



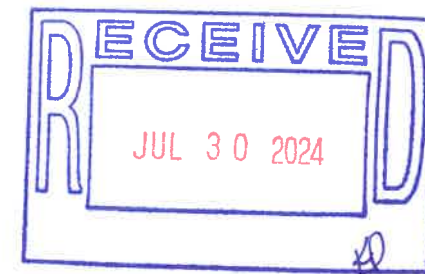
NORTH & WEST HOUSE 
 SOUTH & WEST HOUSE



Wendell looking East 
 ON WENDALL LOOKING SOUTHEAST



Wendell looking S 
 ON WENDALL LOOKING WEST



File No. R324-008-057(A)
Exhibit D
Date 7-30-24
Initials KP

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DOUD - BENSER RELOCATED DUPLEX, NEW RESIDENCE 1274 MISSION ST. MACKINAC ISLAND, MI 49757	
date: <u>July 26, 2024</u> project: <u>2204 - 2205</u>	sheet: X0.0
AREA PHOTOS	

PHASE 1 DOUD BUILDING

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

DOUD INFO:

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 = 1,456 SF
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" 2 1/2 STORY
ACTUAL HEIGHT = 25'-0" 2 STORY

DOUD STORMWATER PLAN:

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. x1 x 1/2
= 243 cu. ft. > 216

LEGEND:

————— PROPERTY LINE
----- SETBACK LINE
—— S —— SANITARY LINE
—— CW —— WATER LINE
----- U.G. ELECTRIC (UGE)

PHASE 2 BENSER BUILDING	
BENSER PROJECT DESCRIPTION: NEW SINGLE FAMILY RESIDENCE	
BENSER INFO: TAX #061-600-008-00 ASSESSOR'S PLAT #13 ZONED R-3 LOT AREA = 5,391 SF = 0.124 ACRES ALLOWED IMPERVIOUS = 40% = 2,156 SF ACTUAL IMPERVIOUS = 1,848 SF HOUSE/PORCH = 234 SF WALKS/PATIO = 2,082 = 39% TOTAL IMPERVIOUS = 2 (@ 20/ ACRE) PROPOSED UNITS = 1 MAX. HEIGHT = 35'-0" 2¹/₂ STORY ACTUAL HEIGHT = 34'-2" 2¹/₂ STORY	
BENSER STORMWATER PLAN: 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. * 67% = 0.25' / storm event DESIGN STORM VOLUME = 2,052 s.f. IMPERVIOUS x 0.28" = 575 cu. ft. AFSORPTION AREA OF 7' STRIP AROUND PERIMETER OF BUILDING = 980 s.f. STORMWATER ABSORPTION = 980 s.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 s.f. x1.25 x $\frac{2}{3}$ = 350 cu. ft. > 330	
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DOUD - BENSER RELOCATED DUPLEX, NEW RESIDENCE 1274 MISSION ST. MACKINAC ISLAND, MI 49757	
date: July 28, 2024 project: 2204 - 2205	sheet: P1.0 COPYRIGHT © 2024
PROPOSED SITE PLAN	

DOUD STORMWATER PLAN:

DESIGN CRITERIA:
1 DAY 24 HOUR RAINFALL = 3.3"
(SOURCE: MDOT M34 REPORT)
 $= (0.28") = 0.011"/\text{hour}$

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

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

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

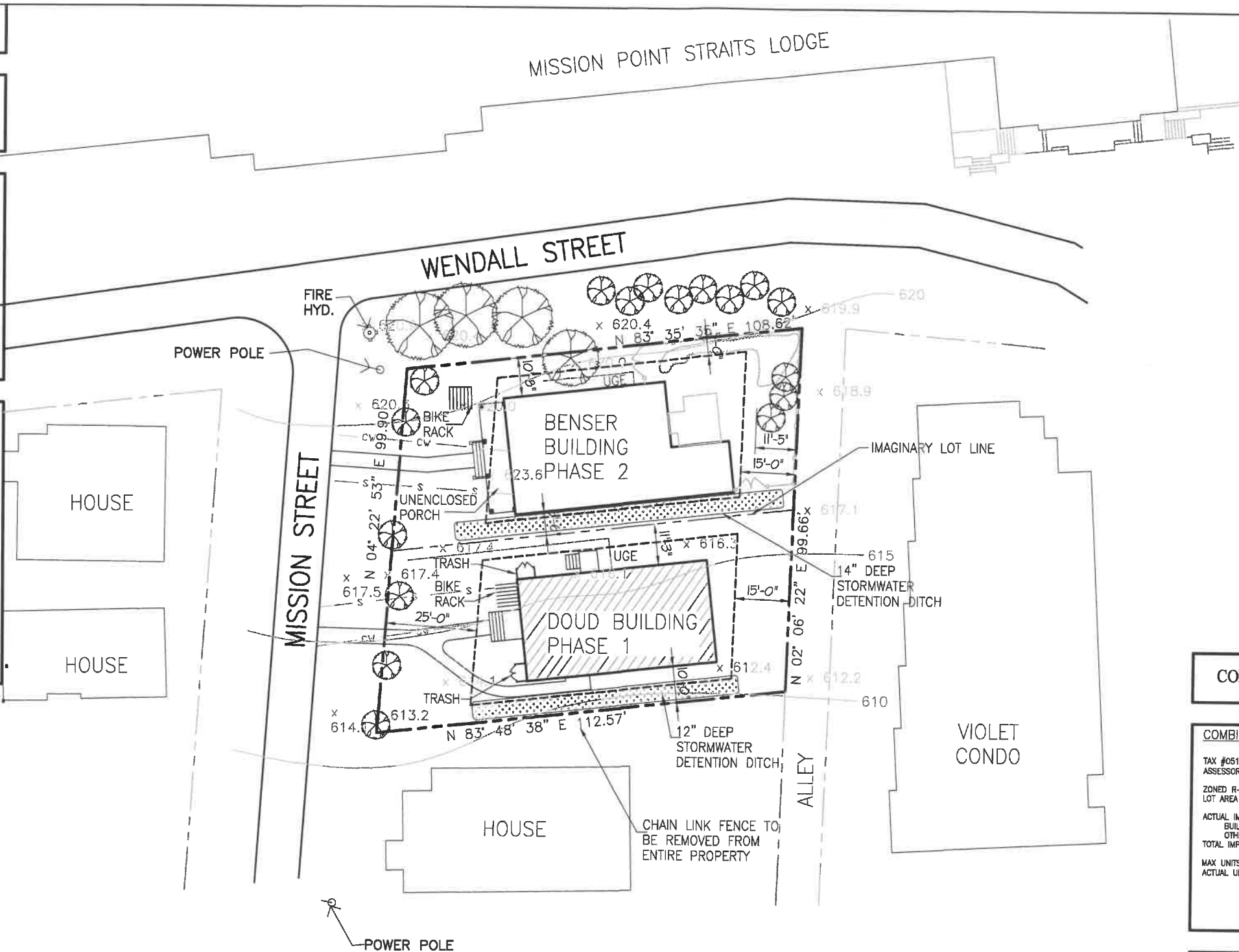
STORMWATER ABSORPTION = 1,104 s.f. x
0.25" = 276 cu. ft.

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. x1 x $\frac{1}{2}$
= 243 cu. ft. > 216

LEGEND:

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



COMBINED SITE

COMBINED INFO:

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%

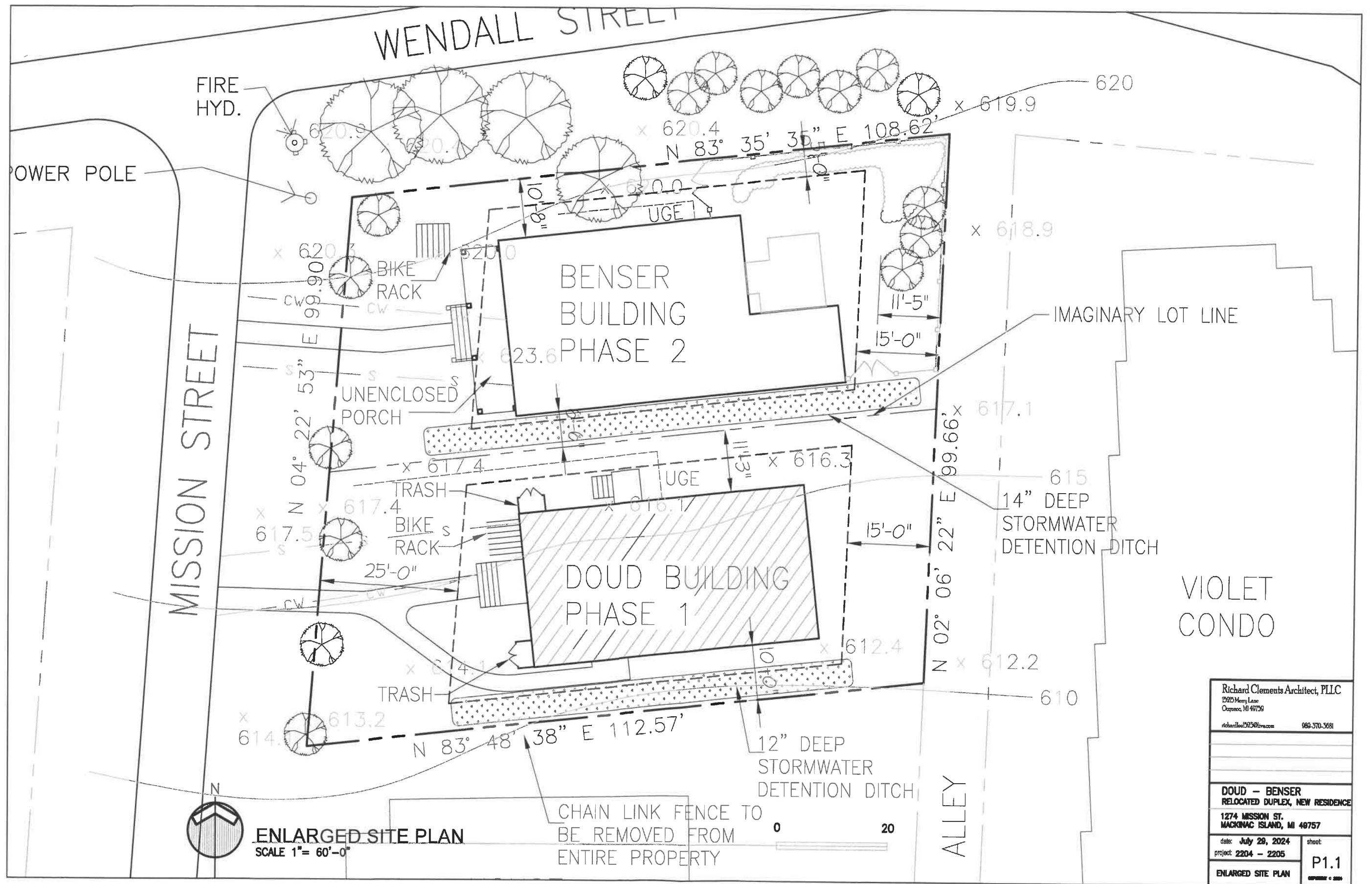
MAX UNITS = 4 (@ 20/ ACRE)
ACTUAL UNITS = 3

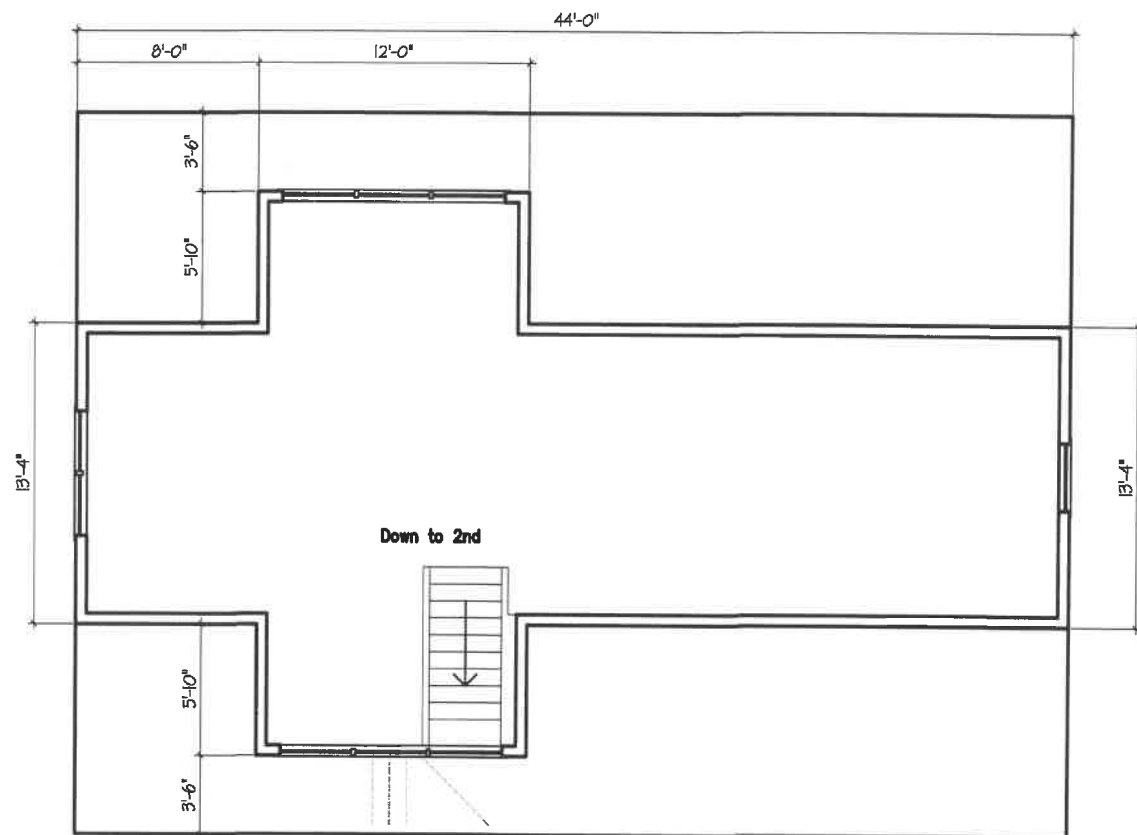
SITE NOTES:

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 RESIDUAL LIGHT AND SET CURBSIDE ON COLLECTION DAYS.
3. DOLD BUILDING: TWO EXTERIOR SCREENED TRASH CONTAINERS ATTACHED TO DUPLEX.
4. LIGHTING - NO AREA LIGHTING PROPOSED. COMMON LIGHTING PROVIDED AT BUILDING ENTRANCES SHEILED TO CONFINIE LIGHT WITHIN THE SITE.
5. SEE STORMWATER NOTES THIS SHEET

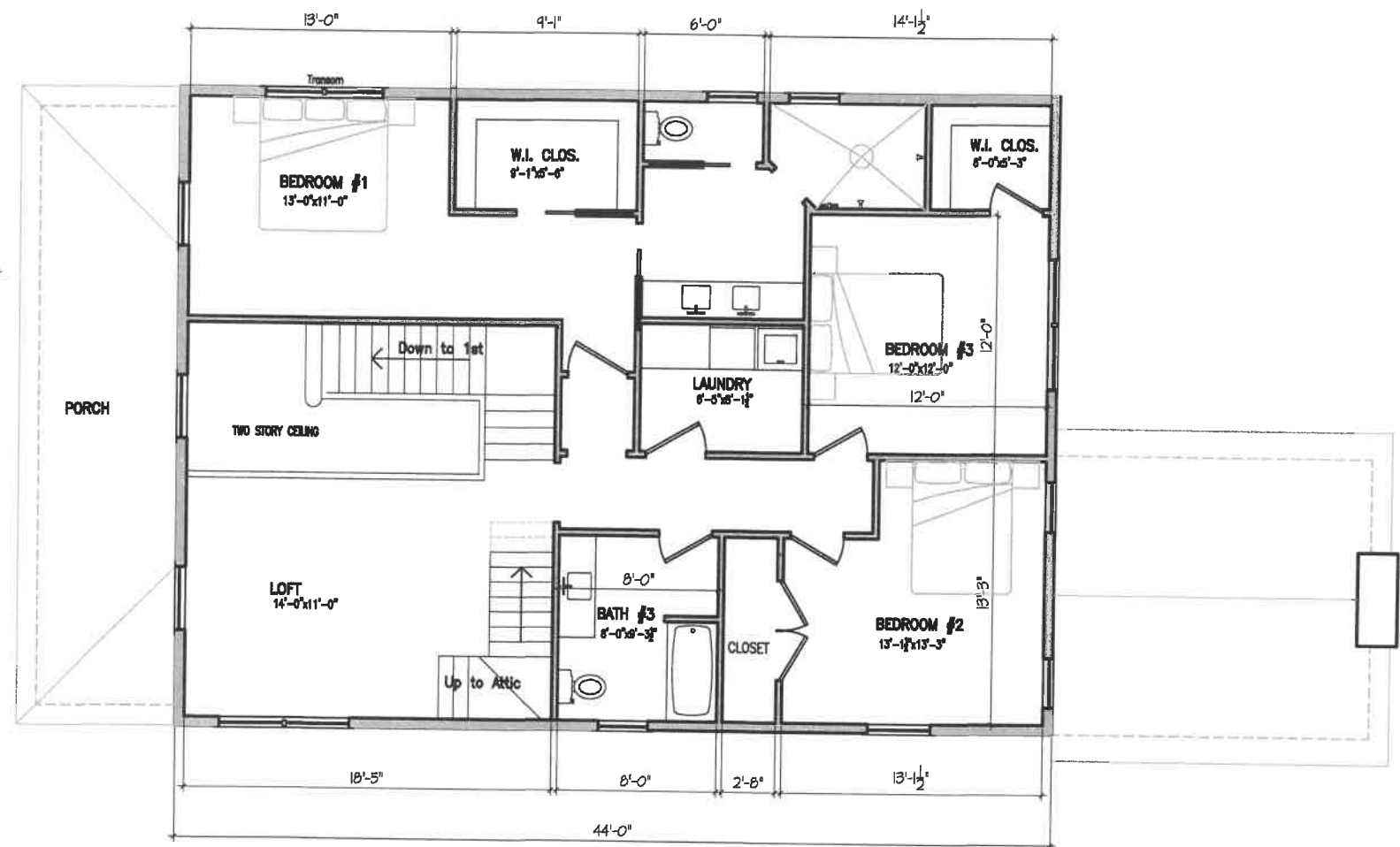
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1274 MISSION ST. MACKINAC ISLAND, MI 49757	
date: July 29, 2024 project: 2204 - 2205	sheet: P1.0 COPYRIGHT © 2024
PROPOSED SITE PLAN	





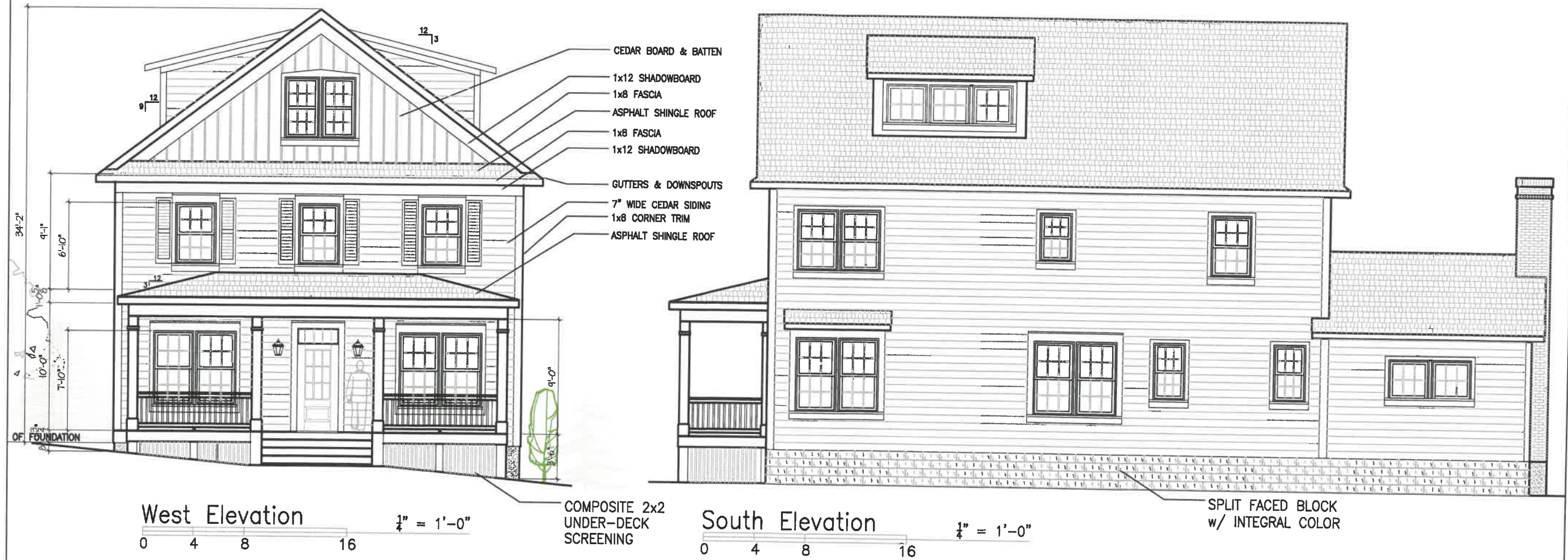
Attic Level
 0 4 8 16
 702 Square Feet
 1/4" = 1'-0"



2nd Floor Plan
 0 4 8 16
 1408 Square Feet
 1/4" = 1'-0"

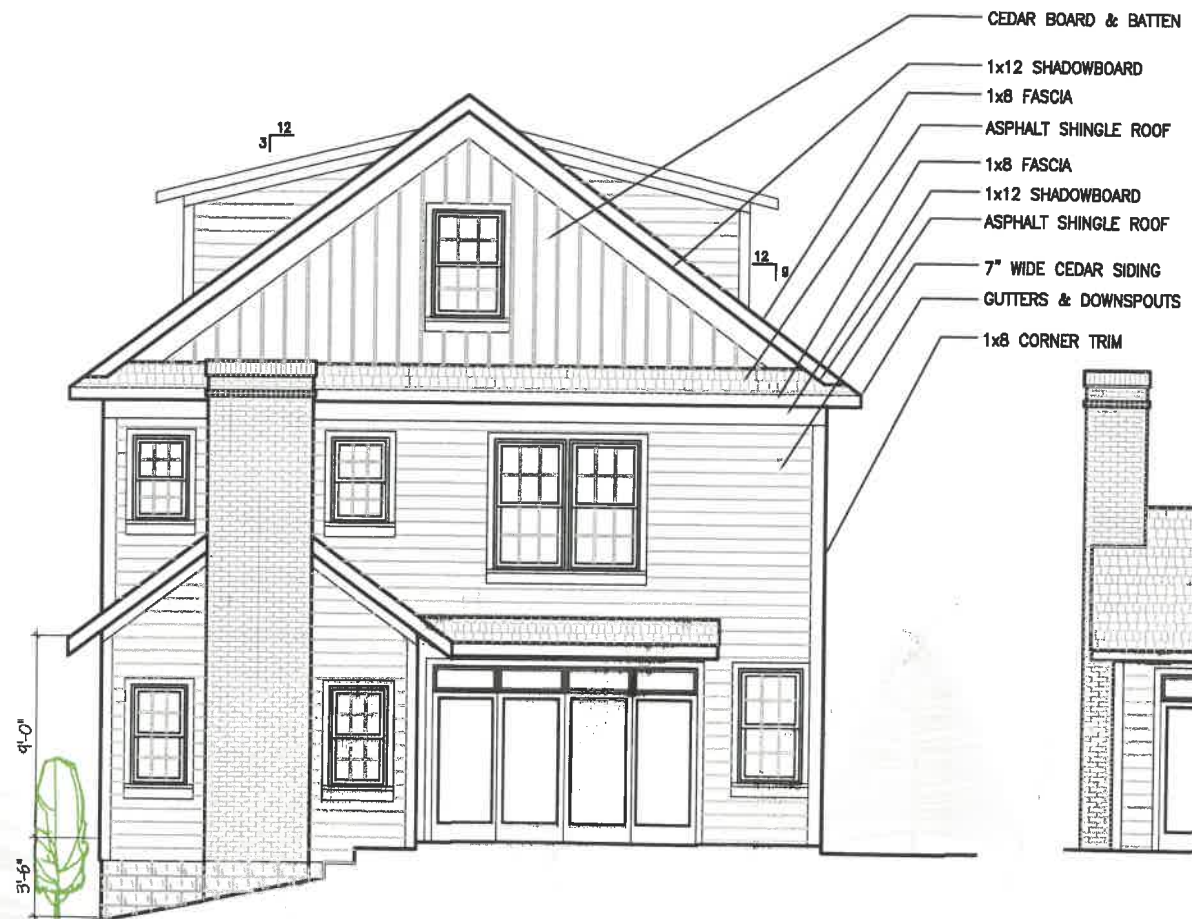


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		project: 2205	COPYRIGHT © 2024



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

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East Elevation
 0 4 8 16
 1/4" = 1'-0"



North Elevation
 0 4 8 16
 1/4" = 1'-0"

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

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