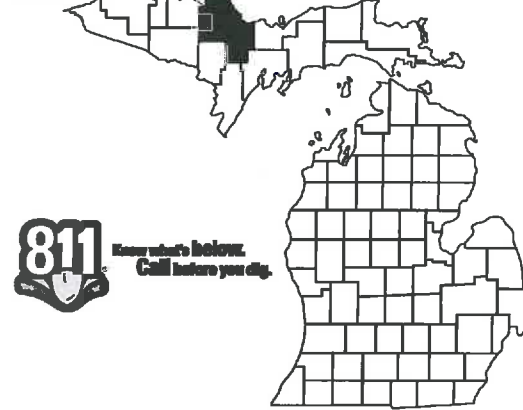


PROJECT LOCATION  
MARQUETTE TOWNSHIP  
MARQUETTE COUNTY



# CORNERSTONE DEVELOPMENT CORP.

## PLAN OF PROPOSED CORNERSTONE LOT #15 MARQUETTE TOWNSHIP, MICHIGAN



### MARQUETTE TOWNSHIP REQUIREMENTS

#### BASIC PERFORMANCE REQUIREMENTS - PERFORMANCE STANDARDS

ZONING DISTRICT - "DD"  
MAXIMUM HEIGHT = 40'  
OPEN SPACE = 0.10  
FRONT SETBACKS = 25'  
REAR SETBACK = 25'  
SIDE SETBACKS(2) = 5' (10' TOTAL)

#### PERFORMANCE STANDARDS - SITE ADEQUACY

TOTAL SITE AREA = 1.35 ACRES  
EXISTING BLDG. AND HARD SURFACE AREA = 0 SFT  
ACRES PROPOSED SITE CONSTRUCTION AREA = 1.55 ACRES

1. TOTAL SITE AREA = 67,500 SFT
2. LESS BUFFERYARDS REQUIRED/SETBACKS  
25' FRONT & REAR SETBACK = 10,900 SFT  
20' TYPE C SIDE BUFFERYARD = 11,200 SFT
3. LESS PLANNED PARKING = 51x180 + 90 = 9,270 SFT
4. LESS ACCESS ROADS AND AISLES = 9,340 SFT
5. LESS REQUIRED OR PLANNED LOADING = 400 SFT
6. SUB TOTAL (3 THRU 5) = 19,010 SFT
7. REQUIRED OPEN SPACE (LINE 6 X 0.10) = 1901 SFT
8. ADDITIONAL OPEN SPACE REQUIREMENT = NONE
9. MISCELLANEOUS SITE AREA = NONE
10. TOTAL SITE AREA EXCLUSIVE OF BUILDING SITES = 41,200 SFT
11. REMAINDER AVAILABLE FOR BUILDING SITES = 26,300 SFT
12. PLANNED GROSS AREA OF PROPOSED BLDG. = 6,816 SFT
13. PORTION OF GROSS FLOOR FOR GROUND FLOOR = 6,816 SFT
14. ESTIMATED SITE ADEQUACY  
A. SITE IS ADEQUATE LINE 13 < LINE 11 = ADEQUATE



ENGINEERING  
ARCHITECTURE  
PLANNING  
SURVEYING  
ENVIRONMENTAL

100 PORTAGE STREET  
HOUGHTON, MI 49931  
(906) 482-4610  
  
2908 N. STEPHENSON AVE., SUITE 2  
IRON MOUNTAIN, MI 49801  
(906) 779-0937  
  
434 SOUTH PINE STREET  
ISHPEMING, MI 49849  
(906) 485-1011  
  
1701 DUNLAP AVE. SUITE B  
MARQUETTE, MI 49854  
(715) 752-4158  
  
707 ASHLUM STREET  
SAULT STE. MARIE, MI 49783  
(800) 630-0011

**PROJECT TITLE:**  
**CORNERSTONE  
LOT#15**

**OWNER:**  
**CORNERSTONE  
DEVELOPMENT  
CORP.**

**PROJECT LOCATION:**  
**LOT #15  
CORNERSTONE  
MARQUETTE, MI**

CORNERSTONE DEVELOPMENT CORP  
JAMES CLARK  
1910 INDUSTRIAL PARKWAY  
MARQUETTE, MI 49855

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, THE CONTRACTOR SHALL CALL 811 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. MEMBERS WILL BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "DIGGER'S HOTLINE" ALERT SYSTEM.

REVISIONS	07-10-2019
SITE PLAN	08-20-2019
OWNER REVIEW	08-05-2019
ISSUED FOR:	DATE:

PLAN INDEX	
SHEET	DESCRIPTION
C100	COVER SHEET
C101	EXISTING SITE CONDITIONS
C102	PROPOSED SITE PLAN
C103	GRADING & UTILITY PLAN
C104	LANDSCAPING & LIGHTING PLAN
C105	DETAILS
DRAWN UNDER THE SUPERVISION OF:	



PROJECT NO: C102-19382  
DESIGNED BY: MLT  
DRAWN BY: MLT  
CHECKED: MLT  
APPROVED: MLT

**COVER SHEET**

**C100**



**ENGINEERING  
ARCHITECTURE  
PLANNING  
SURVEYING  
ENVIRONMENTAL**

100 PORTAGE STREET  
HOUGHTON, MI 48931  
(906) 482-4810

2806 N. STEPHENSON AVE., SUITE 2  
IRON MOUNTAIN, MI 49801  
(906) 779-0887

424 SOUTH PINE STREET  
ISHPEMING, MI 48849  
(906) 485-1011

1701 DUNLAP AVE., SUITE B  
MARINETTE, WI 54143  
(715) 732-4163

707 ASHLIN STREET  
SALT STE. MARIE, MI 49783  
(906) 635-0911

**PROJECT TITLE:  
CORNERSTONE  
LOT #15**

**OWNER:  
CORNERSTONE  
DEVELOPMENT  
CORP.**

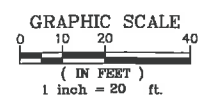
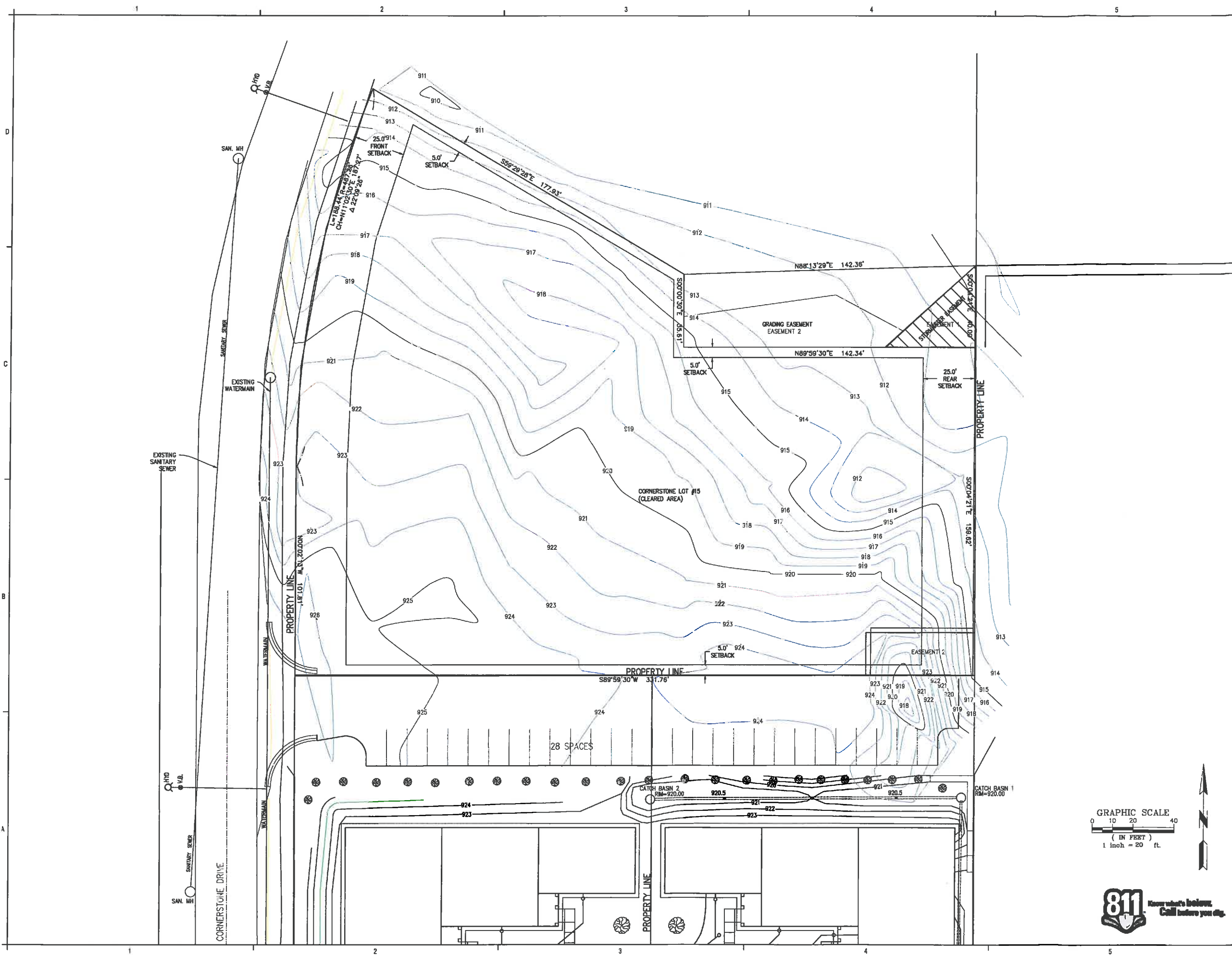
**PROJECT LOCATION:  
LOT #15  
CORNERSTONE  
MARQUETTE, MI**

SITE PLAN	06-20-2019
OWNER REVIEW	06-05-2019
OWNER REVIEW	05-30-2019
OWNER REVIEW	05-27-2019
OWNER REVIEW	05-22-2019
ISSUED FOR:	DATE:

PROJECT NO: C102-19382  
DESIGNED BY: MLT  
DRAWN BY: MLT  
CHECKED: MLT  
APPROVED: MLT

**EXISTING  
SITE  
CONDITIONS**

**C101**





**ENGINEERING  
ARCHITECTURE  
PLANNING  
SURVEYING  
ENVIRONMENTAL**

100 PORTAGE STREET  
HOUGHTON, MI 49931  
(906) 482-4810

2908 N. STEPHENSON AVE. SUITE 2  
IRON MOUNTAIN, MI 49801  
(906) 775-0557

424 SOUTH PINE STREET  
ISHPEMING, MI 49849  
(906) 495-1011

1701 DANLAP AVE. SUITE B  
MARINETTE, WI 54143  
(715) 732-4163

707 ASHLIN STREET  
SAULT STE. MARIE, MI 49783  
(906) 635-0511

**PROJECT TITLE:**  
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**OWNER:**  
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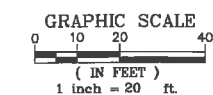
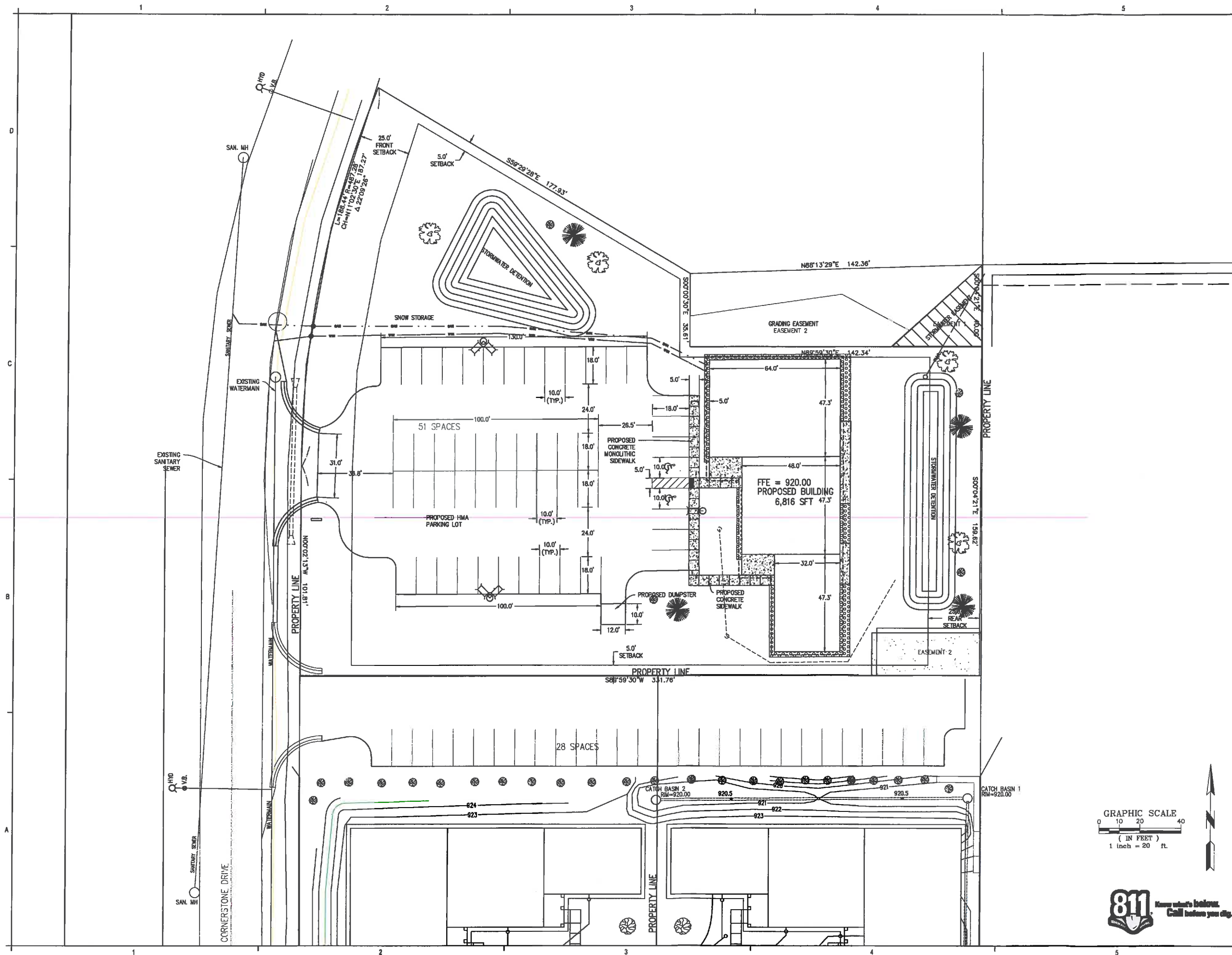
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MARQUETTE, MI**

REVISIONS	DATE
SITE PLAN	06-20-2019
OWNER REVIEW	06-05-2019
OWNER REVIEW	05-30-2019
OWNER REVIEW	05-27-2019
OWNER REVIEW	05-22-2019
ISSUED FOR:	DATE:

PROJECT NO: C102-19382  
DESIGNED BY: MLT  
DRAWN BY: MLT  
CHECKED: MLT  
APPROVED: MLT

**PROPOSED  
SITE  
PLAN**

**C102**





ENGINEERING  
ARCHITECTURE  
PLANNING  
SURVEYING  
ENVIRONMENTAL

100 PORTAGE STREET  
HOUGHTON, MI 49931  
(800) 482-4619

2008 N. STEPHENSON AVE., SUITE 2  
IRON MOUNTAIN, MI 49801  
(800) 779-0937

424 SOUTH PINE STREET  
ISHPEMING, MI 49840  
(800) 485-1011

1701 DUNLAP AVE., SUITE B  
MARINETTE, WI 54143  
(715) 732-4163

707 ASHLIN STREET  
SAULT STE. MARIE, MI 49783  
(800) 635-0511

PROJECT TITLE:  
**CORNERSTONE  
LOT #15**

OWNER:  
**CORNERSTONE  
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CORP.**

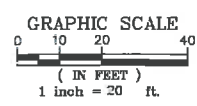
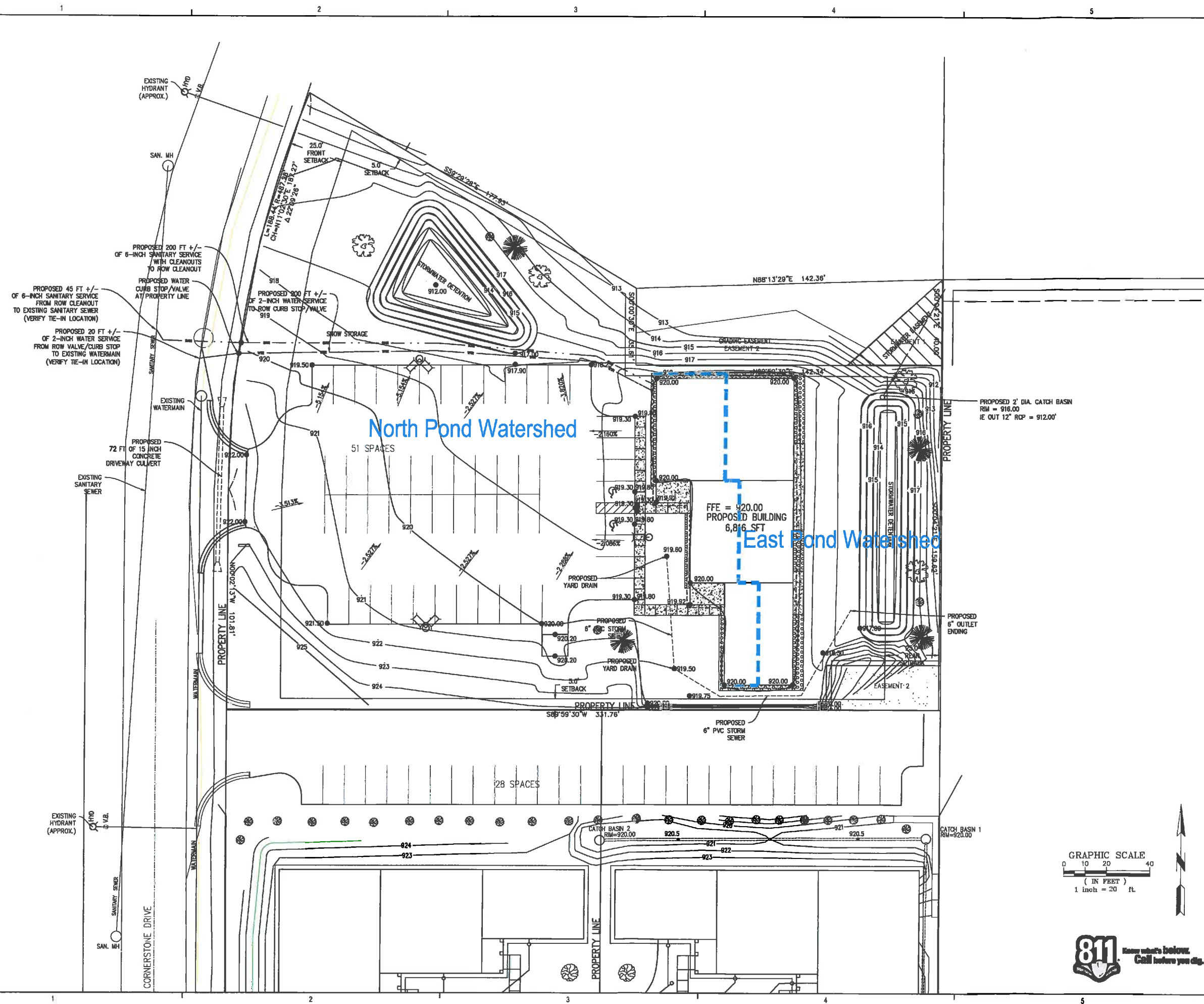
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**LOT #15  
CORNERSTONE  
MARQUETTE, MI**

REVISIONS	DATE
HydroCAD	07-10-2019
SITE PLAN	06-27-2019
OWNER REVIEW	06-20-2019
OWNER REVIEW	06-05-2019
OWNER REVIEW	05-30-2019
OWNER REVIEW	05-27-2019
OWNER REVIEW	05-22-2019
ISSUED FOR:	DATE:

PROJECT NO: C102-19382  
 DESIGNED BY: MLT  
 DRAWN BY: MLT  
 CHECKED: MLT  
 APPROVED: MLT

**GRADING  
& UTILITY  
PLAN**

**C103**





**ENGINEERING  
ARCHITECTURE  
PLANNING  
SURVEYING  
ENVIRONMENTAL**

100 PORTAGE STREET  
HOUGHTON, MI 48931  
(508) 482-4810

2808 N. STEPHENSON AVE., SUITE 2  
IRON MOUNTAIN, MI 49801  
(800) 778-0357

424 SOUTH PINE STREET  
ISHPEMING, MI 49849  
(800) 485-1011

1701 DUNLAP AVE., SUITE B  
MARINETTE, WI 54143  
(715) 732-4183

707 ASHLIN STREET  
SALUY STE. MARIE, MI 49783  
(800) 633-0511

**PROJECT TITLE:  
CORNERSTONE  
LOT #15**

**OWNER:  
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DEVELOPMENT  
CORP.**

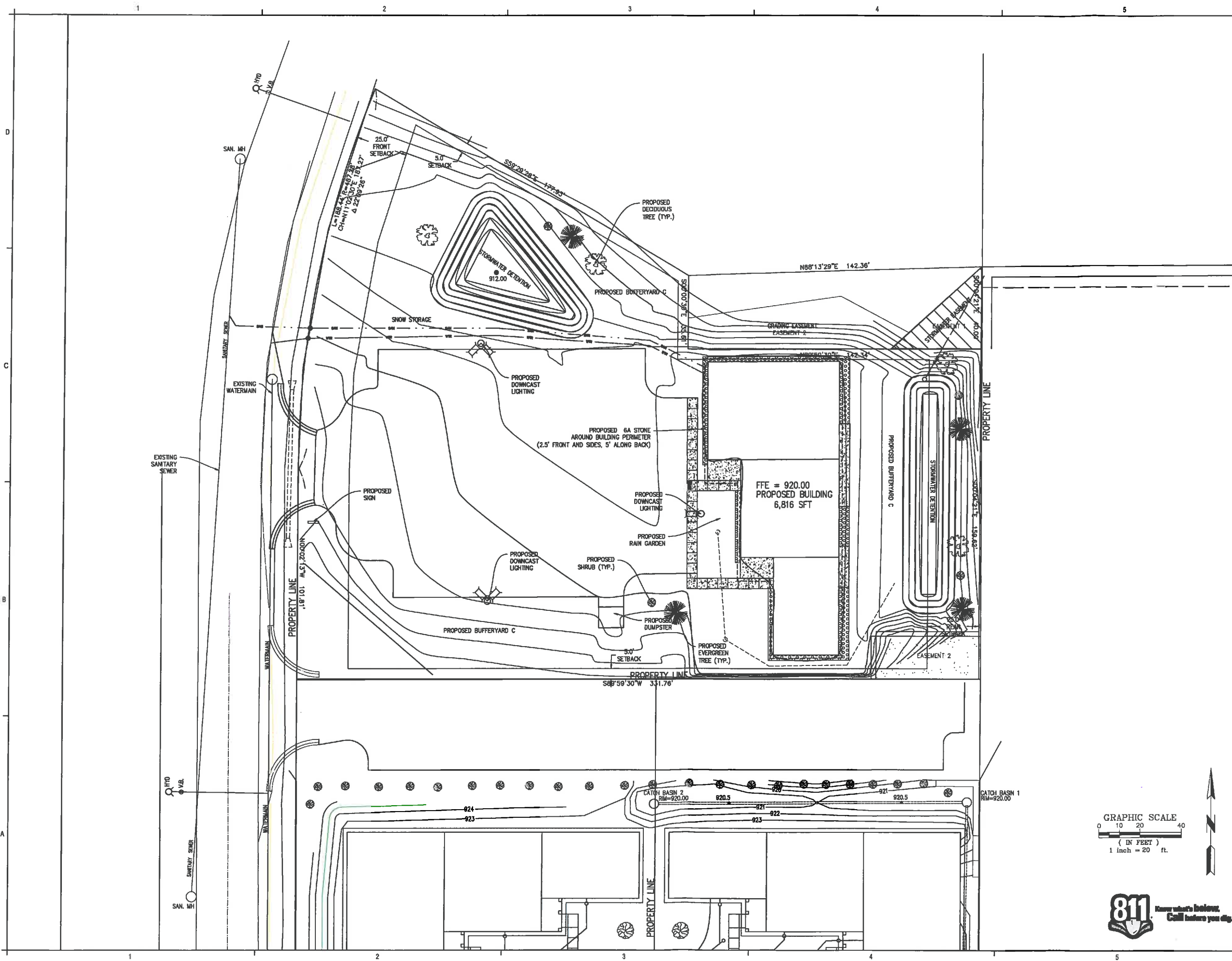
**PROJECT LOCATION:  
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MARQUETTE, MI**

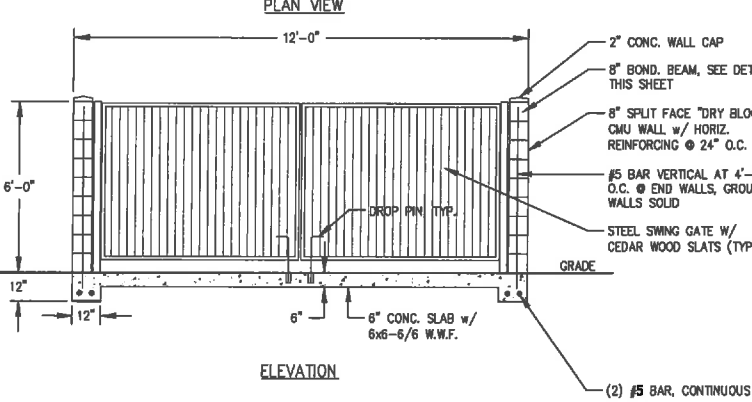
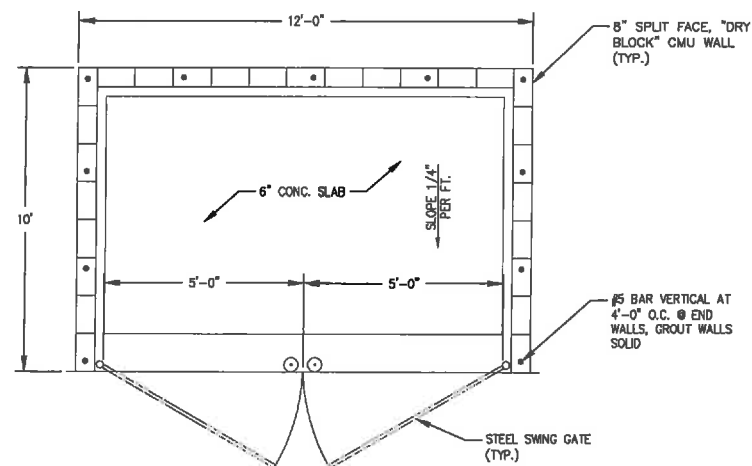
REVISIONS	DATE
SITE PLAN	06-20-2019
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OWNER REVIEW	05-22-2019
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PROJECT NO: C102-19382  
DESIGNED BY: MLT  
DRAWN BY: MLT  
CHECKED: MLT  
APPROVED: MLT

**LANDSCAPING  
& LIGHTING  
PLAN**

**C104**





**DUMPSTER ENCLOSURE DETAIL**

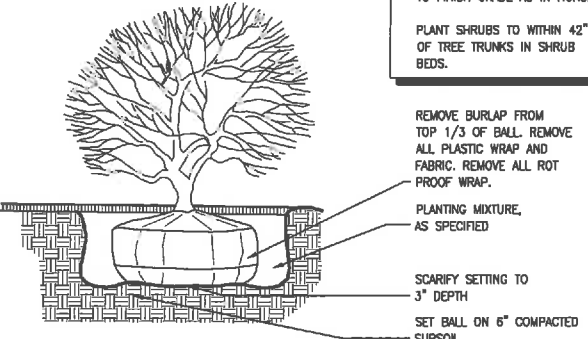
SCALE: NOT TO SCALE

**MISC. SHRUB NOTES**

DO NOT TRIM EVERGREENS

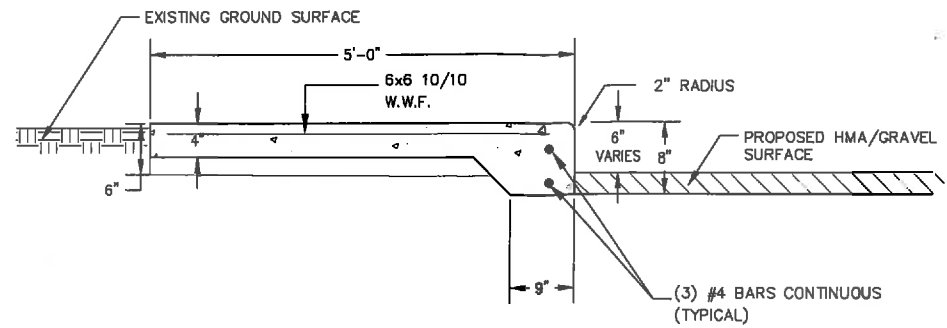
SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY.

PLANT SHRUBS TO WITHIN 42" OF TREE TRUNKS IN SHRUB BEDS.



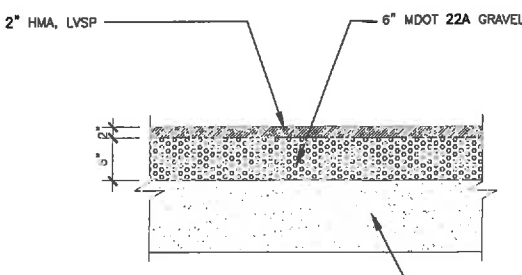
**SHRUB**

SCALE: NOT TO SCALE



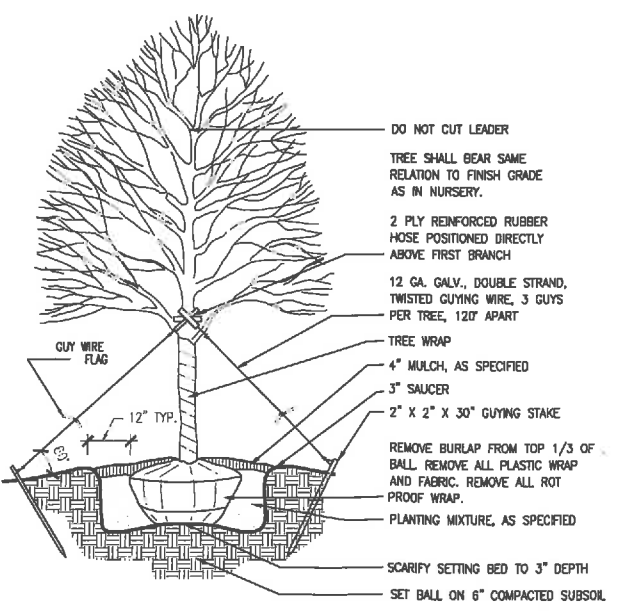
**SIDEWALK WITH INTEGRAL CURB**

SCALE: NOT TO SCALE



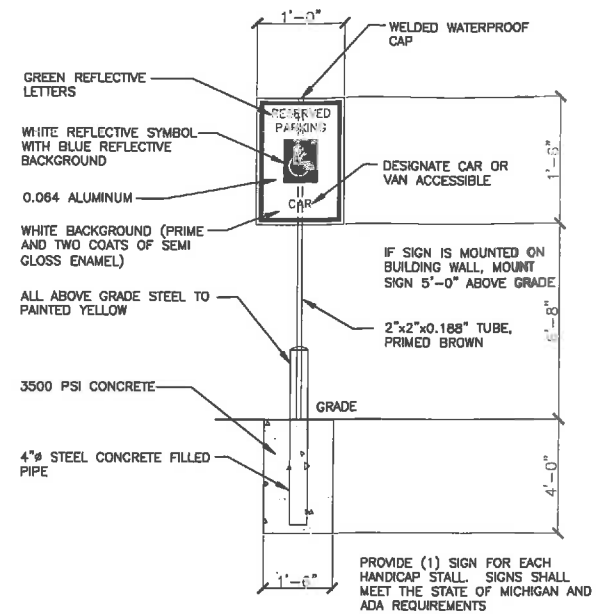
**PAVEMENT DETAIL**

SCALE: NOT TO SCALE



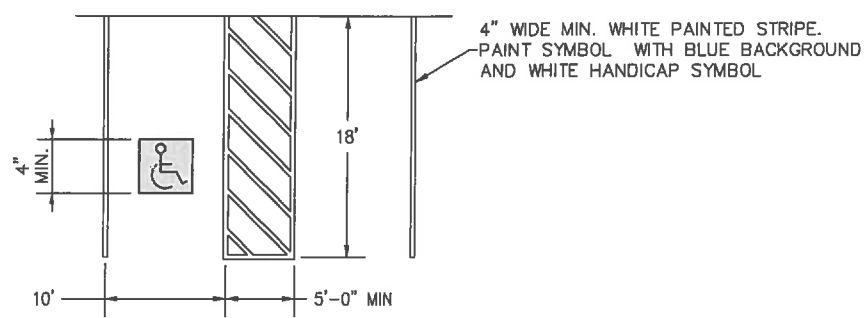
**TREE**

SCALE: NOT TO SCALE



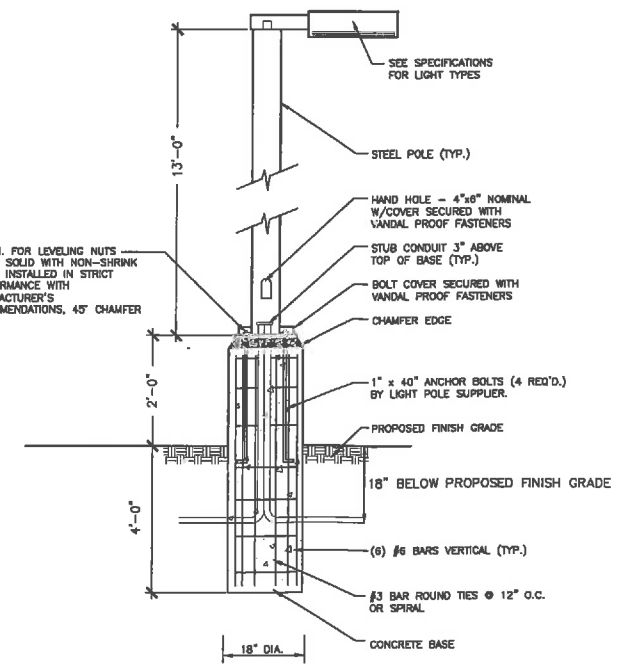
**HANDICAP PARKING SIGN**

SCALE: NOT TO SCALE



**ADA HANDICAP STALL MARKING**

SCALE: NOT TO SCALE



**LIGHT DETAIL**

SCALE: NOT TO SCALE



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100 PORTAGE STREET  
HOUGHTON, MI 49931  
(269) 482-4810

2901 N. STEPHENSON AVE., SUITE 2  
IRON MOUNTAIN, MI 49801  
(616) 943-5407

424 SOUTH PINE STREET  
ISHPEMING, MI 49757  
(989) 435-1011

1701 DUNLAP AVE., SUITE B  
MARQUETTE, MI 49854  
(719) 742-4118

707 ASHMIN STREET  
MOUNT STE. MARIE, MI 49763  
(269) 635-0311

**PROJECT TITLE:**

**CORNERSTONE  
LOT #15**

**OWNER:**

**CORNERSTONE  
DEVELOPMENT  
CORP.**

**PROJECT LOCATION:**

**LOT #15  
CORNERSTONE  
MARQUETTE, MI**

SITE PLAN 06-20-2019

ISSUED FOR: DATE:

PROJECT NO: C102-19382  
DESIGNED BY: MLT  
DRAWN BY: MLT  
CHECKED: MLT  
APPROVED: MLT

**DETAILS**

**C105**