

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

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

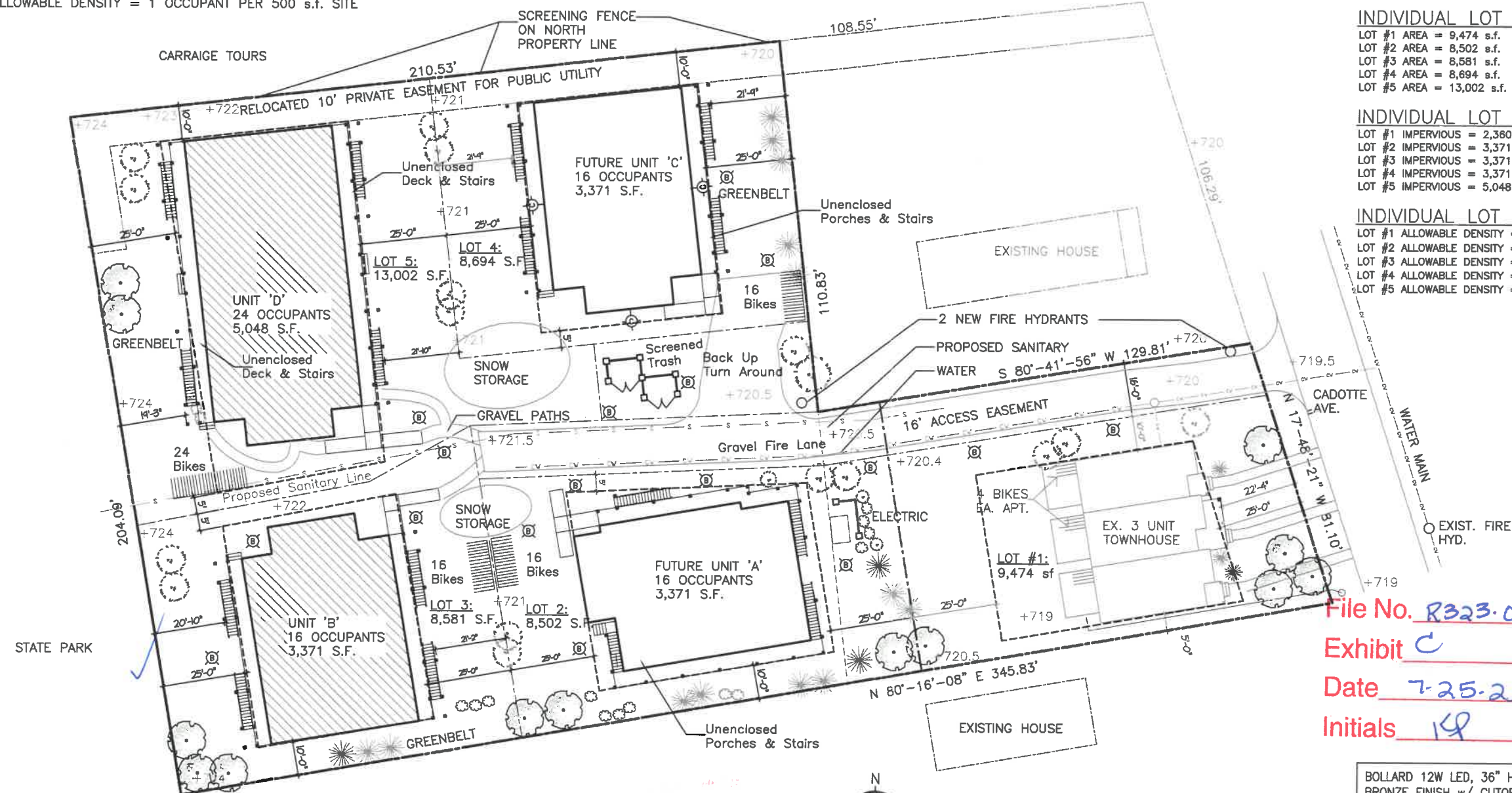
DESIGN CRITERIA:  
10 YEAR 24 HOUR RAINFALL = 3.3"  
(SOURCE: MDOT MS4 REPORT)  
= (0.28") = 0.011' /hour  
INFILTRATION RATE OF SOIL = 0.2"/hr.  
(SOURCE: USDA) = 0.016"/hour x24 hrs. \* 67% = 0.25' / storm event  
DESIGN STORM VOLUME = 15,161 s.f. IMPERVIOUS x 0.28" = 4,246 cu. ft.  
ABSORPTION AREAS 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.

|  |                 |              |    |
|--|-----------------|--------------|----|
| BUILDING A: 4 SINGLE BEDROOM<br>12 STUDIOS | = 2x2<br>= 12x1 | = 4<br>= 12  | 16 |
| BUILDING B: 2 SINGLE BEDROOM<br>12 STUDIOS | = 2x2<br>= 12x1 | = 4<br>= 12  | 16 |
| BUILDING C: 2 SINGLE BEDROOM<br>12 STUDIOS | = 2x2<br>= 12x1 | = 4<br>= 12  | 16 |
| BUILDING D: 2 SINGLE BEDROOM<br>20 STUDIOS | = 2x2<br>= 20x1 | = 4<br>= 20  | 24 |
| TOTAL OCCUPANTS:                           |                 | = 20<br>= 72 |    |

|        |                    |                                 |
|--------|--------------------|---------------------------------|
| 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' |

|        |            |         |      |         |
|--------|------------|---------|------|---------|
| LOT #1 | IMPERVIOUS | = 2,380 | s.f. | = 25%   |
| LOT #2 | IMPERVIOUS | = 3,371 | s.f. | = 39.7% |
| LOT #3 | IMPERVIOUS | = 3,371 | s.f. | = 39.3% |
| LOT #4 | IMPERVIOUS | = 3,371 | s.f. | = 38.8% |
| LOT #5 | IMPERVIOUS | = 5,048 | s.f. | = 38.9% |

LOT #1 ALLOWABLE DENSITY = 20 x 0.21 ACRES = 4 APTS. ALLOWED, 3 ACTUAL  
 LOT #2 ALLOWABLE DENSITY =  $\frac{500}{500} \times 8,502 = 17$  ALLOWED, 16 PROPOSED  
 LOT #3 ALLOWABLE DENSITY =  $\frac{500}{500} \times 8,581 = 17$  ALLOWED, 16 PROPOSED  
 LOT #4 ALLOWABLE DENSITY =  $\frac{500}{500} \times 8,694 = 17$  ALLOWED, 16 PROPOSED  
 LOT #5 ALLOWABLE DENSITY =  $\frac{500}{500} \times 13,002 = 26$  ALLOWED, 24 PROPOSED



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.

**SITE PLAN** 0 20 40

989-370-3681

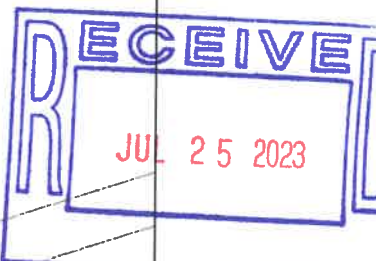
CADOTTE AVENUE  
MACKINAC ISLAND, MI

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

sheet:

A1.0

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LOOKING WEST

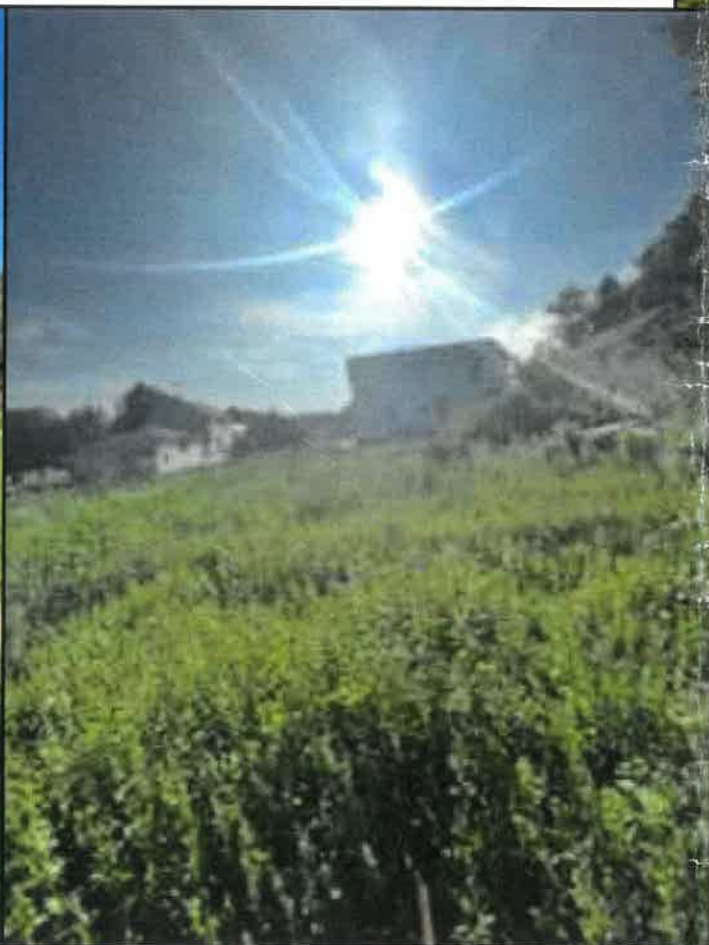
LOOKING EAST



EXISTING TOWNHOUSE



AS SEEN FROM ACCESS EASEMENT



File No. R323.007.051  
Exhibit B  
Date 7.25.23  
Initials KP

RECEIVED  
JUL 25 2023  
KP

|   |                                    |
|---|------------------------------------|
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| HOBAN HILL HOUSING  |                                    |
| CADOTTE AVENUE<br>MACKINAC ISLAND, MI   |                                    |
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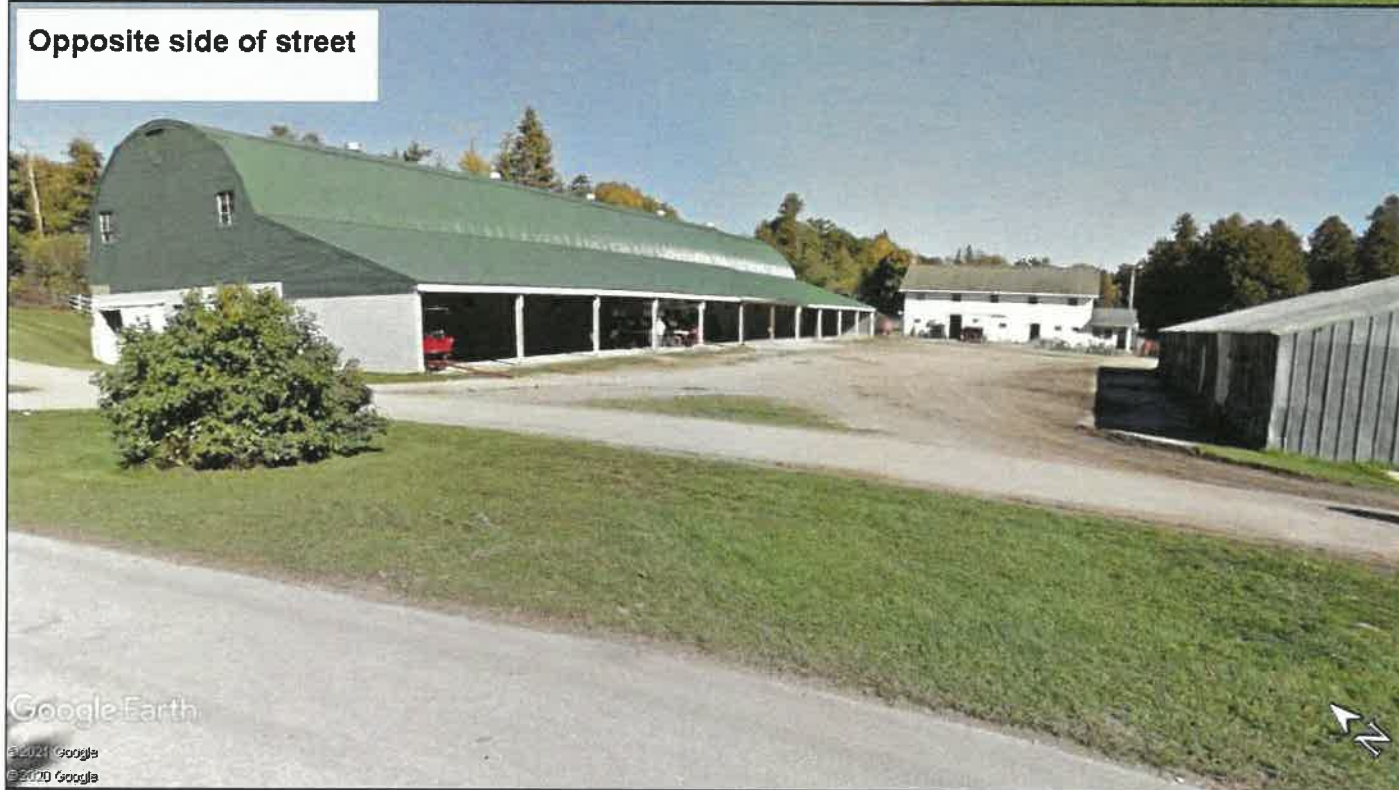
Street looking NE



Street looking NW



Opposite side of street



Street looking SE



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HOBAN HILL HOUSING

CADOTTE AVENUE  
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