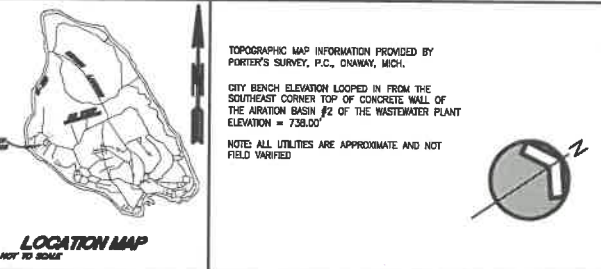


FOUNDATION COTTAGES LOT LEGAL DESCRIPTION:

PRIVATE CLAIM NO.2 COM AT THE NE'LY COR OF PC 2 TH S 32 DEG 51'45"W 4020.8 FT ALG SE'LY LINE OF PC 2 TO THE POB TH N 40 DEG 40'50"W 130.0 FT TH N 14 DEG 18'18"E 257.95 FT M/L TO S'LY LINE OF STONECLIFFE CONDO V TH E'LY AND N'LY ALG CONDO BOUNDARY TO THE N LINE OF AN EASEMENT (282/163) TH E'LY ALG N LINE OF SAID EASEMENT TO THE E'LY LINE OF PC 2 WITH SAID POINT BEING S 32 DEG 51'45"W 3523.82 FT FROM THE NE'LY COR OF PC 2 TH S 32 DEG 51'45"W 200.0 FT M/L ALG SE'LY LINE OF PC 2 TO THE N LINE OF A PARCEL DESC IN 380 TH N 87 DEG 32'W 85.75 FT TH S 02 DEG 28'W TO SE'LY LINE OF PC 2 TH S 32 DEG 51'45"W ALG SE'LY LINE TO THE POB. PART OF PC 2.



STONECLIFFE LEGAL DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF PRIVATE CLAIM NO.3; THENCE ALONG THE SOUTHEASTERN LINE OF SAID PRIVATE CLAIM S 33°21'17" W 118.02' TO A MONUMENT BY THE GATE OF STONECLIFFE; THENCE CONTINUING ON THE EASTERLY LINE OF SAID PRIVATE CLAIM BEING THE SOUTHEASTERN LINE OF A PARCEL DESCRIBED IN LIBER 412, PAGE 472 AND LIBER 412, PAGE 473 MACKINAC COUNTY RECORDS S 33°03'19" W 136.97' TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTHEASTERN LINE OF PRIVATE CLAIM NO.3, S 33°03'19" W 874.97' THENCE N 57°15'00" W 150.00'; THENCE N 67°59'24" W 298.94'; THENCE S 78°32'09" W 164.57'; THENCE N 39°36'27" W 63.13' TO THE NORTHWESTERN LINE OF PRIVATE CLAIM NO.3; THENCE ALONG SAID PRIVATE CLAIM LINE N 32°55'00" E 113.87' TO THE WESTERN LINE OF CONDO NO.1, AS RECORDED IN LIBER 284, PAGE 602, MACKINAC COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID CONDO NO.1, S 02°56'12" W 11.34' TO THE SOUTH LINE OF SAID CONDO NO.1; THENCE ALONG THE SOUTH LINE OF SAID CONDO NO.1, S 87°03'39" E 93.75' TO THE SOUTHEASTERN CORNER OF CONDO NO.1; THENCE ALONG THE EASTERLY LINE OF SAID CONDO NO.1, N 02°56'23" E 160.00' TO THE NORTHEASTERN CORNER OF SAID CONDO NO.1; THENCE ALONG THE NORTH LINE OF SAID CONDO NO.1, N 87°03'19" W 8.00' TO THE NORTHWESTERN LINE OF PRIVATE CLAIM NO.3; THENCE ALONG THE NORTHWESTERN LINE OF PRIVATE CLAIM NO.3, S 32°55'00" E 242.45' TO THE SOUTHWESTERN LINE OF A PARCEL DESCRIBED IN LIBER 260, PAGE 204 AND LIBER 260, PAGE 228, MACKINAC COUNTY RECORDS; THENCE ALONG SAID SOUTHWESTERN LINE S 57°05'38" E 80.00' TO THE SOUTHEASTERN CORNER OF SAID PARCEL; THENCE ALONG THE SOUTHEASTERN LINE OF SAID PARCEL N 32°55'00" E 60.01' TO THE NORTHEASTERN CORNER OF SAID PARCEL; THENCE S 57°05'38" E 73.24'; THENCE N 60°14'04" E 22.74'; THENCE N 22°15'51" E 53.51'; THENCE N 20°12'58" E 51.33'; THENCE N 29°47'45" E 60.40'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00', A DELTA OF 33°26'55", AN ARC LENGTH OF 233.62' AND A CHORD WHICH BEARS N 59°02'27" E 230.21'; THENCE S 83°08'17" E 46.39' TO THE NORTHERLY LINE OF A 20' WIDE PRIVATE EASEMENT RECORDED LIBER 454, PAGES 366-389, MACKINAC COUNTY RECORDS; THENCE S 57°35'45" E 191.19' ALONG THE NORTH LINE OF SAID EASEMENT; THENCE S 33°03'20" W 20.00' TO THE NORTHWESTERN CORNER OF A PARCEL DESCRIBED IN LIBER 412, PAGE 472, AND LIBER 412, PAGE 473, MACKINAC COUNTY RECORDS; THENCE ALONG THE NORTHWESTERN LINE OF SAID PARCEL S 33°03'19" W 152.25' TO THE SOUTHWESTERN CORNER OF SAID DESCRIBED PARCEL; THENCE ALONG THE SOUTHWESTERN LINE OF SAID PARCEL S 57°15'00" E 150.00' TO THE POINT OF BEGINNING. CONTAINING 10.32 ACRES, BEING SUBJECT TO ALL EASEMENTS OF RECORD, IF ANY, ALL BEING A PART OF PRIVATE CLAIM NO.3, T40N, R3W, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN.

STONECLIFFE SITE PLAN NOTES:

- PROPERTY ZONED HB HOTEL BOARDING-HOUSE.
- MINIMUM LOT SIZE REQUIREMENTS; AREA SHALL NOT BE LESS THAN 7500 SQ. FT. W/ A MIN. WIDTH OF 60' AT THE BUILDING LINE.
- ACTUAL **NEWLY COMBINED LOT SIZE** = 10.32 AC (449,538 S.F.).
- MINIMUM SETBACK REQUIREMENTS:
FRONT = 30 FEET, SIDE = 10 FEET, REAR = 30 FEET.
- NO BUILDING SHALL EXCEED 40 FEET OR 31 STORIES IN HEIGHT.
- ACTUAL LOT COVERAGE OF **NEWLY COMBINED PARCELS** IS 15.6% = 69,982 S.F. = ALL BUILDINGS, PATIOS, COBBLES, PATHS, WALKS, DRIVES. **(AN INCREASE OF 940 S.F. FOR THIS PROJECT, WHICH INCLUDES 4 CONNEXES + 3 GALLERY SHOPS)**
- HOTEL UNITS:
6.1. THE MANSION - 16 EXISTING HOTEL ROOMS
6.2. THE SUMMERHOUSE - 31 EXISTING HOTEL ROOMS
6.3. THE FOUNDATION COTTAGE - SINGLE FAMILY UNIT OR 1 HOTEL GUEST ROOM
6.4. 16+31+1 = 48 TOTAL GUESTROOMS INCLUDING THE COTTAGE.
- ALLOWABLE AND ACTUAL DENSITIES:
-HOTELS: ALLOWABLE = 60 BEDROOMS PER ACRE = 60 x 8.64 ACRES = 518 ALLOWED.
-HOTEL USE = 47-50 ACTUAL = 10% OF SITE UTILIZED AS HOTEL USE. THUS 90% OF SITE AVAILABLE FOR RESIDENTIAL USE.
-DWELLING UNITS ALLOWED = 20 DWELLING UNITS PER ACRE x (8.64 ACRES x 90%) = 155 ALLOWED, 1 PROPOSED.
- AT LEAST 1 BICYCLE SPACE PER BEDROOM IS PROVIDED.

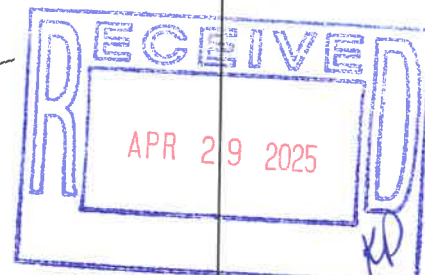
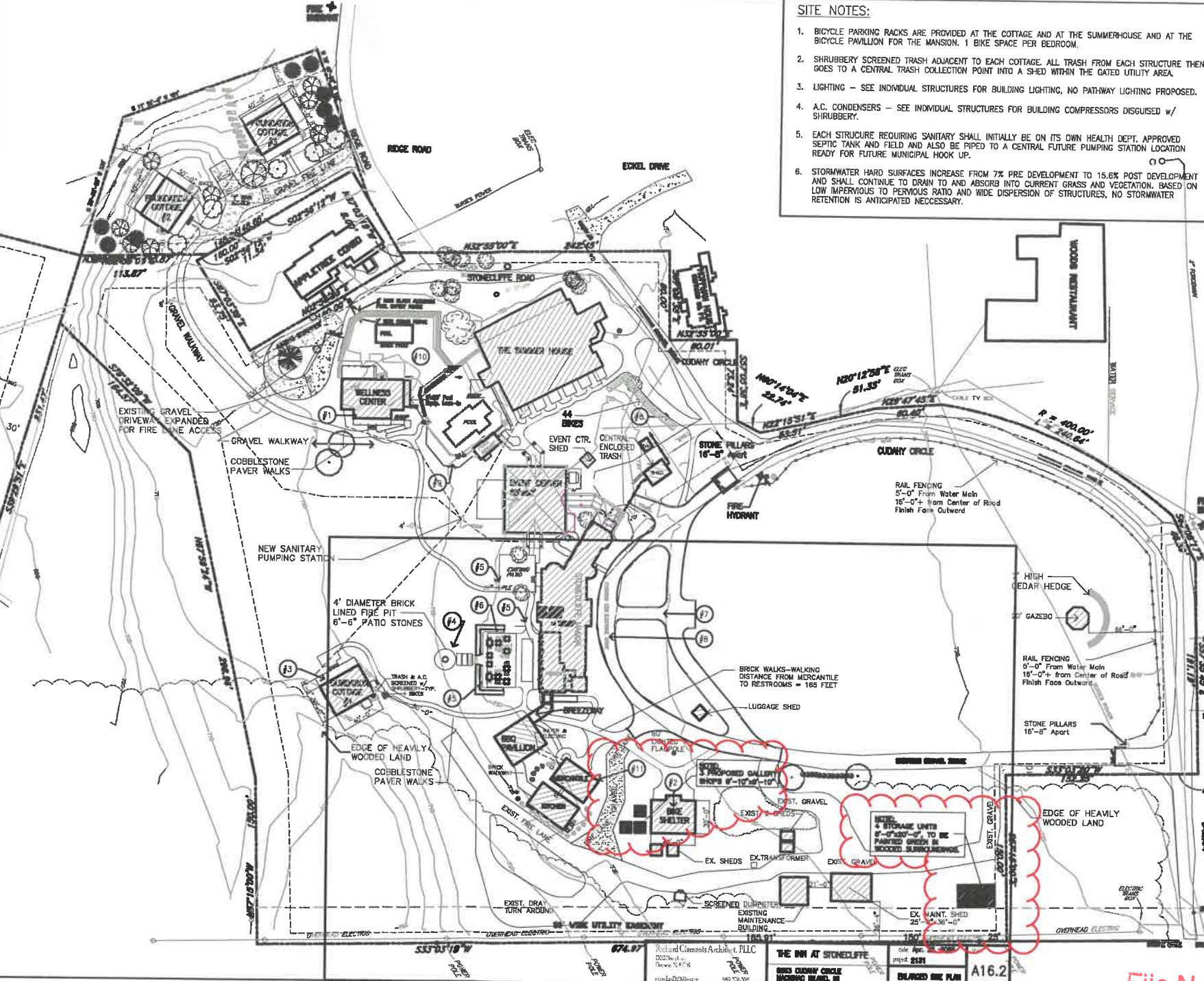
SITE NOTES:

- BICYCLE PARKING RACKS ARE PROVIDED AT THE COTTAGE AND AT THE SUMMERHOUSE AND AT THE BICYCLE PAVILION FOR THE MANSION. 1 BIKE SPACE PER BEDROOM.
- SHRUBBERY SCREENED TRASH ADJACENT TO EACH COTTAGE. ALL TRASH FROM EACH STRUCTURE THEN GOES TO A CENTRAL TRASH COLLECTION POINT INTO A SHED WITHIN THE GATED UTILITY AREA.
- LIGHTING - SEE INDIVIDUAL STRUCTURES FOR BUILDING LIGHTING, NO PATHWAY LIGHTING PROPOSED.
- A.C. CONDENSERS - SEE INDIVIDUAL STRUCTURES FOR BUILDING COMPRESSORS DISGUISED W/ SHRUBBERY.
- EACH STRUCTURE REQUIRING SANITARY SHALL INITIALLY BE ON ITS OWN HEALTH DEPT. APPROVED SEPTIC TANK AND FIELD AND ALSO BE PIPED TO A CENTRAL FUTURE PUMPING STATION LOCATION READY FOR FUTURE MUNICIPAL HOOK UP.
- STORMWATER HARD SURFACES INCREASE FROM 7% PRE DEVELOPMENT TO 15.6% POST DEVELOPMENT AND SHALL CONTINUE TO DRAIN TO AND ABSORB INTO CURRENT GRASS AND VEGETATION, BASED ON LOW IMPERVIOUS TO PERVIOUS RATIO AND WIDE DISPERSION OF STRUCTURES, NO STORMWATER RETENTION IS ANTICIPATED NECESSARY.

LEGEND:

KEY: = (H) →

- ADDITION OF A WELLNESS CENTER BUILDING WHICH INCLUDES AN EXERCISE ROOM WITH HIS & HERS LOCKERS AND BATHROOMS.
- ADDITION OF A BICYCLE SHELTER.
- ADDITION OF A FOUNDATION COTTAGE #1.
- ADDITION OF A PATIO WITH 4'X4' FIRE PIT AREA.
- CHANGE OUT REAR PAVES WALKWAYS & PATIOS WITH NEW COBBLESTONE PAVES.
- ADD A SMALL WATER FEATURE FOUNTAIN TO THE EXISTING PATIO AREA OFF OF THE REAR COVERED LAVAL.
- ADDITION OF A SECONDARY COBBLESTONE PAVES ARRIVAL LOOP FOR HORSE AND CARRIAGE TRAFFIC.
- REPLACE THE OLD PAVES DRIVE & WALKWAYS TO SUMMERHOUSE WITH NEW COBBLESTONE PAVES.
- CUT BACK EXISTING POOL PATIO BY 12'. MOVE BACK PATIO DECK FENCE 12' WITH NEW ALUMINUM 4" HIGH BRONZE COLOR POOL FENCE.
- OUTDOOR POOL AT WELLNESS CENTER & MISC. LANDSCAPE FEATURES.
- PROPOSED MERCANTILE BUILDING W/ ADDITION.



SITE PLAN

Richard Clements Architect, PLLC
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Oshtemo, MI 49079

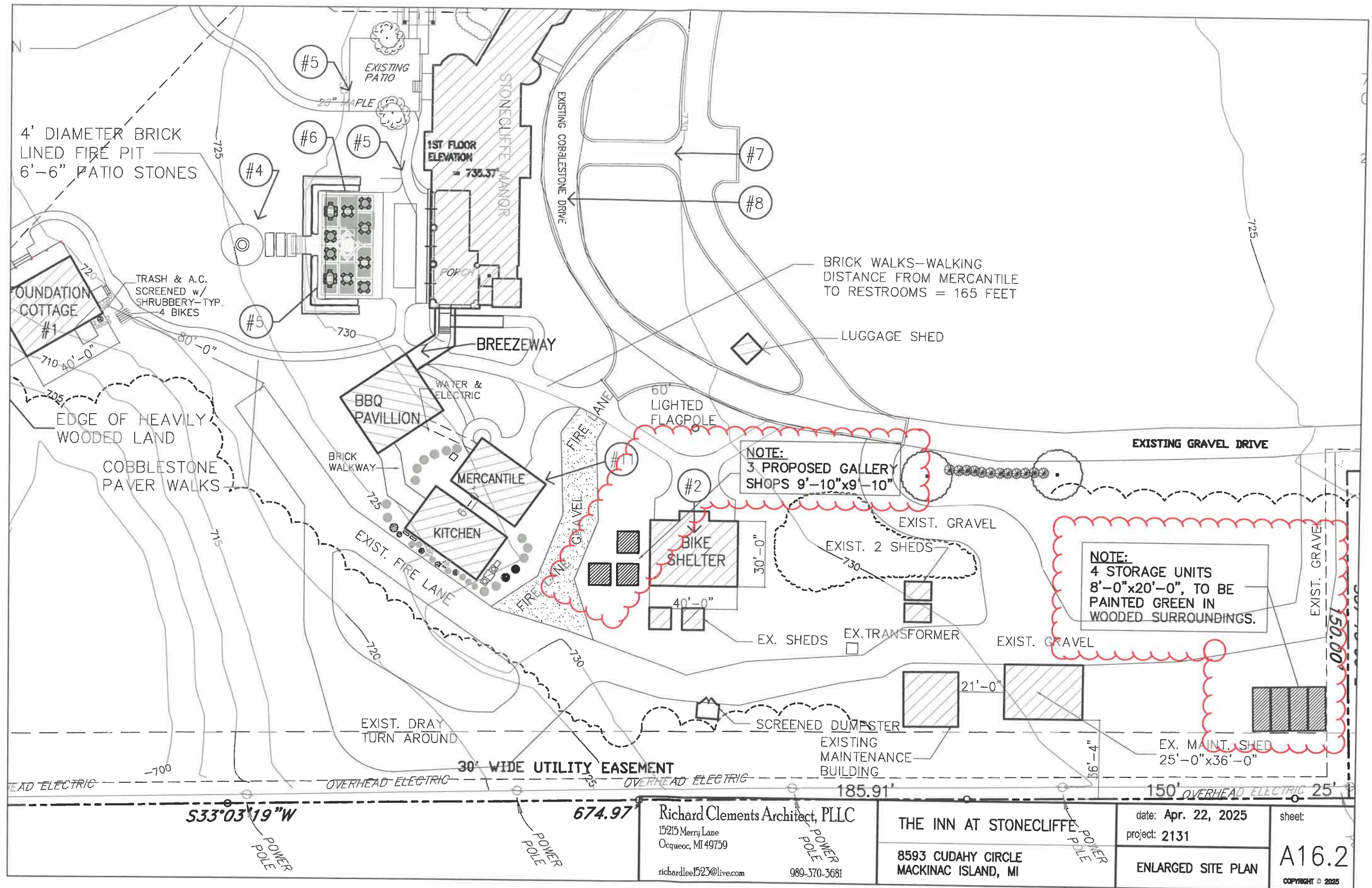
THE INN AT STONECLIFFE
8593 CUDAHY CIRCLE
MACKINAC ISLAND, MI

date: Apr. 22, 2025
project: 2131

SITE PLAN

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File No. HBal-001-099
Exhibit WWW
Date 4-29-25
Initials KR



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THE INN AT STONECLIFFE
8593 CUDAHY CIRCLE
MACKINAC ISLAND, MI

date: Apr. 22, 2025
project: 2131
ENLARGED SITE PLAN

sheet:
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SAMPLE ISLAND METAL BUILDINGS



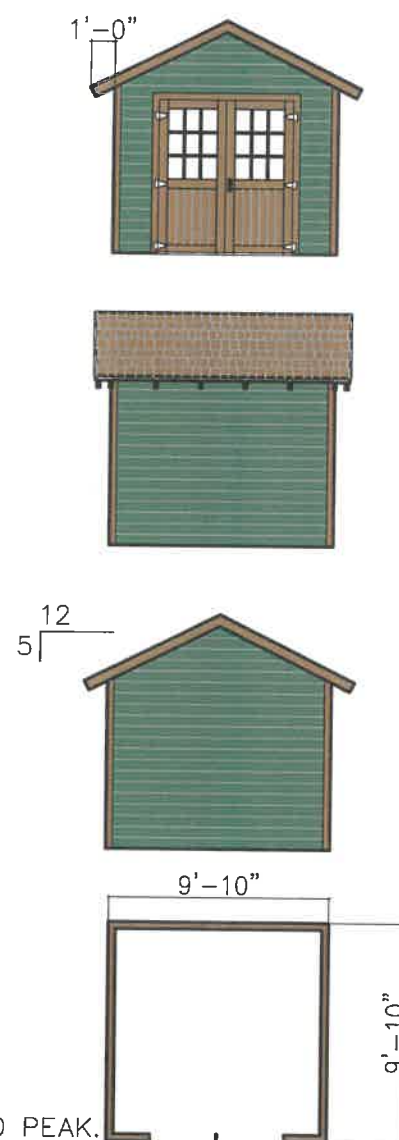
TYPICAL OF 3 GALLERY SHOPS

EXTERIOR SIMILAR TO MERCANTILE BUILDING.
BROWN ASPHALT DIMENSIONAL SHINGLES.

GREEN SMARTSIDE LAP SIDING
BROWN SMARTSIDE TRIMS

BROWN WOOD/CLAD DOORS W/ 60% GLASS
TRANSMITTANCE.

9'-10"x9'-10"x11'-0" HEIGHT FROM GRADE TO PEAK.



MAINTENANCE AREA CONNEXES BEHIND LANDSCAPE



MAINTENANCE AREA CONNEXES

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THE INN AT STONECLIFFE

8593 CUDAHY CIRCLE
MACKINAC ISLAND, MI

date: Apr. 22, 2025

project: 2131

PHOTOS

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