

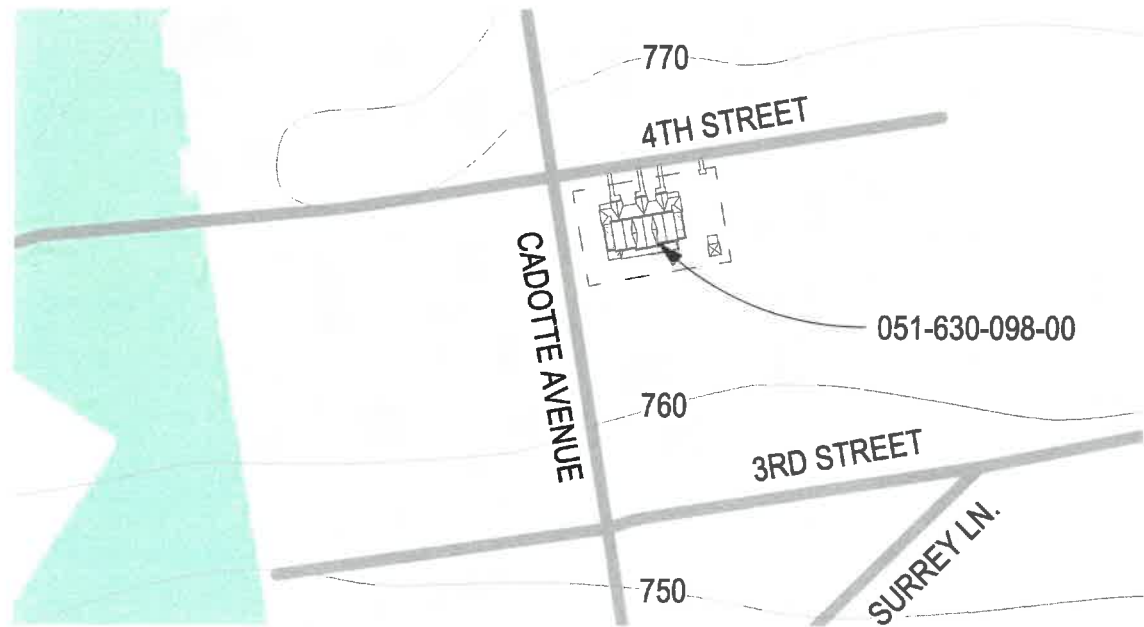
7/29/2025 2:05:22 PM S:\Projects\Grand Hotel\2025 Manager Housing\Drawings\Sheet\4th and CADOTTE-A24_Local.rvt

GRAND HOTEL - MANAGER HOUSING

RECEIVED
JUL 29 2025
COVER

File No. B425.098.051
Exhibit F
Date 7.29.25
Initials KP

SUBMITTAL FOR PLANNING COMMISSION - AMENDED



AREA PLAN WITH TOPO

1" = 200'-0" SCALE

Sheet List

	PC	Rev
00	COVER	1
01	SURVEY	
02	SITE PLAN	
03	FIRST FLOOR PLAN	
04	SECOND FLOOR PLAN	
05	ENLARGED 1ST FLOOR - END	
06	ENLARGED 2ND FLOOR - END	
07	ENLARGED 1ST FLOOR - MID	
08	ENLARGED 2ND FLOOR - MID	
09	EXTERIOR ELEVATIONS	
10	EXTERIOR ELEVATIONS	
11	SITE PHOTOS	
12	SITE PHOTOS	

Legal Description

ASSESSOR'S PLAT OF HARRISONVILLE LOT 98 *OLD NUMBER 625 019 00*

Zoning

ZONING DISTRICT: R-4 HARRISONVILLE RESIDENTIAL
USE GROUP: SPECIAL LAND USE - MULTI-FAMILY RESIDENTIAL

Utilities/Services

POTENTIAL DEMAND FOR:

- WATER
- SEWER
- TRASH

UTILITY PLANS MEETING JURISDICTIONAL REQUIREMENTS WILL BE PROVIDED UPON APPROVAL OF PROJECT.

Historic District

NONE

Construction

PROPOSED CONSTRUCTION START DATE: NOV., 2025
ESTIMATED DURATION OF CONSTRUCTION: 6 MONTHS

ARCHITECT

HopkinsBurns Design Studio
113 S Fourth Ave.
Ann Arbor, Michigan 48103
(734)424-3344
www.hopkinsburns.com

OWNER: GHMI RESORT HOLDINGS LLC
KSL CAPITAL PARTNERS LLC

PROPERTY ADDRESS CADOTTE AVE.
MACKINAC ISLAND, MI 49757

PARCEL #: 051-630-098-00

Project Description

The project involves the construction of 3 attached dwelling units for use by managers at Grand Hotel. The building will feature three 2-story, 2-bedroom living quarters, each with front doors out to roofed open porches and concrete walks. Each unit will have a single enclosed exterior shed for bike parking and general storage, and an exterior private patio. There will be an accessory storage shed for maintenance equipment. The amendment involves reducing the structure from four to three units and rotating the building 90 degrees on the site. This project will not require a variance but is still seeking the Special Land Use approval.

Requirements

	ALLOWED	PROPOSED
DWELLING UNITS:	3	3
LOT SIZE:	REQ'D 10,000 SF	EXISTING 15,000 SF (0.344 AC.)
SETBACKS	REQ'D	PROPOSED
FRONT YARD	25'	25'
FRONT YARD (CORNER)	25'	25'
SIDE YARD	5'	23'-0"
REAR YARD	25'	41'-11"
HEIGHT	ALLOWED	PROPOSED
STORIES MIN.	1	2
STORIES MAX.	2.5	2
FEET MIN.	12'	28'-11"
FEET MAX.	35'	28'-11"
LOT COVERAGE	ALLOWED	PROPOSED
SQ. FT. (INCLUDING PORCHES AND DECKS)	6,000	5,360
PERCENTAGE	40%	35.7%
GROSS SQUARE FOOTAGE		PROPOSED
1ST FLOOR		3,070
2ND FLOOR		1,584
TOTAL		4,654

MANAGER HOUSING
4TH ST. & CADOTTE AVE.
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2025.07.29
SCALE: 1" = 200'-0"

Oil, gas, mineral and geological data/resources reserved by the State of Michigan; and the terms, covenants and provisions contained in instruments recorded in Part 12, page 143, as to Parcel 14.

Item does not reference subject property and is not shown hereon.

Item does not constitute a reservation of the ownership of the interest or right. There may be leases, grants, conveyances or reservations of such interests that are not listed hereon.

Covenants, conditions, restrictions and other provisions but existing restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instruments recorded in Part 12, page 152, as to Parcel 23.

Item does not reference subject property and is not shown hereon.

Sched. A-6, Part 14 items 14-1 and 14-2 are not survey related.

Oil, gas, mineral and ecological activities regulated by the State of Michigan; and the terms, covenants and provisions contained in easements recorded in Liber 102, page 543, as to Parcel 1, 2 and 33.

Item does not reference subject property and is not shown herein.

This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, easements or reservations of such interests that are not listed.

Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in easements recorded in Liber 112, page 62, as to Parcel 32.

Item does not reference subject property and is not shown herein.

Sched. A-B, Part B Items 1, 2, 3 and 4, 5, 6 are not currently related.

The subject property is zoned "R4" - Hamtramckville Residential District of the City of Macomb, Indiana.

Front Setback: 25' minimum on or in line with adjacent residences
Side Setback: 5' minimum on one side and 10' minimum on the other
Rear Setback: 25' minimum
Minimum Lot Coverage: No Requirement Noted
Minimum Lot Width: 75'
Minimum Lot Depth: No Requirement Noted
Minimum Lot Area: 10,000 sq. ft.
Maximum Building Height: No principal building shall be less than 12 feet in height; nor shall any building exceed 35 feet, or 2 1/2 stories in height.
Maximum Floor Area Ratio: No Requirement Noted
Maximum Density: 10 dwelling units/acre
Parking Formula: Motor Vehicles not allowed.

The zoning information shown above was provided by NYS Transaction Services - Zoning Division in the Zoning Information Project for (Parcel: 051-630-088-00) Catoose. Report #7201901836-028 having a date of effect of September 15, 2016 pursuant to Item 6 of Table A.

An aerial photograph showing a landscape with a road and a field. A black rectangular marker is placed on the ground, and the word "SITE" is printed in bold capital letters next to it. The image is grainy and has a high-contrast, black-and-white appearance.

0001	Some features shown on this plan may be shown out of scale for clarity.
0002	Dimensions on this plan are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
0003	The basis of bearings is N 81°50'35" E being the Northern line of L or M Assessor's Plat of Ramseyville, Liber 4 of Plats, Page 84, 85, 86, 87, 88 and 89.
0004	All of the various survey monuments shown on this plan are found and/or used as a good corner apparently undisturbed, unless otherwise noted.
0005	At the time of survey, there was no observable evidence of early masonry work, building construction, or building additions.
0006	At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.
0007	At the time of survey, there was no observable evidence of substantial areas of refuse.
0008	At the time of survey, the site is not being used as a cemetery, grave site or burial ground.
0009	All field measurements matched record dimensions within the precision requirements of A.T.A.N./S.P.S. specifications unless otherwise shown.
0010	Subject parcels contains 0.34 Acres - 14,957.58 square feet, more or less.
0011	There were 0 regular parking spaces and 0 disabled parking spaces observed in the field. Total parking spaces of 0.
0012	Address for subject property is Vacant Cadotte Avenue, Macdonald Island NB 49757 per documents provided.
0013	The subject property has direct access to Cadotte Avenue on the West side of property and 4th Street on the North side of property both of which have a publicly dedicated right of way. (No physical driveways).
0014	The location of all utilities existing or existing on the surveyed property as depicted were determined by observed above-ground evidence.
0015	No wetlands were delineated for the subject property, or information provided to surveyor as to the location of any wetlands.
0016	There are no gaps or voids on the surveyed property in relation to its adjacents.
0017	There are no division or party walls with respect to adjoining properties.
0018	There were no title easements or servitudes disclosed in documents provided or obtained by surveyor other than what's shown.

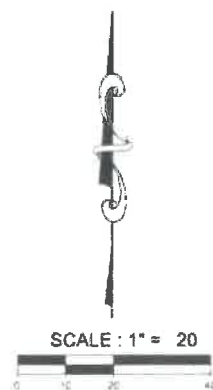
and in the City of Macomb (Island Macomb County MI described as follows:

PARCELS 33:
Lot 5 and Block 7 of HOBAN'S PLAT OF A PORTION OF PRIVATE CLAIM 11 now known as Lot 98 of ASSESSOR'S
PLAT OF HARRISONVILLE according to the plat thereof as recorded in Volume 4 of Plats, pages 84, 85, 86, 87 and 88 and the
Macomb County Records.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT
PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 885434, DATED AUGUST 09, 2019, 8:00AM.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE ALSO THE SAME LANDS AS DESCRIBED IN THE TITLE
COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 887545 DATED JULY 16, 2019, 8:00AM AS TO MACOMB COUNTY AND JULY 05, 2019, 8:00AM AS TO INGHAM COUNTY.

FOUND SECTION CORNER	
FOUND 5/8" IRON	
SET 5/8" IRON	
POWER POLE	
FLAG POLE	
LIGHT POLE	
ELECTRIC TRANSFORMER BOX	
ELECTRIC MANHOLE	
GAS METER	
TELEPHONE PEDESTAL	
ELECTRIC METER	
WATER VALVE	
FIRE HYDRANT	
SANITARY MANHOLE	
STORM CATCH BASIN (SQUARE)	
STORM CATCH BASIN (ROUND)	
STORM SEWER MANHOLE	
MAIL BOX	
OVERHEAD ELECTRIC	
UNDERGROUND ELECTRIC	
UNDERGROUND CABLE TV	
UNDERGROUND TELEPHONE	
UNDERGROUND GAS	
FENCE	
BUILDING LINE	
GRAVEL	
CONCRETE	



FEMA has not completed a study to determine flood hazard for the selected location, therefore a flood map has not been published at this time. You can contact your community or the FEMA FIRM for more information about flood risk and flood insurance in your community.

DATE	DESCRIPTION	DATE	DESCRIPTION
08/22/2019	FIRST DRAFT	10/04/2019	NETWORK COMMENTS
09/16/2019	NETWORK COMMENTS	10/14/2019	NETWORK COMMENTS
09/27/2019	NETWORK COMMENTS	11/21/2019	NETWORK COMMENTS
FIELD WORK: Draw	DRAFTED: CLS	CHECKED BY: JMS	FB & PG:

NONE OBSERVED AT TIME OF FIELD SURVEY

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION AN NVS COMPANY
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THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

The Grand Hotel
 NV5 Project No. 201903352-28
Vacant Cadotte Avenue, Mackinac Island, MI
 based upon Title Commitment No. 855437
 of First American Title Insurance Company
 bearing an effective date of August 06, 2019 8:00AM

To: Wells Fargo Bank, National Association, as Administrative Agent, for the benefit of itself and the Lenders, and each of its successors and assignors; CHILL RESORT HOLDINGS, L.L.C., a Delaware limited liability company; MUSSER REALTY CORPORATION, a Michigan corporation; GRAND HOTEL, L.L.C., a Michigan limited liability company; GRAND HOTEL PROPERTIES, L.L.C., a Michigan limited liability company; MACINACQUA HOLDING COMPANY, L.P.C., a Michigan limited liability company; MUSSER PROPERTIES, L.L.C., a Michigan limited liability company; KSI, Capital Partners, L.L.C.; Perle's Cole LLP, First American Title Insurance Company and Bock & Clark Corporation, an NVS Company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 18, 17, 16, 19 and 20 of Table A thereof. The fieldwork was completed on August 2, 2019.

JAY M. SCHWANDT, P.S., J.D.
REGISTRATION NO. A7974
IN THE STATE OF MICHIGAN
DATE OF FIELD SURVEY: AUGUST 2, 2019
DATE OF LAST REVISION: NOVEMBER 21, 2019
NETWORK PROJECT NO. 201903352-28 AAC



PAGE 1 OF 1

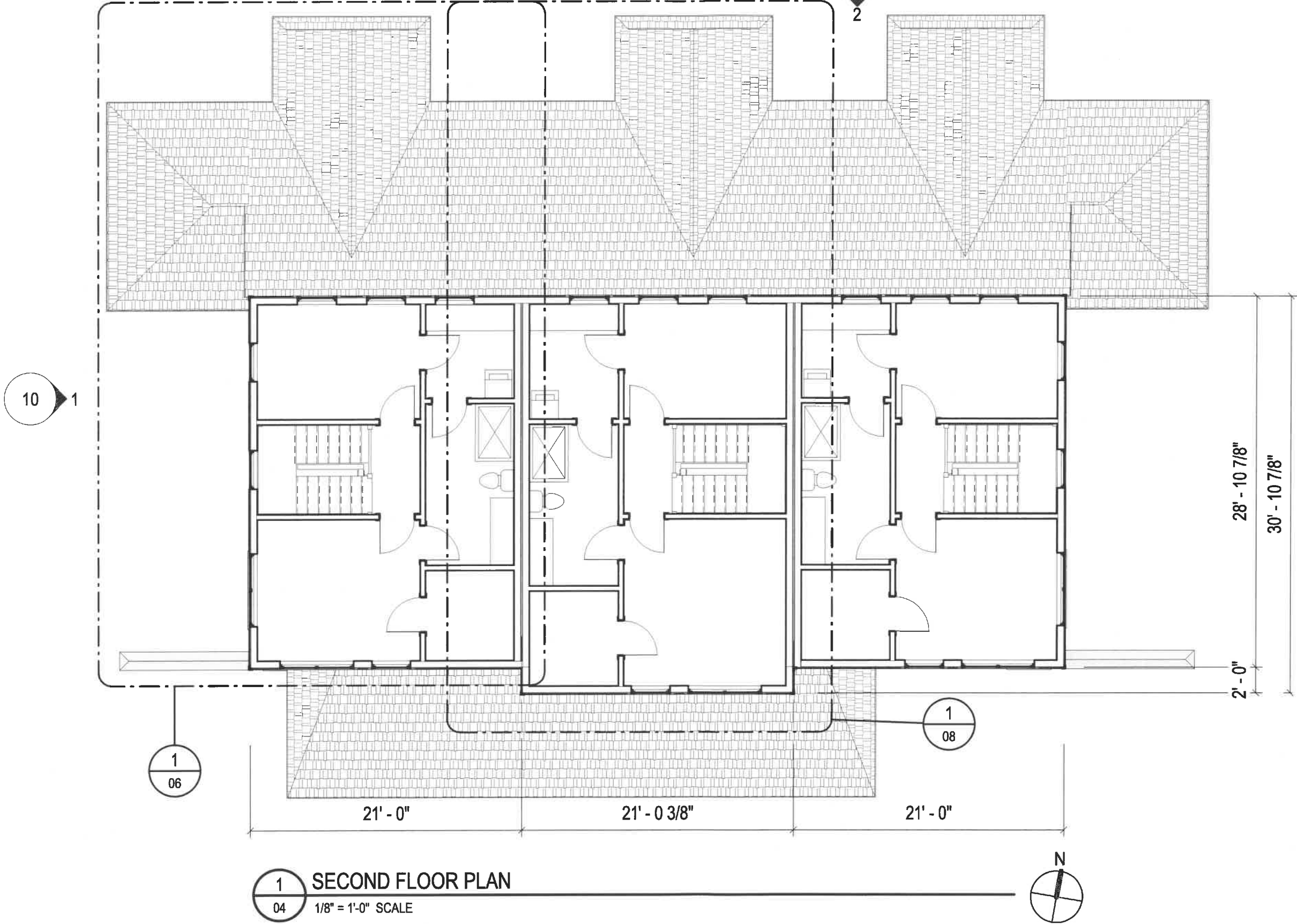
Bock & Clark Corporation
an NV5 Company

N V 5

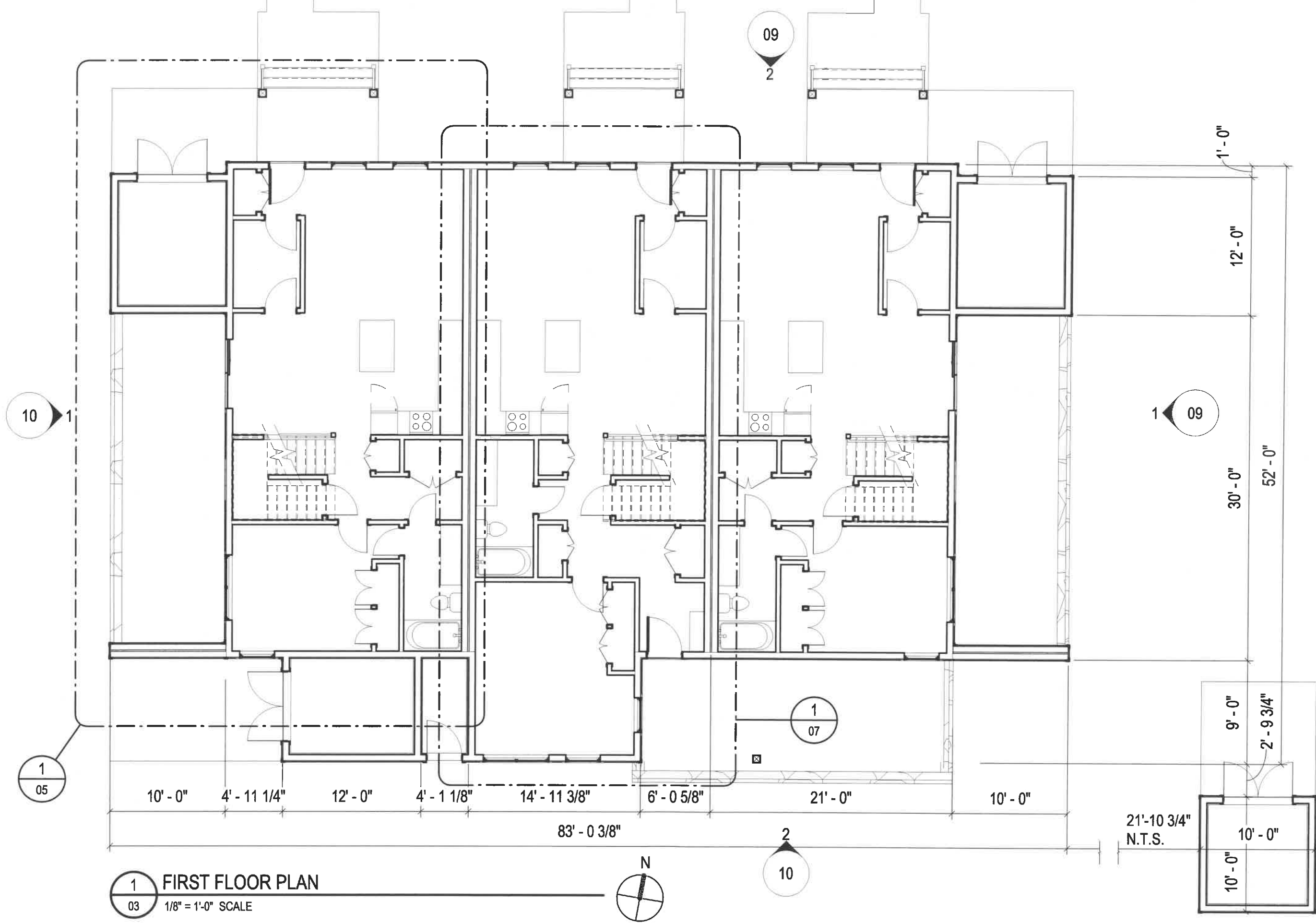
Transaction Services 1-800-SURVEYS (787-8397)

3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



1
04 SECOND FLOOR PLAN
1/8" = 1'-0" SCALE



1
03 FIRST FLOOR PLAN
1/8" = 1'-0" SCALE

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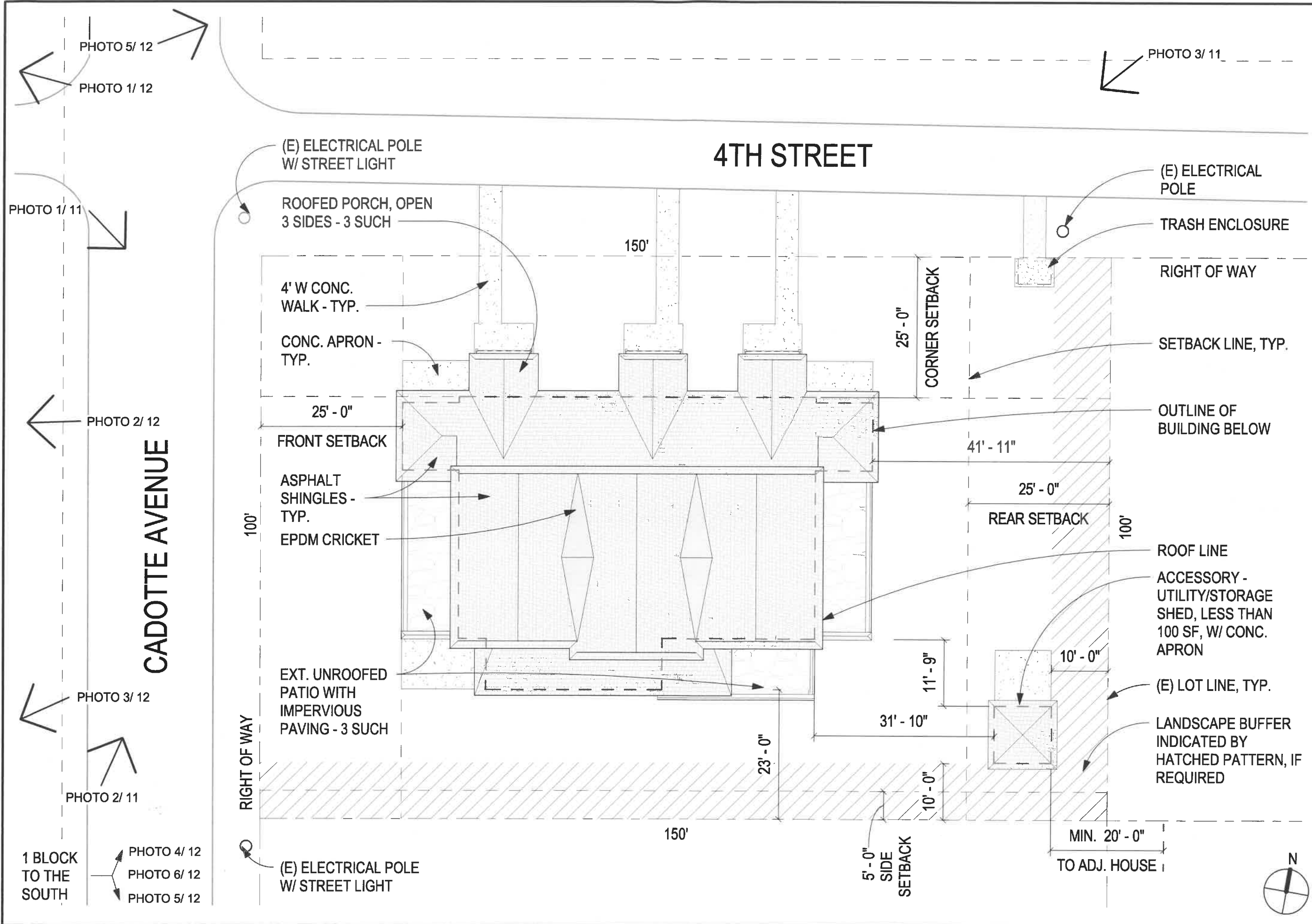
Grand Hotel®

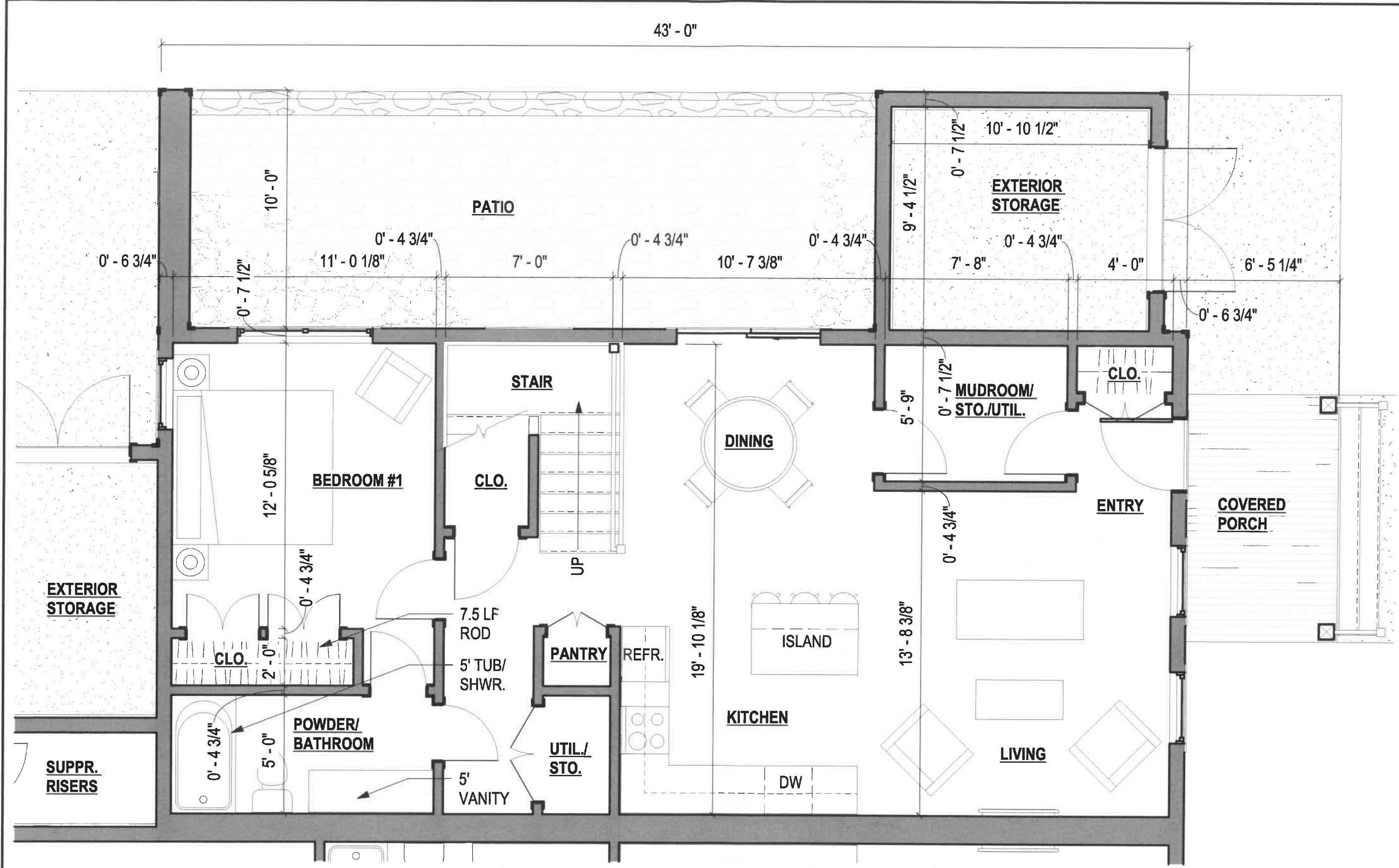
SCALE: 1/8" = 1'-0"

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03

FIRST FLOOR
PLAN





1 FIRST FLOOR - UNIT PLAN END
05 1/4" = 1'-0" SCALE



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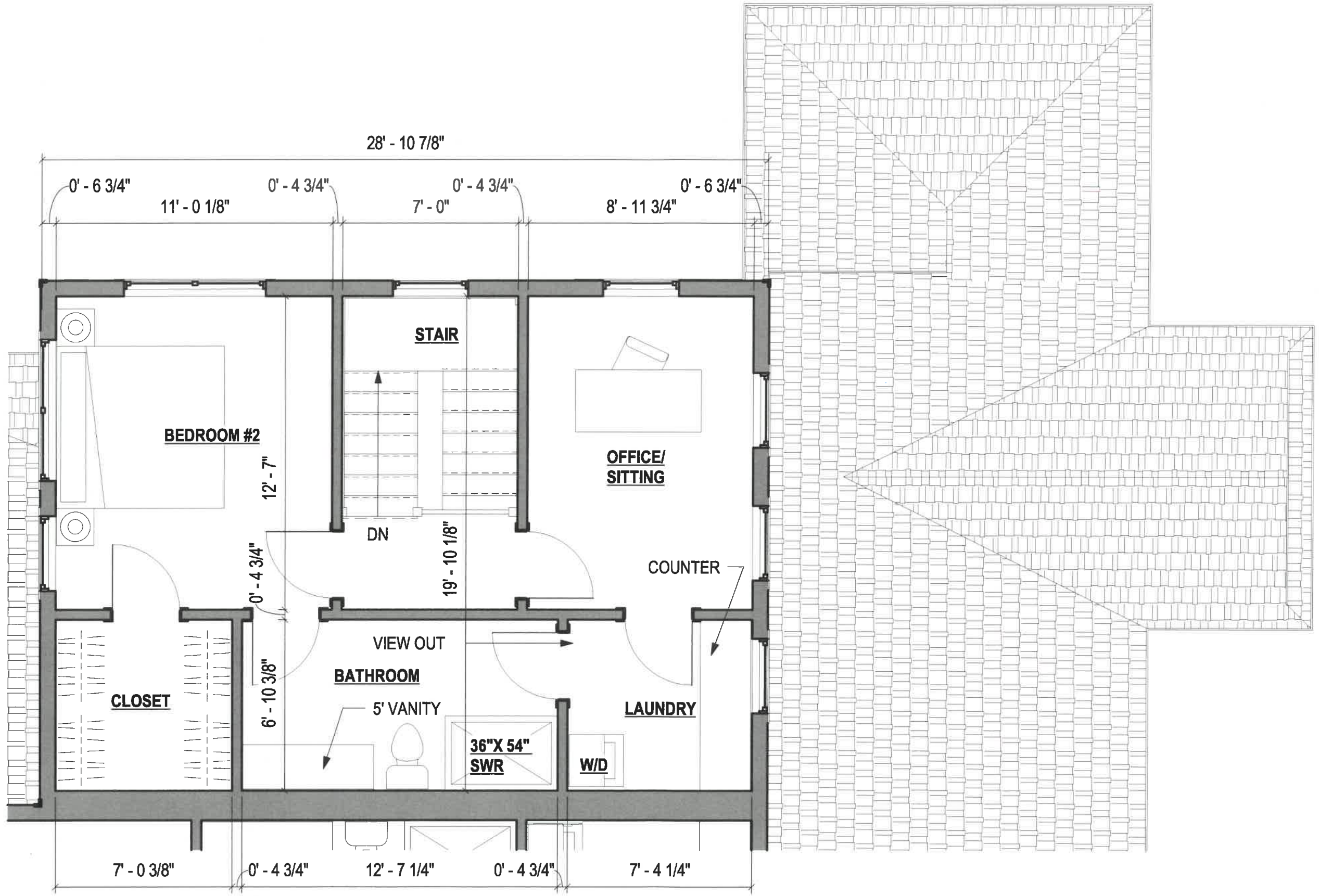
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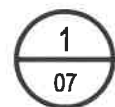
Grand Hotel

05
ENLARGED 1ST
FLOOR - END

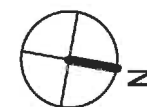
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2025.07.29

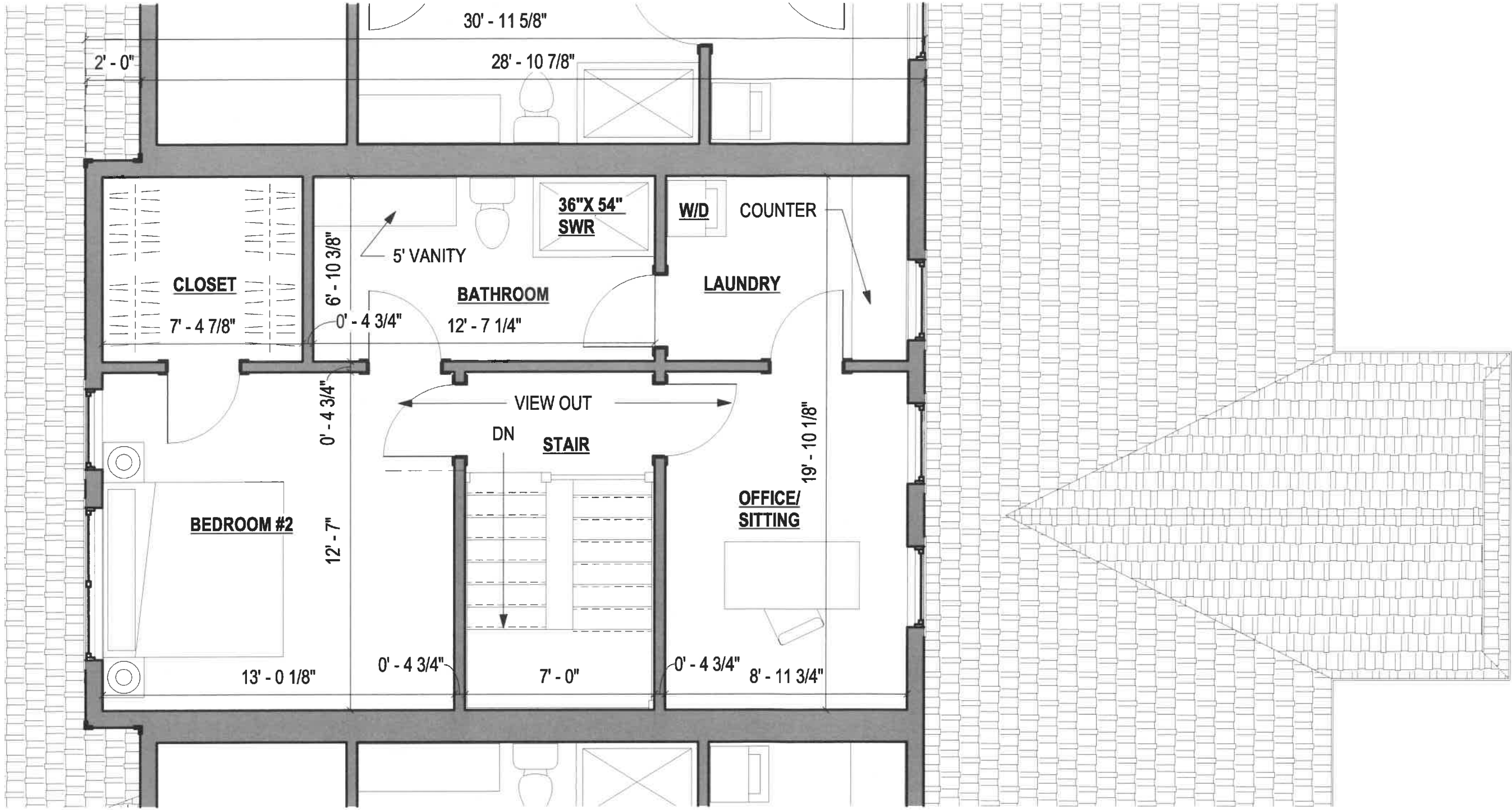


1 SECOND FLOOR - UNIT PLAN END
06 1/4" = 1'-0" SCALE



1/4" = 1'-0" SCALE

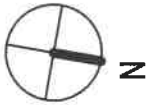




1
08

SECOND FLOOR - UNIT PLAN MID

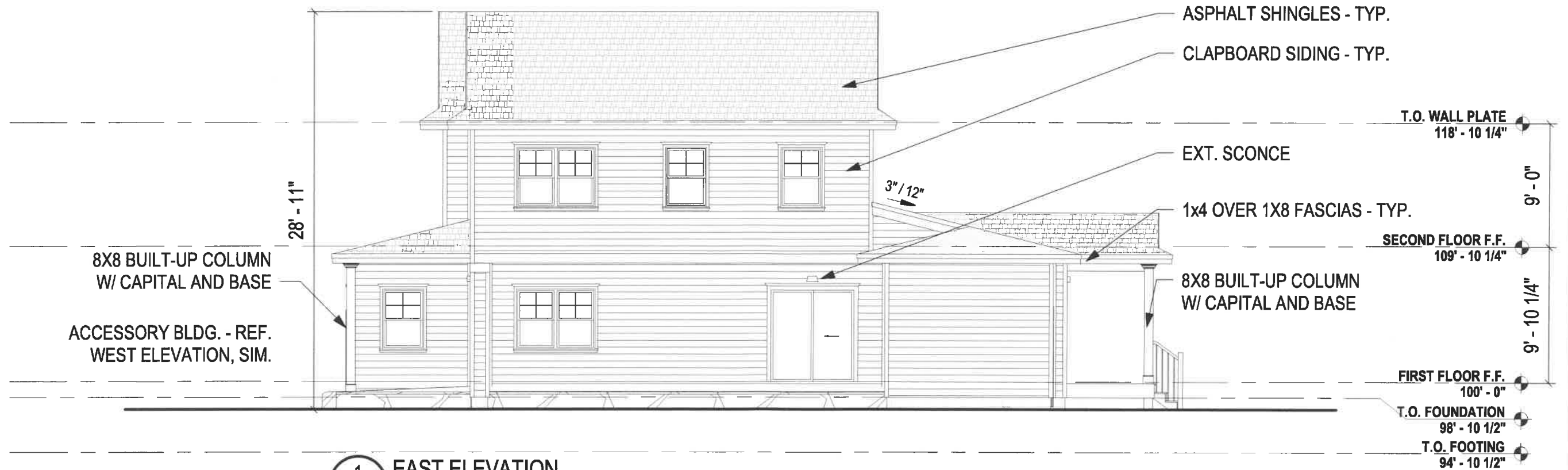
1/4" = 1'-0" SCALE



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2 NORTH ELEVATION
09 1/8" = 1'-0" SCALE



1 EAST ELEVATION
09 1/8" = 1'-0" SCALE

09
EXTERIOR
ELEVATIONS

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2025.07.29
SCALE: 1/8" = 1'-0"

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2 SOUTH ELEVATION
1/8" = 1'-0" SCALE



1 WEST ELEVATION
1/8" = 1'-0" SCALE

10
EXTERIOR
ELEVATIONS

Grand Hotel®

2025.07.29

SCALE: 1/8" = 1'-0"

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VACANT LOT



3 TOWARD SOUTH-WEST
11 NO SCALE

VACANT LOT



2 TOWARD NORTH-EAST
11 NO SCALE

VACANT LOT



1 TOWARD SOUTH-EAST
11 NO SCALE



6 CADOTTE - CONTEXT - NEARBY EAST
12 NO SCALE



5 CADOTTE - CONTEXT - NEARBY - SOUTH
12 NO SCALE



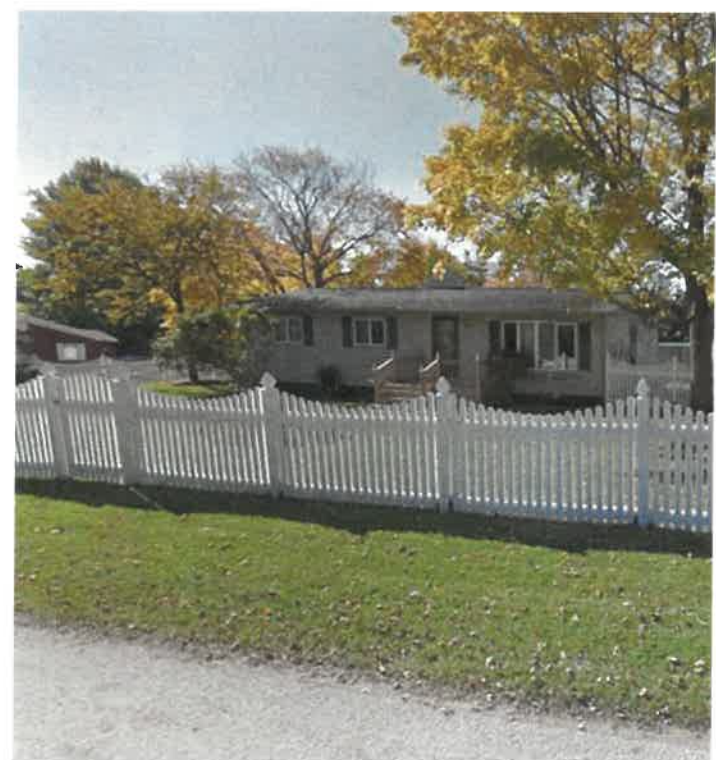
4 CADOTTE - CONTEXT - NEARBY
12 NO SCALE



3 CADOTTE - CONTEXT - SOUTH-WEST
12 NO SCALE



2 CADOTTE - CONTEXT - WEST
12 NO SCALE



1 CADOTTE - CONTEXT - NORTH-WEST
12 NO SCALE