

HARBOUR VIEW MACKINAC, LLC

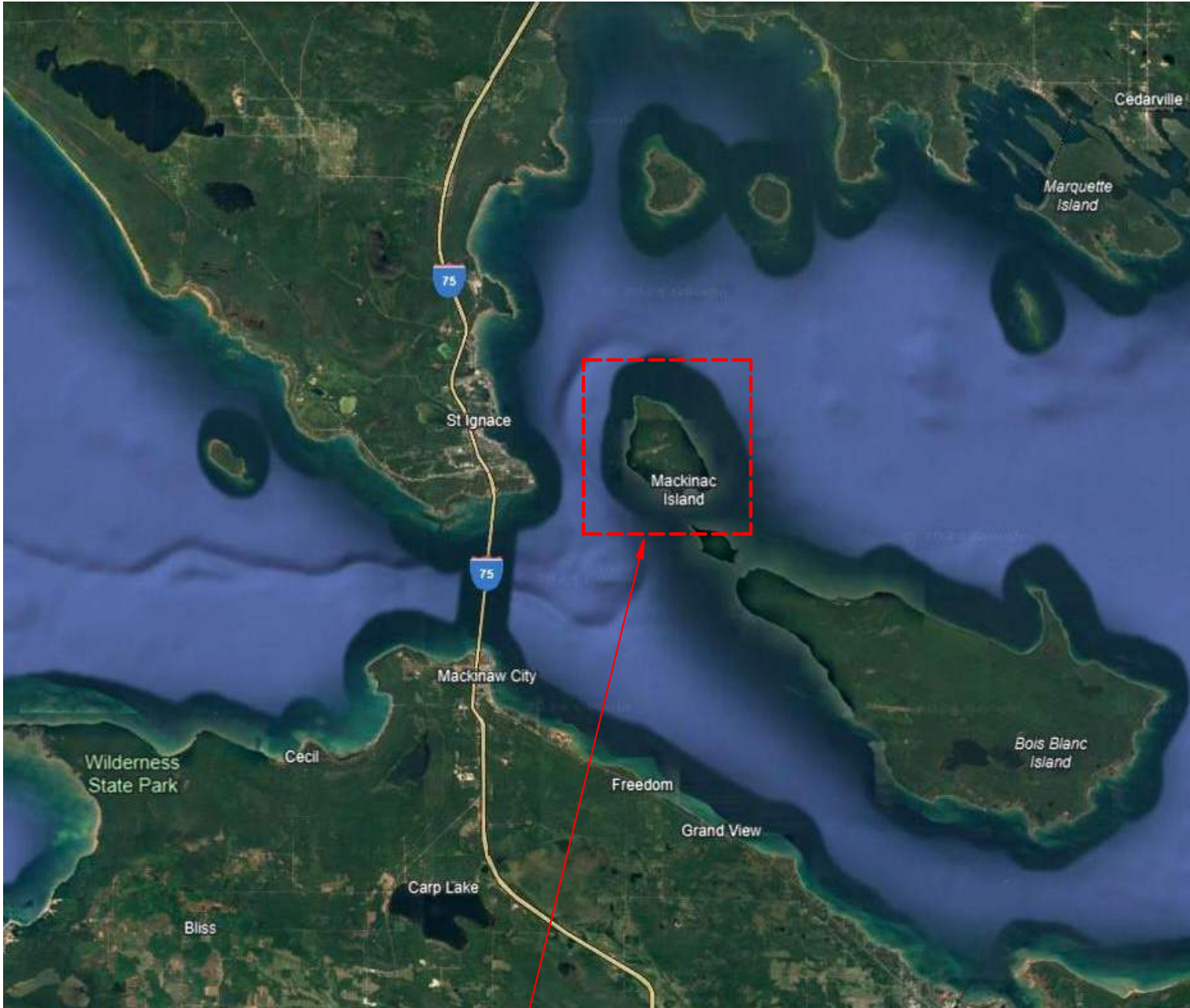
WORK FORCE HOUSING

7596 7th Street

Mackinac Island, MI, 49757

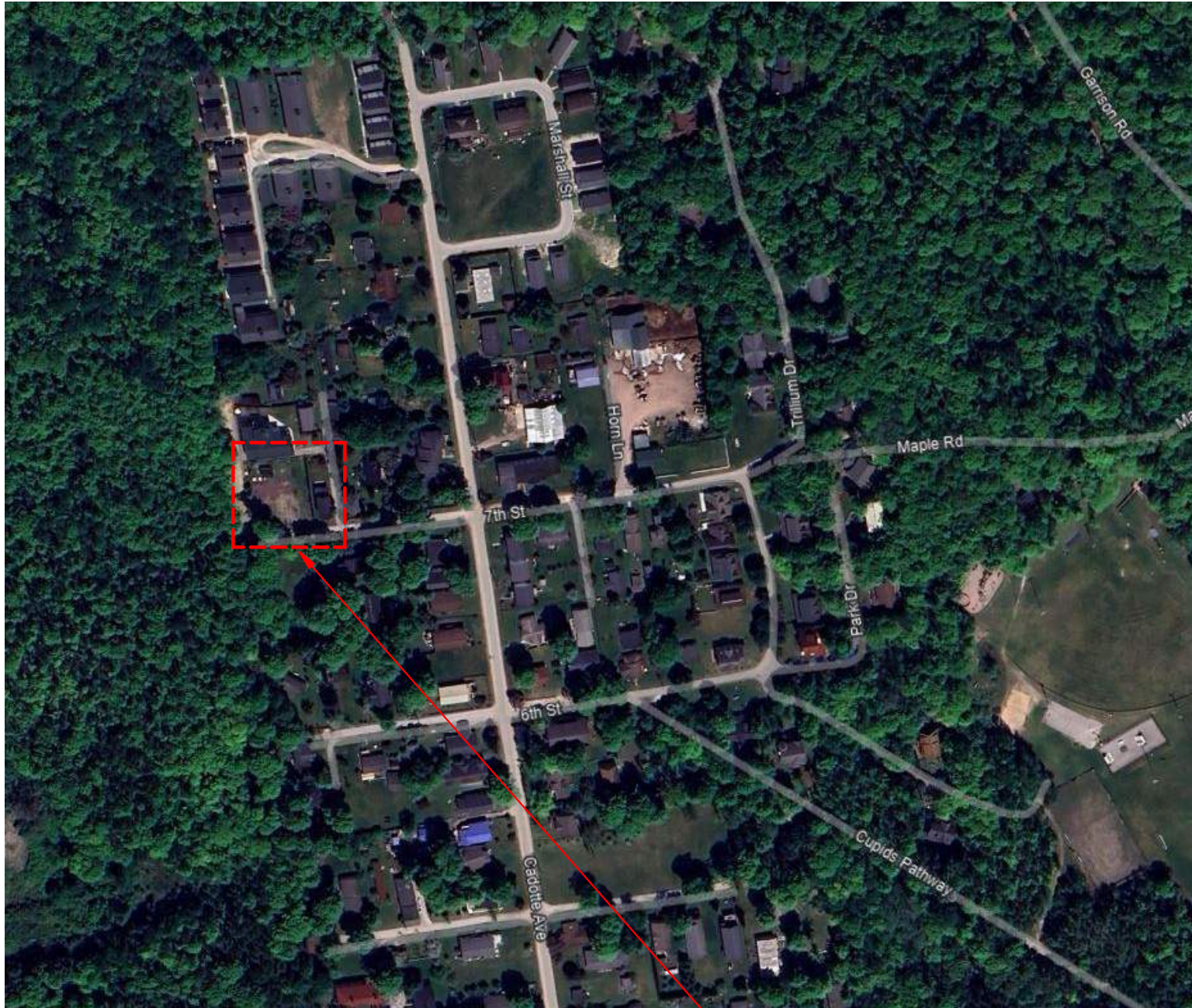


SITE LOCATION MAP



MACKINAC ISLAND, MICHIGAN

SITE AERIAL



7596 7TH STREET, MACKINAC ISLAND, MICHIGAN 49759

SCHEDULE OF DRAWINGS

- GENERAL DRAWINGS
G-001 TITLE SHEET
ALTA SURVEY
- ARCHITECTURAL DRAWINGS
A-001 ARCHITECTURAL SITE PLAN
A-002 ARCHITECTURAL SITE PLAN ENLARGEMENTS
A-101 FIRST FLOOR PLAN
A-102 SECOND FLOOR PLAN
AR-101 ROOF PLAN
A-201 EXTERIOR BUILDING ELEVATIONS
A-202 EXTERIOR BUILDING ELEVATIONS
A-301 BUILDING SECTIONS
A-302 STAIR ENLARGEMENTS & DETAILS
A-410 ENLARGED UNIT PLANS
A-411 ENLARGED UNIT PLANS
A-412 ENLARGED UNIT PLANS
A-901 PERSPECTIVE VIEWS

RELEASE

ENTITLEMENT

DATE OF ISSUE

06/28/2024

ARCHITECT'S PROJECT NUMBER

22407800

LEGAT ARCHITECTS
Design with a Difference

HARBOUR VIEW
MACKINAC, LLC

WORK FORCE
HOUSING

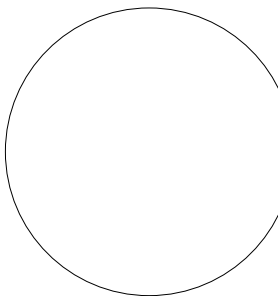
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TITLE SHEET

G-001
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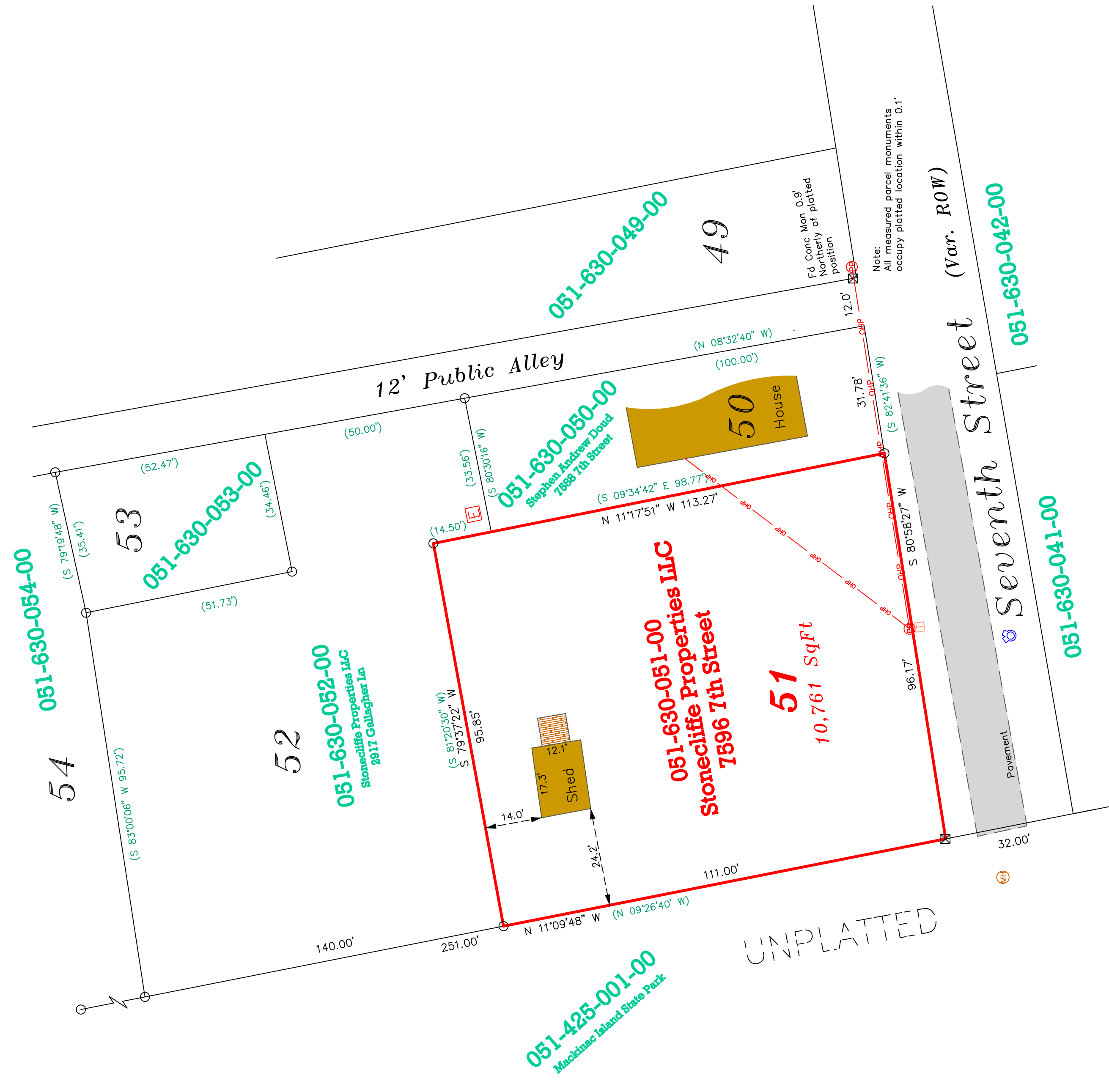
LEGAT ARCHITECTS



PIERCE ENGINEERS
CONSULTING STRUCTURAL ENGINEERS



ALTA/NPS Land Title Survey



Certification:

To: Harbour View Mackinac, LLC, CCHVI, LLC, First National Bank of Michigan & Seaver Title Agency – ATA National Title Group,
Stewart Title Guaranty Company and Corporate Settlement Solutions;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 13, 16, & 17 of Table A thereof.

Record Legal Description:

Land situated in the City of Mackinac Island, County of Mackinac, State of Michigan, described as:

Lot 51, Assessor's Plat of Harrisonville, as recorded in Liber 4, Pages 84 through 89, inclusive, of Plats, Mackinac County Records.

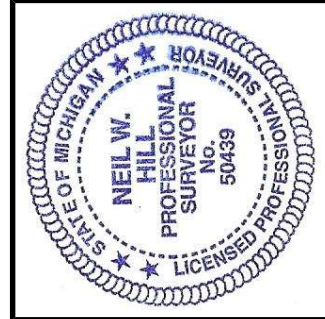
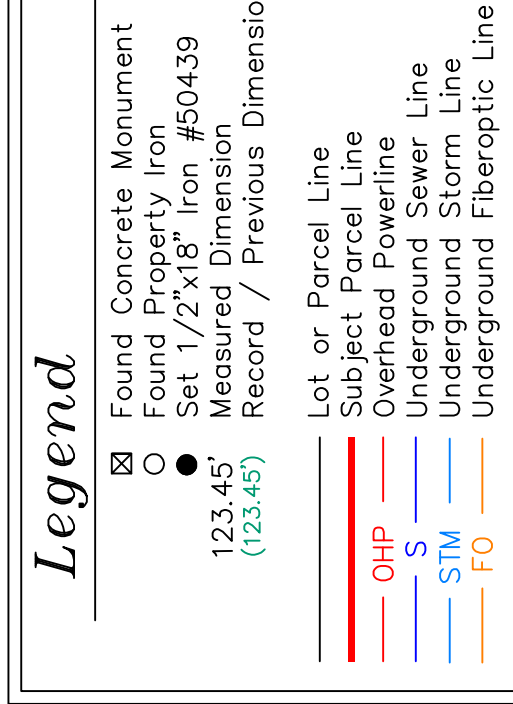
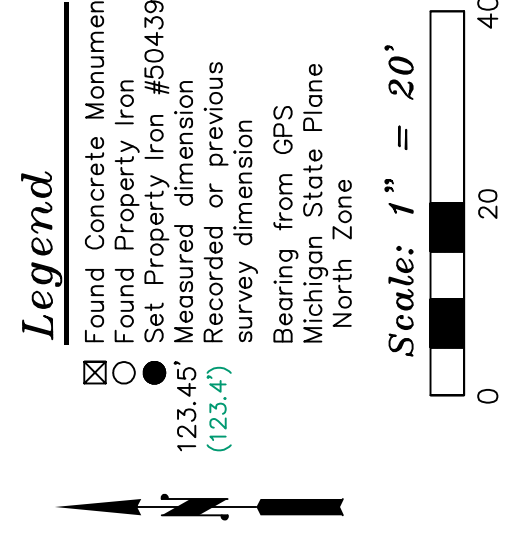
Special Title Exceptions:

Per Schedule B Part II of ATA National Title Group, LLC, Registry ID: No. 1033513, Office File Number 49-23899131-SCM, dated December 11, 2023 at 8:00AM:

Items 1-13 are not graphically plottable on survey.

Notes:

- No regular vehicular access to parcel. Normal access is limited to pedestrian, bicycle & horse carriage.
- According to the FIRM 26097C0982C on www.FEMA.gov this parcel resides in Community No. 260764, with the entirety of the parcel in Zone X, via graphic plotting.
- All utilities are located via visual inspection. No utility marking was performed for this project.
- There was no evidence of recent earth moving work, building construction, or building additions observed.
- The surveyor is unaware of any proposed changes in street right of way lines and there is no evidence of recent street or sidewalk work on subject parcels.



Neil W. Hill P.S.
Professional Survivor #50439

Neil W. Hill P.S.
Professional Surveyor #50439

DATE: 1/31/2024 Rev 3/03/2024

ORDER #: 23110-HVM-51-APH-MI

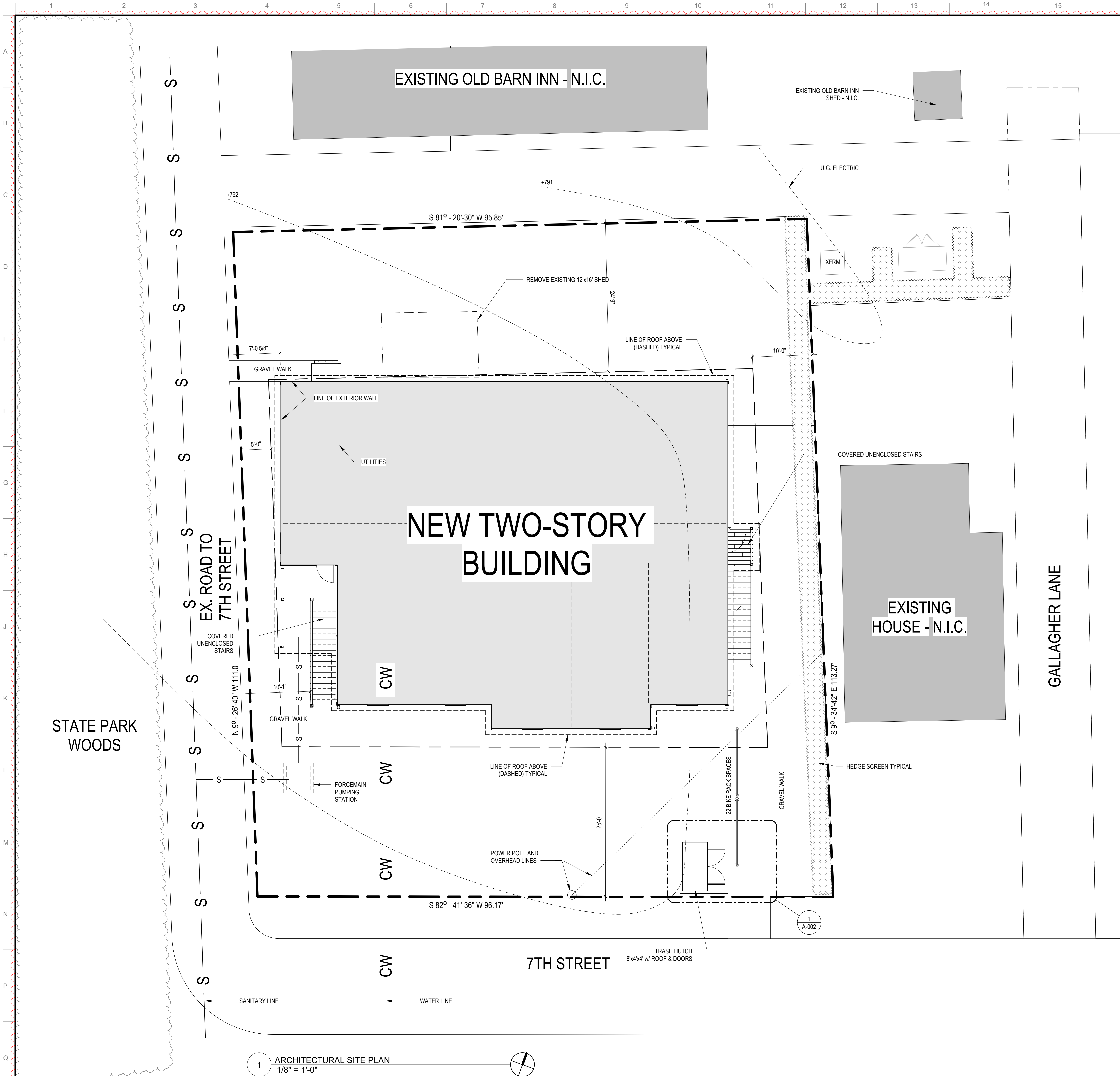
DRAWN BY: Neil W Hill PS

Mackinac Country Land Surveys

429 Ellsworth St. ~ St. Ignace, MI 49781

(906) 643-9418 www.MackinacSurveys.com

Sheet 1 of 1
ALTA Survey



PROJECT DATA

ITEM

ZONING:

SITE AREA:

LOT COVERAGE:

ALLOWED

R-4

10,761 SF, 0.247 ACRES

40%, OR 4,304 SF

PROPOSED

NO CHANGE

NO CHANGE

3,920 SF BUILDING

100 SF CONCRETE STOOPS

4,020 SF TOTAL COVERAGE

SPECIAL LAND USE

RESTRICTION DENSITY:

20 OCCUPANTS

15 STUDIO OCCUPANTS

4 ONE BEDROOM OCCUPANTS

19 TOTAL OCCUPANTS

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 X 24 HOURS * 67% = .25' / STORM EVENT

DESIGN STORM VOLUME = 4,020 SF

IMPERVIOUS X 0.28" = 1,125.6 CU. FT.

ABSORPTION AREA OF 26X96' FRONT AND REAR YARDS ADJACENT TO BUILDING = 4,992 SF

STORMWATER ABSORPTION = 4,992 S.F. X 0.25" = 1,248 CU. FT.

STORM VOLUME MINUS ABSORPTION = REQUIRED DETENTION: 1248 CU. FT. > 1,184 CU.FT.

SITE IS ESSENTIALLY LEVEL. STORMWATER WILL BE ABSORBED IN THE LAWN AREAS AROUND THE STRUCTURE.

SITE NOTES:

BICYCLE PARKING IS PROVIDED FOR 22 BICYCLES

TRASH TO BE HELD WITHIN THE TRASH HUTCH ADJACENT TO THE STREET OR IN THE REAR CORNER OF THE SITE AND SET CURBSIDE ON COLLECTION DAYS.

LIGHTING - NO AREA LIGHTING PROPOSED. WALL SCONCE LIGHTING WILL BE PROVIDED AT EVERY EXTERIOR ENTRANCE DOOR.

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Design with a Difference

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MACKINAC, LLC

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HOUSING

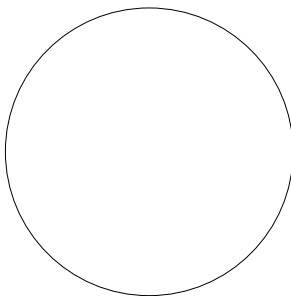
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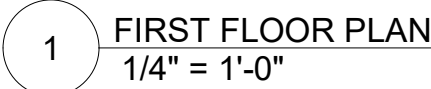
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ARCHITECTURAL SITE
PLAN

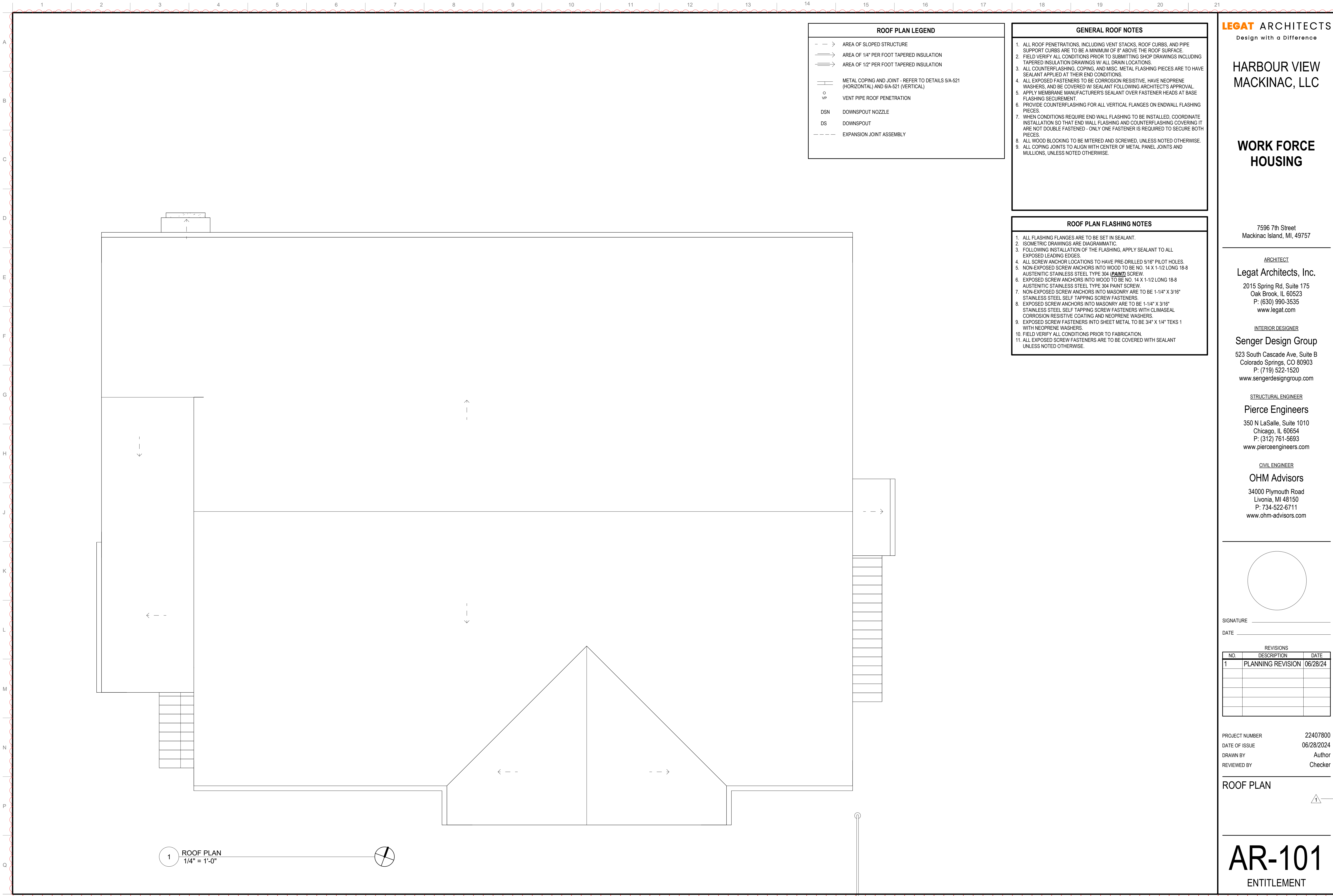
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A-001
ENTITLEMENT



NOTE	DESCRIPTION
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A-101
ENTITLEMENT



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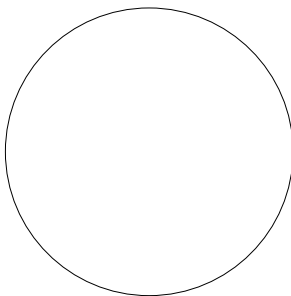
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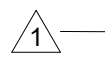
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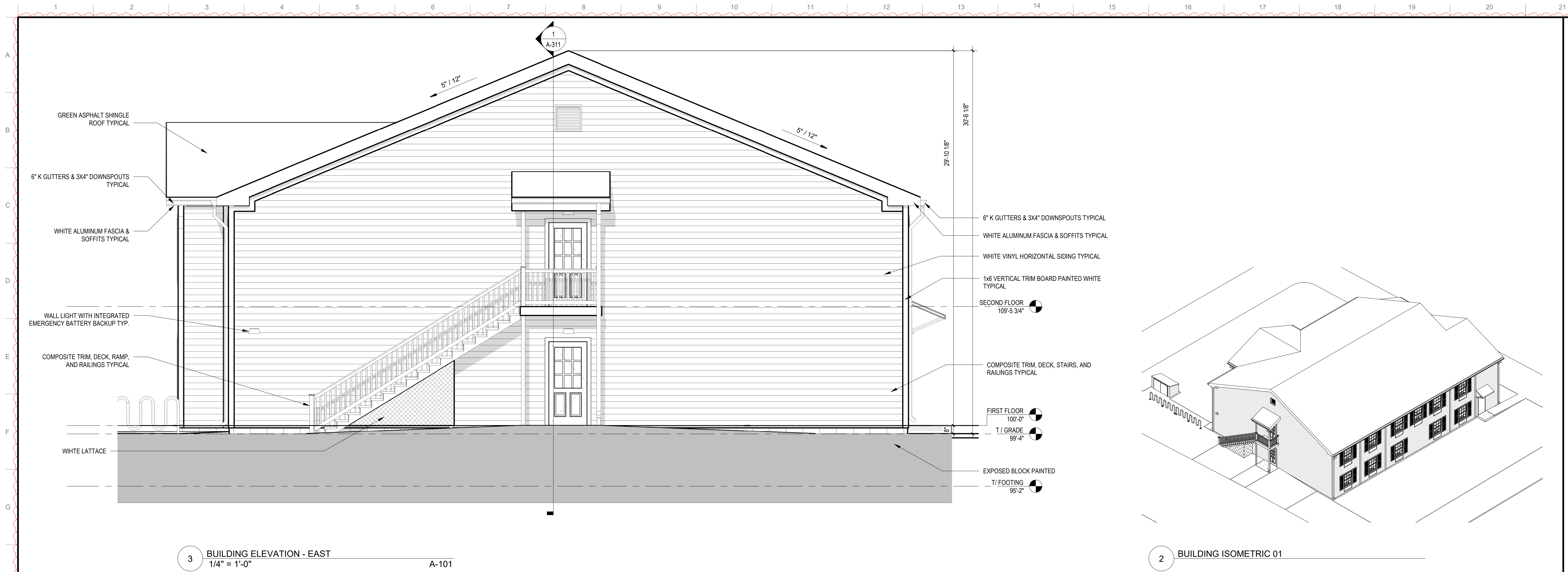
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ROOF PLAN



AR-101
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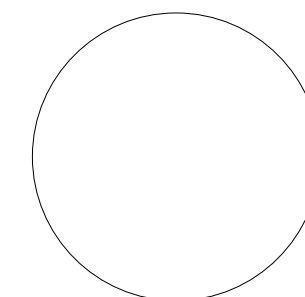
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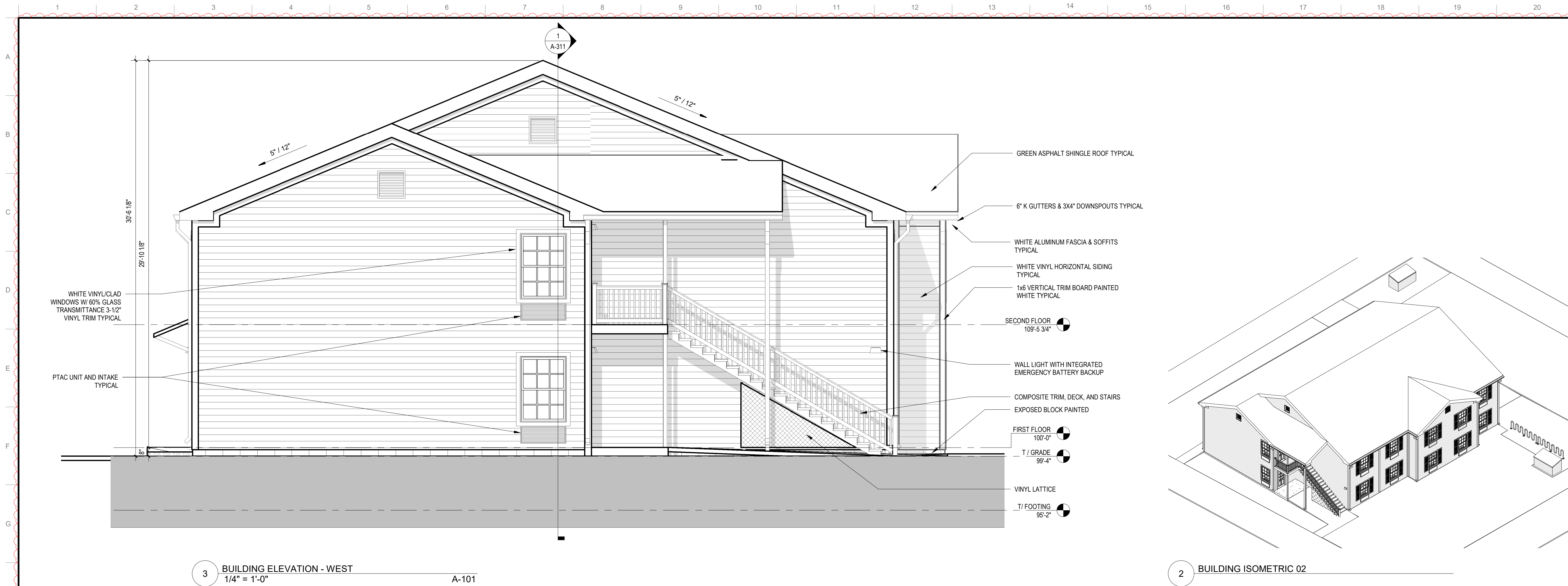
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EXTERIOR BUILDING
ELEVATIONS

1

A-201
Entitlement



3 BUILDING ELEVATION - WEST
1/4" = 1'-0" A-101

2 BUILDING ISOMETRIC 02



1 BUILDING ELEVATION - SOUTH
1/4" = 1'-0" A-101

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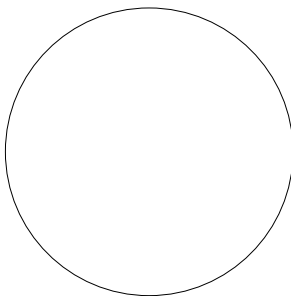
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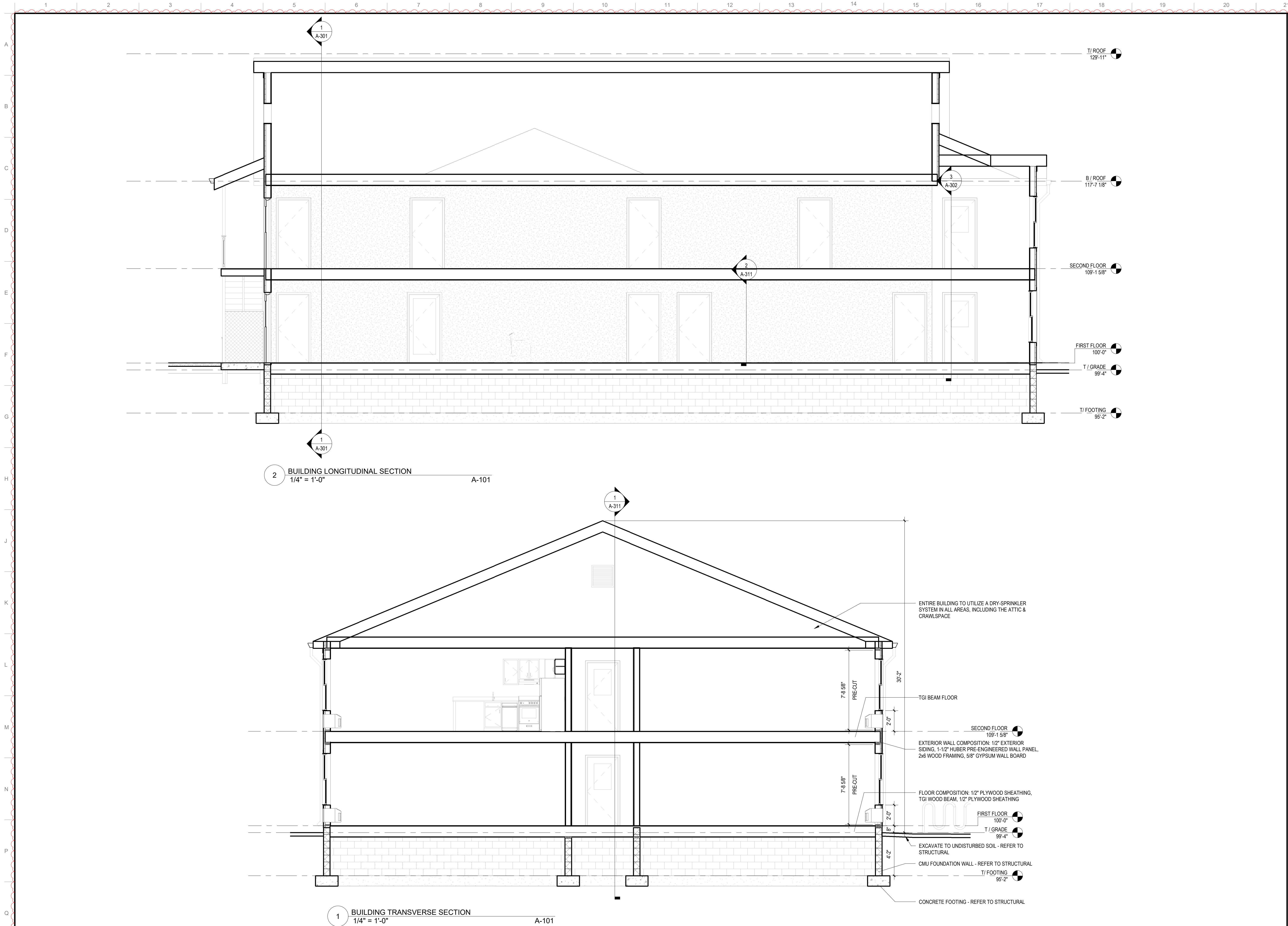
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EXTERIOR BUILDING
ELEVATIONS

A-202
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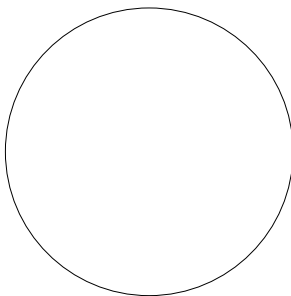
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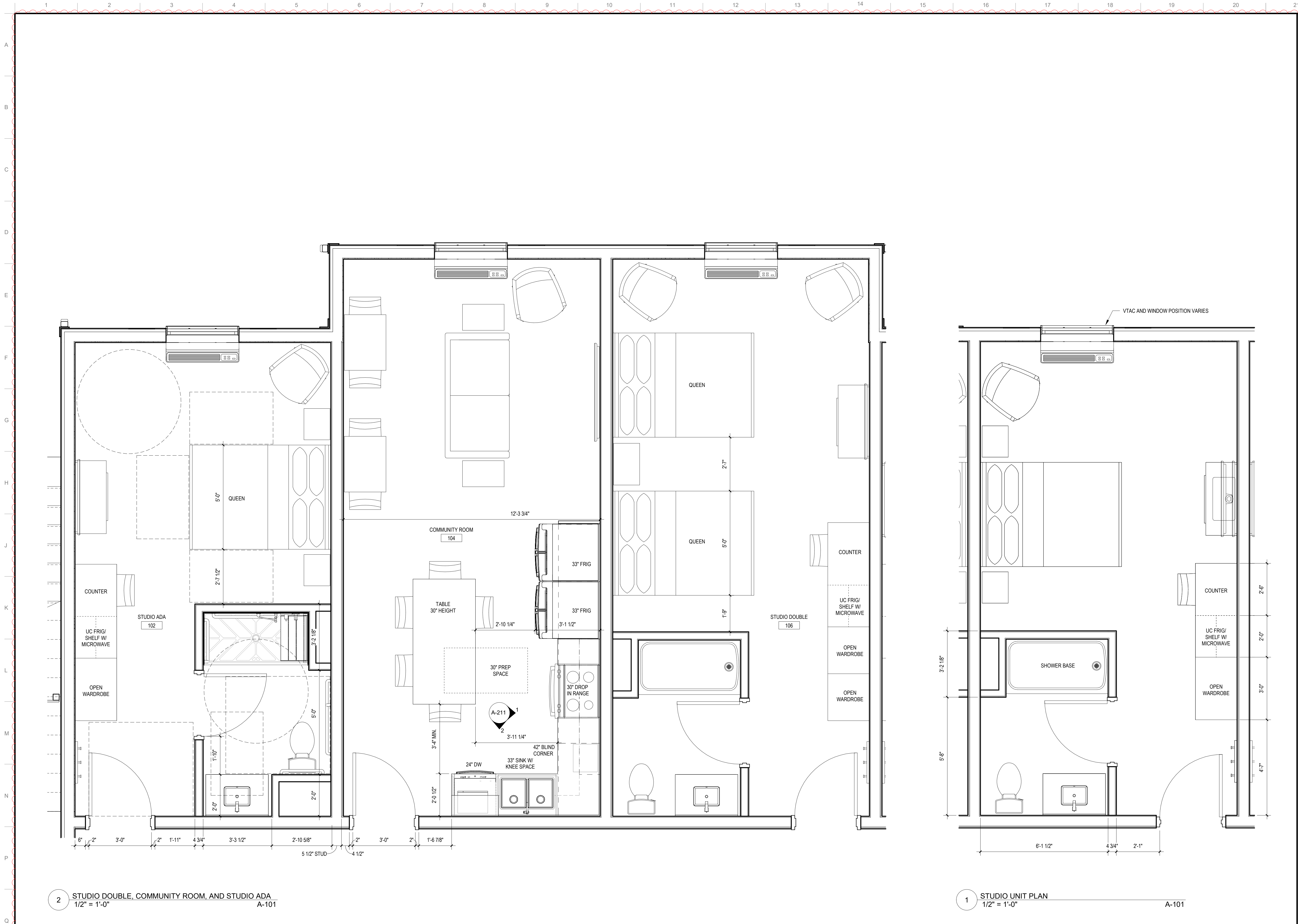
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BUILDING SECTIONS

A-301
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2 STUDIO DOUBLE, COMMUNITY ROOM, AND STUDIO ADA
1/2" = 1'-0" A-101

1 STUDIO UNIT PLAN
1/2" = 1'-0" A-101

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ENLARGED UNIT PLANS

A-410
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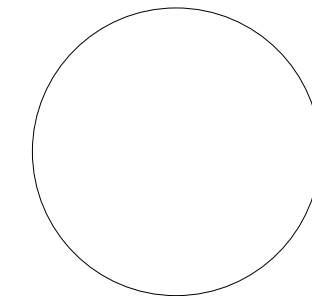
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ENLARGED UNIT PLANS

A-411
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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

A
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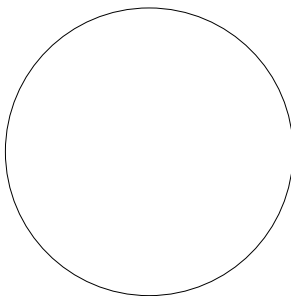
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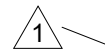
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PERSPECTIVE VIEWS



A-901
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