

15,000 SF DIVIDED BY 600 SF
= 30 OCCUPANTS ALLOWED,
= 24 OCCUPANTS ACTUAL

COMBINED LOT DENSITY:

OVERALL SITE AREA = 51,786 s.f. = 1.18 ACRES
(ALL 5 LOTS)

MINIMUM LOT COVERAGE = 40%
BUILDING AREA = 17,521 S.F.

TOTAL IMPERVIOUS LOT COVERAGE = $\frac{17731}{61781}$ = 33.8%

ALLOWABLE DENSITY = 20 DWELLING UNITS PER ACRE
ALLOWABLE DENSITY = 1 OCCUPANT PER 500 s.f. SITE

DESIGN CRITERIA:
10 YEAR 24 HOUR RAINFALL = 3.3

11 SINGLE BEDROOM = $11 \times 2 = 22$
2 SLEEPING ROOMS = $2 \times 1 = 2$
 $22 + 2 = 24$ OCCUPANTS

(SOLUBLE SOLID) = 0.016 / (100 SOLIDS) = 0.7% = 0.30" / storm event
 DESIGN STORM VALUE = 15.161 ± 1.7% WETNESS X 0.26" = 4.346 cu. ft.
 PROPORTION SOLID ADJACENT TO BUILDING = 27.150
 STORMWATER ABSORPTION = 27.150 ± 1.7% = 0.35" = 0.789 cu. ft.
 STORMWATER VALUE EXCEEDS REQUIRED DETERMINED
 0.789 cu. ft. > 0.346 cu. ft.
 STORMWATER WILL BE ABSORBED IN THE LAWN AREAS AROUND THE STRUCTURE.

BREAKDOWN OF EMPLOYEES:

BUILDING A: 2 SINGLE BEDROOM	= 2x2	= 4
12 SLEEPING ROOMS	= 1x1	= 12
BUILDING B: 4 SINGLE BEDROOM	= 4x2	= 8
8 SLEEPING ROOMS	= 6x1	= 8
BUILDING C: 2 SINGLE BEDROOM	= 2x2	= 4
12 SLEEPING ROOMS	= 1x1	= 12
BUILDING D: 2 SINGLE BEDROOM	= 2x2	= 4
20 SLEEPING ROOMS	= 20x1	= 20
TOTAL OCCUPANCY		= 72

all units have
kitchens in C
and D

INDIVIDUAL LOT SIZES

INDIVIDUAL LOT COVERAGE	
LOT #1 AREAS = 2,360 s.f.	LOT #1 AREAS = 9,474 s.f.
LOT #2 AREAS = 3,334 s.f.	LOT #2 AREAS = 5,302 s.f.
LOT #3 AREAS = 2,899 s.f.	LOT #3 AREAS = 9,591 s.f.
LOT #4 AREAS = 3,394 s.f.	LOT #4 AREAS = 6,664 s.f.
LOT #5 AREAS = 5,046 s.f.	LOT #5 AREAS = 13,002 s.f.
	LOT #6 AREAS = 13,002 s.f.
	LOT #7 AREAS = 13,002 s.f.
	LOT #8 AREAS = 13,002 s.f.
	LOT #9 AREAS = 13,002 s.f.
	LOT #10 AREAS = 13,002 s.f.
	LOT #11 AREAS = 13,002 s.f.
	LOT #12 AREAS = 13,002 s.f.
	LOT #13 AREAS = 13,002 s.f.
	LOT #14 AREAS = 13,002 s.f.
	LOT #15 AREAS = 13,002 s.f.
	LOT #16 AREAS = 13,002 s.f.
	LOT #17 AREAS = 13,002 s.f.
	LOT #18 AREAS = 13,002 s.f.
	LOT #19 AREAS = 13,002 s.f.
	LOT #20 AREAS = 13,002 s.f.
	LOT #21 AREAS = 13,002 s.f.
	LOT #22 AREAS = 13,002 s.f.
	LOT #23 AREAS = 13,002 s.f.
	LOT #24 AREAS = 13,002 s.f.
	LOT #25 AREAS = 13,002 s.f.
	LOT #26 AREAS = 13,002 s.f.
	LOT #27 AREAS = 13,002 s.f.
	LOT #28 AREAS = 13,002 s.f.
	LOT #29 AREAS = 13,002 s.f.
	LOT #30 AREAS = 13,002 s.f.
	LOT #31 AREAS = 13,002 s.f.
	LOT #32 AREAS = 13,002 s.f.
	LOT #33 AREAS = 13,002 s.f.
	LOT #34 AREAS = 13,002 s.f.
	LOT #35 AREAS = 13,002 s.f.
	LOT #36 AREAS = 13,002 s.f.
	LOT #37 AREAS = 13,002 s.f.
	LOT #38 AREAS = 13,002 s.f.
	LOT #39 AREAS = 13,002 s.f.
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	LOT #41 AREAS = 13,002 s.f.
	LOT #42 AREAS = 13,002 s.f.
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	LOT #96 AREAS = 13,002 s.f.
	LOT #97 AREAS = 13,002 s.f.
	LOT #98 AREAS = 13,002 s.f.
	LOT #99 AREAS = 13,002 s.f.
	LOT #100 AREAS = 13,002 s.f.

INDIVIDUAL LOT COVERAGES:

LOT #1	APPROXIMATE	=	2,360	S.F.	=	25%
LOT #2	APPROXIMATE	=	3,334	S.F.	=	39.12%
LOT #3	APPROXIMATE	=	2,699	S.F.	=	33.78%
LOT #4	APPROXIMATE	=	3,334	S.F.	=	39.05%
LOT #5	APPROXIMATE	=	5,048	S.F.	=	58.97%

INDIVIDUAL LOT DENSITIES

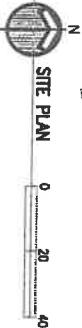
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SPECIAL LAND USE IS REQUIRED FOR BOARDINGHOUSE

LOT 2 = UNIT A = BENSER - never built?
 LOT 3 = UNIT B = NEPHEW
 LOT 4 = UNIT C = DOUD
 LOT 5 = UNIT D = CHIPPEWA

LANDSCAPE NOTES

1. 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, SPECIES, AND DENSITY OF PLANTING WILL BE SUCH THAT AN EFFECTIVE HORIZONTAL AND VERTICAL OBTUSURING OR SCREENING EFFECT BETWEEN LAND USES WILL BE ACHIEVED.
2. FOR THE PURPOSES OF THIS ORDINANCE, THE BUFFER WILL BE CONSIDERED AS MAINTAINED IN A SOUND, HEALTHY, MATURE GROWING CONDITION.
3. MINIMUM TYPES OF TREES AND SHRUBS PLANTED AS A PART OF A LANDSCAPE BUFFER ARE AS FOLLOWS:
1. DECIDUOUS TREES, MINIMUM TWO FEET IN HEIGHT.
2. DECIDUOUS TREES, MINIMUM TWO INCHES IN CALIPER (DIAMETER).
3. EVERGREEN TREES, MINIMUM TWO FEET IN HEIGHT.
4. EVERGREEN TREES, MINIMUM TWO INCHES IN CALIPER (DIAMETER).



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DRG-370-3685

HOBAN HILL HOUSING

rev: 07.24.23
rev: 01.16.23

sheet:

CADDOTTE AVENUE

REV: 08.24.23 date: 12.27.22

A1.0

MACKINAC ISLAND, MI

184. No. 10.23 project: 1916

COMPANY & INDUSTRY

manoney and Mission, setbacks are:

- a. Side yard. Five feet minimum.
- b. Rear yard. Fifteen feet minimum.

* "In line" determined by zoning administrator averaging existing setbacks of all structures within 150 feet of proposed structure on the same side of the street, within the same zoning district.

- C. No principal building shall be less than 12 feet in height, nor shall any building exceed 35 feet, or 2½ stories, in height.
- D. The maximum lot coverage by impervious surfaces shall be 40 percent.
- E. The minimum usable floor area for any single-family or two-family residential dwelling unit shall be 600 square feet. The minimum usable floor area for any multi-family residential dwelling unit shall be 400 square feet.
- F. The maximum permitted density shall be as follows:
 1. The maximum permitted density for family residential use shall be 20 dwelling units per acre.
 2. For use as a boardinghouse (nonfamily residential use), the maximum allowable density shall be one occupant per 500 square feet of lot area within which the building is placed. An occupant is a person who occupies a bed or sleeping area within the building for one or more overnight periods. In the event the building contains both family residential use and boardinghouse use (nonfamily residential use), the one occupant per 500 square feet of lot area density limitation shall apply to the entire building, provided all other requirements of this Article are complied with.
 3. Regardless of the types or combinations of uses on the property or within a building, the total number of dwelling units, as defined in this ordinance, on the property shall not exceed the maximum density specified herein under family residential use.