COMBINED ALLOWABLES:

ZONING: R-3
OVERALL SITE AREA = 51,786 s.f. = 1.18 ACRES
(ALL 5 LOTS)

MAXIMUM LOT COVERAGE = 40%
BUILDING AREA = 17,521 S.F.

TOTAL IMPERVIOUS LOT COVERAGE = 17521/51786 = 33.8%

ALLOWABLE DENSITY = 20 DWELLING UNITS PER ACRE
ALLOWABLE DENSITY = 1 OCCUPANT PER 500 s.f. SITE

COMBINED LOT DENSITY:

LOT 1: @20 DWELLING UNITS PER ACRE = 4 ALLOWED, 3 ACTUAL.

LOTS 2,3,4, & 5 COMBINED = 38,778 S.F. DIVIDED BY 500 S.F. =
= 77 OCCUPANTS ALLOWED,
= 72 OCCUPANTS ACTUAL

STORMWATER PLAN:

DESIGN CRITERIA:
10 YEAR 24 HOUR RAINFALL = 3.3"
(SOURCE: MDOT MS4 REPORT)
= (0.28') = 0.011' /hour
INFILTRATION RATE OF SOIL = 0.2"/hr.
(SOURCE: USDA) = 0.016'/hour x24 hrs. * 67% = 0.25' / storm event
DESIGN STORM VOLUME = 15,161 s.f. IMPERVIOUS x 0.28' = 4,246 cu. ft.
APSORPTION AREAS ADJACENT TO BUILDING = 27,155 s.f.
STORMWATER ABSORPTION = 27,155 s.f. x 0.25' = 6,788 cu. ft.
STORM ABSORPTION VOLUME EXCEEDS REQUIRED DETENTION;
6,788 cu. ft. > 4,246 cu. ft.
STORMWATER WILL BE ABSORBED IN THE LAWN AREAS AROUND THE STRUCTURES WITH NO RETENTION REQUIRED.

BREAKDOWN OF EMPLOYEES:

BUILDING A: 2 SINGLE BEDROOM	= 2x2	= 4		
12 SLEEPING ROOMS	= 12x1	= 12	= 16	
BUILDING B: 4 SINGLE BEDROOM	= 4x2	= 8		
8 SLEEPING ROOMS	= 8x1	= 8	= 16	
BUILDING C: 2 SINGLE BEDROOM	= 2x2	= 4		
12 SLEEPING ROOMS	= 12x1	= 12	= 16	
BUILDING D: 2 SINGLE BEDROOM	= 2x2	= 4		
20 SLEEPING ROOMS	= 20x1	= 20	= 24	
TOTAL OCCUPANTS:		= 72		

INDIVIDUAL LOT SIZES:

LOT #1 AREA = 9,474 s.f. = 0.21 Acres, Min. Width = 65'
LOT #2 AREA = 8,502 s.f. = 0.19 Acres, Min. Width = 65'
LOT #3 AREA = 8,581 s.f. = 0.19 Acres, Min. Width = 81'
LOT #4 AREA = 8,694 s.f. = 0.19 Acres, Min. Width = 83'
LOT #5 AREA = 13,002 s.f. = 0.29 Acres, Min. Width = 101'

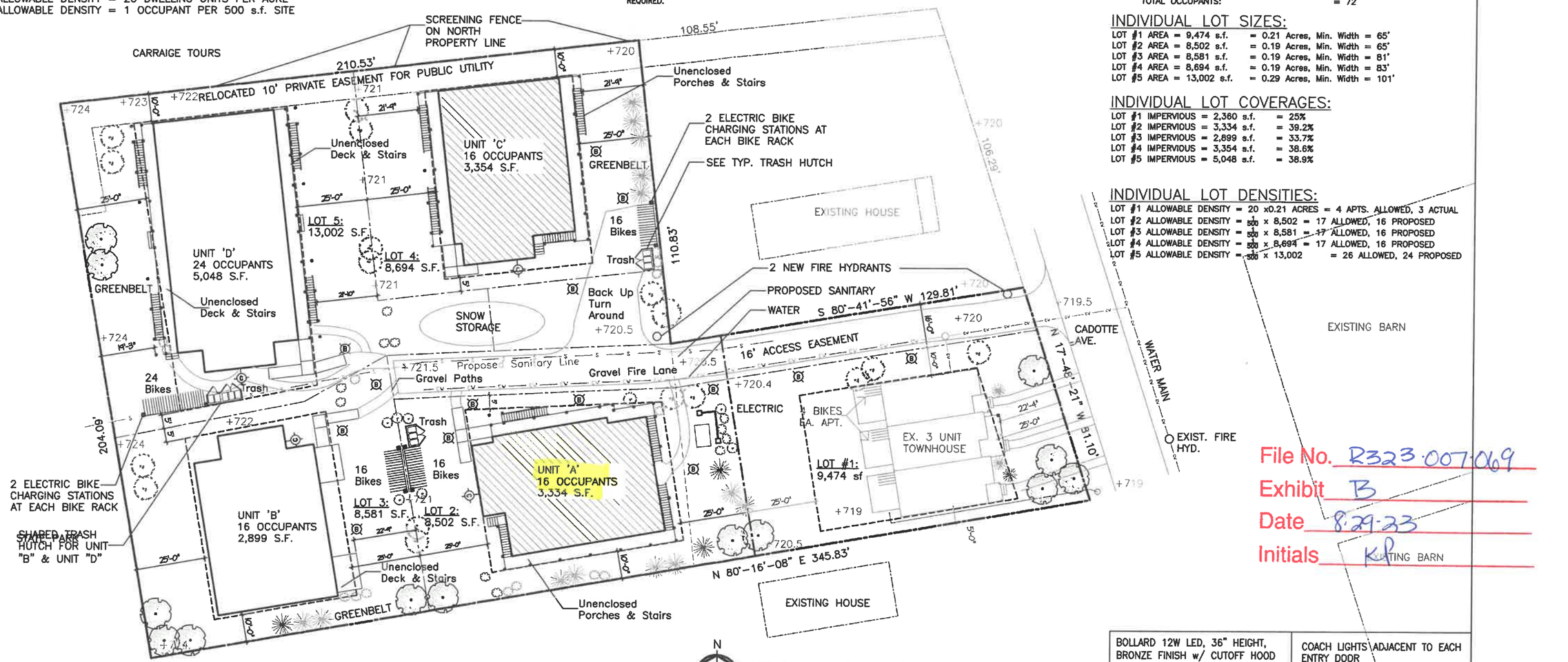
INDIVIDUAL LOT COVERAGES:

LOT #1 IMPERVIOUS = 2,360 s.f. = 25%
LOT #2 IMPERVIOUS = 3,334 s.f. = 39.2%
LOT #3 IMPERVIOUS = 2,899 s.f. = 33.7%
LOT #4 IMPERVIOUS = 3,354 s.f. = 38.6%
LOT #5 IMPERVIOUS = 5,048 s.f. = 38.9%

INDIVIDUAL LOT DENSITIES:

LOT #1 ALLOWABLE DENSITY = 20 x0.21 ACRES = 4 APTS. ALLOWED, 3 ACTUAL
LOT #2 ALLOWABLE DENSITY = 500 x 8,502 = 17 ALLOWED, 16 PROPOSED
LOT #3 ALLOWABLE DENSITY = 500 x 8,581 = 17 ALLOWED, 16 PROPOSED
LOT #4 ALLOWABLE DENSITY = 500 x 8,694 = 17 ALLOWED, 16 PROPOSED
LOT #5 ALLOWABLE DENSITY = 500 x 13,002 = 26 ALLOWED, 24 PROPOSED

RECEIVED
AUG 29 2023



File No. R323-007-069
Exhibit B
Date 8.29.23
Initials KP

N
SITE PLAN 0 20 40

LANDSCAPE NOTES

A. LANDSCAPE BUFFERS SHALL HAVE A MINIMUM WIDTH OF TEN FEET AND SHALL BE PLANTED WITH GRASS, GROUND COVER, SHRUBBERY, OR OTHER SUITABLE PLANT MATERIAL. THE LOCATION, PLACEMENT, SPACING AND TYPES OF PLANT MATERIALS WILL BE SUCH THAT AN EFFICIENT HORIZONTAL AND VERTICAL OBSCURING OR SCREENING EFFECT BETWEEN LAND USES WILL BE ACHIEVED.
B. ALL PLANTS COMPRISING THE BUFFER WILL BE CONTINUOUSLY MAINTAINED IN A SOUND, HEALTHY, VIGOROUS GROWING CONDITION, FREE OF DISEASES, INSECT PESTS, REFUSE AND DEBRIS.
C. MINIMUM SIZES OF TREES AND SHRUBS PLANTED AS A PART OF A LANDSCAPE BUFFER ARE AS FOLLOWS:
1. DECIDUOUS SHRUBS. MINIMUM TWO FEET IN HEIGHT.
2. DECIDUOUS TREES. MINIMUM TWO INCHES IN CALIPER (DIAMETER).
3. EVERGREEN SHRUBS. MINIMUM TWO FEET IN HEIGHT.
4. EVERGREEN TREES. MINIMUM FIVE FEET IN HEIGHT.

BOLLARD 12W LED, 36" HEIGHT, BRONZE FINISH w/ CUTOFF HOOD

COACH LIGHTS ADJACENT TO EACH ENTRY DOOR
9W LED SHEILDED TO CONFINE LIGHT WITHIN THE SITE.

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HOBAN HILL HOUSING
CADOTTE AVENUE
MACKINAC ISLAND, MI

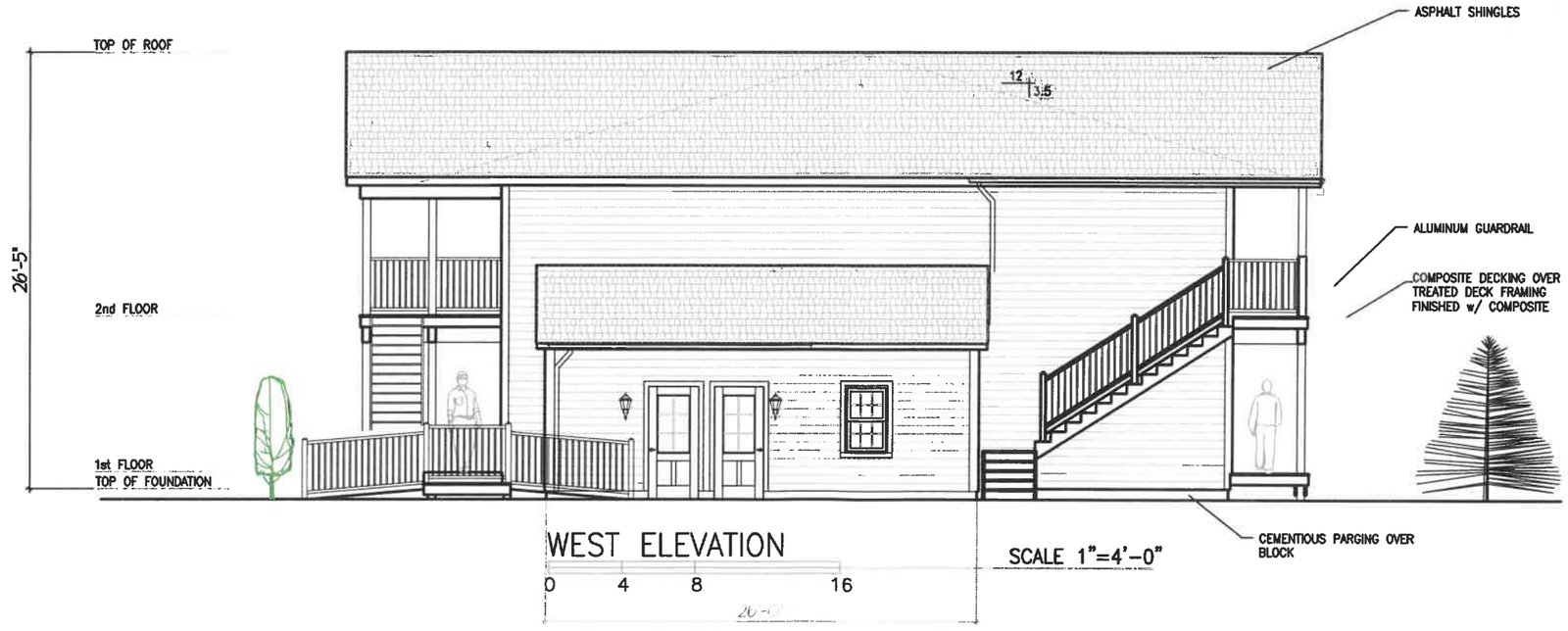
rev: 07.24.23
rev: 01.16.23
rev: 12.29.22
rev: 08.24.23
date: 12.27.22
rev: 08.16.23
project: 1916

sheet: A1.0

SOUTH ELEVATION

SCALE 1"=4'-0"

0 4 8 16



WEST ELEVATION

SCALE 1"=4'-0"

0 4 8 16

20'-0"

File No. B323.007.069
Exhibit C
Date 8.29.23
Initials KP

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HOBAN HILL
BUILDING 1
HOBAN AVE.
MACKINAC ISLAND, MICHIGAN

date: Aug. 19, 2023
project: 1916

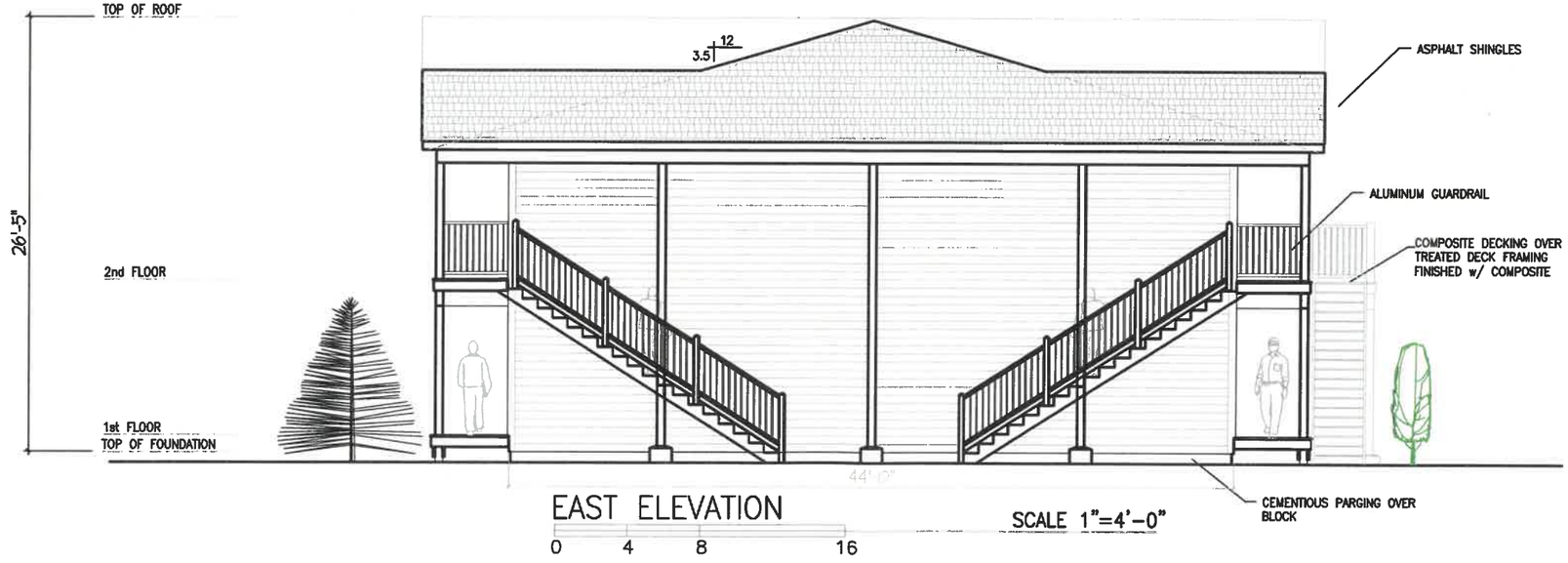
BENSER BUILDING

sheet: B2.1

NORTH ELEVATION

SCALE 1"=4'-0"

0 4 8 16



EAST ELEVATION

SCALE 1"=4'-0"

0 4 8 16

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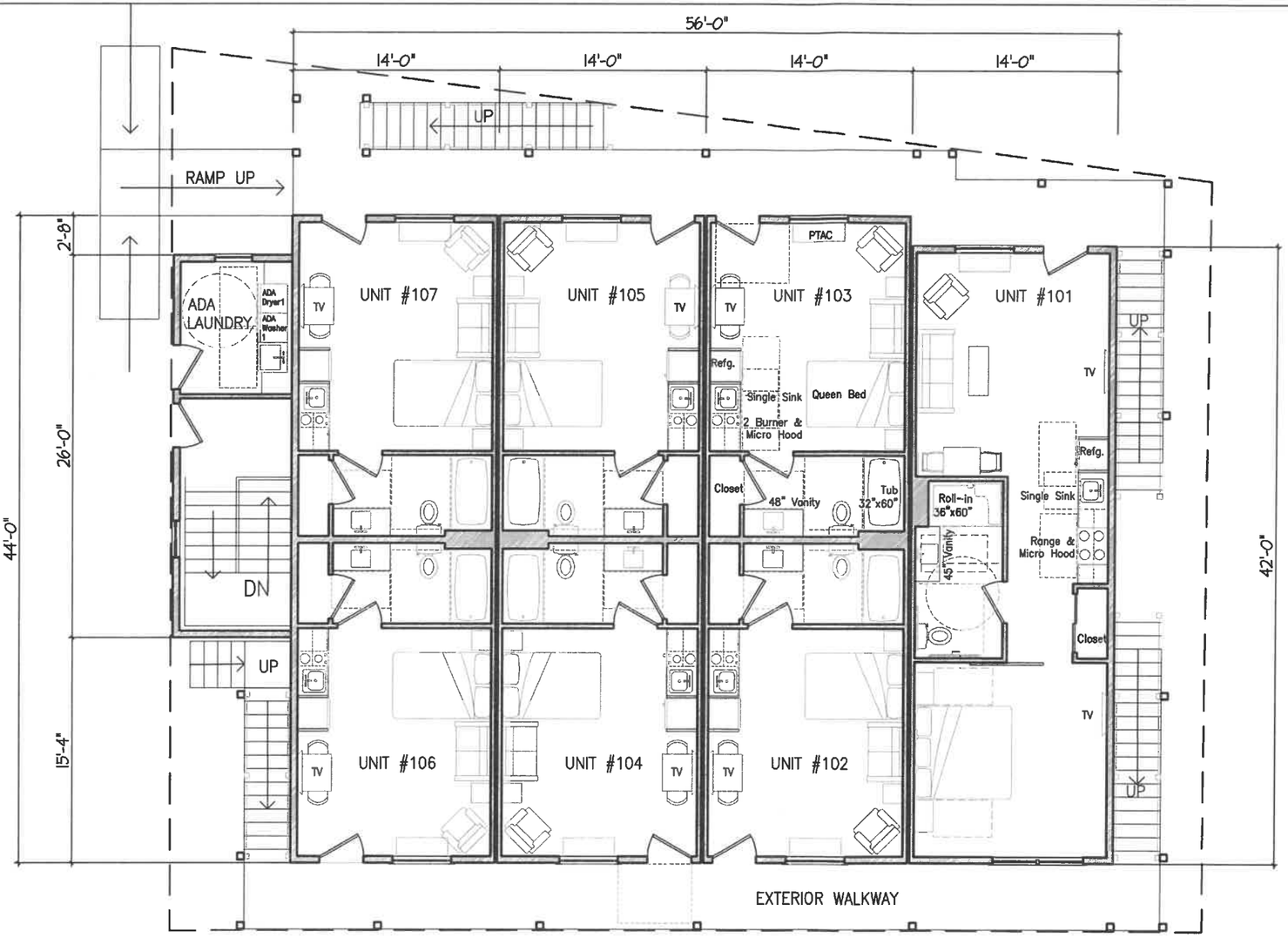
HOBAN HILL
BUILDING 1

HOBAN AVE.
MACKINAC ISLAND, MICHIGAN

date: Aug. 19, 2023
project: 1916

BENSER BUILDING

sheet:
B2.2



UNIT #101 IS FULLY ACCESSIBLE
ALL OTHER GROUND FLOOR UNITS ARE SEMI-ACCESSIBLE TYPE B.
NO ACCESSIBILITY REQUIREMENTS ON 2nd FLOOR.

1st Floor Plan

0 4 8 16

N

(2) 1 BR UNITS = 4 OCCUPANTS
(12) STUDIOS = 12 OCCUPANTS

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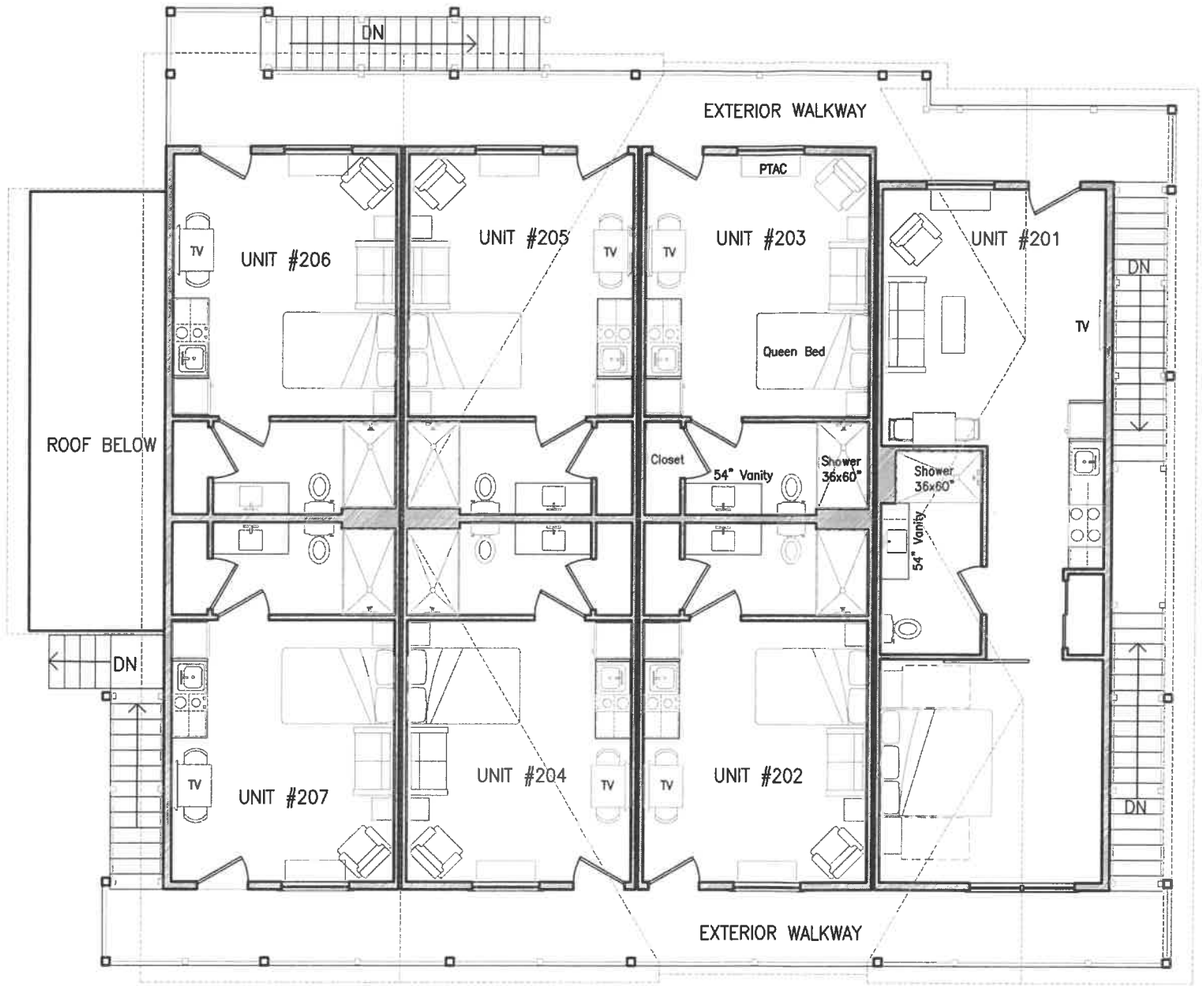
HOBAN HILL
BUILDING A

HOBAN AVE.
MACKINAC ISLAND, MICHIGAN

date: Aug. 19, 2023
project: 1916

BENSER BUILDING

sheet: B1.1

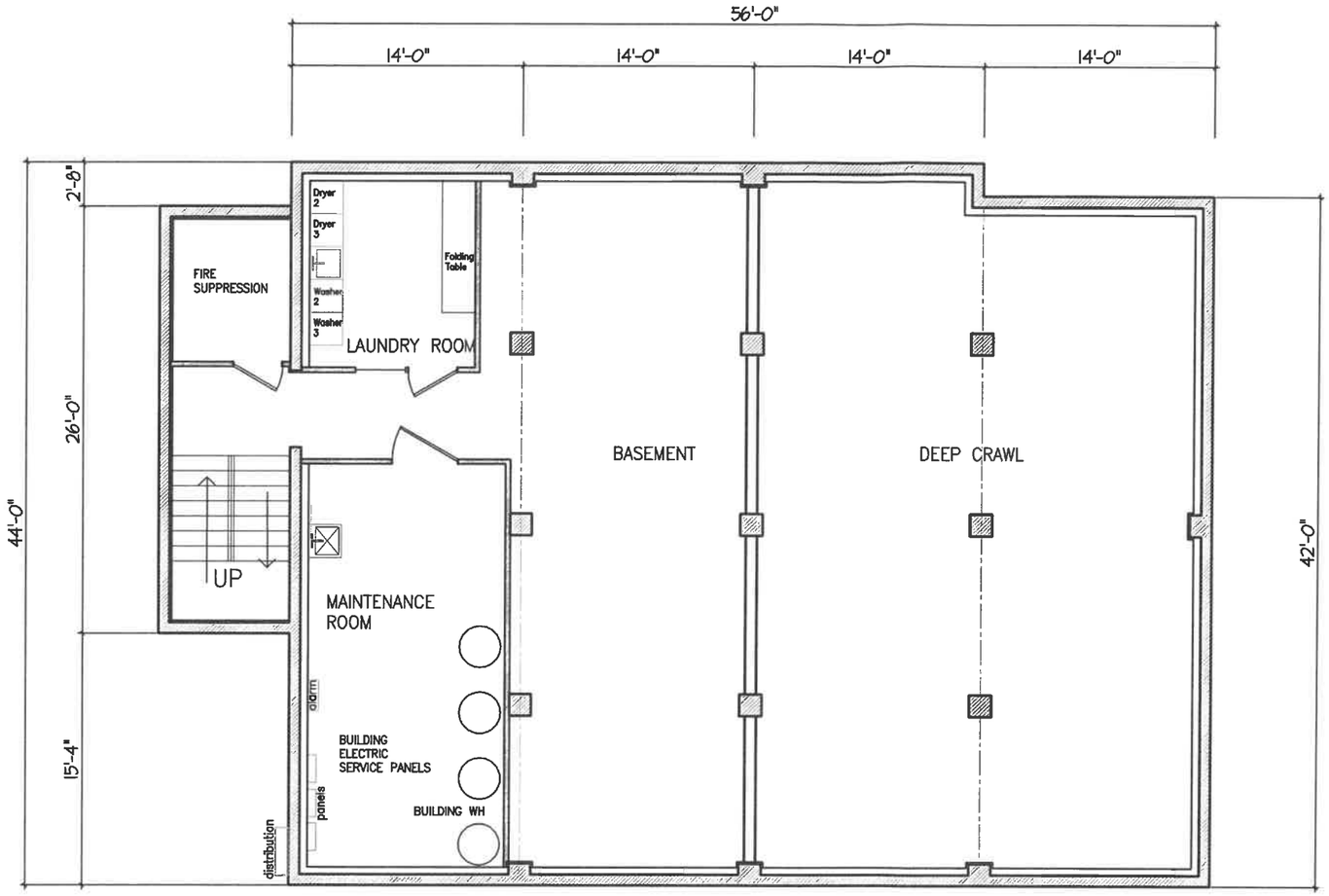


2nd Floor Plan

0 4 8 16

N

Richard Clements Architect, PLLC 15215 Merry Lane Ocqueoc, MI 49759 richardlee1523@live.com 989-370-3681	HOBAN HILL BUILDING A HOBAN AVE. MACKINAC ISLAND, MICHIGAN		date: Aug. 19, 2023 project: 1916 BENSER BUILDING	sheet: B1.2

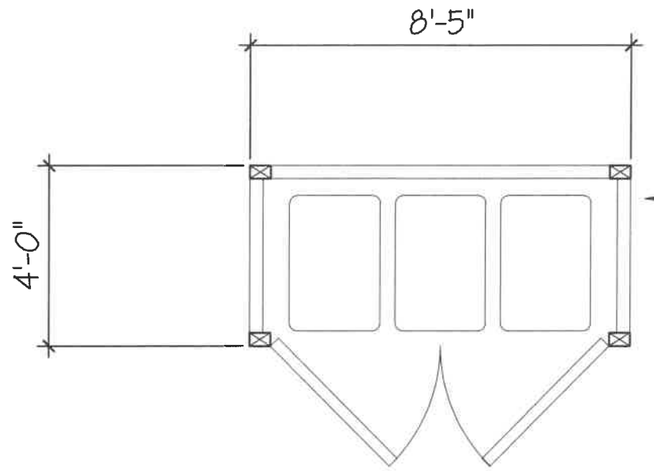


Basement Plan

0 4 8 16

N

Richard Clements Architect, PLLC 15215 Merry Lane Ocqueoc, MI 49759 richardlee1523@live.com 989-370-3681	HOBAN HILL BUILDING 4 HOBAN AVE. MACKINAC ISLAND, MICHIGAN		date: Aug. 19, 2023 project: 1916 BENSER BUILDING	sheet: B1.3

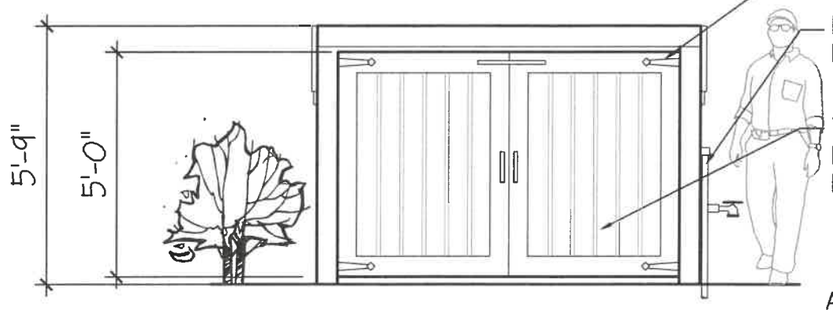


INDIVIDUAL TRASH HUTCH FOR BUILDINGS "A" & "C"

Plan View

0 2 4 8

File No. R323.007.069
Exhibit D
Date 8.29.23
Initials KP

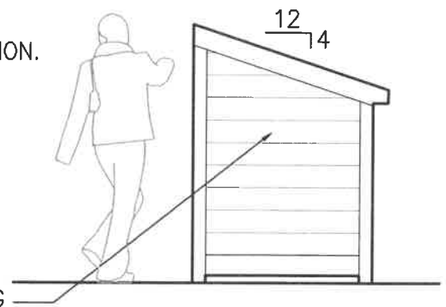


HEAVY DUTY BARN DOOR TYPE HINGES.

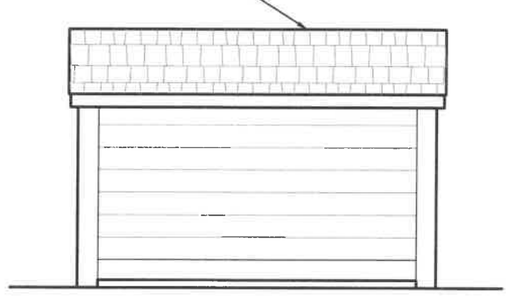
HOSE BIB FOR CLEAN UP, DRAINABLE FOR WINTERIZATION.

TWO 45"x60" SIDE HINGED DOORS, SPACED AZEK BOARDS.

AZEK TRIM w/ VINYL SIDING TO MATCH BUILDINGS.



ASPHALT SHINGLE ROOF TO MATCH BUILDINGS



Elevation Views

0 2 4 8

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HOBAN HILL
TYPICAL TRASH HUTCH

HOBAN AVE.
MACKINAC ISLAND, MICHIGAN

date: Aug. 24, 2023
project: 1916

TRASH HUTCH

sheet:
A1.1