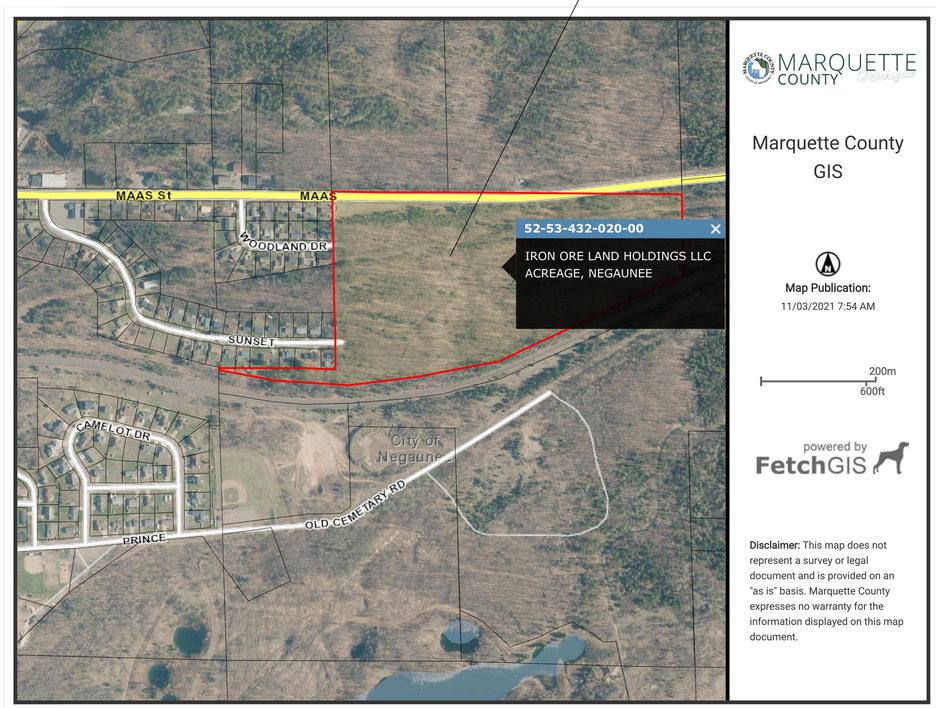
Iron Ore Land Holdings, LLC
Site Condominium Preliminary Plan
Sunset and Woodland Drives
Maas Street, Negaunee, Michigan 49855

Project Location



Project Location Map

Legal Description

Marquette County, Michigan

A parcel of land being in Section 32, Township 48 North and Range 26 West of Negaunee City and Negaunee Township, Marquette County, Michigan as shown on the attached Sales Map:

TOWNSHIP 48 NORTH, RANGE 26 WEST, NEGAUNEE TOWNSHIP, AND NEGAUNEE CITY, MARQUETTE COUNTY, MICHIGAN

11. North Half of Southwest Quarter (N ½ of SW ¼), lying South of County Road 492 and North of the L. S. & I. Railroad right of way, Except the West 726 feet thereof;

Project Plan and Design Team:

Project Description:

Develop the existing westerly 17± acres of the existing 37+ acre site into a single family housing development consisting of a 27 site condominium units.

Development will be served by extending both Sunset and Woodland Drives to a new entrance onto Maas Street providing additional access for the existing homes currently located on Cul-de-Sacs. Public Water will be looped extensions and public sewer will be extended to serve site condo units as well.

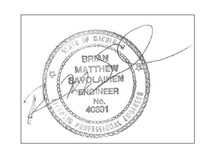
Project Design Team:

1. Owner/Applicant:
   Iron Ore Land Holding, LLC
   115 Weiland Drive
   Marquette, Michigan 49855
   Contact: Elliot Rouleau
   (715) 781-4973

2. Site Plan Prepared By:
   Brian M. Savolainen, P.E.
   3224 US-41 West #240
   Marquette, MI 49855
   (906) 250-5729

3. Boundary Survey by:

   TriMedia Consultants
   830 W. Washington Street
   Marquette, Michigan 49855
   Contact: Gerald Melchiori
   (906) 250-5730



Preliminary Site Condo Plans 02/09/22
Revised Site Condo Plans 03/02/22

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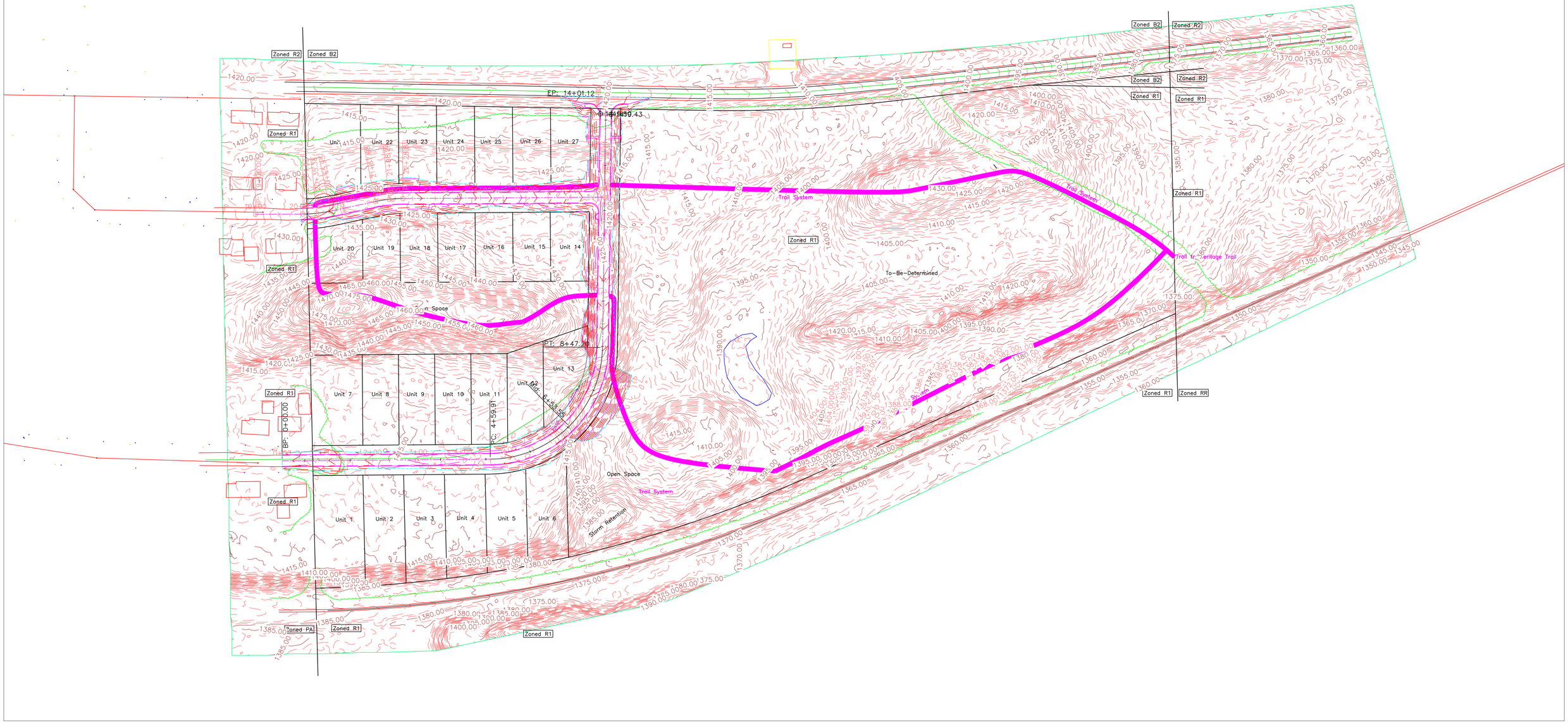
C1 Aerial Overall Site Plan
C2 Proposed Site Condo Lot Layouts
C3 Sample Lot Housing
C4 Proposed Roadway and Utility Plan
C5 Proposed Cross-Section and Profiles
C6 Existing and Proposed Topography



Elevations & Contouring Derived derived from USGS 2015/2016 LiDAR dataset "USGS one meter x45y516 MI Marquette" as obtained from USGS.GOV. Existing Utilities are from City of Negaunee GIS information. Aerail is current Google Earth Image.

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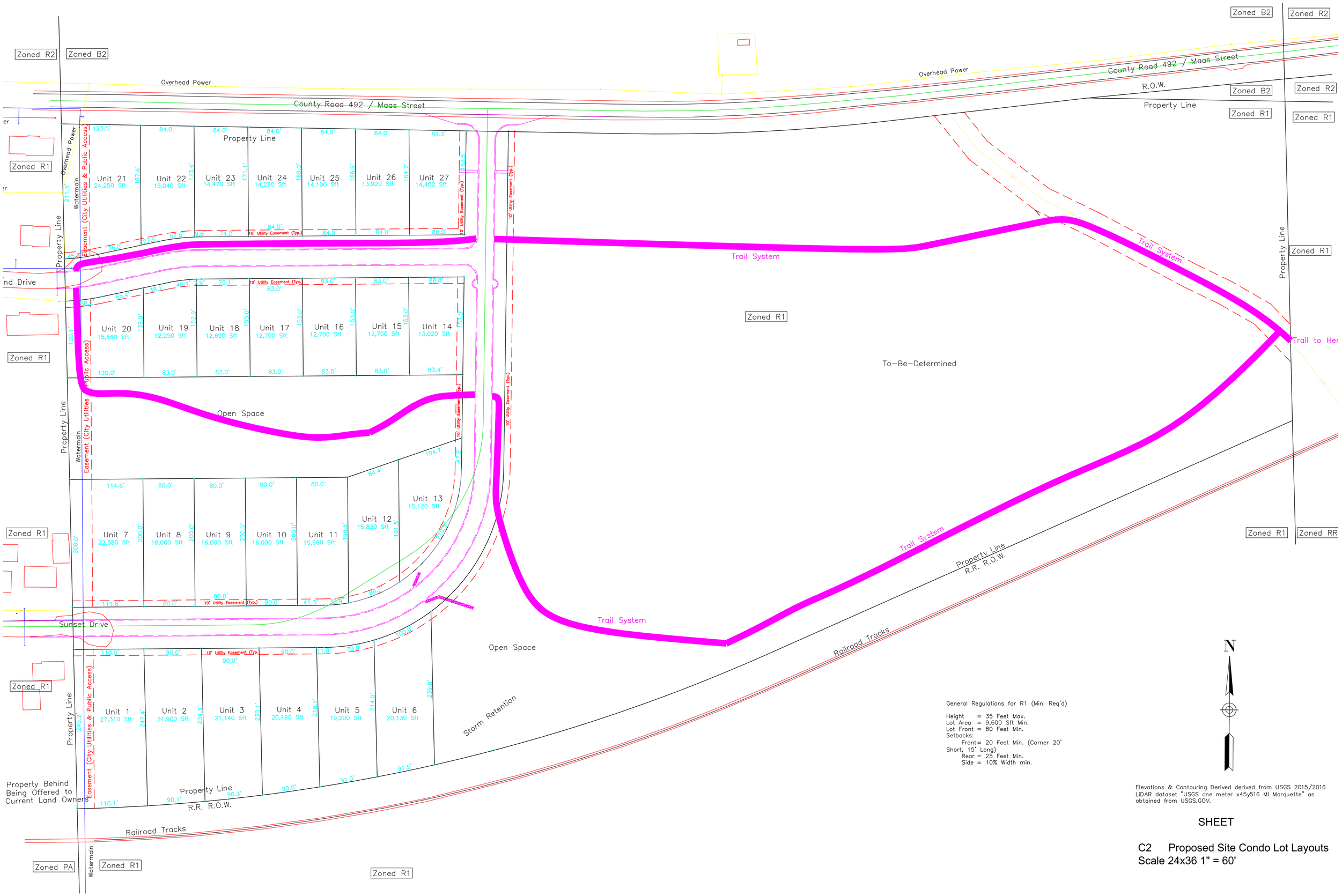
SHEET

C1 Aerial Overall Site Plan
Scale 24x36 1" = 100'



General Regulations for R1 (Min. Req'd)

Height = 35 Feet Max.
Lot Area = 9,600 Sft Min.
Lot Front = 80 Feet Min.
Setbacks:
Front = 20 Feet Min. (Corner 20' Short, 15' Long)
Rear = 25 Feet Min.
Side = 10% Width min.

Elevations & Contouring Derived derived from USGS 2015/2016 LiDAR dataset "USGS one meter x45y516 MI Marquette" as obtained from USGS.GOV.

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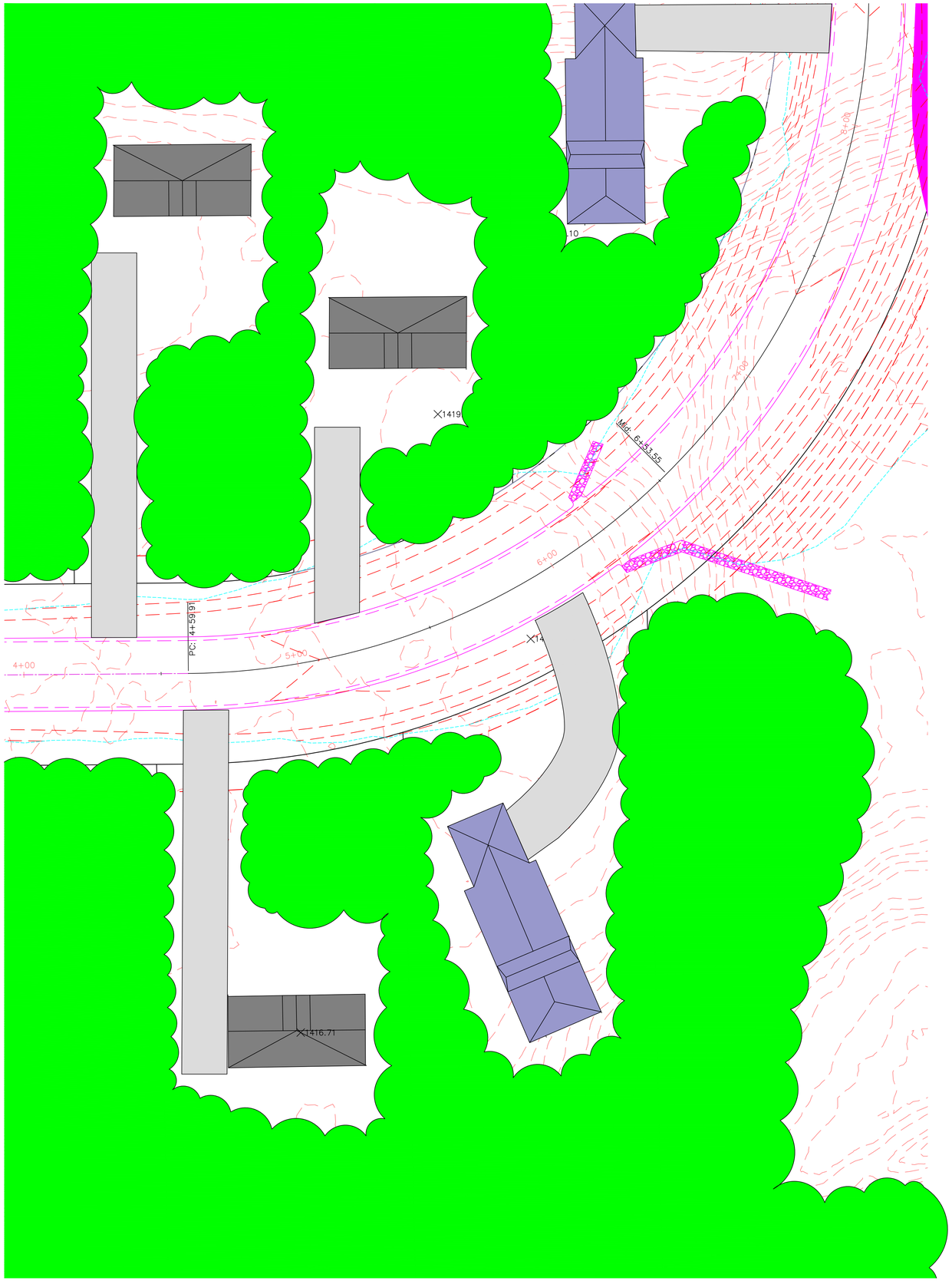
C2 Proposed Site Condo Lot Layouts
Scale 24x36 1" = 60'



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Elevations & Contouring Derived derived from USGS 2015/2016 LiDAR dataset "USGS one meter x45y516 MI Marquette" as obtained from USGS.GOV.

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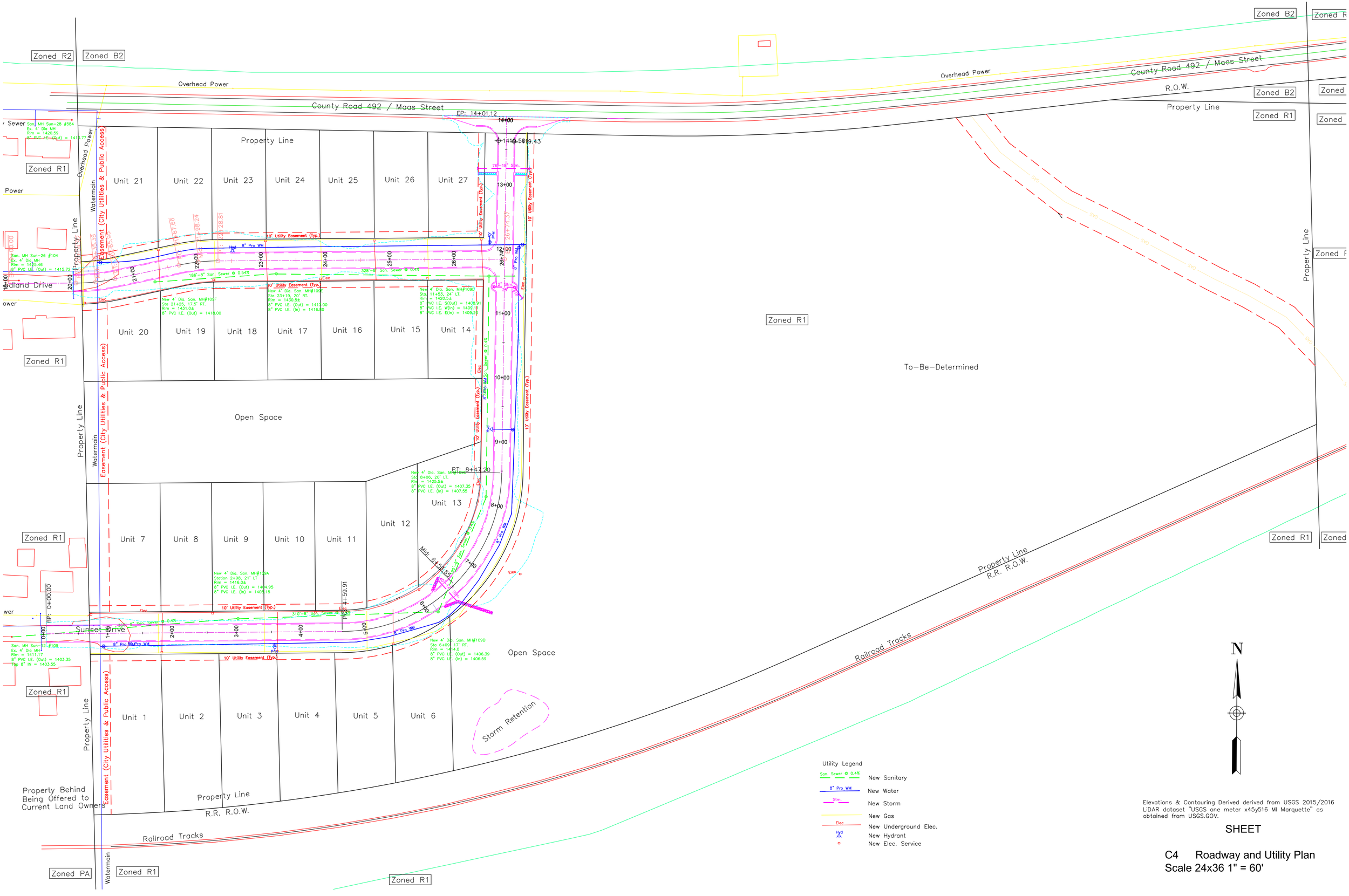
C3 Sample Lot Housing
Scale 24x36 1" = 20'



Elevations & Contouring Derived derived from USGS 2015/2016 LiDAR dataset "USGS one meter x45y516 MI Marquette" as obtained from USGS.GOV.

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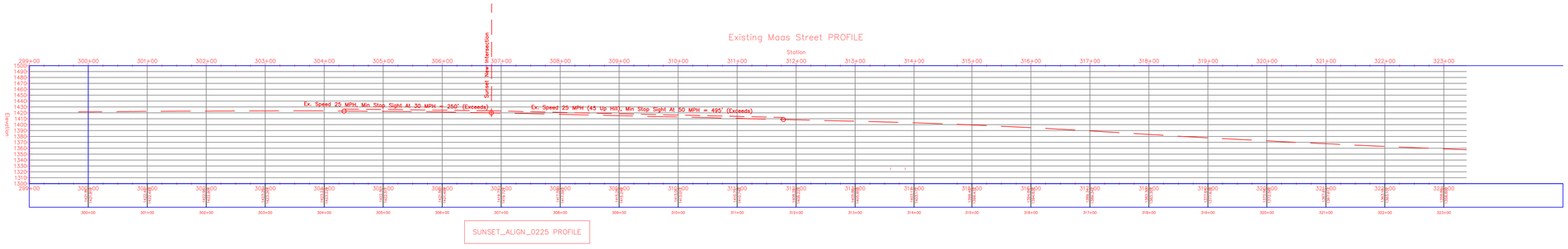
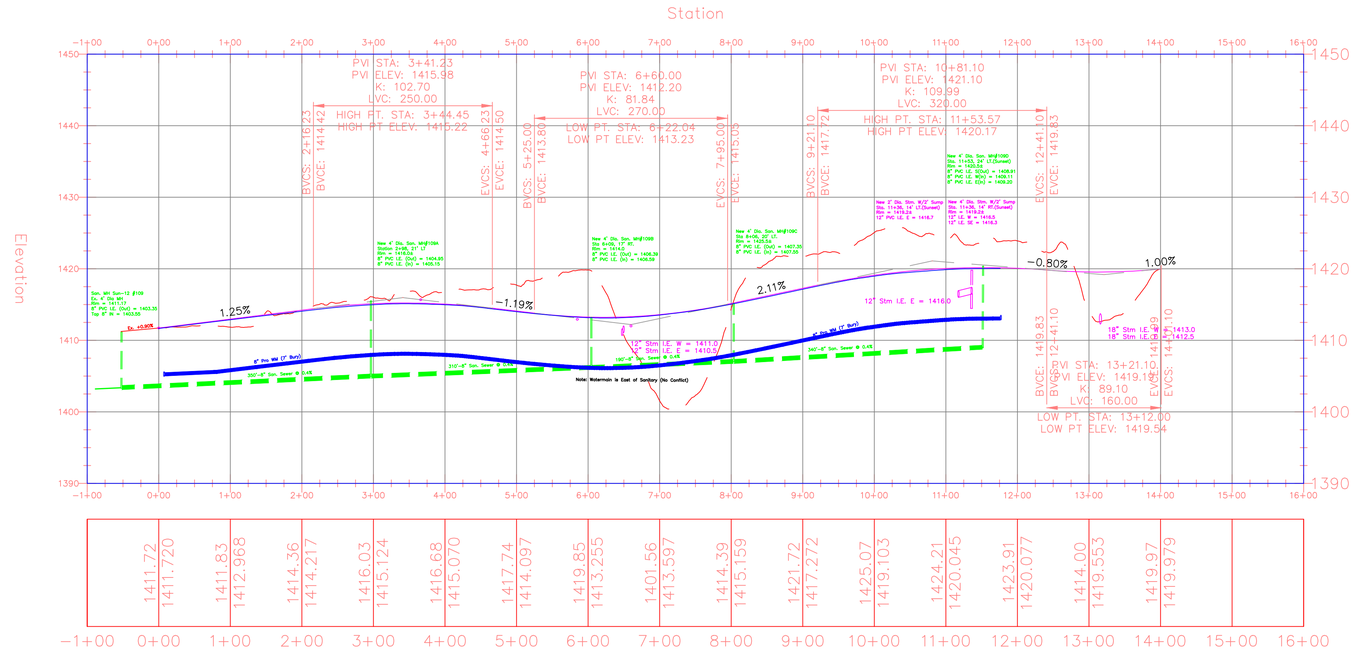
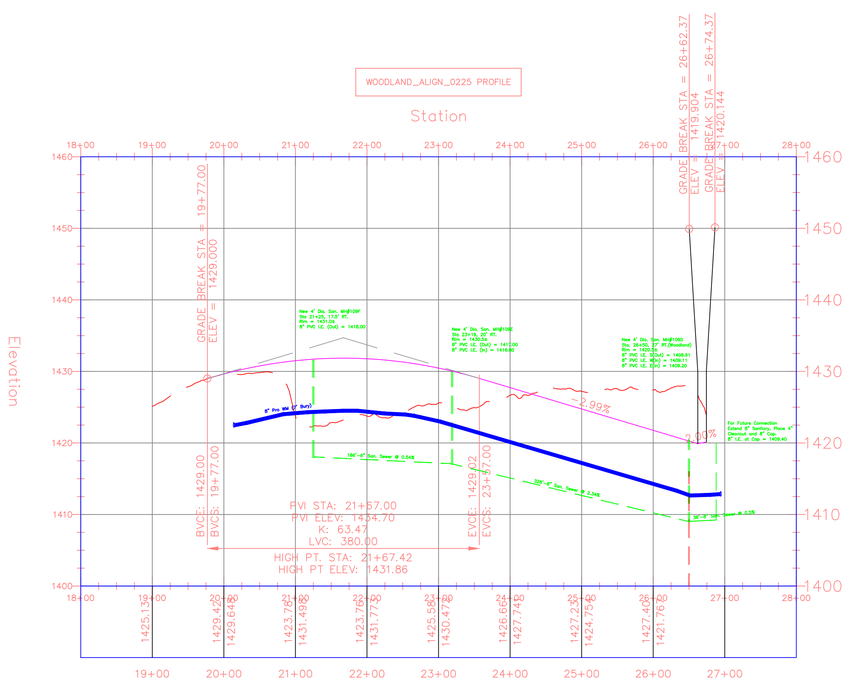
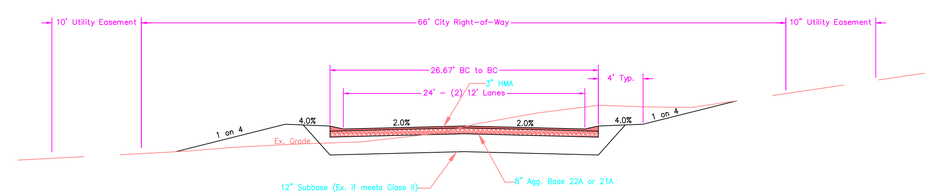
C4 Roadway and Utility Plan
Scale 24x36 1" = 60'









Typical Cut and Fill Section

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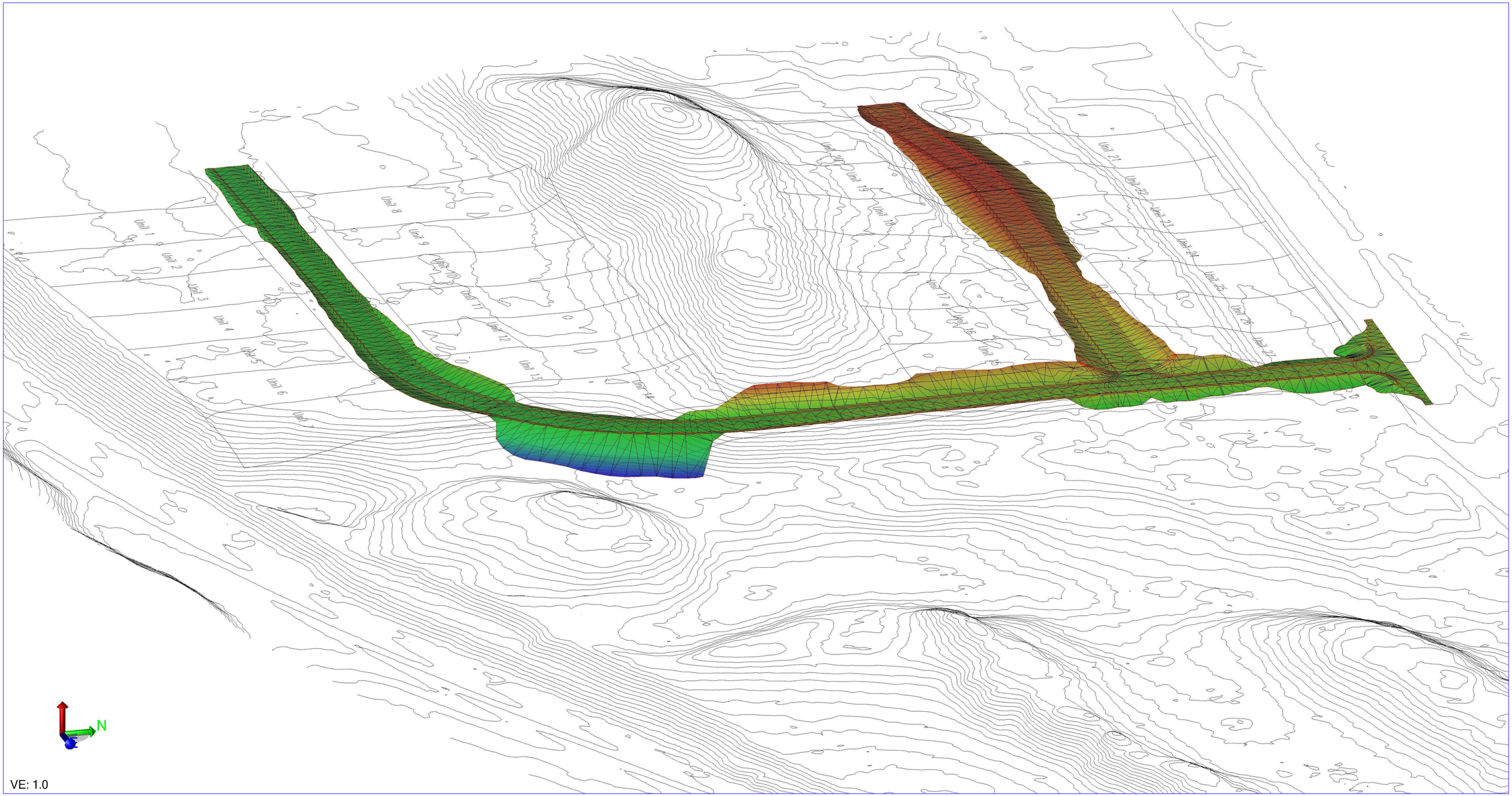
C5 Proposed Cross Section and Profiles
Scale 24x36 Profile 1" = 100'H, 1"=10"V



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C6 Existing and Proposed Topography