

GRAND HOTEL - MANAGER HOUSING

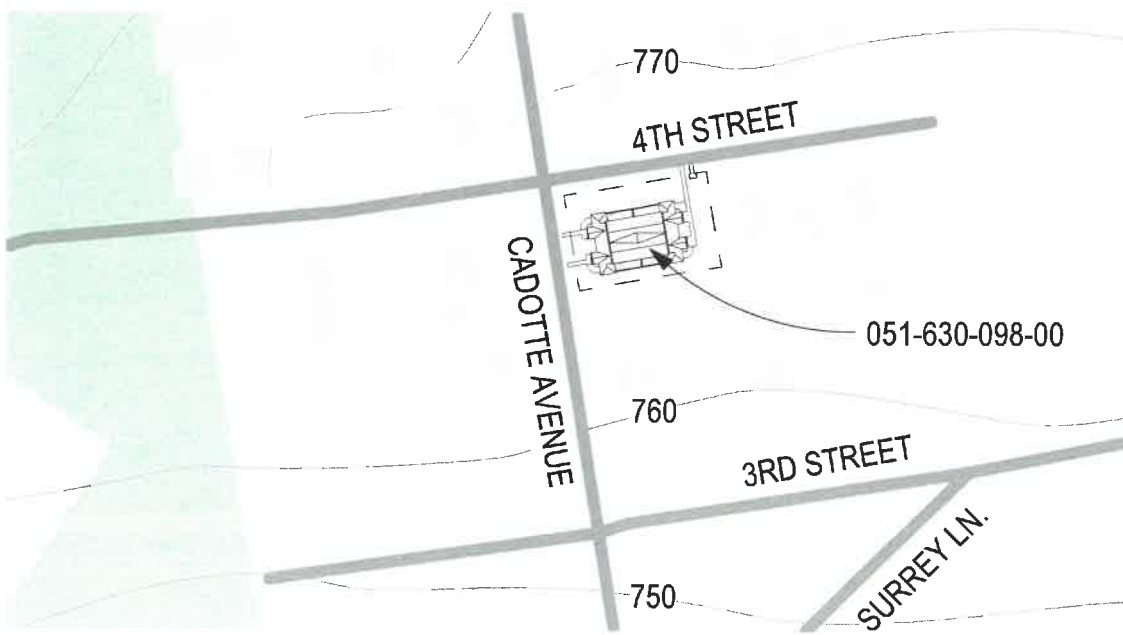
00
COVER

SUBMITTAL FOR PLANNING COMMISSION

Grand Hotel
2025.06.24
SCALE: 1" = 200'-0"

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

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AREA PLAN WITH TOPO

1" = 200'-0" SCALE



Sheet List

- 00 COVER
- 01 SURVEY
- 02 SITE PLAN
- 03 FIRST FLOOR PLAN
- 04 SECOND FLOOR PLAN
- 05 ENLARGED 1ST FLOOR
- 06 ENLARGED 2ND FLOOR
- 08 EXTERIOR ELEVATIONS
- 09 EXTERIOR ELEVATIONS
- 10 SITE PHOTOS
- 11 SITE PHOTOS

Legal Description

ASSESSOR'S PLAT OF HARRISONVILLE LOT 98 *OLD NUMBER 625 019 00*

Zoning

ZONING DISTRICT: R-4 HARRISONVILLE RESIDENTIAL
USE GROUP: SPECIAL LAND USE - MULTI-FAMILY RESIDENTIAL

Utilities/Services

POTENTIAL DEMAND FOR:
• WATER
• SEWER
• TRASH
UTILITY PLANS MEETING JURISDICTIONAL REQUIREMENTS WILL BE PROVIDED UPON APPROVAL OF DENSITY OF PROJECT.

Historic District

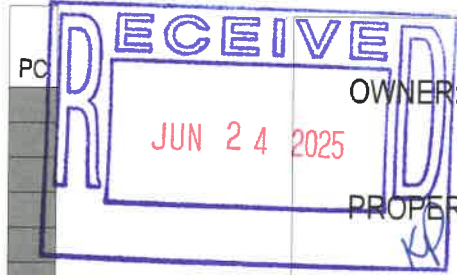
NONE

Construction

PROPOSED CONSTRUCTION START DATE: NOV., 2025
ESTIMATED DURATION OF CONSTRUCTION: 6 MONTHS

ARCHITECT

HopkinsBurns Design Studio
113 S Fourth Ave.
Ann Arbor, Michigan 48103
(734)424-3344
www.hopkinsburns.com



File No. 24-25-098-051
Exhibit D
Date 6-24-25
Initials KP

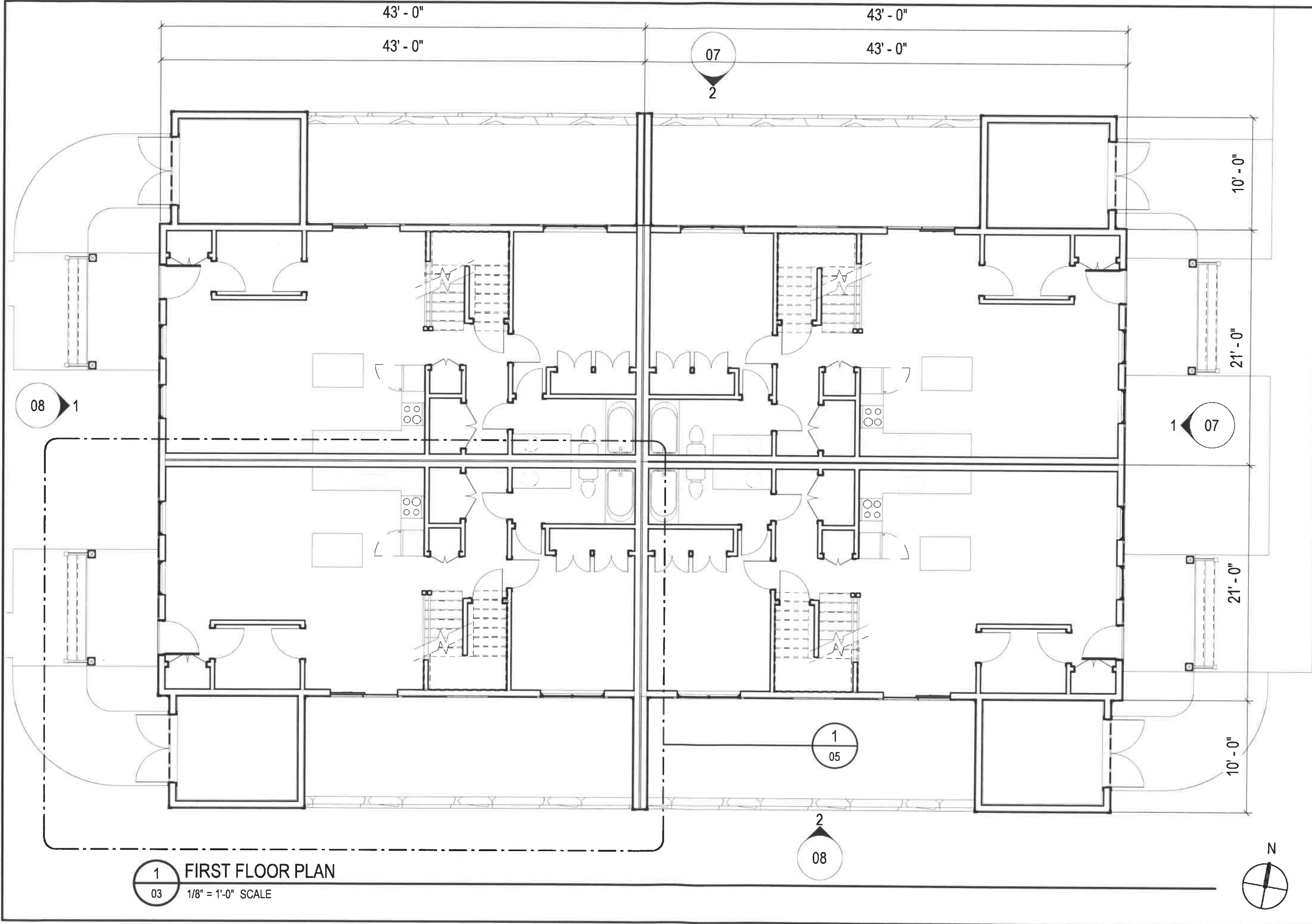
OWNER: GHMI RESORT HOLDINGS LLC
KSL CAPITAL PARTNERS LLC
PROPERTY ADDRESS: CADOTTE AVE.
MACKINAC ISLAND, MI 49757
PARCEL #: 051-630-098-00

Project Description

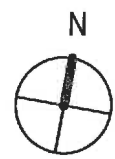
The project involves the construction of 4 attached dwelling units for use by managers at Grand Hotel. We are seeking a variance for 4 units, 1 unit more than the 3 units allowed. The building will feature four 2-story, 2-bedroom living quarters, each with front doors out to shared balconies and concrete walks. Each unit will have an enclosed exterior shed for bike parking and general storage and an exterior private patio.

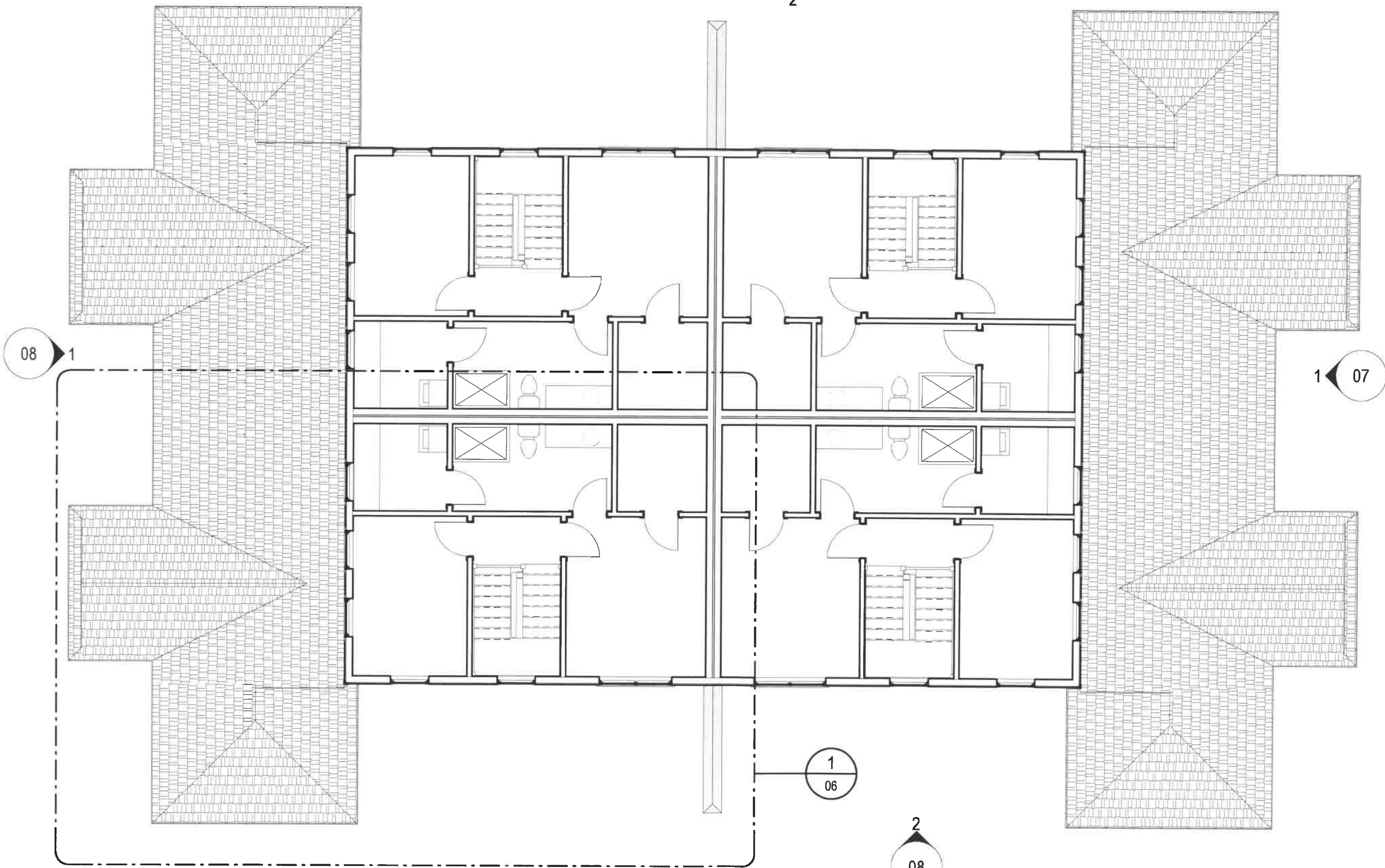
Requirements

	ALLOWED	PROPOSED
DWELLING UNITS:	3	4
LOT SIZE:	REQ'D 10,000 SF	EXISTING 15,000 SF (0.344 AC.)
SETBACKS	REQ'D	PROPOSED
FRONT YARD	25'	25'
FRONT YARD (CORNER)	25'	25'
SIDE YARD	5'	12'-9"
REAR YARD	25'	39'
HEIGHT	ALLOWED	PROPOSED
STORIES MIN.	1	2
STORIES MAX.	2.5	2
FEET MIN.	12'	28'-10"
FEET MAX.	35'	28'-10"
LOT COVERAGE	ALLOWED	PROPOSED
SQ. FT. (INCLUDING PORCHES AND DECKS)	6,000	5,575
PERCENTAGE	40%	37.2%
GROSS SQUARE FOOTAGE		PROPOSED
1ST FLOOR		3,480
2ND FLOOR		2,080
TOTAL		5,560



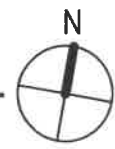
1 FIRST FLOOR PLAN
03 1/8" = 1'-0" SCALE





SECOND FLOOR PLAN

1/8" = 1'-0" SCALE



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Grand Hotel®

SCALE: 1/8" = 1'-0"

2025.06.24

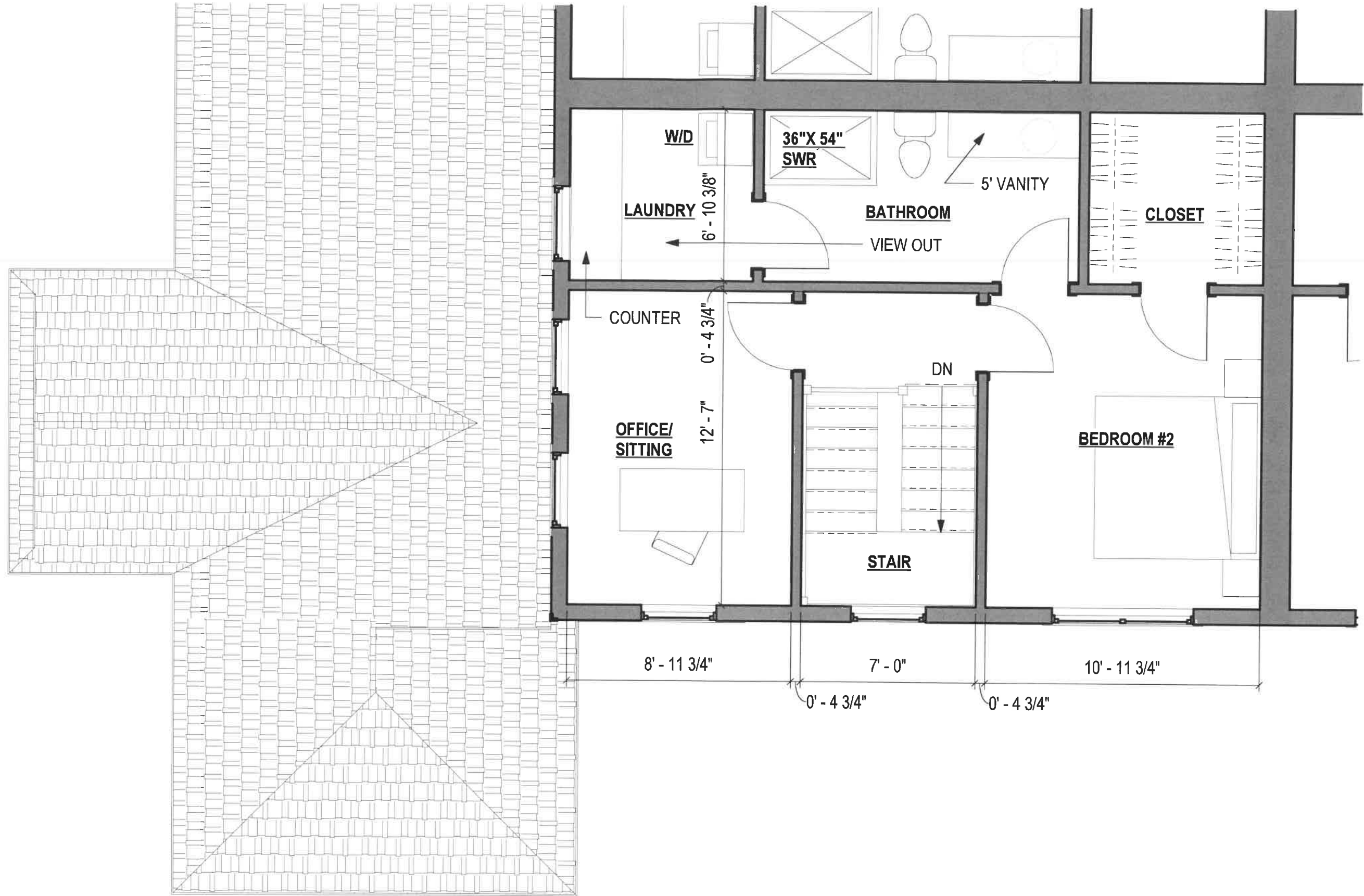
04
SECOND FLOOR
PLAN



1
06

SECOND FLOOR - UNIT PLAN

1/4" = 1'-0" SCALE



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SCALE: 1/4" = 1'-0"

2025.06.24

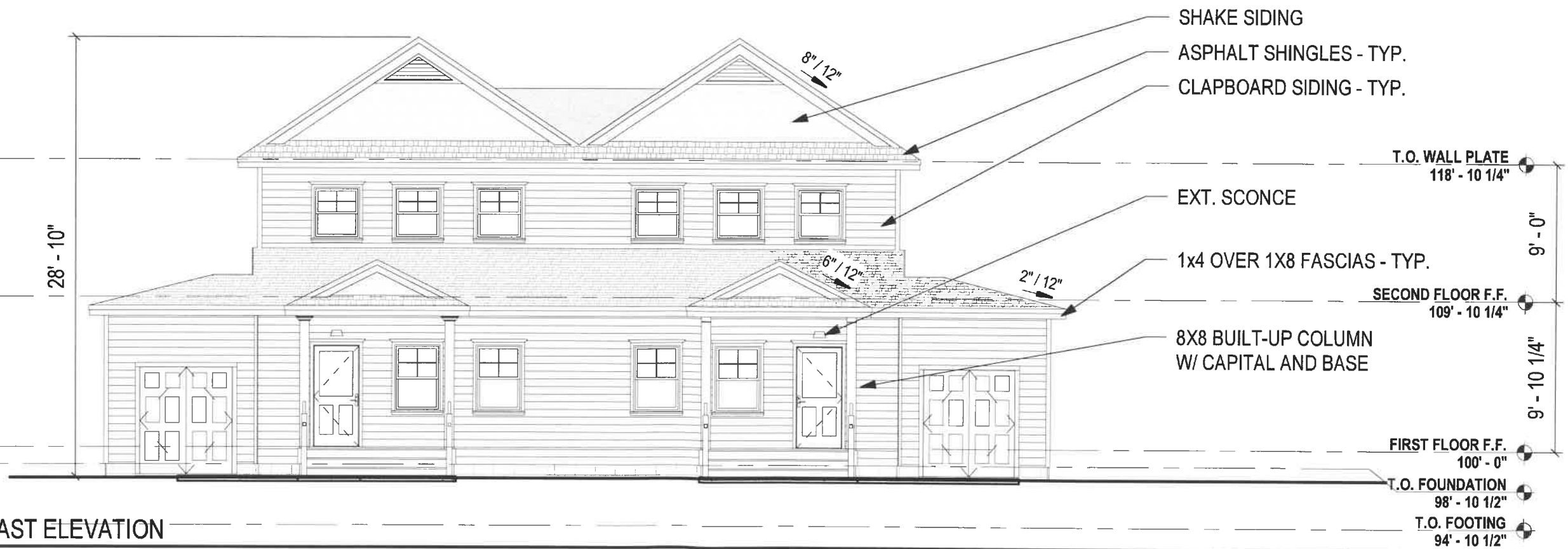
06

ENLARGED 2ND
FLOOR

6/20/2025 5:16:02 PM S:\Projects\Grand Hotel\2024 Manager Housing\Drawings\Sheet\4th and CADOTTE-A24_Local.rvt



2 NORTH ELEVATION
07 1/8" = 1'-0" SCALE



1 EAST ELEVATION
07 1/8" = 1'-0" SCALE

07
EXTERIOR
ELEVATIONS

Grand Hotel®
SCALE: 1/8" = 1'-0"
2025.06.24

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SOUTH ELEVATION

1/8" = 1'-0" SCALE



WEST ELEVATION

1/8" = 1'-0" SCALE

VACANT LOT



3
09 TOWARD SOUTH-WEST
NO SCALE

VACANT LOT



1
09 TOWARD SOUTH-EAST
NO SCALE

VACANT LOT



2
09 TOWARD NORTH-EAST
NO SCALE



6 CADOTTE - CONTEXT - NEARBY EAST
10 NO SCALE



5 CADOTTE - CONTEXT - NEARBY - SOUTH
10 NO SCALE



4 CADOTTE - CONTEXT - NEARBY
10 NO SCALE



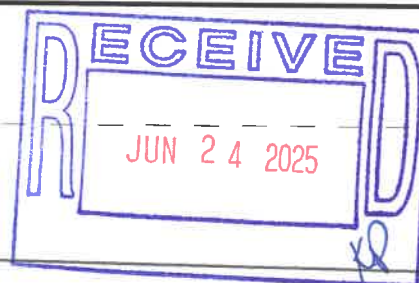
3 CADOTTE - CONTEXT - SOUTH-WEST
10 NO SCALE



2 CADOTTE - CONTEXT - WEST
10 NO SCALE



1 CADOTTE - CONTEXT - NORTH-WEST
10 NO SCALE



File No. R425.098.051
Exhibit PHOTO 3/ 09 B
Date 6.24.25
Initials KP

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

Grand Hotel®

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SCALE: 1/16" = 1'-0"

2025.06.24

02

SITE PLAN

ITEMS CORRESPONDING TO SCHEDULE B-II

12. Oil, gas, mineral and agricultural interests reserved by the State of Michigan and the terms, covenants and provisions contained in instruments recorded in Liber 122, page 343 as to Parcel 1, B and 33.
- Item does not reference subject property and is not shown hereon.
- The exception does not constitute a statement as to the ownership of the interest or right. There may be leases, grants, reservations or other 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 63 as to Parcel 33.
- Item does not reference subject property and is not shown hereon.
- Schedule B, Part II items 1, 11 and 14, 18 are not survey related.

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	—



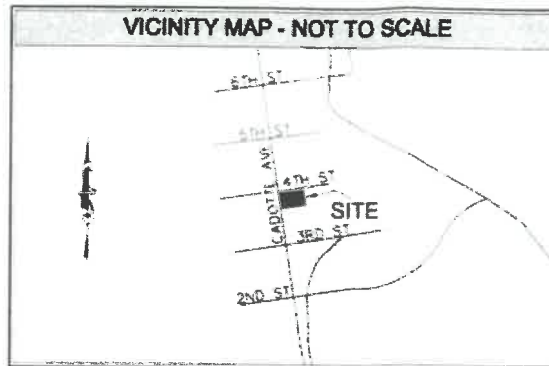
ZONING INFORMATION

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 Width: 15'
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 2 1/2 stories, in height.
Maximum Floor Area Ratio: No Requirement Noted
Maximum Density: 10 dwelling units/acre
Parking Formula: Motor Vehicles not allowed.

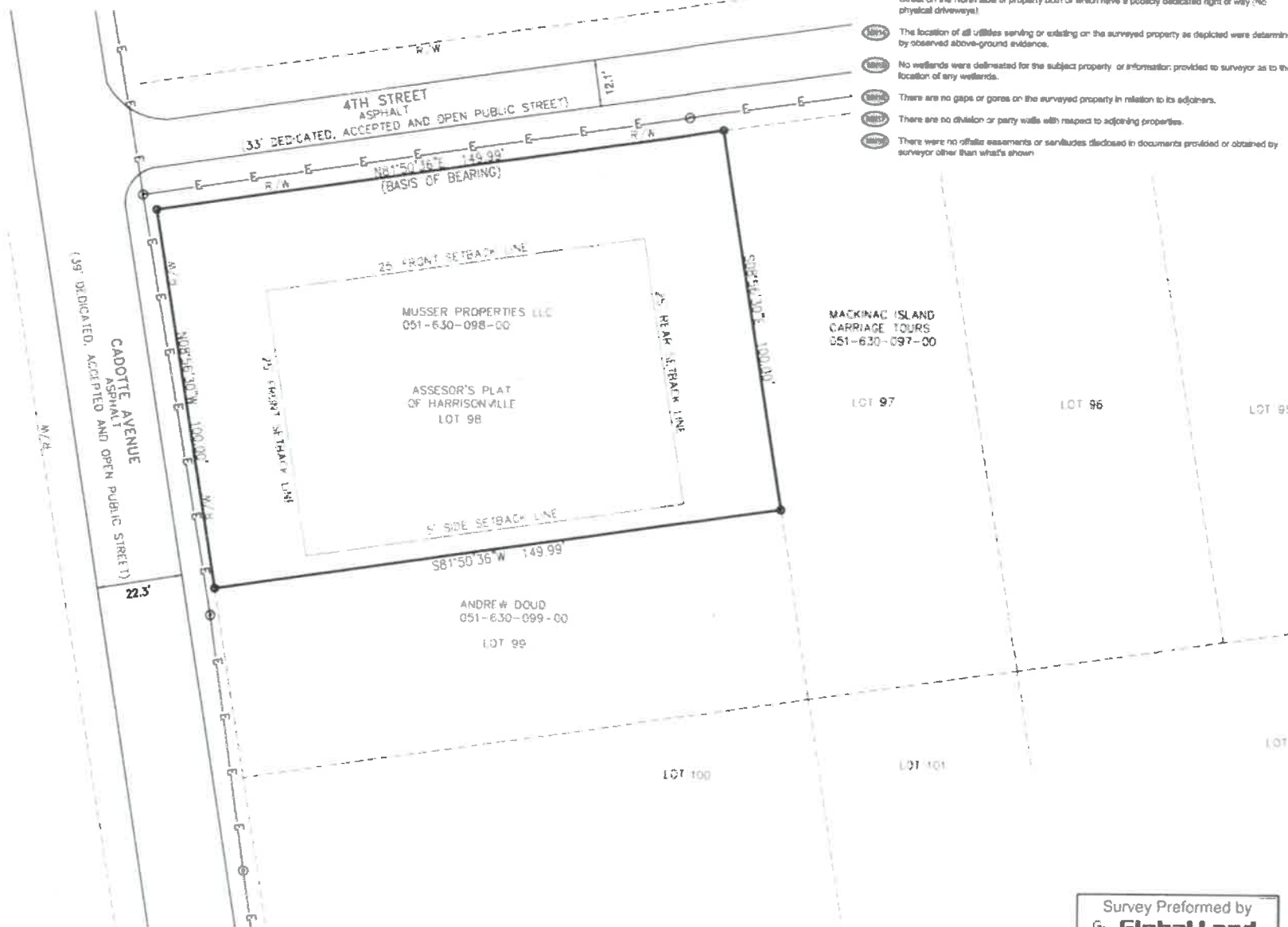
The zoning information shown above was provided by NVS Transaction Services - Zoning Division in the Zoning Information Project for (Parcel: 051-630-098-00) Cadotte Avenue, Mackinac Island, MI 49757 per documents provided.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- 1001 Some features shown on this plat may be shown out of scale for clarity.
- 1002 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.
- 1003 The basis of bearings is N 81°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.
- 1004 All of the various survey monuments shown on this plat as found and/or used are in good condition apparently undisturbed, unless otherwise noted.
- 1005 At the time of survey, there was no observable evidence of earth-moving work, building construction or building additions.
- 1006 At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.
- 1007 At the time of survey, there was no observable evidence of substantial areas of refuse.
- 1008 At the time of survey, the site is not being used as a cemetery, grave site or burial ground.
- 1009 All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- 1010 Subject parcels contain 0.34 Acres (14,907.50 square feet), more or less.
- 1011 There were 0 regular parking spaces and 0 disabled parking spaces observed in the field. Total parking spaces of 0.
- 1012 Address for subject property is Vacant Cadotte Avenue, Mackinac Island, MI 49757 per documents provided.
- 1013 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).
- 1014 The location of all utilities serving or existing on the surveyed property as depicted were determined by observed above-ground evidence.
- 1015 No wetlands were delineated for the subject property or information provided to surveyor as to the location of any wetlands.
- 1016 There are no gaps or gorges on the surveyed property in relation to its adjacencies.
- 1017 There are no division or party walls with respect to adjoining properties.
- 1018 There were no official easements or servitudes disclosed in documents provided or obtained by surveyor other than what's shown.



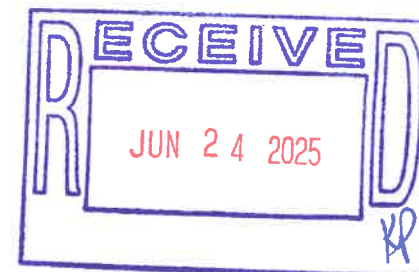
RECORD DESCRIPTION

Land in the City of Mackinac Island, Mackinac County, MI, described as follows:

PARCELS: 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.



File No. R425-098-051
Exhibit C
Date 6-24-25
Initials KP

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

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 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, 5(a), 6(b), 7(a), 7(b)(1), 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, 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



Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

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 FIRM 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
09/18/2019	NETWORK COMMENTS	10/14/2019	NETWORK COMMENTS
09/27/2019	NETWORK COMMENTS	11/21/2019	NETWORK COMMENTS
FILED WORK: Drew	DRAFTED: CLS	CHECKED BY: JMS	FB & PG

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT TIME OF FIELD SURVEY

LEGAL

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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.