

Phase 1: Pre-Logistics & City Compliance

Secure specialized trailer permits from the [City of Mackinac Island](#). [1]

- **Hard Dimension Restrictions:** Individual modular home sections **will not exceed 14 feet wide by 44 feet long**, including all overhangs and eaves. [1]
- **Temporary Trailer Permit:** An [Application for Temporary Trailer Permit](#) for the modular chassis will be filed.
- **Emergency Road Escort:** Will be applied for while all modular house sections traversing the island and will be escorted by a heavy support vehicle (such as a backhoe or loader) capable of clearing road blockages immediately if the transport chassis breaks down. [1]
- **Construction Staging Plan:** File a plan detailing exactly where the heavy crane and modules will sit, ensuring public right-of-ways remain clear.
- **Public Right-of-Way:** No staging, structural components, or equipment will spill onto public streets or city bike paths
- **Access Point:** A singular, designated entrance/exit gate optimized for horse teams or permitted escort loaders to pull trailers directly into the lot footprint without reversing on narrow public roads is available on the lot.
- **2. Equipment Staging & Crane Positioning**
- Modular sections will not sit on trailers long-term on public property.
- **Crane Outrigger Pad Staging:** The leased mobile crane will be positioned within the property lines. Outrigger pads will rest entirely on stable, reinforced ground within the property lines, away from underground city water or sewer mains.
- **Chassis Queue Zone:** Designate a maximum of two "On-Deck" chassis parking slots inside your fenced perimeter. All other modular section trailers must remain staged at the mainland [Arnold Freight Company](#) terminal in St. Ignace until their exact drop window.
- **Temporary Vehicle Storage:** All permitted motorized assistance vehicles (such as a backhoe or loader escort) will be parked completely inside the lot boundary overnight. No motorized vehicles may be left on city roads after active work hours. [1]
- **3. Material Storage & Environmental Controls**

- **Weatherproof Wrap Zones:** Map a designated material area for smaller factory-delivered sub-components (roofing bundles, marriage-line siding, utility hookups). All items must be elevated on wood pallets and bound in heavy-duty weatherproof tarps.
- **Erosion Control Bales:** Install silt fencing and straw wattles down-gradient of the staging zone to prevent construction-related dirt runoff from entering neighbor lots or the island's protected shoreline watersheds. [1]
- **4. Waste & Debris Management**
- Per city guidelines, you must maintain a highly pristine, litter-free site to protect local horses and tourists. [1]
- **Contained Dumpster Footprint:** Modular builds produce less waste than stick-built projects, but a dedicated, covered roll-off dumpster must be positioned on-site for packing material, plastic wrap, and marriage-line scrap.
- **Daily Debris Sweeps:** The site supervisor must conduct an end-of-day debris cleanup. Loose plastic strapping or foam packaging must be bagged immediately to prevent it from blowing into roads and spooking carriage horses.
- **Hauling Schedule:** Coordinate with the [Mackinac Island Service Company](#) to swap out dumpsters via horse dray during off-peak hours (early morning) to minimize traffic conflicts on major arteries. [1]

Phase 2: Mainland Staging and Water Transit

Standard passenger ferries cannot accommodate home modules. All transit across the Straits of Mackinac must utilize heavy-freight watercraft. [1]

- **Mainland Port:** Route the transport trucks to the [Arnold Freight Company](#) terminal at Dock 3 in St. Ignace, Michigan. [1]
- **Barge Booking:** Coordinate with Arnold Freight Company or the [Mackinac Island Ferry Company](#) to schedule a dedicated flat-deck freight barge. [1, 2]
- **Engineering Requirements:** Ensure your modular manufacturer incorporates extra structural reinforcement and framing adhesives. Modules must withstand the unique dynamic twisting forces of being crane-lifted and rocked on open Great Lakes waters. [1]

[Mainland Factory] → [Truck to St. Ignace Dock 3] → [Crane onto Arnold Freight Barge] → [British Landing]

Phase 3: Island Offloading and Drayage

Once the barge docks, the transition from water transport to the island's unique infrastructure takes place.

- **Arrival Hub:** The modules will land at the commercial **British landing** on Mackinac Island. [[1](#), [2](#)]
 - **Temporary Motorized Permit):** The modules cannot safely be pulled by horses due to extreme weight, a high-tier temporary motorized vehicle permit (\$250–\$700) to bring a heavy-duty tractor or specialized transport machine on the barge to pull the units to the site. [[1](#), [3](#)]
- **On-Site Placement:** We will ensure a mobile crane service has been barged over and set up on your lot beforehand to lift and set the modules onto the permanent concrete pile foundation immediately upon arrival. [[1](#), [2](#)]