

TruNorth Federal Credit Union

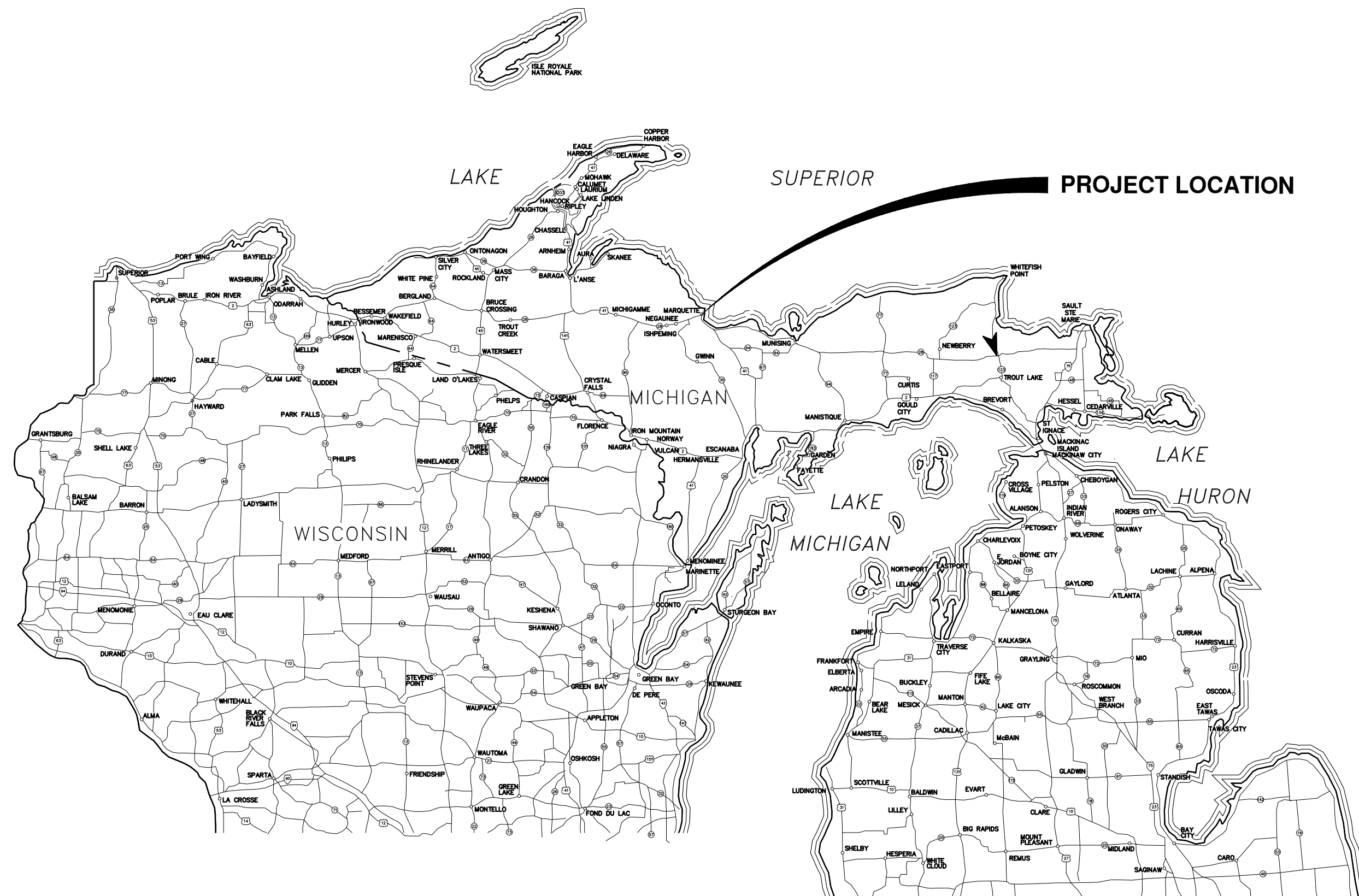
PLAN OF PROPOSED
MARQUETTE TOWNSHIP BRANCH
MARQUETTE, MICHIGAN



VICINITY MAP



PROPOSED MARQUETTE BRANCH - CONCEPT RENDERING



PROJECT LOCATION



INDEX OF SHEETS

| SHEET | DESCRIPTION |
|-------|--------------------------|
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| C100 | PROPERTY DESCRIPTION |
| C101 | EXISTING SITE PLAN |
| C102 | DEMOLITION SITE PLAN |
| C103 | PROPOSED SITE PLAN |
| C104 | SOIL BORINGS |
| A100 | ARCHITECTURAL FLOOR PLAN |

MARQUETTE TWP. BRANCH
TRUNORTH FCU
US 41 WEST, MARQUETTE MICHIGAN 49855

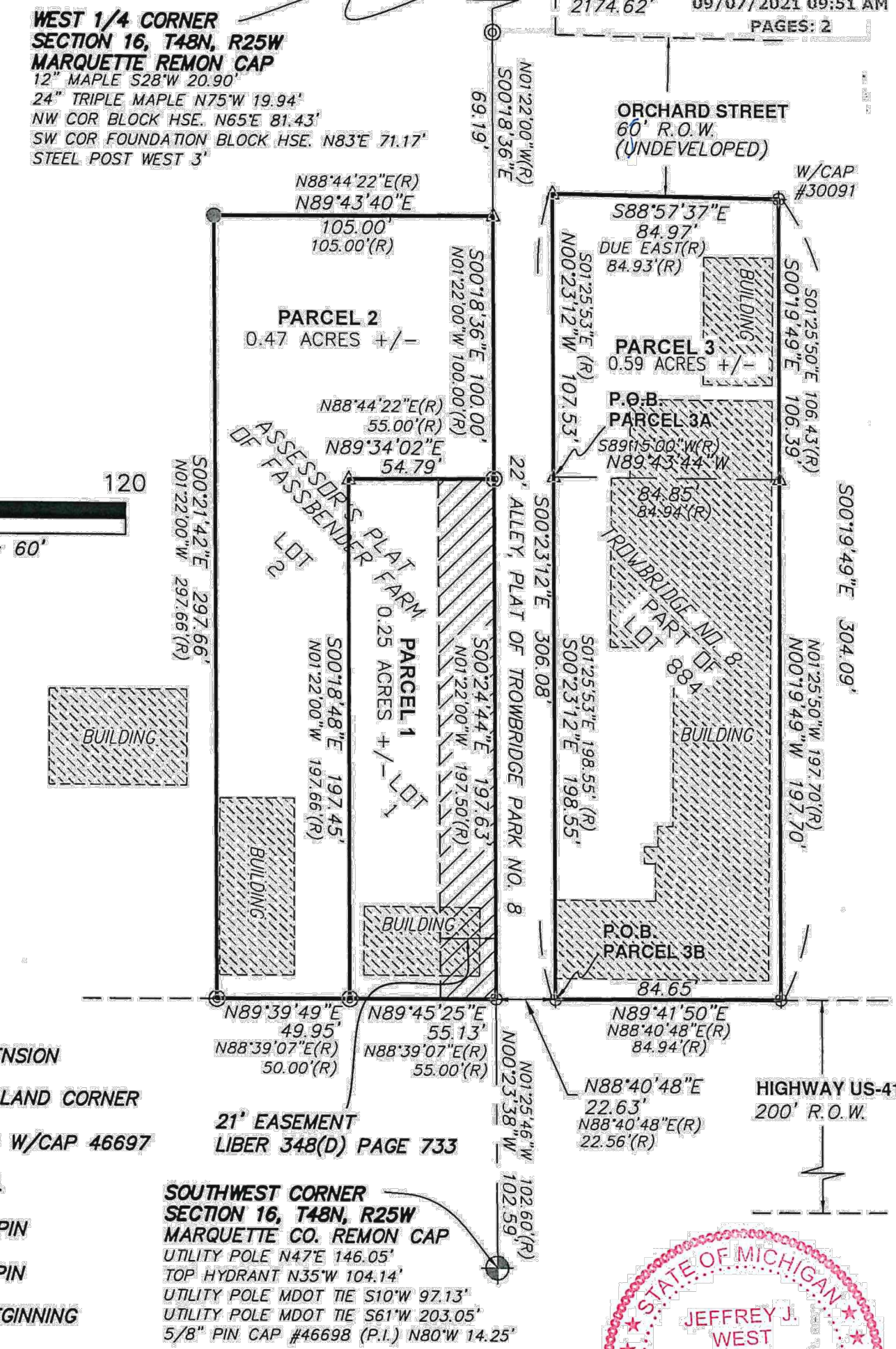
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| ISSUED FOR: TOWNSHIP FC REVIEW | DATE: 9/27/2021 |
|-----------------------------------|--------------------|

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|--------------------------------------|--------------------------|
| MARQUETTE TWP BRANCH TRUNORTH FCU | PROJECT NO: T98-01359 |
| DESIGNED BY: KN/KC | CHECKED: KN |
| DRAWN BY: KN/BN/DB/KC | APPROVED: KN |

TITLE SHEET

G001

CERTIFICATE OF SURVEY



DocID:8084001
Tx:4052464
9/7/2021 9:30:00 AM

2021R-11414
CARLA A L'HUILLIER
REGISTER OF DEEDS
MARQUETTE COUNTY, MI
RECEIVED ON
09/07/2021 09:30 AM
RECORDED ON
09/07/2021 09:51 AM
PAGES: 2

CERTIFICATE OF SURVEY

FOR: TRUNORTH CREDIT UNION
DATE: 7-19-2021
PROJECT NO. T98-01359

Legal Description from Commitment No. 21-31871-1 from Chicago Title Insurance Company dated May 21, 2021 at 12:00 A.M.

Parcels of Land situate and being in the Township of Marquette, County of Marquette, State of Michigan, more particularly described as:

Parcel 1:
Lot Number 1 of the Assessor's Plat of Fassbender Farm, according to the plat thereof, as recorded in Liber 12 of Plats, Page 333 A, Marquette County Records.

Parcel 2:
Lot Number 2, Assessor's Plat of Fassbender Farm, according to the Plat thereof as recorded in Liber 12 of Plats, Page 333 A, Marquette County Records.

Parcel 3(A):
Part of the West 85 feet of Lot Number 884 of Trowbridge Park Subdivision No. 8, in the Southwest Quarter of Section 16, Township 48 North, Range 25 West, described as: Commencing at the Southwest corner of said Section 16; thence North 01°25'46" West, 102.60 feet along the West line of said Section 16; thence North 88°40'48" East, 22.56 feet along the North right-of-way line Highway U.S. 41 to the West line of said Lot 884; thence North 01°25'53" West, 198.55 feet along the said West line of Lot 884 to the Point of Beginning; thence continuing North 01°25'53" West, 107.53 feet along the said West line of Lot 884; thence Due East, 84.93 feet along the North line of said Lot Number 884 (also being the South right-of-way line of Orchard Street); thence South 01°25'50" East, 106.43 feet along the East line of the West 85 feet of said Lot 884; thence South 89°15'00" West, 84.94 feet to the Point of Beginning.

AND

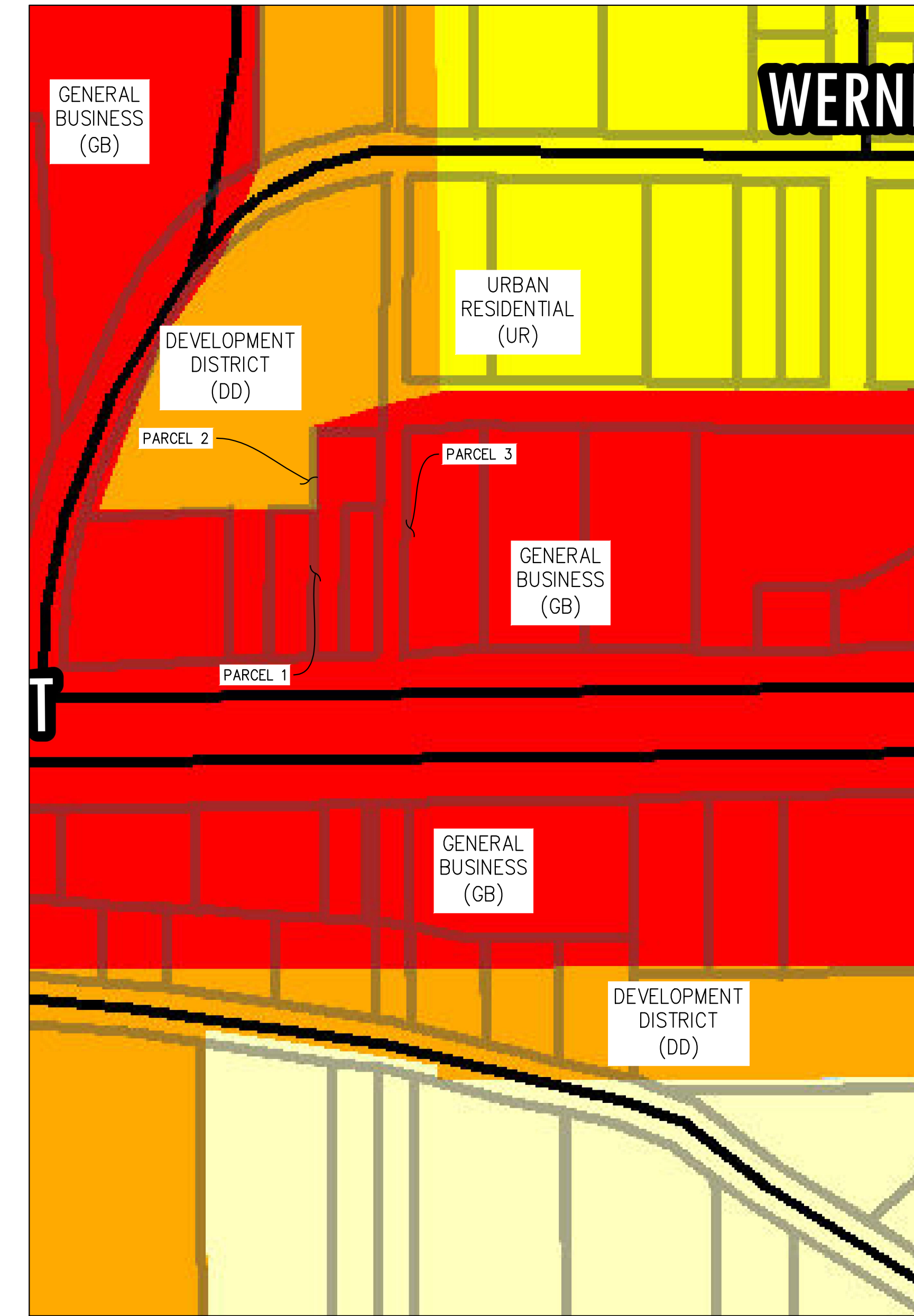
Parcel 3(B):
Part of the West 85 feet of Lot Number 884 of Trowbridge Park Subdivision No. 8, in the Southwest Quarter of Section 16, Township 48 North, Range 25 West, described as: Commencing at the Southwest corner of said Section 16; thence North 01°25'46" West, 102.60 feet along the West line of said Section 16; thence North 88°40'48" East, 22.56 feet along the North right-of-way line of Highway U.S. 41 to the West line of said Lot 884 and the Point of Beginning; thence continuing North 88°40'48" East along the said North right-of-way line of Highway U.S. 41, 84.94 feet; thence North 01°25'50" West, 197.70 feet along the East line of the West 85 feet of said Lot 884; thence South 89°15'00" West, 84.94 feet; thence South 01°25'53" East, 198.55 feet along the said West line of Lot 884, to the Point of Beginning.

JEFFREY J. WEST
PROFESSIONAL SURVEYOR
LICENSE NO. 4001046697
STATE OF MICHIGAN

UPEA ENGINEERS & ARCHITECTS
100 PORTAGE STREET
HOUGHTON, MI 49931
(906) 482-4810
OTHER OFFICES IN: ISHPEMING, IRON MOUNTAIN, SAULT STE. MARIE, & MARINETTE, MI.

FOR: TRUNORTH CREDIT UNION
LOT 1 & 2, FASSBENDER FARM
ASSESSOR'S PLAT
PART OF LOT 884, TROWBRIDGE
PARK SUBDIVISION NO. 8
MARQUETTE TWP., MARQUETTE COUNTY, MI

PROJECT No: T98-01359
DATE: 7-19-2021
DRAWN: KPK
DWG: T98-01359 COS
REVISED:



ZONING MAP

NOTE: THE PROPOSED PROPERTY DEVELOPMENT AND THE PROPOSED SITE PLANS PROVIDED ARE CONTINGENT ON THE ABANDONMENT OF THE 22' WIDE ALLEY BETWEEN THE PARCELS SHOWN. THE ABANDONMENT PROCESS HAS BEEN STARTED BY THE CURRENT LAND OWNER AND IS EXPECTED TO BE REALIZED PRIOR TO 2022 DEVELOPMENT CONSTRUCTION.

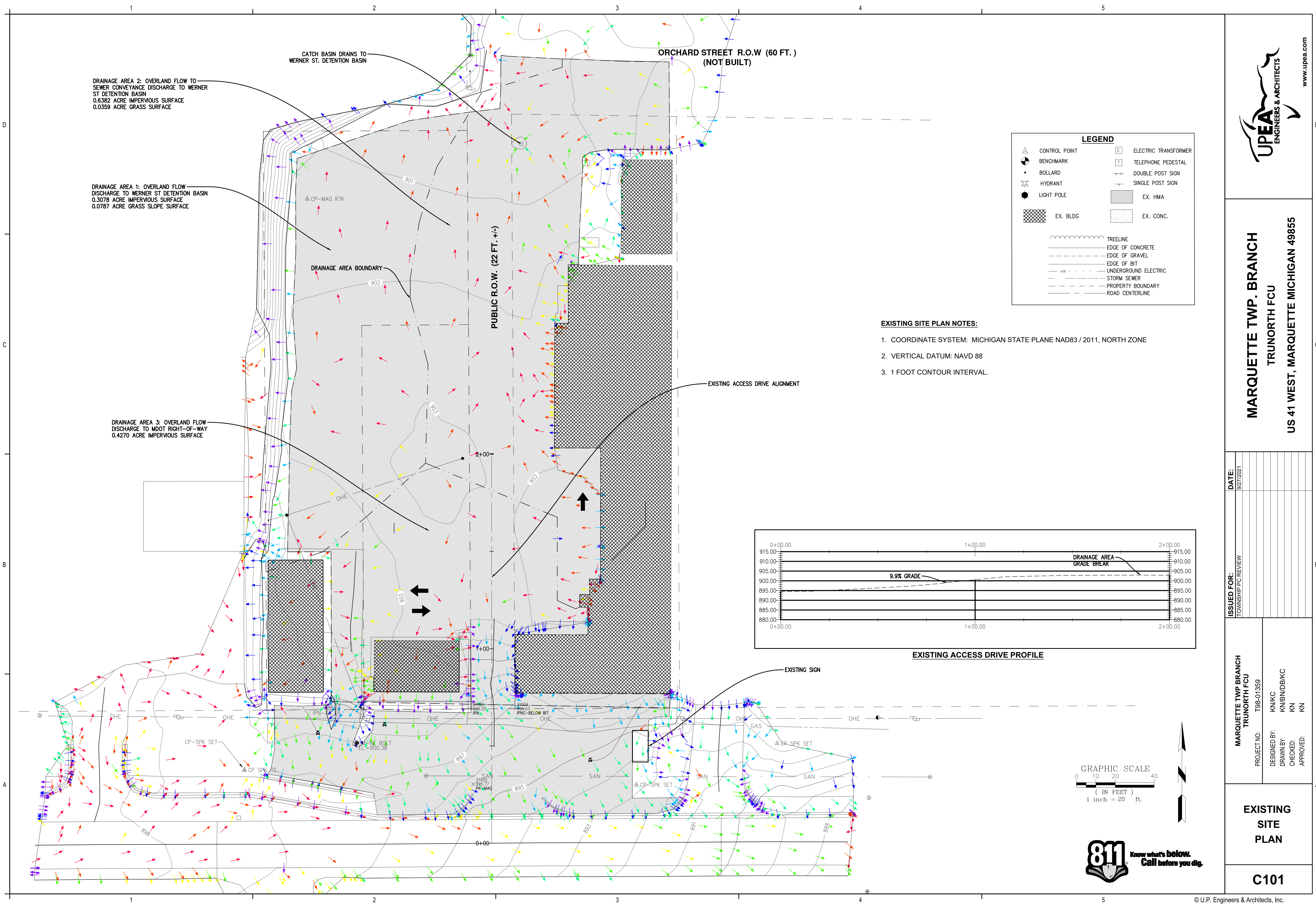
UPEA ENGINEERS & ARCHITECTS
www.upea.com

MARQUETTE TWP. BRANCH
TRUNORTH FCU
US 41 WEST, MARQUETTE MICHIGAN 49855

| | |
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PROPERTY DESCRIPTION

C100



DRAINAGE AREA 2: OVERLAND FLOW TO SEWER CONVEYANCE DISCHARGE TO WERNER ST DETENTION BASIN
 0.6382 ACRE IMPERVIOUS SURFACE
 0.0359 ACRE GRASS SURFACE

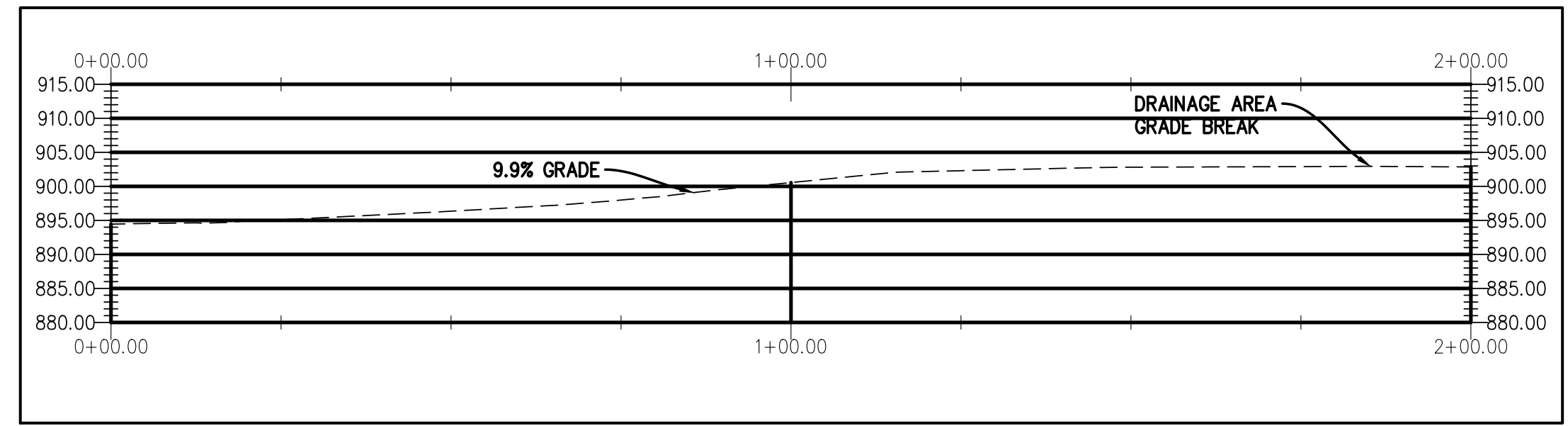
DRAINAGE AREA 1: OVERLAND FLOW DISCHARGE TO WERNER ST DETENTION BASIN
 0.3078 ACRE IMPERVIOUS SURFACE
 0.0787 ACRE GRASS SLOPE SURFACE

DRAINAGE AREA 3: OVERLAND FLOW DISCHARGE TO MDTOT RIGHT-OF-WAY
 0.4270 ACRE IMPERVIOUS SURFACE

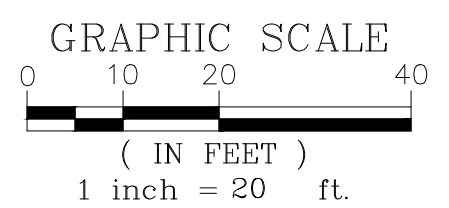
| LEGEND | |
|--------|----------------------|
| | CONTROL POINT |
| | BENCHMARK |
| | BOLLARD |
| | HYDRANT |
| | LIGHT POLE |
| | ELECTRIC TRANSFORMER |
| | TELEPHONE PEDESTAL |
| | DOUBLE POST SIGN |
| | SINGLE POST SIGN |
| | EX. HMA |
| | EX. CONC. |
| | TREELINE |
| | EDGE OF CONCRETE |
| | EDGE OF GRAVEL |
| | EDGE OF BIT |
| | UNDERGROUND ELECTRIC |
| | STORM SEWER |
| | PROPERTY BOUNDARY |
| | ROAD CENTERLINE |

EXISTING SITE PLAN NOTES:

- COORDINATE SYSTEM: MICHIGAN STATE PLANE NAD83 / 2011, NORTH ZONE
- VERTICAL DATUM: NAVD 88
- 1 FOOT CONTOUR INTERVAL.



EXISTING ACCESS DRIVE PROFILE



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TRUNORTH FCU
 US 41 WEST, MARQUETTE MICHIGAN 49855

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|--------------------------------------|--------------------------|-----------------------|----------------|-----------------|

EXISTING SITE PLAN

C101

PR. RIM ADJUST CATCH BASIN

ORCHARD STREET R.O.W (60 FT.)
(NOT BUILT)

REAR YARD USED FOR SNOW STORAGE

OVERFLOW PERIMETER
PARALLEL PARKING
TO BE USED AS-NEEDED
FOR TRUNORTH MEETING EVENTS
(BASEMENT OCCUPANCY)

PROPOSED SITE PLAN NOTES:

- COORDINATE SYSTEM: MICHIGAN STATE PLANE NAD83 / 2011, NORTH ZONE
- VERTICAL DATUM: NAVD 88
- 1 FOOT CONTOUR INTERVAL.
- PARKING REQUIREMENTS PER ARTICLE 21:
 - ONE PER TWO-HUNDRED SQUARE FEET OF GROSS FLOOR AREA
 -FIRST FLOOR GROSS FLOOR AREA = 5,800 SFT
 -ASSUMED BASEMENT GROSS FLOOR AREA (TBD) = 5,800 SFT
 -TOTAL GROSS FLOOR AREA = 11,600 SFT
 - PARKING SPACES REQUIRED PER ARTICLE 21: 58
 -PARKING SPACES PROVIDED:58 INCLUDING 3 ADA STALLS.
 - NOTE: BASEMENT FLOOR AREA TO BE FINALIZED, AND IS TO BE UTILIZED AS A CONFERENCE AREA FOR TRUNORTH STAFF MEETINGS.
 NOTE: GROSS FLOOR AREA CALCULATION INCLUDES NTERIOR WALL AREA AND ASSUMED TOTAL FLOOR AREA ACCESSIBILITY.
- PROPOSED IMPERVIOUS SURFACES: 37,200 SFT CONC./BITUMINOUS PAVEMENT + 6,130 SFT BUILDING = 43,330 SFT. OR 0.9947 ACRES.
 PROPOSED EXTERIOR GREENSPACE/LANDSCAPING = 20,775 SFT OR 0.4769 ACRE (DOES NOT INCLUDE PROPOSED GREENSPACE WITHIN MDOT RIGHT-OF-WAY (0.2127 ACRE))
 PROPOSED INTERIOR GREENSPACE/LANDSCAPING = 1,313 SFT OR .0301 ACRE
 EXISTING SITE = 1.373 ACRE IMPERVIOUS GROUND & 0.1146 ACRE GREENSPACE.
 PROPOSED GREENSPACE TO INCREASE BY 416%. (NOT INCLUDING MDOT RIGHT-OF-WAY).
- UTILITIES: WATER SERVICE TO BE 6" DUCTILE IRON WATER MAIN FROM US-41 MUNICIPAL WATER MAIN. SANITARY SERVICE TO BE 6" SDR-26 PVC GRAVITY FLOW TO US-41 MUNICIPAL SEWER MAIN. ALL UTILITY WORK IS TO BE APPROVED, SUPERVISED, AND IN ACCORDANCE TO MARQUETTE TOWNSHIP REQUIREMENTS. SANITARY SEWER MAIN AND WATER MAIN LOCATED ON NORTH SIDE OF M-28, WORK IS TO BE APPROVED WITH MDOT RIGHT-OF-WAY PERMIT AND MARQUETTE TOWNSHIP PRIOR TO CONSTRUCTION.
- DOWNCAST WALL PACK LED LIGHTING IS PROPOSED

PARKING LANDSCAPE ISLAND OMITTED FOR TRAFFIC AND PLOWING CONCERNS

GRASS BUFFER SPACE, TYP.

DESIGNATED COMMUNITY SPACE / REST AREA

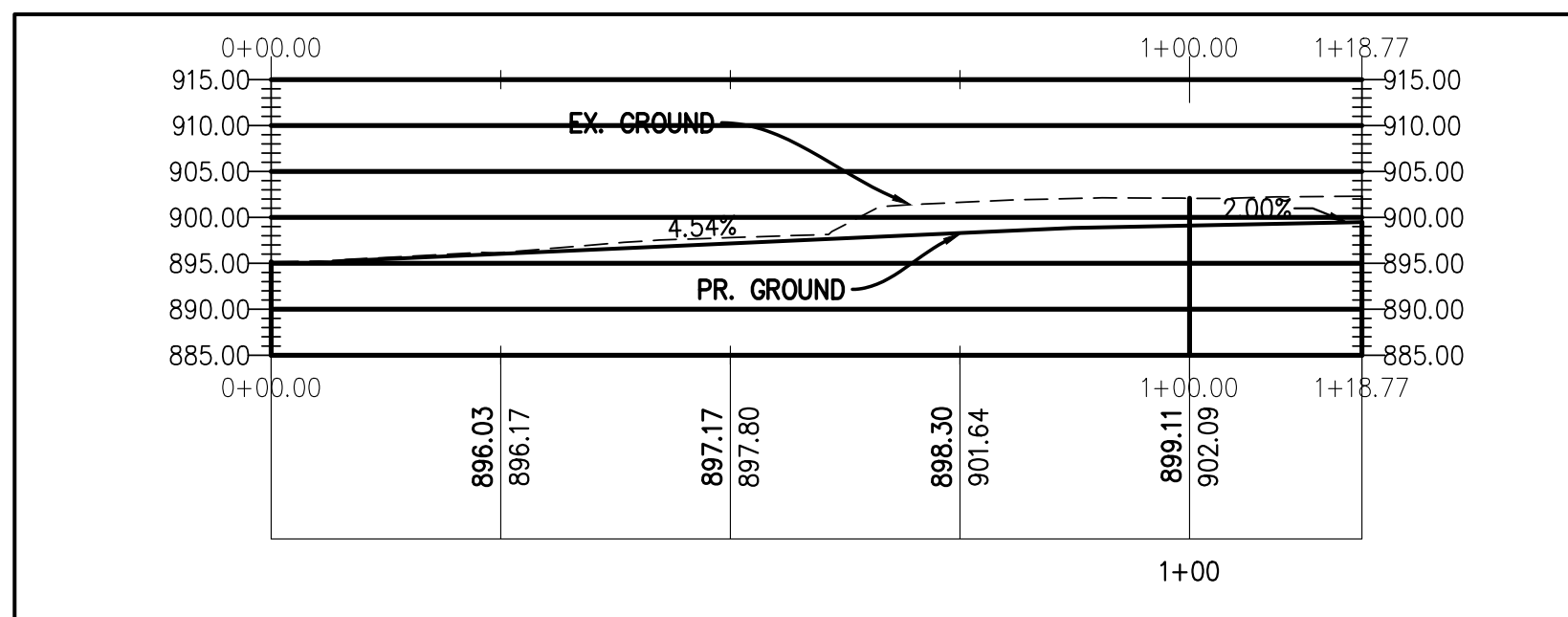
DECORATIVE TREE AND SHRUB DRAINAGE INFILTRATION LANDSCAPING BED, TYP.
NOTE: NATIVE TREES AND SHRUBS TO BE SELECTED IN ACCORDANCE TO AND EXCEEDING BUFFERYARD REQUIREMENTS SEC. 19.04.

FUTURE SHARED-USE PATH PEDESTRIAN ACCESS TO COMMUNITY SPACE

FUTURE SHARED-USE PATH (TO BE DETERMINED)

EXISTING SIGN TO BE RE-PURPOSED FOR TRUNORTH AND IS TO BE APPROVED BY TOWNSHIP SIGN PERMIT AND MDOT RIGHT-OF-WAY PERMIT PRIOR TO CONSTRUCTION

FINAL DRIVE, CURB CUT, AND DECELERATION LANE CONTINGENT ON MDOT PERMIT APPROVAL

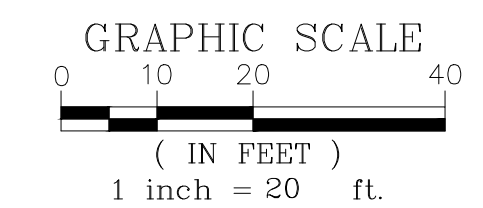


PROPOSED ACCESS DRIVE PROFILE

DRAINAGE GRADE BREAK LINE,
2% GRADE TOWARDS US-41 DRIVEWAY
2% TOWARDS WERNER ST. DETENTION BASIN
FROM FFE - 899.5'

PROPOSED ACCESS DRIVE
CENTERLINE ALIGNMENT

FUTURE SHARED-USE PATH PEDESTRIAN ACCESS TO WALK-UP TELLER



MARQUETTE TWP. BRANCH
TRUNORTH FCU
US 41 WEST, MARQUETTE MICHIGAN 49855

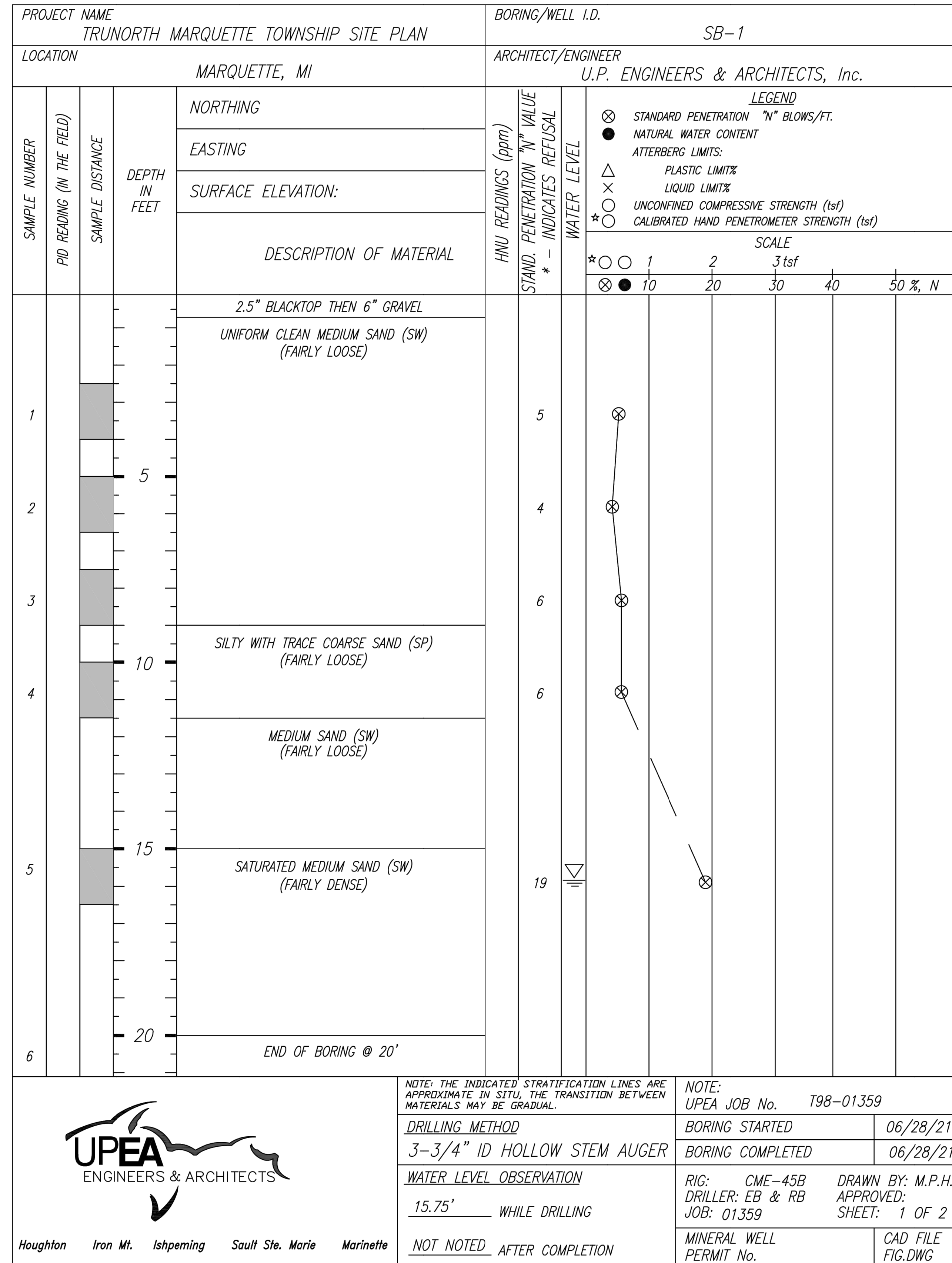
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| DATE: | 8/27/2021 |

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| APPROVED: | KN |

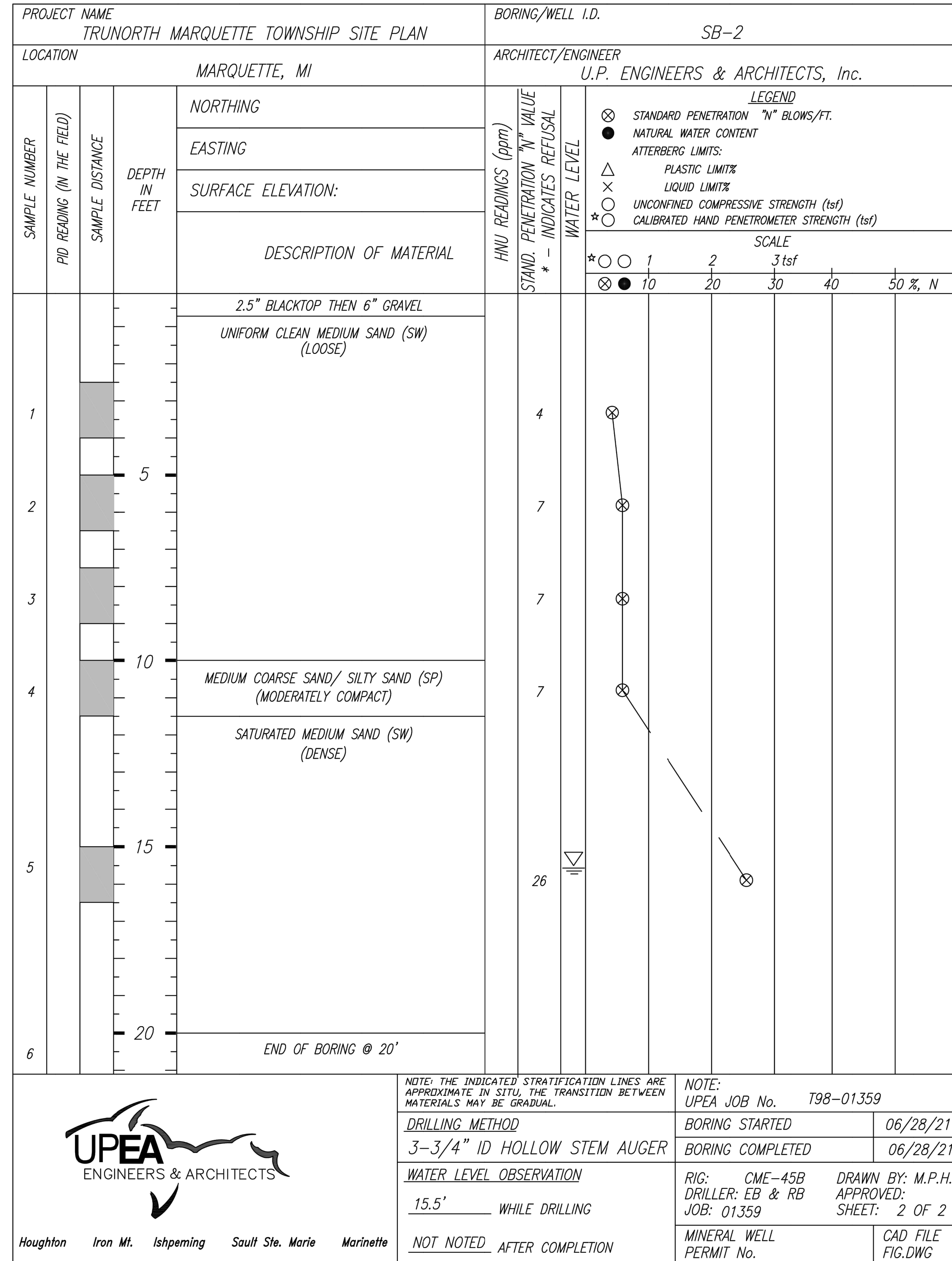
**PROPOSED
SITE
PLAN**

C103





P:\1798-01359 Trunorth Marquette Township Site Plan(Dwg)\SOIL BORINGS\Soil Boring Logs.dwg, 7/2/2021 11:16:10 AM, mhaapala



P:\1798-01359 Trunorth Marquette Township Site Plan(Dwg)\SOIL BORINGS\Soil Boring Logs.dwg, 7/2/2021 11:17:09 AM, mhaapala



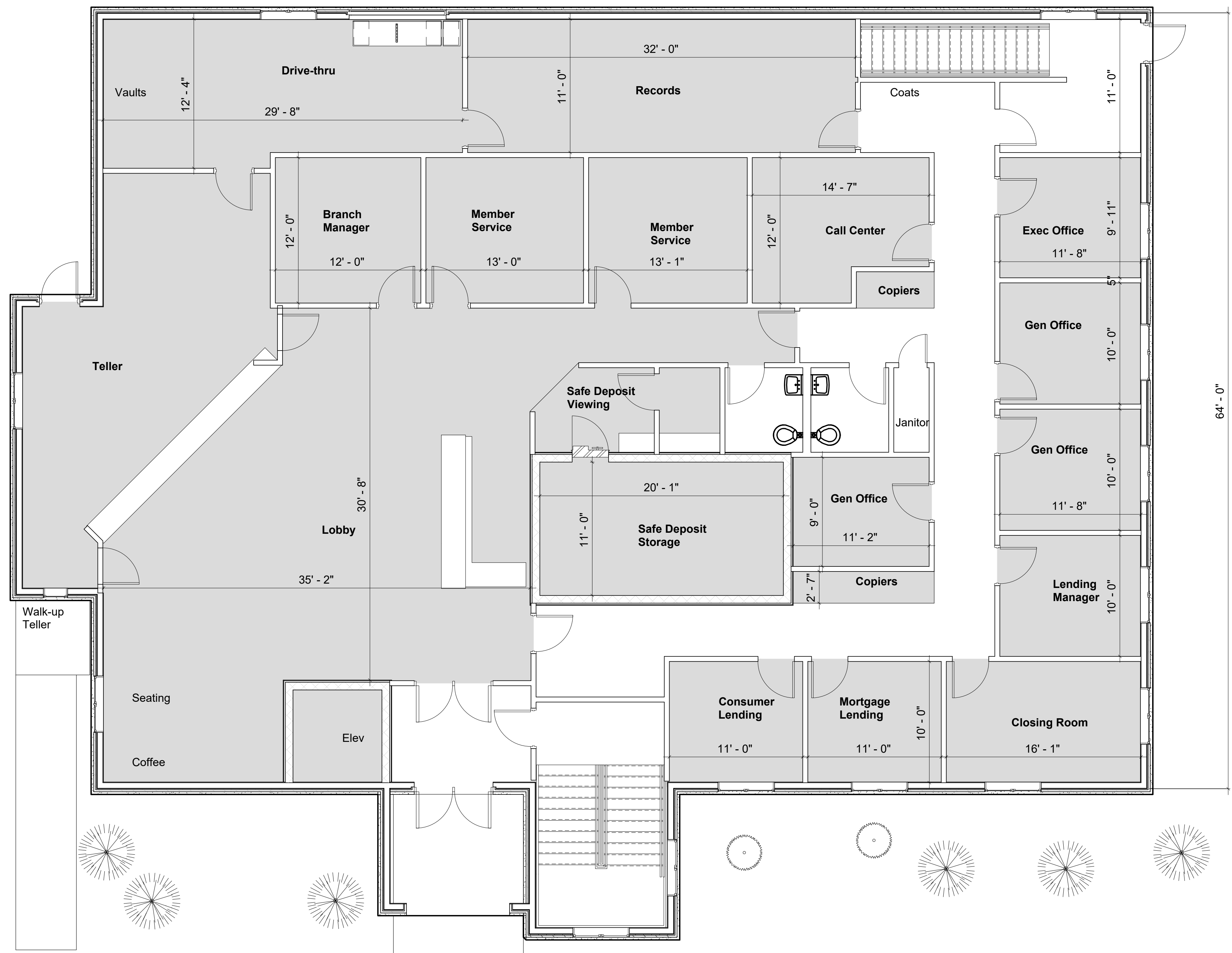
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US 41 WEST, MARQUETTE MICHIGAN 49855

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| | | DRAWN BY: KN/BN/DB/KC | APPROVED: KN |

SOIL BORINGS

C104



1 FLOOR PLAN
3/16" = 1'-0"



2 Southeast View



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MARQUETTE TWP. BRANCH
TRUNORTH FCU
US 41 WEST, MARQUETTE MICHIGAN 49855

ISSUED FOR:
TOWNSHIP FC REVIEW

DATE:
9/27/2021

MARQUETTE TWP. BRANCH
TRUNORTH FCU

PROJECT NO: T98-01359

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APPROVED: KN

**PROPOSED
FLOOR
PLAN**

A100

PR. RIM ADJUST CATCH BASIN

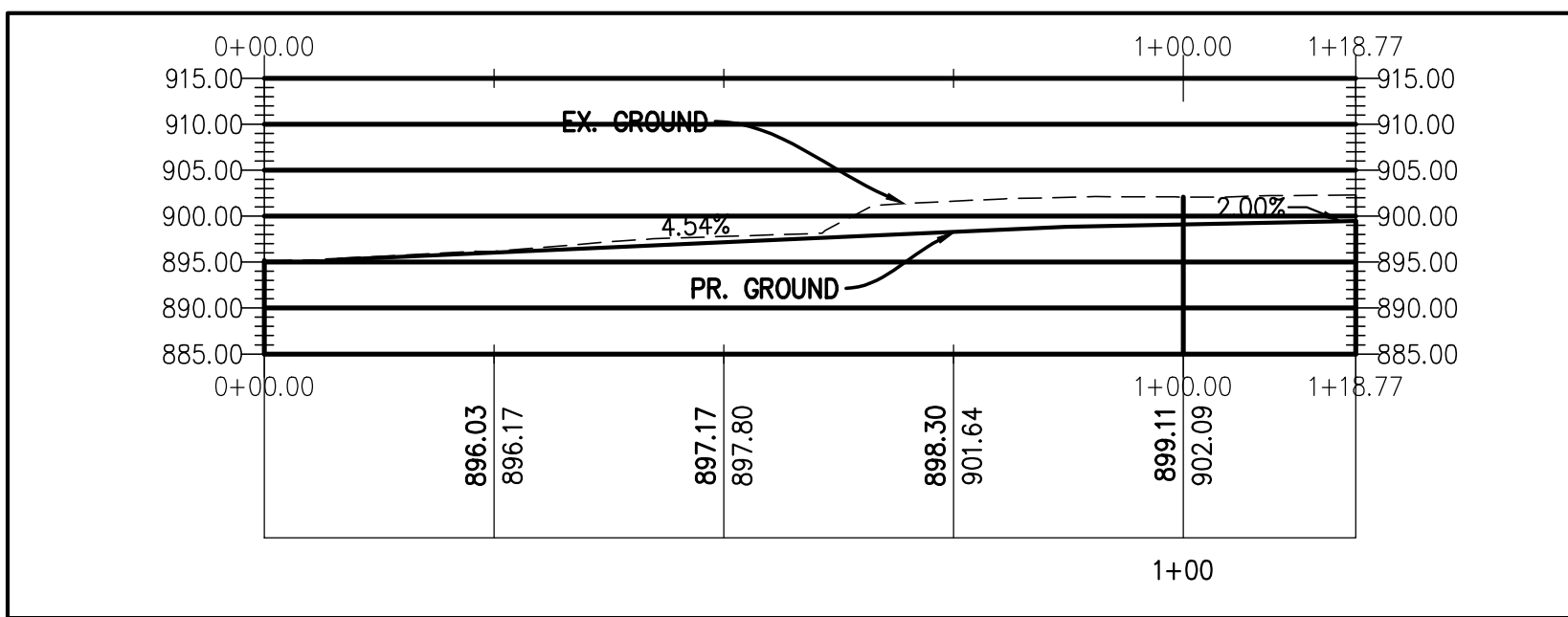
ORCHARD STREET R.O.W (60 FT.)
(NOT BUILT)

REAR YARD USED FOR SNOW STORAGE

OVERFLOW PERIMETER
PARALLEL PARKING
TO BE USED AS-NEEDED
FOR TRUNORTH MEETING EVENTS
(BASEMENT OCCUPANCY)

PROPOSED SITE PLAN NOTES:

- COORDINATE SYSTEM: MICHIGAN STATE PLANE NAD83 / 2011, NORTH ZONE
- VERTICAL DATUM: NAVD 88
- 1 FOOT CONTOUR INTERVAL.
- PARKING REQUIREMENTS PER ARTICLE 21:
 - ONE PER TWO-HUNDRED SQUARE FEET OF GROSS FLOOR AREA
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 - ASSUMED BASEMENT GROSS FLOOR AREA (TBD) = 5,800 SFT
 - TOTAL GROSS FLOOR AREA = 11,600 SFT
 - PARKING SPACES REQUIRED PER ARTICLE 21: 58
 - PARKING SPACES PROVIDED: 58 INCLUDING 3 ADA STALLS.
 - NOTE: BASEMENT FLOOR AREA TO BE FINALIZED, AND IS TO BE UTILIZED AS A CONFERENCE AREA FOR TRUNORTH STAFF MEETINGS.
 NOTE: GROSS FLOOR AREA CALCULATION INCLUDES INTERIOR WALL AREA AND ASSUMED TOTAL FLOOR AREA ACCESSIBILITY.
- PROPOSED IMPERVIOUS SURFACES: 39,000 SFT CONC./BITUMINOUS PAVEMENT + 6,130 SFT BUILDING = 45,130 SFT. OR 1.0360 ACRES.
 PROPOSED EXTERIOR GREENSPACE/LANDSCAPING = 18,775 SFT OR 0.4311 ACRE (DOES NOT INCLUDE PROPOSED GREENSPACE WITHIN MDOT RIGHT-OF-WAY (0.2127 ACRE))
 PROPOSED INTERIOR GREENSPACE/LANDSCAPING = 1,313 SFT OR .0301 ACRE
 EXISTING SITE = 1.373 ACRE IMPERVIOUS GROUND & 0.1146 ACRE GREENSPACE.
 PROPOSED GREENSPACE TO INCREASE BY 402%. (NOT INCLUDING ADDITIONAL GREENSPACE ADDED TO MDOT RIGHT-OF-WAY).
- UTILITIES: WATER SERVICE TO BE 6" DUCTILE IRON WATER MAIN FROM US-41 MUNICIPAL WATER MAIN. SANITARY SERVICE TO BE 6" SDR-26 PVC GRAVITY FLOW TO US-41 MUNICIPAL SEWER MAIN. ALL UTILITY WORK IS TO BE APPROVED, SUPERVISED, AND IN ACCORDANCE TO MARQUETTE TOWNSHIP REQUIREMENTS. SANITARY SEWER MAIN AND WATER MAIN LOCATED ON NORTH SIDE OF M-28. WORK IS TO BE APPROVED WITH MDOT RIGHT-OF-WAY PERMIT AND MARQUETTE TOWNSHIP PRIOR TO CONSTRUCTION.
- DOWNCAST WALL PACK LED LIGHTING IS PROPOSED



PROPOSED ACCESS DRIVE PROFILE

DRAINAGE GRADE BREAK LINE,
2% GRADE TOWARDS US-41 DRIVEWAY
2% TOWARDS WERNER ST. DETENTION BASIN
FROM FFE - 899.5'

PROPOSED ACCESS DRIVE
CENTERLINE ALIGNMENT

FUTURE SHARED-USE PATH PEDESTRIAN ACCESS TO WALK-UP TELLER

PARKING LANDSCAPE
ISLAND OMITTED FOR
TRAFFIC AND PLOWING
CONCERNS

GRASS BUFFER SPACE, TYP.

PROPOSED 6" DIP WATER SERVICE

PROPOSED 6" PVC SANITARY SERVICE (GRAVITY DISCHARGE)

DESIGNATED COMMUNITY SPACE / REST AREA

DECORATIVE TREE AND SHRUB DRAINAGE INFILTRATION LANDSCAPING BED, TYP.
NOTE: NATIVE TREES AND SHRUBS TO BE SELECTED IN ACCORDANCE TO AND EXCEEDING
BUFFERYARD REQUIREMENTS SEC. 19.04.

FUTURE SHARED-USE PATH PEDESTRIAN ACCESS TO COMMUNITY SPACE

FUTURE SHARED-USE PATH (TO BE DETERMINED)

EXISTING SIGN TO BE RE-PURPOSED FOR TRUNORTH
AND IS TO BE APPROVED BY TOWNSHIP SIGN
PERMIT AND MDOT RIGHT-OF-WAY PERMIT
PRIOR TO CONSTRUCTION

EXISTING HYDRANT TO REMAIN

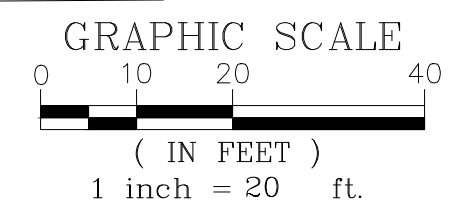
EXISTING 8" WATER MAIN
CONNECTS TO 12" WATER MAIN AT COMMERCE DRIVE
EXISTING 8" SANITARY SEWER

PROPOSED 6" RSGV PLACED AT ROW

PROPOSED 6" PVC CLEANOUT AT ROW
PROPOSED 8"x6" TEE CONNECT TO
EXISTING 8" WATER MAIN

PROPOSED 6"x8" WYE CONNECT TO
EXISTING 8" SANITARY SEWER MAIN

FINAL DRIVE, CURB CUT, AND DECELERATION LANE
CONTINGENT ON MDOT PERMIT APPROVAL



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TRUNORTH FCU
US 41 WEST, MARQUETTE MICHIGAN 49855

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Response to Township FC Review

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PROJECT NO: T98-01359

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**PROPOSED
SITE
PLAN**

C103