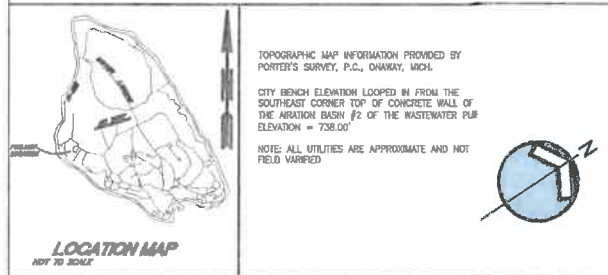


PRIVATE CLAIM NO.2 COMM AT THE N'LY COR OF PC 2 TH S 32 DEG 51'45" W 4020.8 FT ALG S'ELY LINE OF PC 2 TO THE POB TH N 40 DEG 40'50" W 130.08' TH N 14 DEG 18'18" E 257.95 FT W/L TO S'LY LINE OF STONECUFF/CONCO V1 TH'LY AND N'LY ALG STONECUFF BOUNDARY TO THE N LINE OF AN EASEMENT (282/163) TH B' ALG N LINE OF EASE EASEMENT TO THE E'LY LINE OF PC 2 WITH SAID POINT BEING 232.0 DEG 51'45" W 3523.82 FT FROM THE N'LY COR OF PC 2 TH S 32 DEG 51' 45" W 300.0 FT W/L ALG S'LY LINE OF PC 2 TO THE N LINE OF A PARCEL DESS IN ~~282~~ TH 187 DEG 52' W 85.75 FT S 32 DEG 28' W TO S'LY LINE OF PC 2 TH S 32 DEG 51'48 ALG S'LY LINE TO THE POB. PART OF PC 2.



COMMENCING AT THE NORTHEAST CORNER OF PRIVATE CLAIM NO. 3, THENCE ALONG THE SOUTHEASTELY LINE OF SAID PRIVATE CLAIM S 33°21'17" W 1188.02' A MONUMENT BY THE GATE OF STONECLIFFE; THENCE CONTINUING ON THE EASTERLY LINE OF SAID PRIVATE CLAIM BEING THE SOUTHEASTELY LINE OF A PARCEL DESCRIBED IN LIBER 412, PAGE 472 AND LIBER 412, PAGE 473 MACKINAC COUNTY RECORDS S 33°03'19" W 136.97' TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTHEASTELY LINE OF PRIVATE CLAIM NO.3, S 33°03'19" W 674.97' THENCE N 57°15'00" W 60.00'; THENCE N 67°59'24" W 298.94'; THENCE S 78°32'09" W 164.57'; THENCE N 38°36'27" W 63.13' TO THE NORTHWESTELY LINE OF PRIVATE CLAIM NORTHEACE ALONG SAID PRIVATE CLAIM LINE S 32°55'00" E 113.87' TO THE WESTLY LINE OF CONDO NO. 1, AS SHOWN IN LIBER 412, PAGE 473 MACKINAC COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID CONDO NO.1, S 02°56'12" W 8" TO THE SOUTH LINE OF SAID CONDO NO.1; THENCE ALONG THE SOUTH LINE OF SAID CONDO NO.1, S 87°03'39" E 93.75' TO THE SOUTHEASTELY CORNER OF CONDO NORTHEACE ALONG THE EASTERLY LINE OF SAID CONDO NO.1, N 02°56'23" E 160.00' TO THE NORTHEASTELY CORNER OF SAID CONDO NO.1; THENCE ALONG THE NORTH LINE OF SAID CONDO NO.1, N 87°03'19" W 8.00' TO THE NORTHWESTELY LINE OF PRIVATE CLAIM NO.3; THENCE ALONG THE NORTHWESTELY LINE OF PRIVATE CLAIM N 32°55'00" E 242.45' TO THE SOUTHEASTELY LINE OF A PARCEL DESCRIBED IN LIBER 260, PAGE 204 AND LIBER 260, PAGE 228, MACKINAC COUNTY RECORDS; THENCE ALONG SOUTHEASTELY LINE S 57°05'38" E 80.00' TO THE SOUTHEASTELY INTERIOR OF SAID PARCEL DESCRIBED IN PARCEL 366-389, MACKINAC COUNTY RECORDS; THENCE S 60°01' TO THE NORTHEASTERY CORNER OF SAID PARCEL; THENCE S 96°48' E 73.24'; THENCE N 60°44'04" E 22.74'; THENCE N 22°15'51" E 53.51'; THENCE N 20°12'58" E 51.33'; THENCE N 29°47'45" E 60.40'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00', A DELTA OF 33°28'55", A RADIUS LENGTH OF 233.52' AND A CHORD WHICH BEARS N 59°02'27" E 230.21'; THENCE S 83°08'17" E 46.39' TO THE NORTHERLY LINE OF A 20' WIDE PRIVATE EASEMENT RECORDED IN LIBER 454, PAGES 366-389, MACKINAC COUNTY RECORDS; THENCE S 57°38" E 191.19' ALONG THE NORTH LINE OF SAID EASEMENT; THENCE S 33°03'20" W 20.00' TO THE NORTHWESTELY CORNER OF A PARCEL DESCRIBED IN LIBER 412, PAGE 472 AND LIBER 412, PAGE 473, MACKINAC COUNTY RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL S 33°03'19" W 152.25' TO THE SOUTHEASTELY CORNER OF SAID DESCRIBED PARCEL; THENCE ALONG THE SOUTHEASTELY LINE OF SAID PARCEL S 57°15'00" W 60.00' TO THE POINT OF BEGINNING, CONTAINING 0.02 ACRES, BEING SUBJECT TO THE MEASUREMENTS OF RECORD, IF ANY, ALL BEING A PART OF PRIVATE CLAIM NO.3, T40N, R11 CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN.

1. PROPERTY ZONED HB HOTEL BOARDINGHOUSE.
2. MINIMUM LOT SIZE REQUIREMENTS: AREA SHALL NOT BE LESS THAN 7500 SQ. FT. w/ A MIN. WIDTH OF 80' AT THE BUILDING LINE.
3. ACTUAL NEWLY COMBINED LOT SIZE = 10.32 AC (449,539 S.F.).
4. MINIMUM SETBACK REQUIREMENTS:
FRONT = 30 FEET, SIDE = 10 FEET, REAR = 30 FEET.
5. NO BUILDING SHALL EXCEED 40 FEET OR 31 STORIES IN HEIGHT.
6. MAXIMUM LOT COVERAGE IS 40%.
7. ACTUAL LOT COVERAGE OF NEWLY COMBINED PARCELS IS 15.7% = 70,347 S.F. = ALL BUILDINGS, PATIOS, COBBLES, PATHS, WALKS, DRIVES. (AN INCREASE OF 365 S.F. FOR THIS PROJECT, WHICH INCLUDES THE 3 TEMPORARY AWNINGS OVER BRICK WALKS ALTERED IN INSTALLATION FROM PREVIOUS PLAN).
8. HOTEL UNITS:
 - 8.1. THE MANSION - 16 EXISTING HOTEL ROOMS
 - 8.2. THE SUMMERHOUSE - 31 EXISTING HOTEL ROOMS
 - 8.3. THE FOUNDATION COTTAGE - SINGLE FAMILY UNIT OR 1 HOTEL GUEST ROOM
 - 8.4. 16+31+1 = 48 TOTAL GUESTROOMS INCLUDING THE COTTAGE.
9. ALLOWABLE AND ACTUAL DENSITIES:
-HOTELS: ALLOWABLE = 60 BEDROOMS PER ACRE = 60 x 8.64 ACRES = 518 ALLOWED.
-HOTEL USE = 47-50 ACTUAL = 10% OF SITE UTILIZED AS HOTEL USE. THUS 90% OF SITE AVAILABLE FOR RESIDENTIAL USE.
10. -DWELLING UNITS ALLOWED = 20 DWELLING UNITS PER ACRE x (8.64 ACRES x 90%) = 155 ALLOWED, 1 PROPOSED.
11. AT LEAST 1 BICYCLE SPACE PER DWELLING IS PROVIDED.

1. BICYCLE PARKING RACKS ARE PROVIDED AT THE COTTAGE AND AT THE SUMMERHOUSE AND AT THE BICYCLE PAVILION FOR THE MANSION, 1 BIKE SPACE PER BEDROOM.
2. SHRUBBERY SCREENED TRASH ADJACENT TO EACH COTTAGE. ALL TRASH FROM EACH STRUCTURE THEN GOES TO A CENTRAL TRASH COLLECTION POINT INTO A SHED WITHIN THE GATED UTILITY AREA.
3. LIGHTING - SEE INDIVIDUAL STRUCTURES FOR BUILDING LIGHTING, NO PATHWAY LIGHTING PROPOSED.
4. A.C. CONDENSERS - SEE INDIVIDUAL STRUCTURES FOR BUILDING COMPRESSORS DISGUISED w/ SHRUBBERY.
5. EACH STRUCTURE REQUIRING SANITARY SHALL INITIALLY BE ON ITS OWN HEALTH DEPT. APPROVED SEPTIC TANK AND FIELD AND ALSO BE PIPED TO A CENTRAL FUTURE PUMPING STATION LOCATION READY FOR FUTURE MUNICIPAL HOOK UP.
6. STORMWATER HARD SURFACES INCREASE FROM 7% PRE DEVELOPMENT TO 15.6% 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 STRUCTURES, NO STORMWATER RETENTION IS ANTICIPATED NECESSARY.

KEY: =

1. ADDITION OF A WELLNESS CENTER BUILDING WHICH INCLUDES AN EXERCISE ROOM WITH HIS & HERS LOCKERS AND BATHROOMS.
2. ADDITION OF A BICYCLE SHELTER.
3. ADDITION OF A FOUNDATION COTTAGE #1.
4. ADDITION OF A PATIO WITH 4'x4' FIRE PIT AREA.
5. CHANGE OUT REAR PAVER WALKWAYS & PATIOS WITH NEW COBBLESTONE PAVERS.
6. ADD A SMALL WATER FEATURE FOUNTAIN TO THE EXISTING PATIO AREA OFF OF THE REAR COVERED EXHA.
7. ADDITION OF A SECONDARY COBBLESTONE PAVER ARRIVAL LOOP FOR HORSE AND CARRIAGE TRAFFIC.
8. REPLACE THE OLD PAVER DRIVE & WALKWAYS TO SUMMERHOUSE WITH NEW COBBLESTONE PAVERS.
9. CUT BACK EXISTING POOL PATIO BY 12'. MOVE BACK PATIO DECK FENCE 12' WITH NEW ALUMINUM 4" HIGH BRONZE COLOR POOL FENCE.
10. OUTDOOR POOL AT WELLNESS CENTER & MISC. LANDSCAPE FEATURES.
11. PROPOSED MERCANTILE BUILDING w/ ADDITION.

File No. HB24-013-058
Exhibit 0
Date 7.29.25
Initials KP

SEE ENLARGED PLAN

THE INN AT STONECLIFFE
8593 CUDAHY CIRCLE
MACKINAC ISLAND, MI

date: **July 29, 2025**
project: **2131**

SITE PLAN

sheet:
A16.1
SEPTEMBER • 2005

