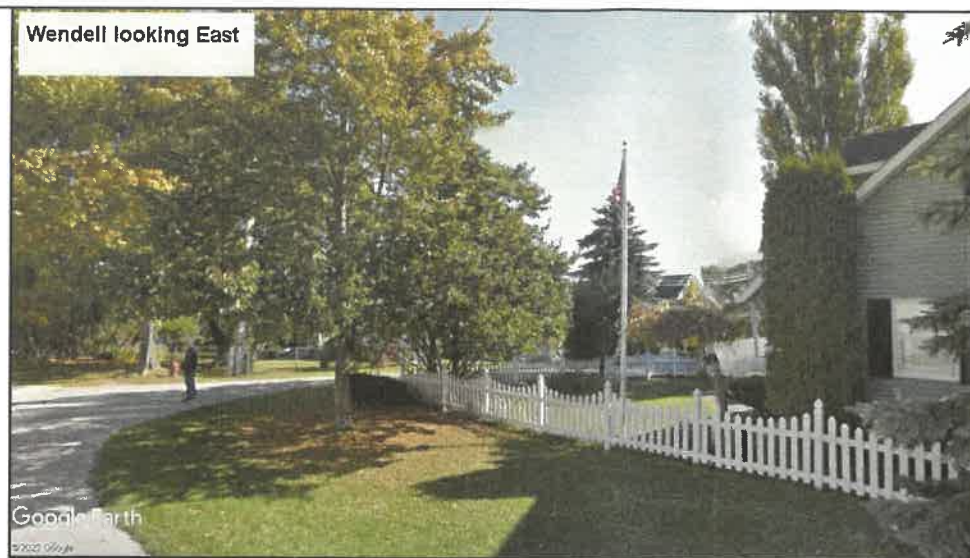




NORTH & WEST HOUSE 
 SOUTH & WEST HOUSE



ON WENDALL LOOKING EAST 
 ON WENDALL LOOKING SOUTHEAST



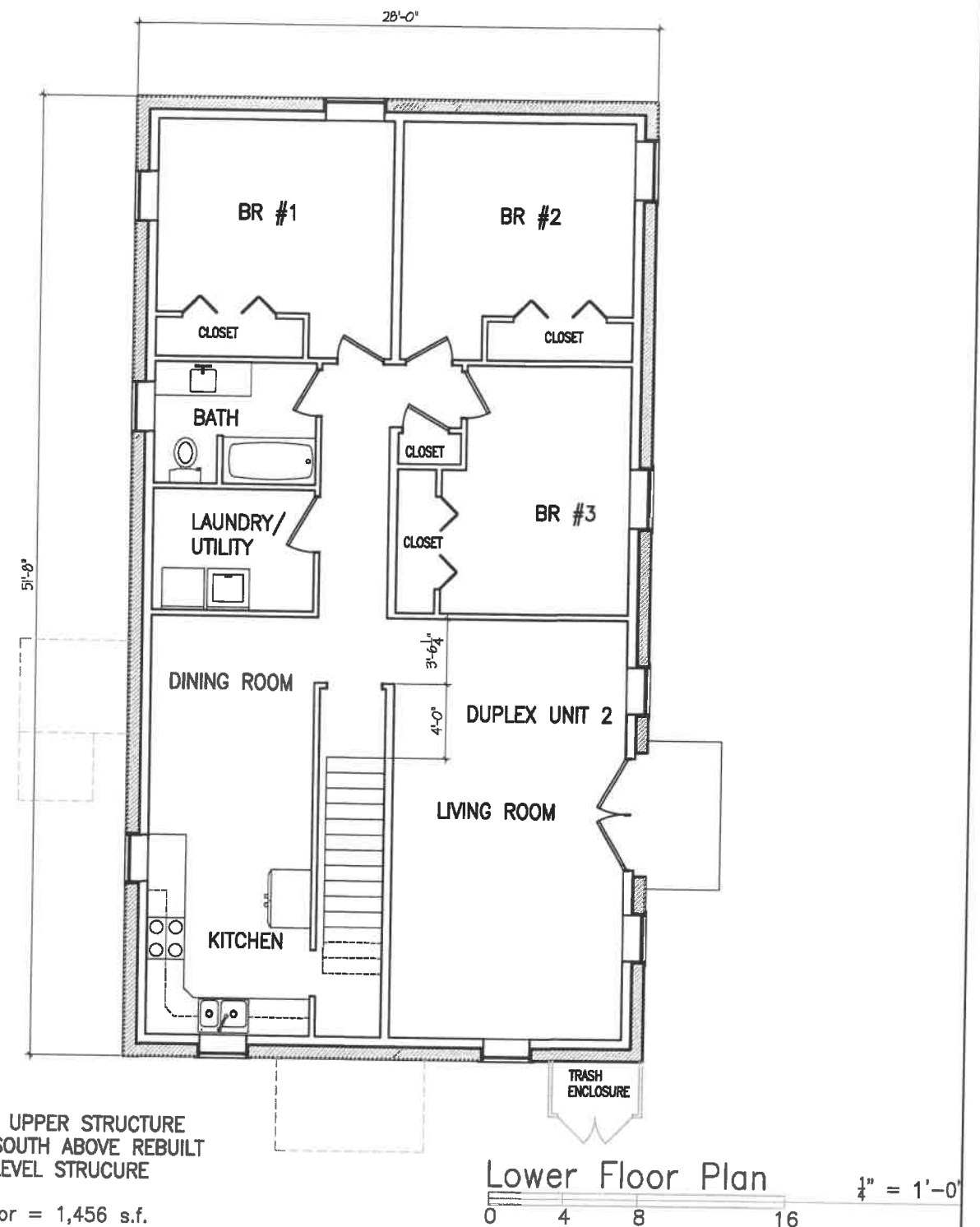
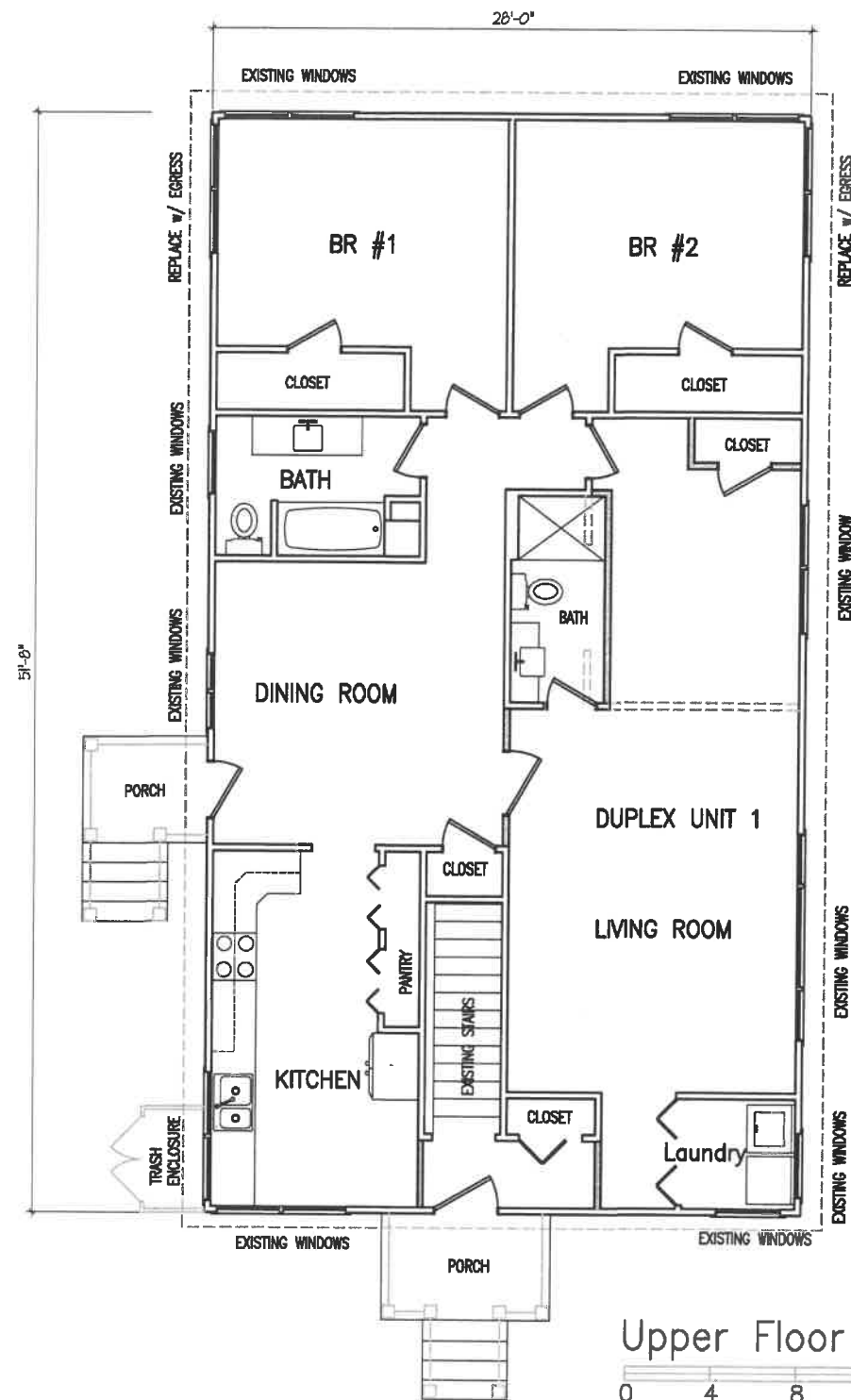
ON WENDALL LOOKING SOUTH 
 ON WENDALL LOOKING WEST



File No. R324.008.047(11)
 Exhibit D
 Date 8.27.24
 Initials KP



Richard Clements Architect, PLLC 1925 Merry Lane Oshtemo, MI 49729 richard@rca1925.com 980-370-3688	
DOUD - BENSER RELOCATED DUPLEX, NEW RESIDENCE 1274 MISSION ST. MACKINAC ISLAND, MI 49757	
date: July 29, 2024	sheet:
project: 2204 - 2205	X0.0
AREA PHOTOS	copyright © 2024



EXISTING UPPER STRUCTURE
MOVED SOUTH ABOVE REBUILT
LOWER LEVEL STRUCURE

Each Floor = 1,456 s.f.

Richard Clements Architect, PLLC

15215 Merry Lane
Oshtemo, MI 49759

richardlee1523@live.com

989-370-3681

ANDREW DOUD
RELOCATED BUILDING

1274 MISSION ST.
MACKINAC ISLAND, MI 49757

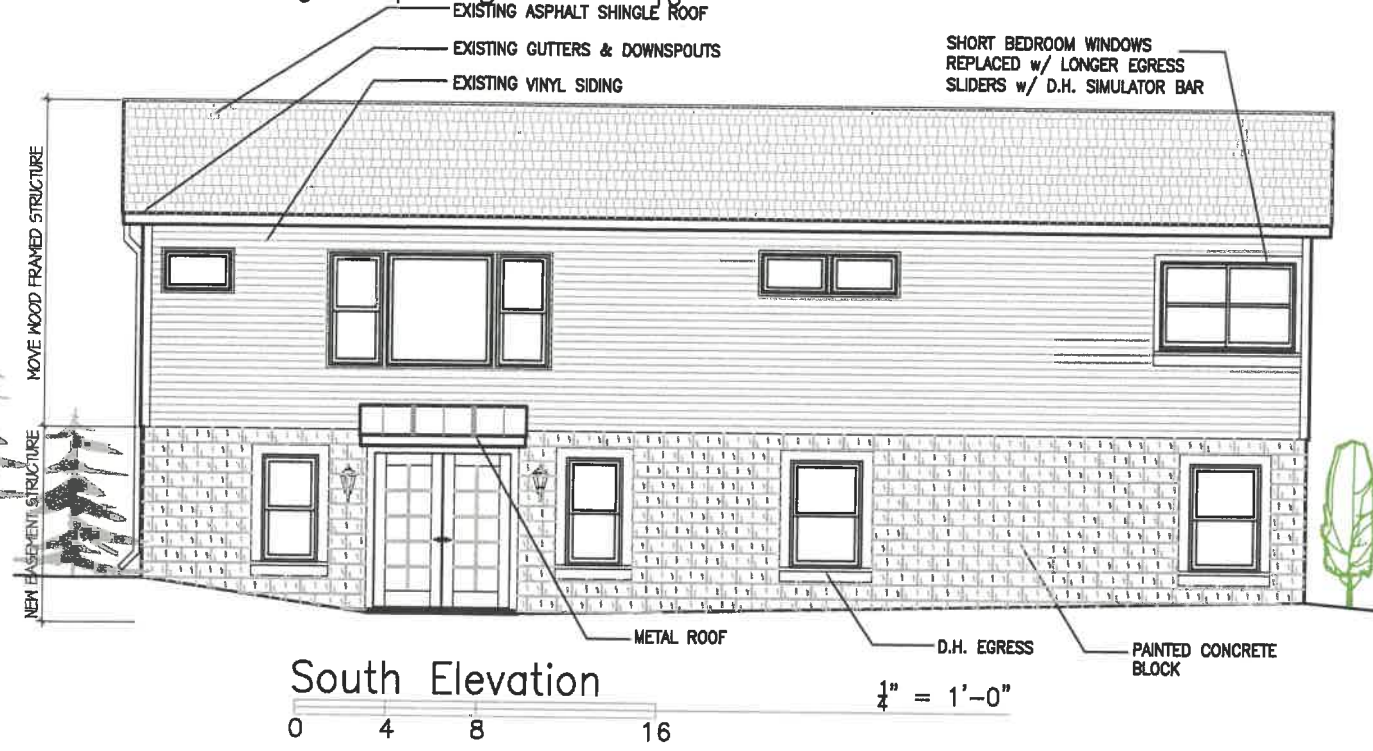
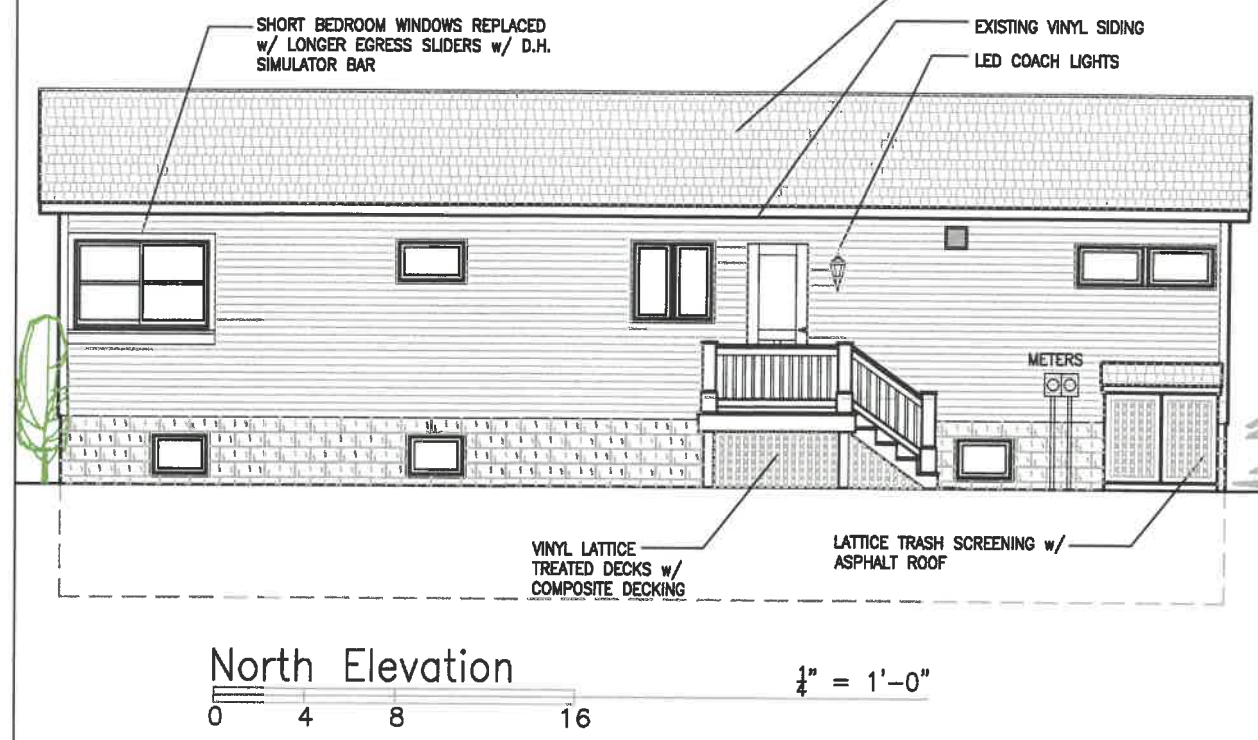
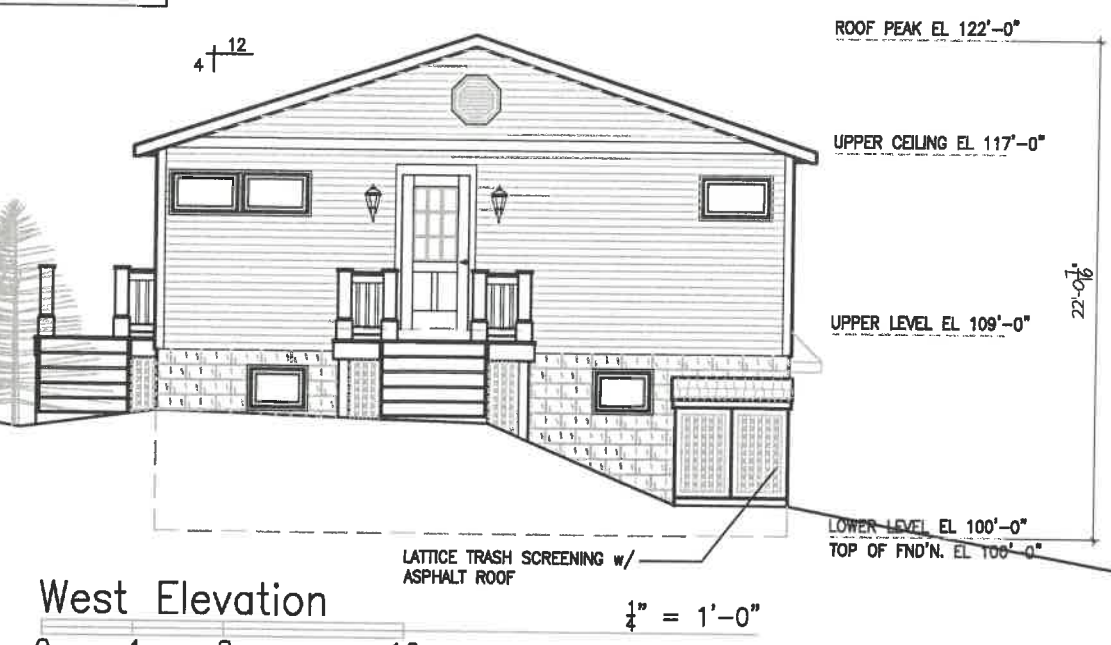
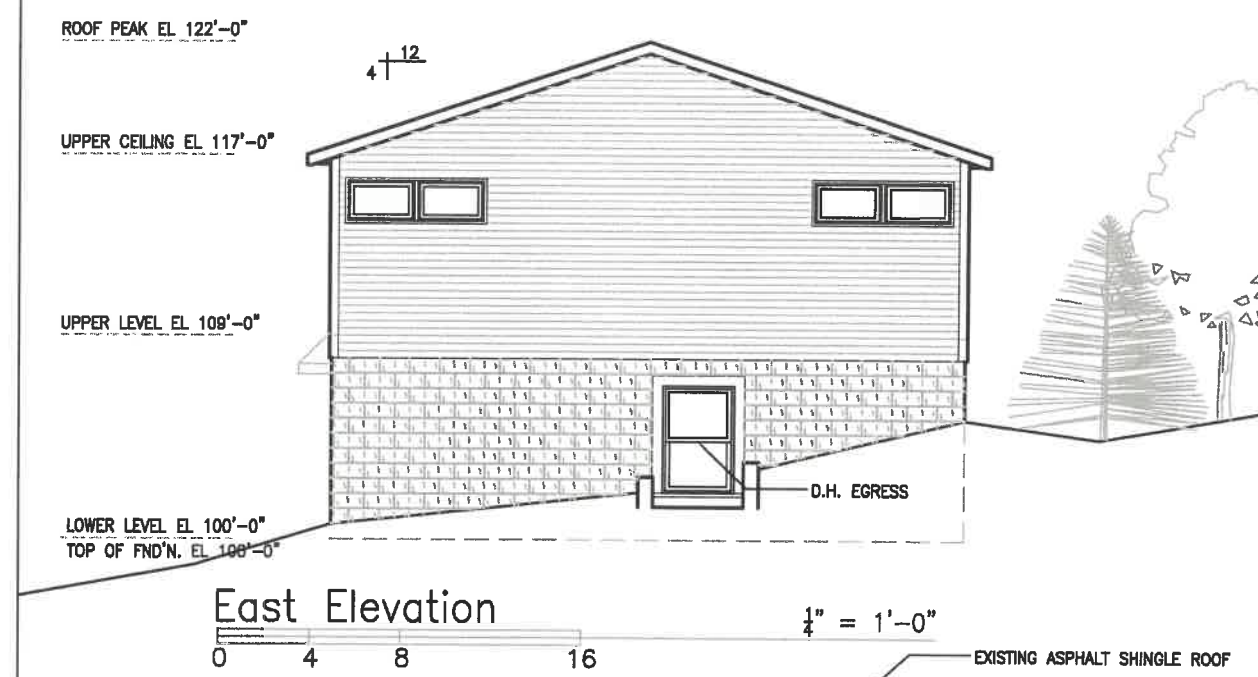
date: 7.29.24
project: 2204

sheet:

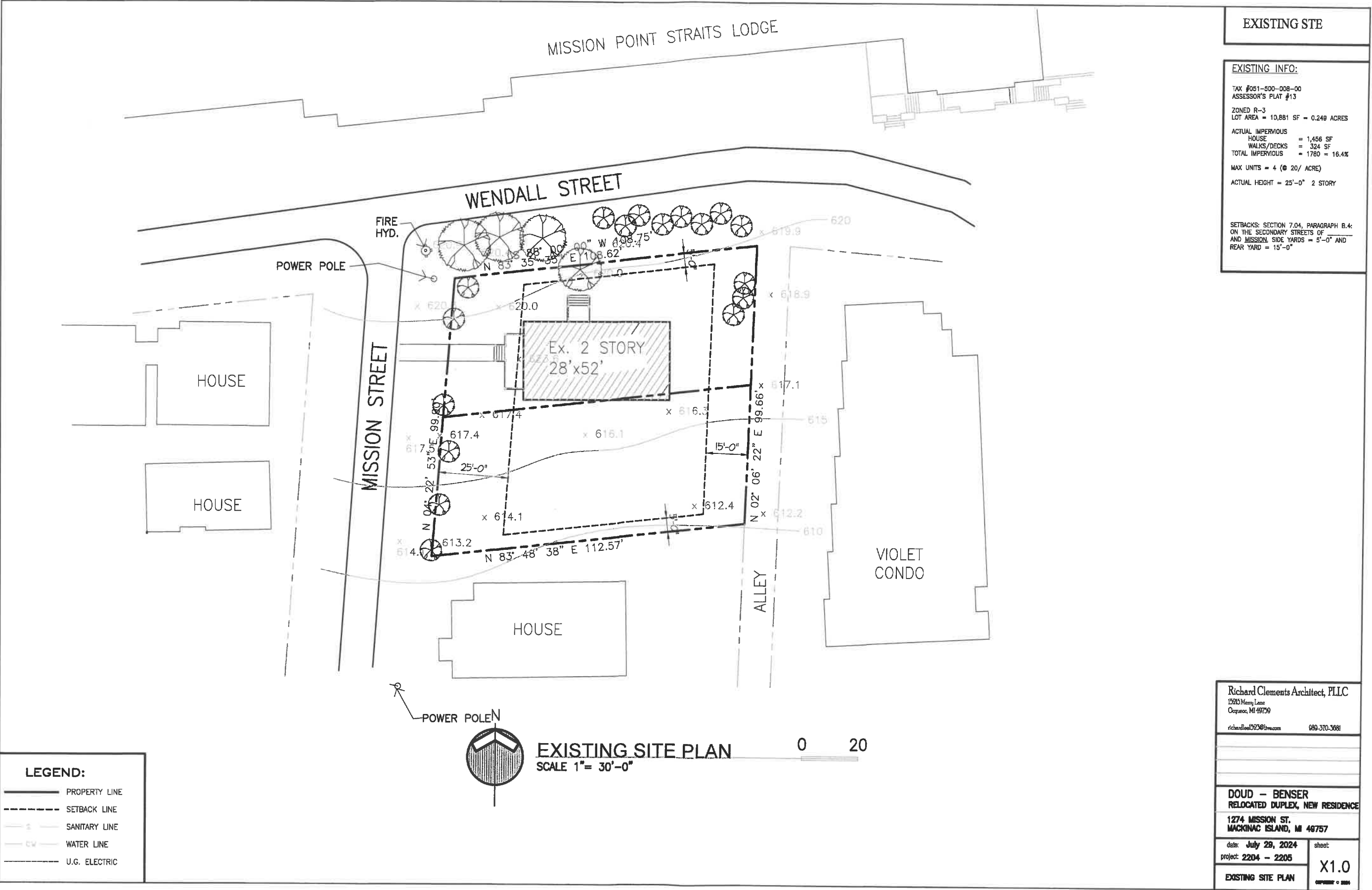
D1.1

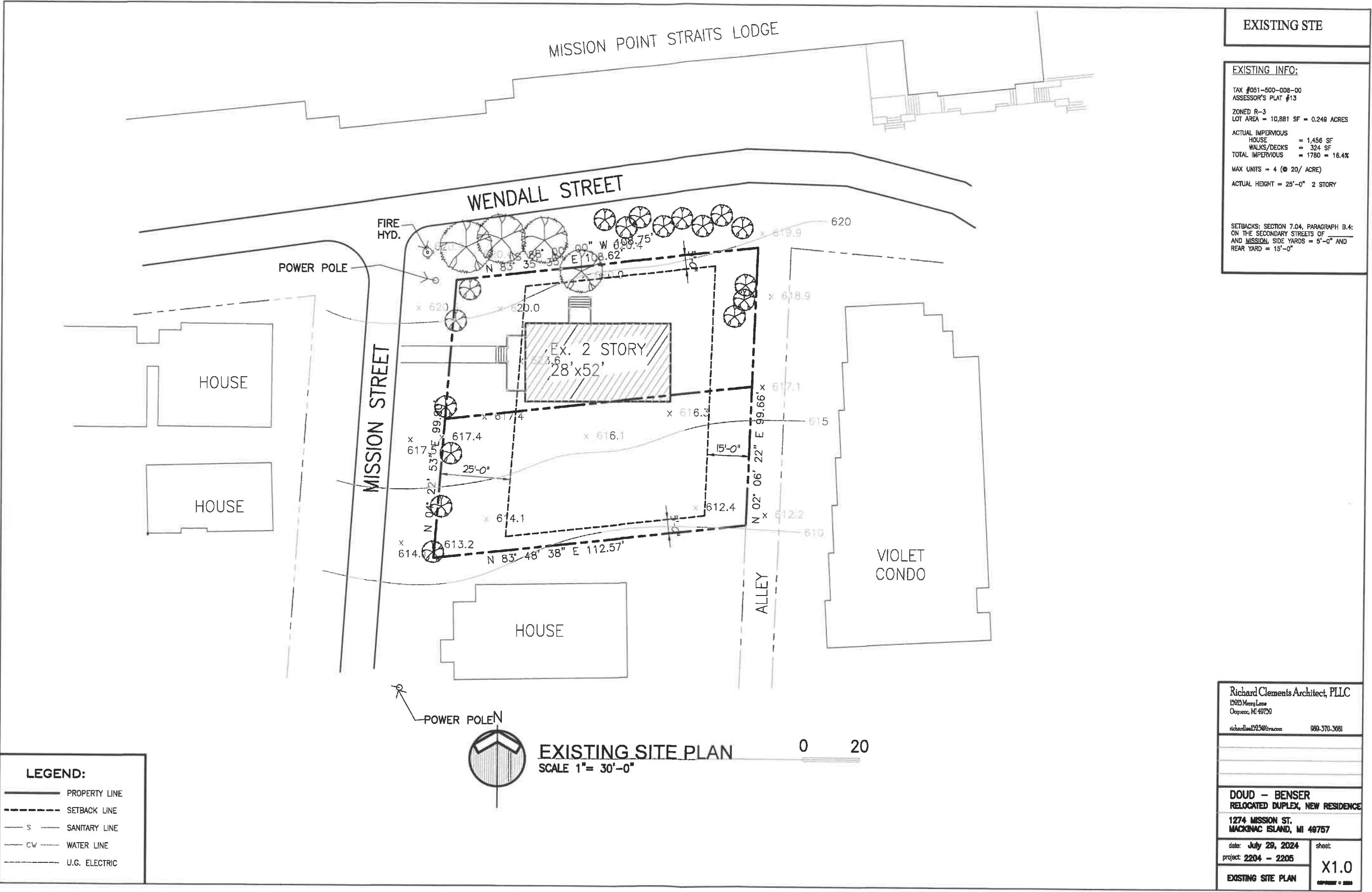
COPYRIGHT © 2024

NEW WINDOWS/DOORS: ANDERSEN WOOD CLAD DOUBLE HUNG OR SIMULATED DOUBLE HUNG, CLEAR GLASS WITH LIGHT TRANSMITTANCE GREATER THAN 60%.



Richard Clements Architect, PLLC 15215 Merry Lane Ocoee, MI 49759 richardlee1523@live.com 989-370-3681	ANDREW DOUD RELOCATED BUILDING 1274 MISSION ST. MACKINAC ISLAND, MI 49757	date: 7.29.24	sheet: D1.2 COPYRIGHT © 2024
		project: 2204	





DOUD PROJECT DESCRIPTION:
MOVE EXISTING BUILDING SOUTH ONTO A
BUILDING TO BE A DUPLEX WITH ONE
RESIDENCE ON EACH LEVEL

TAX #051-500-008-00
ASSESSOR'S PLAT #1

ZONED R-3
LOT AREA = 5,490 SF = 0.126 ACRES

ALLOWED IMPERVIOUS = 40% = 2,196 SF
ACTUAL IMPERVIOUS

HOUSE	= 1,456 SF
WALKS/DECKS	= 300 SF
TOTAL IMPERVIOUS	= 1756 = 32.0%

MAX UNITS = 2 (@ 20/ ACRE)
ACTUAL UNIT = 2
MAX. HEIGHT = 35'-0" 2¹/₂ STORY
ACTUAL HEIGHT = 25'-0" 2 STORY

DESIGN CRITERIA:
10 YEAR 24 HOUR RAINFALL = 3.3"
(SOURCE: MDOT MS4 report
= (0.28") = 0.011"/hour

INFILTRATION RATE OF SOIL = 0.2"/hr.
(SOURCE: USDA) = 0.018"/hour x24 hrs. =
67% = 0.25" / storm event

DESIGN STORM VOLUME = 1,756 s.f.
IMPERVIOUS x 0.28" = 492 cu. ft.

ABSORPTION AREA OF 6' STRIP AROUND
PERIMETER OF BUILDING = 1,104 s.f.

STORMWATER ABSORPTION = 1,104 s.f. x
0.25" = 276 cu. ft.

STORM VOLUME minus ABSORPTION =
REQUIRED DETENTION;
492 cu. ft. - 276 cu. ft. = 216 cu. ft. TO
BE DETAINED.

DETENTION INTERCEPTION BASIN 12" DEEP AT
SOUTH SIDE OF BUILDING = 365 s.f. x 1' x 3'
= 243 cu. ft. > 216

 PROPERTY LINE
 SETBACK LINE
 SANITARY LINE
 WATER LINE
 U.G. ELECTRIC (UGE)

BENSER PROJECT DESCRIPTION:
NEW SINGLE FAMILY RESIDENCE

TAX #051-500-008-00
ASSESSOR'S PLAT #13

ZONED R-3
LOT AREA = 5,391 SF = 0.124 ACRES

ALLOWED IMPERVIOUS = 40% = 2,155 SF
ACTUAL IMPERVIOUS = 1,848 SF
HOUSE/PORCH = 234 SF
WALKS/RATIO = 2,082 SF
TOTAL IMPERVIOUS = 2,082 = 39%

MAX UNITS = 2 (20 / ACRE)
PROPOSED UNITS = 1

MAX. HEIGHT = 35'-0" 2 1/2 STORY
ACTUAL HEIGHT = 34'-2" 2 STORY

DESIGN CRITERIA:
10 YEAR 24 HOUR RAINFALL = 3.3"
(SOURCE: MDOT MS4 REPORT)
= (0.28") = 0.011"/hour

INFILTRATION RATE OF SOIL = 0.2"/hr.
(SOURCE: USDA) = 0.016"/hour x24 hrs. *
87% = 0.25" / storm event

DESIGN STORM VOLUME = 2,052 a.f.
IMPERVIOUS x 0.28" = 575 cu. ft.

ABSORPTION AREA OF 7' STRIP AROUND
PERIMETER OF BUILDING = 980 a.f.

STORMWATER ABSORPTION = 980 a.f. x
0.25" = 245 cu. ft.

STORM VOLUME minus ABSORPTION =
REQUIRED DETENTION:
575 cu. ft. - 245 cu. ft. = 330 cu. ft.
TO BE DETAINED.

DETENTION INTERCEPTION BASIN 14" DEEP
AT SOUTH SIDE OF BUILDING = 450 a.f.
 $x 1.25 \times \frac{1}{2} = 350$ cu. ft. > 330

TAX #051-500-008-00
ASSESSOR'S PLAT #13

ZONED R-3
LOT AREA = 10,828 SF = 0.248 ACRES

ACTUAL IMPERVIOUS
BUILDINGS = 3,304 SF
OTHER = 504 SF
TOTAL IMPERVIOUS = 3,808 = 35.1%

MAX UNITS = 4 (@ 20/ ACRE)
ACTUAL UNITS = 3

1. BICYCLE PARKING RACK IS PROVIDED AT A RATE OF 1 PER BEDROOM + 3 VISITORS. (12 TOTAL)
2. BENSER BUILDING: TRASH TO BE HELD WITHIN THE RESIDENCE AND SET CURBSIDE ON COLLECTION DAYS.
3. DODD BUILDING: TWO EXTERIOR SCREENED TRASH CONTAINERS ATTACHED TO DUPLEX.
4. LIGHTING - NO AREA LIGHTING PROPOSED. COACH LIGHTING PROVIDED AT BUILDING ENTRANCES SHIELDED TO CONFINE LIGHT WITHIN THE SITE.
5. SEE STORMWATER NOTES THIS SHEET

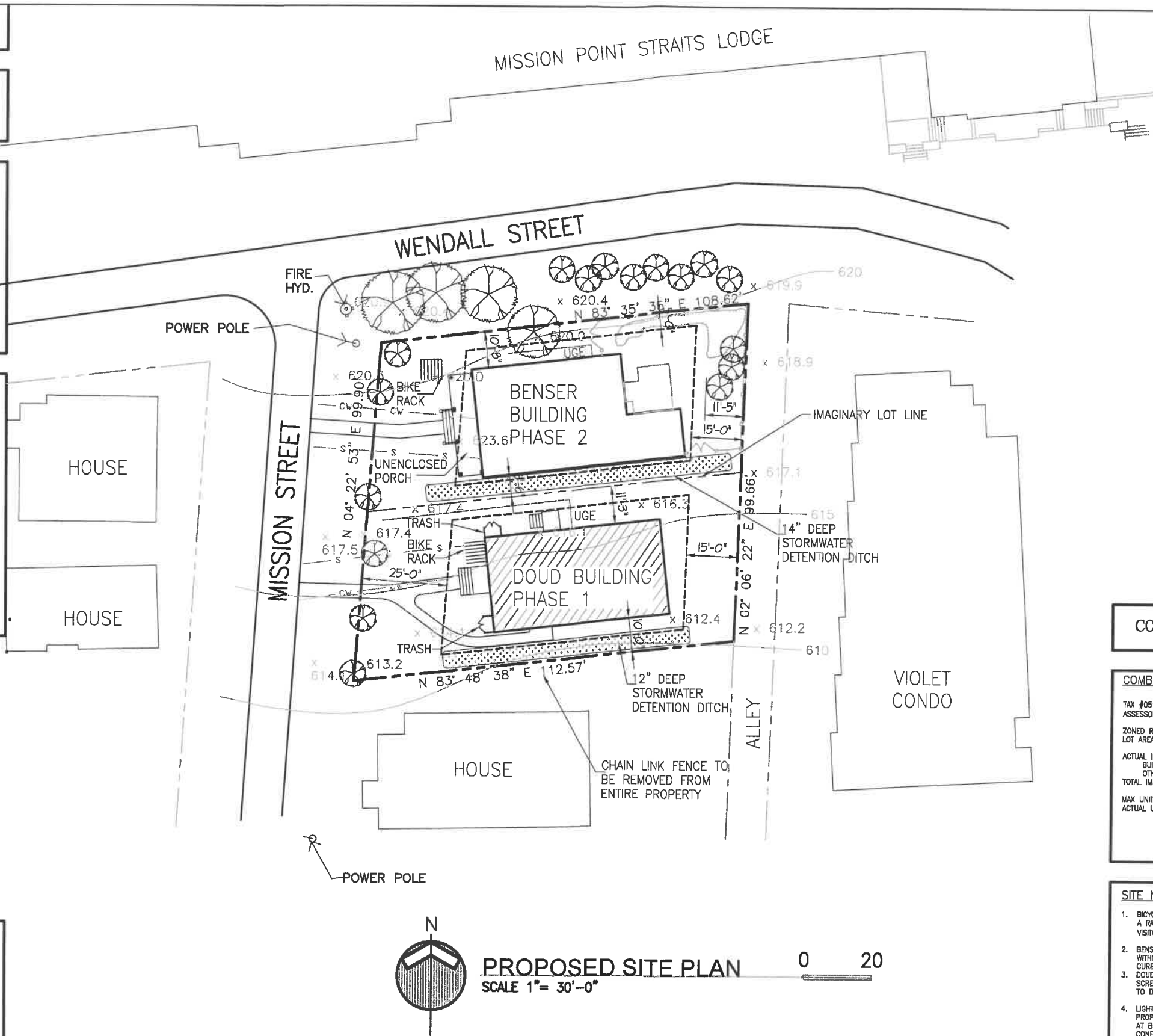
Richard Clements Architect, PLLC
15215 Merry Lane
Oshtemo, MI 49739
richardc@aol.com 989-370-3661

DOUD - BENSER
RELOCATED DUPLEX, NEW RESIDENCE

1274 MISSION ST.
MACKINAC ISLAND, MI 49757

date: **July 29, 2024**
project: **2204 - 2205**

PROPOSED SITE PLAN



PROPOSED SITE PLAN
SCALE 1"= 30'-0"

0 20

