

GRAND HOTEL - MANAGER HOUSING

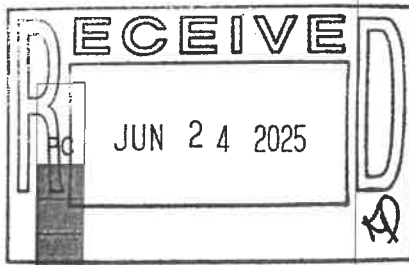
00 COVER

SUBMITTAL FOR PLANNING COMMISSION



Sheet List

- 00 COVER
- 01 SURVEY
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- 07 SITE PHOTOS
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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 12 dwelling units, each with front doors out to shared balconies and concrete walks. The East end will have covered bike parking for all occupants and an electrical/mechanical room. Two charging stations will also be provided for electric bikes/scooters.

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 DENSITY OF PROJECT.

Historic District

NONE

Construction

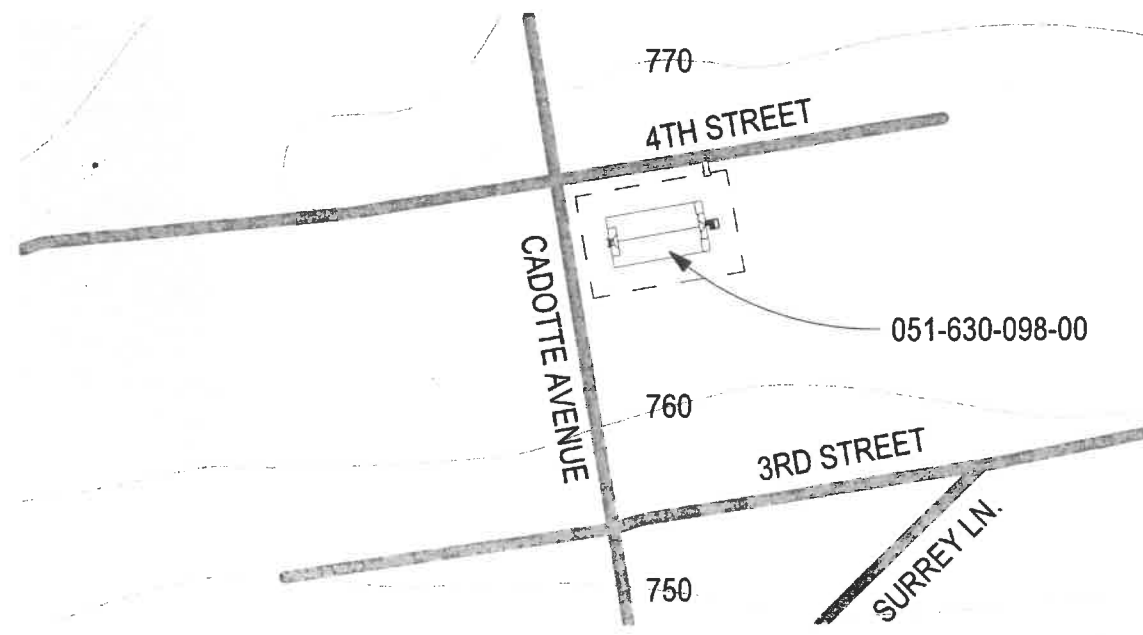
PROPOSED CONSTRUCTION START DATE: NOV., 2025
ESTIMATED DURATION OF CONSTRUCTION: 6 MONTHS

ARCHITECT

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

Requirements

	ALLOWED	PROPOSED
DWELLING UNITS:	3	12
LOT SIZE:	REQ'D 10,000 SF	EXISTING 15,000 SF (0.344 AC.)
SETBACKS	REQ'D	PROPOSED
FRONT YARD	25'	25' - 8"
FRONT YARD (CORNER)	25'	30'
SIDE YARD	5'	17' - 6"
REAR YARD	25'	25' - 4 1/2"
HEIGHT	ALLOWED	PROPOSED
STORIES MIN.	1	2
STORIES MAX.	2.5	2
FEET MIN.	12'	31' - 6 1/2"
FEET MAX.	35'	31' - 6 1/2"
LOT COVERAGE	ALLOWED	PROPOSED
SQ. FT. (INCLUDING PORCHES AND DECKS)	6,000	5,929
PERCENTAGE	40%	39.5%
GROSS SQUARE FOOTAGE		PROPOSED
1ST FLOOR		3,970
2ND FLOOR		3,720
TOTAL		7,690



AREA PLAN
1" = 200'-0" SCALE



Grand Hotel®
2025.06.24
SCALE: 1" = 200'-0"

MANAGER HOUSING
4TH ST. & CADOTTE AVE.
PLANNING COMMISSION

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COVERED CONCRETE
WALKWAY AROUND BUILDING

6X6 WOOD COLUMNS

TYP. OF 6 APARTMENTS
ENTRY DOOR
(2) DOUBLE HUNG WINDOW

GRAVEL PATH

WOOD STAIR TO SECOND
FLOOR, TYP. OF 2

CONCRETE PATH

WOOD ENTRY STAIR

WOOD PORCH LANDING

WOOD STAIR TO PORCH
LANDING, TYP. OF 2

GRAVEL PAD AND PATH

BIKE CHARGING STATION

CONCRETE PATH

GRAVEL PAD

BIKE CHARGING
STATION

COVERED BIKE PARKING

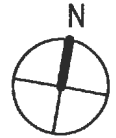
ELECTRICAL/MECHANICAL ROOM

WOOD STAIR - EGRESS FROM
SECOND FLOOR

COVERED BIKE PARKING

FIRST FLOOR PLAN

3/32" = 1'-0" SCALE



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MANAGER HOUSING
4TH ST. & CADOTTE AVE.
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SCALE: 3/32" = 1'-0"

2025.06.24

03

FIRST FLOOR
PLAN

SECOND FLOOR PLAN

3/32" = 1'-0" SCALE

42" WOOD GUARDRAIL
WITH 6X6 NEWEL POSTS

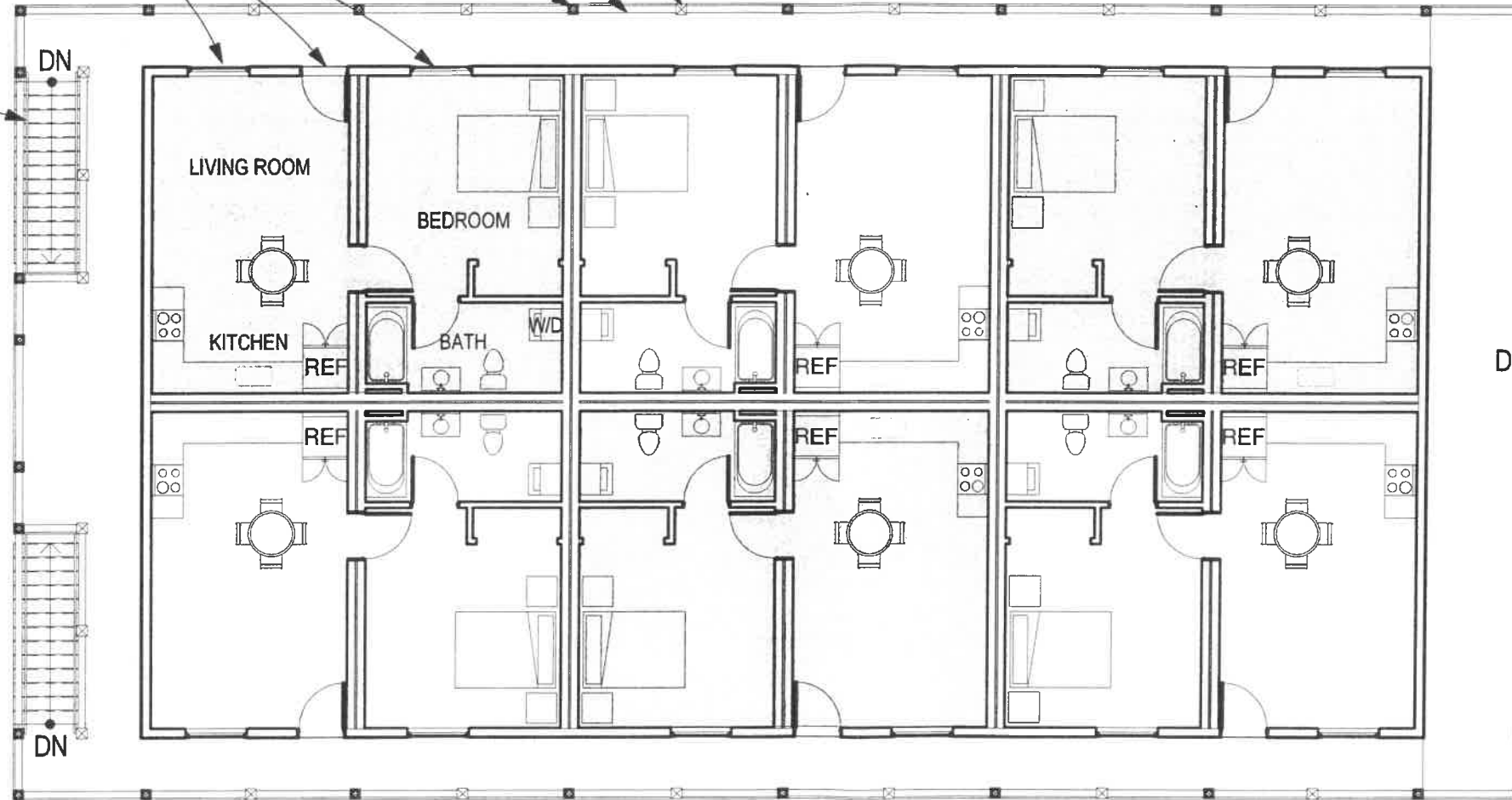
COVERED BALCONY
(WOOD DECKING)

6X6 WOOD COLUMNS

TYP. OF 6 APARTMENTS
ENTRY DOOR
(2) DOUBLE HUNG WINDOWS

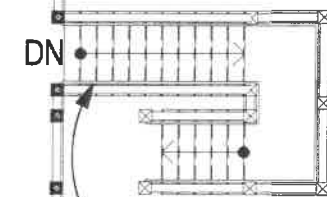
WOOD STAIR TO
PORCH LANDING
TYP. OF 2

06 1



06 2

05 2



WOOD STAIR TO
CONCRETE WALK

05 1



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MANAGER HOUSING
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SCALE: 3/32" = 1'-0"

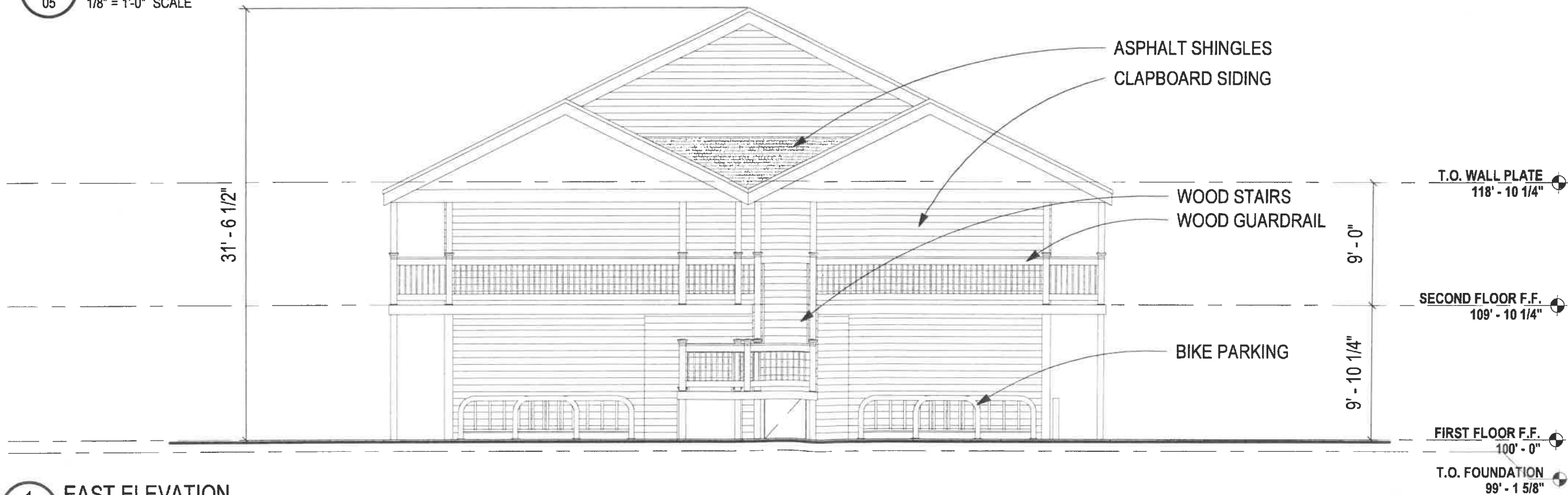
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04

SECOND FLOOR
PLAN



2 NORTH ELEVATION
05 1/8" = 1'-0" SCALE



1 EAST ELEVATION
05 1/8" = 1'-0" SCALE

MANAGER HOUSING
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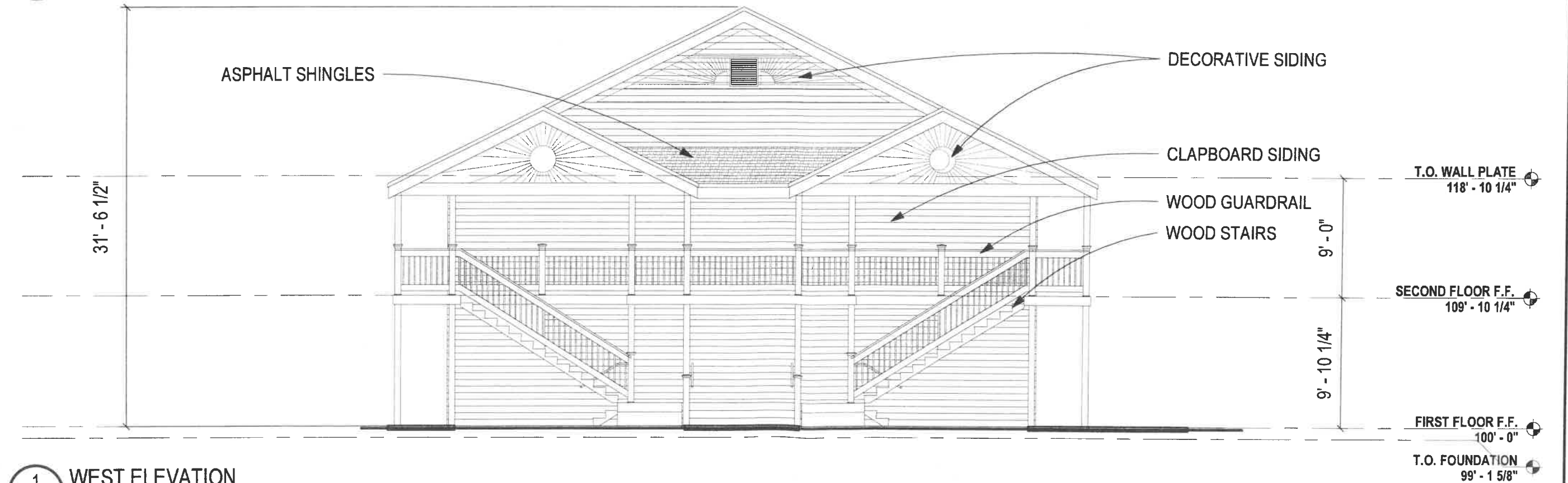
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Grand Hotel®
SCALE: 1/8" = 1'-0"

2025.06.24

05
EXTERIOR
ELEVATIONS

2 SOUTH ELEVATION
06 1/8" = 1'-0" SCALE



1 WEST ELEVATION
06 1/8" = 1'-0" SCALE

MANAGER HOUSING
4TH ST. & CADOTTE AVE.
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SCALE: 1/8" = 1'-0"

2025.06.24

06
EXTERIOR
ELEVATIONS



3
07
EXISTING VACANT LOT
TOWARD SOUTH-WEST
NO SCALE



2
07
EXISTING VACANT LOT
TOWARD NORTH-EAST
NO SCALE



1
07
EXISTING VACANT LOT
TOWARD SOUTH-EAST
NO SCALE



3 CADOTTE - CONTEXT - SOUTH-WEST
08 NO SCALE



5 CADOTTE - CONTEXT - NEARBY
08 NO SCALE



2 CADOTTE - CONTEXT - WEST
08 NO SCALE



4 CADOTTE - CONTEXT - NEARBY
08 NO SCALE



1 CADOTTE - CONTEXT - NORTH-WEST
08 NO SCALE

ITEMS CORRESPONDING TO SCHEDULE B-II

- 12 Oil, gas, mineral and subsurface rights reserved by the State of Michigan, and the terms, covenants and provisions contained in instrument recorded in Liber 102, page 343, as to Parcel 7, 9 and 33.
Item does not reference subject property and is not shown hereon.
This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.
- 13 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 instrument recorded in Liber 112, page 63, as to Parcel 33.
Item does not reference subject property and is not shown hereon.
Schedule B, Part II items 1, 11 and 14 - 18 are not survey related.

LEGEND OF SYMBOLS & ABBREVIATIONS

- 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

ZONING INFORMATION

The subject property is zoned "R-4" - Harrisonville Residential District of the City of Mackinac Island.

Front Setback: 25' minimum or in line with adjacent residences
Side Setback: 5' minimum on one side and 10' minimum on the other
Rear Setback: 25' minimum
Maximum 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.

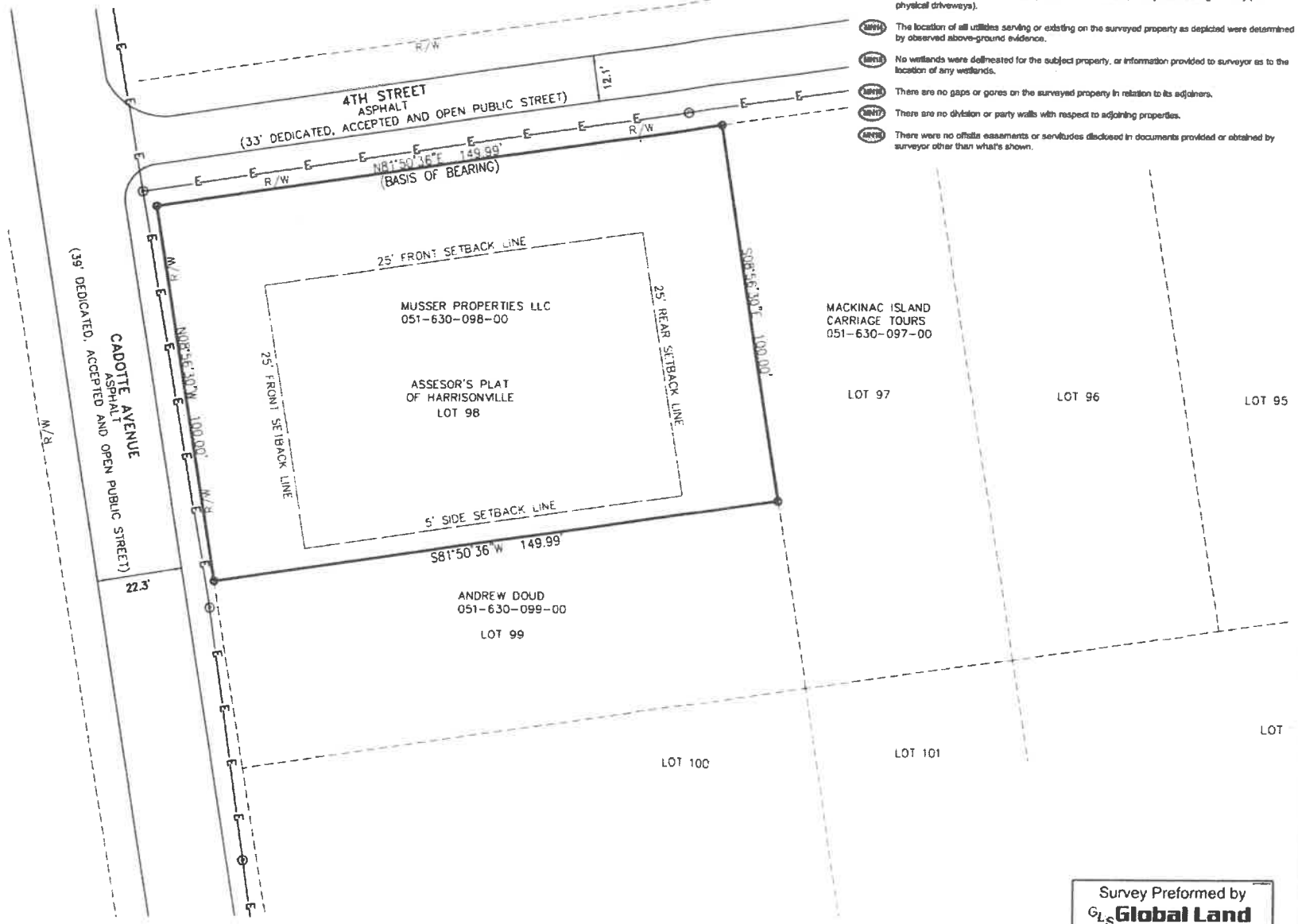
The zoning information shown above was provided by NVS Transaction Services - Zoning Division in the Zoning Information Project for (Parcel: 051-630-098-00) Cadotte, Report #7201901836-028 having a date of effect of September 13, 2019, pursuant to Item 6b of Table A.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- ANN Some features shown on this plot may be shown out of scale for clarity.
- ANN Dimensions on this plot 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.
- ANN The basis of bearings is N 61°50'36" E being the Northern line of Lot 98, Assessor's Plat of Harrisonville, Liber 4 of Plots Page 84, 85, 86, 87, 88 and 89.
- ANN All of the various survey monuments shown on this plot as found and/or used are in good condition, apparently undisturbed, unless otherwise noted.
- ANN At the time of survey, there was no observable evidence of earth moving work, building construction, or building additions.
- ANN At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.
- ANN At the time of survey, there was no observable evidence of substantial areas of refuse.
- ANN At the time of survey, the site is not being used as a cemetery, grave site or burial ground.
- ANN All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- ANN Subject parcels contain 0.34 Acres (14,997.59 square feet), more or less.
- ANN There were 0 regular parking spaces and 0 disabled parking spaces observed in the field. Total parking spaces of 0.
- ANN Address for subject property is Vacant Cadotte Avenue, Mackinac Island, MI 49757, per documents provided.
- ANN 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).
- ANN The location of all utilities serving or existing on the surveyed property as depicted were determined by observed above-ground evidence.
- ANN No wetlands were delineated for the subject property, or information provided to surveyor as to the location of any wetlands.
- ANN There are no gaps or gores on the surveyed property in relation to its adjacencies.
- ANN There are no division or party walls with respect to adjoining properties.
- ANN There were no official easements or servitudes disclosed in documents provided or obtained by surveyor other than what is shown.



SCALE: 1" = 20'

FLOOD NOTE

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.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
08/22/2019	FIRST DRAFT	10/04/2019	NETWORK COMMENTS
09/18/2019	NETWORK COMMENTS	10/14/2019	NETWORK COMMENTS
09/27/2019	NETWORK COMMENTS	11/21/2019	NETWORK COMMENTS
FIELD WORK: DWM	DRAFTED: CLS	CHECKED BY: JMS	FB & PG:

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT TIME OF FIELD SURVEY

LEGAL

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 © 2019 BOCK & CLARK CORPORATION, AN NVS COMPANY.

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.

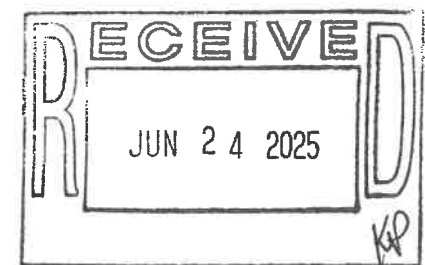
RECORD DESCRIPTION

Land in the City of Mackinac Island, Mackinac County, MI described as follows:

PARCEL 33:
Lot 5 and 6, Block 7, of HOBAN'S PLAT OF A PORTION OF PRIVATE CLAIM 110 now known as Lot 98, of ASSESSOR'S PLAT OF HARRISONVILLE, according to the plat thereof as recorded in Liber 4 of Plots, pages 84, 85, 86, 87, 88 and 89 Mackinac 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. 855437, DATED AUGUST 06, 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. 861545, DATED JULY 19, 2019 @ 8:00 AM, AS TO MACKINAC COUNTY, AND JULY 05, 2019 @ 8:00 AM, AS TO INGHAM COUNTY.



File No. R425-098-052
Exhibit C
Date 6-24-25
Initials KP

ALTA/NSPS LAND TITLE SURVEY

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

Surveyor's Certification

To: Wells Fargo Bank, National Association, as Administrative Agent, for the benefit of itself and the Lenders, and each of its successors and assigns; GHM RESORT HOLDINGS, LLC, a Delaware limited liability company; MUSSER REALTY CORPORATION, a Michigan corporation; GRAND HOTEL LLC, a Michigan limited liability company; GRAND HOTEL PROPERTIES, LLC, a Michigan limited liability company; MACKINAC HOLDING COMPANY, LLC, a Michigan limited liability company; MUSSER PROPERTIES, LLC, a Michigan limited liability company; KSL Capital Partners, LLC; Perkins Cole LLP; First American Title Insurance Company and Bock & Clark Corporation, an NVS Company.

This is to certify that this map or plat 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(e), 7(f)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on August 2, 2019.

JAY M. SCHWANDT, P.S., J.D.
REGISTRATION NO. 47874
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



SHEET 1 OF 1

Bock & Clark Corporation
an NV5 Company



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

6/20/2025 4:22:51 PM S:\Projects\Grand Hotel\2024 Manager Housing\Drawings\Sheet\4th and CADOTTE-A24_Local_12 units.rvt

