Site Analysis Worksheet

Client: WEST TRAVERSE TWP Job Number: 25555 Date: 1-15-26
Survey Completed by: Benchmark
Project Site Information: West end of Lake Street, vacant lot with existing parking lot.

Project Zoning Requirements: (Agency) WEST TRAVERSE TOWNSHIP
Township: WEST TRAVERSE TWP Tax ID: 16-15-10-300-016
District: S-1 (PUBLIC) Height allowed 35'
Setbacks: Front 40' Rear 40' Sides 20' Waterline N/A
Verify Setback to eaves or building line
Other Setbacks from easements etc.
Easements (driveways, utilities): See Site Plan
Critical dunes or wetlands (check the DEQ Dune and Wetlands Map viewer): N/A
Other Restrictions (associations):
Noise Road and Neighbors
Wind North & Northwest
Views N/A
Trees - to preserve MAPLES & NICE PINE TREES
Tree lines NORTH & EAST SHOULD BE PRESERVED
Sunlight AMPLE DAYLIGHT IN MORNING & MID-DAY
Soils
Grade (slope) 2% at Ex. Parking Lot & 9½% near north side of Pkg lot.
Roads Lake Street
Drives Asphalt (Existing)
Waterways N/A
Utilities: (show on site plan) Power ✓ Tele/cable Gas (ug or propane)
Municipal sewer or septic (if septic, does the lot perk?)
Municipal water or well (if a well where is neighbor's well and septic? Well)

Neighbors 1 MORRIS (WEST)
Neighbors 2 EX. TWP HALL (SOUTH)
Neighbors 3

Client's thoughts: Would like the front entry of Building to be centered on the parking lot driveway.

West Traverse Township Building Cost Worksheet

Costs are an estimate for planning purposes.
Actual costs may vary depending on final material selections.
date: 1-9-26

Building Areas:															
Finished main floor	4100	sq. ft.	at	$	600.00	per sq. ft.	=	$	2,460,000.00	at	$	700.00	per sq. ft.	=	$ 2,870,000.00
								$	2,460,000.00						$ 2,870,000.00
Exterior areas:															
covered entry	250	sq. ft.	at	$	600.00	per sq. ft.	=	$	150,000.00	at	$	700.00	per sq. ft.	=	$ 175,000.00
								$	150,000.00						$ 175,000.00
total square feet	4350														
							Total Building Cost =	**$**	**2,610,000.00**				Total Building Cost =	**$**	**3,045,000.00**
							Budget Amount =	$	2,400,000.00						
							Difference	$	210,000.00						
						Difference between $600 and $700 per sq. ft. =		$	435,000.00						

Additional Items:
furnishings
moving & storage costs
design fees
demolition

MORRIS
16-15-10-300-015
7997 S. LAKESHORE DRIVE

EXISTING SHED

NOISE FROM NEIGHBOR

NORTHWEST WINDS

(3) WELL HEADS

37.73'

WIRE FENCE

NORTH 470.25' (R)
N00°47'06"E 470.22' (M)

432.48

WIRE FENCE

EVENING SUN

673

20' SIDE SETBACK

SUMMER

WINTER

672

670

668

680

681

681

676

ELEC. METER

LINE OF EX. PARKING LOT

3% SLOPE

AFTERNOON SUN

TOWNSHIP OF WEST TRAVERSE
16-15-10-300-016
5686 LAKE ROAD
AREA ZONED PUBLIC DISTRICT

9.5% SLOPE

NORTH WINDS

WEST 198.00' (R)

LAKE ROAD

EX. GATE

40' FRONT SETBACK

EAST 198.00' (R)
S89°41'13"E 198.16' (M)

LINE OF EX. PARKING LOT

668

665

20' SIDE SETBACK

SUMMER

MORNING SUN

32.73'

S00°42'58"W 470.03' (M)
SOUTH 470.25' (R)

437.29'

669

667

669

675

680

681

670

NOISE FROM ROAD

NORTH LINE OF LAKE ROAD AS MONUMENTED

TOWNSHIP OF
WEST TRAVERSE
16-15-10-300-033

32.75'

Found 5/8" Rerod, Capped #33983

P.P.

SITE ANALYSIS

SCALE: 1/32" = 1'-0"

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MICHIGAN ARCHITECT
LICENSE NO. 45879
EXPIRES 10-31-2018

REVISION	DATE

PROJECT:
WEST TRAVERSE TWP.
NEW HALL

OWNER:
WEST TRAVERSE TWP.

LOCATION
5686 LAKE RD.
HARBOR SPRINGS, MI
49740

TYPE:
NEW CONSTRUCTION

DRN BY: JRS

REV. BY: EMK

DATE: 1-09-2026

PROJECT NO:
25-11-555

SHEET NO.

MORRIS
16-15-10-300-015
7997 S. LAKESHORE DRIVE

EXISTING SHED

Found 5/8" Rerod, Capped #33983
5' North Of True Location
Due To Concrete Well Bases

22" Maple

(3) WELL HEADS

37.73'

WIRE FENCE

NORTH 470.25' (R)
N00°47'06"E 470.22' (M)

432.48'

WIRE FENCE

673

20' SIDE SETBACK

TREE TO BE REMOVED
12" Pine

672

670

668

20'-0"

170'-0"
160'

24'-0"

ELEC. METER

EX. GATE

40' FRONT SETBACK

24'-0"

24'-0"

40'-0"

30 'FRONT' SPACES

24'-0"

668

665

20'-0"

75'-6"

14" Pine
TREE TO BE REMOVED

PROPOSED BUILDING

STAFF ENTRY

29'-6 1/4"

21'-6"

75'-0"

24'-0"

MAIN ENTRY

8'-0"

24'-0"

17 'BACK' SPACES

34'-3 7/8"

38'-11 5/16"

675

680

681

681

TOWNSHIP OF WEST TRAVERSE
16-15-10-300-016
5686 LAKE ROAD
AREA ZONED PUBLIC DISTRICT

40' REAR SETBACK

EAST 198.00' (R)
S89°41'13"E 198.16' (M)

TOWNS
WEST T
16-15-1(

20' SIDE SETBACK

32.73'

S00°42'58"W 470.03' (M)
SOUTH 470.25' (R)

437.29'

669

667

669

670

675

680

681

BENCH MARK
TOP OF 5/8" REROD, CAPPED #33983
ELEV = 665.00' 1988 NAVD

TOWNSHIP OF
WEST TRAVERSE
16-15-10-300-033

N89°44'28"W 198.72' (M)
WEST 198.00' (R)

LAKE ROAD

NORTH LINE OF LAKE ROAD AS MONUMENTED

66.00' (R)
66.00' (M)

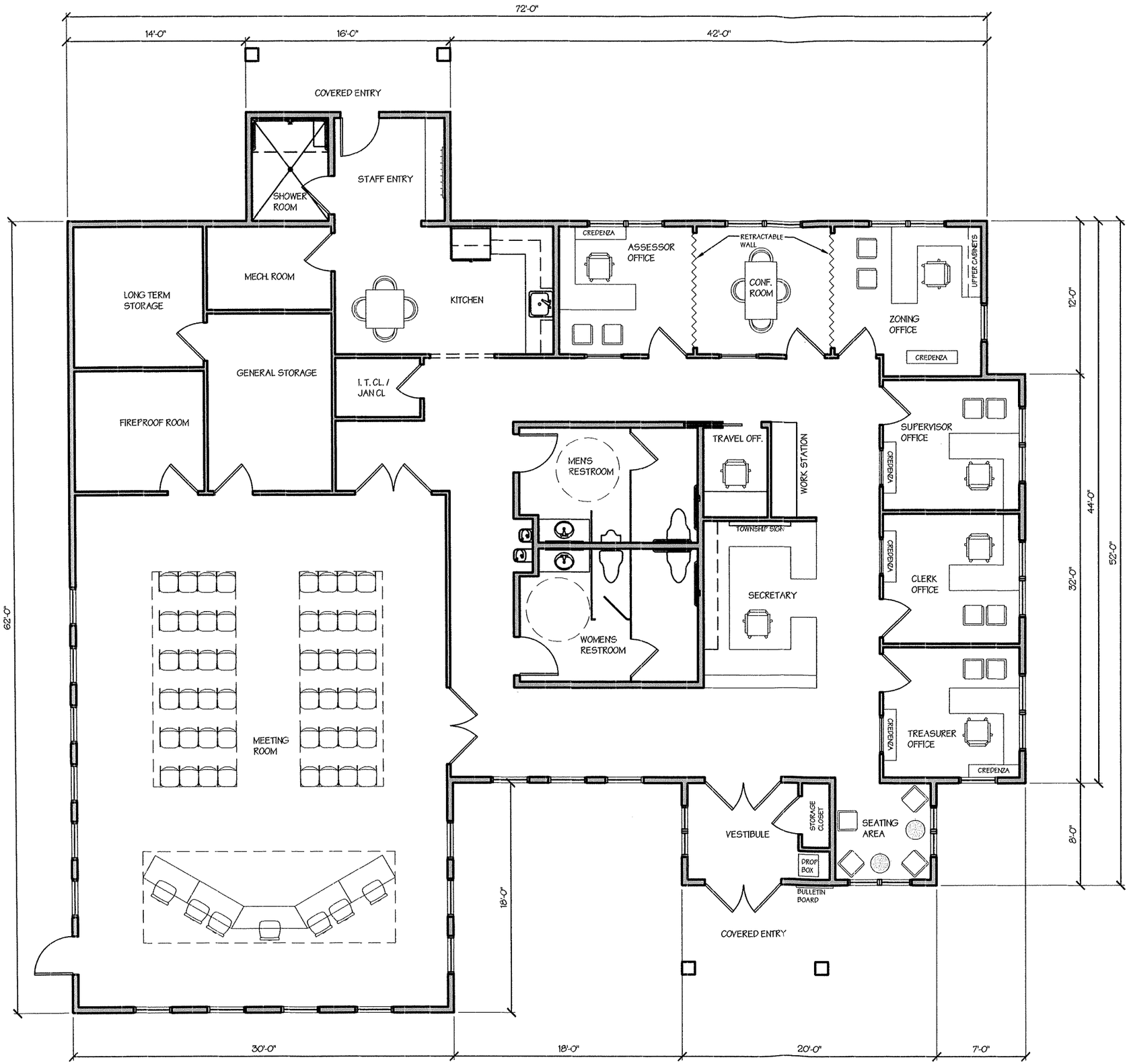
SOUTH LINE OF SECTION 10

32.75'

Found 5/8" Rerod, Capped #33983

P.P.

1/16/25



OCCUPANT LOAD

PER MBC TABLE 1004.1.2	AREA	PEOPLE
ADMIN BUSINESS AREA (B) - 100 SF/PERSON	2,765	28
ASSEMBLY AREA (A3) CONCENTRATED 7 SF/ PERSON	222	32
ASSEMBLY AREA (A3) TABLES/CHAIRS 15 SF/ PERSON	130	9
OVERALL BUILDING TOTAL:		69

2021 MICHIGAN PLUMBING CODE

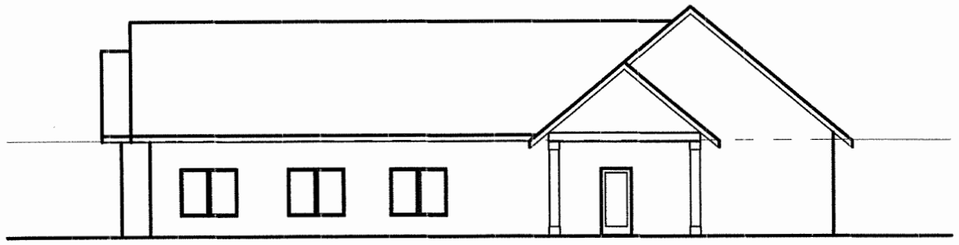
TABLE 403.1

	WATER CLOSETS	LAVATORIES
BUSINESS AREAS (69 PEOPLE) 1 W.C. PER 25 FOR THE FIRST 50 OCCUPANTS, 1 PER 50 THEREAFTER 1 LAV PER 40 FOR THE FIRST 80 OCCUPANTS, 1 PER 80 THEREAFTER	4 TOTAL	2 TOTAL

1/16/26

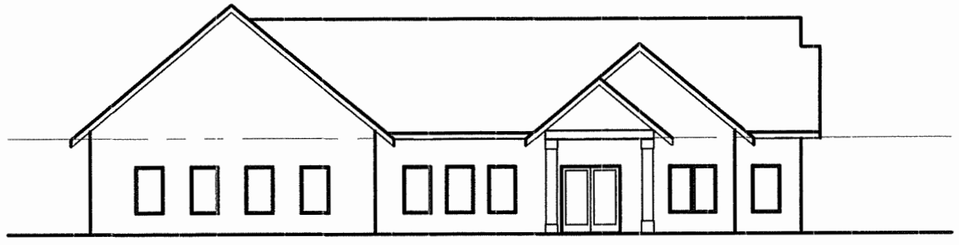
FLOOR PLAN

SCALE: 1/8" = 1'-0"
4,100 SQ.FT.



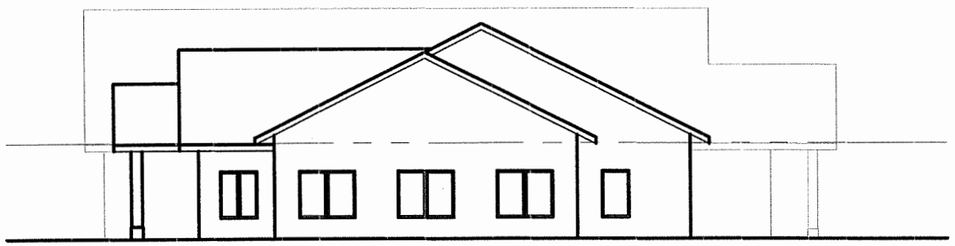
NORTH ELEVATION

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



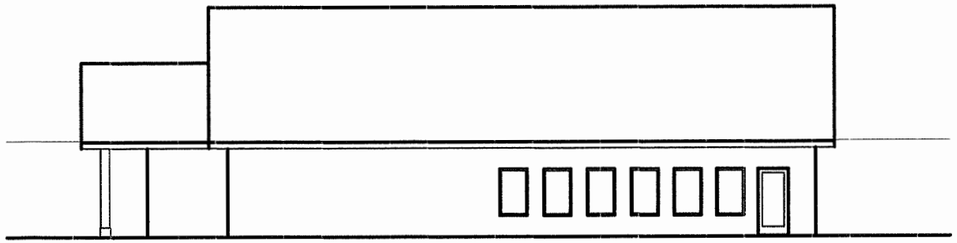
SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

11/16/26