer to the dimensioned drawing located on sheet 06 of **Appendix 1.1-A - Project Layout**.

A-1.1.d – A description of the maximum height of solar panels, wind turbines, storage facilities, and associated electrical equipment in relation to existing overhead communication and electric transmission lines.

The site plan for the proposed Project includes a detailed description of the maximum height of the planned storage facilities and associated electrical equipment, ensuring compliance and compatibility with existing overhead communication and electric transmission lines. Refer to the height specifications located on sheet 09 of **Appendix 1.1-A - Project Layout**.

Appendix 1.1-A: PROJECT LAYOUT

APPLICANT:

DECATUR ENERGY STORAGE, LLC
500 WEST MADISON, SUITE 1210
CHICAGO, IL 60661
PHONE: 612.701.4855
ATTN: CHUCK BEISNER

CONSULTANT:

ATWELL, LLC
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
PHONE: 248.447.2000
FAX: 248.447.2001
PROJ. MGR/ENVIRONMENTAL: LEONARD POWELL
ENGINEERING: CRAIG KANTOLA, PE
SURVEYING: CHRIS KELLY, PS

PROJECT SUMMARY:

COUNTY: VAN BUREN
TOWNSHIP: DECATUR TOWNSHIP

THIS PERMIT APPLICATION COVERS THE FOLLOWING PROPOSED PROJECT FACILITIES:

- COLLECTION LINES (PERMANENT)
- SUBSTATION (PERMANENT)
- BESS FACILITY (PERMANENT)
- ACCESS ROAD (PERMANENT)
- STORMWATER RETENTION POND (PERMANENT)
- LAYDOWN YARD (TEMPORARY)

DATA SOURCES:

TOPOGRAPHICAL INFORMATION	LIMITED FIELD TOPO BY ATWELL, LLC. (COMPLETED OCTOBER 2023)
FINAL WETLAND DELINEATION	PROVIDED BY ATWELL (FIELD WORK COMPLETED OCTOBER 2024)
PROPERTY BOUNDARY INFORMATION	PROVIDED BY ATWELL (OCTOBER 2023)
PARCEL PARTICIPATION	PROVIDED BY DECATUR ENERGY STORAGE, LLC (JUNE 2024)
HABITABLE STRUCTURE LOCATIONS	AERIAL PHOTO REVIEW (JANUARY 2025)
PROJECT LAYOUT	PROVIDED BY DECATUR ENERGY STORAGE, LLC (JANUARY 2026)

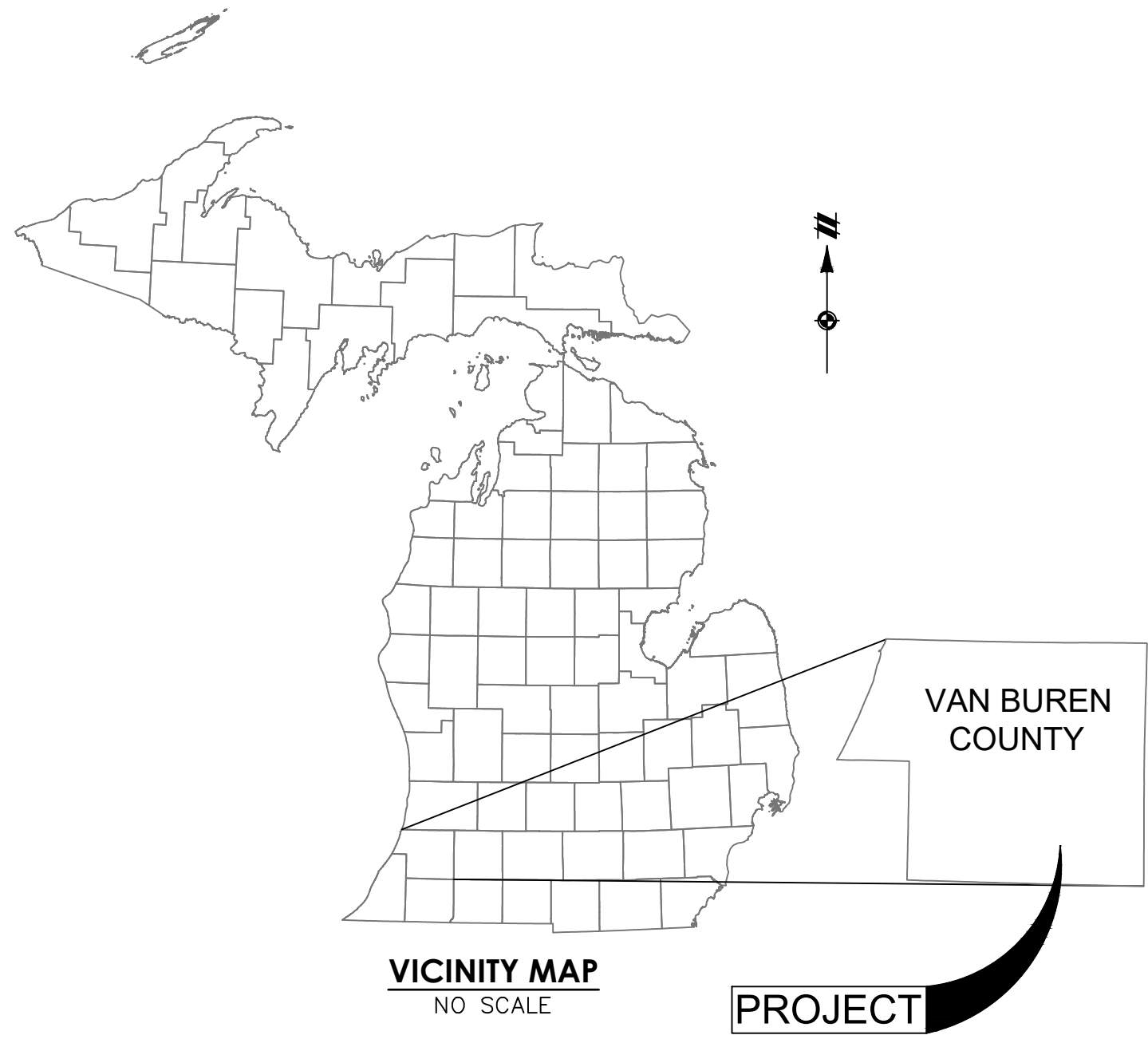
DECATUR, MI BATTERY STORAGE FACILITY

VAN BUREN COUNTY, MICHIGAN
VILLAGE OF DECATUR AND DECATUR TOWNSHIP
MICHIGAN PUBLIC SERVICE COMMISSION - PROJECT LAYOUT



SITE MAP

SCALE 1"=150'



LEGEND

- PROPOSED PROJECT BOUNDARY
- EX. ROAD CENTERLINE
- VILLAGE BOUNDARY

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	ZONING MAP
03	EXISTING CONDITIONS
04	PROPOSED CONDITIONS
05	PROPOSED CONDITIONS - 60' SCALE
06	SETBACK COMPLIANCE & DIMENSIONING
07	PROPOSED HAUL ROUTE
08	GENERAL DETAILS
09	GENERAL DETAILS

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION: 18

TOWN, RANGE: T16N R12E

DECATUR TOWNSHIP & VILLAGE OF DECATUR

VAN BUREN COUNTY, MICHIGAN

CLIENT: DECATUR ENERGY STORAGE, LLC

DECATUR ENERGY STORAGE PROJECT
MICHIGAN PUBLIC SERVICE COMMISSION - PROJECT LAYOUT
COVER SHEET

DATE: 06/18/2026

REVISIONS

DR.	MB	CH.	BS
P.M.	BS		
BOOK	--		
JOB	24005925		
SHEET NO.	01		

CAD FILE: 24005925-00-COVER.DWG



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VAN BUREN COUNTY, MICHIGAN

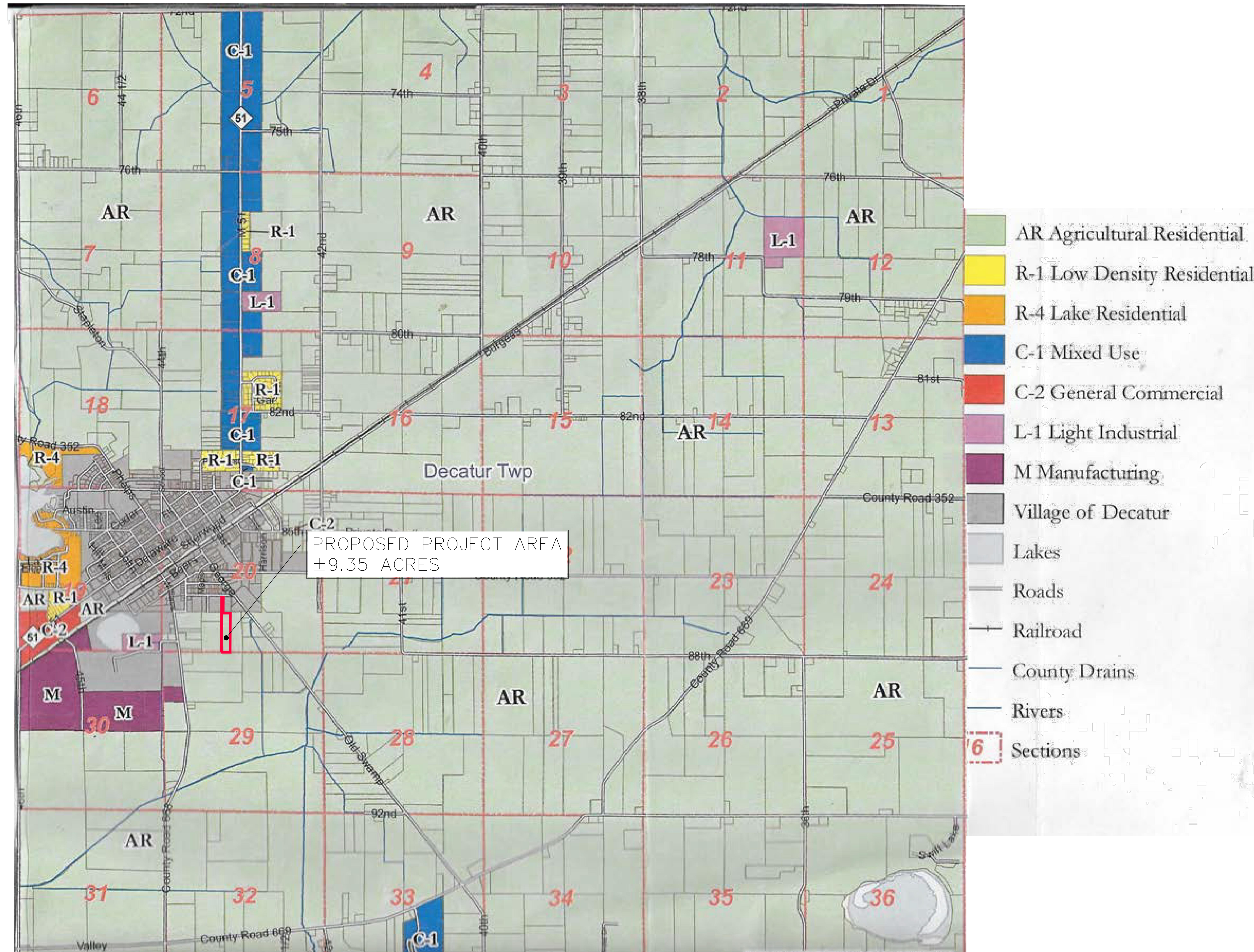
CLIENT	DECATUR ENERGY STORAGE, LLC
PROJECT	DECATUR ENERGY STORAGE PROJECT
SERVICE	MICHIGAN PUBLIC SERVICE COMMISSION - PROJECT LAYOUT
MAP	DECATUR TOWNSHIP ZONING MAP

DATE	06/18/2026
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REVISIONS

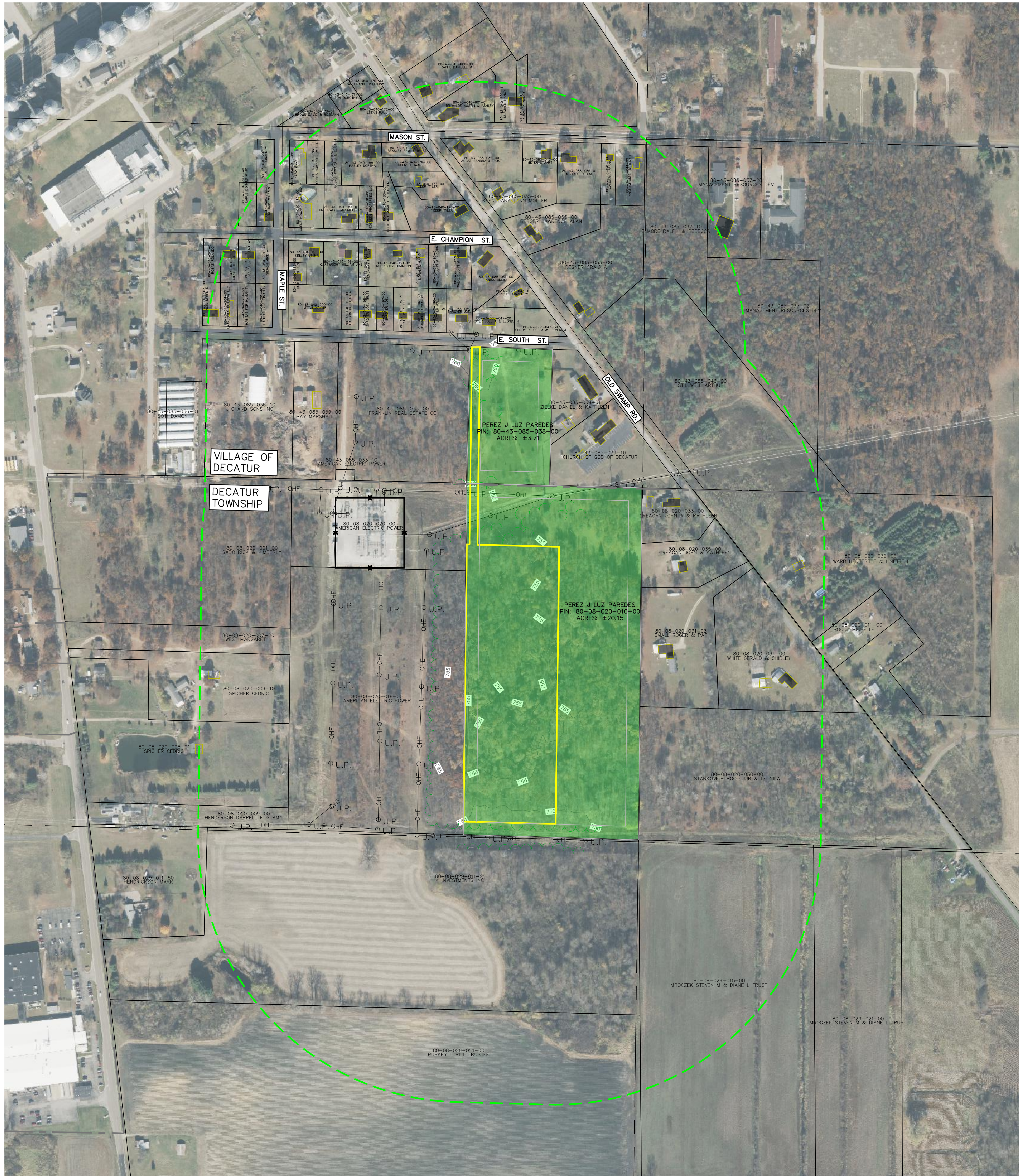
DR.	MB	CH.	BS
P.M.	BS		
BOOK	--		
JOB	24005925		
SHEET NO.	02		

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NOTES:
1. PARCEL WITH ENTRANCE IS LOCATED WITHIN VILLAGE OF DECATUR

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LEGEND

- PROJECT AREA/LIMITS OF DISTURBANCE
- EX. VEGETATION LINE
- EX. STRUCTURE/RESIDENCE
- SECTION BOUNDARY
- EX. ELEC-OH
- EX. ROAD CENTERLINE
- EX. ROW
- EX. SUBSTATION
- VILLAGE BOUNDARY
- PARTICIPATING PARCEL
- 1,000' BUFFER

MPSC SITE PLANS - NOT FOR CONSTRUCTION

- EXISTING CONTOURS ARE PROVIDED PER ALTA SURVEY CONDUCTED BY ATWELL IN OCTOBER 2023.
- PARCEL BOUNDARY INFORMATION PROVIDED PER ALTA SURVEY CONDUCTED BY ATWELL IN 2023.
- THERE IS NO FEMA MAPPED 100-YEAR FLOODPLAIN OR FLOODWAYS LOCATED WITHIN THE PROJECT AREA OR 1,000' BUFFER.
- EXISTING UTILITIES AND EASEMENTS ARE PROVIDED PER ALTA SURVEY CONDUCTED BY ATWELL IN 2023.
- RESIDENCE AND STRUCTURE LOCATIONS BASED ON PUBLIC GIS LINEWORK AND AERIAL VERIFICATION AND SUBJECT TO CONFIRMATION/ADJUSTMENT BASED ON FIELD SURVEYS PRIOR TO CONSTRUCTION.
- THERE IS ONE CHURCH LOCATED WITHIN THE 1,000' BUFFER. THERE ARE NO OTHER INSTITUTIONS, PARKS, OR RECREATION AREAS WITHIN THE PROJECT AREA OR 1,000' BUFFER.
- DRAIN MAPS WERE PROVIDED FROM COUNTY RECORD.
- NO PRIVATE DRAIN MAPPING WAS PROVIDED BY PARTICIPATING LANDOWNERS OR COUNTY RECORD.
- THERE WERE NO WETLANDS OR STREAMS OBSERVED WITHIN THE PROJECT AREA DURING DELINEATION PERFORMED BY ATWELL IN OCTOBER, 2024.
- THERE ARE NO IDENTIFIED PONDS WITHIN THE PROJECT AREA.
- WATER RESOURCE DATA WITHIN 1,000' BUFFER IS BASED ON NATIONAL HYDROLOGIC DATABASE AND NATIONAL WETLAND INVENTORY.
- EXISTING ROADS WITHIN THE PROJECT AREA ARE ALL UNDER COUNTY JURISDICTION.

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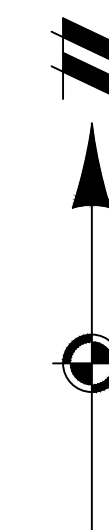
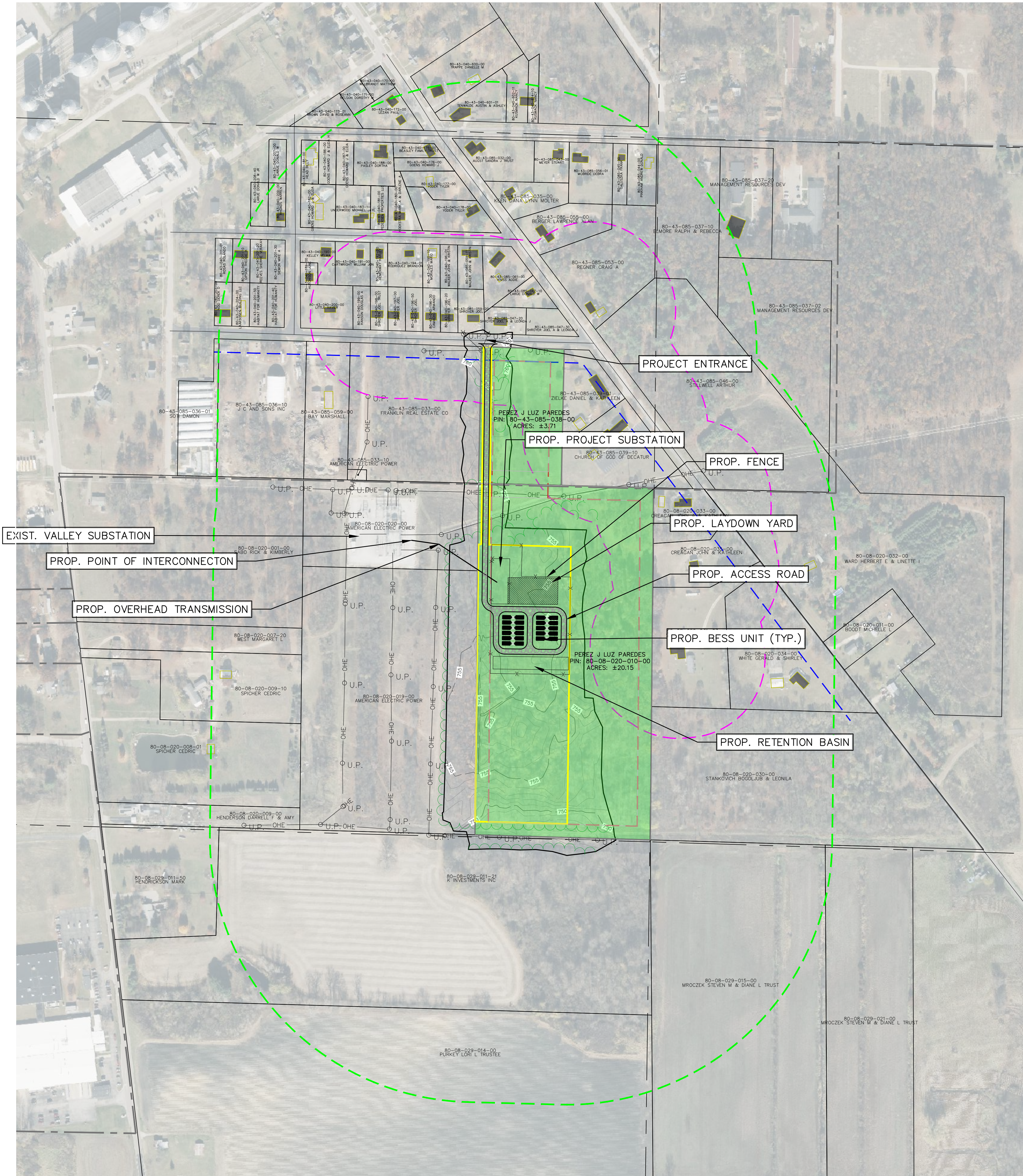
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DATE	06/18/2026
SECTION	18
TOWN, RANGE:	T16N R12E
DECATUR TOWNSHIP & VILLAGE OF DECATUR	
VAN BUREN COUNTY, MICHIGAN	
DECATUR ENERGY STORAGE PROJECT MICHIGAN PUBLIC SERVICE COMMISSION - PROJECT LAYOUT	
EXISTING CONDITIONS - 100' SCALE	
SCALE	0 50 100 1" = 100 FEET
DR. MB	CH. BS
P.M. BS	
BOOK	--
JOB	24005925
SHEET NO.	03

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LEGEND

- PROJECT AREA/LIMITS OF DISTURBANCE
- EXIST. VEGETATION LINE
- EXIST. STRUCTURE/RESIDENCE
- SECTION BOUNDARY
- EXIST. ELEC-OH
- EXIST. ROAD CENTERLINE
- EXIST. ROW
- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- VILLAGE BOUNDARY
- PARTICIPATING PARCEL
- PROP. ACCESS ROAD
- PROP. OVERHEAD TRANSMISSION
- PROP. FENCE
- PROP. BESS CONTAINERS
- 1,000' BUFFER

SETBACK TABLE TO FENCELINE

TYPE	DISTANCE	LINETYPE
NON-PARTICIPATING PARCEL	50'	
ROAD ROW	50'	
NON-PARTICIPATING RESIDENCE	300'	



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VAN BUREN COUNTY, MICHIGAN

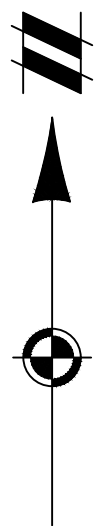
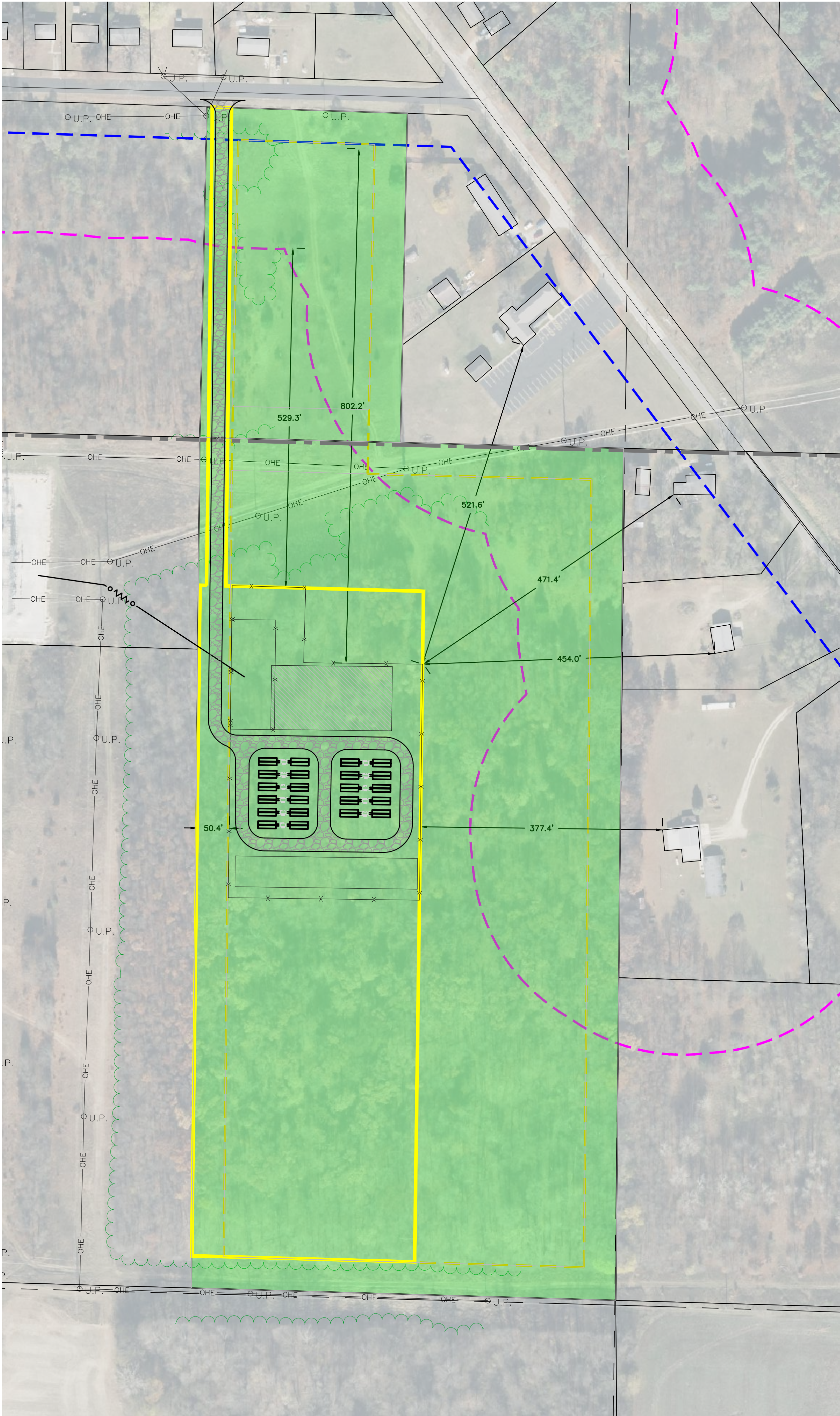
CLIENT: DECATUR ENERGY STORAGE, LLC
DECATUR ENERGY STORAGE PROJECT
MICHIGAN PUBLIC SERVICE
COMMISSION - PROJECT LAYOUT
PROPOSED CONDITIONS -
100' SCALE

DATE: 06/18/2026

REVISIONS

SCALE: 0 50 100
1" = 100 FEET
DR. MB CH. BS
P.M. BS
BOOK --
JOB 24005925
SHEET NO. 04

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LEGEND

- PROJECT AREA
- EXIST. VEGETATION LINE
- EXIST. STRUCTURE/RESIDENCE
- SECTION BOUNDARY
- EXIST. ELEC-OH
- EXIST. ROAD CENTERLINE
- EXIST. ROW
- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PARTICIPATING PARCEL
- VILLAGE BOUNDARY
- PARTICIPATING PARCELS
- PROP. ACCESS ROAD
- PROP. OVERHEAD TRANSMISSION
- PROP. FENCE
- PROP. BESS CONTAINERS

SETBACK TABLE TO FENCELINE		
TYPE	DISTANCE	LINE TYPE
NON-PARTICIPATING PARCEL	50'	---
ROAD ROW	50'	---
NON-PARTICIPATING RESIDENCE	300'	---

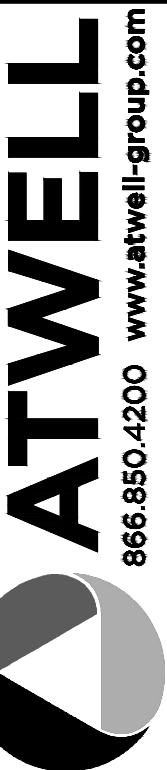


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VAN BUREN COUNTY, MICHIGAN

CLIENT	DECATUR ENERGY STORAGE, LLC
DECATUR ENERGY STORAGE PROJECT	
MICHIGAN PUBLIC SERVICE COMMISSION - PROJECT LAYOUT	
PROJECT SETBACKS	

DATE	06/18/2026
REVISIONS	

SCALE	0 50 100
1" = 100 FEET	
DR. MB	CH. BS
P.M. BS	
BOOK	--
JOB	24005925
SHEET NO.	06

1. PROJECT LAYOUT: DECATUR ENERGY STORAGE, LLC, OCTOBER 2024. THIS PLAN IS PRELIMINARY FOR PERMITTING PURPOSES. FINAL LAYOUT CONFORMATION TO BE OPTIMIZED DURING ENGINEERING PHASE.
2. ALL BATTERY SPECIFICATIONS TO BE CONFIRMED BY ENGINEER-OF-RECORD.
3. MV COLLECTION WILL BE LIMITED TO THE EXTENT OF THE PROPOSED PROJECT BOUNDARY. NO CROSSINGS OF ANY PUBLIC OR PRIVATE UTILITIES OR EASEMENTS IS ANTICIPATED.
4. VEHICULAR AND PEDESTRIAN TRAFFIC, IN RELATION TO STREETS AND SIDEWALKS, WILL BE BASED ON THE FOLLOWING CONSIDERATIONS:
5. CONSTRUCTION: CONSTRUCTION OF THE PROJECT SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE (NESC), STATE CONSTRUCTION CODE, AND COUNTY BUILDING CODE.
6. COMPONENTS: THE PROJECT SYSTEM AND COMPONENTS WILL BE APPROVED AND LISTED BY AN UL (UNDERWRITERS LABORATORIES) 9540 NATIONALLY RECOGNIZED TESTING LABORATORY PRIOR TO OPERATION. THE PROJECT SHALL COMPLY WITH THE ELECTRICAL SAFETY, THERMAL SAFETY, MECHANICAL SAFETY, FIRE SAFETY, SYSTEM PERFORMANCE, SYSTEM RELIABILITY, AND SYSTEM DOCUMENTATION REQUIREMENTS TO BE LISTED BY UL 9540.
7. SUBCOMPONENTS WILL MEET THE APPLICABLE STANDARDS UNDER UL 1973 (STANDARD FOR BATTERIES FOR USE IN STATIONARY, VEHICLE AUXILIARY POWER AND LIGHT ELECTRIC RAIL APPLICATIONS).
8. SUBCOMPONENTS WILL MEET THE APPLICABLE STANDARDS UNDER UL 1640 (STANDARD FOR LITHIUM BATTERIES).
9. SUBCOMPONENTS WILL MEET THE APPLICABLE STANDARDS UNDER UL 1741 OR UL 62109 (INVERTERS AND POWER CONVERTERS).
10. DISTRIBUTION, TRANSMISSION & INTERCONNECTION: ALL COLLECTION LINES FROM THE BESS FACILITY TO ANY ELECTRICAL COLLECTION POINT SHALL BE LOCATED AND MAINTAINED UNDERGROUND INSIDE THE FENCED AREA. THIS REQUIREMENT EXCLUDES TRANSMISSION EQUIPMENT MEANT TO SUPPORT THE PROJECT TO THE LOCAL TRANSMISSION OR DISTRIBUTION SYSTEM.
11. THE PERIMETER OF THE BESS FACILITY WILL BE COMPLETELY ENCLOSED BY PERIMETER FENCING.
12. WATER AND SANITARY SEWER IS NOT ANTICIPATED FOR THE PROJECT. IF A WATER WELL IS REQUIRED FOR DETERMINING DURING CONSTRUCTION OR FOR AN OPERATIONS AND MAINTENANCE BUILDING, A WELL PERMIT WILL BE REQUIRED.
13. EMERGENCY VEHICLE ACCESS WITHIN THE BESS FACILITY SHALL BE PROVIDED AND CONSIST OF AN ADEQUATE GRAVEL SURFACING CAPABLE OF SUPPORTING EMERGENCY VEHICLES AND ALSO SHALL PROVIDE A TURNAROUND OR LOOPED ROADWAY FOR EASE OF EGRESS. KNOX BOXES AND KEYS SHALL BE PROVIDED AT EACH LOCKED ENTRANCE.
14. EXISTING DRAINAGE PATTERNS WILL GENERALLY BE MAINTAINED TO THE EXTENT OF EXISTING CONDITIONS. LOCALIZED GRADING WILL BE PERFORMED AS NECESSARY TO SMOOTH TERRAIN TO SUIT BATTERY CONTAINER FOUNDATION REQUIREMENTS.
15. STORMWATER RUNOFF (VOLUME AND FLOW RATE) FROM THE BESS FACILITY WILL NOT EXCEED EXISTING AGRICULTURAL RUNOFF.
16. THE PROJECT WILL CONDUCT SOIL SURVEYING AND TESTING, PURSUANT TO PERMITS IN ADDITION, THE PROJECT WILL FOLLOW BMPs WHEN PERFORMING CONSTRUCTION ACTIVITIES RESULTING IN DISTURBANCE OF SOILS.
17. PERMANENT STORMWATER BASINS ARE APPROXIMATELY SIZED AND LOCATED BASED ON VAN BUREN COUNTY DRAIN COMMISSIONER REQUIREMENTS. THE EPC WILL BE RESPONSIBLE FOR DEVELOPING FINAL SIZE.
18. DURING CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH PERMITTING REQUIREMENTS OF THE VAN BUREN COUNTY DRAIN COMMISSIONER.
19. DRIVEWAY APPROACHES TO EXISTING VILLAGE OR COUNTY ROADS SHALL REQUIRE A PERMIT AND BE DESIGNED IN ACCORDANCE WITH VAN BUREN COUNTY ROAD COMMISSION REQUIREMENTS.
20. DEVELOPER WILL WORK WITH LANDOWNERS TO CORRECT ANY DAMAGES TO DRAIN TILES ENCOUNTERED DURING PROJECT CONSTRUCTION.
21. SNOW REMOVAL WILL BE PERFORMED AS NECESSARY BY A LOCAL CONTRACTOR FOR MAINTENANCE OF EMERGENCY SERVICES. SNOW WILL NOT BE STORED IN LOCATIONS THAT WILL INTERFERE WITH THE PUBLIC OR ADJACENT LANDOWNERS.
22. THE PROJECT WILL INCLUDE A PRIMARY TEMPORARY LAYDOWN YARD LOCATED ON THE PROJECT SUBSTATION PARCEL. THE LAYDOWN YARD WILL BE MADE OF A GRAVEL SURFACE AND CONTAIN OFFICE TRAILERS, CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS AND A TEMPORARY BATHROOM. THE AREA WILL BE RESTORED TO EXISTING CONDITIONS FOLLOWING THE COMPLETION OF CONSTRUCTION.
23. THERE ARE NO PLANNED ROUTES FOR CRANES OR HEAVY EQUIPMENT TO TRAVEL OUTSIDE OF ACCESS ROADS CONSTRUCTED FOR THE PROJECT.

GENERAL
SEEDING CAN BE USED FOR TEMPORARY OR PERMANENT STABILIZATION. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. AREAS WHERE FINAL GRADING HAS BEEN COMPLETED SHALL BE TEMPORARILY AND/OR PERMANENTLY SEEDDED IMMEDIATELY FOLLOWING THE CONCLUSION OF GRADING ACTIVITIES (WEATHER PERMITTING) AND MUST BE COMPLETED WITHIN FIVE (5) DAYS. TEMPORARY AND PERMANENT SEED MIXTURES ARE SPECIFIED BELOW. TEMPORARY SEED MIX SHALL ALSO BE APPLIED DURING THE APPLICATION OF THE PERMANENT SEED MIX TO ENSURE TIMELY VEGETATIVE COVER OF EXPOSED AREAS.

SEEDING MIXTURES
SEE SEED MIXES IN TEMPORARY & PERMANENT SEED CHARTS.

<u>TEMPORARY SEEDING/PLANTING DATES</u>	<u>SEED VARIETY</u>	<u>APPLICATION RATE</u>
IMMEDIATELY FOLLOWING LAST DISTURBANCE OR WITHIN 14 DAYS	(SEE CHART BELOW)	60 LBS PER ACRE

<u>TEMPORARY SEEDING PLANTING DATES</u>	<u>SEED VARIETY</u>	<u>APPLICATION RATE</u>
IMMEDIATELY FOLLOWING	(SEE CHART BELOW)	60 LBS PER ACRE
LAST DISTURBANCE OR		
WITHIN 5 DAYS		

TEMPORARY SEED
SEED: 60 LBS PER ACRE
MIX:

- 40% SEED OATS
- 25% KENTUCKY 31 TALL FESCUE
- 22% CREEPING RED FESCUE
- 11% TIMOTHY
- 1.0% INERT MATTER
- 1.0% OTHER CROP
- 0.01% WEED SEED

PERMANENT SEED
SEED 80 LBS PER ACRE
MIX:

70% TRUE BLUE KENTUCKY
(BROOKLAWN, BOUTIQUE, GROME, AND
H92-203 KENTUCKY BLUEGRASS)

30% PERENNIAL RYE GRASS
(MANHATTAN 4, CHARGER, CITATION 4,
AND PIZZAZZ PERENNIAL RYE GRASS)

TOPSOIL IN THE AREA TO BE SEEDED SHALL BE TESTED FOR PH, MAGNESIUM (MG), POTASSIUM (K), AND PHOSPHOROUS (P) PRIOR TO PERMANENT PLANTING. APPLY FERTILIZER AND LIME ACCORDING TO SOIL TEST REPORT. FERTILIZER AND LIME SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION. WEIGHTS, SEED SPECIES AND PERCENTAGE OF PURITY AND GERMINATION MUST BE CHECKED PRIOR TO SEEDING.

IF SEEDING CAN NOT BE ACCOMPLISHED DUE TO SEASONAL CONSTRAINTS, APPLY STRAW MULCH AND TACKIFIER TO ALL SLOPES AND DISTURBED AREAS UNTIL PERMANENT SEEDING IS ALLOWED. IN THE EVENT SEEDING OCCURS OUT OF SEASON, MAINTENANCE SHALL OCCUR AND CONTINUE INTO THE FOLLOWING GROWING SEASON OR UNTIL A UNIFORM STAND OF THE SPECIFIED PERMANENT GRASSES HAVE BEEN ESTABLISHED AND THE SITE HAS REACHED STABILIZATION. THE POLLINATOR HABITAT SEED MIX WILL TAKE APPROXIMATELY THREE YEARS TO ESTABLISH. THE PERMANENT AND TEMPORARY SEEDING SHALL BE ACCOMPLISHED THROUGHOUT THE CONSTRUCTION PROCESS.

NOTE: ALL DETAILS REPRESENTED ON THIS PLAN SHEET ARE CONCEPTUAL IN NATURE, PROVIDED ONLY TO INDICATE A GENERAL OVERVIEW OF PROPOSED PROJECT FACILITIES, AND ARE EXPECTED TO BE MODIFIED AND REFINED DURING THE ENGINEERING PHASE OF THE PROJECT. FINAL PROJECT FACILITY DETAILS WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE AGENCIES HAVING JURISDICTION.

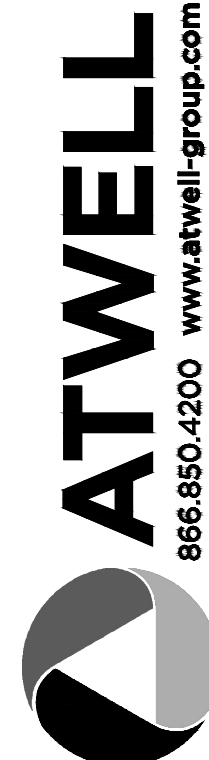


Know what's **below**.
Call before you dig

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR; NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
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IN THE WORK, OF ANY NEARBY
STRUCTURES, OR OF ANY OTHER
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SECTION: 18

TOWN, RANGE: T16N R12E

ATUR TOWNSHIP & VILLAGE OF DECATUR

CLIENT
DECATUR ENERGY STORAGE, LLC

DECATUR ENERGY STORAGE PROJECT
MICHIGAN PUBLIC SERVICE
COMMISSION – PROJECT LAYOUT
LANDSCAPE & PLANTING DETAILS

DATE _____

06/18/2026

REVISIONS

DR.

ME

[illegible]

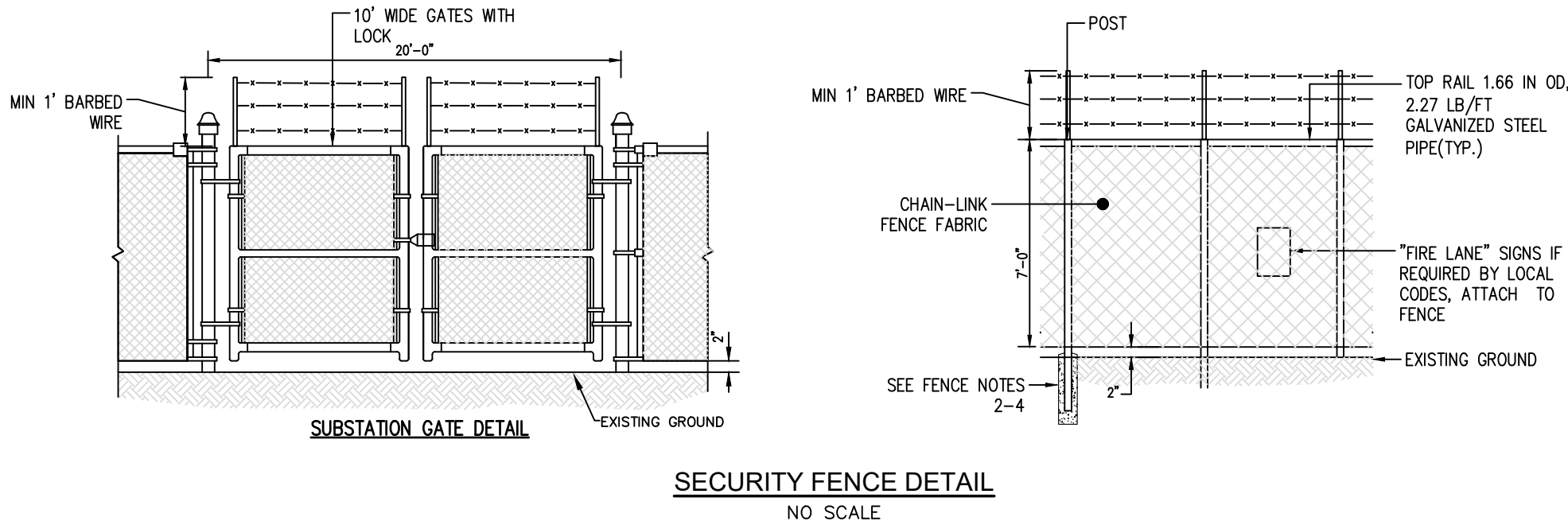
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JOB 24005925

SHEET NO.

08



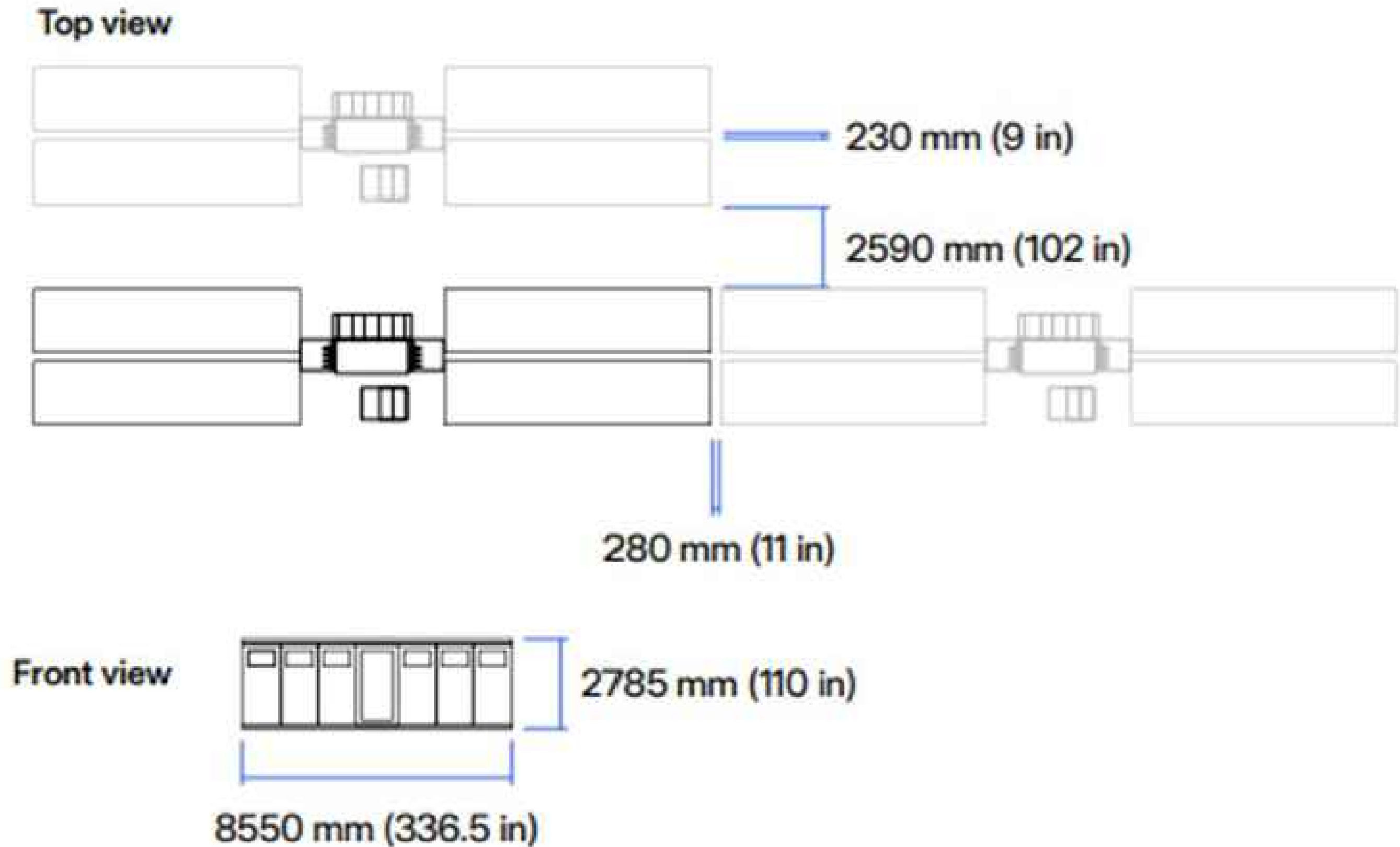
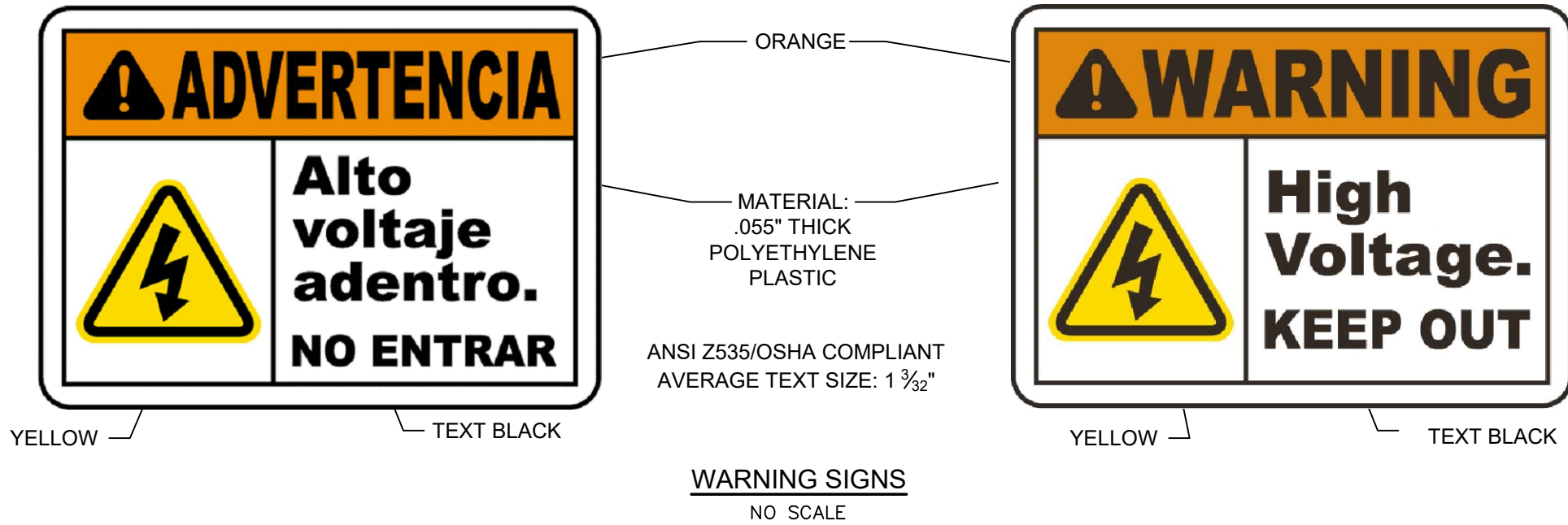
- SUBSTATION FENCE NOTES:**
- FENCE INSTALLATION AND MATERIALS SHALL BE PER CURRENT MDOT SPECIFICATIONS AND STANDARD PLAN R-98-B "CHAIN LINK FENCE (USING TENSION WIRE)", EXCEPT AS MODIFIED / CLARIFIED BY THE NOTES BELOW.
 - CORNER, END AND PULL POSTS SHALL HAVE CONCRETE FOOTINGS (COMPRESSIVE STRENGTH 2,500 PSI MIN.), 18" DIAMETER AND 36" MIN. DEPTH.
 - TYPICAL LINE POSTS MAY BE DIRECT-DRIVEN PER FENCE CONTRACTOR RECOMMENDATION (MINIMUM EMBEDMENT DEPTH T.B.D.), OR HAVE CONCRETE FOOTINGS (9" DIA., 36" MIN. DEPTH).
 - SLOPE TOP OF CONCRETE FENCE FOOTINGS TO SHED WATER AWAY FROM POST.
 - LINE POSTS SHALL BE CIRCULAR PIPE SECTION, 2" NOMINAL (2.375" ACTUAL) O.D.

WARNING:
HAZARDOUS VOLTAGE
AUTHORIZED ACCESS
ONLY

- NOTES:**
- TOP OF SIGN TEXT 125 mm (5") MIN CLEAR SPACE FROM GATE OR DOOR JAMB (STRIKE SIDE).
 - PROVIDE A BLANK PANEL FOR BACK SIDE.
 - CONTRAST BETWEEN CHARACTER, SYMBOLS AND THEIR BACKGROUND SHALL BE 70% MINIMUM AND HAVE A NON-GLARE FINISH.
 - CHARACTERS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO OF BETWEEN 1:5 AND 1:10.
 - SIGN SHALL BE 1 mm (0.04") THK (MIN) ALUMINUM SHEET.
 - RAISED UPPERCASE LETTER 1 mm (0.04") TALL, MIN.
 - FOR PCS TRANSFORMER MV COMPARTMENT.

AUTHORIZED PERSONNEL SIGNAGE
NO SCALE

SIGNAGE DETAILS



TESLA MEGAPACK DETAILS
NO SCALE

NOTE: ALL DETAILS REPRESENTED ON THIS PLAN SHEET ARE CONCEPTUAL IN NATURE, PROVIDED ONLY TO INDICATE A GENERAL OVERVIEW OF PROPOSED PROJECT FACILITIES, AND ARE EXPECTED TO BE MODIFIED AND REFINED DURING THE ENGINEERING PHASE OF THE PROJECT. FINAL PROJECT FACILITY DETAILS WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE AGENCIES HAVING JURISDICTION.

811

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SOUTHFIELD, MI 48076
248.447.2000

SECTION: 18

TOWN, RANGE: T16N R12E

DECATUR TOWNSHIP & VILLAGE OF DECATUR

VAN BUREN COUNTY, MICHIGAN

CLIENT

DECATUR ENERGY STORAGE, LLC

DECATUR ENERGY STORAGE PROJECT

MICHIGAN PUBLIC SERVICE COMMISSION – PROJECT LAYOUT

GENERAL DETAILS

DATE

06/18/2026

REVISIONS

DR. MB

CH. BS

P.M. BS

BOOK

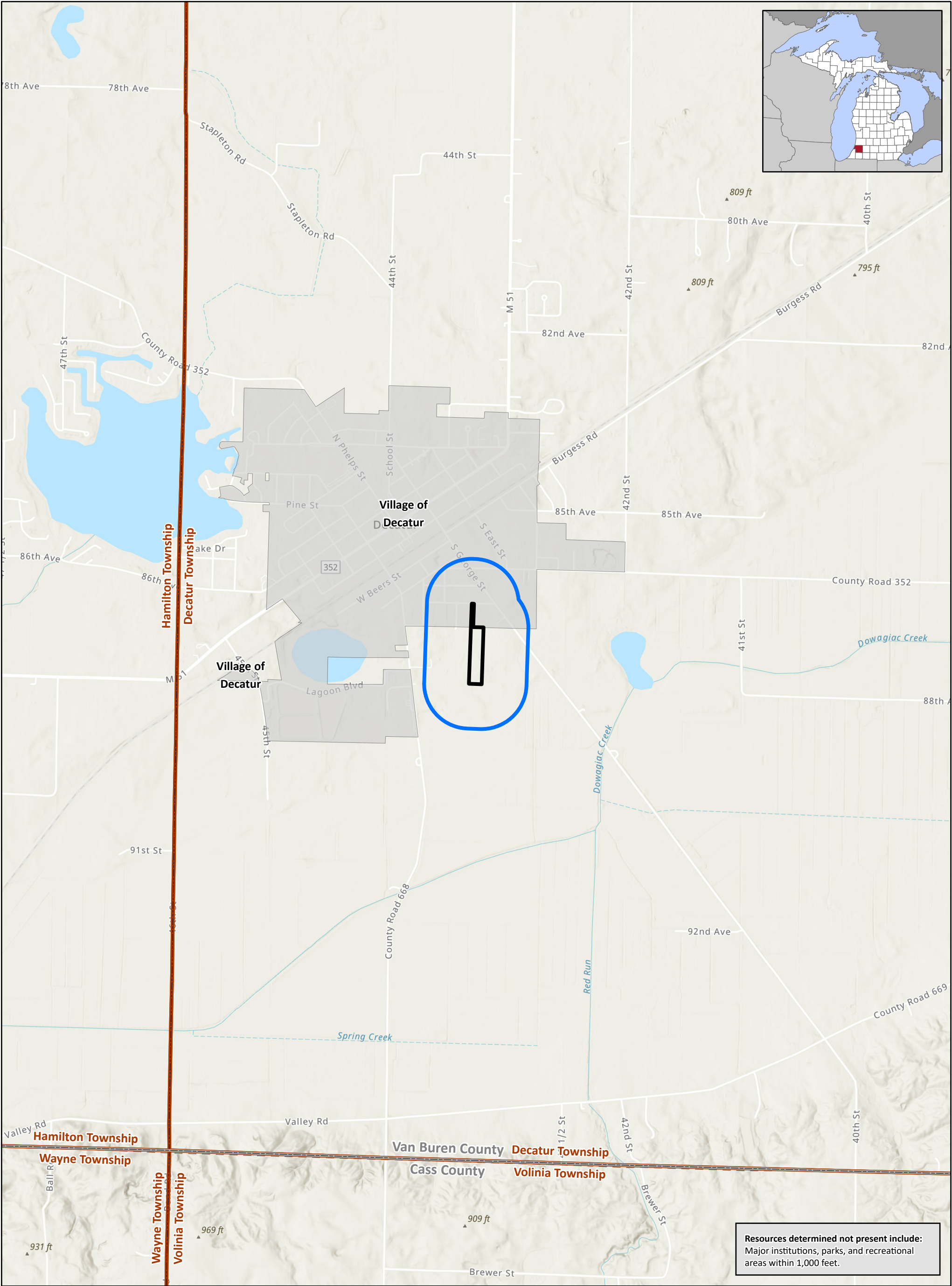
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SHEET NO.

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MPSC PLANS - NOT FOR CONSTRUCTION

Appendix 1.1-B: FIGURES



Resources determined not present include:
Major institutions, parks, and recreational
areas within 1,000 feet.

Project Area (~8.9 acres)

1,000-Foot Buffer

Town/Village

Township

County

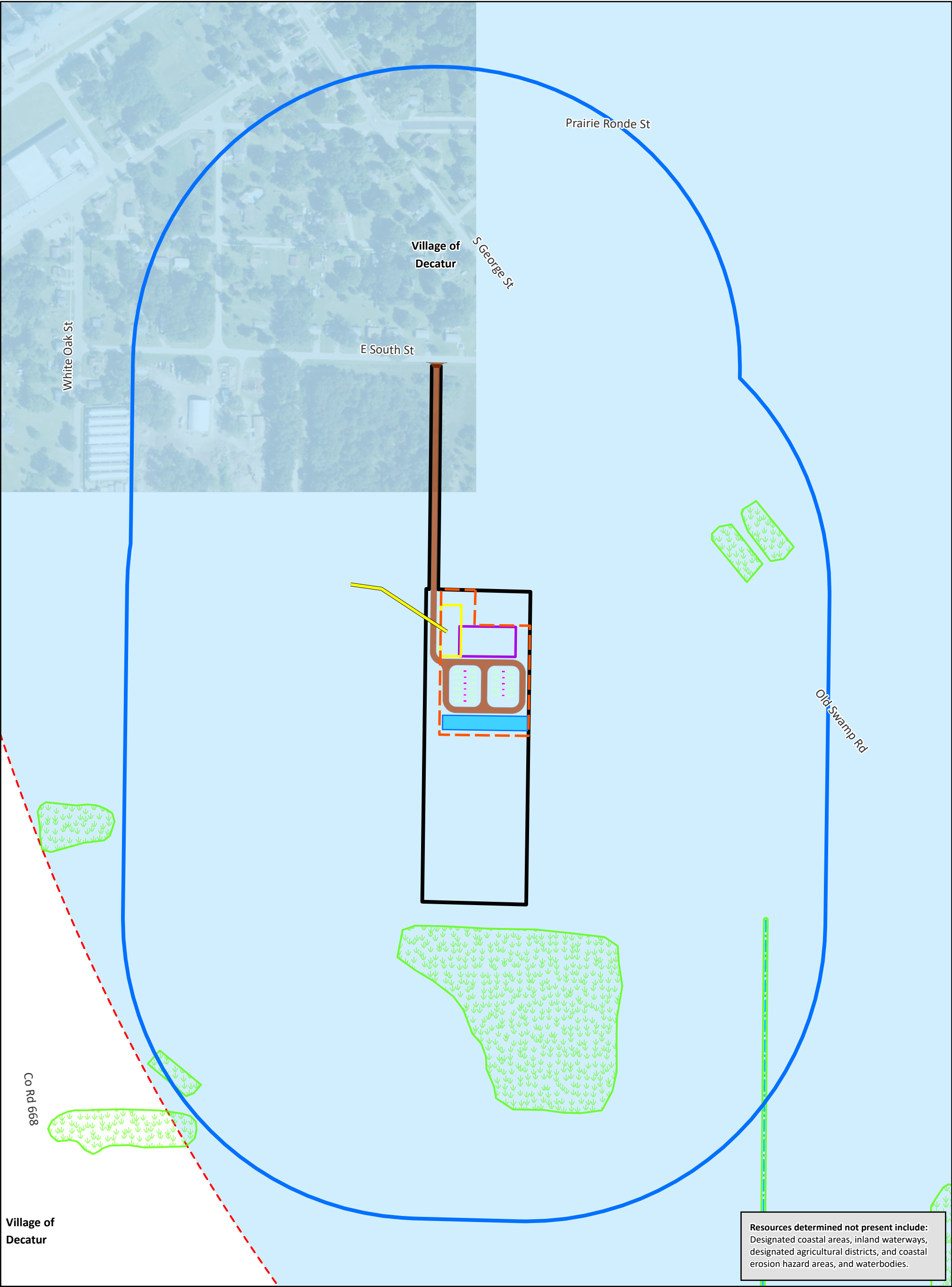
Source: Esri Topographic Basemap

Glidepath Power
Decatur BESS
24005925
July 10, 2026

02,000

Feet

Figure 1A
Site Location Map
Section 20, T4S R14W, Decatur Township
Van Buren County, Michigan



Resources determined not present include:
Designated coastal areas, inland waterways,
designated agricultural districts, and coastal
erosion hazard areas, and waterbodies.

Project Area (~8.9 acres)	BESS Unit	Watercourse (NHD)
1,000-foot Buffer	Transformers	Wetland (NWI)
Proposed Gen-Tie	Proposed Substation	Zone X: area of minimal flood hazard (All Areas)
Proposed Fence	Access Road	Wellhead Protection Area (EGLE)
Retention Pond	Laydown Yard	

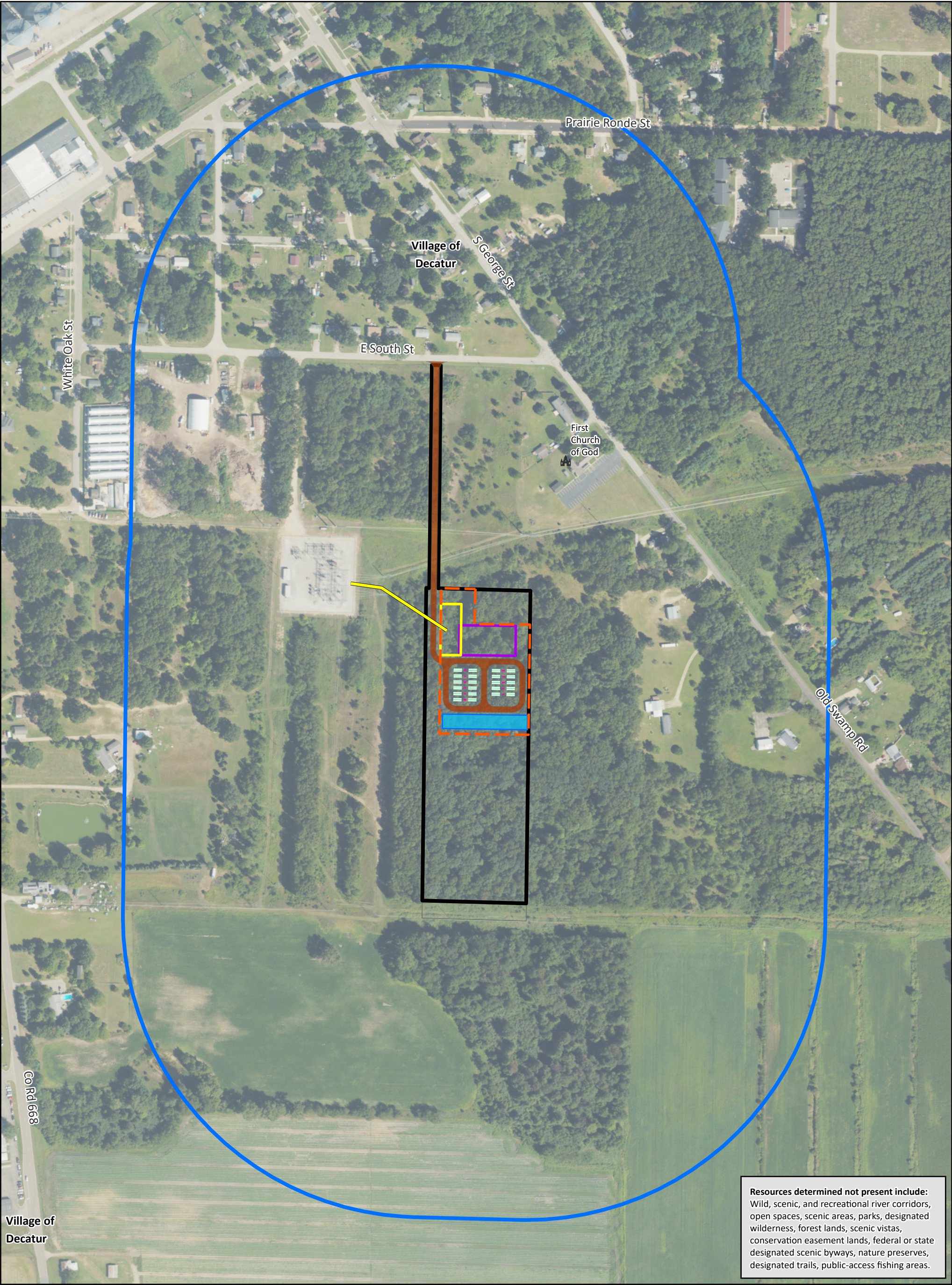
Source: National Agriculture Imagery Program (2024)

Glidepath Power
Decatur BESS
24005925
July 02, 2026

0300

Feet

Figure 2
Water Resources Map
Section 20, T4S R14W, Decatur Township
Van Buren County, Michigan



Resources determined not present include:
Wild, scenic, and recreational river corridors, open spaces, scenic areas, parks, designated wilderness, forest lands, scenic vistas, conservation easement lands, federal or state designated scenic byways, nature preserves, designated trails, public-access fishing areas.

Project Area (~8.9 acres)	BESS Unit	Church
1,000-foot Buffer	Transformers	Wetland Management District (Designation - All Areas)
Proposed Gen-Tie	Proposed Substation	
Proposed Fence	Access Road	
Retention Pond	Laydown Yard	

Source: National Agriculture Imagery Program (2024)

	Glidepath Power Decatur BESS 24005925 July 02, 2026	Figure 7 Recreational & Other Uses Map Section 20, T4S R14W, Decatur Township Van Buren County, Michigan