

GRAND HOTEL - MANAGER HOUSING

SUBMITTAL FOR PLANNING COMMISSION - AMENDED, REVISED



Sheet List

- 00 COVER
- 01 SURVEY
- 02 SITE PLAN
- 03 FIRST FLOOR PLAN
- 04 SECOND FLOOR PLAN
- 05 EXTERIOR ELEVATIONS
- 06 EXTERIOR ELEVATIONS
- 07 SITE PHOTOS
- 08 SITE PHOTOS

PC

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: BOARDINGHOUSE

Utilities/Services

POTENTIAL DEMAND FOR:

- WATER
- SEWER
- TRASH

UTILITY PLANS MEETING JURISDICTIONAL REQUIREMENTS
WILL BE PROVIDED UPON APPROVAL OF THE 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 a boardinghouse containing 12 single-bedroom 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.

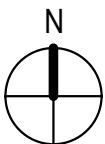
Requirements

DENSITY	ALLOWED	PROPOSED
OCCUPANTS:	30	24
(PER SECTION 7A.04 E: 1 OCCUPANT PER 500 S.F.)		
LOT SIZE	REQ'D	EXISTING
	10,000 SF	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	6,000	5,929
PORCHES AND DECKS)		
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



00
COVER

Grand Hotel®
SCALE: 1" = 200'-0"
2025.10.10

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

HopkinsBurns
D
historic preservation
communities by design

Oil, gas, mineral and other substances reserved by the State of Michigan; and the terms, covenants and provisions contained in instrument recorded in Liber 102, page 343, as to Part 7, 9 and 33.

Item does not reference said 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.

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 83, as to Part 33

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

Schedule B, Part II Items 1 - 11 and 14 - 18 are not survey related.

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 2½ 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 #01-46360-0040) Cardette, Report #7201901836-028 having a date of effect of September 13, 2019, pursuant to item 6b of Table A.

MON1 Some features shown on this plat may be shown out of scale for clarity.

MON2 Dimensions on this plat 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.

MON3 The basis of bearings is N 81°50'36" E being the Northernly line of Lot 98, Assessor's Plat of Harrisonville, Liber 4 of Plats, Page 84, 85, 86, 87, 88 and 89.

MON4 All of the various survey monuments shown on this plat as found and/or used are in good condition, apparently undisturbed, unless otherwise noted.

MON5 At the time of survey, there was no observable evidence of earth moving work, building construction, or building additions.

MON6 At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.

MON7 At the time of survey, there was no observable evidence of substantial areas of refuse.

MON8 At the time of survey, the site is not being used as a cemetery, grave site or burial ground.

MON9 All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.

MON10 Subject parcels contains 0.34 Acres (14,997.59 square feet), more or less.

MON11 There were 0 regular parking spaces and 0 disabled parking spaces observed in the field. Total parking spaces of 0.

MON12 Address for subject property is Vacant Cadotte Avenue, Mackinac Island, MI 49757, per documents provided.

MON13 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).

MON14 The location of all utilities serving or existing on the surveyed property as depicted were determined by observed above-ground evidence.

MON15 No wetlands were delineated for the subject property, or information provided to surveyor as to the location of any wetlands.

MON16 There are no gaps or gorges on the surveyed property in relation to its adjoiners.

MON17 There are no division or party walls with respect to adjoining properties.

MON18 There were no official easements or servitudes disclosed in documents provided or obtained by surveyor other than what's shown.

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 FMIX 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: Drew	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, © 2019 BOCK AND 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

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 Plats, 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 08, 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 MANAGIC COUNTY, AND JULY 05, 2018 @ 8:00 AM, AS TO INGHAM COUNTY.

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 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 Book & 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(a), 7(b)(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. 47974
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

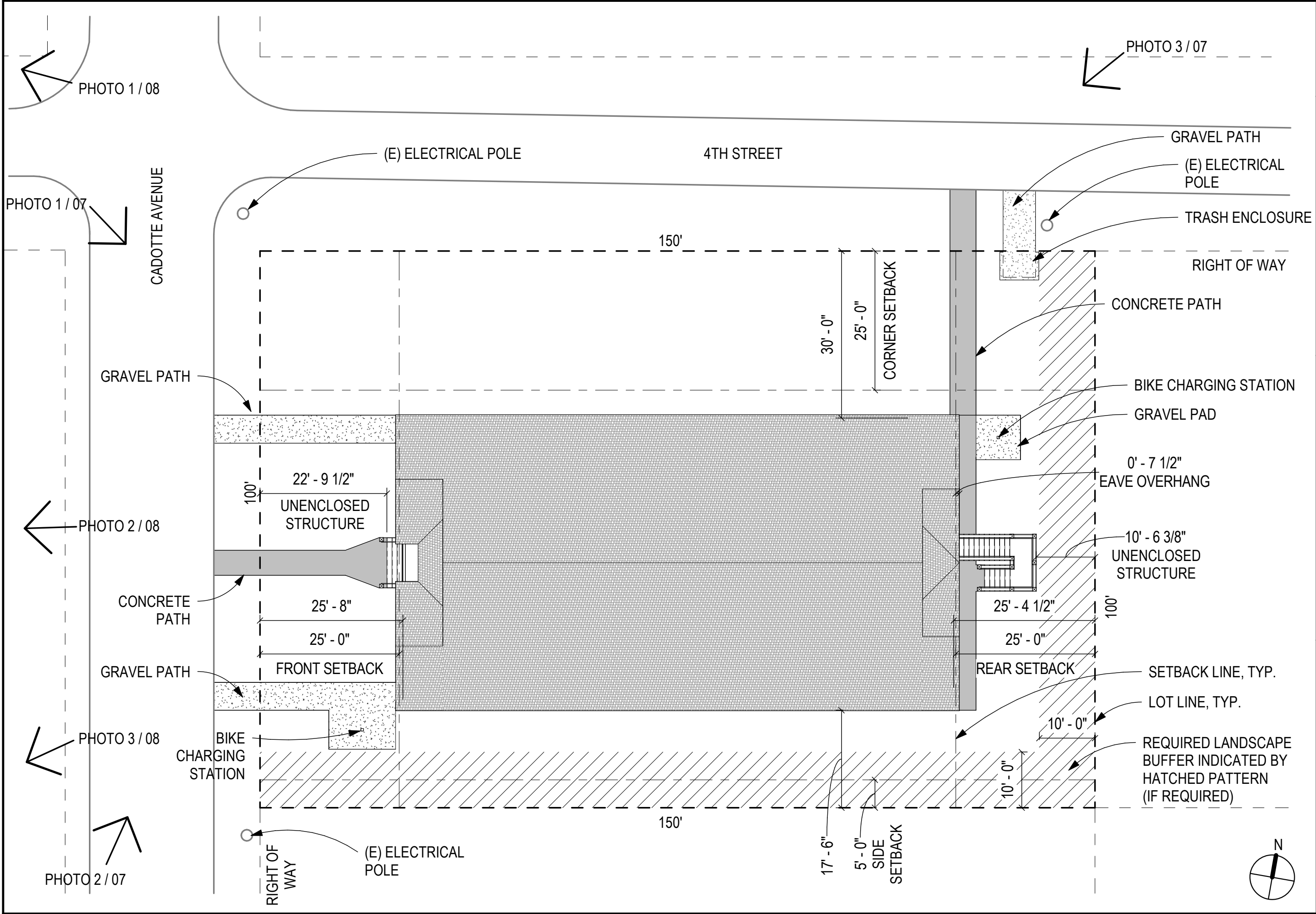
Bock & Clark Corporation
an NV5 Company

NV5

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

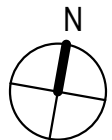
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT





3/32" = 1'-0" SCALE

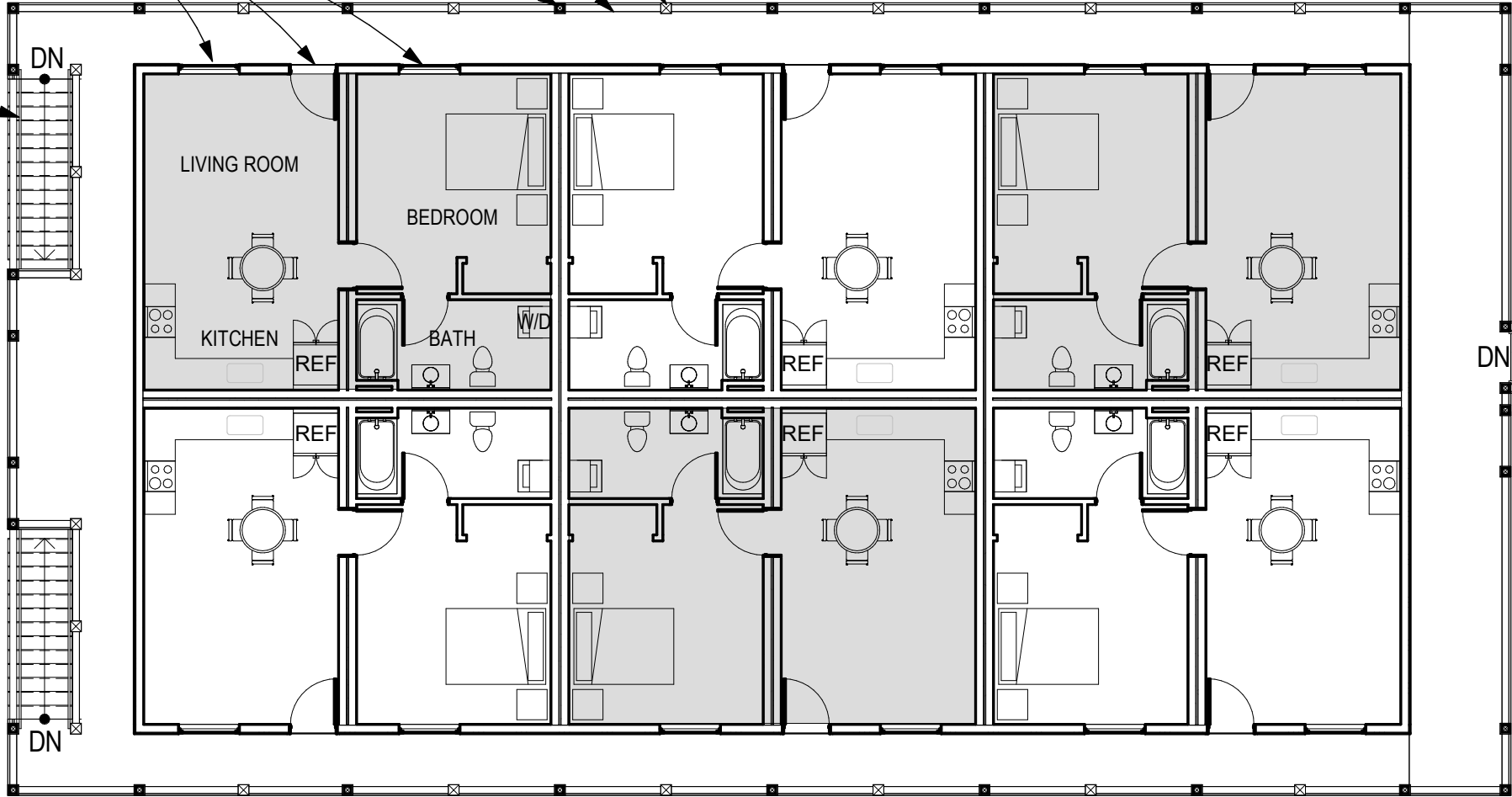


SECOND FLOOR PLAN

3/32" = 1'-0" SCALE

- 42" WOOD GUARDRAIL WITH 6X6 NEWEL POSTS
- COVERED BALCONY (WOOD DECKING)
- 6X6 WOOD COLUMNS
- TYP. OF 6 UNITS ENTRY DOOR
- (2) DOUBLE HUNG WINDOWS

WOOD STAIR TO PORCH LANDING
TYP. OF 2



WOOD STAIR TO CONCRETE WALK

HopkinsBurns

historic preservation & communities by design

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

Grand Hotel®

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

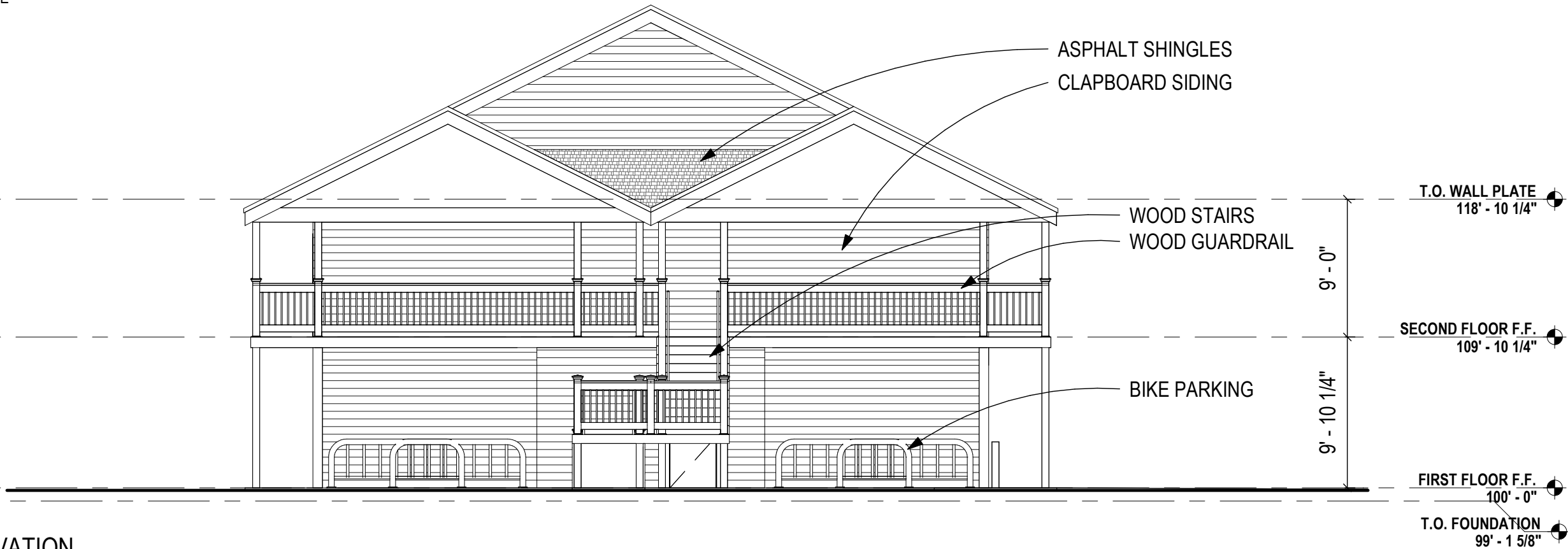
2025.10.10

04
SECOND FLOOR
PLAN

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



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



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

HopkinsBurns
D
historic preservation
communities by design

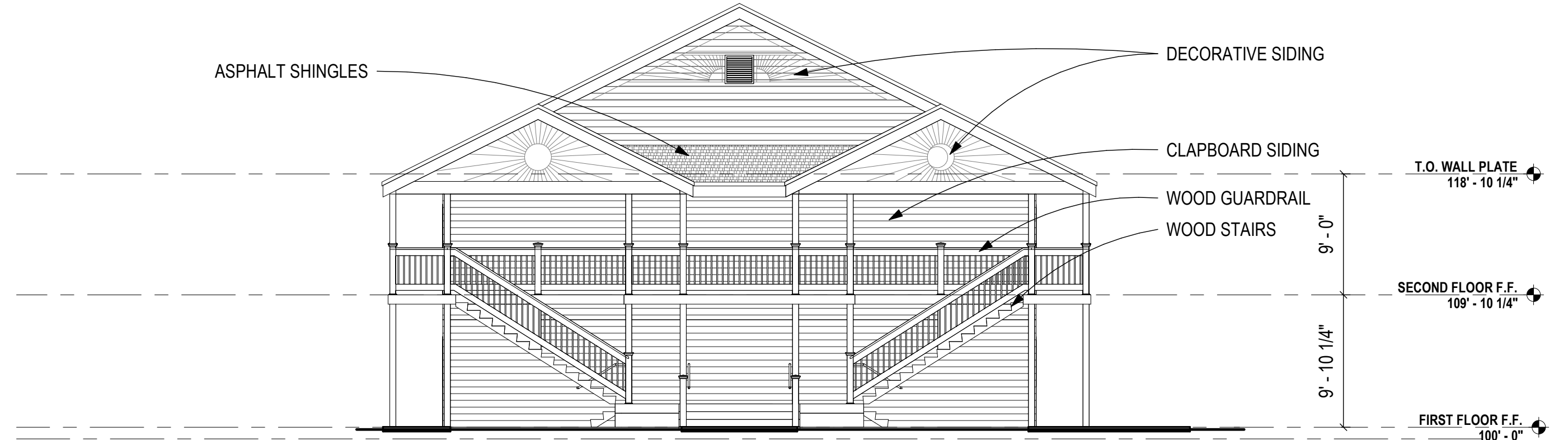
Grand Hotel®
SCALE: 1/8" = 1'-0"

05
EXTERIOR
ELEVATIONS

2025.10.10



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



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

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

HopkinsBurns
historic preservation
communities by design

Grand Hotel®
SCALE: 1/8" = 1'-0"
2025.10.10

06
EXTERIOR
ELEVATIONS



3
07

EXISTING VACANT LOT
TOWARD SOUTH-WEST

NO SCALE



1
07

EXISTING VACANT LOT
TOWARD SOUTH-EAST

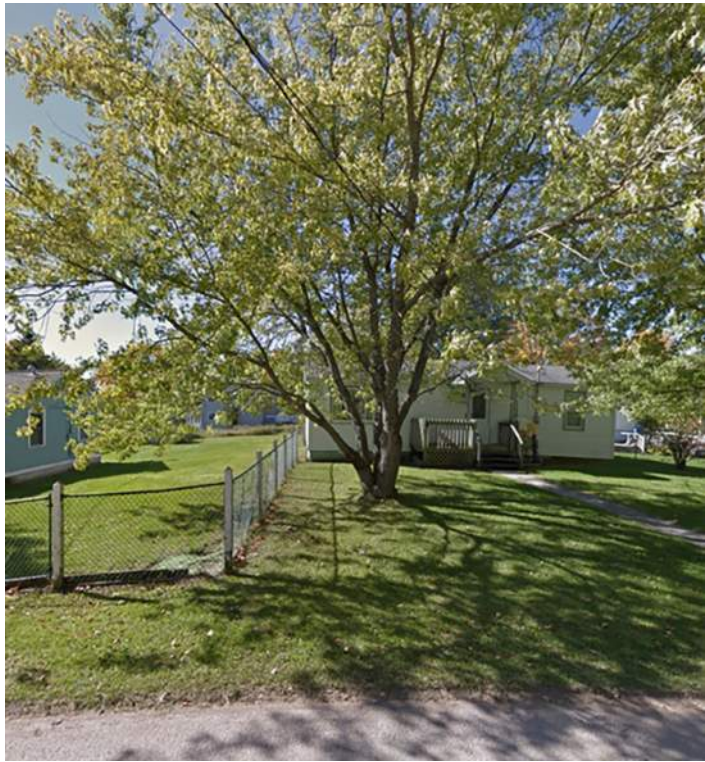
NO SCALE



2
07

EXISTING VACANT LOT
TOWARD NORTH-EAST

NO SCALE



3 CADOTTE - CONTEXT - SOUTH-WEST
08 NO SCALE



2 CADOTTE - CONTEXT - WEST
08 NO SCALE



1 CADOTTE - CONTEXT - NORTH-WEST
08 NO SCALE



5 CADOTTE - CONTEXT - NEARBY
08 NO SCALE



4 CADOTTE - CONTEXT - NEARBY
08 NO SCALE