

COMBINED ALLOWABLES:

ZONING: R-3
 OVERALL SITE AREA = 51,787 s.f. = 1.18 ACRES
 MAXIMUM LOT COVERAGE = 40%
 BUILDING AREA = 15,000 S.F.
 PATIO/WALKS AREA = 1,500 S.F.
 TOTAL IMPERVIOUS LOT COVERAGE = 32%
 ALLOWABLE DENSITY = 20 DWELLING UNITS PER ACRE
 ALLOWABLE DENSITY = 1 OCCUPANT PER 500 s.f. SITE

COMBINED DENSITY:

EXISTING TOWNHOUSE = 3 SINGLE FAMILY DWELLING UNITS
 1.18 ACRES x 20 per ACRE = 23 ALLOWED, 3 ACTUAL
 3 = 13% OF SITE DENSITY DEVOTED TO TOWNHOUSE
 REMAINING EMPLOYEE SITE DENSITY = 87% x 51,787 S.F.
 = 45,054 S.F.
 45,054 S.F. DIVIDED BY 500 S.F. = 90 OCCUPANTS
 ALLOWED, 72 OCCUPANTS ACTUAL

HOUSING TYPE NOTE:

- DORMITORY STYLE UNIT = TWO BEDROOMS SHARING ONE BATH, NO KITCHENS, COMMON LAUNDRY PROVIDED IN EACH BUILDING.
- STUDIO STYLE UNIT = ONE BEDROOM w/ KITCHEN & PRIVATE LAUNDRY

BREAKDOWN OF EMPLOYEES:

BUILDING A:	4 SINGLE BEDROOM STUDIO	= 4x2 = 8	16
	4 TWO BEDROOM DORMITORY	= 4x2 = 8	16
BUILDING B:	2 SINGLE BEDROOM STUDIO	= 2x2 = 4	16
	6 TWO BEDROOM DORMITORY	= 6x2 = 12	16
BUILDING C:	2 SINGLE BEDROOM STUDIO	= 2x2 = 4	24
	10 TWO BEDROOM DORMITORY	= 10x2 = 20	24
BUILDING D:	4 SINGLE BEDROOM STUDIO	= 4x2 = 8	16
	4 TWO BEDROOM DORMITORY	= 4x2 = 8	16
TOTAL OCCUPANTS:			= 72

INDIVIDUAL LOT SIZES:

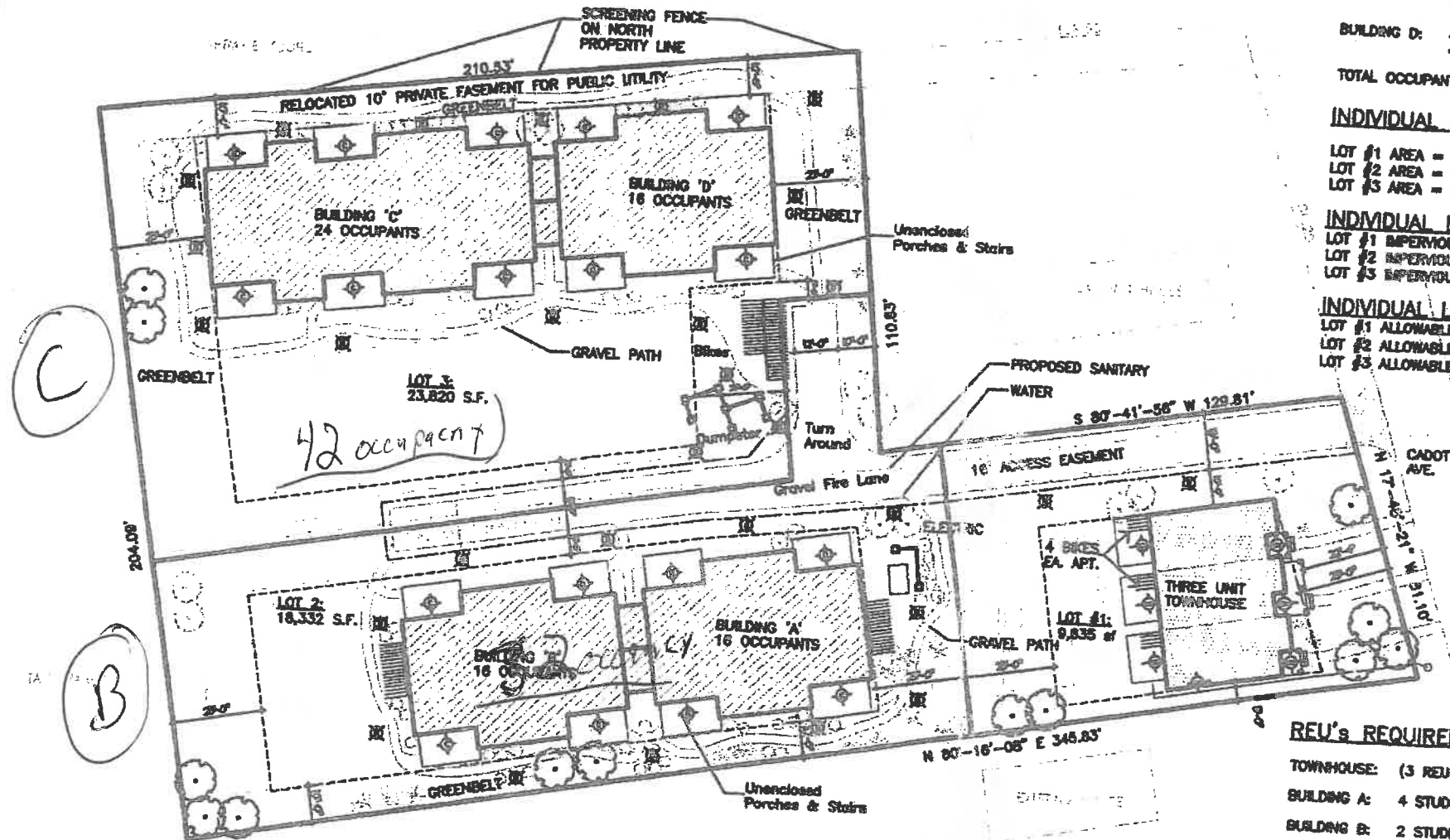
LOT #1 AREA = 9,635 s.f.	= 0.22 Acres, Min. Width = 65'	4 dw
LOT #2 AREA = 18,332 s.f.	= 0.42 Acres, Min. Width = 67'	8 dw
LOT #3 AREA = 23,820 s.f.	= 0.54 Acres, Min. Width = 65'	11 dw
		23 dw

INDIVIDUAL LOT COVERAGES:

LOT #1 IMPERVIOUS = 2,380 s.f.	= 25%
LOT #2 IMPERVIOUS = 6,340 s.f.	= 35%
LOT #3 IMPERVIOUS = 7,800 s.f.	= 33%

INDIVIDUAL LOT DENSITIES:

LOT #1 ALLOWABLE DENSITY = 20 x 0.22 ACRES = 4 APTS. ALLOWED, 3 ACTUAL
LOT #2 ALLOWABLE DENSITY = 20 x 0.42 = 8 APTS. ALLOWED, 32 PROPOSED
LOT #3 ALLOWABLE DENSITY = 20 x 0.54 = 10 APTS. ALLOWED, 40 PROPOSED



LANDSCAPE NOTES

- Landscape buffers shall have a minimum width of ten feet and shall be planted with grass, ground cover, shrubbery, or other suitable plant material. The location, placement, spacing and types of plant materials will be such that an efficient horizontal and vertical obscuring or screening effect between land uses will be achieved.
- All plants comprising the buffer will be continuously maintained in a sound, healthy, vigorous growing condition, free of diseases, insect pests, refuse and debris.
- Minimum size of trees and shrubs planted as a part of a landscape buffer are as follows:
 - Deciduous shrubs. Minimum two feet in height.
 - Deciduous trees. Minimum two inches in caliper (diameter).
 - Evergreen shrubs. Minimum two feet in height.
 - Evergreen trees. Minimum five feet in height.

REU's REQUIRED:

TOWNHOUSE:	(3 REU's ARE PREVIOUSLY ACCOUNTED FOR)	
BUILDING A:	4 STUDIO STYLE, 4 DORMITORY STYLE = 4x1 + 4x0.5	= 6
BUILDING B:	2 STUDIO STYLE, 6 DORMITORY STYLE = 2x1 + 6x0.5	= 5
BUILDING C:	2 STUDIO STYLE, 10 DORMITORY STYLE = 2x1 + 10x0.5	= 7
BUILDING D:	4 STUDIO STYLE, 4 DORMITORY STYLE = 4x1 + 4x0.5	= 6
TOTAL REU's		= 24



SITE PLAN 0 20 40

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HOBAN HILL HOUSING

CADOTTE AVENUE
 MACKINAC ISLAND, MI

rev: 01.05.23

rev: 12.29.22

date: 12.27.22

project: 1916

sheet:

A1.0

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