

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

Project Plan and Design Team:

Project Description:

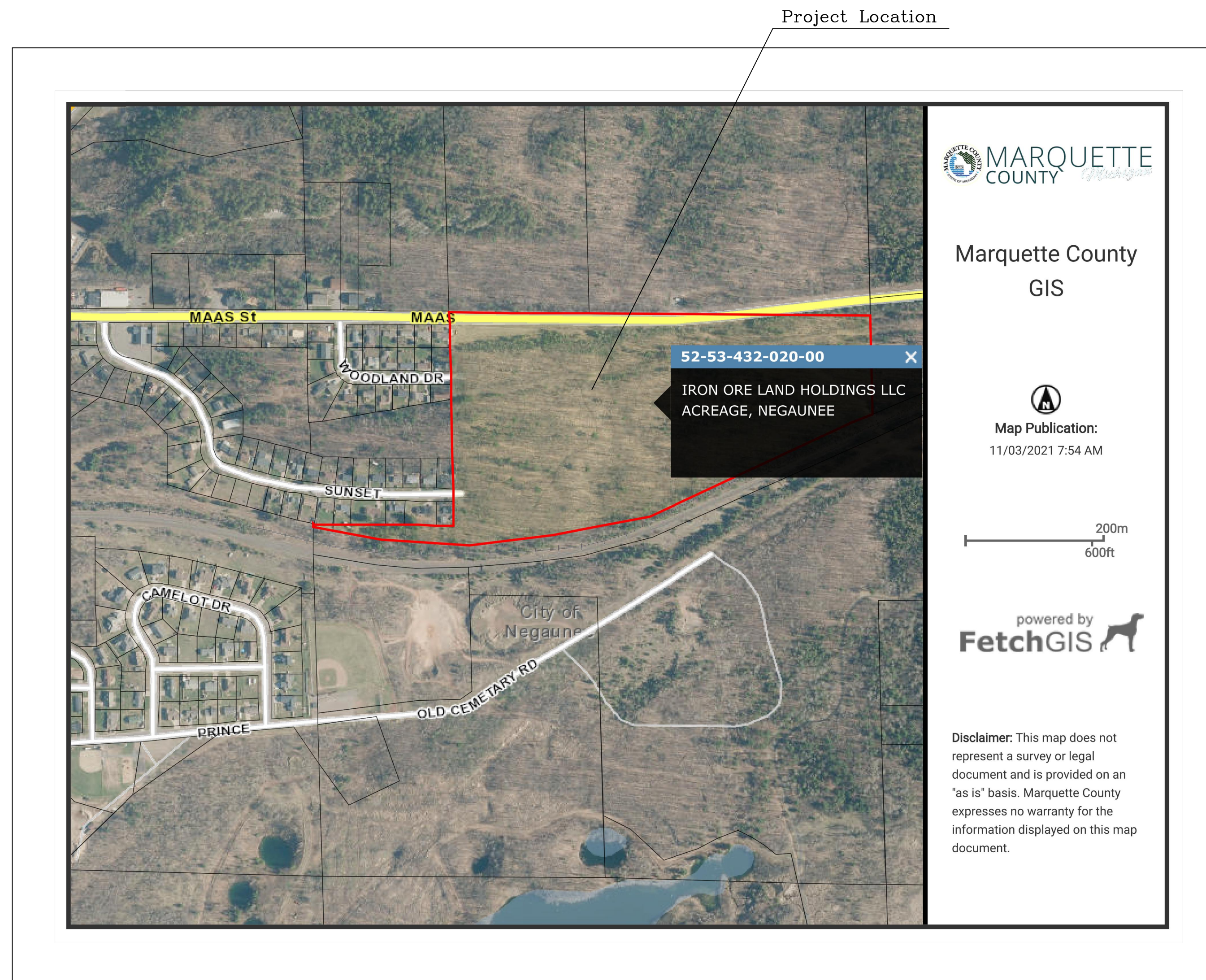
Develop the existing westerly 17± acres of the existing 37+ acre site into a single family housing development consisting of a 27 site condominium units.

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.

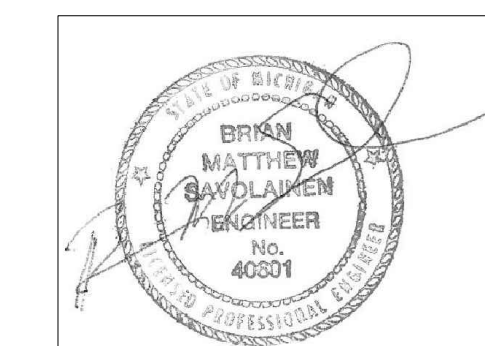
Project Design Team:

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



Project Location Map



Preliminary Site Condo Plans 02/09/22
 2nd Public Hearing Plans 04/12/22

Legal Description

Marquette County, Michigan

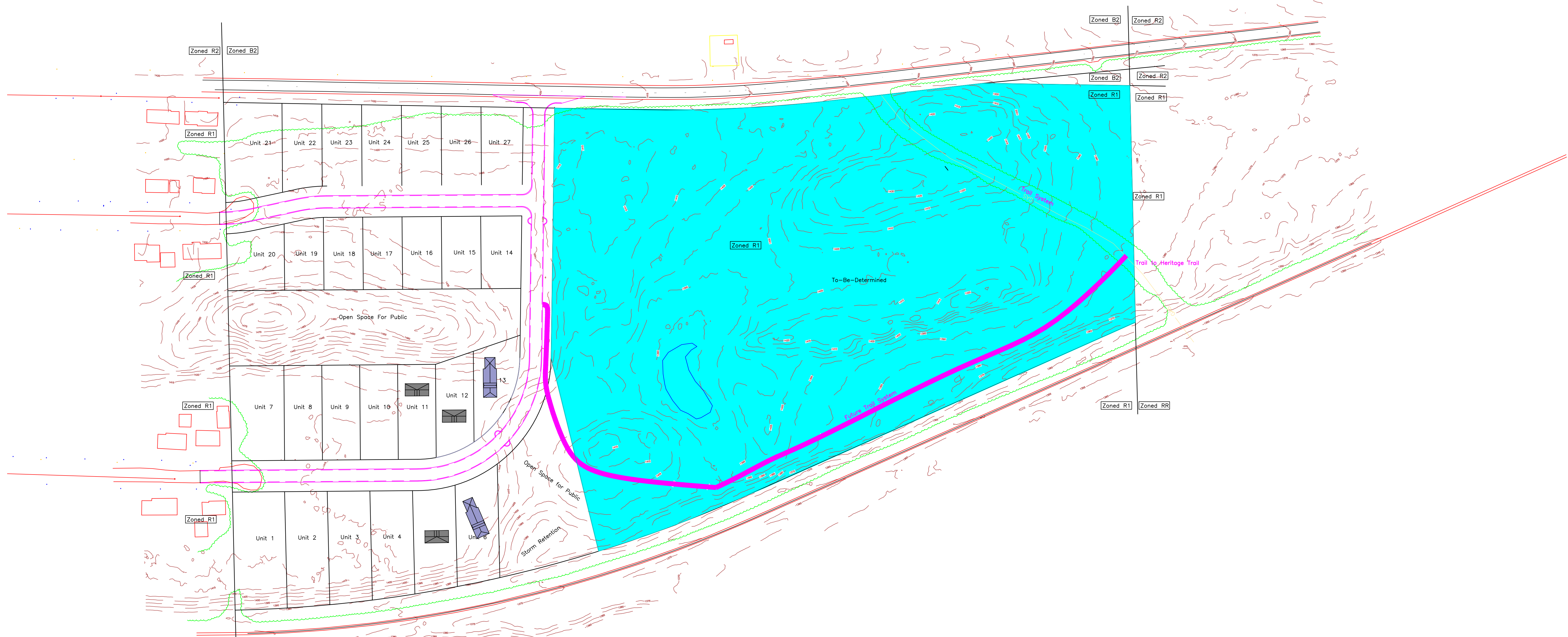
A parcel of land being in Section 32, Township 48 North and Range 26 West of Negaunee City and Negaunee Township, Marquette County, Michigan as shown on the attached Sales Map:

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

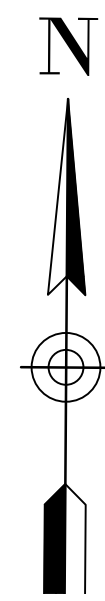
11. North Half of Southwest Quarter (N ½ of SW ¼), lying South of County Road 492 and North of the L. S. & I. Railroad right of way, Except the West 726 feet thereof; .

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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

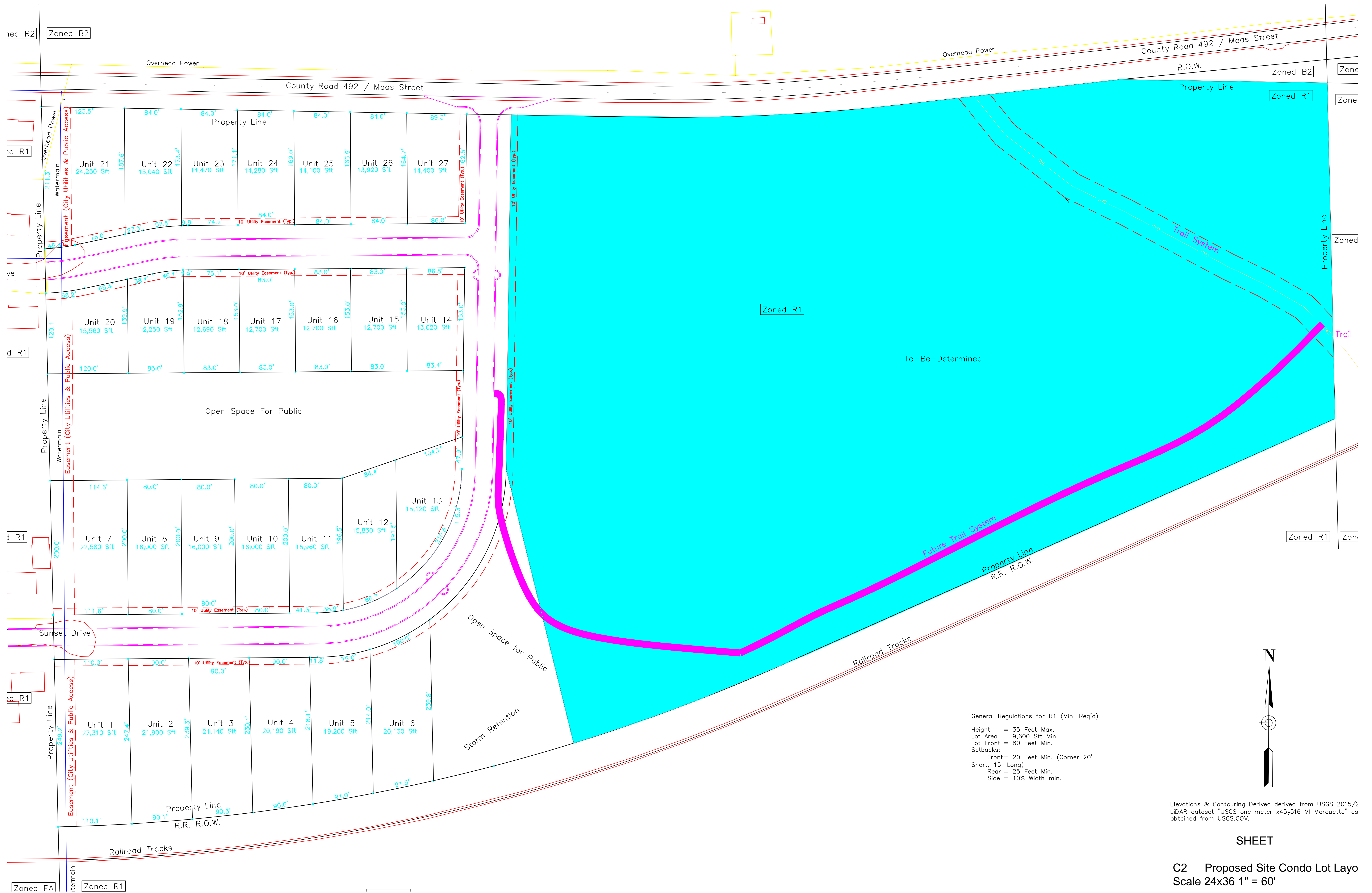


Elevations & Contouring Derived derived from USGS 2015/2016 LIDAR dataset "USGS one meter x45y516 MI Marquette" as obtained from USGS.GOV. Existing Utilities are from City of Negaunee GIS information. Aerial is current Google Earth Image.

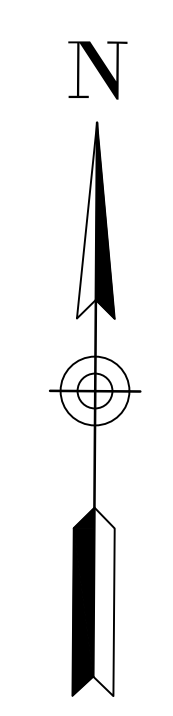


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C1 Aerial Overall Site Plan
Scale: 1" = 100'



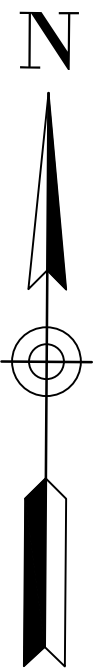
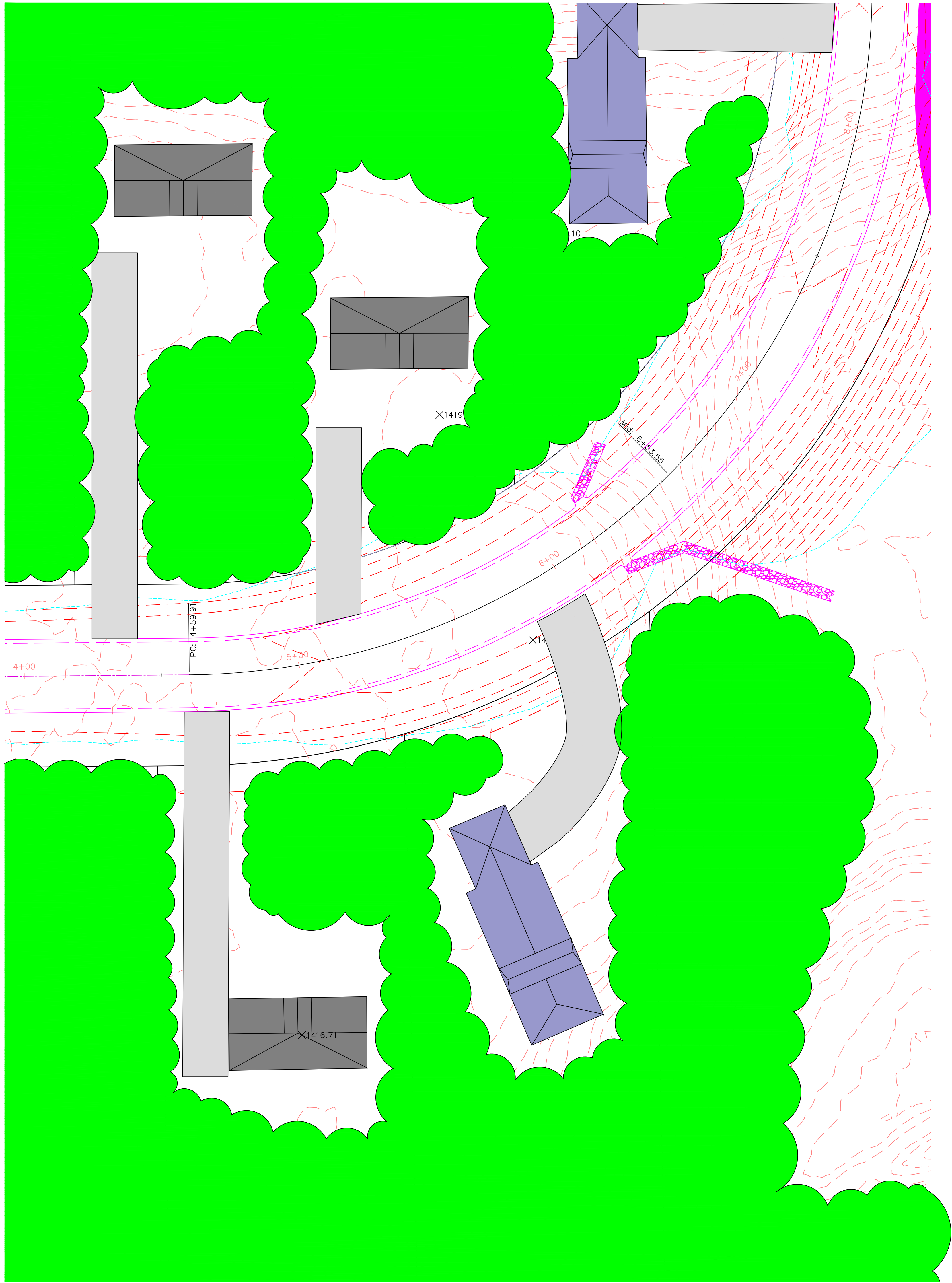
General Regulations for R1 (Min. Req'd)
 Height = 35 Feet Max.
 Lot Area = 9,600 Sft Min.
 Lot Front = 80 Feet Min.
 Setbacks:
 Front = 20 Feet Min. (Corner 20'
 Short, 15' Long)
 Rear = 25 Feet Min.
 Side = 10% Width min.



Elevations & Contouring Derived from USGS 2015/2 LIDAR dataset "USGS one meter x45y516 MI Marquette" as obtained from USGS.GOV.

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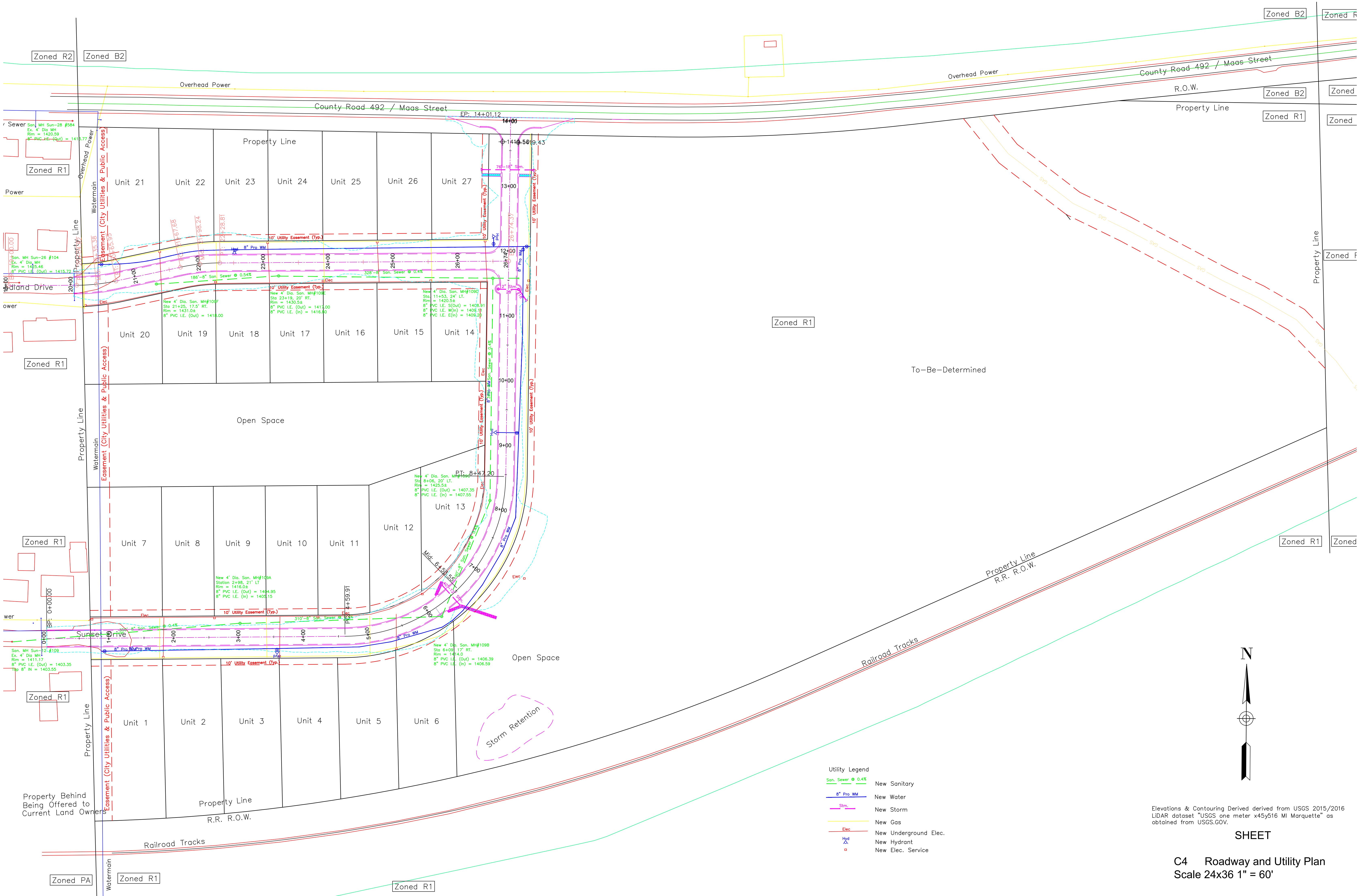
C2 Proposed Site Condo Lot Layo
 Scale 24x36 1" = 60'



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

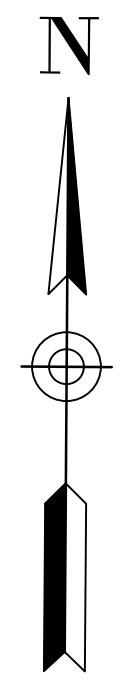
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C3 Sample Lot Housing
Scale 24x36 1" = 20'



Utility Legend

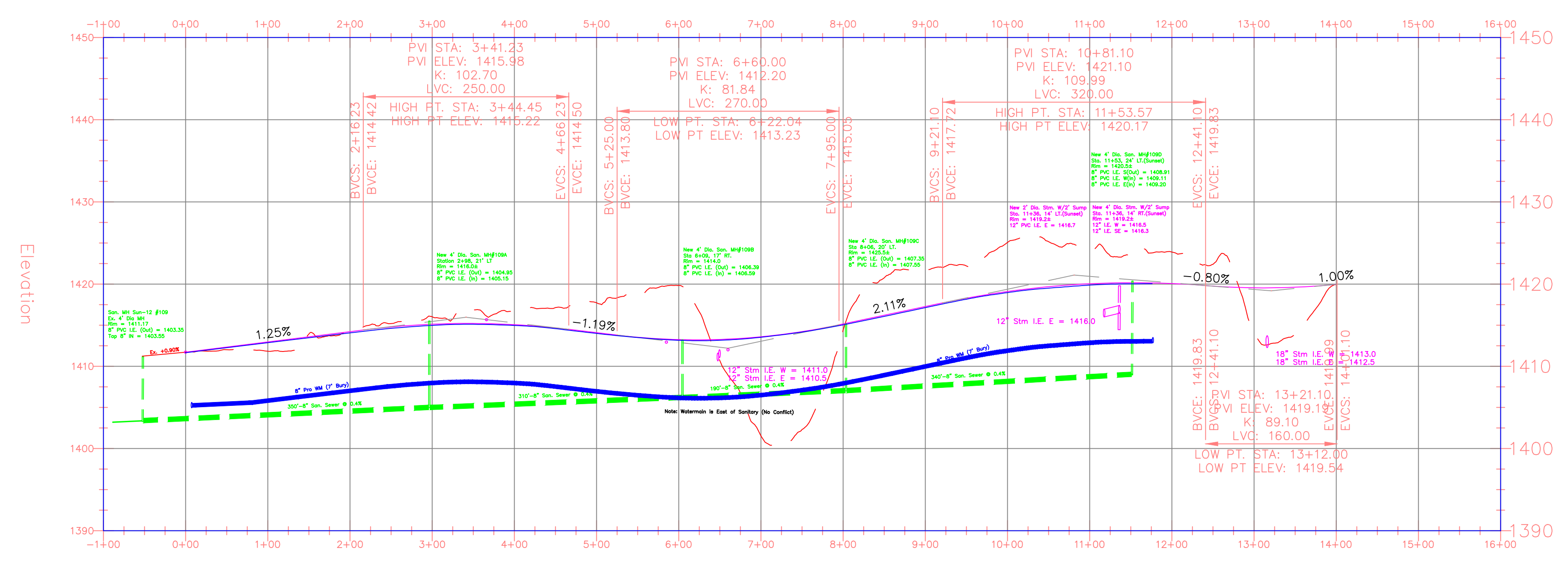
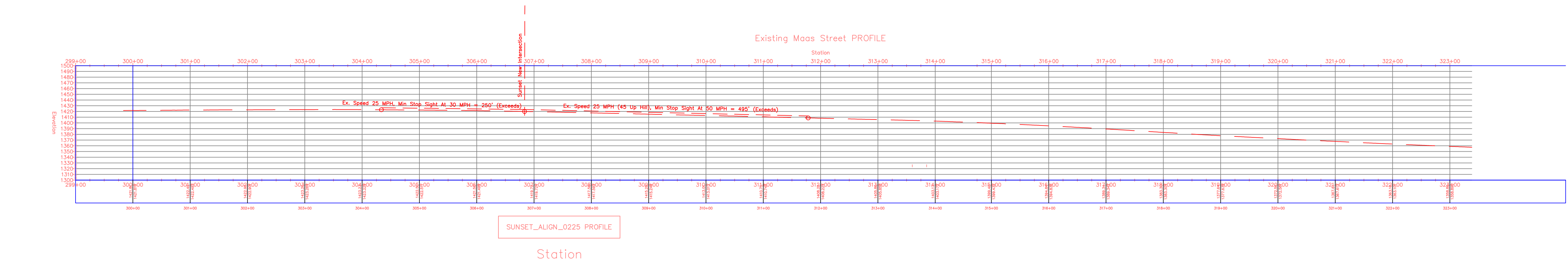
—	New Sanitary
—	New Water
—	New Storm
—	New Gas
—	New Underground Elec.
▲	New Hydrant
□	New Elec. Service



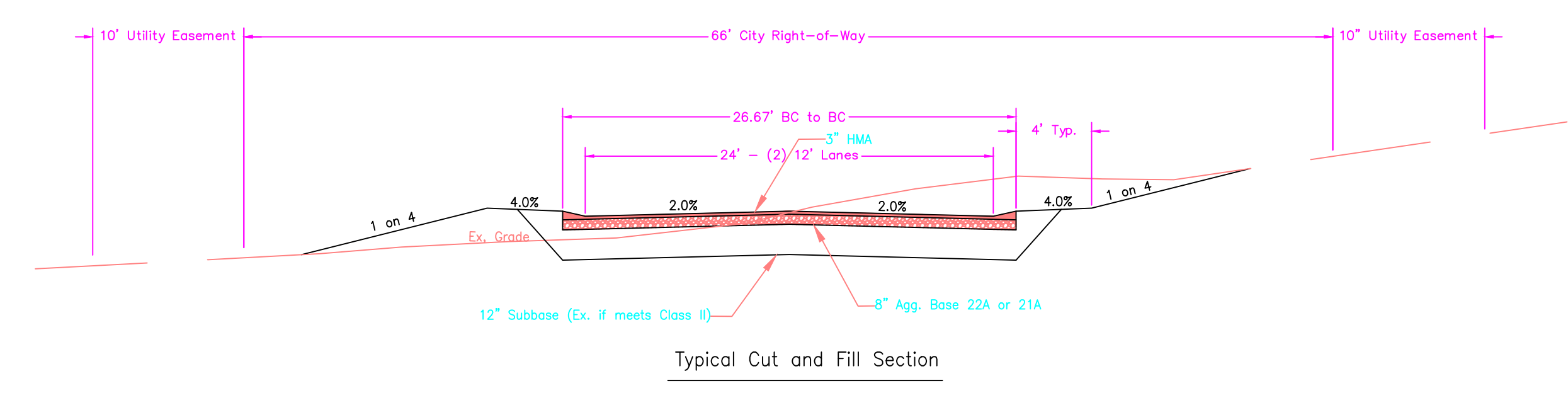
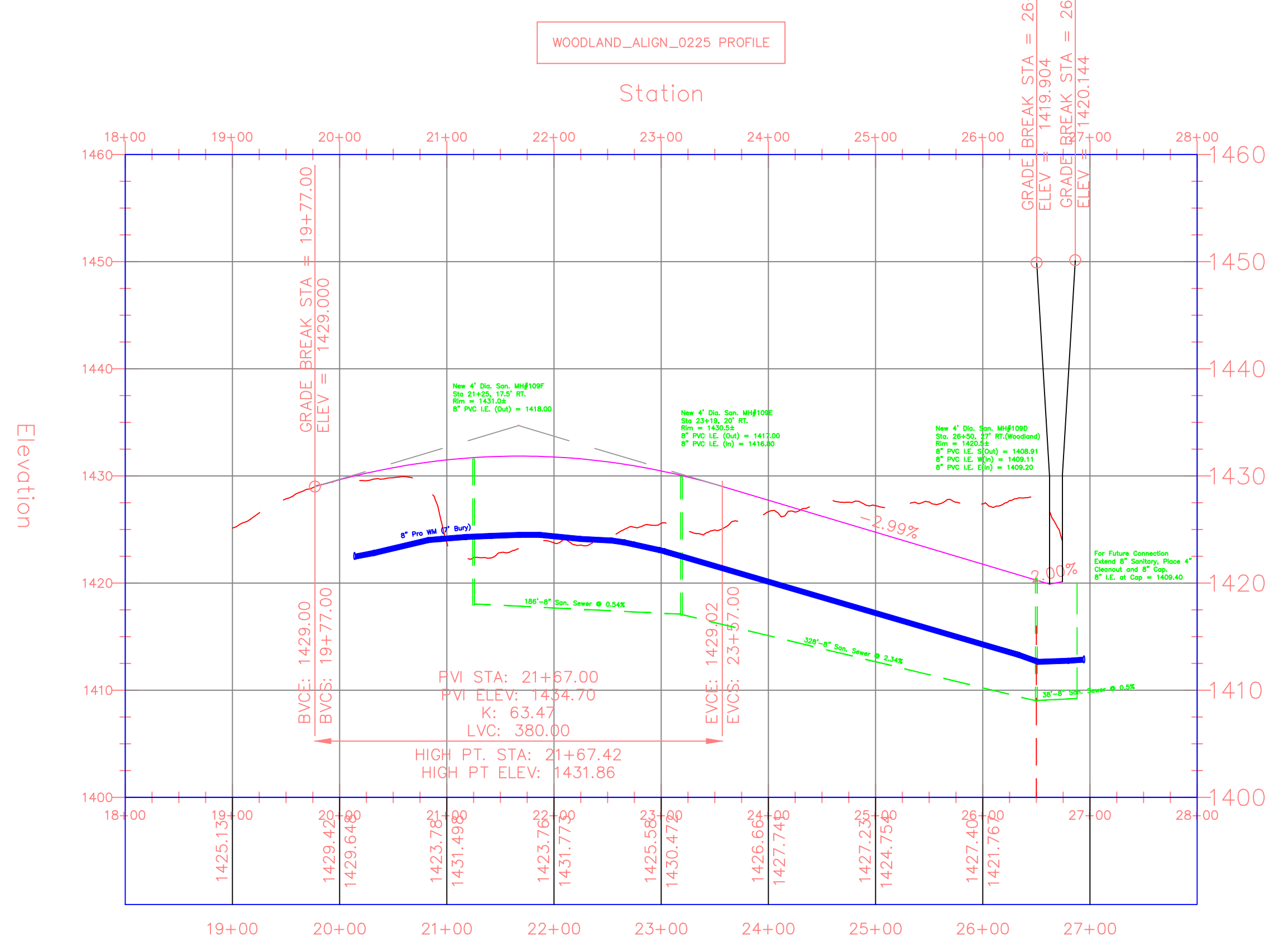
Elevations & Contouring derived from USGS 2015/2016 LiDAR dataset "USGS one meter x45y516 MI Marquette" as obtained from USGS.GOV.

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

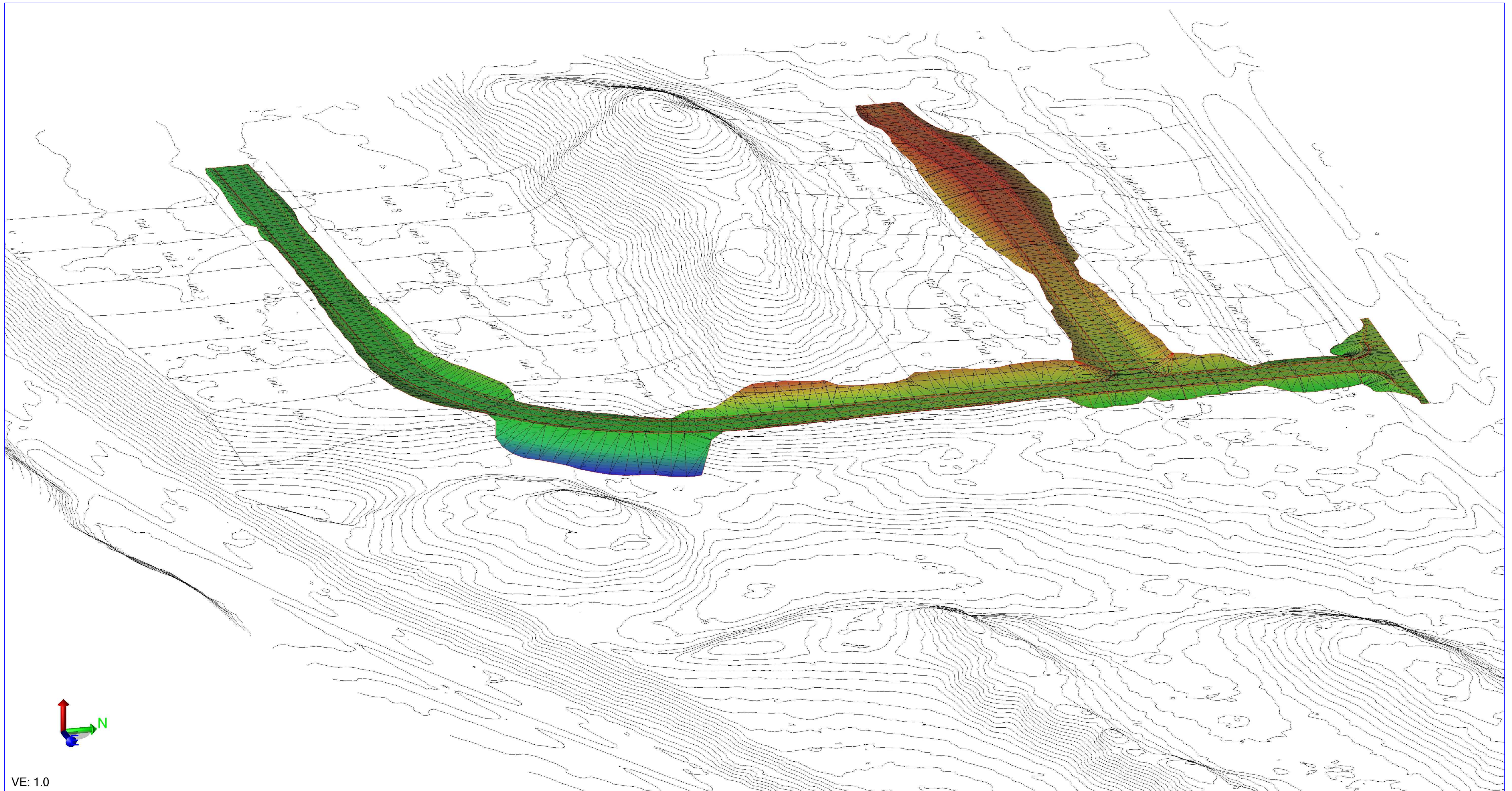


1411.72	1411.720	1411.83	1412.968	1414.36	1414.217	1416.03	1415.124	1416.68	1415.070	1417.74	1414.097	1419.85	1413.255	1401.56	1413.597	1414.39	1415.159	1421.72	1417.272	1425.07	1419.103	1424.21	1420.045	1423.91	1420.077	1414.00	1419.553	1419.97	1419.979		
-1+00	0+00	1+00	2+00	3+00	4+00	5+00	6+00	7+00	8+00	9+00	10+00	11+00	12+00	13+00	14+00	15+00	16+00														



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



VE: 1.0

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C6 Existing and Proposed Topography