

# GRAND HOTEL - MANAGER HOUSING

## SUBMITTAL FOR PLANNING COMMISSION - AMENDED, REVISED



### Sheet List

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PC

OWNER: GHMI RESORT HOLDINGS LLC  
KSL CAPITAL PARTNERS LLC

PROPERTY ADDRESS CADOTTE AVE.  
MACKINAC ISLAND, MI 49757

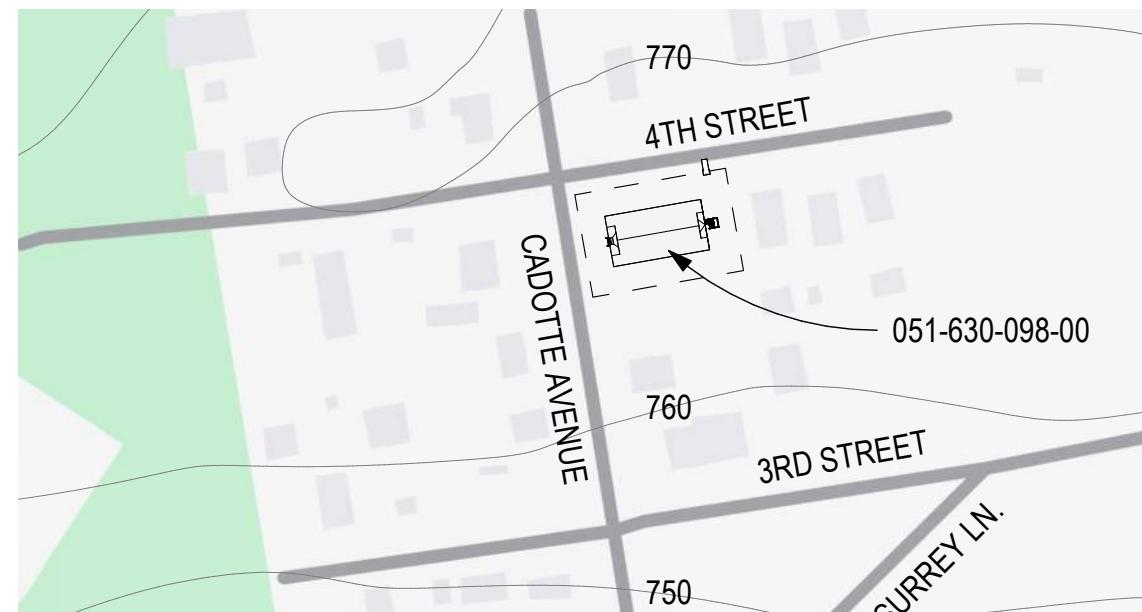
PARCEL #: 051-630-098-00

### 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.

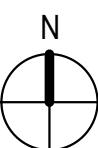
### Requirements

	ALLOWED	PROPOSED
DENSITY OCCUPANTS: (PER SECTION 7A.04 E: 1 OCCUPANT PER 500 S.F.)	30	24
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



**HopkinsBurns Design Studio**  
113 S Fourth Ave.  
Ann Arbor, Michigan 48103  
(734)424-3344  
[www.hopkinsburns.com](http://www.hopkinsburns.com)

00  
COVER

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

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

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## ITEMS CORRESPONDING TO SCHEDULE B-II

12 Oil, gas, mineral, and aboriginal antiquities 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 herein.  
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 83, as to Parcel 33.  
Item does not reference subject property and is not shown herein.  
Schedule B, Part II items 1 - 11 and 14 - 18 are not survey related.

## 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 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 NV5 Transaction Services - Zoning Division in the Zoning Information Project for (Parcel: 051-630-098-00) Cadotte, Report #7201901836028 having a date of effect of September 13, 2019, pursuant to item 6b of Table A.

## VICINITY MAP - NOT TO SCALE



## MISCELLANEOUS NOTES

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

MNH 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.

MNH The basis of bearings is N 11°50'36" E being the Northerly line of Lot 98, Assessor's Plat of Harrisonville, Liber 4 of Plats, Page 84, 85, 86, 87, 88 and 89.

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

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

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

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

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

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

MNH Subject parcel contains 0.34 Acres (14,997.59 square feet), more or less.

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

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

MNH 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).

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

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

MNH There are no gaps or gorges on the surveyed property in relation to its adjacents.

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

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

## 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	— E — E
UNDERGROUND ELECTRIC	— UE — UE
UNDERGROUND CABLE TV	— UCTV —
UNDERGROUND TELEPHONE	— UT — UT
UNDERGROUND GAS	— G — G
FENCE	— X — X
BUILDING LINE	
GRAVEL	—
CONCRETE	—



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 FMX 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
09/16/2019	NETWORK COMMENTS	10/14/2019	NETWORK COMMENTS
09/27/2019	NETWORK COMMENTS	11/21/2019	NETWORK COMMENTS

## 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 NV5 COMPANY. © 2019 BOCK AND CLARK CORPORATION, AN NV5 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

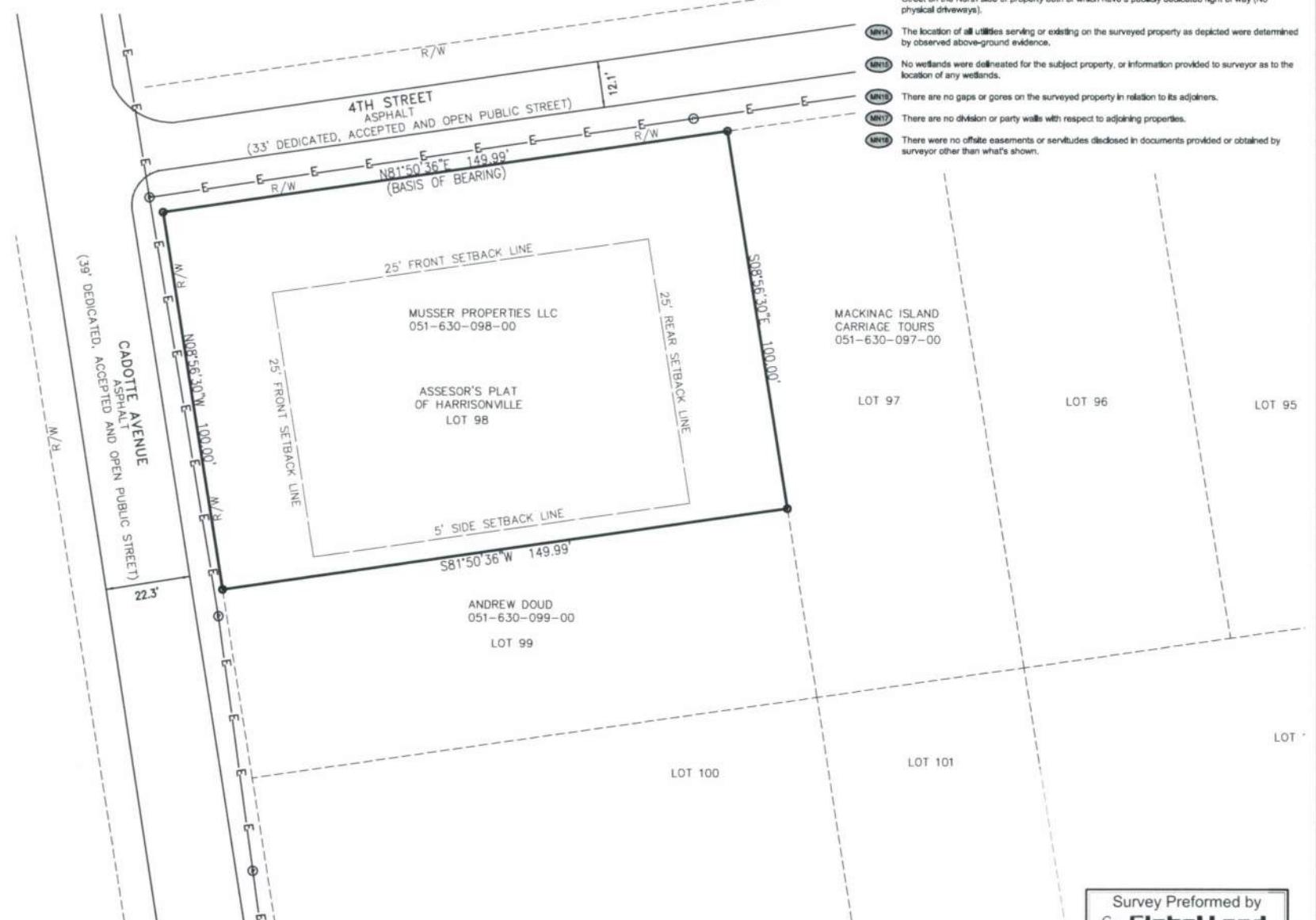
## RECORD DESCRIPTION

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 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 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.

The zoning information shown above was provided by NV5 Transaction Services - Zoning Division in the Zoning Information Project for (Parcel: 051-630-098-00) Cadotte, Report #7201901836028 having a date of effect of September 13, 2019, pursuant to item 6b of Table A.



Survey Preformed by  
**Global Land Solutions**  
9730 N. Greenville Rd., Lakeview,  
Michigan 48850  
(989) 352-4000  
[www.GlobalLandSolutions.com](http://www.GlobalLandSolutions.com)  
[globallandsolutions@gmail.com](mailto:globallandsolutions@gmail.com)

## 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; GHMI 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, LLC, a Michigan limited liability company; KSL Capital Partners, LLC; Perkins Cole LLP; First American Title Insurance Company and Bock & Clark Corporation, an NV5 Company

This is to certify that the 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(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*  
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



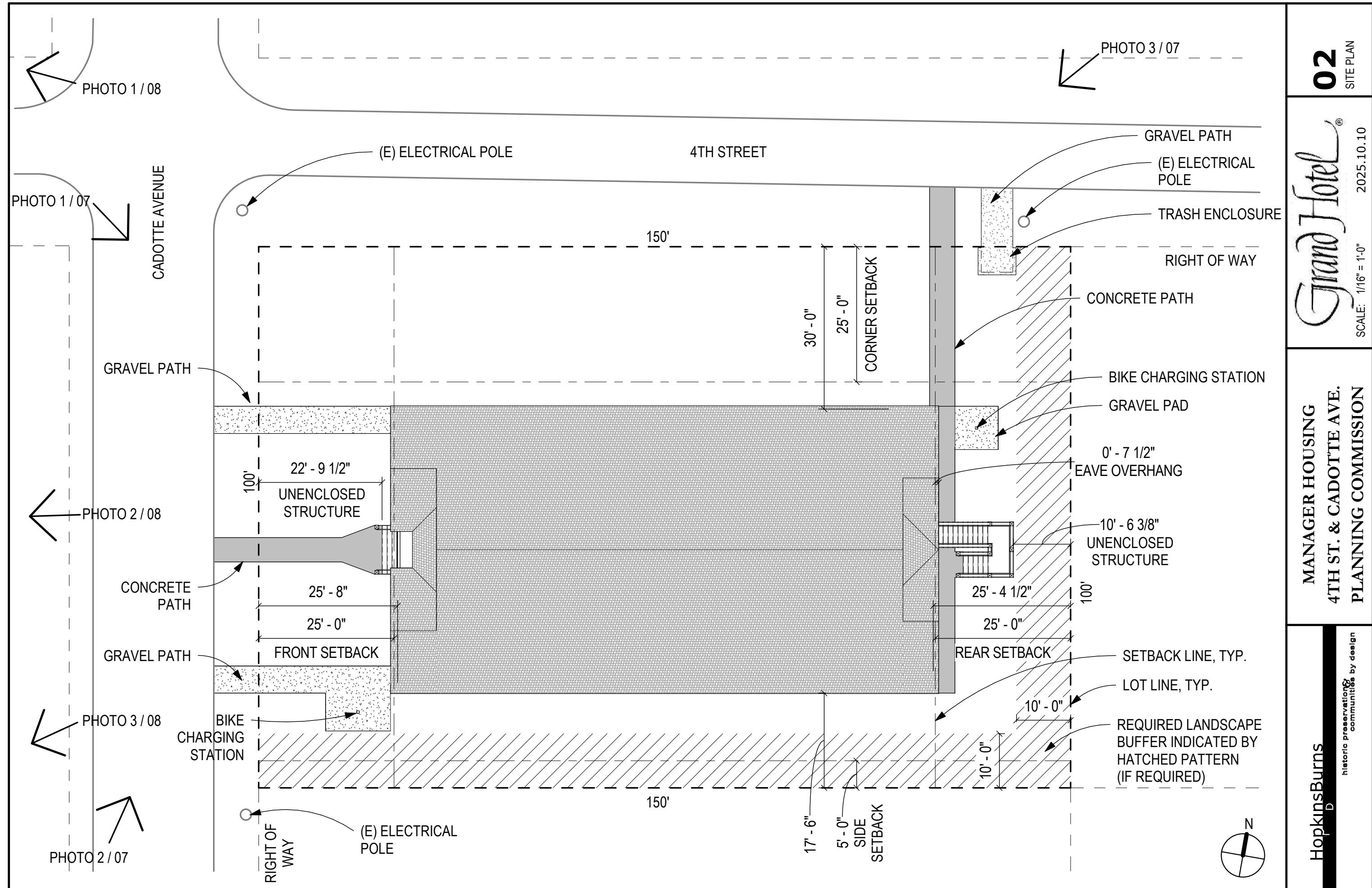
SHEET 1 OF 1

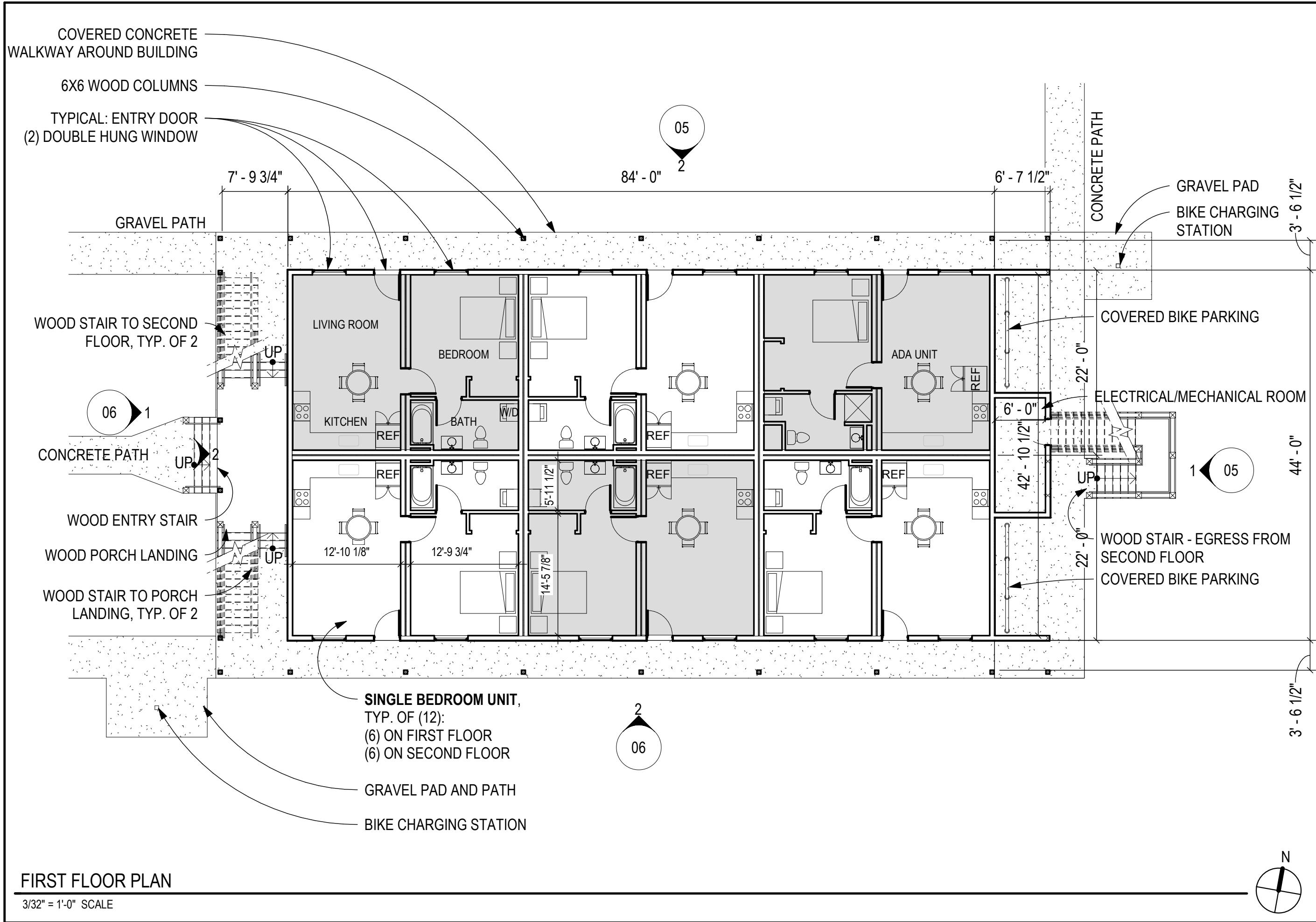
Bock & Clark Corporation  
an NV5 Company

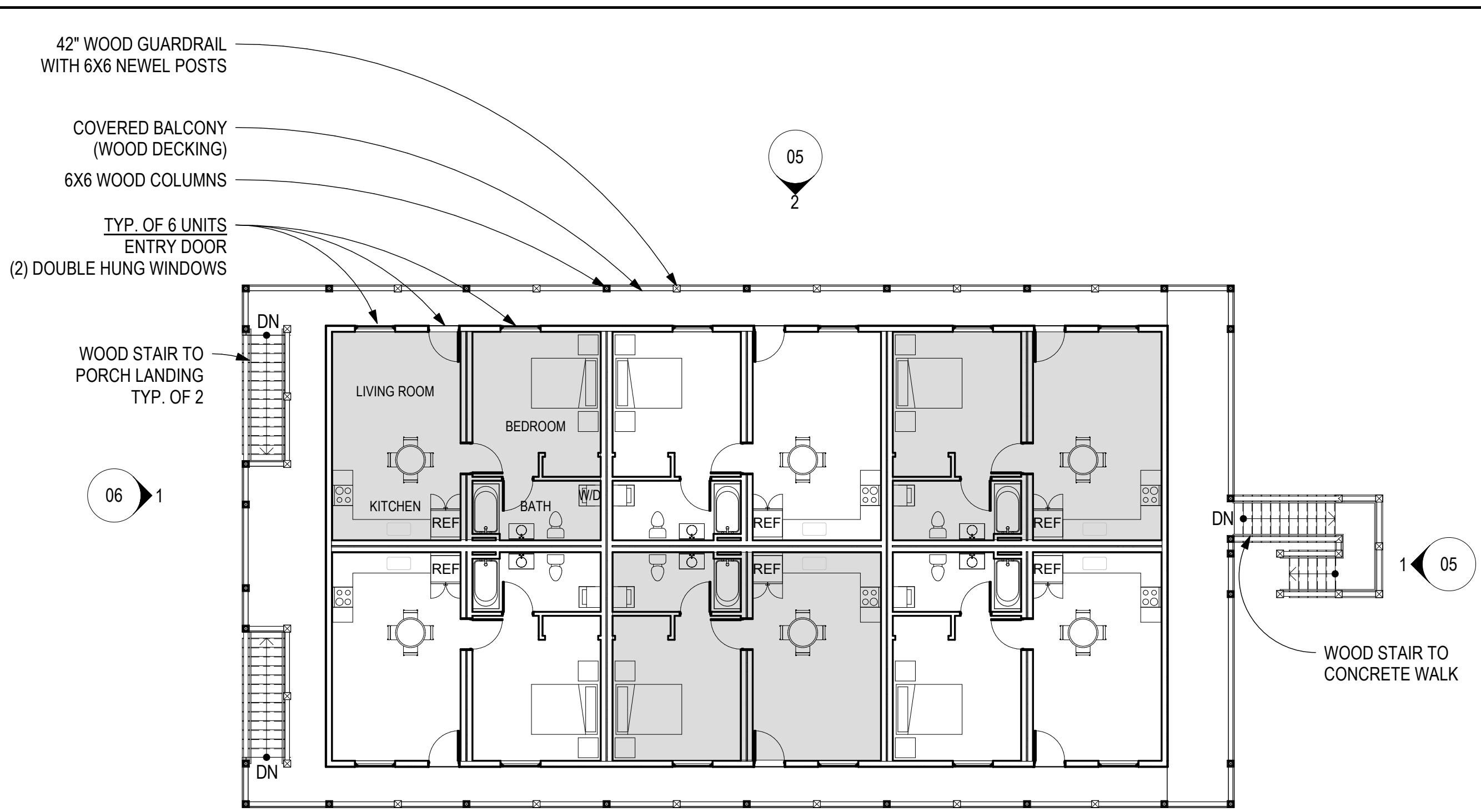
**N** **V** **5**

Transaction Services  
3550 W. Market Street, Suite 200, Akron, Ohio 44333  
[www.BockandClark.com](http://www.BockandClark.com) [maywehelpyou@bockandclark.com](mailto:maywehelpyou@bockandclark.com) [www.NV5.com](http://www.NV5.com)

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## SECOND FLOOR PLAN

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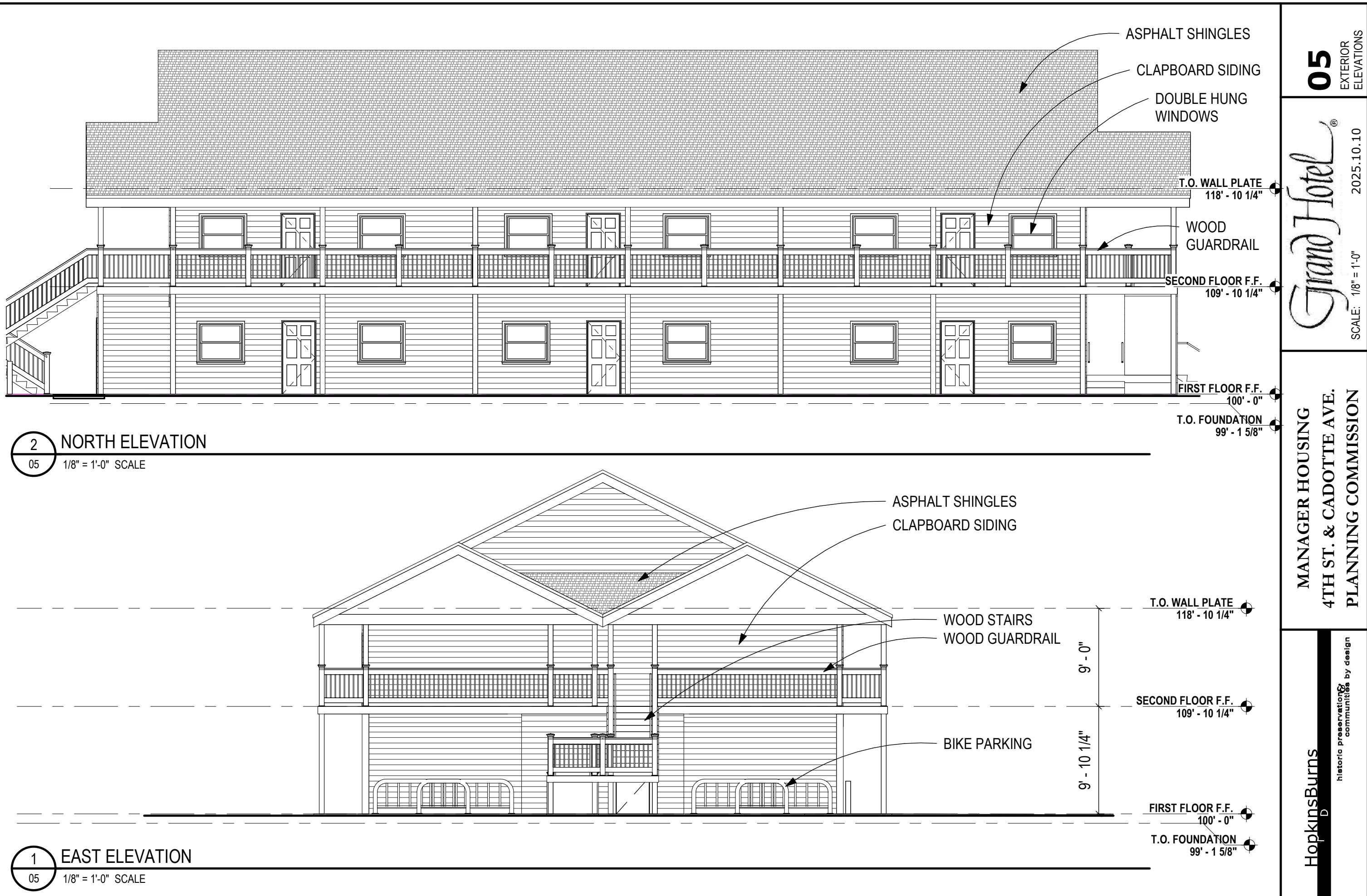
3/32" = 1'-0" SCALE

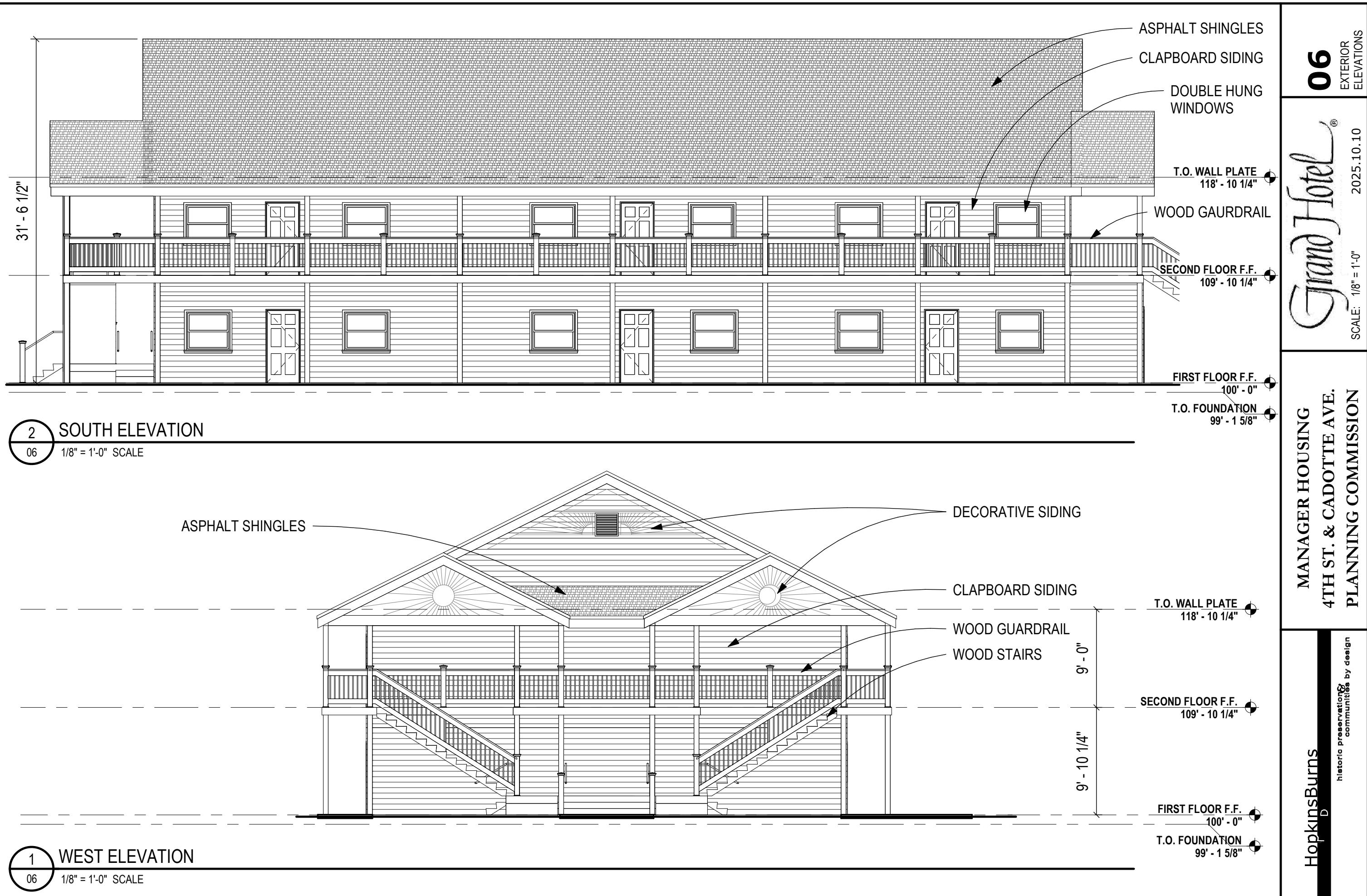
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sum

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EXISTING VACANT LOT  
TOWARD SOUTH-WEST

3  
07

NO SCALE



EXISTING VACANT LOT  
TOWARD SOUTH-EAST

1  
07

NO SCALE



EXISTING VACANT LOT  
TOWARD NORTH-EAST

2  
07

NO SCALE

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Grand Hotel  
SCALE: NO  
2025.10.10

07  
SITE PHOTOS



5 CADOTTE - CONTEXT - NEARBY  
08 NO SCALE



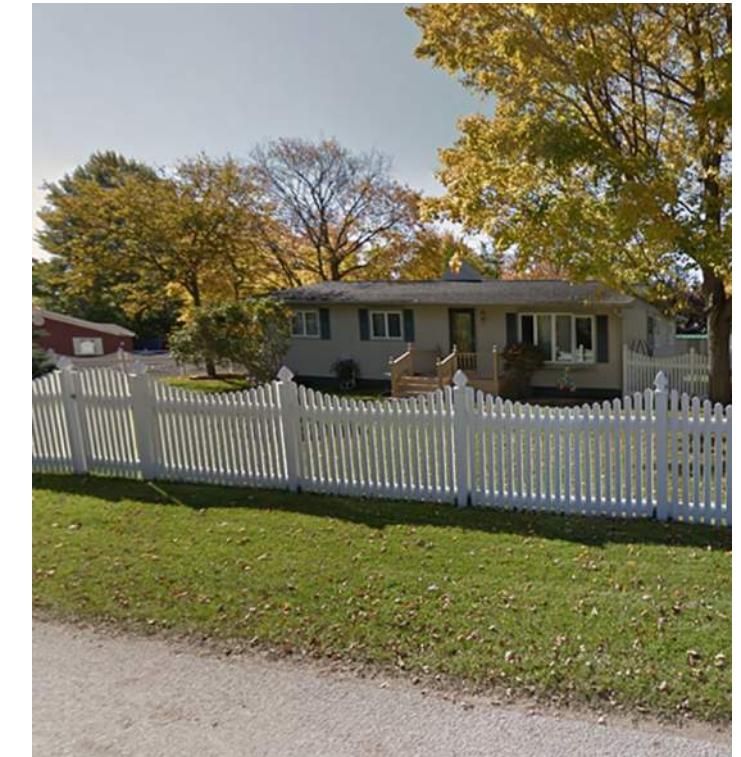
4 CADOTTE - CONTEXT - NEARBY  
08 NO SCALE



3 CADOTTE - CONTEXT - SOUTH-WEST  
08 NO SCALE



2 CADOTTE - CONTEXT - WEST  
08 NO SCALE



1 CADOTTE - CONTEXT - NORTH-WEST  
08 NO SCALE

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08  
SITE PHOTOS