NORTH & WEST HOUSE △

▽ SOUTH & WEST HOUSE

ON WENDALL LOOKING EAST △

▽ ON WENDALL LOOKING SOUTHEAST

ON WENDALL LOOKING SOUTH △

▽ ON WENDALL LOOKING WEST

RECEIVED
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Exhibit D
Date 7-30-24
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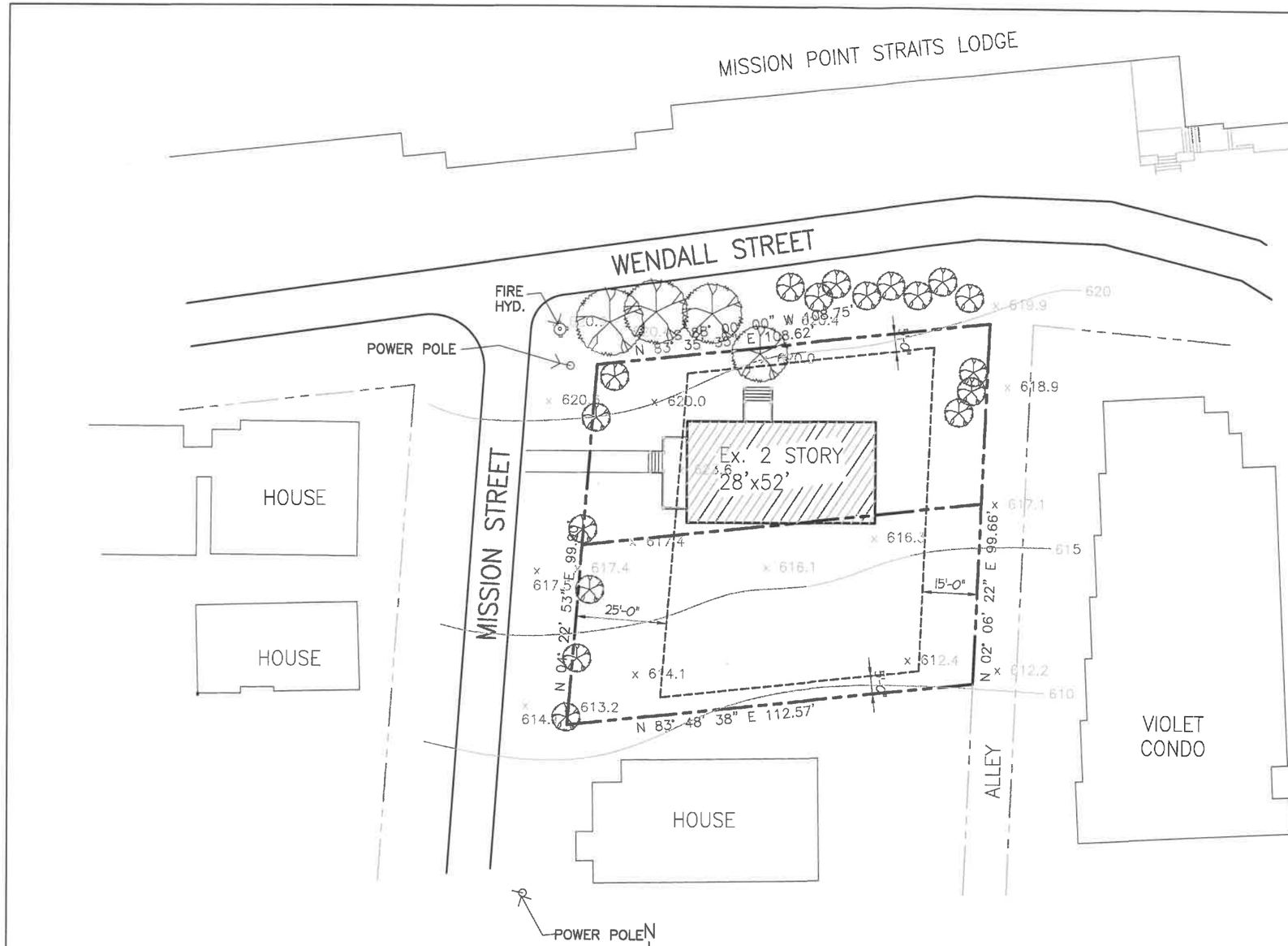
DOUD – BENSER
RELOCATED DUPLEX, NEW RESIDENCE

1274 MISSION ST.
MACKINAC ISLAND, MI 49757

date: July 29, 2024
project: 2204 – 2205

AREA PHOTOS

sheet: X0.0



EXISTING STE

EXISTING INFO:

TAX #051-500-008-00
ASSESSOR'S PLAT #13

ZONED R-3
LOT AREA = 10,881 SF = 0.249 ACRES

ACTUAL IMPERVIOUS
HOUSE = 1,456 SF
WALKS/DECKS = 324 SF
TOTAL IMPERVIOUS = 1780 = 16.4%

MAX UNITS = 4 (@ 20/ ACRE)

ACTUAL HEIGHT = 25'-0" 2 STORY

SETBACKS: SECTION 7.04, PARAGRAPH B.4:
ON THE SECONDARY STREETS OF _____
AND MISSION, SIDE YARDS = 5'-0" AND
REAR YARD = 15'-0"

LEGEND:

- PROPERTY LINE
- SETBACK LINE
- S SANITARY LINE
- CW WATER LINE
- U.G. ELECTRIC

EXISTING SITE PLAN

SCALE 1"= 30'-0"

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MACKINAC ISLAND, MI 49757

date: July 29, 2024
project: 2204 – 2205
sheet: X1.0
EXISTING SITE PLAN

PHASE 1
DOUD BUILDING

DOUD PROJECT DESCRIPTION:
MOVE EXISTING BUILDING SOUTH ONTO A BUILDING TO BE A DUPLEX WITH ONE RESIDENCE ON EACH LEVEL

DOUD INFO:

TAX #051-500-008-00
ASSESSOR'S PLAT #1

ZONED R-3
LOT AREA = 5,490 SF = 0.126 ACRES

ALLOWED IMPERVIOUS = 40% = 2,196 SF
ACTUAL IMPERVIOUS
HOUSE = 1,456 SF
WALKS/DECKS = 300 SF
TOTAL IMPERVIOUS = 1756 = 32.0%

MAX UNITS = 2 (@ 20/ ACRE)
ACTUAL UNIT = 2
MAX. HEIGHT = 35'-0" 2½ STORY
ACTUAL HEIGHT = 25'-0" 2 STORY

DOUD 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

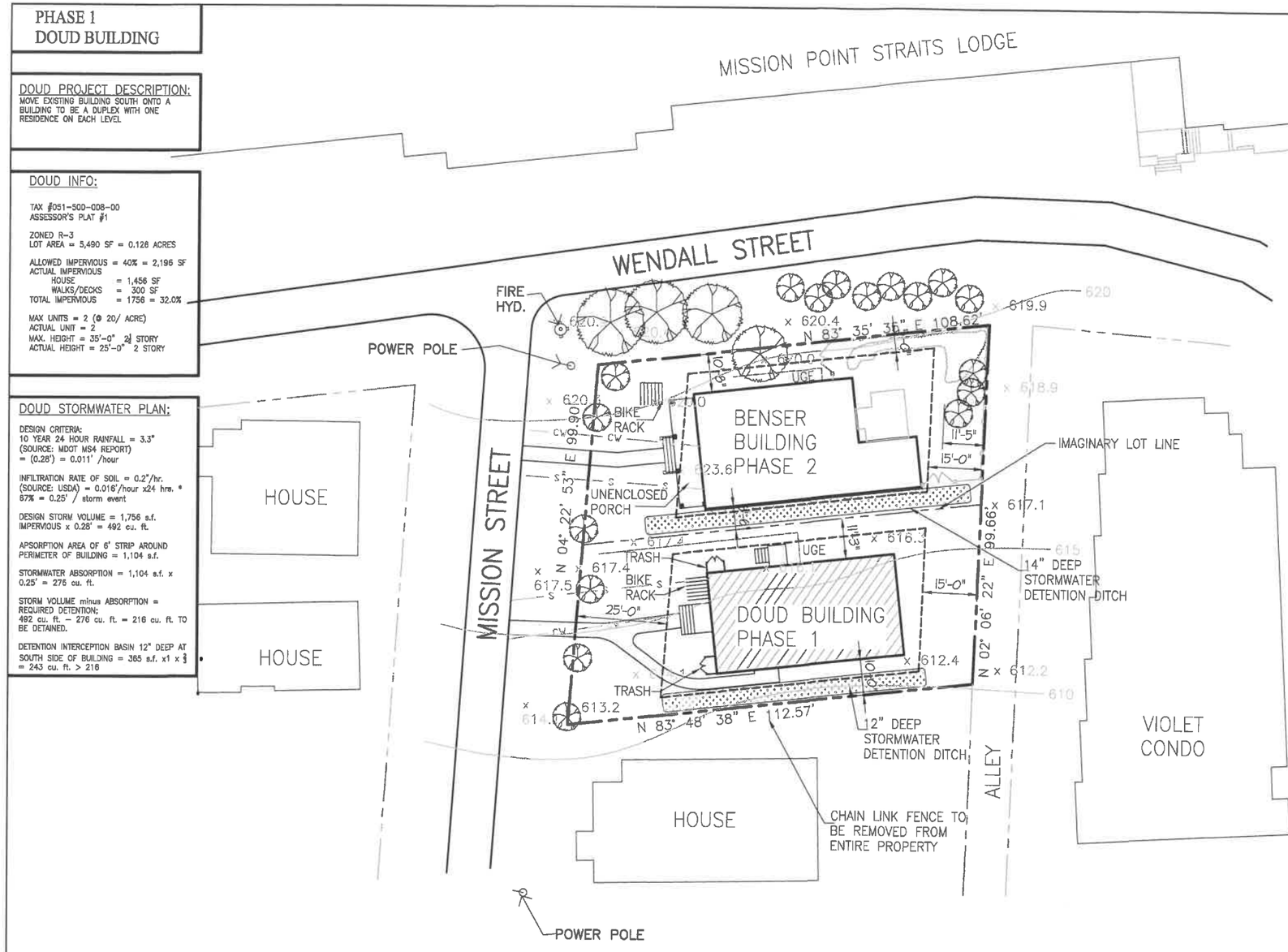
DESIGN STORM VOLUME = 1,756 s.f.
IMPERVIOUS x 0.28' = 492 cu. ft.

APSORPTION AREA OF 6' STRIP AROUND PERIMETER OF BUILDING = 1,104 s.f.

STORMWATER ABSORPTION = 1,104 s.f. x 0.25' = 276 cu. ft.

STORM VOLUME minus ABSORPTION = REQUIRED DETENTION;
492 cu. ft. – 276 cu. ft. = 216 cu. ft. TO BE DETAINED.

DETENTION INTERCEPTION BASIN 12" DEEP AT SOUTH SIDE OF BUILDING = 365 s.f. x1 x ¾ = 243 cu. ft. > 216



LEGEND:
- PROPERTY LINE
- SETBACK LINE
- S — SANITARY LINE
- CW — WATER LINE
- U.G. ELECTRIC (UGE)

N

PROPOSED SITE PLAN
SCALE 1"= 30'-0"

0 20

PHASE 2
BENSER BUILDING

BENSER PROJECT DESCRIPTION:
NEW SINGLE FAMILY RESIDENCE

BENSER INFO:

TAX #051-500-008-00
ASSESSOR'S PLAT #13

ZONED R-3
LOT AREA = 5,391 SF = 0.124 ACRES

ALLOWED IMPERVIOUS = 40% = 2,156 SF
ACTUAL IMPERVIOUS
HOUSE/PORCH = 1,848 SF
WALKS/PATIO = 234 SF
TOTAL IMPERVIOUS = 2,082 = 39%

MAX UNITS = 2 (@ 20/ ACRE)
PROPOSED UNITS = 1

MAX. HEIGHT = 35'-0" 2½ STORY
ACTUAL HEIGHT = 34'-2" 2½ STORY

BENSER 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 = 2,052 s.f.
IMPERVIOUS x 0.28' = 575 cu. ft.

APSORPTION AREA OF 7' STRIP AROUND PERIMETER OF BUILDING = 980 s.f.

STORMWATER ABSORPTION = 980 s.f. x 0.25' = 245 cu. ft.

STORM VOLUME minus ABSORPTION = REQUIRED DETENTION;
575 cu. ft. – 245 cu. ft. = 330 cu. ft. TO BE DETAINED.

DETENTION INTERCEPTION BASIN 14" DEEP AT SOUTH SIDE OF BUILDING = 450 s.f. x1.25 x ¾ = 350 cu. ft. > 330

COMBINED SITE

COMBINED INFO:

TAX #051-500-008-00
ASSESSOR'S PLAT #13

ZONED R-3
LOT AREA = 10,828 SF = 0.248 ACRES

ACTUAL IMPERVIOUS
BUILDINGS = 3,304 SF
OTHER = 504 SF
TOTAL IMPERVIOUS = 3,808 = 35.1%

MAX UNITS = 4 (@ 20/ ACRE)
ACTUAL UNITS = 3

SITE NOTES:

1. BICYCLE PARKING RACK IS PROVIDED AT A RATE OF 1 PER BEDROOM + 3 VISITORS. (12 TOTAL)
2. BENSER BUILDING: TRASH TO BE HELD WITHIN THE RESIDENCE AND SET CURBSIDE ON COLLECTION DAYS.
3. DOUD BUILDING: TWO EXTERIOR SCREENED TRASH CONTAINERS ATTACHED TO DUPLEX.
4. LIGHTING – NO AREA LIGHTING PROPOSED. COACH LIGHTING PROVIDED AT BUILDING ENTRANCES SHEILDED TO CONFINE LIGHT WITHIN THE SITE.
5. SEE STORMWATER NOTES THIS SHEET

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DOUD – BENSER
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project: 2204 – 2205
sheet: P1.0

PROPOSED SITE PLAN

WENDALL STREET

FIRE HYD.

POWER POLE

MISSION STREET

N 83° 35' 35" E 108.62'

BENSER BUILDING PHASE 2

UGE

BIKE RACK

UNENCLOSED PORCH

11'-5"

15'-0"

IMAGINARY LOT LINE

N 04° 22' 53" E 99.90'

N 02° 06' 22" E 99.66'

TRASH

BIKE RACK

25'-0"

DOUD BUILDING PHASE 1

15'-0"

14" DEEP STORMWATER DETENTION DITCH

VIOLET CONDO

TRASH

N 83° 48' 38" E 112.57'

12" DEEP STORMWATER DETENTION DITCH

CHAIN LINK FENCE TO BE REMOVED FROM ENTIRE PROPERTY

ALLEY

N

0 20

ENLARGED SITE PLAN

SCALE 1"= 60'-0"

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RELOCATED DUPLEX, NEW RESIDENCE
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date: July 29, 2024
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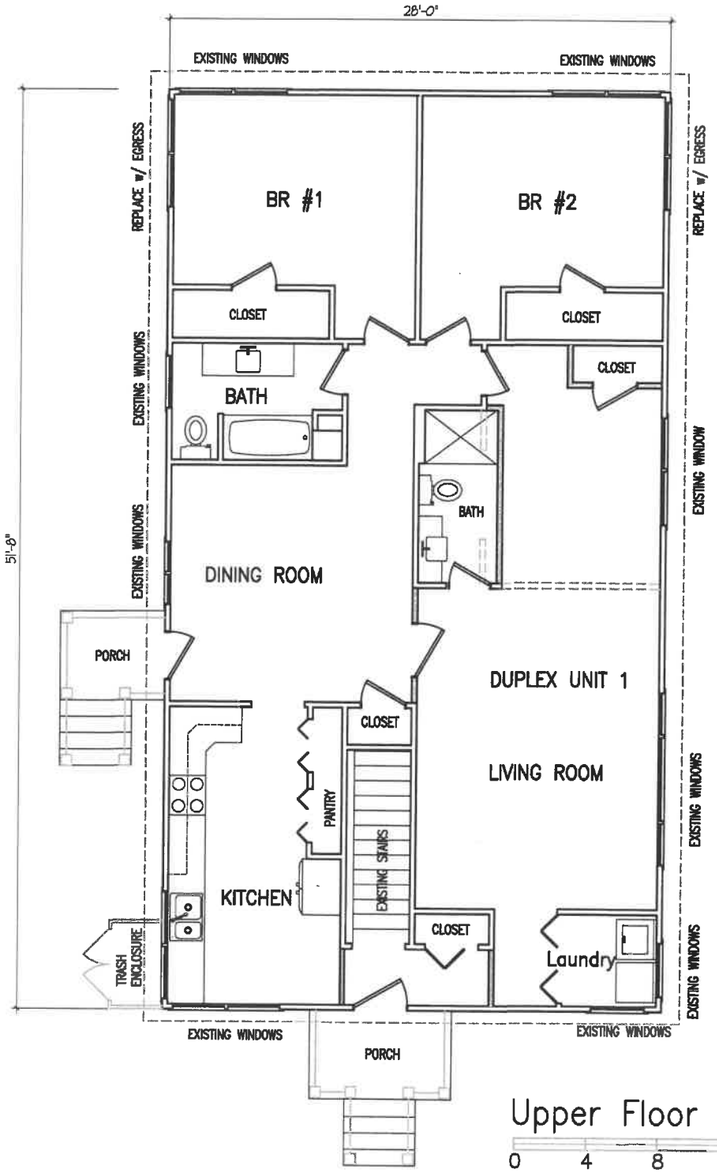
sheet: P1.1

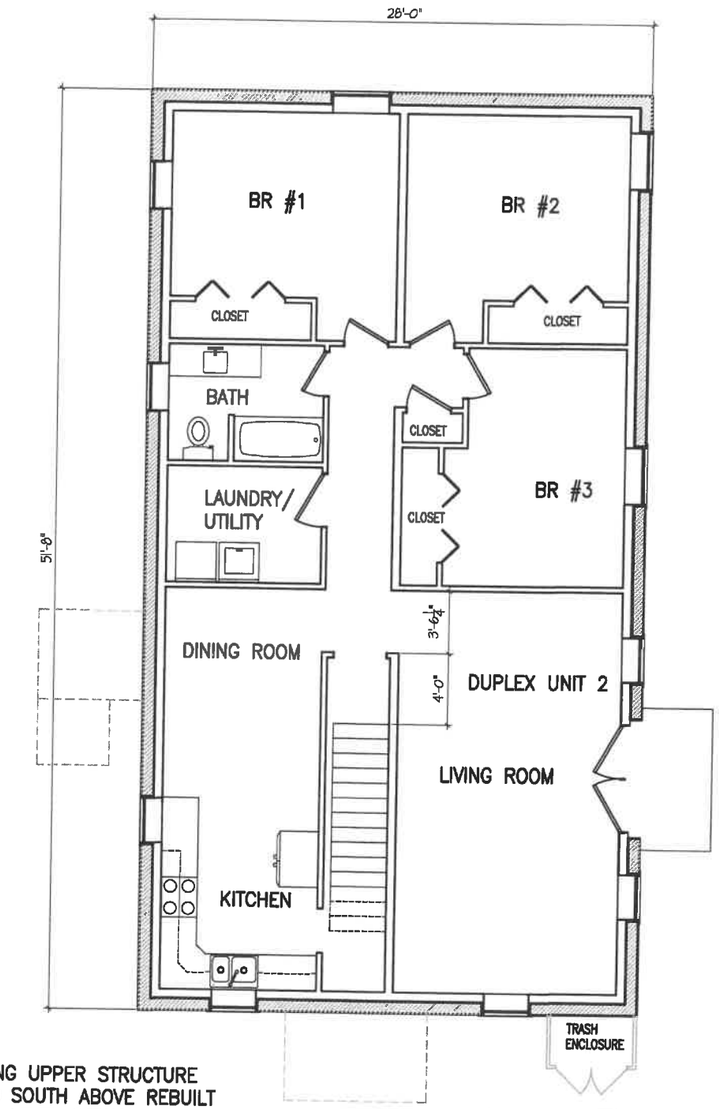
ENLARGED SITE PLAN



Upper Floor Plan

1/4" = 1'-0"

0 4 8 16



EXISTING UPPER STRUCTURE
MOVED SOUTH ABOVE REBUILT
LOWER LEVEL STRUCURE

Each Floor = 1,456 s.f.

Lower Floor Plan

1/4" = 1'-0"

0 4 8 16

N

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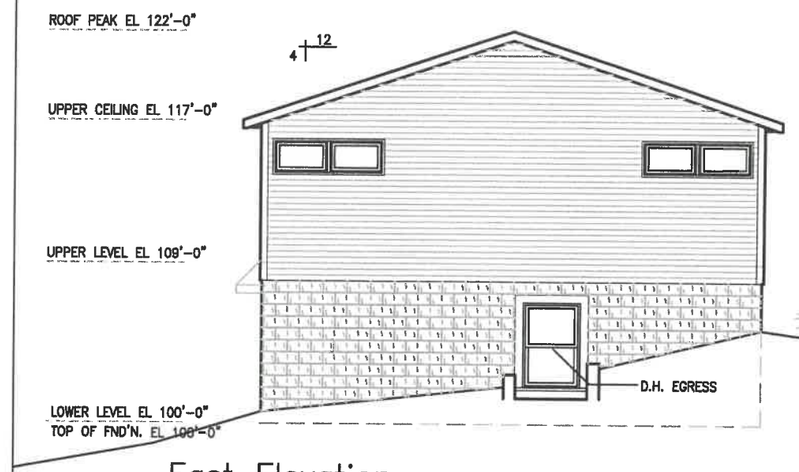
ANDREW DOUD
RELOCATED BUILDING
1274 MISSION ST.
MACKINAC ISLAND, MI 49757

date: 7.29.24
project: 2204

sheet:
D1.1

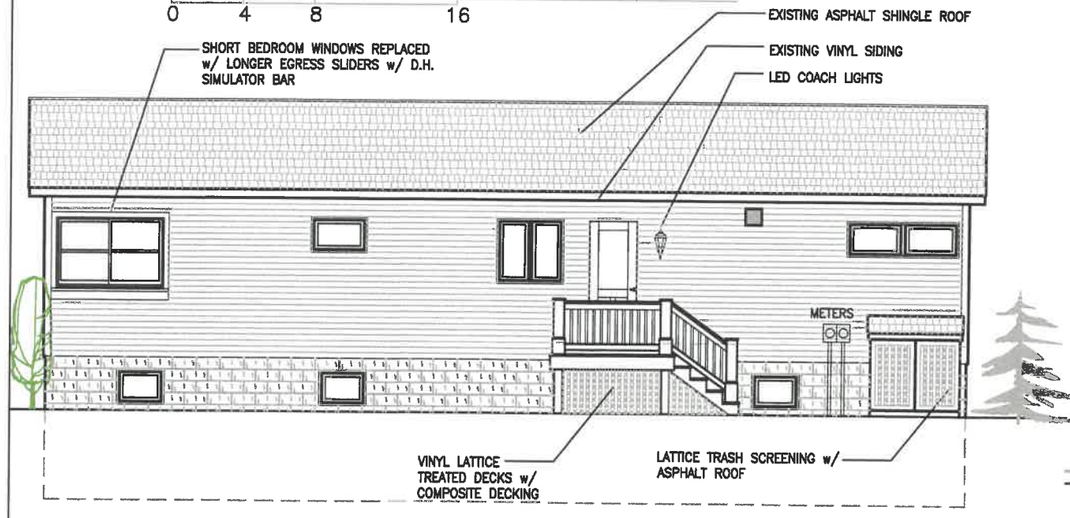
NEW WINDOWS/DOORS: ANDERSEN WOOD CLAD DOUBLE HUNG OR SIMULATED DOUBLE HUNG, CLEAR GLASS WITH LIGHT TRANSMITTANCE GREATER THAN 60%.



East Elevation

0 4 8 16

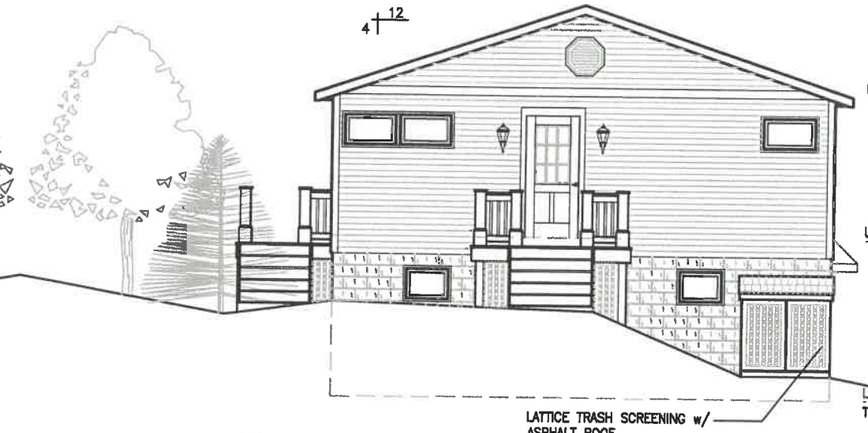
1/4" = 1'-0"



North Elevation

0 4 8 16

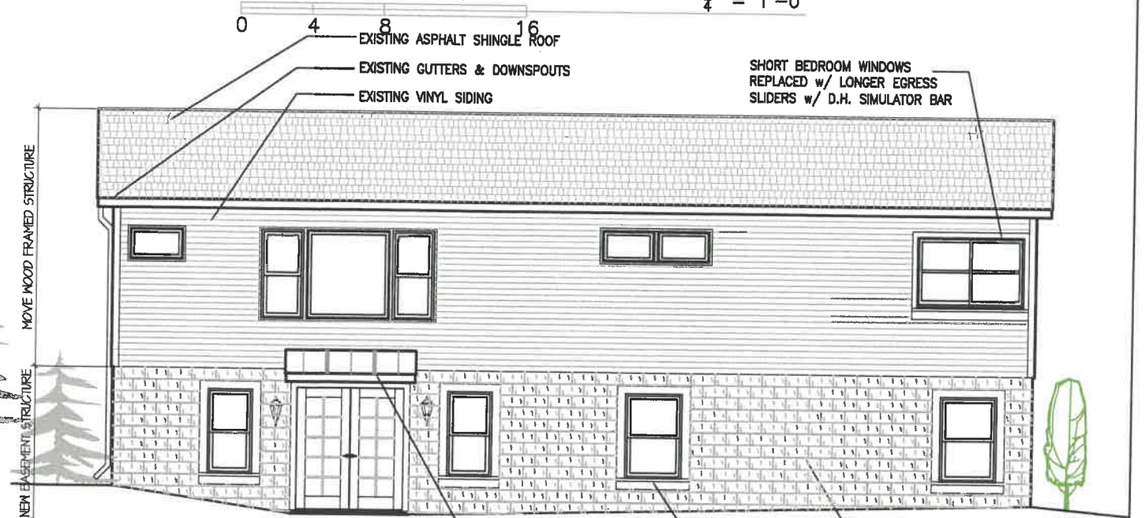
1/4" = 1'-0"



West Elevation

0 4 8 16

1/4" = 1'-0"



South Elevation

0 4 8 16

1/4" = 1'-0"

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ANDREW DOUD
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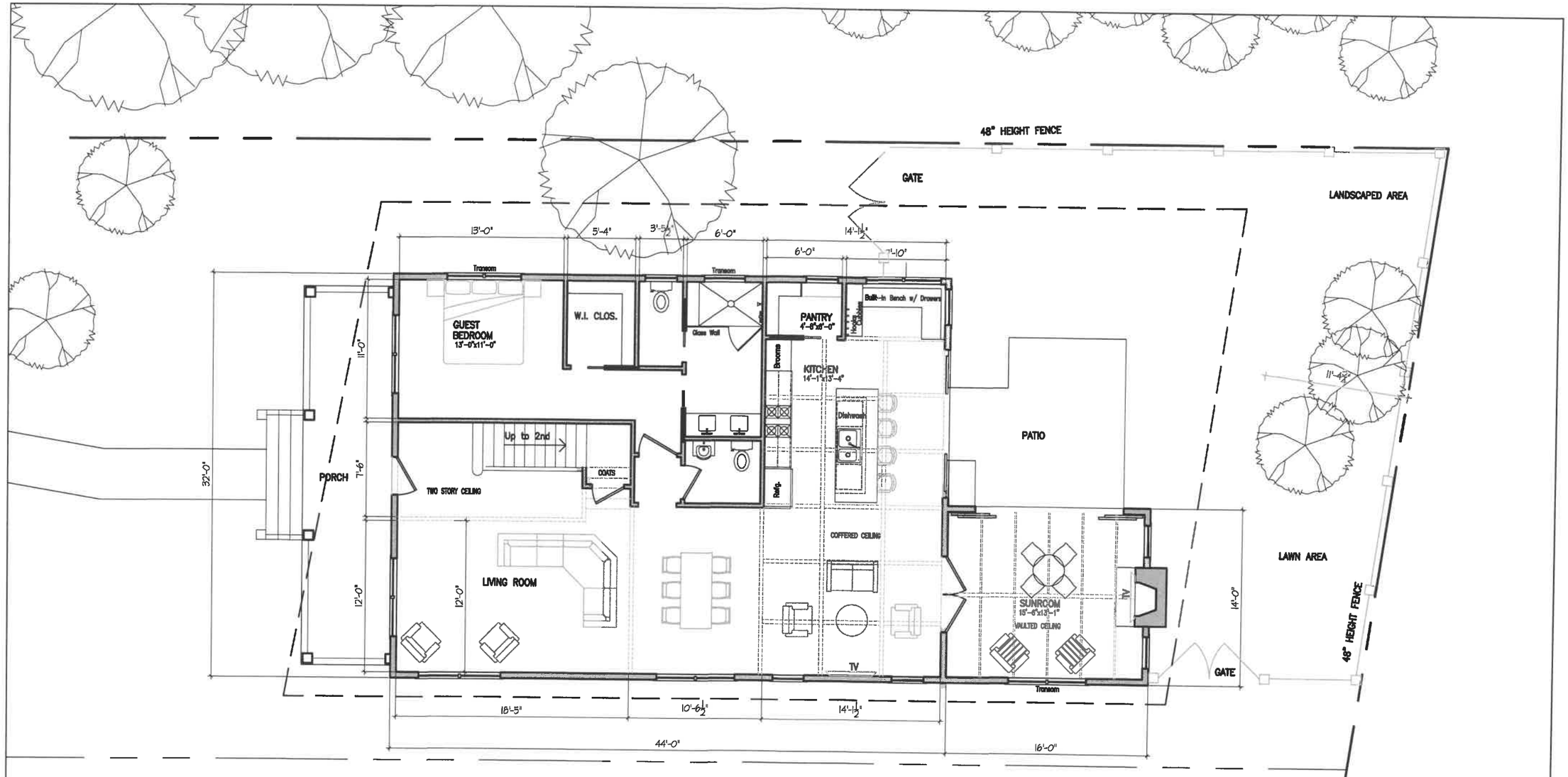
sheet: D1.2



N

Main Floor Plan

¼" = 1'-0"

0 4 8 16

1632 Square Feet

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date: 7.29.24
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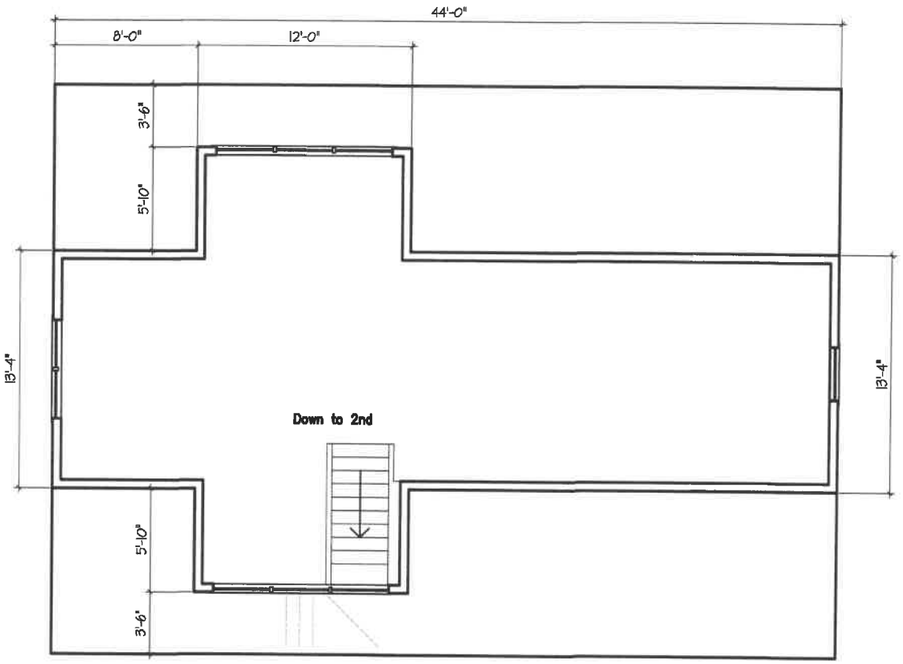
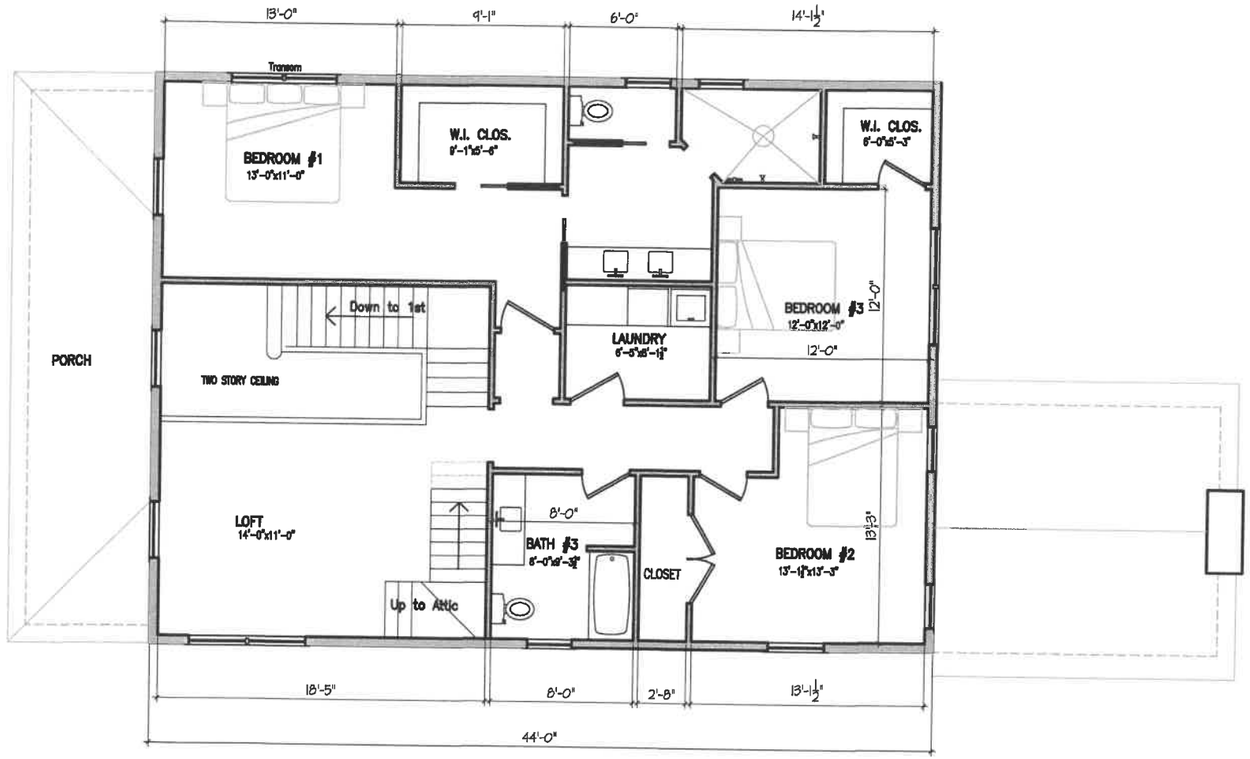
sheet: B1.1





Attic Level

$\frac{1}{4}$" = 1'–0"

0 4 8 16

702 Square Feet

N

2nd Floor Plan

$\frac{1}{4}$" = 1'–0"

0 4 8 16

1408 Square Feet

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project: 2205

sheet: B1.2

West Elevation 1/4" = 1'-0"

0 4 8 16

South Elevation 1/4" = 1'-0"

0 4 8 16

NEW WINDOWS/DOORS: ANDERSEN WOOD CLAD DOUBLE HUNG OR SIMULATED DOUBLE HUNG, CLEAR GLASS WITH LIGHT TRANSMITTANCE GREATER THAN 60%.

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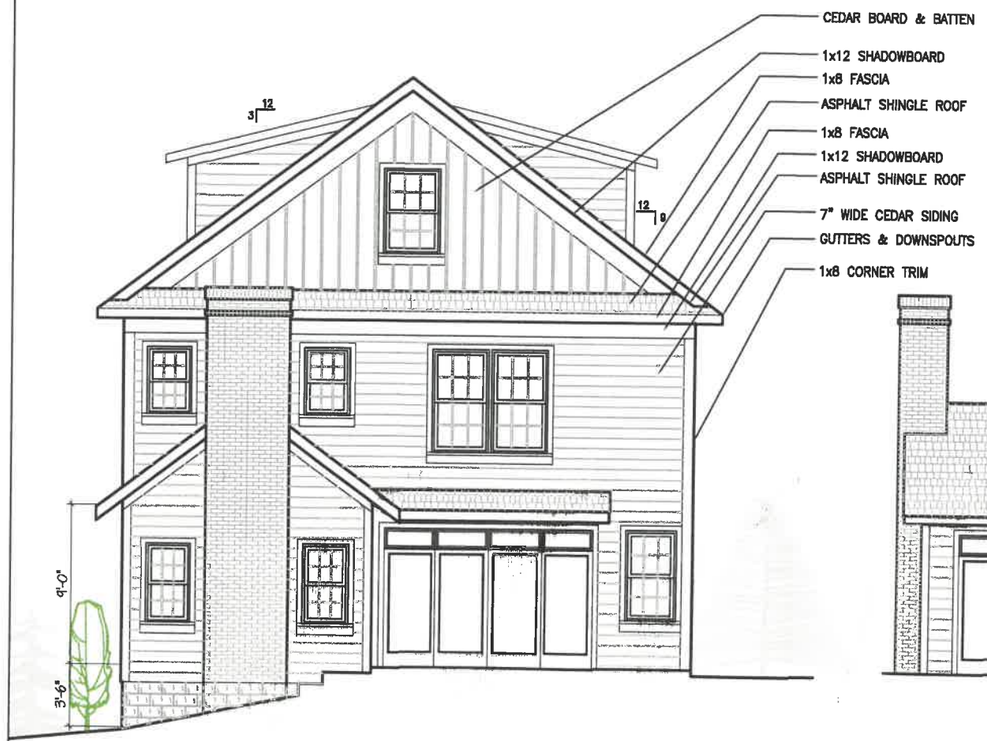
project: 2205

sheet: B1.3



East Elevation 1/4" = 1'-0"

0 4 8 16

North Elevation 1/4" = 1'-0"

0 4 8 16

NEW WINDOWS/DOORS: ANDERSEN WOOD CLAD DOUBLE HUNG OR SIMULATED DOUBLE HUNG, CLEAR GLASS WITH LIGHT TRANSMITTANCE GREATER THAN 60%.

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