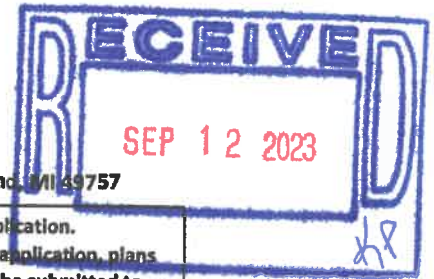


**CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARTMENT
APPLICATION FOR ZONING ACTION**



www.cityofmi.org kep@cityofmi.org 906-847-6190 PO Box 455 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:

Hoban Hill Property, LLC
 406 Bay Street, Ste. 300, Petoskey, MI 49770
 231-348-6413 jmurray@plunkettcooney.com
 Phone Number Email Address

Please complete both sides of application.
 The Fee and five (5) copies of the application, plans and all required documents must be submitted to the Zoning Administrator fourteen (14) days prior to the scheduled Planning Commission Meeting.

Property Owner & Mailing Address (If Different From Applicant)

- Is The Proposed Project Part of a Condominium Association? Not currently
- Is The Proposed Project Within a Historic Preservation District? No
- Applicant's Interest in the Project (If not the Fee-Simple Owner): Owner
- Is the Proposed Structure Within Any Area That The FAA Regulates Airspace? No
- Is a Variance Required? No
- Are REU's Required? How Many? No

Type of Action Requested:

- Standard Zoning Permit
- Special Land Use
- Planned Unit Development
- Other Deconstruction
- Appeal of Planning Commission Decision
- Ordinance Amendment/Rezoning
- Ordinance Interpretation

Property Information:

- A. Property Number (From Tax Statement): (See attached Nell Hill survey and description of 3 structures to be deconstructed)
- B. Legal Description of Property:
- C. Address of Property:
- D. Zoning District:
- E. Site Plan Checklist Completed & Attached:
- F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance)
- G. Sketch Plan Attached:
- H. Architectural Plan Attached:
- I. Association Documents Attached (Approval of project, etc.):
- J. FAA Approval Documents Attached:
- K. Photographs of Existing and Adjacent Structures Attached:

Proposed Construction/Use:

- A. Proposed Construction:
 - New Building
 - Alteration/Addition to Existing Building
 - Other, Specify Deconstruction
- B. Use of Existing and Proposed Structures and Land:
 - Existing Use (If Non-conforming, explain nature of use and non-conformity): File No. B323.007.082
 - Proposed Use: Exhibit A
- C. If Vacant:
 - Previous Use:
 - Proposed Use: Date 9.19.23
 - Length of Time Parcel Has Been Vacant: initials KP

OFFICE USE ONLY			
FILE NUMBER: <u>B323.007.082</u>		FEE: <u>\$400 -</u>	
DATE: <u>9.12.23</u>	CHECK NO: <u>1263</u>	INITIALS: <u>KP</u>	Revised July 2023

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.

AFFIDAVIT

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

- A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.
- B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.
- C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

The undersigned affirms that he/she or they is (are) the applicant and the Attorney (specify: owner, Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. If the applicant is other than the owner, then a notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.

Signature

SIGNATURES


Signature

Please Print Name

James J. Murray

Please Print Name

Signed and sworn to before me on the 12th day of September 2023



Notary Public, Treisha L. Larson
Cheboygan County, Michigan, Acting in
Emmet County, Michigan
My commission expires: 06/13/2025

FOR OFFICE USE ONLY

Zoning Permit Issued: _____

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued _____

City of Mackinac Island

7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Site Plan Review Checklist

Please Submit With The Application for Zoning Action

As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City's website at www.cityofmi.org.

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. Dennis Dombroski, City Building Official/Zoning Administrator, at (906) 847-4035.

***Optional Preliminary Plan Review
Informational Requirements (Section 20.03)***

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Site Plan Informational
Requirements (Section 20.04, B and C)**

<u>General Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name and address of the individual or firm preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Legend, north arrow, scale, and date of preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Legal description of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Area of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Present zoning classification of the subject parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Written description of the proposed development operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>Natural Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
12. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Topography of the site with at least two- to five-foot contour intervals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Proposed alterations to topography or other natural features	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Earth-change plans, if any, as required by state law	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>Physical Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
16. Location of existing manmade features on the site and within 100 feet of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | |
|--|-------------------------------------|--------------------------|
| 18. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a dwelling schedule showing the unit type and number of each such units | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 21. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 22. Description of Existing and proposed on-site lighting (see also Section 4.27) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- | <u>Utility Information</u> | <u>Provided</u> | <u>Not Provided or Applicable</u> |
|---|-------------------------------------|-----------------------------------|
| 23. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 24. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 25. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 26. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4.26) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Architectural Review
Informational Requirements (Section 18.05)**

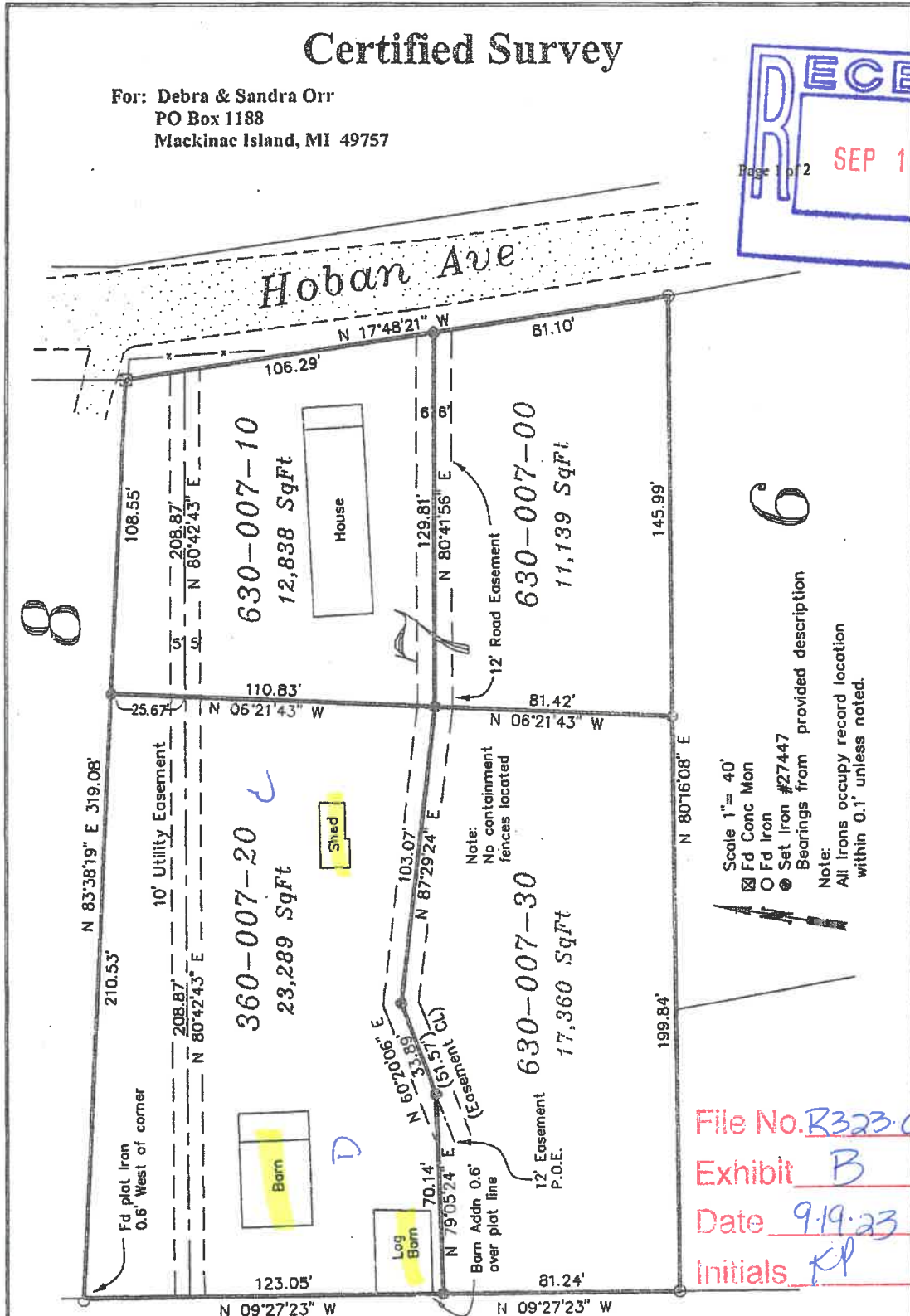
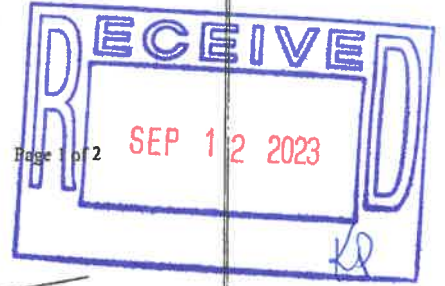
- | <u>Item</u> | <u>Provided</u> | <u>Not Provided or Applicable</u> |
|---|-------------------------------------|-----------------------------------|
| 1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Legal description of the property | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Site Plan Informational (Demolition)
Requirements (Section 20.04, D)**

<u>Demolition</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Copy of asbestos survey if required by EGLE or other state department.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Results of a pest inspection and, if necessary, a pest management plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Certified Survey

For: Debra & Sandra Orr
 PO Box 1188
 Mackinac Island, MI 49757



File No. R323-007-082

Exhibit B

Date 9-19-23

Initials KL

I certify that this map correctly represents a survey made under my supervision of the land described. The relative error of closure being better than 1 part in 5000; and that the encroachments affecting said land, if any, are located as shown hereon.

By: Neil E. Hill P.S.C.
 Neil E. Hill P.S. #27447
 Registered Land Surveyor



429 Ellsworth Street
 St. Ignace, MI 49781
 (906) 643-9418 Phone
 (906) 643-6327 Fax

Date: August 20, 2014 (Rev. 12-10-18)
 Order No.: 14-046-Orr-7-APH-MI

info@mackinacsurveys.com



C. 2259 Cadotte
 D 2261 Cadotte

Certified Survey

For: Debra & Sandra Orr
PO Box 1188
Mackinac Island, MI 49757

Provided Descriptions:

051-630-007-00

Beginning at the Southeast corner of Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Michigan;

Thence N 17-48-21 W 81.10 feet, along the East line of Lot 7;
thence S 80-41-56-W 129.81 feet;
thence S 06-21-43 E 81.42 feet, to the South line of Lot 7;
thence N 80-16-08 E 145.99 feet, to the Point of Beginning.

Subject to any Easements, Restrictions or Reservations of Record.

051-630-007-10

Commencing at the Southeast corner of Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Michigan;

Thence N 17-48-21 W 81.10 feet, to the Point of Beginning;
Thence N 17-48-21 W 106.29 feet, along the East line of Lot 7
thence S 83-38-19 W 108.55 feet, along the North line of Lot 7
thence S 06-21-43 E 110.83 feet
thence N 80-41-56 E 129.81 feet, to the Point of Beginning;

Subject to any Easements, Restrictions or Reservations of Record.

051-630-007-20

Beginning at the Northwest corner of Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Michigan;

Thence N 83-38-19 E 210.53 feet, along the North line of Lot 7;
thence S 06-21-43 E 110.83 feet;
thence S 87-29-24 W 103.07 feet;
thence S 60-20-06 W 33.89 feet;
thence S 79-05-24 W 70.14 feet, to the West line of Lot 7;
thence N 09-27-23 W 123.05 feet, along the West line of Lot 7, to the Point of Beginning.

Subject to any Easements, Restrictions or Reservations of Record.

051-630-007-30

Beginning at the Southwest corner of Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Michigan;

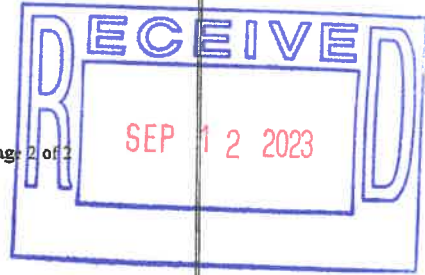
Thence N 09-27-23 W 81.24 feet, along the West line of Lot 7;
thence N 79-05-24 E 70.14 feet;
thence N 60-20-06 E 33.89 feet;
thence N 87-29-24 E 103.07 feet;
thence S 06-21-43 E 81.42 feet, to the South line of Lot 7;
thence S 80-16-08 W 199.84 feet, along the South line of Lot 7, to the Point of Beginning.

Subject to any Easements, Restrictions or Reservations of Record.

Note: Easement descriptions not listed.

(Revision to correct bearing typo)

Page 2 of 2



I certify that this map correctly represents a survey made under my supervision of the land described. The relative error of closure being better than 1 part in 5000; and that the encroachments affecting said land, if any, are located as shown hereon.

By: *Neil E. Hill P.S.C.*
Neil E. Hill P.S. #27447
Registered Land Surveyor



429 Ellsworth Street
St. Ignace, MI 49781
(906) 643-9418 Phone
(906) 643-6327 Fax

info@mackinacsurveys.com

Date: August 20, 2014 (Rev. 12-10-18)
Order No.: 14-046-Orr-7-APH-MI



EXHIBIT A --LEGAL DESCRIPTION OF THE PROPERTY

051-630-007-00

Beginning at the Southeast corner of Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Michigan;

Thence N 17-48-21 W 81.10 feet, along the East line of Lot 7;
thence S 80-41-56-W 129.81 feet;
thence S 06-21-43 E 81.42 feet, to the South line of Lot 7;
thence N 80-16-08 E 145.99 feet, to the Point of Beginning.

Subject to any Easements, Restrictions or Reservations of Record.

051-630-007-20

Beginning at the Northwest corner of Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Michigan;

Thence N 83-38-19 E 210.53 feet, along the North line of Lot 7;
thence S 06-21-43 E 110.83 feet;
thence S 87-29-24 W 103.07 feet;
thence S 60-20-06 W 33.89 feet;
thence S 79-05-24 W 70.14 feet, to the West line of Lot 7;
thence N 09-27-23 W 123.05 feet, along the West line of Lot 7, to the Point of Beginning.

Subject to any Easements, Restrictions or Reservations of Record.

051-630-007-30

Beginning at the Southwest corner of Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Michigan;

Thence N 09-27-23 W 81.24 feet, along the West line of Lot 7;
thence N 79-05-24 E 70.14 feet;
thence N 60-20-06 E 33.89 feet;
thence N 87-29-24 E 103.07 feet;
thence S 06-21-43 E 81.42 feet, to the South line of Lot 7;
thence S 80-16-08 W 199.84 feet, along the South line of Lot 7, to the Point of Beginning.

Subject to any Easements, Restrictions or Reservations of Record.

Checklist items for Demolition Application

From: Larson, Treisha (tlarson@plunkettooney.com)
 To: doudstep2000@yahoo.com
 Cc: jimurray@plunkettooney.com
 Date: Thursday, September 28, 2023 at 12:46 PM EDT

File No. R323-007-08a
 Exhibit F
 Date 9.28.23
 Initials KP



Site Plan Informational (Demolition)
Requirements (Section 20.04, D)

1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.

Response: Provided

2. Copy of asbestos survey if required by EGLE or other state department.

Response: Not provided or applicable.

3. Results of a pest inspection and, if necessary, a pest management plan.

Response: Not provided or applicable.

4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.

Response: Buildings will be replaced by new buildings, see site plans provided.

5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.

Response: Starting October 12, 2023, the barn will be taken barn apart and materials retained and used to build another structure off island. The work is expected to be completed no later October 20, 2023.

6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

Response: It is fully acknowledged that if any unknown historic or archeological remains are discovered, all work will immediately stop.



Treisha Larson Legal Assistant to
James Murray and Matthew Cross

Plunkett Cooney
Attorneys & Counselors at Law
T 231.348.6426

[office](#) | [vcard](#) | [web](#)

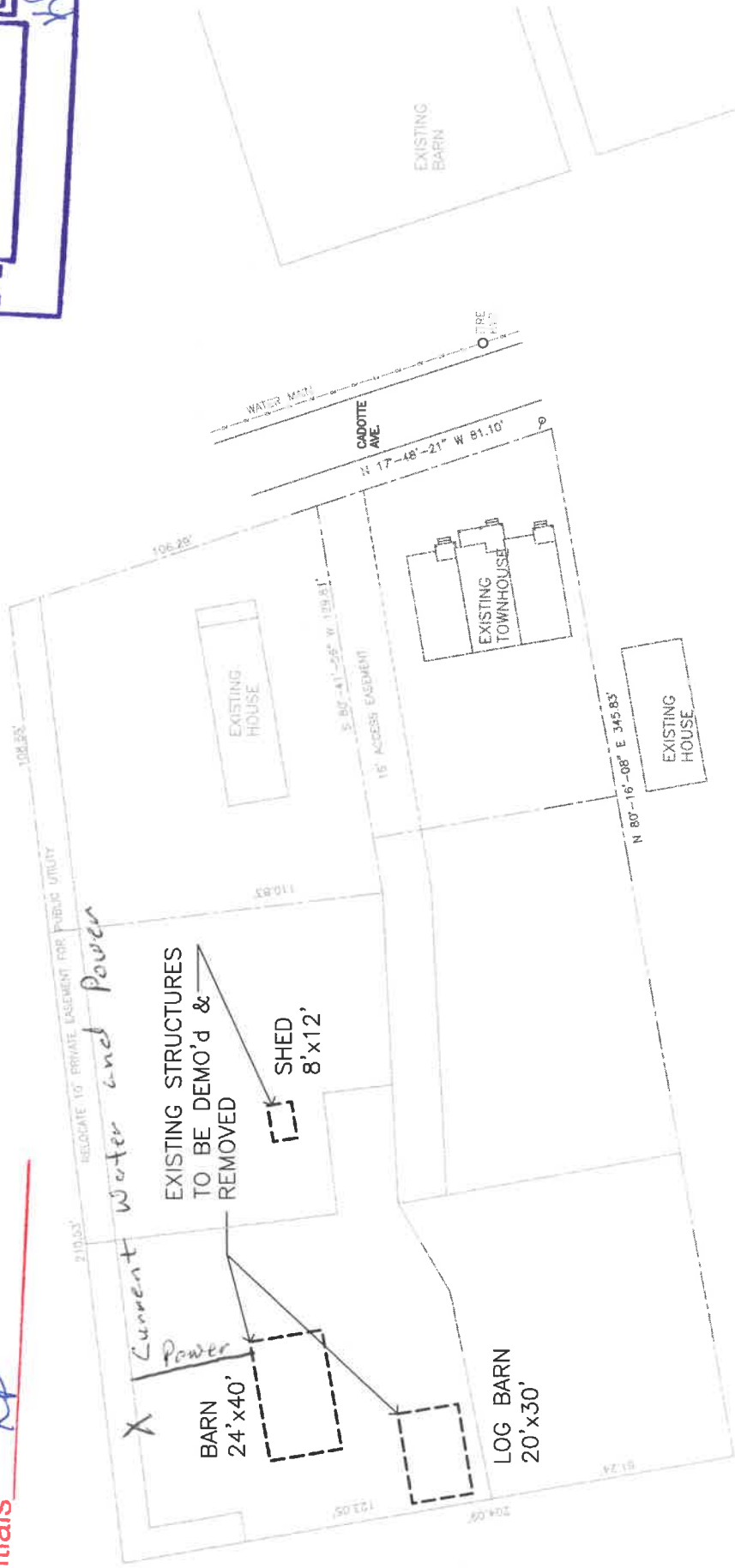


File No. R323.007.082

Exhibit D

Date 9.28.23

Initials KP



Richard Clements Architect, PLLC 15215 Merril Lane Okemos, MI 49759 richardcl@live.com 989-370-3681	HOBAN HILL HOUSING	sheet: X0.0 <small>copyright © 2023</small>
	CADOTTE AVENUE MACKINAC ISLAND, MI	date: 9.12.23 project: 1916



BREAKDOWN OF EMPLOYEES: SEP 28 2023

BUILDING A: 2 SINGLE BEDROOM	= 242
12 SLEEPING ROOMS	= 121
BUILDING B: 4 SINGLE BEDROOM	= 168
8 SLEEPING ROOMS	= 84
BUILDING C: 2 SINGLE BEDROOM	= 84
12 SLEEPING ROOMS	= 121
BUILDING D: 2 SINGLE BEDROOM	= 84
20 SLEEPING ROOMS	= 201
TOTAL OCCUPANTS:	= 772

COMBINED ALLOWABLES:

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

MAXIMUM LOT COVERAGE = 40%
 BUILDING AREA = 17,921 S.F.

TOTAL IMPERVIOUS LOT COVERAGE = 8788 = 33.8%
 ALLOWABLE DENSITY = 20 DWELLING UNITS PER ACRE
 ALLOWABLE DENSITY = 1 OCCUPANT PER 500 sq. ft. SITE

COMBINED LOT DENSITY:

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

LOTS 2, 3, 4, & 5 COMBINED = 58,777 OCCUPANTS ALLOWED, 72 OCCUPANTS ACTUAL.

STORMWATER PLAN:

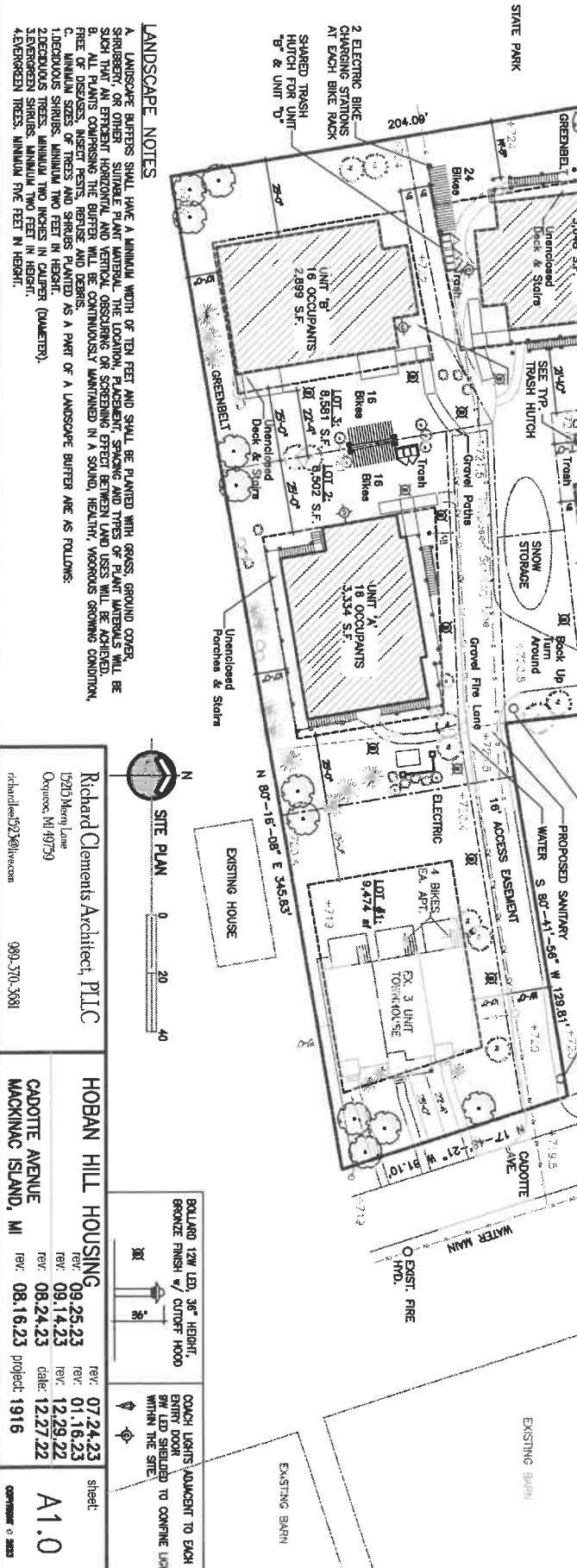
DESIGN CRITERIA:
 1" RAINFALL RATE = 3.5"
 (SOURCE: MICH. DEP. NATURAL RESOURCES - 2007)
 (DESIGN SPEED = 50 MPH)
 (DESIGN WIND = 130 MPH)
 (DESIGN WIND DIRECTION = 030°)
 (DESIGN WIND VELOCITY = 131 MPH)
 (DESIGN WIND VELOCITY = 131 MPH)
 (DESIGN WIND VELOCITY = 131 MPH)
 (DESIGN WIND VELOCITY = 131 MPH)
 (DESIGN WIND VELOCITY = 131 MPH)
 (DESIGN WIND VELOCITY = 131 MPH)

INDIVIDUAL LOT DENSITIES:

LOT #1 ALLOWABLE DENSITY = 20 DWELLING UNITS PER ACRE, 4 ACTS. ALLOWED, 3 ACTUAL.
 LOT #2 ALLOWABLE DENSITY = 20 DWELLING UNITS PER ACRE, 17 ALLOWED, 18 PROPOSED.
 LOT #3 ALLOWABLE DENSITY = 20 DWELLING UNITS PER ACRE, 17 ALLOWED, 18 PROPOSED.
 LOT #4 ALLOWABLE DENSITY = 20 DWELLING UNITS PER ACRE, 17 ALLOWED, 18 PROPOSED.
 LOT #5 ALLOWABLE DENSITY = 20 DWELLING UNITS PER ACRE, 24 ALLOWED, 24 PROPOSED.

INDIVIDUAL LOT COVERAGE:

LOT #1 AREA = 8,478 sq. ft.	= 0.21 Acres	Min. Width = 66'
LOT #2 AREA = 8,591 sq. ft.	= 0.19 Acres	Min. Width = 61'
LOT #3 AREA = 8,591 sq. ft.	= 0.19 Acres	Min. Width = 61'
LOT #4 AREA = 13,002 sq. ft.	= 0.29 Acres	Min. Width = 101'
LOT #5 AREA = 13,002 sq. ft.	= 0.29 Acres	Min. Width = 101'



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 EFFECTIVE HORIZONTAL AND VERTICAL OBSCURING OR SCREENING EFFECT BETWEEN LAND USES WILL BE ACHIEVED. THE DESIGN OF THE BUFFERS WILL BE CONTINUOUSLY MAINTAINED IN A SOUND, HEALTHY, VASCULAR GROWING CONDITION. C. MINIMUM SIZES OF TREES AND SHRUBS PLANTED AS A PART OF A LANDSCAPE BUFFER ARE AS FOLLOWS:
 1. DECIDUOUS TREES: MINIMUM TWO INCHES IN CALIPER.
 2. DECIDUOUS SHRUBS: MINIMUM TWO INCHES IN CALIPER.
 3. EVERGREEN TREES: MINIMUM FIVE FEET IN HEIGHT.
 4. EVERGREEN SHRUBS: MINIMUM FIVE FEET IN HEIGHT.

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