CITY OF MARQUETTE
PLANNING AND ZONING
1100 WRIGHT ST
MARQUETTE, MI 49855
(906) 228-0425
www.marquettemi.gov

MEMORANDUM

TO: Planning Commission
FROM: Andrea Landers, Zoning Official
DATE: May 29, 2024
SUBJECT: **10-SPR-06-24 & 01-CSD-06-24 – Hemlock Park Site Condominiums (PIN: 0515951, 0515952, 0515953, 0515956, 0515957)**

Staff has reviewed the proposed site condominium subdivision to be called Hemlock Park which is proposed to have 26 units located at 3102, 3120, 3131,3140, 3161 S. McClellan Avenue, and has provided comments regarding the plan.

Please see the attached Staff Report for more specific information regarding the application.

The Land Development Code specifies a two-step review process. The Planning Commission will review the site condominium proposal and provide a recommendation to the City Commission. Then the City Commission will review it.

Recommended Action:

The Planning Commission should review the site plan and support information provided in this packet and determine whether or not the site condominium subdivision to be called Hemlock Park which is proposed to have 26 units located at 3102, 3120, 3131,3140, 3161 S. McClellan Avenue is in compliance with the City of Marquette Land Development Code, more specifically, the Site Plan Review Standards in Section 54.1402(E) and Condominium Developments Section 54.503.

Staff also recommends that the Planning Commission consider appropriate conditions of approval to ensure that any comments provided by staff and which the Planning Commission concurs with but have not been answered by the developer, are addressed.

As always, it is highly recommended that any motion regarding the amended plan include:

After review of the site plan and the supplemental documentation dated 04-26-24, and the Staff Report for 10-SPR-06-24 & 01-CSD-06-24, the Planning Commission (finds/does not find) substantial compliance with the City of Marquette Land Development Code Section 54.1405 and Section 54.503 and hereby recommends that the City Commission (approve / deny) 10-SPR-06-24 & 01-CSD-06-24 (as presented / for the following reasons / with the following conditions).

Staff recommends the following condition of approval - that an amended plan is submitted to meet staff comments.

STAFF FILE REVIEW/ANALYSIS

Completed by Andrea Landers –Zoning Official
Reviewed by David Stensaas – City Planner and Zoning Administrator

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File #: 01-CSD-06-24 (also 10-SPR-06-24)

Date: May 29, 2024

Project/Application: Veridea Group, LCC is requesting a site condominium subdivision to be called Hemlock Park and is proposed to have 26 units. Please note, on April 24, 2024, a combination request and land division application has been conditionally approved for the proposed parcels as shown in the survey page of the site plan set.

Location: 3102, 3120, 3131,3140, 3161 S. McClellan Avenue.

Parcel ID: 0515951, 0515952, 0515953, 0515956, 0515957

Available Utilities: Natural Gas, Electricity, City Water, City Sewer, and Garbage Collection.

Current Zoning: M-U – Mixed-Use

Surrounding Zoning:
North: MFR – Multiple Family Residential
South: CR – Conservation & Recreation & M-U – Mixed-Use
East: LDR– Low Density Residential & CR – Conservation & Recreation
West: M-U – Mixed-Use

Year Built: Vacant parcels, however, street and utility construction are currently underway.

Sales: The owner bought the property on January 11, 2019.

Zoning District and Standards:

Section 54.311 M-U, Mixed-Use District

(B) Permitted Principal Uses	(C) Special Land Uses
• Accessory Building or Structure • Accessory Use, Single-Family Residential Lots • Adult Foster Care, Family Home • Adult Foster Care, Small Group Home • Child Care Center or Day Care Center • Child or Day Care, Family Home • Drive-Through Uses • Dwelling, Accessory Unit • Dwelling, Live/Work • Dwelling, Multiple-Family • Dwelling, Single-Family Attached • Dwelling, Single-Family Detached	• Accessory Use, Non-Single Family Residential Lots • Bar • Bed and Breakfast • Bed and Breakfast Inn • Child or Day Care, Group Home • Domestic Violence Abuse Shelter • Dwelling, Intentional Community • Foster Family Group Home • Fraternity or Sorority House • Halfway House • Homeless Shelter

• Dwelling, Two-Family (Duplex) • Emergency Services • Farmers' Markets • Food Production, Minor • Foster Family Home • Health Services • Home Occupation • Home Office • Homestays and Vacation Home • Hospice • Indoor Recreation • Medical Hospital Related Accessory Uses • Medical Hospital Related Office or Uses • Office, Medical • Office, Professional • Outdoor Entertainment and Community Events (Temporary) • Outdoor Food and Non-Alcoholic Beverage Service • Outdoor Recreation • Public or Governmental Building • Religious Institution • Restaurant, Indoor Service • Retail Business, Indoor • Retail Sales, Outdoor Temporary • Service Establishment • Veterinary Clinic (Domestic Animals Only)	• Hospital • Hospital Hospitality House • Hostel • Hotel or Motel • Manufacturing, Light • Marihuana Safety Compliance Facility • Nursing Home, Convalescent Home, Extended Care Facility, Assisted Living Facility • Outdoor Entertainment and Community Events (Principal or Accessory Use) • Outdoor Alcoholic Beverage Service • Recreational Use, Public • Rooming House • School, Primary or Secondary • School, University • Supportive Housing Facility, Transitional and/or Permanent • Vehicle Repair and Service
Where there is a discrepancy between *Section 54.306* and this table, *Section 54.306* shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		***Minimum Setbacks***	
Min. Lot Area (sq. ft.)	4,800 (C), (E)	*Front Yard (ft.)*	0 (E), *(F), (G)*
Min. Lot Width (ft.)	40 (D), (E)	*Side Yard (one) (ft.)*	5 *(I)*, *(L), (N)*
Max. Impervious Surface Coverage (%)	*(S or T)*	*Side Yard (total of 2) (ft.)*	13 *(I)*, *(L), (N)*
Max. Building Height of Primary Building (ft.) *(Q)*	44 *(N)*	*Rear Yard (ft.)*	20 *(J)*, *(L), (N)*
Max. Building Height of Accessory Building	*(L)*	*Required Buffer & Greenbelt*	*(U)*
Max. Building Height (stories)	-		
Where there is a discrepancy between *Article 4* and this table, *Article 4* shall prevail.			

Definitions:

- **Condominium, Site**: A condominium project established in conformance with the Condominium Act, and in which each condominium unit is for single-family use and the building or buildings (which could include a detached garage or shed) located on each condominium unit is completely detached from the building(s) located on other condominium units. Additionally, no part of any building located on a unit, land upon which the building sits, or airspace above the building may be defined as a common element of the condominium project.
- **Condominium Subdivision Plan**: A plan meeting the requirements of Section 66 of the Condominium Act, which shall consist of: site, survey and utility plans; floor plans; and Sections, as appropriate showing the existing and proposed structures and improvements including the location thereof on the land. The condominium subdivision plan shall show the size, location, area, vertical boundaries and volume for each unit comprised of enclosed air space. A number shall be assigned to each condominium unit. The condominium subdivision plan shall include the

nature, location and approximate size of common elements. The condominium subdivision plan shall also include the adopted site plan and/or Exhibit B as required by the Condominium Act.

Relationship to Section 54.503 Condominium Developments Standards (Staff Comments in *ITALIC and PURPLE Colored Text*):

Section 54.503 Condominium Developments

(A) Intent and Application. The following regulations shall apply to all condominium and site condominium developments within the City of Marquette.

(B) Site Condominiums. Pursuant to authority conferred by Section 241 (Law, Ordinance, or Regulation of Local Unit of Government) of the Condominium Act, as amended, all site condominiums must be approved by the City Commission following review and recommendation for approval by the Planning Commission. In determining whether to recommend a site condominium for approval to the City Commission, the Planning Commission shall consult with and receive a written response from the Planning Director, City Attorney, City Engineer, and Zoning Administrator regarding the adequacy of the master deed, deed restrictions, utility systems and street, development layout and design and compliance with all requirements of the Condominium Act and the Land Development Code.

This staff report with attachments shall be the written response. If this is approved by the City Commission, then City staff will be reviewing the draft master deed, deed restrictions, etc. All other items are being reviewed through this step of the process.

(C) Condominiums. Pursuant to authority conferred by Section 241 (Law, Ordinance, or Regulation of Local Unit of Government) of the Condominium Act, as amended, all condominiums must be approved by City Staff through an administrative site plan review as outlined in this section. The Planning Director, City Attorney, and Zoning Administrator will review the condominium regarding the adequacy of the master deed, deed restrictions, interior development layout and design, and compliance with all requirements of this Condominium Act and the Land Development Code.

N/A.

(D) Initial Information. Concurrently with notice required to be given to the City of Marquette pursuant to Section 171 (Notice of Proposed Action) of Condominium Act, as amended, the condominium subdivision plan for each condominium and site condominium project shall be prepared by a licensed architect, licensed professional surveyor, or licensed professional engineer and shall bear the signature and seal of the licensed architect, licensed professional surveyor, or licensed professional engineer. In addition to any information required by the Condominium Act or Department of Licensing and Regulatory Affairs (LARA) Administrative Rules 559.010-559-903, each condominium and site condominium subdivision plan must include the following information:

(1) The name, address, telephone number, and email address of:

(a) All persons, firms or corporation with an ownership interest in the land on which the condominium development will be located together with a description of the nature of each entity's interest (for example, fee owner, optionee, or land contract vendee).

(b) All engineers, attorneys, architects or registered land surveyors associated with the project.

(c) The developer or proprietor of the condominium development.

(2) A cover sheet. The cover sheet shall list all documents included in the condominium subdivision plan and contain a notice that reads substantially as follows: "This condominium subdivision plan is not required to contain detailed project design plans prepared by the appropriate licensed design professional. Such project design plans are filed, as part of the construction permit application, with the enforcing agency for the state construction code in the relevant governmental subdivision. The enforcing agency may be a local building department or the state department of licensing and regulatory affairs."

(3) A survey plan, including the legal description of the land on which the condominium project will be developed together with appropriate tax identification numbers. The survey plan shall be signed and sealed by the licensed professional surveyor preparing the boundary survey for the condominium project.

(4) A floodplain plan, if the condominium lies within or abuts a floodplain area.

(5) A site plan (See *Section 54.1402(C)*).

(6) A utility plan, including a description of the water and sewer service.

(7) Floor plans.

(8) The size, location, area, and horizontal boundaries of each condominium unit and the acreage content of the land on which the condominium development will be developed.

(9) A number assigned to each condominium unit.

(10) The vertical boundaries and volume for each unit comprised of enclosed air space.

(11) Building sections showing the existing and proposed structures and improvements including their location on the land. Any proposed structure or improvement shall be labeled either "must be built" or "need not be built". To the extent that a developer is contractually obligated to deliver utility conduits, buildings, sidewalks, driveways, landscaping, and an access road, the same shall be shown and designated as "must be built", but the obligation to deliver such items exists whether or not they are so shown and designated.

(12) The nature, location, and approximate size of the common elements.

(13) Other information deemed necessary by the Zoning Administrator.

These have been determined to have been provided for those items that are applicable. Please see applicant's response to the zoning comment regarding proposed common elements.

(E) **Site Plans for New Projects.** Prior to recording of the master deed required by Section 72 (Establishment of Condominium Project) of the Condominium Act, as amended, the condominium and site condominium development shall undergo site

plan review and approval pursuant to the requirements of *Section 54.1402* of this Ordinance. In addition, the City shall require appropriate engineering plans and inspections prior to the issuance of any certificates of occupancy. All condominium and site condominium projects are subject to the zoning requirements of their respective zoning districts and this Ordinance.

A site plan has been submitted and this section shall be met.

(F) Plans for Expandable or Convertible Projects. Prior to expansion or conversion of a condominium or site condominium development to additional land, the new phase of the project shall undergo site plan review and approval pursuant to *Section 54.1402* of this Ordinance and this *Section 54.503*. The conversion of any development to condominium form of ownership shall require all standards and requirements of this Ordinance regarding condominiums to be met.

N/A.

(G) Design and Engineering Standards and Required Improvements for Site Condominium Developments. The design and engineering standards for site condominium developments, as well as required improvements for site condominium developments, shall be the same as those required for subdivisions in *Section 54.501(E)*.

(a) Exception: If there are no other public streets within 1,500 feet of the nearest site condominium parcel line, then the site condominium parcel can have private road frontage and any of the street development standards do not have to be met in Section 54.501(E) (1), (2), (6), (7), and (8) items. The standards in Section 54.501(E) (3), (4), and (5) do have to be met, however any reference to "street" will be replaced with "private road".

This is being met, and street and utility construction is currently underway.

(H) Approval and Submittal requirements for Master Deed, Restrictive Covenants, "As Built" Survey and Site Plan, and Association Bylaws to be Furnished.

(1) Approval of the condominium and site condominium by the City Commission or City Staff, shall confer upon the developer the right to proceed with preparation of a condominium master deed. The master deed and/or restrictive covenants of the condominium and site condominiums shall include any required standards of this Ordinance.

(2) Copies of the draft master deed and/or restrictive covenants shall be provided to the Zoning Administrator for review by the City to determine compliance with City ordinances and standards prior to final approval of the condominium or site condominium or as a condition of final approval. Once the review is complete and the City gives its final approval, the Master Deed shall be recorded in the office of the Marquette County Register of Deeds.

(3) Within 1 year of the final approval by the City, the developer shall furnish the

Zoning Administrator with the following upon their completion: one (1) copy of the recorded master deed, one (1) copy of all restrictive covenants, and one (1) copy of the condominium owner's association bylaws. Within 1 year of the completion of development project the developer shall furnish the Zoning Administrator with two (2) copies of an "as built survey". The "as built survey" shall be reviewed by the City Engineer and/or the Zoning Administrator to verify compliance with City ordinances and standards Once the City verifies that the "as built survey" is in compliance with City ordinance and standards, the proprietor shall furnish to the City a copy of the site plan on 24 inch by 36 inch sheets and in a digital format acceptable to the City. As-built plans are required pursuant to *Section 54.1402(L)*.

If the site condominium is approved by the City Commission, then this section must be met.

(I) Monuments Required. All site condominium developments which consist in whole or in part of condominium units which are building sites, mobile home sites, or recreational sites shall be marked with monuments, which shall be set in accordance with Michigan Public Act 288 of 1967, as amended (the Land Division Act), and the rules of the State of Michigan. If any monument or unit marker is removed during construction the responsible party shall secure the services of a professional surveyor to replace the monument or unit marker.

If the site condominium is approved by the City Commission, then this section must be met.

(J) Compliance with Federal, State, and Local Law. All condominium and site condominium development shall comply with Federal and State statues and local ordinances, including the Condominium Act and the Department of Licensing and Regulatory Affairs (LARA) Administrative Rules 559.010-559-903.

If the site condominium is approved by the City Commission, then this section must be met.

(K) Subdivision of Site Condominium Units and Condominium Units. A site condominium unit or condominium unit shall not be subdivided unless the approved site plan and master deed expressly permit it. The subdivision of a site condominium unit or condominium unit must follow the procedures stated in the Condominium Act, as amended. If the approved site plan and master deed do not expressly permit a site condominium unit or condominium unit to be subdivided, a proposed subdivision of a site condominium unit or condominium unit shall undergo site plan review and approval pursuant to the requirements of *Section 54.1402* of this Ordinance. All subdivisions of individual site condominium units shall conform to the requirements of this Ordinance for minimum lot/unit width, lot/unit area, and building setback requirements, for the zoning district in which the site condominium project is located, and these requirements shall be made part of the bylaws and recorded as part of the master deed. All subdivisions of individual condominium units shall conform to the requirements of this Ordinance for allowable number of units in a structure for the zoning district in which the condominium project is

located, and these requirements shall be made part of the bylaws and recorded as part of the master deed.

Per the applicant's response to Zoning General Comment #2, there is no plan to allow for the subdivision of the site condominium units.

(L) Encroachment Prohibited. Encroachment of one site condominium unit upon another, as described in Section 40 of the Condominium Act, shall be prohibited by the condominium bylaws and recorded as part of the master deed.

If the site condominium is approved by the City Commission, then this section must be met.

(M) Relocation of Boundaries. The relocation of boundaries, as described in Section 48 of the Condominium Act, shall conform to all setback requirements of this Ordinance for the district in which the project is located, shall be approved by the Zoning Administrator, and this requirement shall be made part of the bylaws and recorded as part of the master deed.

If the site condominium is approved by the City Commission, then this section must be met.

(N) Performance Guarantee. The Zoning Administrator may allow occupancy of the condominium and site condominium development before all improvements required by this Ordinance are installed provided that cash, a certified check, or an irrevocable bank letter of credit is submitted sufficient in amount and type to provide for the installation of improvements before the expiration of the temporary occupancy permit without expense to the City. The expiration date of a temporary occupancy permit shall be as determined by the Planning Director upon issuance of the permit.

If the applicant requests to have occupancy prior to installing all of the required improvements, then section must be met at that time.

Relationship to Site Plan Review Standards (Staff Comments in *ITALIC and PURPLE Colored Text*):

Per Section 54.1402(E) of the Land Development Code, "Site Plan Review Standards. In addition to the development standards of this Ordinance as well as the underlying zoning district, each site plan shall be designed to ensure that":

(1) Public Health, Safety, and Welfare. The uses proposed will not harm the public health, safety, or welfare. All elements of the site plan shall be designed to take into account the site's topography, the character of adjoining property, and the type and size of buildings. The site shall be developed so as not to impede the normal and ordinary development or improvement of surrounding property for uses permitted in this Ordinance.

The proposed site plan is for 26 site condominium units that will have access on a proposed public street.

(2) Safe and Efficient Traffic Operations. Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets, and other elements such as walkways shall be designed to promote safe and efficient traffic operations within the site and at its access points.

Street and utility construction is currently underway.

(3) Vehicular and Pedestrian Circulation. The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned street and pedestrian or bicycle pathways in the area. There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of schools, playgrounds, shopping centers, and other uses which generate a considerable amount of pedestrian traffic.

Street and utility construction is currently underway.

(4) Topography and Landscaping. The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding property.

Sheet C300 is the overall grading plan. The proposal will not impact the wetlands.

(5) Storm Water Management. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Surface water on all paved areas shall be collected so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water.

City Engineering staff have reviewed the plans for storm water management and the proposal meets this requirement.

(6) Emergency Vehicle Access. All buildings or groups of buildings shall be arranged so as to permit emergency vehicle access as required by the Fire Department and Police Department.

The Police and Fire Department have reviewed the plans and have no comment regarding vehicle access.

(7) Outdoor Storage and Loading and Unloading Areas. All outside storage areas, including refuse storage stations, shall be screened from the view of the street

and/or adjacent residentially zoned properties. All loading and unloading areas shall be reasonably screened for residentially zoned properties.

N/A.

(8) Lighting. Exterior lighting shall be arranged so that it is deflected away from adjacent properties and bodies of water so that it does not impede the vision of traffic along adjacent streets or impair navigation on the waterway. Flashing or intermittent lights shall not be permitted.

N/A.

(9) Location of Building Entrances. For consistency in areas where adjoining properties face the street, the Planning Commission may require that primary structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.

N/A.

(10) Nuisances. No noise, vibration, dust, fumes, or other nuisance shall leave the property in a manner that affects the surrounding area.

It is not anticipated that this development will be a nuisance to surrounding properties.

(11) City of Marquette Engineering Design and Construction Standards. The site plan must comply with the City of Marquette Engineering Design and Construction Standards.

N/A.

Attachments:

- Site Plan Review Application
- Police, Fire, Zoning, Engineering staff comments
- Applicant's responses to the Zoning and Engineering comments
- Area Map
- Block Map
- Photos
- Site Condominium Site Plan

Mail to
Municipal Service Center
Community Development Office
1100 Wright St
Marquette, MI 49855

CITY OF MARQUETTE
SITE PLAN REVIEW APPLICATION

CITY STAFF USE

0515952, 0515953
0515956, 0515957

10-SPR-06-24

Parcel ID #: 0515951

File #: 01-CSP-06-24

Receipt/Inv #: 830583 Check #: 9842 Received by and date: 5-7-24

Site Plan Sheet Set (PC Review - 6 copies/Admin Review – 3 copies) Submitted: Y/N Digital Copy: Y/N

If applicable - Hearing Date:_____ Notice Date:_____ Application complete (checklist, etc): Y / N

Does the site plan meet the required items: Y / N

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, THE SITE PLAN REVIEW REQUEST WILL NOT BE SCHEDULED FOR A HEARING UNTIL IT HAS BEEN VERIFIED THAT ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS!

Businesses may need to be made accessible to the public and employees per the Americans with Disabilities Act and State Construction Code.

FEE SCHEDULE (We can only accept Cash or Check (written to the City of Marquette))

Commercial, Industrial, Residential with 3 or more units, and Final PUD Site Plan (includes zoning compliance fee)

☐ Sketch Plan	$945
☐ Preliminary SPR	$1,875
☐ Administrative Review (CDRT review)	$2,060
☐ Administrative Review (Non-CDRT review)	$1,080
☐ Planning Commission Review	$2,350

Revised Site Plan (Developer Initiated)

☐ Administrative Review (CDRT)	$1,550
☐ Administrative Review (Non-CDRT review)	$1,050
☐ Planning Commission Review	$1,790

Site Condominium

☑ Site Condominium Review	$2,035
☐ Revised (Developer Initiated)	$985

Plats/Subdivision

☐ Preliminary	$2,035
☐ Final	$2,035
☐ Revised	$985

☐ Site Plan Review fee is included in the Special Land Use Permit or Planned Unit Development application fees

If you have any questions, please call 228-0425 or e-mail alanders@marquettemi.gov. Please refer to www.marquettemi.gov to find the following information:

Planning Commission page for filing deadline and meeting schedule
Excerpts from the City Land Development Code

- Section 54.1402 Site Plan Review (this is attached to the application).
- Section 54.1401 Zoning Permits and Zoning Compliance Review.
- If you are applying for a Site Condominium/Plat/Subdivision, please review Article 5.

STORMWATER

Will you be managing stormwater and applying for a stormwater utility fee reduction? ☐ Yes ☑ No
If yes, please refer to the Stormwater Utility Fee Reduction Application on the City website at www.marquettemi.gov under the Engineering applications.

1# 1242

PRE-APPLICATION CONFERENCE

It is strongly encouraged that all applicants and their representatives meet with City of Marquette staff prior to submitting an application for a Site Plan Review. A pre-application meeting with staff allows for a preliminary review of the application procedures, project timelines, compliance with the City Master Plan, and other project criteria, and prevents most situations that usually results in a project being postponed.

APPLICANT CONTACT INFORMATION

PROPERTY OWNER

Name Veridea Group, LLC
Address 857 W. Washington St
City, State, Zip Marquette, MI 49855
Phone # 906-228-3900
Email

APPLICANT/OWNER'S REPRESENTATIVE

Name Veridea Group, LLC
Address 857 W. Washington St
City, State, Zip Marquette, MI. 49855
Phone # 906-228-3900
Email bcody@verideagroup.com

ARCHITECT

Name N/A
Address
City, State, Zip
Phone #
Email

ENGINEER

Name raSmith
Address 16745 W. Bluemound Rd.
City, State, Zip Brookfield, WI 53005
Phone # 262-317-3259
Email ryan.lancour@rasmith.com

SURVEYOR

Name TriMedia
Address 830 W. Washington St.
City, State, Zip Marquette, MI. 49855
Phone # 906-228-5125
Email hello@trimediaee.com

Ex. 3102, 3120, 3140, 3131, 3161

PROPERTY INFORMATION

0515952, 0515953, 0515956, 0515957

Property Address: To be determined	**Property Identification Number:** 0515951

Size of property (frontage / depth / sq. ft. or acres): 23.630 acres

Zoning District: MU	**Current Land Use:** Vacant

Surrounding Zoning Districts:	**Surrounding Land Use:**
North - MFR	**North -** Single Family
East - CR/LDR	**East -** Single Family Residential
South - CR	**South -** Vacant
West - MU	**West -** Vacant

DESCRIPTION OF PROJECT

Proposed use(s): Residential Development of 26 single family lots in a HOA condo association.

Proposed structures (including stairs) and dimensions, building style, and materials:
Vacant lots and public streets.

Proposed site improvements:
Utilities stub to ROW. Front yard grading on lot.

Proposed phases and timelines for work:
Summer 2024.

Ultimate ownership: HOA/ Individual lot owners and HOA for Common Areas.

SIGNATURE

I hereby certify the following:

1. I desire to apply for a site plan review indicated in this application with the attachments and the information contained herein is true and accurate to the best of my knowledge.
2. The request would not violate any deed restrictions attached the property involved in the request.
3. I have read the attached Site Plan Review section of the Land Development Code and understand the necessary requirements that must be completed.
4. I understand that the payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that is does not assure approval of the plan.
5. I acknowledge that this application is not considered filed and complete until all of the required information has been submitted and all required fees have been paid in full.
6. I acknowledge that no work can commence until the review process has been completed (includes clearing and earthwork).

Applicant Signature: Brittany Cody Date: 5/6/2024

1. I am the legal owner of the property for which this application is being submitted.
2. I authorize City Staff and the Planning Commission members to inspect the site.
3. If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf.

Property Owner Signature: R. Mahaney Date: May 6 2024

Project Name: Hemlock Park Site Condo File #: 01-CSD-06-24

Parcel #: 0515951, 0515952, 0515953, 0515956, 0515957

PLEASE VERIFY THAT YOU HAVE ADDRESSED ALL THE ITEMS ON THIS LIST IN YOUR SITE PLAN. IF THERE IS NOTHING SHOWN ON THE SITE PLAN PLEASE INCLUDE A STATEMENT AS TO WHY IT HAS NOT BEEN SHOWN, OR MARK IT "NOT APPLICABLE". FAILURE TO ADDRESS THESE ITEMS WILL DELAY APPROVAL. SITE PLAN REVIEW WILL NOT BE SCHEDULED UNTIL COMPLETE PLANS ARE SUBMITTED.

	Site Plan Information Required (See Figure 52 in LDC)	APPLICANT Location in site plan	APPLICANT N/A attach reason
1	The applicant's name.	C000	
2	Name of the development.	C000	
3	The preparer's name and professional seal of architect, engineer, or landscape architect indicating license in the State of Michigan.	C000,100,200	
4	Small scale location sketch of sufficient size and scale. (SKETCH PLAN ONLY)	C000	
5	A survey of the property, sealed by a surveyor licensed in the State of Michigan.	C100	
6	Date of preparation and any revisions.	All	
7	North arrow.	All	
8	Complete and current legal description and size of property in acres.	C100	
9	Property lines and dimensions drawn to scale.	C200	
10	Zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the site.		X
11	Lot lines and all structures on the property and within 100 feet of the site's property lines.		X
12	Locations of all significant natural features – streams, wetlands and floodplains (see Section 54.805), steep slopes (see Section 54.806), woodlands and protected trees (see Section 54.807).	C101	
13	Boundary of any Riparian Overlay Districts, per *Section 54.320(E).* Applicable where streams and/or steep slopes, wetlands, and surface water bodies may be impacted by proposed development. Location of steep slopes (>12 percent), per *Section 54.806*	C101	
14	Any existing private or public easements	C101	
15	Location of any access points on both sides of the street within 100 feet of the site along streets where access to the site is proposed.		X
16	Locations of existing utilities.	C101	
17	Existing topography at a minimum of two (2) foot contour intervals.	C101	
18	Building footprints, setbacks, and elevations showing height for all proposed structures with the acreage allotted to each use. See *Article 3*, *Article 4*, and *Article 7*.	C200	
19	Floor area and ground coverage ratios. See *Article 3* and *Article 4*.		X
20	Schematic storm water management plan, including elements stated below for Final Site Plan requirements, as needed to show intended compliance with the requirements of the Land Development Code. **(Preliminary Site Plan submittal only)**		X
21	Proposed topography with a site grading plan with topography at a maximum of two (2) foot contour intervals.	C300	
22	Boundary of any Riparian Overlay Districts, per *Section 54.320(E).* Applicable where streams and/or steep slopes, wetlands, and surface water bodies may be impacted by proposed development. Location of steep slopes (>12 percent), per *Section 54.806*	C101	

		APPLICANT	
		Location in site plan	N/A attach reason
23	Location and method of screening for all waste dumpsters. See *Section 54.1003(F)*.		X
24	Location and dimensions of parking spaces. See *Article 9*.		X
25	General landscaping design concept acceptable to the Zoning Administrator. (**SKETCH PLAN ONLY**)		X
26	A landscaping plan indicating proposed plant locations with common plant name, number, and size at installation. Berms, retaining walls or fences shall be shown with elevations from the surrounding average grade. See *Article 10*		X
27	Details of exterior lighting including locations, height, and method of shielding. See *Section 54.802*.		X
28	The location of all permanent or temporary signs, existing or proposed, including their area, size, height, illumination, and the type of construction. See *Article 11*.		X
29	Locations of utility services (with sizes) and storm water management elements, including, storm drainage, retention or detention ponds and/or swales, rain gardens, riparian buffer vegetative strips, per *Section 54.803*. Any proposed public or private easements.	C404-408	
30	Fire hydrant number and placement or other water supply, and standpipe connection type; Fire dept. connection location; Alarm panel location; Fire dept. access details.	C401-C402	
31	If the application is related to property scheduled for phased development, the proposed layout for the total projected development shall be indicated, and the projected scope and time period shall be estimated for each additional phase. The phasing plan must be acceptable to the City staff to ensure that each phase can function independently and is not reliant on future phases if they are not constructed.		X
32	General site circulation and access including: indication of street right-of-way and pavement widths; access points; and location of pedestrian paths. See *Section 54.907*. (**SKETCH PLAN ONLY**)	C200	
33	Street horizontal and vertical dimensions, including curve radii.	C301-C302	
34	Dimensions of access points including distance from adjacent driveways or intersecting streets, including those across a street. See *Section 54.907*.	C200	
35	Schematic location and names of abutting public streets and other right-of-ways, and schematic location of proposed streets/roads, driveways, parking areas, pedestrian and bicycle paths.	C200	
36	Schematic of access points, including from adjacent driveways on intersecting streets, including those across a street. See *Section 54.907*.	C200	
37	Locations, dimensions, and names of abutting public streets and other right-of-ways, and of proposed streets/roads, driveways, parking areas, pedestrian and bicycle paths.	C200	
38	Pavement widths and pavement types for all streets/roads, pedestrian and bicycle paths.	C509	
39	Written verification of access easements or agreements, if applicable.	C403	

	ENGINEERING DEPT	APPLICANT Location in site plan	APPLICANT N/A attach reason	DEPARTMENT Approved / Waived
	Please refer to the Engineering Department General Guidelines and Standards for Street and Utility Design: https://marquettemi.gov/wp-content/uploads/2018/07/Design-and-Construction-Standards-Rev.-5-4-16.pdf			
	Will you be managing stormwater and applying for a stormwater utility fee reduction? ☐ Yes ☑ No If yes, please refer to the Stormwater Utility Fee Reduction Application: https://marquettemi.gov/wp-content/uploads/2017/07/stormwater_utility_fee_reduction_application.pdf			
40	Include under general statements: "All utility construction work to be accepted by the City of Marquette into their utility system and all work done in public rights-of-way or easement must be done in accordance with Michigan Department of Transportation and City of Marquette standards and specifications"	C000		
41	Curb cut, water, sanitary sewer, storm sewer permits, etc. required? (obtain prior to construction activities)	YES		
42	Vehicle maneuvering lane size		X	
43	Pavement width/type	C509		
44	Vegetated buffer or curbing between street and sidewalk and between sidewalk parking areas		X	
45	Storm sewer ≥12" diameter, in right-of-way, shall be reinforced concrete	C404-C408		
46	Sumps in catch basins?		X	
47	Plans to be stamped, dated and signed by a professional engineer	C000		
48	Is the downstream storm sewer capacity adequate?	SWMP		
49	Verify that storm water runoff volume or velocity is not increased onto adjacent properties	SWMP		
50	Does any earthwork disturb adjacent properties?	NO		
51	Wetland concerns/proper permits obtained?		X	
52	Traffic impact minimal to existing conditions (stacking, etc.)?		X	
53	Vehicular and non-motorized circulation	C200		
54	Sanitary sewer inlet to outlet angles greater than or equal to 90 degrees?	C404-C408		
55	Is there a hydrant at the end of any proposed dead end water main?	C401-C402		
56	Size and material type of proposed and existing utilities shown?	C401-C408		
57	Street horizontal and vertical dimensions, radii	C302-C303		
58	Width and materials for non-motorized paths	C200		
59	Dimension of access points including distance from adjacent driveways or intersecting streets	C200		
60	Profiles will be shown for all utilities to be accepted by the City of Marquette into their utility system. All grades, pipe sizes, pipe materials, inverts and rim elevations will be shown on the profiles (water mains must have a minimum of 6 feet of cover, sanitary sewer mains must be installed under water mains with 1.5 feet of clearance	C401-C408		

	PUBLIC WORKS DEPT.	APPLICANT Location in site plan	APPLICANT N/A attach reason	DEPARTMENT Approved / Waived
61	Delineate & dimension all public or private easements	C400		
62	Show public utility main locations & sizes within 100 feet of property boundary		X	
63	Extension or re-routing of public utility systems required		X	
64	Capacity and condition concerns of existing utility lines to serve the project		X	
65	Abandonment of existing utility lines associated with the project		X	
66	Location of existing and proposed utility services (with sizes), including storm water to be shown	C403		
67	Utility metering requirements of the project	C401-C402		
68	Backflow and cross connection requirements applicable to the project including any proposed irrigation systems		X	
69	Sanitary waste pretreatment requirements		X	
70	Adequate snow storage provided on the property, without clear vision or utility obstructions	C201		
71	Provisions to collect drainage from snow storage areas collected on property	C201		
72	Access to public property (permits required for any work on ROW) (Drive, sidewalk, and trail connections)	C201-C202		
73	Additions or changes to public signing or traffic control required or recommended		X	
74	Additions to existing public sidewalks, or plowed routes, required or recommended		X	
75	Impact of project on public snow removal/storage	C201		
76	Effect on plowing or ice control priorities	C201		
77	New signing, overhangs, access ramps, grade changes, retaining walls, fences, etc. to be constructed in City ROW or easements	C303		
78	Adequate, proper, and accessible on-site waste storage		X	
79	Adequate clearances and clear vision maintained for maintenance and sanitation equipment		X	
80	Removal, trimming, or planting of public trees required	YES		
81	Maintenance-friendly design for any portions of the project to become public property	YES		
82	Storage of hazardous materials associated with the project near public utilities		X	
83	Blasting near public utilities associated with the project		X	

	FIRE DEPARTMENT DEPT.	APPLICANT Location in site plan	APPLICANT N/A attach reason	DEPARTMENT Approved / Waived
84	Buildings meet NFPA standards/NFPA Life Safety Code 101/ BOCA National Property Maintenance Code	YES		
85	Proper water supply for fire suppression including fire hydrants and water mains	YES		
86	Safe outlets for flushing fire hydrants	YES		
87	Easements to test hydrants	YES IN ROW		
88	Water supply meets NFPA standards	YES		
89	Fire Apparatus Access	YES		
90	Surface Construction	YES		
91	Ability to support fire trucks	YES		
92	Fire truck angle of approach	YES		
93	Outside turning radius	YES		
94	Grade of drive or road ok	YES		
95	Overhead clearance adequate	YES		
96	Driveways and access roads meet NFPA standards	YES		

	POLICE DEPARTMENT DEPT.			
97	Cross reference with accident data at nearest intersection(s)		X	

	ANY ADDITIONAL INFO			
98	Any additional info necessary to establish compliance with City Ordinances, State, or Federal Laws		X	

CITY OF MARQUETTE
POLICE DEPARTMENT
300 W. BARAGA AVE.
MARQUETTE, MI 49855
(906) 228-0400
www.marquettemi.gov

MEMORANDUM

TO: Planning Commission
FROM: James Finkbeiner, Road Patrol Captain
DATE: May 17, 2024
SUBJECT: **Review of 01-CSD-06-24 & SPR-06-24**

Parcel ID's # 0515952, 0515953, 0515956, 0515957, 0515951
3151 & 3170 South McClellan Avenue
Marquette, MI. 49855

I have reviewed the plans and have no comments at this time.

Captain James Finkbeiner
Road Patrol Captain
Marquette City Police Department

CITY OF MARQUETTE
Fire Department
418 S. Third St.
MARQUETTE, MI 49855
(906) 225-8941
jfossitt@marquettemi.gov

MEMORANDUM

TO: Andrea Landers
FROM: Jeff Fossitt
DATE: 05-16-24
South McClellan Ave. Parcel A
SUBJECT: 10-SPR-06-24 01-CSP-06-24

Parcel Numbers:

FIRE DEPARTMENT COMMENTS:

Plans have been reviewed. No Comments at this time.

Thank you,

Jeff Fossitt
Fire Marshal
Marquette Fire Department

CITY OF MARQUETTE
PLANNING AND ZONING
1100 WRIGHT STREET
MARQUETTE, MI 49855
(906) 228-0425
www.marquettemi.gov

MEMORANDUM

TO: Veridea Group
FROM: Andrea Landers, Zoning Official
DATE: May 21, 2024
SUBJECT: Review of 01-CSD-06-24 – Hemlock Park (PIN: 0515951, 0515952, 0515953, 0515956, 0515957)

After review of the plans, zoning staff has the following comments:

General Comments

1. Will there be any common elements? If so, please provide, "the nature, location, and approximate size of the common elements".
2. Is there any plan to allow for the subdivision of the site condominium units?
    a. If so, the site plan and master deed must expressly permit it. Please provide that information on the site plan. This will also need to be provided in the draft master deed document for our review if this CSD is approved by the City Commission.

Note: I will provide you with a digital file of this memo so that you may respond to my comments and I will include your narrative responses in the STAFF REPORT/ANALYSIS to the Planning Commission.

In order to do so, I must receive your comments no later than May 28, 2024.

New sets of plans or plan sheets will NOT be accepted per the City of Marquette Land Development Code.

SITE PLAN REVIEW COMMITTEE
Site Plan Review
CITY OF MARQUETTE
300 W. Baraga
Marquette, MI 49855

Date: May 17, 2024

Location: Parcel 0515952, 0515953, 0515956, 0515957, 0515951

Submittal Documents:
Plan Title: Hemlock Park Multifamily
Submitted by: RA Smith
Plans Stamped: 4/25/24

The following are the plan review comments from the Engineering Department for the documents identified above.

- C509: The proposed road cross section shows HMA being placed directly on top of the 12" layer of subbase modified. A 4" layer of 21A gravel should be placed between to allow for a grading surface. The subbase modified is made up of a 3" and smaller rock and is not easily shaped. This detail was missed in previous reviews of the road and utility plans. However, this was discussed with Veridea and Oberstar at a preconstruction meeting on 5/7/24 with the consensus that this modification needs to be made to allow for proper road construction.

Respectfully Submitted,

Engineering Department

RE: 01-CSD-06-24 S McClellan site condo Hemlock Park - City Staff comments

Bethany Cody <bcody@verideagroup.com>

Tue 5/28/2024 3:59 PM

To:Andrea Landers <alanders@marquettemi.gov>;Erin Mahaney <emahaney@verideagroup.com>

Below is our narrative responses to your memorandum for Hemlock's site condo review.

- Engineering Department Comment: C509 our engineer updated it per comment.
  - C509: The proposed road cross section shows HMA being placed directly on top of the 12" layer of subbase modified. A 4" layer of 21A gravel should be placed between to allow for a grading surface. The subbase modified is made up of a 3" and smaller rock and is not easily shaped. This detail was missed in previous reviews of the road and utility plans. However, this was discussed with Veridea and Oberstar at a preconstruction meeting on 5/7/24 with the consensus that this modification needs to be made to allow for proper road construction.
- General Comments: There are no common elements other than the common area land (13.08 acres) at this time.
- There is no plan to allow for the subdivision of the site condominium units.

Sincerely,

Bethany Cody
Residential Real Estate Director
Veridea Group, LLC
Liberty Way
857 W. Washington Street, Suite 301
Marquette, MI 49855
906.228.3900
www.verideagroup.com

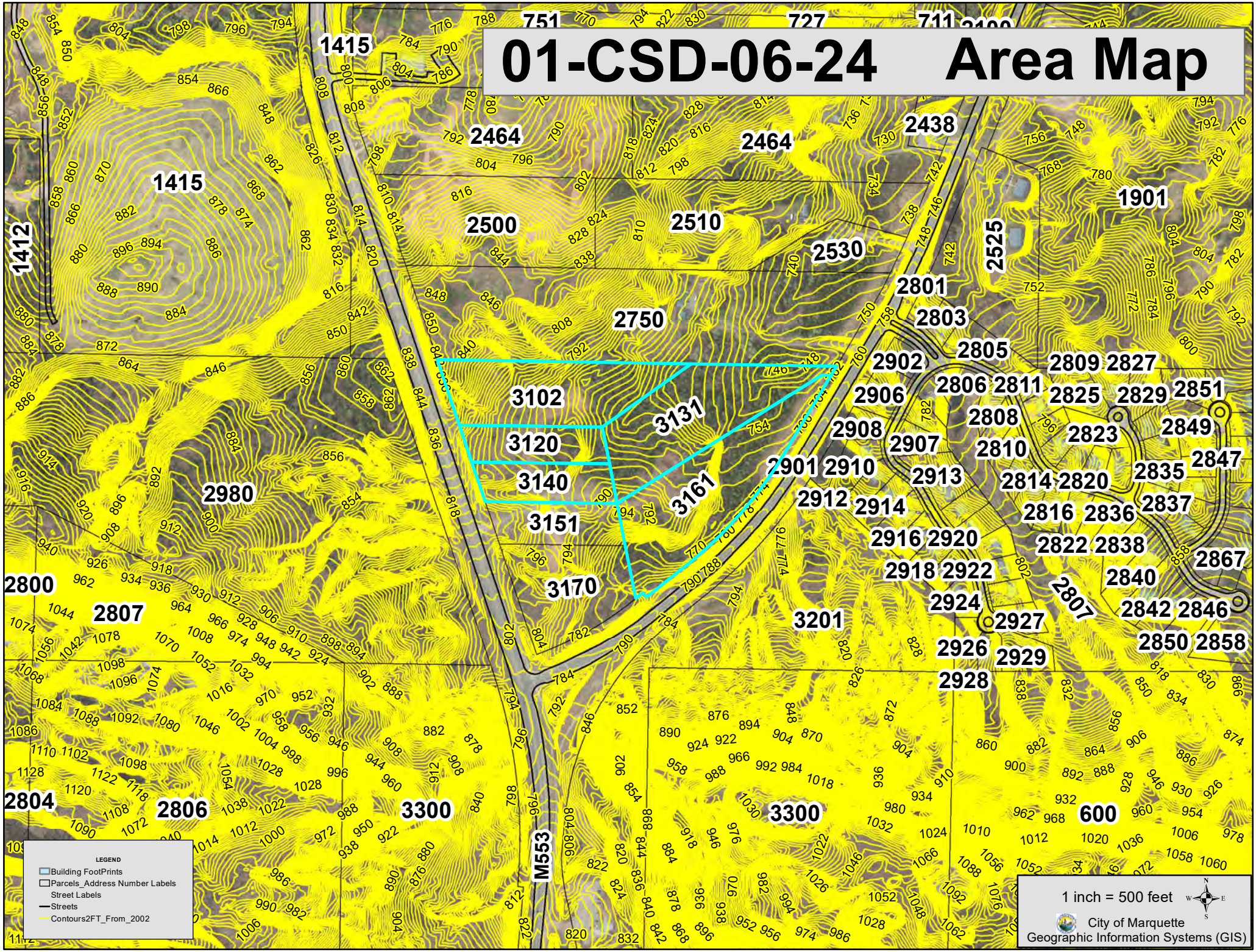
VERIDEA GROUP

From: Andrea Landers <alanders@marquettemi.gov>
Sent: Tuesday, May 21, 2024 12:22 PM
To: Erin Mahaney <emahaney@verideagroup.com>; Bethany Cody <bcody@verideagroup.com>
Subject: 01-CSD-06-24 S McClellan site condo Hemlock Park - City Staff comments

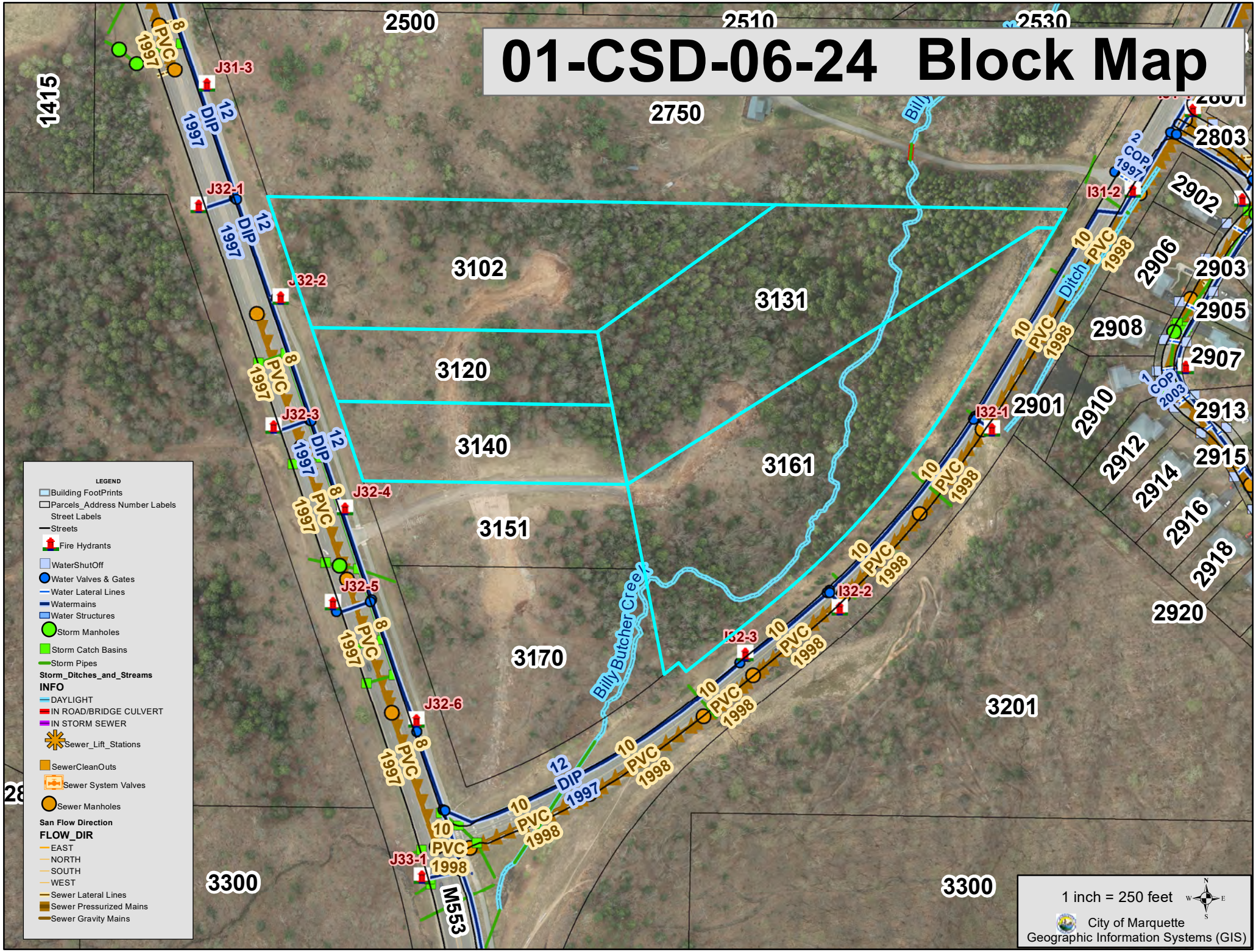
Hi Bethany and Erin,

Please see attached for staff comments. Please provide your narrative response to these comments by May 28th.

01-CSD-06-24 Area Map



01-CSD-06-24 Block Map



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05/28/2024 13:57

COVER PAGE FOR SITE CONDOMINIUM REVIEW

FOR

HEMLOCK PARK

MARQUETTE, MICHIGAN

LEGEND
(PROPOSED FEATURES)

- TREE REMOVAL
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING BUILDING/STRUCTURE TO BE REMOVED
- SAWCUT LINE
- PROPOSED PROPERTY LINE
- PROPOSED SITE LIGHTING (DESIGNED BY OTHERS, FOR REFERENCE ONLY)
- MONUMENT SIGNS (CONSTRUCTION DETAILS BY OTHERS)
- SIGN
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
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- PROPOSED 18" STANDARD CURB & GUTTER (AS SHOWN ON SITE PLAN)
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- VAN — VAN ACCESSIBLE STALL
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- (877.70) × — PROPOSED TOP OF CURB
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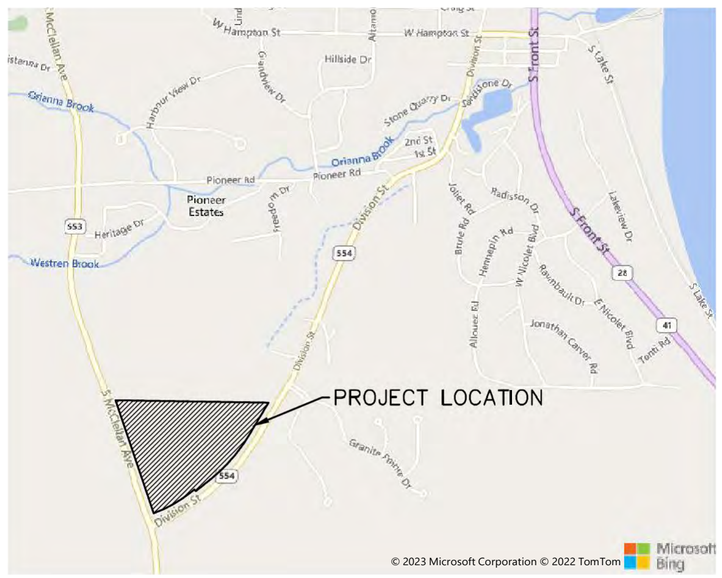
- PROPOSED INLET/ CB
- PROPOSED STORM MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED SANITARY MANHOLE

NOTICE:
This condominium subdivision plan is not required to contain detailed project design plans prepared by the appropriate licensed design professional. Such project design plans are filed, as part of the construction permit application, with the enforcing agency for the state construction code in the relevant governmental subdivision. The enforcing agency may be a local building department or the state department of licensing and regulatory affairs.

VICINITY MAP



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C301	HEMLOCK DR. PLAN & PROFILE
C302	NUTHATCH LN. PLAN & PROFILE
C303	DETAILED GRADING NORTH
C400	OVERALL UTILITY
C401	HEMLOCK DR. SANITARY AND WATERMAIN PLAN & PROFILE
C402	NUTHATCH LN. SANITARY AND WATERMAIN PLAN & PROFILE
C403	NUTHATCH LN. / EASEMENT SANITARY PLAN & PROFILE
C404-407	STORM SEWER PLAN AND PROFILES
C408	SOUTH SITE – WATER, SANITARY, & STORM PLAN
C509	DETAILS

ENGINEER:

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

LAND SURVEYOR:

TRIMEDIA
ENVIRONMENTAL & ENGINEERING
830 WEST WASHINGTON STREET
MARQUETTE, MICHIGAN 49855
(906)228-5125
ESCANABA, MICHIGAN PHOENIX, ARIZONA KALAMAZOO, MICHIGAN SUPERIOR, WISCONSIN

OWNER:

VERIDEA GROUP, LLC
857 W. WASHINGTON STREET, SUITE 301
MARQUETTE, MI 49855

DEVELOPER:

VERIDEA GROUP, LLC
LIBERTY WAY
857 WEST WASHINGTON STREET, SUITE 301
MARQUETTE, MI 49855

DATE	DESCRIPTION

VERIDEA GROUP

HEMLOCK PARK
CITY OF MARQUETTE, MICHIGAN

COVER SHEET

DATE: 4/26/2024

SHEET NUMBER
C000

SITE CIVIL AND UTILITY PLANS
FOR
HEMLOCK PARK
MARQUETTE, MICHIGAN

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(PROPOSED FEATURES)

- TREE REMOVAL
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
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- PROPOSED FIRE HYDRANT
- PROPOSED INLET/ CB
- PROPOSED STORM MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED SANITARY MANHOLE

UTILITIES - PROJECT CONTACTS:

AT&T
MARSHA BERTOLDI
211 EAST B STREET
IRON MOUNTAIN, MI 49801
(906) 779-2744
MB8983@ATT.COM

SPECTRUM MID-AMERICA LLC
BRIAN KOSKI
359 U.S. 41 EAST
NEGAUNEE, MI 49866
(906) 475-0107 EXT. 1038
BRIAN.KOSKI@CHARTER.COM

MARQUETTE BOARD OF LIGHT AND POWER
SEAN SEIBERT
2200 WRIGHT STREET
MARQUETTE, MI 49855
(906) 228-0323
SSEIBERT@MBLP.ORG

PENINSULA FIBER NETWORK
DAN NEDEAU
108 W. SUPERIOR STREET
MUNISING, MI 49862
(906) 387-0034
DNEDEAU@JAMADOTS.NET

SEMCO
JEFF GREGORICH
34 U.S. 41 EAST
NEGAUNEE, MI 49866
(810) 887-5170
JEFFREY.GREGORICH@SEMCOENERGY.COM

MARQUETTE DEPARTMENT OF PUBLIC WORKS
SCOTT CAMBENSY
1100 WRIGHT STREET
MARQUETTE, MI 49855
(906) 225-8977
SCAMBENSY@MARQUETTEMI.GOV

MARQUETTE TOWNSHIP
RANDY GIRARD
1000 COMMERCE DRIVE
MARQUETTE, MI 49855
(906) 228-6220
RANDYGIRARD@MARQUETTETOWNSHIP.ORG

NORTHERN NATURAL GAS
KAREN PERREAULT
118 U.S. 41 EAST
NEGAUNEE, MI 49866
(402) 530-3102
KAREN.PEREAULT@NNGCO.COM

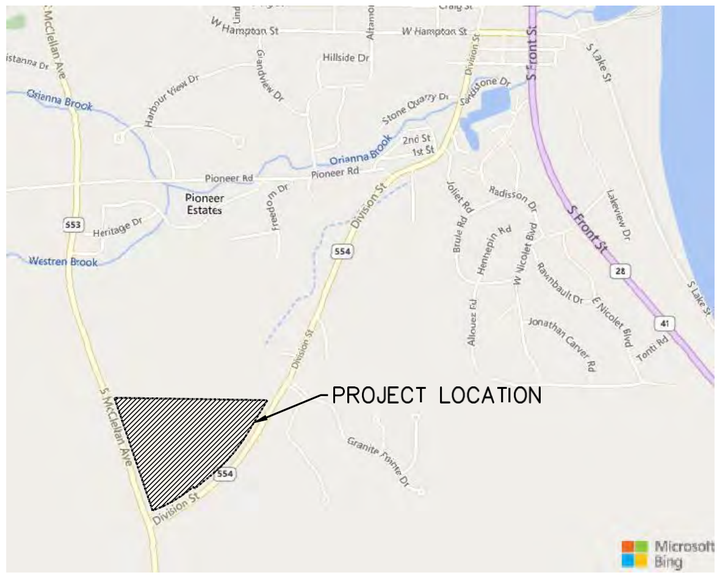
CONTRACTOR SHALL COORDINATE ALL OF THEIR WORK AND THE UTILITY COMPANIES RELOCATION WORK AT NO ADDITIONAL COST TO THE PROJECT.

FOR PROTECTION OF UNDERGROUND UTILITIES, AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL CALL TOLL FREE 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS, PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE THUS ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR FROM NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

GENERAL NOTES
ALL UTILITY CONSTRUCTION WORK TO BE ACCEPTED BY THE CITY OF MARQUETTE INTO THEIR UTILITY SYSTEM AND ALL WORK DONE IN PUBLIC RIGHTS-OF-WAY OR EASEMENT MUST BE DONE IN ACCORDANCE WITH MICHIGAN DEPARTMENT OF TRANSPORTATION AND CITY OF MARQUETTE STANDARDS AND SPECIFICATIONS.

THE PROPOSED IMPROVEMENTS COVERED BY THESE PLANS ARE IN ACCORDANCE WITH AASHTO: "A POLICY ON THE GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2011." PAVEMENT MARKINGS AND TRAFFIC CONTROL SHALL BE DONE IN ACCORDANCE WITH THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD), 2011 EDITION

VICINITY MAP



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C301	HEMLOCK DR.PLAN & PROFILE
C302	NUTHATCH LN. PLAN & PROFILE
C303	DETAILED GRADING NORTH
C400	OVERALL UTILITY PLAN
C401	HEMLOCK DR. SANITARY AND WATERMAIN PLAN & PROFILE
C402	NUTHATCH LN. SANITARY AND WATERMAIN PLAN & PROFILE
C403	NUTHATCH LN. / EASEMENT SANITARY PLAN & PROFILE
C404-C407	STORM SEWER PLAN AND PROFILES
C408	SOUTH SITE - WATER, SANITARY, & STORM PLAN
C509	DETAILS

STATE OF MICHIGAN
COUNTY OF MARQUETTE

I, (Licensed Professional Engineer/Architect), do hereby certify that the underground infrastructure, drainage improvements, and site Improvements described herein have been designed in compliance with the Local and State subdivision and building regulation ordinances, County building regulations, City of Marquette zoning ordinance, State and Federal Requirements, and storm water drainage and management policy adopted by the City of Marquette, Michigan.

(Seal & Signature of Professional Engineer/Architect)

DATE

REVIEWED FOR COMPLIANCE:

CITY OF MARQUETTE, MICHIGAN
CITY ENGINEER
DATE

ENGINEER AND LANDSCAPE ARCHITECT:

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

OWNER:
MDM HEMLOCK, LLC
857 W. WASHINGTON STREET, SUITE 301
MARQUETTE, MI 49855

DEVELOPER:
VERIDEA GROUP, LLC
LIBERTY WAY
857 WEST WASHINGTON STREET, SUITE 301
MARQUETTE, MI 49855

Michigan's One-Call
Utility Notification Organization

TKree full da\s before \ou dig
call tKe Miss Dig s\steP
1-800-482-7171

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PLAN DATE 4 25 2024

REVISION	ISSUE DATE	SHEET NO.	ISSUED FOR:

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HEMLOCK PARK
CITY OF MARQUETTE, MICHIGAN
TITLE SHEET

STATE OF MICHIGAN
RYAN J. LANCOUR
ENGINEER
No. 6201061141
LICENSED PROFESSIONAL ENGINEER
4/25/2024

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R.A. Smith, Inc.

DATE: 4/25/2024
SCALE: N.T.S.
JOB NO. 3230006.02
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C000

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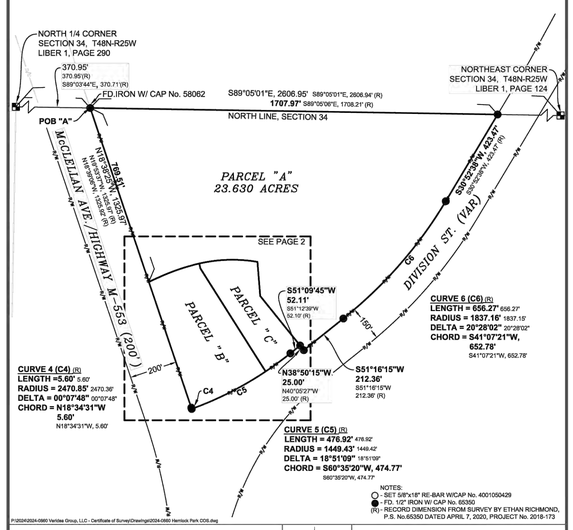
CERTIFICATE OF SURVEY

PART OF THE N 1/2 OF NE 1/4, SECTION 34, T48N-R25W,
CITY OF MARQUETTE, MARQUETTE COUNTY, MICHIGAN



NOTES:
- SET 5/8"x18" RE-BAR W/CAP No. 4001050429
- FD. 1/2" IRON W/ CAP No. 65350
(R) - RECORD DIMENSION FROM SURVEY BY ETHAN RICHMOND, P.S. No.65350 DATED APRIL 7, 2020, PROJECT No. 2018-173

P:\2024\2024-0860 Veridea Group, LLC - Certificate of Survey\Drawings\2024-0860 Hemlock Park COS.dwg

830 WEST WASHINGTON STREET
MARQUETTE, MICHIGAN 49855
(906)228-5125

ESCANABA, MICHIGAN PHOENIX, ARIZONA KALAMAZOO, MICHIGAN SUPERIOR, WISCONSIN

NORTH

BEARING BASIS: NAD 83 (2011) MICHIGAN STATE PLANE NORTH (2111)

SEC. TWP. RANGE 34 48N 25W

MUNICIPALITY: CITY OF MARQUETTE

ENCROACHMENTS: NONE

SHEET 1 OF 3

SURVEYORS CERTIFICATE: I hereby certify that I have surveyed and mapped the hereon described parcel of land and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying; and that this survey complies with the requirements of Public Act No. 132, of 1970 as amended.

SCALE: 1"= 300'	CLIENT: VERIDEA GROUP
APPROVED BY: SJB	JOB NO.: 2024-0860
DRAWN BY: JBS	DATE: 03/22/2024

TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC

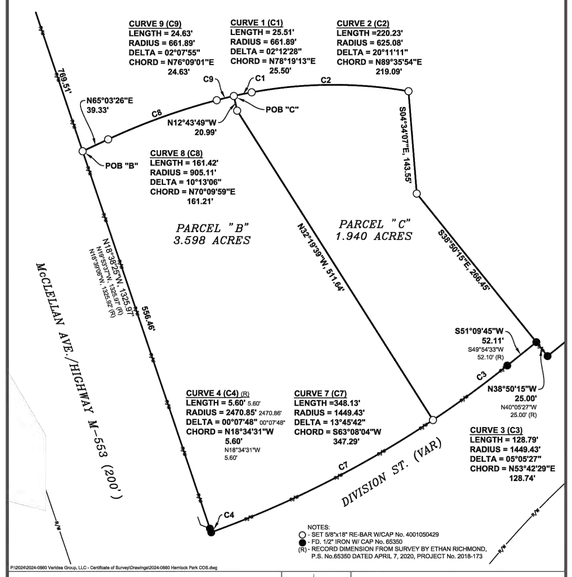
BY: Stacey J. Bluse, P.S. No. 4001050429

DATE: 03/22/2024

STATE OF MICHIGAN
STACEY JAMES BLUSE
License No. 4001050429
LICENSED PROFESSIONAL SURVEYOR

CERTIFICATE OF SURVEY

PART OF THE N 1/2 OF NE 1/4, SECTION 34, T48N-R25W,
CITY OF MARQUETTE, MARQUETTE COUNTY, MICHIGAN



NOTES:
- SET 5/8"x18" RE-BAR W/CAP No. 4001050429
- FD. 1/2" IRON W/ CAP No. 65350
(R) - RECORD DIMENSION FROM SURVEY BY ETHAN RICHMOND, P.S. No.65350 DATED APRIL 7, 2020, PROJECT No. 2018-173

P:\2024\2024-0860 Veridea Group, LLC - Certificate of Survey\Drawings\2024-0860 Hemlock Park COS.dwg

TRIMEDIA ENVIRONMENTAL & ENGINEERING

830 WEST WASHINGTON STREET
MARQUETTE, MICHIGAN 49855
(906)228-5125

ESCANABA, MICHIGAN PHOENIX, ARIZONA KALAMAZOO, MICHIGAN SUPERIOR, WISCONSIN

NORTH

BEARING BASIS: NAD 83 (2011) MICHIGAN STATE PLANE NORTH (2111)

SEC. TWP. RANGE 34 48N 25W

MUNICIPALITY: CITY OF MARQUETTE

ENCROACHMENTS: NONE

SHEET 2 OF 3

SURVEYORS CERTIFICATE: I hereby certify that I have surveyed and mapped the hereon described parcel of land and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying; and that this survey complies with the requirements of Public Act No. 132, of 1970 as amended.

SCALE: 1"= 100'	CLIENT: VERIDA GROUP
APPROVED BY: SJB	JOB NO.: 2024-0860
DRAWN BY: JBS	DATE: 03/22/2024

TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC

BY: Stacey J. Bluse, P.S. No. 4001050429

DATE: 03/22/2024

STATE OF MICHIGAN
STACEY JAMES BLUSE
License No. 4001050429
LICENSED PROFESSIONAL SURVEYOR

CERTIFICATE OF SURVEY

LEGAL DESCRIPTIONS

Record Legal Description Parent Parcel - Survey by Ethan Richmond, P.S. No. 65350, Dated April 7, 2020, Project No. 2018-173
A parcel of land being East of the State Highway 553 Right-of-Way and North of the Division Street Right-of-Way in part of the North Half of the Northeast Quarter (N ½ - NE ¼) of Section Thirty-four (34), Township Forty-eight North, Range Twenty-five West (T48N-R25W), City of Marquette, Marquette County, Michigan, more particularly described as follows:
Commencing at the North ¼ Corner of Section 34, T48N-R25W; thence S89°05'01"E 370.95' along the North Line of Section 34 to the East Right-of-Way Line of State Highway M-553 (McClellan Ave. 200' R.O.W.) and the **Point of Beginning**; thence continuing **S89°05'01"E 1707.97'** along the North Line of Section 34 to the North Right-of-Way Line of Division St.; thence **S30°52'38"W 423.47'** along said line to a curve; thence **656.27'** along said line on the arc of a curve to the **Right** having a radius of **1837.15'**, a delta angle of **20°28'02"** and chord bearing **S41°07'21W 652.78'**; thence **S51°16'15"W 212.36'** along said line; thence **N38°50'15"W 25.00'** along said line; thence **S51°12'39"W 52.10'** along said line to a curve; thence **476.92'** along said line on the arc of a curve to the **Right** having a radius of **1449.42'** a delta angle of **18°51'09"** and a chord bearing **S60°35'20"W 474.77'** to the East Right-of-Way Line of State Highway M-553 and a curve; thence **5.60'** along said line on the arc of a curve to the **Left** having a radius of **2470.86'** a delta angle of **00°07'48"** and a chord bearing **N18°34'31"W 5.60'**; thence **N18°38'25"W 1325.97'** along said line to the North Line of Section 34 and the **Point of Beginning**; Containing 29.16 acres of land, more or less;

Surveyed Legal Description - PARCEL "A"
A parcel of land being part of the North Half (N 1/2) of the Northeast Quarter (NE 1/4), Section 34, T48N-R25W, City of Marquette, Marquette County, Michigan described as:
Commencing at the North 1/4 corner of Section 34; thence S89°05'01"E, 370.95 feet along the North line of Section 34 to the East right of way line of McClellan Avenue and Highway M-553 and the **Point of Beginning "A"**; thence **S89°05'01"E, 1707.97 feet** along the North section line to the West right of way line of Division Street; thence **S30°52'38"W, 423.47 feet** along the West right of way line to a curve; thence **656.27 feet** along the West right of way line on a curve to the **Right** having a **Radius** of **1837.16 feet**, a **Delta angle** of **20°28'02"**, and a **Chord** bearing **S41°07'21"W, 652.78 feet**; thence **S51°16'15"W, 212.36 feet** along the West right of way line; thence **N38°50'15"W, 25.00 feet** along the West right of way line; thence **N38°50'15"W, 266.45 feet**; thence **N04°34'07"W, 143.55 feet** to a curve; thence **220.23 feet** on a curve to the **Left** having a **Radius** of **625.08 feet**, a **Delta angle** of **20°11'11"**, and a **Chord** bearing **S89°35'54"W, 219.09 feet** to a curve; thence **25.51 feet** on a curve to the **Left** having a **Radius** of **661.89 feet**, a **Delta angle** of **02°12'28"** and a **Chord** bearing **S78°19'13"W, 25.50 feet** to a curve; thence **24.63 feet** on a curve to the **Left** having a **Radius** of **661.89 feet**, a **Delta angle** of **02°07'55"**, and a **Chord** bearing **S76°09'01"W, 24.63 feet** to a curve; thence **161.42 feet** on a curve to the **Left** having a **Radius** of **905.11 feet**, a **Delta angle** of **10°13'06"**, and a **Chord** bearing **S70°09'59"W, 161.21 feet**; thence **S65°03'26"W, 39.33 feet** to the East right of way line of McClellan Avenue and Highway M-553; thence **N18°38'25"W, 769.51 feet** along the East right of way line to the **Point of Beginning "A"**, containing **23.630 acres** and subject to restrictions, reservations, rights of way and easements of record.

Surveyed Legal Description - PARCEL "B"
A parcel of land being part of the North Half (N 1/2) of the Northeast Quarter (NE 1/4), Section 34, T48N-R25W, City of Marquette, Marquette County, Michigan described as:
Commencing at the North 1/4 corner of Section 34; thence S89°05'01"E, 370.95 feet along the North line of Section 34 to the East right of way line of McClellan Avenue and Highway M-553; thence S18°38'25"E, 769.51 feet along the East right of way line of McClellan Avenue and Highway M-533 to the **Point of Beginning "B"**; thence **N65°03'26"E, 39.33** feet to a curve; thence **161.42 feet** on a curve to the **Right** having a **Radius** of **905.11 feet**, a **Delta angle** of **10°13'06"**, and a **Chord** bearing **N70°09'59"E, 161.21 feet** to a curve; thence **24.63 feet** on a curve to the **Right** having a **Radius** of **661.89 feet**, a **Delta angle** of **02°07'55"**, and a **Chord** bearing **N76°09'01"E, 24.63 feet**; thence **S12°43'49"E, 20.99 feet**; thence **S32°19'39"E, 511.64 feet** to a curve on the West right of way line of Division Street; thence **348.13 feet** along the West right of way line on a curve to the **Right** having a **Radius** of **1449.43 feet**, a **Delta angle** of **13°45'42"**, and a **Chord** bearing **S63°08'04"W, 347.29 feet** along the West right of way line to a curve on the East right of way of Highway M-553; thence **5.60 feet** along the East right of way line on a curve to the **Right** having a **Radius** of **2470.85 feet**, a **Delta angle** of **00°07'48"**, and a **Chord** bearing **N18°34'31"W, 5.60 feet**; thence **N18°38'25"W, 556.46 feet** along the East right of way line to the **Point of Beginning "B"**, containing **3.598 acres** and subject to restrictions, reservations, rights of way and easements of record.

Surveyed Legal Description - PARCEL "C"
A parcel of land being part of the North Half (N 1/2) of the Northeast Quarter (NE 1/4), Section 34, T48N-R25W, City of Marquette, Marquette County, Michigan described as:
Commencing at the North 1/4 corner of Section 34; thence S89°05'01"E, 370.95 feet along the North line of Section 34 to the East right of way line of McClellan Avenue and Highway M-553; thence S18°38'25"E, 769.51 feet along the East right of way line; thence N65°03'26"E, 39.33 feet to a curve; thence 161.42 feet on a curve to the Right having a Radius of 905.11 feet, a Delta angle of 10°13'06", and a Chord bearing N70°09'59"E, 161.21 feet to a curve; thence 24.63 feet on a curve to the Right having a Radius of 661.89 feet, a Delta angle of 02°07'55", and a Chord bearing N76°09'01"E, 24.63 feet to a curve and the **Point of Beginning "C"**; thence **25.51 feet** on a curve to the **Right** having a **Radius** of **661.89 feet**, a **Delta angle** of **02°12'28"** and a **Chord** bearing **N78°19'13"E, 25.50 feet** to a curve; thence **220.23 feet** on a curve to the **Right** having a **Radius** of **625.08 feet**, a **Delta angle** of **20°11'11"** and a **Chord** bearing **N89°35'54"E, 219.09 feet**; thence **S04°34'07"E, 143.55 feet**; thence **S38°50'15"E, 266.45 feet** to the West right of way line of Division Street; thence **S51°09'45"W, 52.11 feet** along the West right of way line to a curve; thence **128.79 feet** along the West right of way line on a curve to the **Right** having a **Radius** of **1449.43 feet**, a **Delta angle** of **05°05'27"**, and a **Chord** bearing **S53°42'29"W, 128.74 feet**; thence **N32°19'39"W, 511.64 feet**; thence **N12°43'49"W, 20.99 feet** to the **Point of Beginning "C"**, containing **1.940 acres** and subject to restrictions, reservations, rights of way and easements of record.

TRIMEDIA ENVIRONMENTAL & ENGINEERING

830 WEST WASHINGTON STREET
MARQUETTE, MICHIGAN 49855
(906)228-5125

ESCANABA, MICHIGAN PHOENIX, ARIZONA KALAMAZOO, MICHIGAN SUPERIOR, WISCONSIN

NORTH

BEARING BASIS: NAD 83 (2011) MICHIGAN STATE PLANE NORTH (2111)

SEC. TWP. RANGE 34 48N 25W

MUNICIPALITY: CITY OF MARQUETTE

ENCROACHMENTS: NONE

SHEET 3 OF 3

SURVEYORS CERTIFICATE: I hereby certify that I have surveyed and mapped the hereon described parcel of land and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying; and that this survey complies with the requirements of Public Act No. 132, of 1970 as amended.

SCALE: NA	CLIENT: VERIDA GROUP
APPROVED BY: SJB	JOB NO.: 2024-0860
DRAWN BY: JBS	DATE: 03/22/2024

TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC

BY: Stacey J. Bluse, P.S. No. 4001050429

DATE: 03/22/2024

STATE OF MICHIGAN
STACEY JAMES BLUSE
License No. 4001050429
LICENSED PROFESSIONAL SURVEYOR

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HEMLOCK PARK
CITY OF MARQUETTE, MICHIGAN

PROPERTY LEGAL DESCRIPTIONS

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DATE: **4/26/2024**

SCALE: **N.T.S.**

JOB NO. **3230006.02**

PROJECT MANAGER:
RYAN J. LANCOUR, P.E.

DESIGNED BY: **JJJ**

CHECKED BY: **RJL**

SHEET NUMBER

C100

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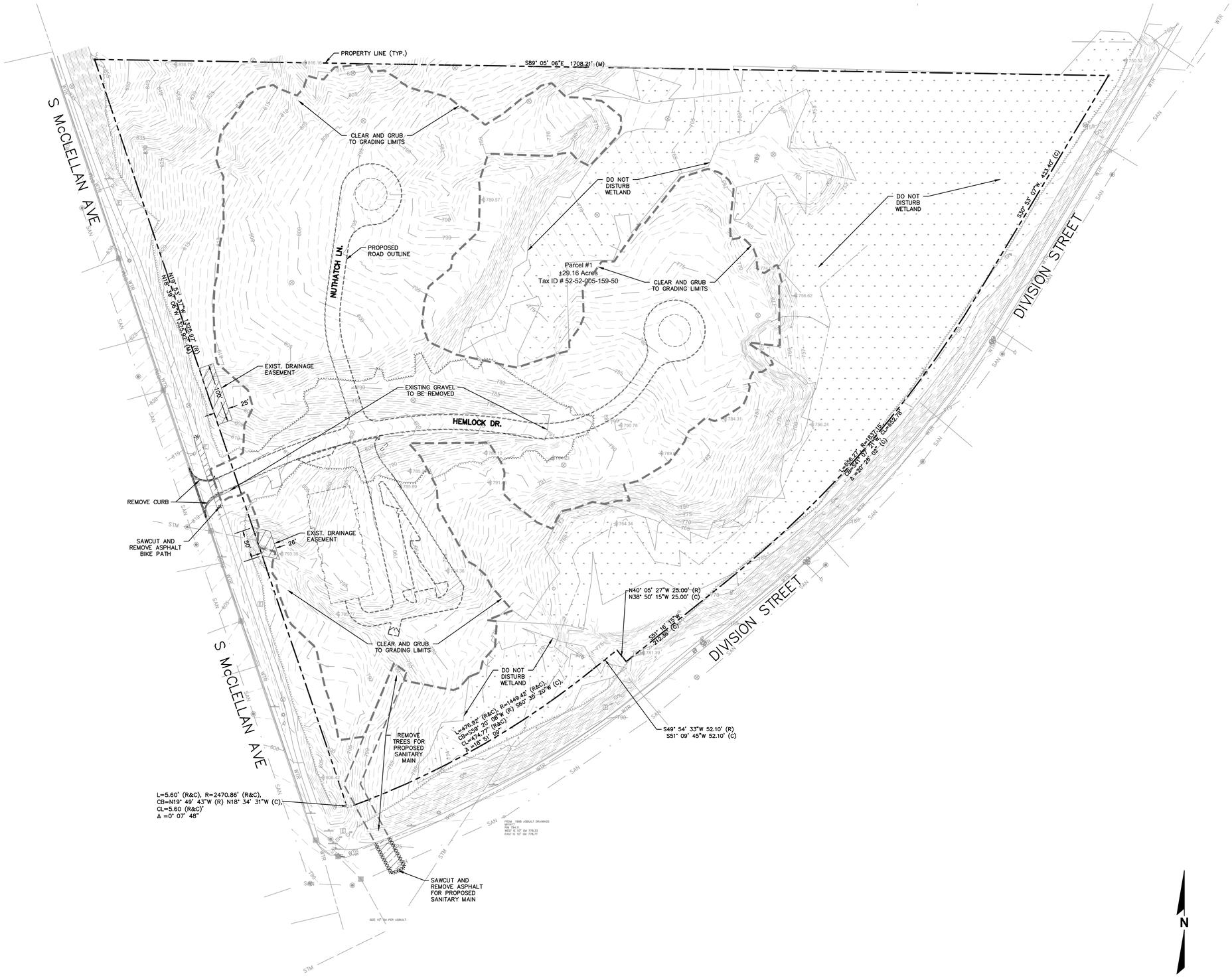

N

GRAPHIC SCALE

40 0 40 80 160

(IN FEET)

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HEMLOCK PARK
CITY OF MARQUETTE, MICHIGAN

EXISTING CONDITIONS AND DEMOLITION PLAN

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R.A. Smith, Inc.

DATE: **4/25/2024**

SCALE: **1" = 80'**

JOB NO. **3230006.02**

PROJECT MANAGER:
RYAN J. LANCOUR, P.E.

DESIGNED BY: **JJJ**

CHECKED BY: **RJL**

SHEET NUMBER

C101

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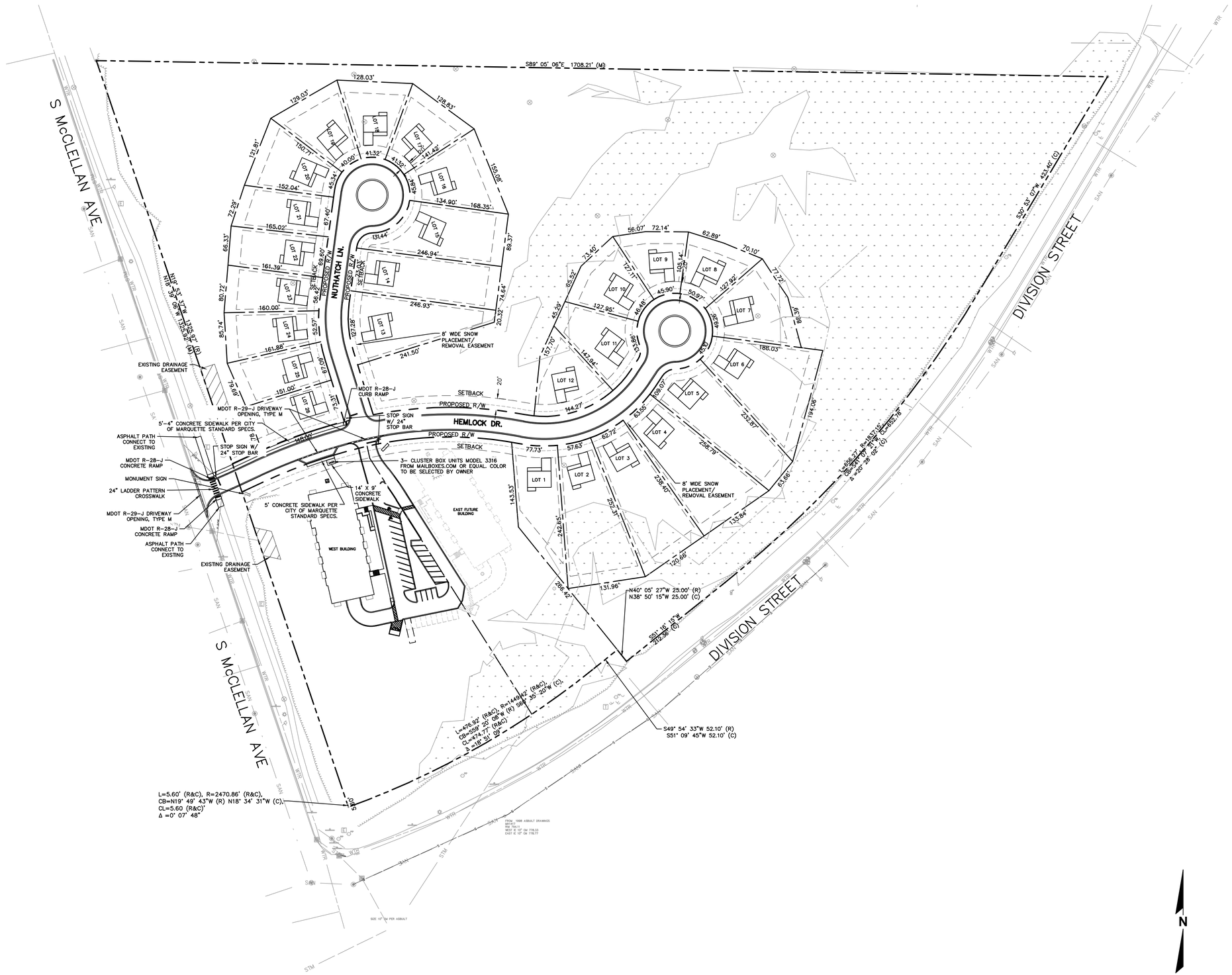

Lot Size Summary

Project: Hemlock
Location: Marquette, Michigan

Lot #	Lot Size (Acerage)
1	0.33
2	0.53
3	0.51
4	0.55
5	0.48
6	0.52
7	0.33
8	0.23
9	0.22
10	0.27
11	0.29
12	0.27
13	0.42
14	0.42
15	0.42
16	0.33
17	0.25
18	0.25
19	0.26
20	0.28
21	0.25
22	0.25
23	0.25
24	0.25
25	0.26
26	0.25
West Building	3.60
East Future Building	1.94

N

GRAPHIC SCALE
40 0 40 80 160
(IN FEET)

Michigan's One-Call
Miss Dig
Utility Notification Organization

Three full days before you dig call the Miss Dig system
1-(800)-482-7171

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DATE	DESCRIPTION
---	

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Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HEMLOCK PARK
CITY OF MARQUETTE, MICHIGAN
OVERALL SITE PLAN

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R.A. Smith, Inc.

DATE: 4/26/2024
SCALE: 1" = 80'
JOB NO. 3230006.02
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C200

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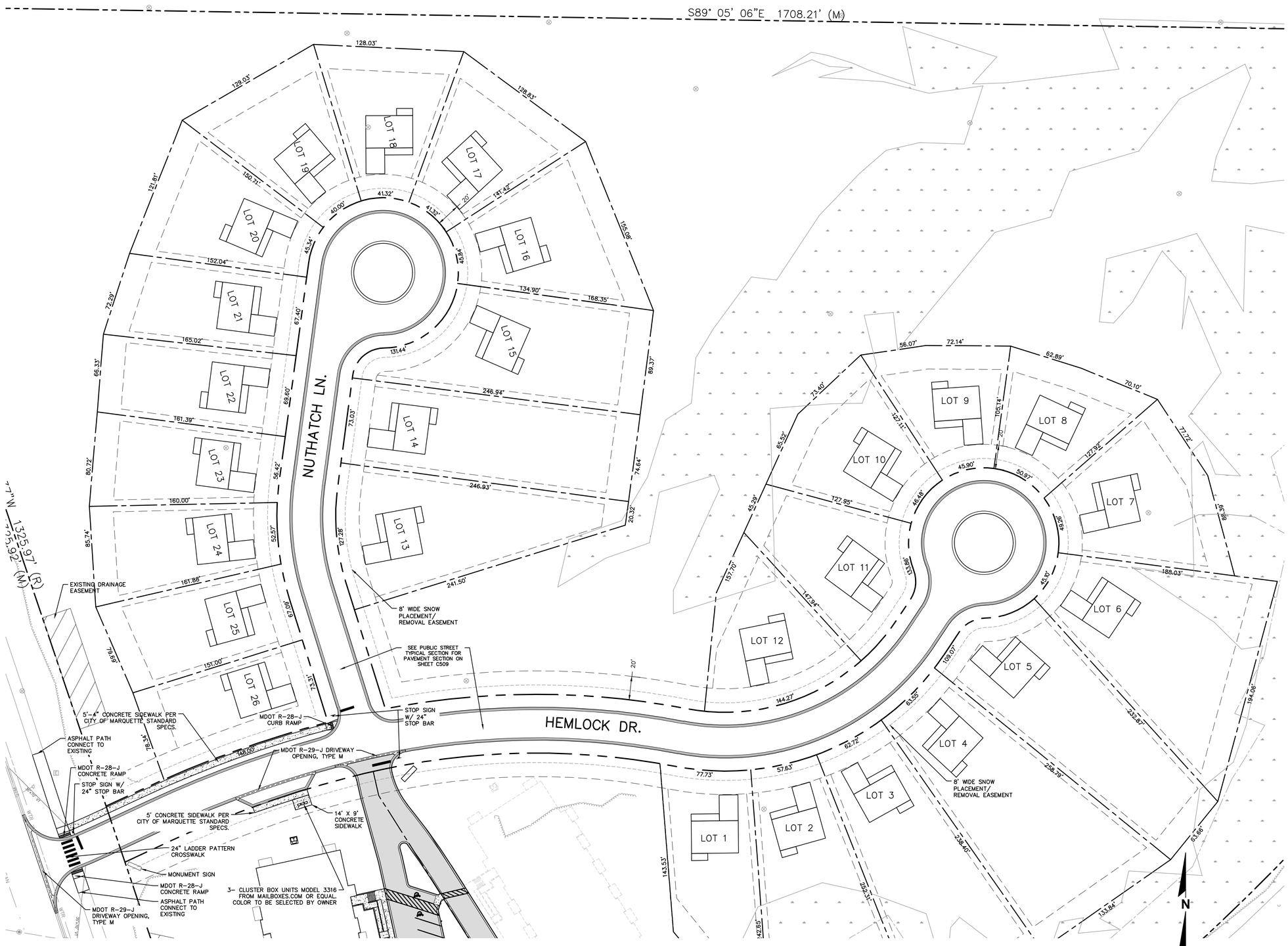

DATE	DESCRIPTION

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HEMLOCK PARK
CITY OF MARQUETTE, MICHIGAN

DETAILED SITE NORTH

Michigan's One-Call
Miss Dig
Utility Notification Organization

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call the Miss Dig system
1-(800)-482-7171

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R.A. Smith, Inc.

DATE: 4/26/2024

SCALE: 1" = 40'

JOB NO. 3230006.02

PROJECT MANAGER:
RYAN J. LANCOUR, P.E.

DESIGNED BY: JJJ

CHECKED BY: RJL

SHEET NUMBER

C201

C:\3230006\3230006.02\Dwg\Sheets\3230006.02-SP02.dwg, Site DT North, 4/26/2024 2:01:39 PM, crr

NOTES:

EL 000.0 GAR. SILL = ELEVATIONS SHOWN ARE AT GARAGE DOOR SILL.

ELEVATION AT BACK OF GARAGE IS 4" ABOVE GARAGE SILL

FFE=16" ABOVE BACK OF GARAGE OR 20" ABOVE SILL HEIGHT

N

GRAPHIC SCALE

40 0 40 80 160

(IN FEET)

Michigan's One-Call — Utility Notification Organization

Three full days before you dig call the Miss Dig system

1-(800)-482-7171

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HEMLOCK PARK
CITY OF MARQUETTE, MICHIGAN
OVERALL GRADING PLAN

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R.A. Smith, Inc.

DATE: 4/25/2024

SCALE: 1" = 80'

JOB NO. 3230006.02

PROJECT MANAGER: RYAN J. LANCOUR, P.E.

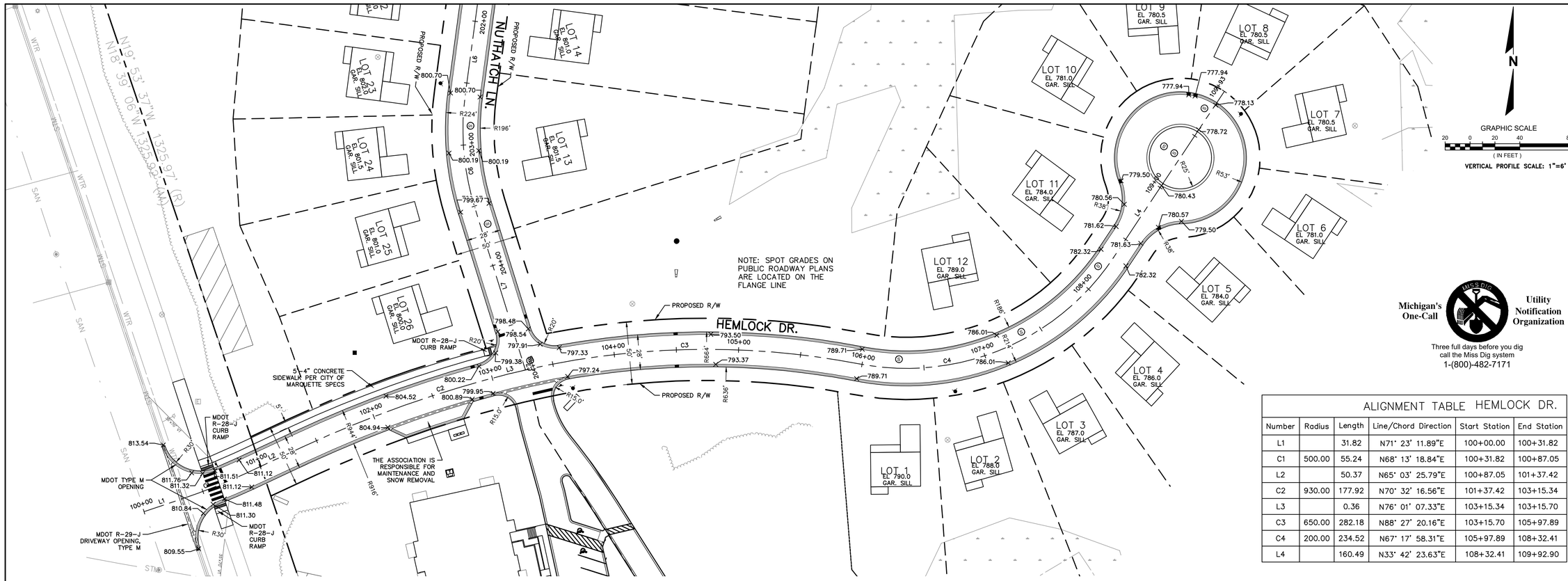
DESIGNED BY: JJJ

CHECKED BY: RJL

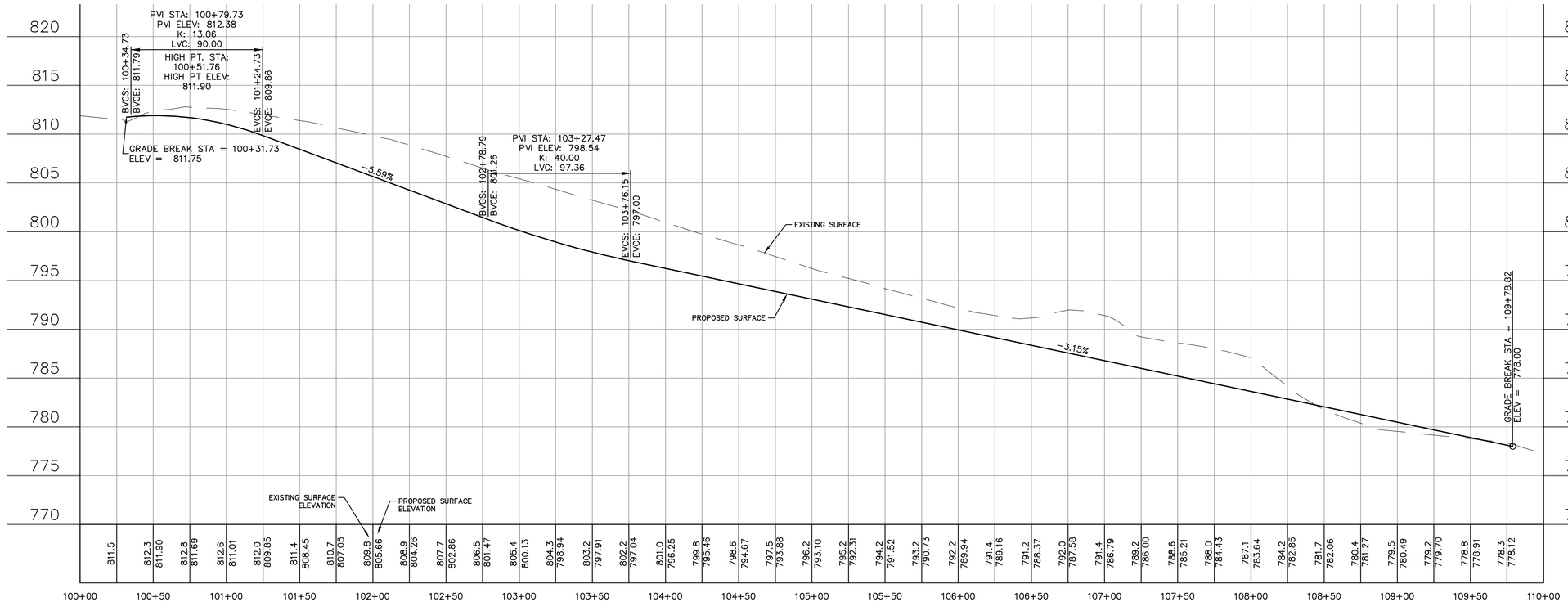
SHEET NUMBER

C300

P:\3230006\3230006.02\Dwg\Sheets\3230006.02-GP01.dwg, Overall Grading, 4/25/2024 1:05:07 PM, crr



ALIGNMENT TABLE HEMLOCK DR.					
Number	Radius	Length	Line/Chord Direction	Start Station	End Station
L1		31.82	N71° 23' 11.89"E	100+00.00	100+31.82
C1	500.00	55.24	N68° 13' 18.84"E	100+31.82	100+87.05
L2		50.37	N65° 03' 25.79"E	100+87.05	101+37.42
C2	930.00	177.92	N70° 32' 16.56"E	101+37.42	103+15.34
L3		0.36	N76° 01' 07.33"E	103+15.34	103+15.70
C3	650.00	282.18	N88° 27' 20.16"E	103+15.70	105+97.89
C4	200.00	234.52	N67° 17' 58.31"E	105+97.89	108+32.41
L4		160.49	N33° 42' 23.63"E	108+32.41	109+92.90



Michigan's One-Call
Utility Notification Organization
Three full days before you dig call the Miss Dig system
1-(800)-482-7171

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(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

DATE	DESCRIPTION

HEMLOCK PARK
CITY OF MARQUETTE, MICHIGAN

HEMLOCK DR. PLAN & PROFILE

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R.A. Smith, Inc.

DATE: 4/25/2024
SCALE: 1" = 40'
JOB NO. 3230006.02
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C301

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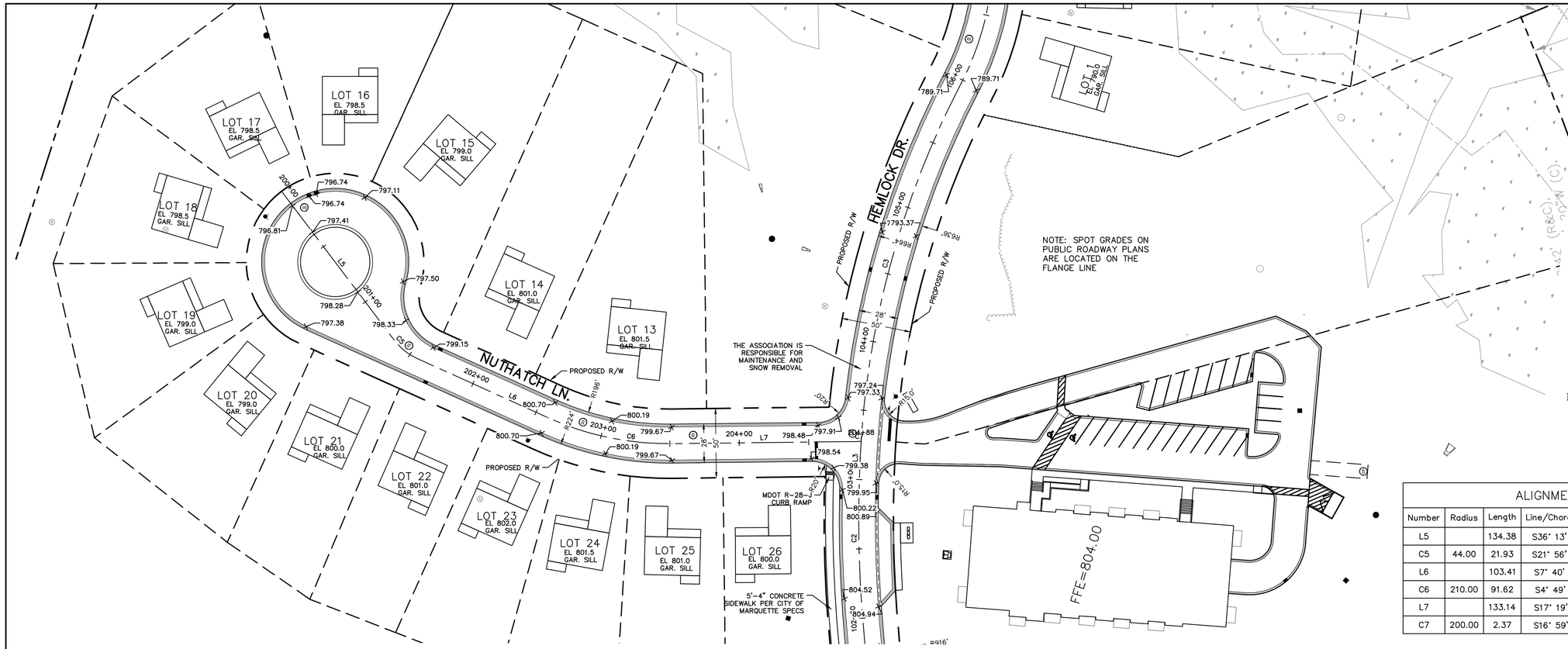
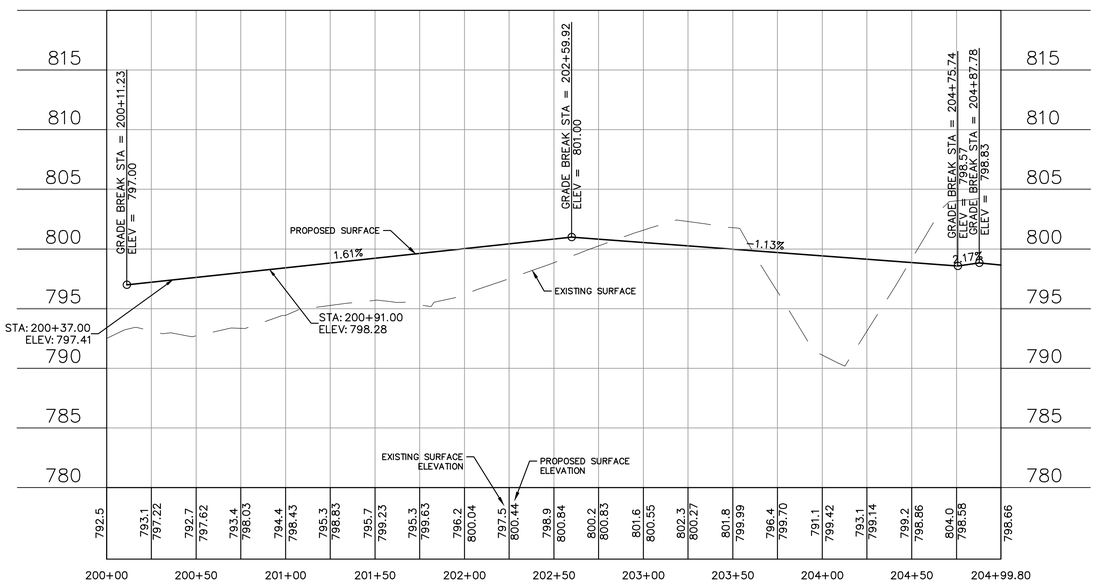


ALIGNMENT TABLE NUTHATCH LN.					
Number	Radius	Length	Line/Chord Direction	Start Station	End Station
L5		134.38	S36° 13' 35.88"W	200+00.00	201+34.38
C5	44.00	21.93	S21° 56' 47.97"W	201+34.38	201+56.31
L6		103.41	S7° 40' 00.06"W	201+56.31	202+59.72
C6	210.00	91.62	S4° 49' 54.58"E	202+59.72	203+51.33
L7		133.14	S17° 19' 49.21"E	203+51.33	204+84.47
C7	200.00	2.37	S16° 59' 29.21"E	204+84.47	204+86.84



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HEMLOCK PARK
CITY OF MARQUETTE, MICHIGAN
NUTHATCH LN. PLAN & PROFILE

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DATE: 4/25/2024
SCALE: 1" = 40'
JOB NO. 3230006.02
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C302

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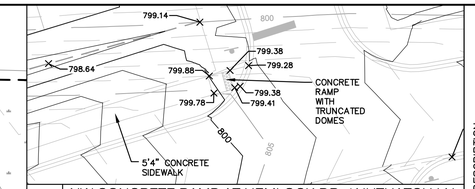
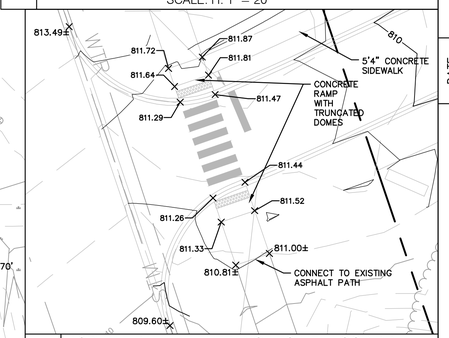


1 NW CONCRETE RAMP AT HEMLOCK DR. / NUTHATCH LN.
SCALE: H: 1" = 20'



2 ASPHALT PATH AT ENTRANCE TO HEMLOCK DR.
SCALE: H: 1" = 20'

LEGEND

	PROPERTY LINE
885	EXISTING 5-FT CONTOUR
884	EXISTING 1-FT CONTOUR
885	PROPOSED 5-FT CONTOUR
884	PROPOSED 1-FT CONTOUR
884.50 ×	PROPOSED SPOT GRADE AT FLOW LINE OR SPOT GRADE ON PAVEMENT
(884.50) ×	PROPOSED SPOT GRADE AT TOP OF CURB
834.50± ×	MATCHING GRADES INTO EXISTING

N

GRAPHIC SCALE
20 0 20 40 80
(IN FEET)

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Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
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HEMLOCK PARK
CITY OF MARQUETTE, MICHIGAN
DETAILED GRADING NORTH

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DATE: 4/25/2024
SCALE: 1" = 40'
JOB NO. 3230006.02
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C303

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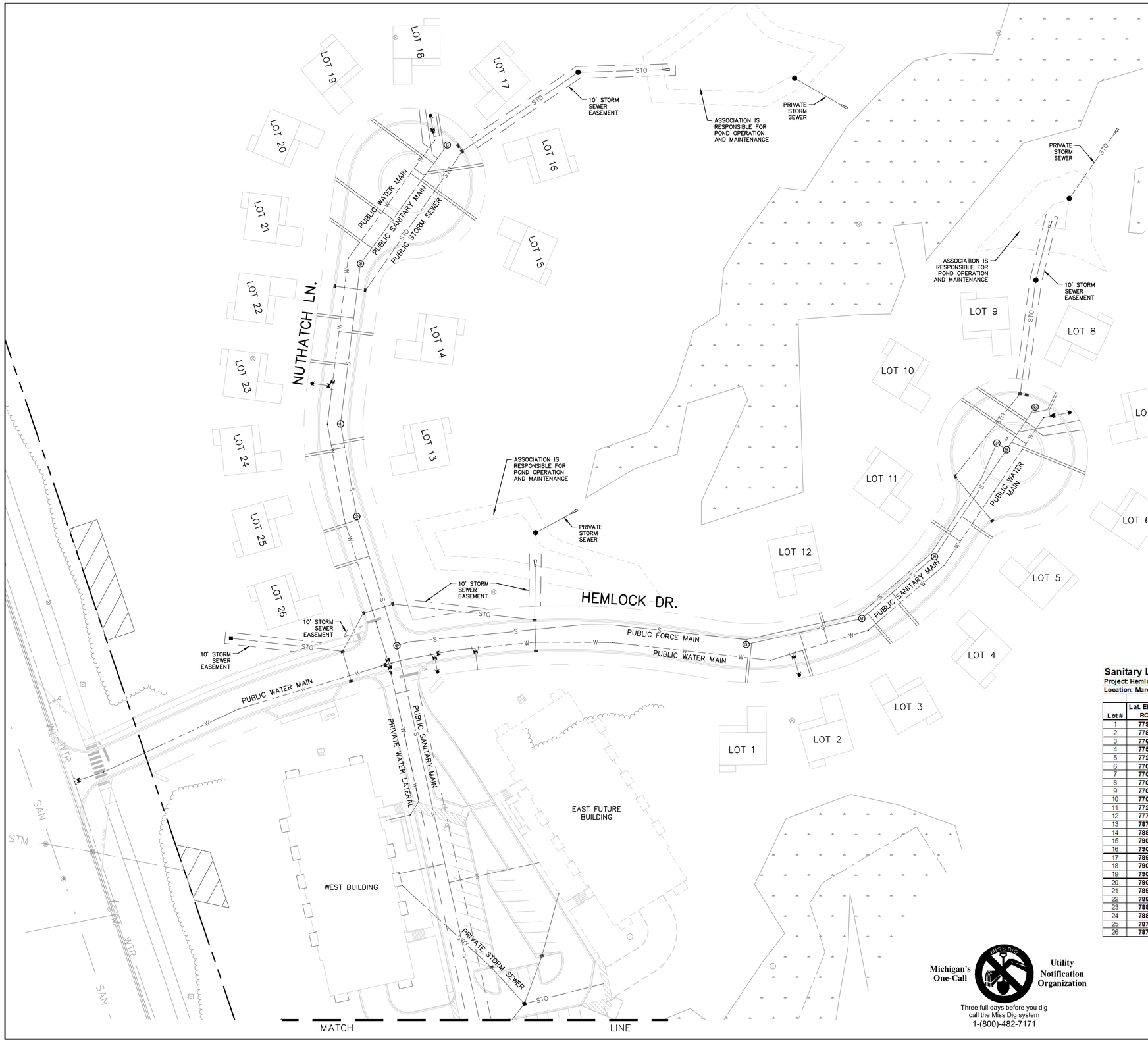

Sanitary Lateral Summary

Project: Hemlock
Location: Marquette, Michigan

Lot #	Lat. Elev. @ ROW	Lat. Length	Lat. Elev. @ Main	Main Elev.
1	**779.98**	33.5	779.31	778.31
2	**778.68**	38.5	777.91	776.91
3	**776.61**	32.7	775.96	774.96
4	**775.75**	35.2	775.05	774.05
5	**772.54**	32.1	771.90	770.90
6	**770.71**	67.7	769.36	768.36
7	**770.64**	53.3	769.57	768.57
8	**770.60**	30.5	769.99	768.99
9	**770.64**	49.7	769.65	768.65
10	**770.64**	55.8	769.52	768.52
11	**772.93**	18.7	772.56	771.56
12	**777.40**	12.9	777.14	776.14
13	**787.96**	17.5	787.61	786.61
14	**788.54**	18.3	788.17	787.17
15	**790.16**	57.3	789.01	788.01
16	**790.00**	47.6	789.05	788.05
17	**789.79**	31.1	789.17	788.17
18	**790.00**	44.2	789.12	788.12
19	**790.36**	63.5	789.09	788.09
20	**790.00**	60.7	788.79	787.79
21	**789.51**	44.2	788.63	787.63
22	**788.86**	31.5	788.23	787.23
23	**788.66**	31.9	788.02	787.02
24	**788.25**	34.0	787.57	786.57
25	**787.79**	31.0	787.17	786.17
26	**787.62**	31.0	787.00	786.00

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N

GRAPHIC SCALE
20 0 20 40 80
(IN FEET)

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rasmith.com
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HEMLOCK PARK
CITY OF MARQUETTE, MICHIGAN
OVERALL UTILITY PLAN

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DATE: 4/26/2024
SCALE: 1" = 40'
JOB NO. 3230006.02
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C400

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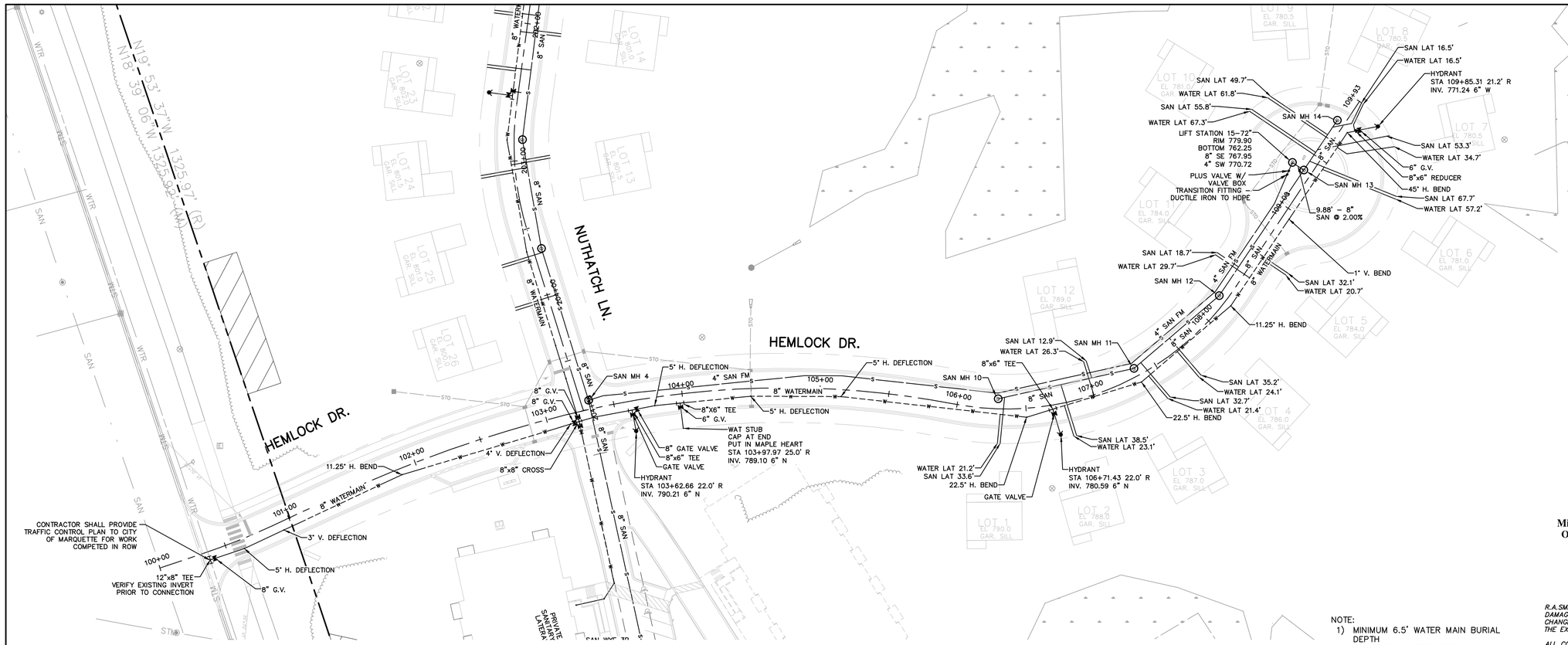

GRAPHIC SCALE

20 0 20 40 80

(IN FEET)

VERTICAL PROFILE SCALE: 1"=6'

NOTE:
1) MINIMUM 6.5' WATER MAIN BURIAL DEPTH
2) 18" SEWER/WATER VERTICAL SEPARATION

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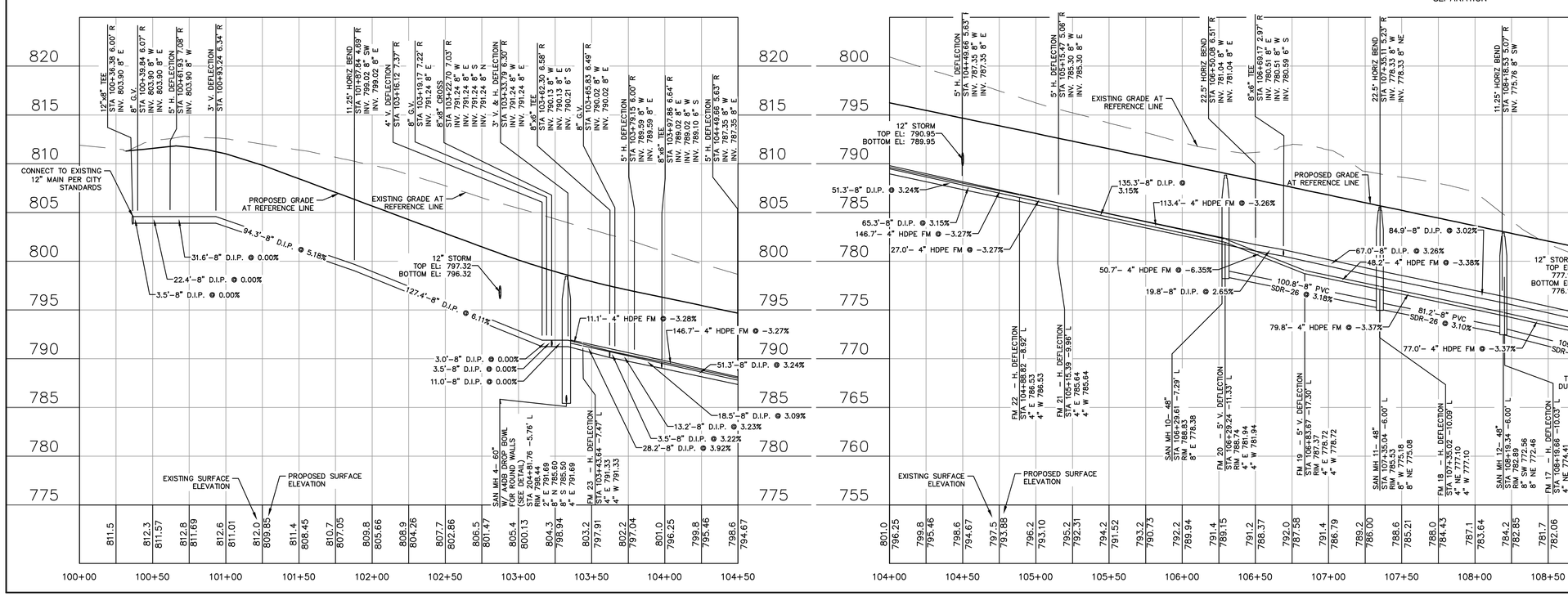

HEMLOCK PARK
CITY OF MARQUETTE, MICHIGAN

HEMLOCK DR. SANITARY AND WATERMAIN PLAN & PROFILE

DATE	DESCRIPTION

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JOB NO. 3230006.02
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C401

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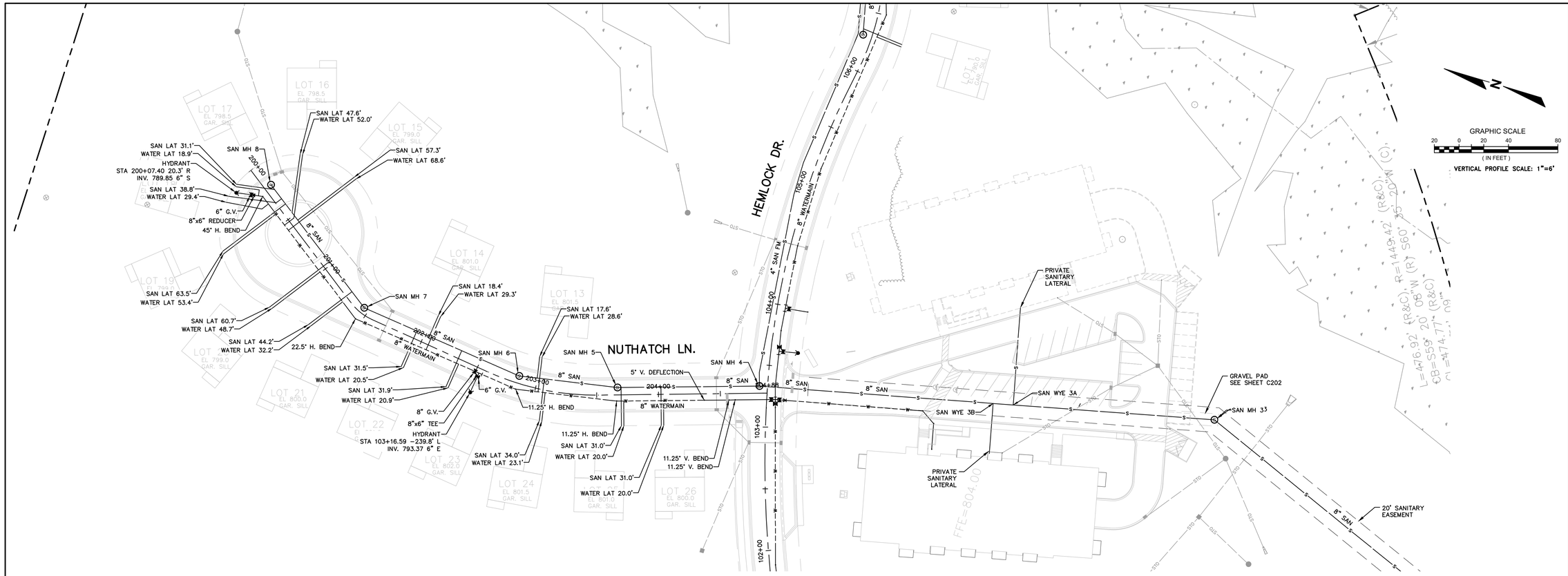

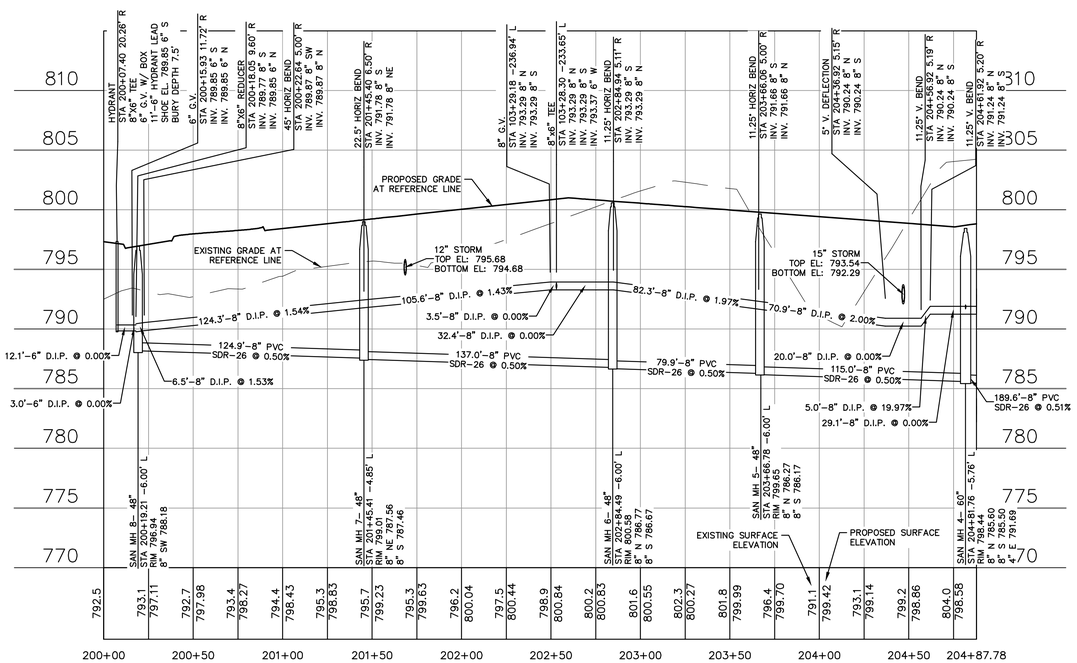

NOTE:
1) MINIMUM 6.5' WATER MAIN BURIAL DEPTH
2) 18" SEWER/WATER VERTICAL SEPARATION

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HEMLOCK PARK
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NUTHATCH LN. SANITARY AND WATERMAIN PLAN & PROFILE

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DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C402

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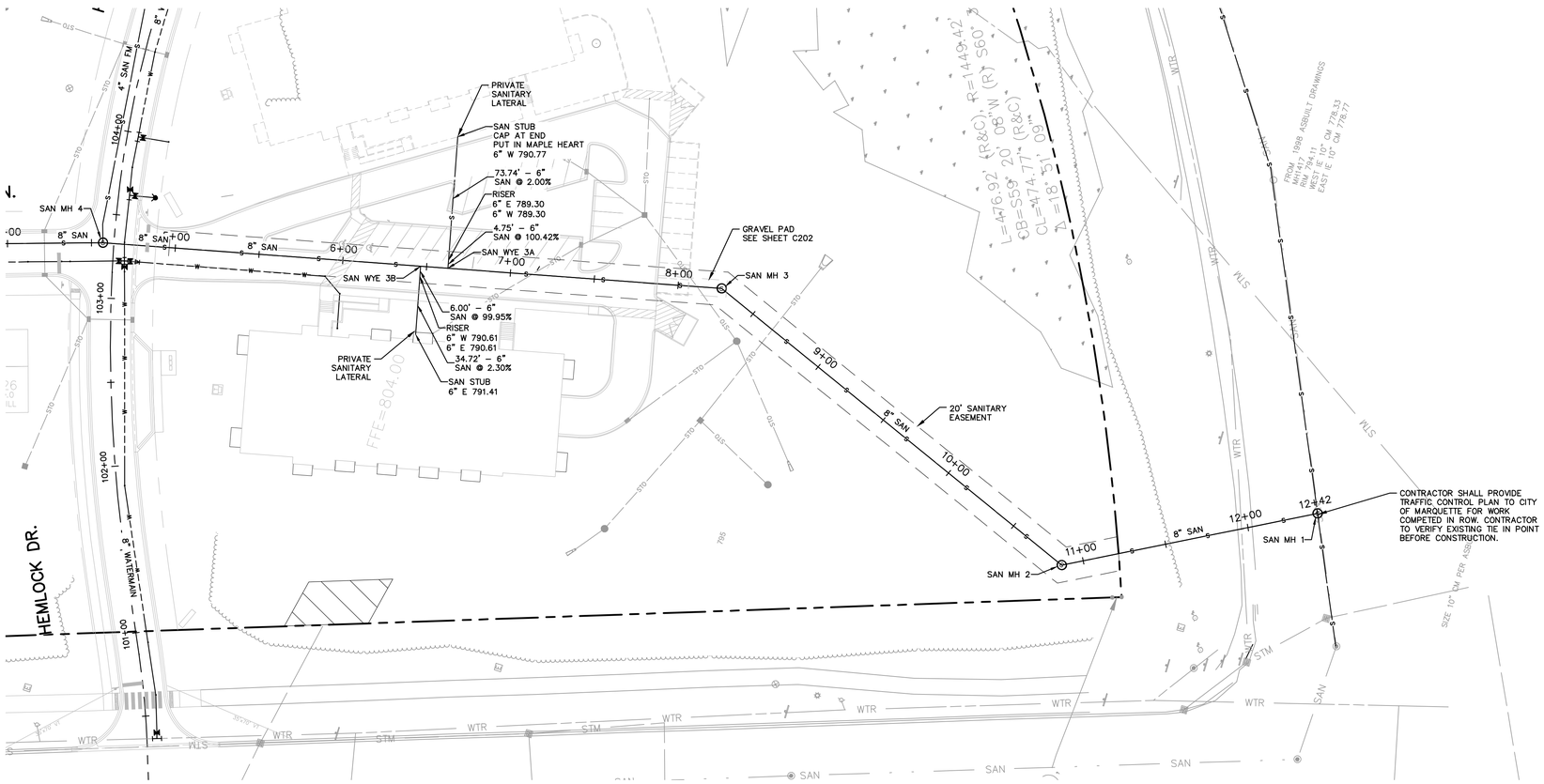

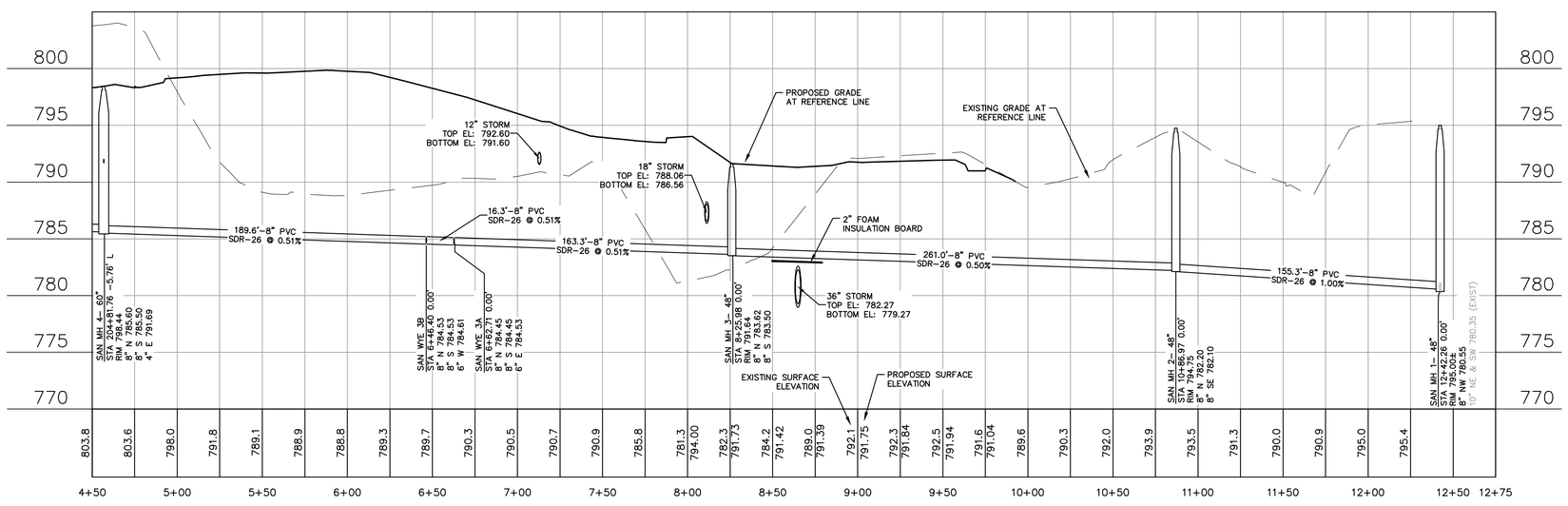

GRAPHIC SCALE
20 0 20 40 80
(IN FEET)
VERTICAL PROFILE SCALE: 1"=6'

NOTE:
1) MINIMUM 6.5' WATER MAIN BURIAL DEPTH
2) 18" SEWER/WATER VERTICAL SEPARATION

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rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
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HEMLOCK PARK
CITY OF MARQUETTE, MICHIGAN
NUTHATCH LN. / EASEMENT SANITARY PLAN & PROFILE

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DATE: 4/25/2024
SCALE: 1" = 40'
JOB NO. 3230006.02
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C403

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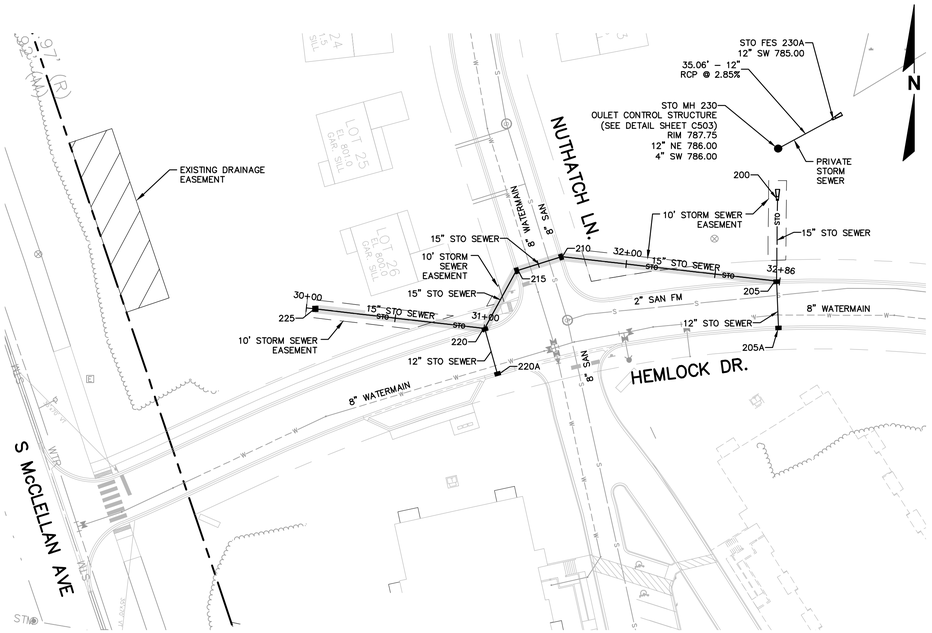

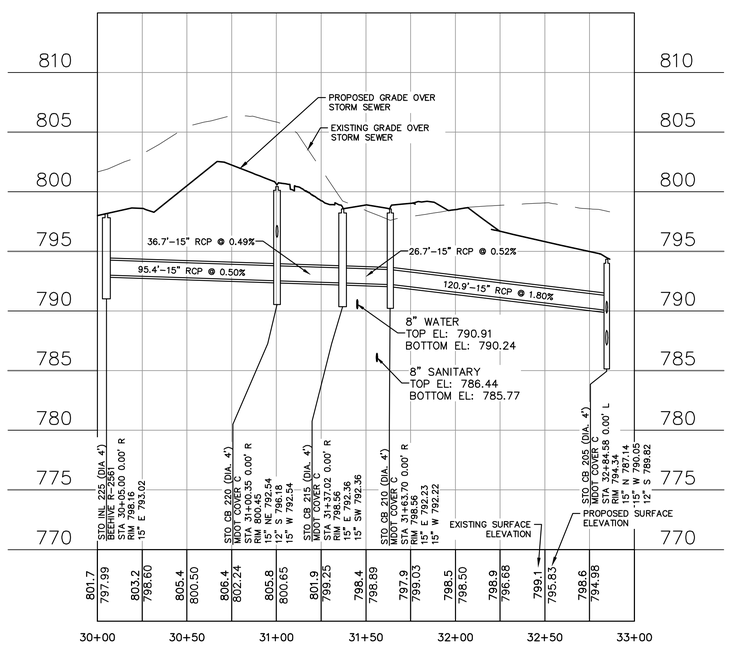

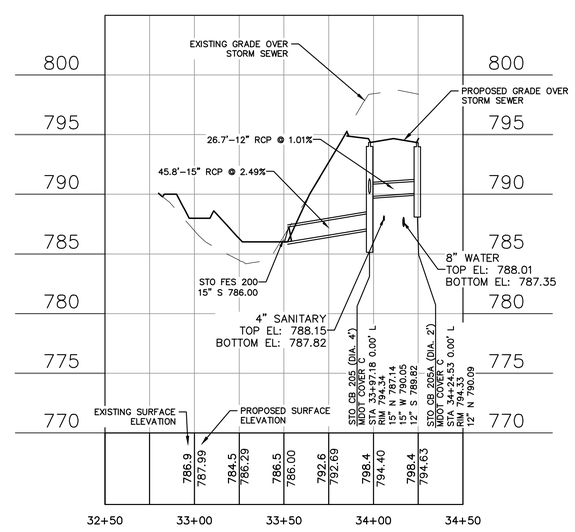

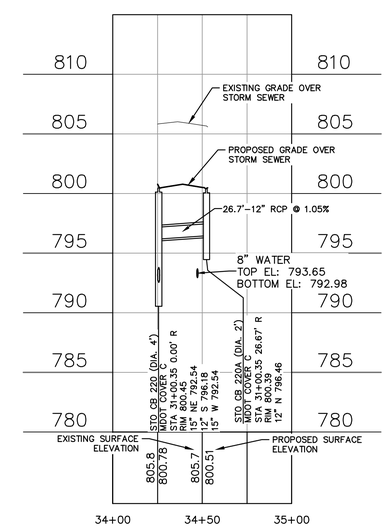

NOTE: ALL 2' DIA. AND 4' DIA. STORM SEWER STRUCTURES SHALL HAVE A 2' SUMP

GRAPHIC SCALE
20 0 20 40 80
(IN FEET)
VERTICAL PROFILE SCALE: 1"=6'

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HEMLOCK PARK
CITY OF MARQUETTE, MICHIGAN
STORM SEWER PLAN AND PROFILES

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R.A. Smith, Inc.

DATE: 4/25/2024
SCALE: 1" = 40'
JOB NO. 3230006.02
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C404

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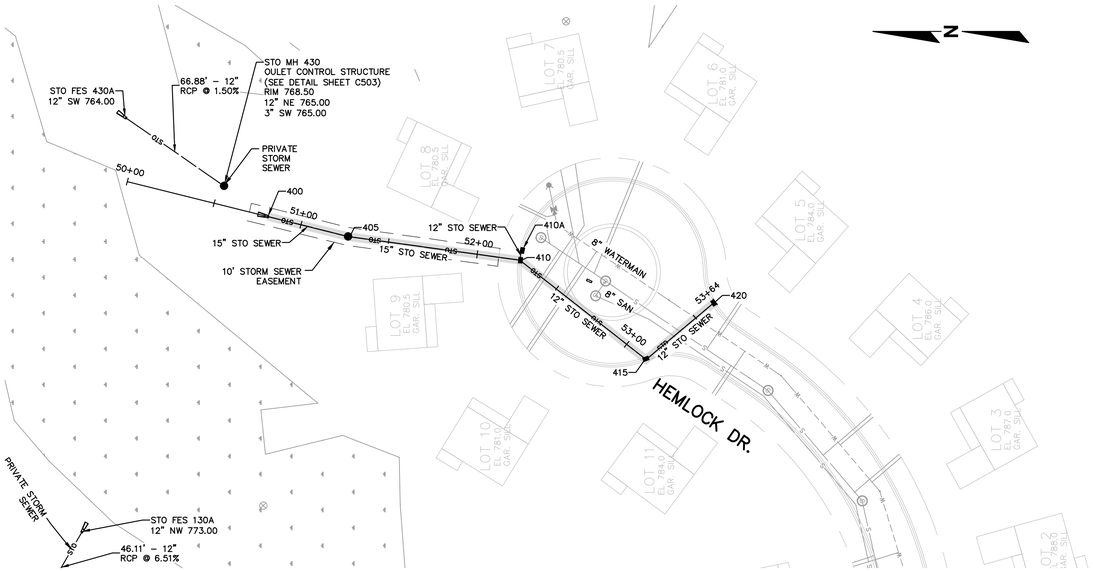

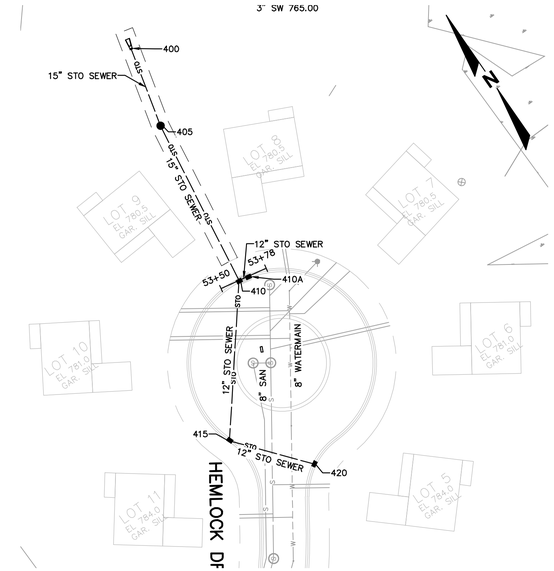

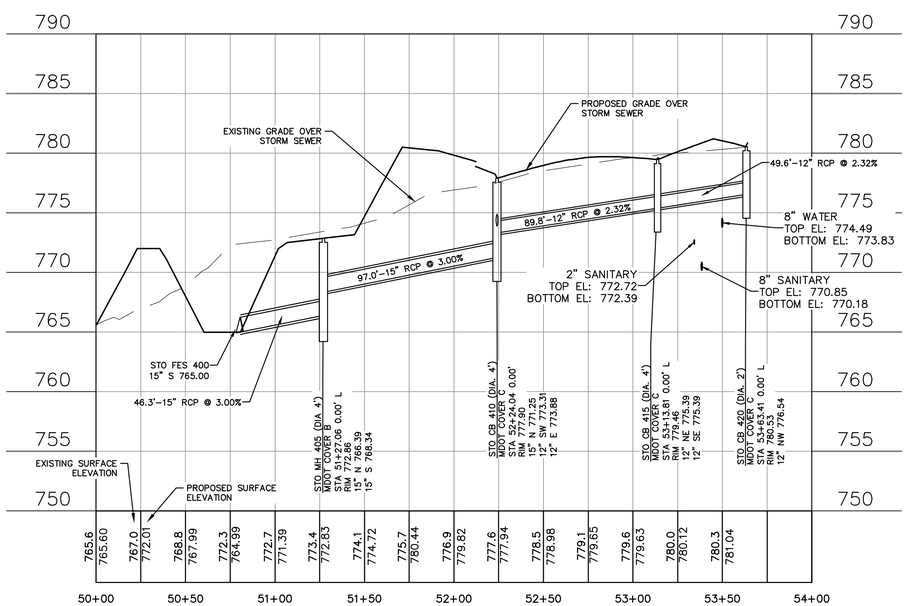

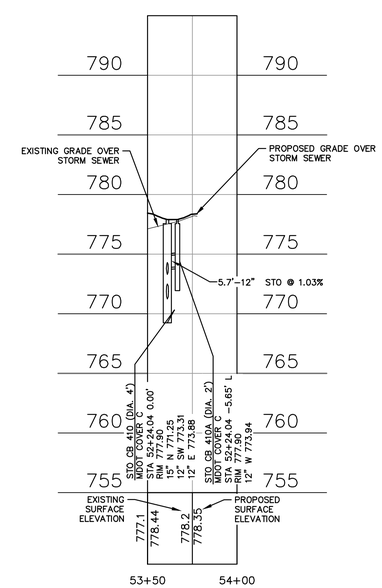

NOTE: ALL 2' DIA. AND 4' DIA. STORM SEWER STRUCTURES SHALL HAVE A 2' SUMP

GRAPHIC SCALE

0 ## ##

(IN FEET)

VERTICAL PROFILE SCALE: 1"=6'

Michigan's One-Call

Utility Notification Organization

Three full days before you dig call the Miss Dig system

1-(800)-482-7171

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DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HEMLOCK PARK
CITY OF MARQUETTE, MICHIGAN
STORM SEWER PLAN AND PROFILES

© COPYRIGHT 2024
R.A. Smith, Inc.

DATE: 4/25/2024

SCALE: 1" = 40'

JOB NO. 3230006.02

PROJECT MANAGER: RYAN J. LANCOUR, P.E.

DESIGNED BY: JJJ

CHECKED BY: RJL

SHEET NUMBER

C405

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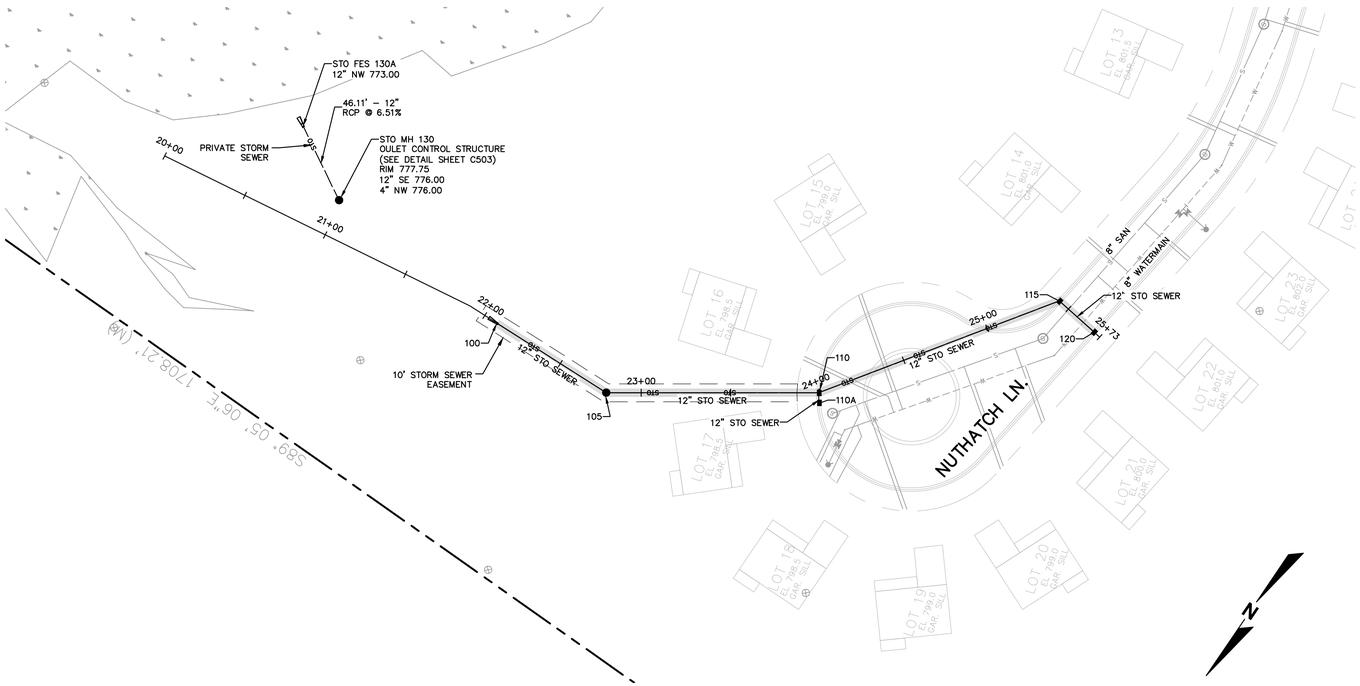

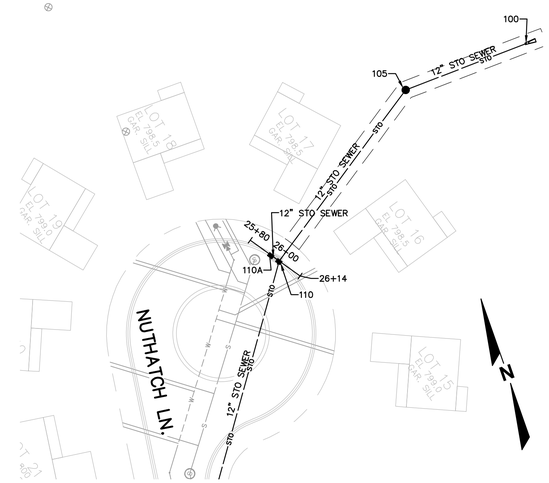

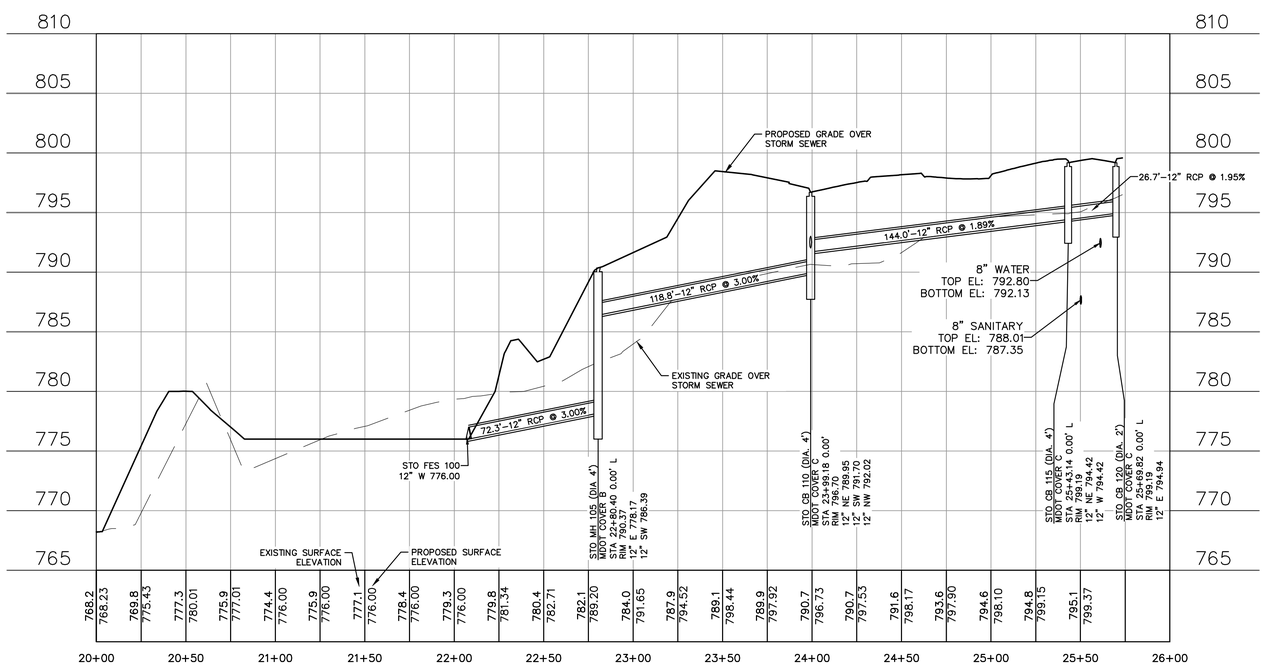

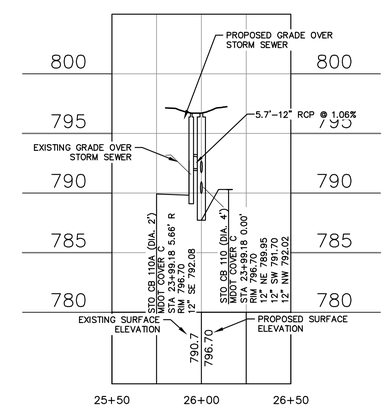

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raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HEMLOCK PARK
CITY OF MARQUETTE, MICHIGAN
STORM SEWER PLAN AND PROFILES

NOTE: ALL 2' DIA. AND 4' DIA. STORM SEWER STRUCTURES SHALL HAVE A 2' SUMP

GRAPHIC SCALE
20 0 20 40 80
(IN FEET)
VERTICAL PROFILE SCALE: 1"=6'

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Utility Notification Organization
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1-(800)-482-7171

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R.A. Smith, Inc.

DATE: 4/25/2024
SCALE: 1" = 40'
JOB NO. 3230006.02
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C406

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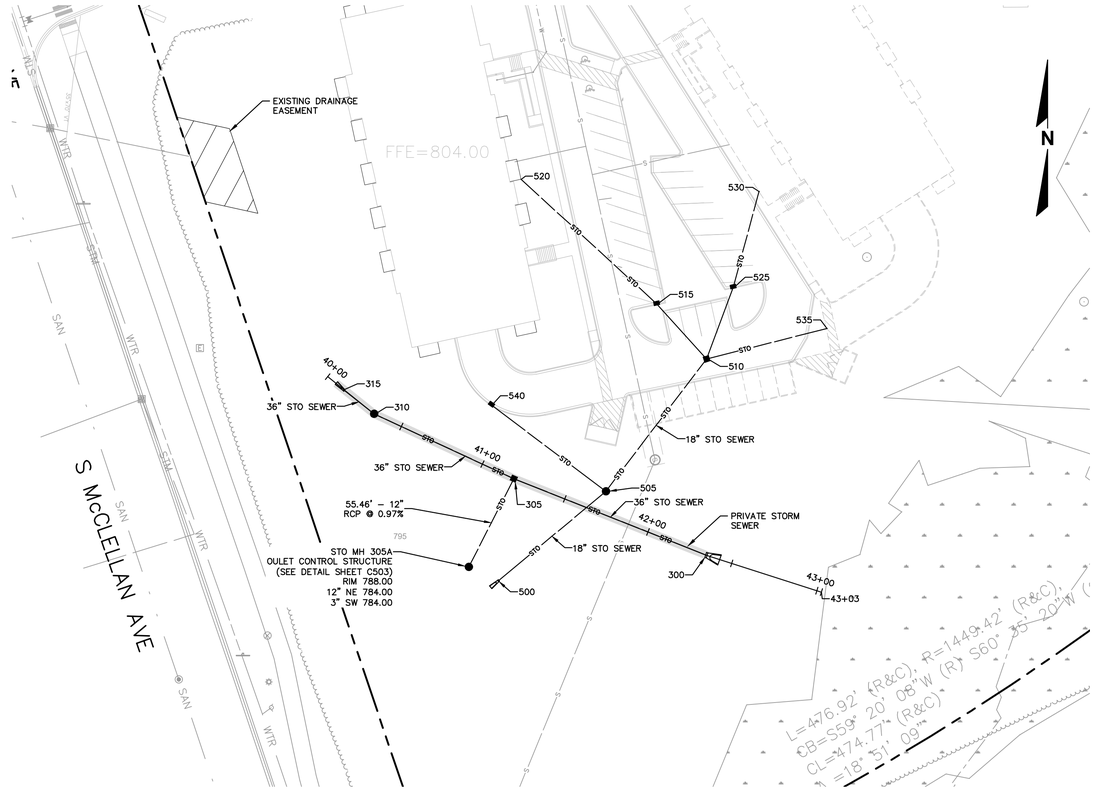

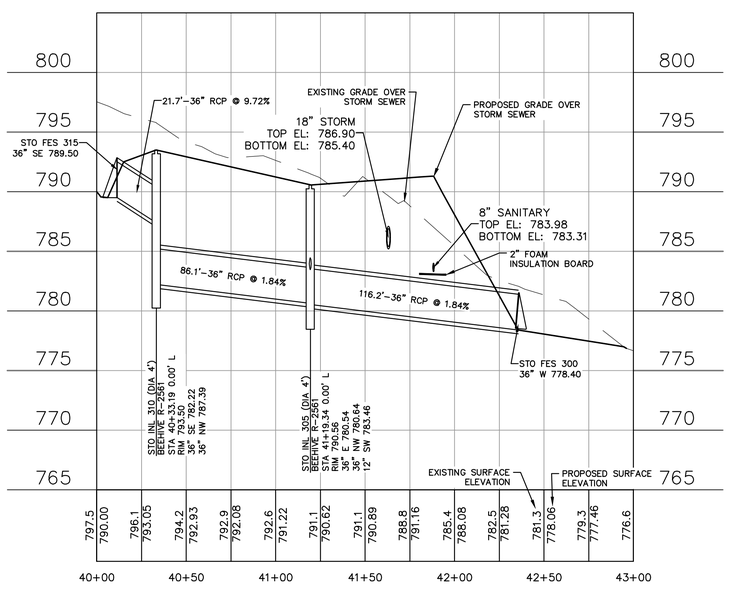

NOTE: ALL 2' DIA. AND 4' DIA. STORM SEWER STRUCTURES SHALL HAVE A 2' SUMP

Michigan's One-Call

Utility Notification Organization

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GRAPHIC SCALE
20 0 20 40 80
(IN FEET)
VERTICAL PROFILE SCALE: 1"=6'

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HEMLOCK PARK
CITY OF MARQUETTE, MICHIGAN

STORM SEWER PLAN AND PROFILES

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R.A. Smith, Inc.

DATE: 4/25/2024
SCALE: 1" = 40'
JOB NO. 3230006.02
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C407

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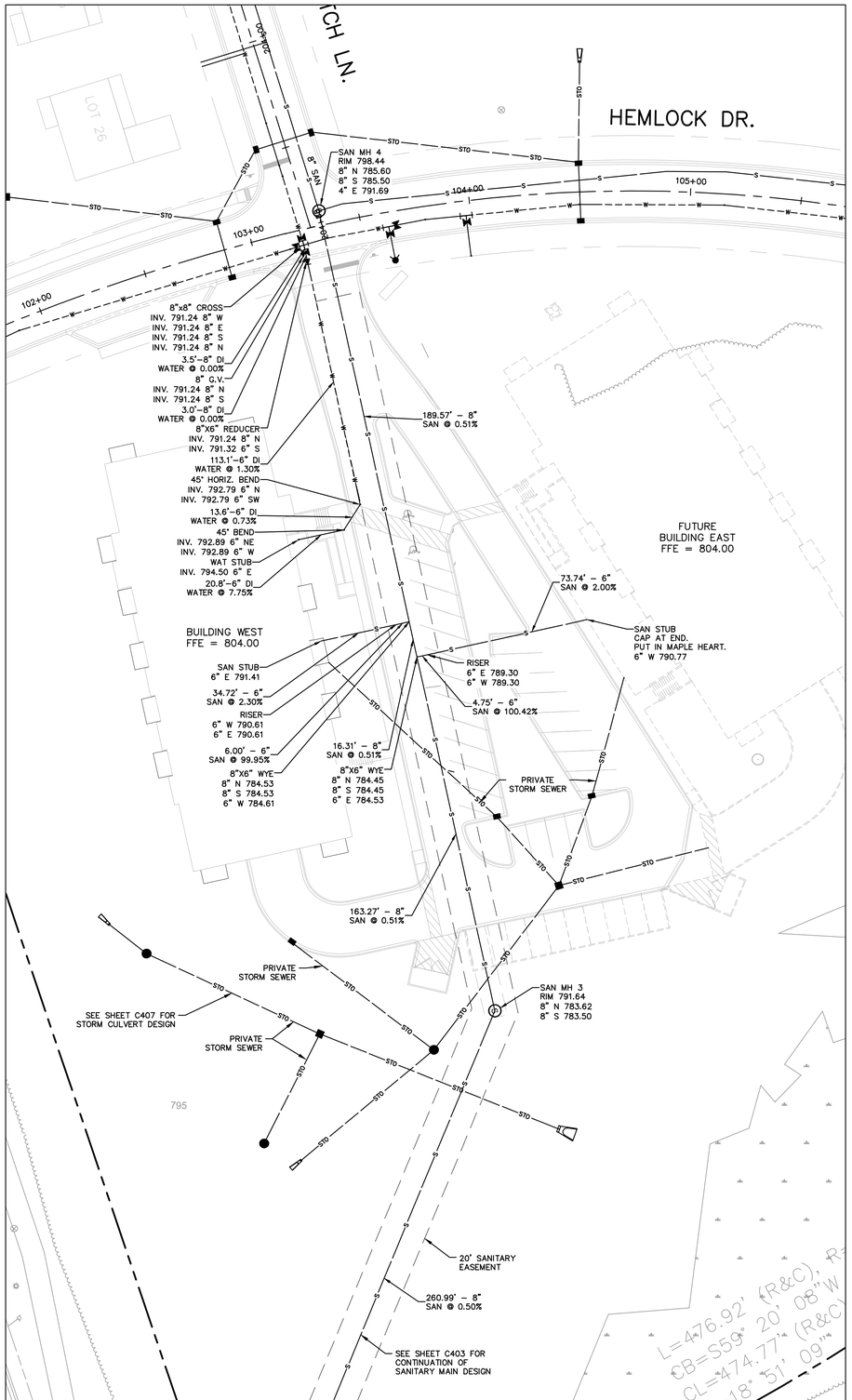
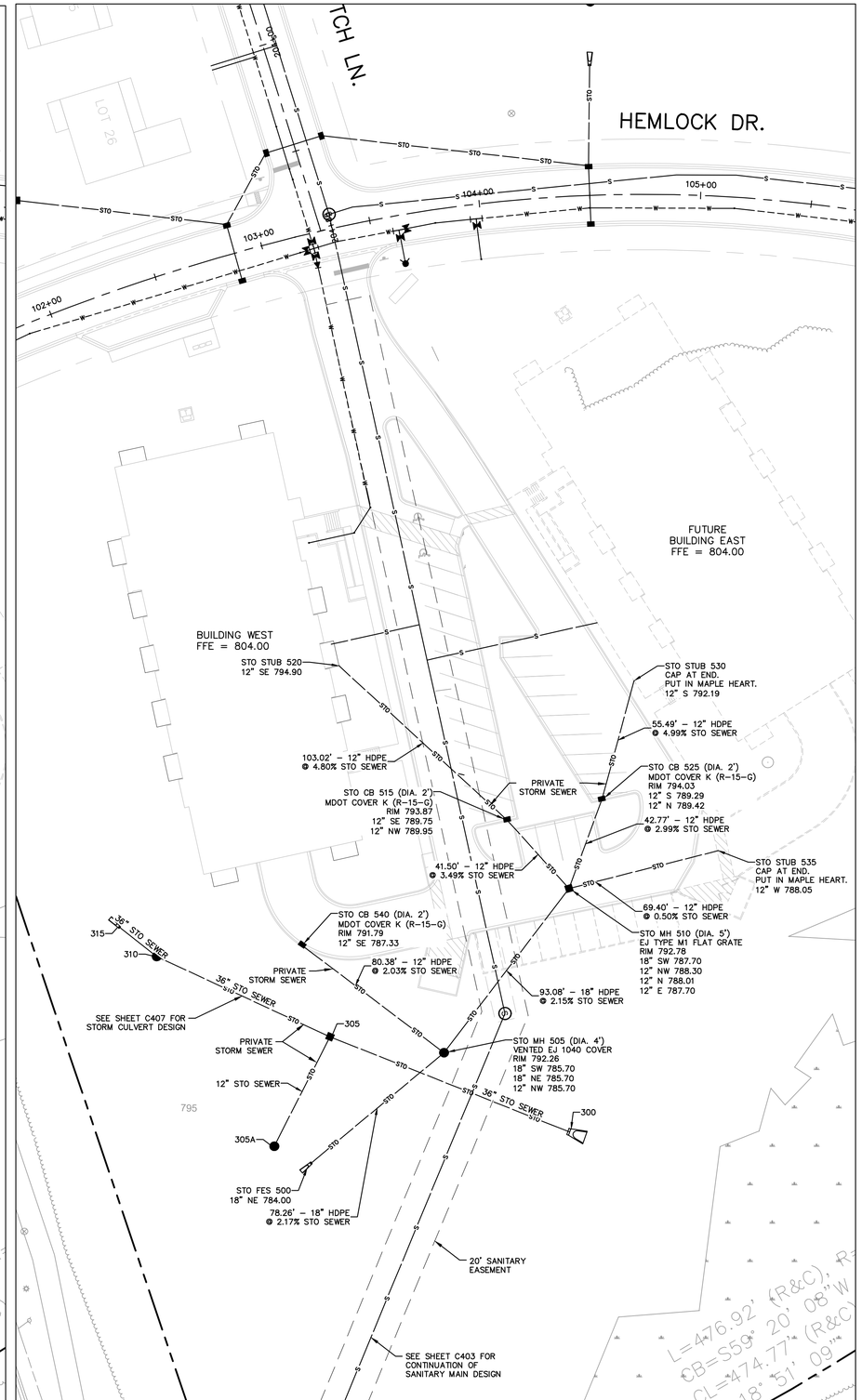


1 SANITARY AND WATER LATERAL LAYOUT



2 STORM SEWER LAYOUT

N

GRAPHIC SCALE

15 0 15 30 60

(IN FEET)

VERTICAL PROFILE SCALE: 1"=6'

LEGEND

- PROPERTY LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED SANITARY STRUCTURE
- PROPOSED WATER STRUCTURE

NOTE:

1) MINIMUM 6.5' WATER MAIN BURIAL DEPTH
2) 18" SEWER/WATER VERTICAL SEPARATION
3) ALL 2' DIA. AND 4' DIA. STORM SEWER STRUCTURES SHALL HAVE A 2' SUMP

Michigan's One-Call

Utility Notification Organization

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HEMLOCK PARK
CITY OF MARQUETTE, MICHIGAN

SOUTH SITE - WATER, SANITARY, & STORM PLAN

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DATE: 4/25/2024

SCALE: 1" = 30'

JOB NO. 3230006.02

PROJECT MANAGER: RYAN J. LANCOUR, P.E.

DESIGNED BY: JJJ

CHECKED BY: RJL

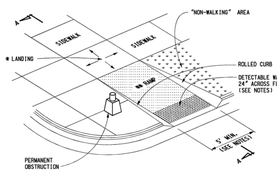
SHEET NUMBER

C408

C:\3230006\3230006.02\Dwg\Sheets\3230006.02-UP04.dwg, Site-UTILITY-South, 4/25/2024 1:08:11 PM, crr

* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

** MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



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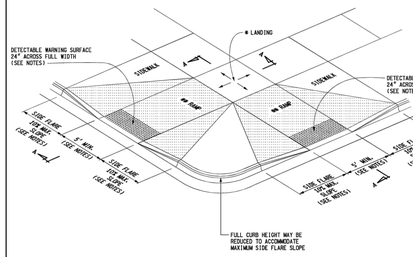
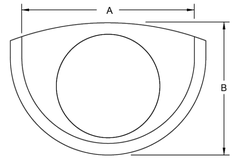
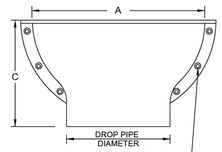


CURB RAMP TYPE F
(FLARED SIDES, TWO RAMPS SHOWN)

MDOT Michigan Department of Transportation	DEPARTMENT DIRECTOR Paul C. Ajegba	MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR
PREPARED BY DESIGN DIVISION	APPROVED BY: Gregg Brunner, P.E. Gregg Brunner Oct 14 2021 12:32 PM DIRECTOR, BUREAU OF FIELD SERVICES	CURB RAMP AND DETECTABLE WARNING DETAILS
DRAWN BY: R.L.T.	APPROVED BY: Bradley C. Wieferich Bradley C. Wieferich Oct 15 2021 11:01 AM DIRECTOR, BUREAU OF DEVELOPMENT	4-7-2022 T.S.E.E. APPROVAL · 5-8-2020 PLAN DATE · R-28-J · SHEET 1 OF 7
CHECKED BY: R.C.P.		

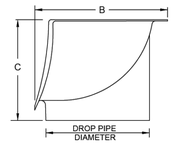


DROP BOWL TOP VIEW

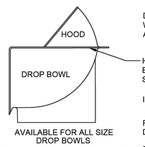


DROP BOWL FRONT VIEW

DROP BOWL MOUNTS TO WALL WITH RELINER STAINLESS STEEL ANCHOR BOLT ASSEMBLIES



DROP BOWL SIDE VIEW



OPTIONAL FORCE LINE HOOD

HOOD BOLTS TO DROP BOWL WITH INCLUDED STAINLESS STEEL BOLTS

DROP BOWL SELECTION CHART

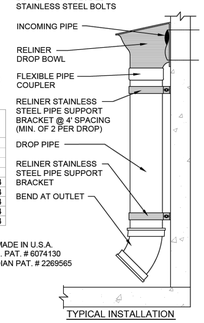
DROP PIPE DIAMETER	MANHOLE DIAMETER				
	FLAT WALL	4' DIA	5' DIA	6' DIA	7-8' DIA	9-12' DIA
4"	A4FDB	A4DB	A4DB	A4R96	A4R96	
6"	A6FDB	A6DB	A6DB	A6R96	A6R96	
8"	B8FDB	B8DB	B8DB	B8DBR84	B8DBR84	B8R144
10"	B10FDB	B10DB	B10DB	B10R96	B10R96	B10R144
12"	24/12FDB	24/12R60	24/12R60	24/12R60	24/12R96	24/12R144
15"	24/15FDB	24/15R60	24/15R60	24/15R60	24/15R96	24/15R144
18"	30/18FDB		30/18R60	30/18R60	30/18R96	30/18R144
21"	36/21FDB		36/21R60			36/21R144
24"	48/24FDB			48/24R72	48/24R96	48/24R144

DROP BOWL DIMENSIONS

SERIES	DROP PIPE DIAMETER	WIDTH "A"	DEPTH "B"	HEIGHT "C"	ANCHOR BOLT QUANTITY & TYPE
A4	4"	12"	9.5"	8.9"	4 - 1" TAMP-IN
A6	6"	12"	11.1"	8.8"	4 - 1" TAMP-IN
B8	8"	18"	13.0"	11.5"	4 - 1" TAMP-IN
B10	10"	18"	13.5"	11.5"	4 - 1" TAMP-IN
24/12	12"	24"	16.5"	15.0"	6 - 1" TAMP-IN
24/15	15"	24"	19.3"	15.8"	6 - 1" TAMP-IN
30/18	18"	30"	23.5"	18.5"	6 - 1" TAMP-IN
36/21	21"	36"	31.6"	23.0"	8 - 3" WEDGE
48/24	24"	48"	30.5"	30.0"	10 - 3" WEDGE

RELINER INSIDE DROP BOWLS ARE FABRICATED IN MARINE GRADE FIBERGLASS AND FINISHED IN BRIGHT WHITE GEL COAT.

USE RELINER STAINLESS STEEL PIPE BRACKETS TO SUPPORT DROP PIPE. EXTERNAL PIPE COUPLER REQUIRED. PROVIDE SWEEP AT DROP PIPE OUTLET.

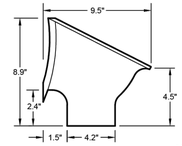


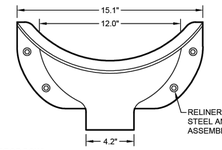
TYPICAL INSTALLATION

MADE IN U.S.A.
U.S. PAT. # 6074130
CANADIAN PAT. # 2269565

RELINER / DURAN, INC.
9 MATTHEWS DRIVE, UNIT A1/A2
EAST HADDAM, CT 06423
(800) 508-6001 FAX: (877)434-3197
WWW.RELINER.COM

DESCRIPTION	DATE	SCALE
SANITARY MANHOLE INSIDE DROP BOWL	2/22/21	NONE
	DRAWING NUMBER	
	DB-1	





"A-4" DROP BOWL

MODEL #	
A4DB	- 12" DROP BOWL WITH 4" OUTLET - USE FOR 4' - 5' DIA MH
A4R96	- 12" DROP BOWL WITH 4" OUTLET - USE FOR 6' - 8' DIA MH
A6DB	- 12" DROP BOWL WITH 6" OUTLET - USE FOR 4' - 5' DIA MH
A6R96	- 12" DROP BOWL WITH 6" OUTLET - USE FOR 6' - 8' DIA MH

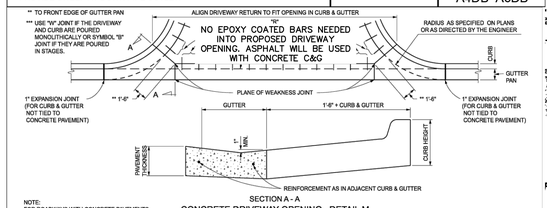
THE "A-4" BOWL WILL SERVICE UP THROUGH FULL 6" INLETS. THE "A-6" BOWL WILL SERVICE UP THROUGH FULL 8" INLETS. CAN BE USED FOR 10" INLET MODERATE FLOWS. ALL SIZES ARE FOR RETROFIT OR NEW CONSTRUCTION. FABRICATED IN MARINE GRADE FIBERGLASS AND FINISHED IN BRIGHT WHITE GEL COAT.

USE 4 RELINER ANCHOR ASSEMBLIES TO ATTACH DROP BOWL TO MANHOLE WALL. USE RELINER STAINLESS STEEL PIPE BRACKETS TO SUPPORT DOWN PIPE. EXTERNAL PIPE COUPLER REQUIRED. PROVIDE SWEEP AT DOWN PIPE OUTLET.

MADE IN U.S.A.
U.S. PAT. # 6074130
CANADIAN PAT. # 2269565

RELINER / DURAN, INC.
9 MATTHEWS DRIVE, UNIT A1/A2
EAST HADDAM, CT 06423
(800) 508-6001 FAX: (877)434-3197
WWW.RELINER.COM

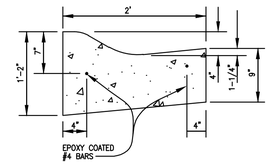
DESCRIPTION	DATE	SCALE
A4 & A6 DROP BOWLS FOR ROUND WALLS	2/23/21	NONE
	DRAWING NUMBER	
	A4DB A6DB	



SECTION A - A
CONCRETE DRIVEWAY OPENING, DETAIL M

NOTE:
FOR ROADWAYS WITH CONCRETE PAVEMENTS, LONGITUDINAL LANE TIES WILL BE CONTINUOUS THROUGH THE DRIVEWAY OPENING AND THE SPACING OF THE #6 BARS IN CONCRETE DRIVEWAYS SHALL BE ADJUSTED TO AVOID CONFLICT WITH THE LONGITUDINAL LANE TIES.

MDOT Michigan Department of Transportation	STANDARD PLAN FOR DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK	
DEPARTMENT DIRECTOR: BRADLEY C. WIEFERICH, PE	(SPECIAL DETAIL) 11/08/2023 · FHWA APPROVAL · PLAN DATE 30.0"	R-29-J · SHEET 2 OF 4



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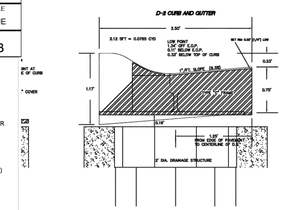
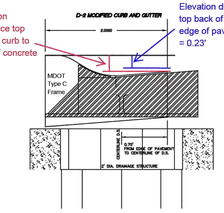
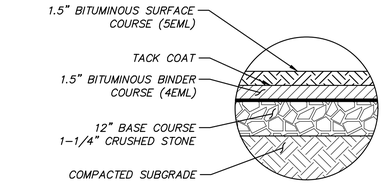
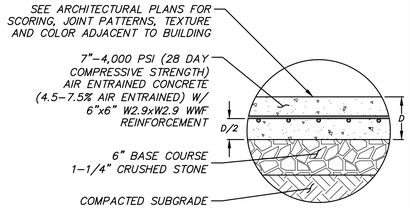


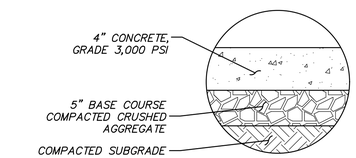




PRIVATE STANDARD-DUTY ASPHALT PAVEMENT SECTION
(NOT TO SCALE)



PRIVATE HEAVY-DUTY CONCRETE PAVEMENT SECTION
(NOT TO SCALE)



CONCRETE SIDEWALK PAVEMENT SECTION
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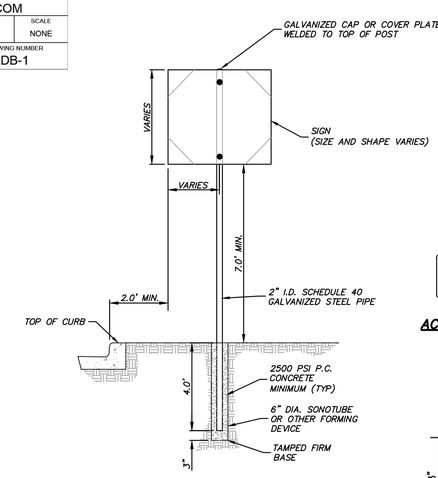
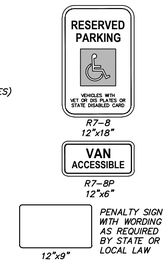


SIGN AND POST INSTALLATION - TYPE 2
FOR ALL SIGNS ON SITE, OUTSIDE THE BUILDING CURB
(NOT TO SCALE)



ACCESSIBLE PARKING SIGNS
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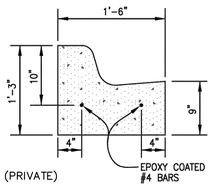
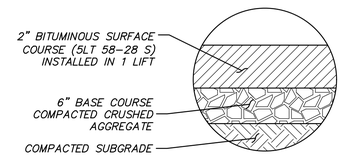
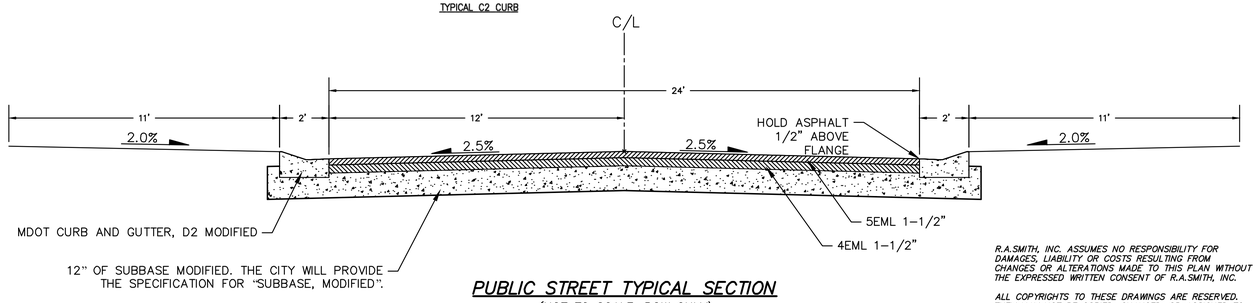


(PRIVATE)
TYPICAL C2 CURB



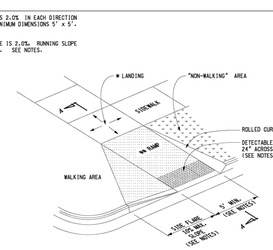
PUBLIC ASPHALT PATH PAVEMENT SECTION
(NOT TO SCALE)



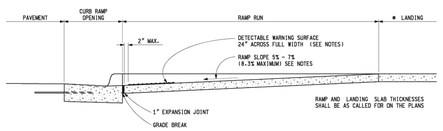
PUBLIC STREET TYPICAL SECTION
(NOT TO SCALE. ROW ONLY)

* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

** MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



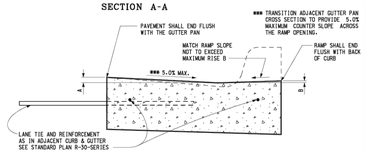
CURB RAMP TYPE RF
(ROLLED / FLARED SIDES)



SECTION A-A

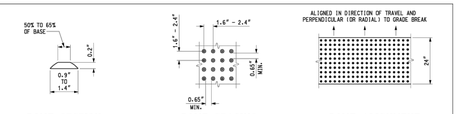
CURB TYPE	MAXIMUM RISE (INCHES)	
	A	B
B1	3/4	1
B2	1/2	1
B3	3/4	1
D1	3/4	1
D2	1/2	1
D3	3/4	1
C1	1/2	1/2
C2	1/2	1/2
C3	3/4	1/2
C4	3/4	1/2
C5	1	1/2
C6	1	1/2
F1	1/2	1/2
F2	1/2	1/2
F3	3/4	1/2
F4	3/4	1/2
F5	1	1/2
F6	1	1/2

FOR CURB TYPES SEE STANDARD PLAN R-30-SERIES



SECTION THROUGH CURB RAMP OPENING
(TYPICAL ALL RAMP TYPES)

MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR		
CURB RAMP AND DETECTABLE WARNING DETAILS		
4-7-2022 T.S.E.E. APPROVAL	5-8-2020 PLAN DATE	R-28-J · SHEET 2 OF 7



DOME SECTION · DOME SPACING · DOME ALIGNMENT

DETECTABLE WARNING DETAILS

NOTES:

DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION, RECONSTRUCTION, OR ALTERATION OF STREETS, CURBS, OR SIDEWALKS IN THE PUBLIC RIGHT OF WAY.

CURB RAMPS ARE TO BE LOCATED AS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

RAMPS SHALL BE PROVIDED AT ALL CORNERS OF AN INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB. RAMPS SHALL ALSO BE PROVIDED AT MARKED AND/OR SIGNALIZED MID-BLOCK CROSSINGS.

SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING. TRANSVERSE TO THE RUNNING SLOPE.

SIDEWALK SHALL BE RAMPED WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE WALK.

CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP, WHERE CONDITIONS PERMIT. IT IS DESIRABLE THAT THE SLOPE OF THE RAMP BE IN ONLY ONE DIRECTION. PARALLEL TO THE DIRECTION OF TRAVEL.

RAMP WIDTH SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE SIDEWALK SNOW REMOVAL EQUIPMENT NORMALLY USED BY THE MUNICIPALITY.

WHEN 5' MINIMUM WIDTHS ARE NOT PRACTICABLE, RAMP WIDTH MAY BE REDUCED TO NOT LESS THAN 4' AND LANDINGS TO NOT LESS THAN 4' X 4'.

CURB RAMPS WITH A RUNNING SLOPE ≤5% DO NOT REQUIRE A TOP LANDING. HOWEVER, ANY CONTINUOUS SIDEWALK OR PEDESTRIAN ROUTE CROSSING THROUGH OR INTERSECTING THE CURB RAMP MUST INDEPENDENTLY MAINTAIN A CROSS SLOPE NOT GREATER THAN 2% PERPENDICULAR TO ITS OWN DIRECTION(S) OF TRAVEL.

DETECTABLE WARNING SURFACE COVERAGE IS 24". MINIMUM IN THE DIRECTION OF RAMP/PATH TRAVEL AND THE FULL WIDTH OF THE RAMP/PATH OPENING EXCLUDING CURBED OR FLARED CURB TRANSITION AREAS. A BORDER OFFSET NOT GREATER THAN 3" MEASURED ALONG THE EDGES OF THE DETECTABLE WARNING IS ALLOWABLE. FOR RADIAL CURB THE OFFSET IS MEASURED FROM THE ENDS OF THE RADIUS.

FOR NEW ROADWAY CONSTRUCTION, THE RAMP CROSS SLOPE MAY NOT EXCEED 2.0%. FOR ALTERATIONS TO EXISTING ROADWAYS, THE CROSS SLOPE MAY BE TRANSITIONED TO MEET AN EXISTING ROADWAY GRADE. THE CROSS SLOPE TRANSITION SHALL BE APPLIED UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.

THE MAXIMUM RUNNING SLOPE OF 8.3% IS RELATIVE TO A FLAT (0%) REFERENCE. HOWEVER, IT SHALL NOT REQUIRE ANY RAMP OR SERIES OF RAMPS TO EXCEED 15 FEET IN LENGTH NOT INCLUDING LANDINGS OR TRANSITIONS.

DRAINAGE STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMPS. THE LOCATION OF THE RAMP SHOULD TAKE PRECEDENCE OVER THE LOCATION OF THE DRAINAGE STRUCTURE. WHERE EXISTING DRAINAGE STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE A MANUFACTURER'S ADA COMPLIANT GRATE. OPENINGS SHALL NOT BE GREATER THAN ½". ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

THE TOP OF THE JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.

CROSSWALK AND STOP LINE WARNINGS, IF USED, SHALL BE 50 LOCATED ASK UP STOP TRANSITIONS OF RAMP CROSSINGS. SPECIFIC DETAILS FOR MARKING APPLICATIONS ARE GIVEN IN THE "MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

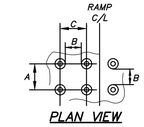
FLARED SIDES WITH A SLOPE OF 10% MAXIMUM, MEASURED ALONG THE ROADSIDE CURB LINE, SHALL BE PROVIDED WHERE AN UNOBSTRUCTED CIRCULATION PATH LATERALLY CROSSES THE CURB RAMP. FLARED SIDES ARE NOT REQUIRED WHERE THE RAMP IS BORDERED BY LANDSCAPING, UNPAVED SURFACE OR PERMANENT FIXED OBJECTS. WHERE THEY ARE NOT REQUIRED, FLARED SIDES CAN BE CONSIDERED IN ORDER TO AVOID SHARP CURB RETURNS AT RAMP OPENINGS.

DETECTABLE WARNING PLATES MUST BE INSTALLED USING FABRICATED OR FIELD CUT UNITS CAST AND/OR ANCHORED IN THE PAVEMENT TO RESIST SHIFTING OR HEAVING.

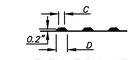
MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR		
CURB RAMP AND DETECTABLE WARNING DETAILS		
4-7-2022 T.S.E.E. APPROVAL	5-8-2020 PLAN DATE	R-28-J · SHEET 1 OF 7

	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

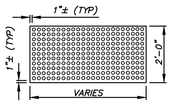
* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.



PLAN VIEW



ELEVATION VIEW



PLAN VIEW

NOTES:

1. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
2. THE DETECTABLE WARNING SURFACE SHALL BE ADA COMPLIANT CAST IN PLACE TACTILE SURFACE WITH BRICK RED COLOR OR APPROVED EQUAL AS MANUFACTURED BY ADA SOLUTIONS, ACCESS PRODUCTS INC., ALERTTILES, ENGINEERED PLASTICS, INC., OR APPROVED EQUAL.
3. CURB RAMP DETECTABLE WARNING FIELDS TO BE INSTALLED 6 TO 8 INCHES FROM THE FACE OF CURB.

DETECTABLE WARNING FIELD DETAIL
(TRUNCATED DOMES - NOT TO SCALE)

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CITY OF MARQUETTE, MICHIGAN

MISCELLANEOUS

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DATE: 4/25/2024
SCALE: N.T.S.
JOB NO. 3230006.02
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C509

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