



SITE INFORMATION:
 ZONED: R3

LOT AREA 96,007 s.f. = 2.2 ACRES

PROPOSED PROJECT: TWO PHASE 2 EMPLOYEE HOUSING UNITS ON THE SITE

DENSITY CALCULATION:
 ALLOWABLE: 1 BOARDER PER 500 S.F. OF SITE AREA

ALLOWABLE DENSITY = 96,007 s.f. / 1 per 500 s.f. = 192 ALLOWED.

CURRENT BOARDINGHOUSE OCCUPANTS: 24
 CURENT PHASE 1 OCCUPANTS: 28
 PROPOSED PHASE 2 OCCUPANTS: 28 (14 occupants x 2 buildings)
 TOTAL PROPOSED OCCUPANTS: 80

ALLOWABLE LOT COVERAGE = 40% x 96,007 s.f. = 38,402 s.f.

ACTUAL LOT COVERAGE:
 EXISTING BUILDING = 2,102 s.f.
 PHASE 1 BUILDINGS = 2,612 s.f.
 PHASE 2 BUILDINGS = 2,800 s.f.
 DRIVEWAY/WALKS: = 6,100 s.f.
 TOTAL IMPERVIOUS = 13,614 s.f. = 14.2%

LEGAL INFORMATION:
 LOT 8, ASSESSOR'S PLAT OF HARRISONVILLE, PRIVATE CLAIM 110, T40N, R3W, MACKINAC ISLAND, MACKINAC COUNTY MICHIGAN.
 TAX I.D. #: 051-630-008-00

2287 CADOTTE AVE.
 MACKINAC ISLAND, MI, 49757

- SITE NOTES:**
- BICYCLE PARKING RACKS ARE PROVIDED AT THE EXISTING AND PROPOSED BUILDINGS AT A RATE OF 1 PER OCCUPANT.
 - COMMON SCREENED TRASH, w/ 4'-0" HEIGHT LAPPED SIDING SCREEN WALL w/ GATES.
 - LIGHTING - NO AREA LIGHTING PROPOSED. COACH 15W LED's LIGHTING PROVIDED AT BUILDING ENTRANCES SHIELDED TO CONFINE LIGHT WITHIN THE SITE.
 - STORMWATER HARD SURFACES INCREASE FROM 8.5% PRE DEVELOPMENT TO 14.0% POST DEVELOPMENT AND SHALL CONTINUE TO DRAIN TO AND ABSORB INTO CURRENT GRASS AND VEGETATION. BASED ON LOW IMPERVIOUS TO PERVIOUS RATIO AND WIDE DISPERSION OF HARD SURFACES, NO STORMWATER RETENTION IS DEEMED NECESSARY.

- LEGEND:**
- IRON
 - CONCRETE
 - ELECTRIC BOX
 - TELEPHONE BOX
 - ⊕ FIRE HYDRANT
 - PROPERTY LINE
 - SETBACK LINE
 - FENCE
 - ~ EDGE OF TREES
 - SANITARY LINE
 - WATER LINE
 - U.G. ELECTRIC

SITE PLAN
 SCALE 1" = 20'-0"
 0 20

Richard Clements Architect, PLLC 1520 Merry Lane Oshtemo, MI 49759 richardc@1523@ire.com 989-370-3681	CARRIAGE TOURS EMPLOYEE HOUSING	rev: Oct. 18, 2023 for: E-Bike Charging	prior: July 21, 2022 project: 2203	sheet: A1.0
	2287 CADOTTE MACKINAC ISLAND, MI,	rev: Aug. 14, 2023	SITE PLAN	COPYRIGHT © 2022
		rev: Apr. 24, 2023		