Vander Kodde, Jason

From: Vander Kodde, Jason
Sent: Wednesday, August 24, 2022 4:45 PM
To: Engineer Craig Brown
Cc: Katy Hallgren; Manager Brendan Mullane; Tim
Subject: RE: Leelanau Pines Campground Driveway Permit Application

Hi Craig,
Thank-you for providing a review and detailed organized comments.
On behalf of Northgate, Fishbeck offers two initial responses to the LCRC 8/24/22 review email below as follows:

Response 1 – (Geometry and Drainage - accepted)
Although the proposed driveway was 36' wide (exceeding the LCRC 30' minimum) with the appropriate sized LCRC radius' and tapers,
and although the dividing island was proposed only on the private property after the radius spring point and county detail requirements,
at the direction of Northgate, Fishbeck will redesign the driveway and eliminate the island entirely for the sake of simplicity and permitting ease.
We will resubmit the driveway drawing geometry by upgrading it from LCRC Commercial standards to MDOT standards in Figure 1 (with no island) using tables 1 and 2 and adding a 15" culvert.

Response 2 – (Traffic Conditions - more information requested)
Please provide any recent/relevant traffic counts LCRC may have on County Road 643 (South Lakeshore Drive), County Road 645 (S Schomberg), County Road 651 N (S Good Harbor Trail),
and the subject intersection in Cedar where County Road 616 reaches a four-way stop at S Cedar Road/E Bellinger Rd/Sullivan Street/S Kaasson St. in the campground vicinity.
We would like to review any existing data to better understand the LCRC perspective of the current conditions before responding to the Traffic Impact Study request.

Upon receipt and review of this information by our registered professional engineer with experience in preparing traffic studies,
we will reach out to LCRC to provide a professional response and/or discuss the proposed TIS scope.
Are you the appropriate engineer to have this TIS request/scoping conversation with or would that be Brendan?
Please advise and provide his contact information for us if applicable.
There are no roads within 450' of our proposed driveway, so there are no applicable adjacent road impacts due to proximity.

Thank-you,
Jason

Jason Vander Kodde, PE | Associate | Senior Engineer
Fishbeck | w: 616.464.3938 | c: 616.648.9165 | Fishbeck.com

From: Engineer Craig Brown <cbrown@leelanauroads.org>
Sent: Wednesday, August 24, 2022 12:35 PM
To: Vander Kodde, Jason <jtvanderkodde@fishbeck.com>
Cc: Katy Hallgren <khallgren@northgateholdings.com>; Gibson, Kegan <kgibson@fishbeck.com>; Manager Brendan Mullane <bmullane@leelanauroads.org>; Tim <tim@allpermits.com>
Subject: Leelanau Pines Campground Driveway Permit Application

Leelanau County - Road Commission 2/3

Jason,

Leelanau County Road Commission (LCRC) has reviewed the plans for Leelanau Pines Campground, with an address of 6500 E Leelanau Pines Drive in Cedar, MI 49621. The campground is located in Centerville Township Section 35, T29N, R12W and abuts County Road 643 (Lake Shore Dr).

Per the information provided, Leelanau Pines Campground is proposing to modernize the existing facility. Currently there are 161 campsites with 82 marina slips. When completed, there will be 447 campsites with 239 marina slips. The existing driveway is not eligible for an exemption, because the anticipated changes will result in a meaningful increase in the amount and/or type of traffic.

Driveway Geometry:
Leelanau Pines Campground will utilize the existing driveway location, but plans to reconstruct the entrance as a divided commercial drive. A site review has determined the existing driveway meets the sight distance requirement for the speed limit of 55 mph. The current drive is a single two-way commercial driveway along an uncurbed highway and is 19-feet wide at the throat with 20-feet radii and has about a 3-foot offset from the edge of road. There is no curb and gutter and there is no existing culvert visible from the surface, the current drive has a seal coat surface.

This development is proposing a new divided commercial drive approach, LCRC does not have Standards and Details for this type of approach. The proposed approach shall meet the requirements of the latest revision of "Administrative Rules regulating Driveways, Banners and Parades". All dimensions shown in Figure 1 section 247.233 shall coincide with standard dimensions for uncurbed highways as shown in Tables 1 & 4 of sections 247.237 & 247.243 respectively. The standard dimension, shall be the minimum dimension allowed by LCRC, in all areas with a provided range.

Provide details of the drive approach with dimensioning, include grading for proper drainage and a cross-section of the pavement structure.

Drainage:
LCRC standards state, "All driveways shall be graded to effectively drain storm water runoff from the driveway and adjacent land, away from the roadway and road right of way." "Storm water runoff from lawns, roofs and other areas must be handled on-site and not be drained toward the road." The current drive does not have an existing culvert that was observed from visual inspection, both sides of the current drive have a noticeable ditch line. A culvert will be required for the new development, and shall be properly sized to current engineering standards and practices, with a minimum 15-inch diameter.

Traffic Conditions:
Developments typically generate additional vehicle trips that use public roads, that use can cause significant impacts to the surrounding roadway network. A traffic study is used to help determine the extent of these impacts. In general, a traffic study provides a review of:

- Existing conditions
- The proposed development, site access, and circulation
- Effects of new trips on roadways and intersections

LCRC will require that a traffic study be prepared for this proposed commercial development, which has the potential to significantly increase traffic volumes on the surrounding roadway network. The report shall include at a minimum, conditions as outlined in Section 1.2.5 Traffic Impact Assessments of MDOT's Geometric Design Guidance. The study shall look at the impact to public roads within 450 feet of the entrance to Leelanau Pines Campground, as well as the corridors leading to the campground, in particular the village of Cedar. The study shall be prepared and sealed by a registered professional engineer with experience in preparing traffic studies.

Thank you,

Craig

Craig M. Brown, P.E.
Engineer

Leelanau County Road Commission
10550 E. Eckerle Road | Suttons Bay | MI | 49682
Office: (231) 271-3993 ext 224 | Cell: (231) 632-7444 | Fax: (231) 271 5612
www.leelanauroads.org

Vander Kodde, Jason

From: Clay McNitt <CMcNitt@bldhd.org>
Sent: Thursday, July 7, 2022 10:27 AM
To: Vander Kodde, Jason
Cc: Eric Johnston; Nicholas Dow; gravesd@michigan.gov; rottierss@michigan.gov; Buehler, Marissa (EGLE)
Subject: FW: Leelanau Pines Campground Site Plan Review - Health Department
Attachments: 220621 Leelanau Pines Site Plan Application.atts.opt.pdf; 220622 Site Plan Drawings Optimized.pdf

EXTERNAL EMAIL

Jason,

Per our conversation, required onsite sewage permitting will be thru EGLE(Ground water discharge permit). Campground construction permits will also be required thru EGLE(Dave Graves/Sarah Rottiers). Additional type II wells will need to be permitted thru our Department.

Soils in this general area are unsuitable to marginal, not sure how much expansion will be allowed with current lagoon system.

Anyway keep us in the loop….

Thanks

Clay McNitt

From: BLDHD <bldhd@bldhd.org>
Sent: Thursday, July 7, 2022 8:18 AM
To: Clay McNitt <CMcNitt@bldhd.org>
Cc: Joyce Pleva <jpleva@bldhd.org>
Subject: FW: Leelanau Pines Campground Site Plan Review - Health Department

Good Morning Clay.

Forwarding to you as requested. Have a good day!

Dodie

From: Vander Kodde, Jason <jtvanderkodde@fishbeck.com>
Sent: Wednesday, July 6, 2022 4:17 PM
To: BLDHD <bldhd@bldhd.org>
Cc: Katy Hallgren <khallgren@northgateholdings.com>; Chelsea Bossenbroek <cbossenbroek@northgateholdings.com>; Gibson, Kegan <kgibson@fishbeck.com>; Redner, Josh <jredner@fishbeck.com>
Subject: Leelanau Pines Campground Site Plan Review - Health Department

Please deliver to Clay Mcnitt (Sanitarian),

Per our recent phone call to staff, Fishbeck has been retained by Northgate Leelanau Pines, LLC to provide professional services for this campground improvement project.
Fishbeck is providing this email as required by the Centerville Township Zoning Ordinance under Article 13, paragraph f, subsection b as follows:

ARTICLE XIII PROCEDURES FOR SITE PLAN REVIEW
F. Distribution of Required Copies and Action Alternatives.

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Due to file size we have omitted the enlargement sheets and landscaping sheets from drawing set.
If you would like to receive e-copies of those via download link or hard copies US postal, please let me know and we'll send them over.

Please note that there are no specific design details for expanding the well or lagoon permitting requests yet,
This is because we're still working through the EGLE pre-application process with Barry Christian and Marissa Buehler.

Pease acknowledge the electronic receipt of this email, and provide us with any review comments or questions you may have.
Thank-you in advance for your assistance with this Site Plan.
Jason

Jason Vander Kodde, PE | Associate | Senior Engineer
Fishbeck | w: 616.464.3938 | c: 616.648.9165 | Fishbeck.com

Vander Kodde, Jason

From: Steve Christensen <schristensen@leelanau.gov>
Sent: Sunday, July 10, 2022 7:35 PM
To: Vander Kodde, Jason
Subject: Re: Leelanau Pines Campground Site Plan Review - Drain & SESC

EXTERNAL EMAIL

Dear Jason,
I am in receipt of the initial plan sheets for the campground expansion.
Please forward the sheets with respect to storm water control and sedimentation control as they are available.
This site appears to have enough acreage to accommodate the required structures.
Steven R Christensen
Drain Commissioner
Leelanau County

Get Outlook for iOS

From: Vander Kodde, Jason <jtvanderkodde@fishbeck.com>
Sent: Wednesday, July 6, 2022 2:49:34 PM
To: Steve Christensen <schristensen@leelanau.gov>
Cc: Katy Hallgren <khallgren@northgateholdings.com>; Chelsea Bossenbroek <cbossenbroek@northgateholdings.com>; Gibson, Kegan <kgibson@fishbeck.com>
Subject: Leelanau Pines Campground Site Plan Review - Drain & SESC

Good afternoon Mr. Steve Christensen
Per recent phone call, Fishbeck has been retained by Northgate Leelanau Pines, LLC to provide professional services for this campground improvement project.
Fishbeck is providing this email as required by the Centerville Township Zoning Ordinance under Article 13, paragraph f, subsection b as follows:

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as proof of delivery or a stamped, signed site plan indicating no comment. This receipt may be in electronic format (i.e., email). The receipt with comments, if any, from each agency shall be returned to the Planning Commission. Without these receipts and applicable comments, the site plan will not be processed.

Due to file size we have omitted the enlargement sheets and landscaping sheets from drawing set.
If you would like to receive e-copies of those via download link or hard copies US postal, please let me know and we'll send them over.

We will be submitting additional stormwater management calculations for your review in the upcoming weeks.
The initial site plan concept is showing maximizing infiltrations using surface runoff conveyance using overland flow, leaching basins, perforated storm sewer pipes, and sediment forebays.

Pease acknowledge the electronic receipt of this email, and provide us with any review comments or questions you may have.
Thank-you in advance for your assistance with this Site Plan.
Jason

Jason Vander Kodde, PE | Associate | Senior Engineer
Fishbeck | w: 616.464.3938 | c: 616.648.9165 | Fishbeck.com

Vander Kodde, Jason

From: Vander Kodde, Jason
Sent: Wednesday, July 6, 2022 1:46 PM
To: adoornbos@cedarareafirerescue.org
Cc: Katy Hallgren; Gibson, Kegan; Chelsea Bossenbroek
Subject: Leelanau Pines Campground Site Plan Review
Attachments: 220621 Leelanau Pines Site Plan Application.atts.opt.pdf; 220622 Site Plan Drawings Optimized.pdf

Good afternoon Mr. Andy Doornbos,
Per our phone conversation with staff, Fishbeck has been retained by Northgate Leelanau Pines, LLC to provide professional services for this campground improvement project.
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Due to file size we have omitted the enlargement sheets and landscaping sheets from drawing set.
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Pease acknowledge the electronic receipt of this email, and provide us with any review comments or questions you may have.
Thank-you in advance for your assistance with this Site Plan.
Jason

Jason Vander Kodde, PE | Associate | Senior Engineer
Fishbeck | w: 616.464.3938 | c: 616.648.9165 | Fishbeck.com

Vander Kodde, Jason

From: Duane Wright <dwright@leelanau.gov>
Sent: Monday, July 18, 2022 1:43 PM
To: Vander Kodde, Jason
Subject: RE: Leelanau Pines Campground Site Plan Review - Sheriff

EXTERNAL EMAIL

Hi Jason,

The Sheriff has reviewed the site plan as presented. He asked that I respond on his behalf. He said to respond that his position is neutral to the proposal. Good luck to you and the folks at Leelanau Pines Campground.

Lieutenant Duane Wright
Leelanau County Sheriff's Office
8525 E. Government Center Drive
Suttons Bay, MI. 49682
Dispatch 231-256-8800
Direct 231-256-8604
Fax 231-2562611

From: Vander Kodde, Jason <jtvanderkodde@fishbeck.com>
Sent: Wednesday, July 6, 2022 1:52 PM
To: Duane Wright <dwright@leelanau.gov>
Cc: Katy Hallgren <khallgren@northgateholdings.com>; Gibson, Kegan <kgibson@fishbeck.com>; Chelsea Bossenbroek <cbossenbroek@northgateholdings.com>
Subject: Leelanau Pines Campground Site Plan Review - Sheriff

Good afternoon Lt. Duane Wright,
Per recent phone conversation, Fishbeck has been retained by Northgate Leelanau Pines, LLC to provide professional services for this campground improvement project.
Fishbeck is providing this email as required by the Centerville Township Zoning Ordinance under Article 13, paragraph f, subsection b as follows:

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Pease acknowledge the electronic receipt of this email, and provide us with any review comments or questions you may have.
Thank-you in advance for your assistance with this Site Plan.
Jason

Jason Vander Kodde, PE | Associate | Senior Engineer
Fishbeck | w: 616.464.3938 | c: 616.648.9165 | Fishbeck.com

Vander Kodde, Jason

From: Amber Weber <aweber@leelanau.gov>
Sent: Thursday, July 7, 2022 10:27 AM
To: Vander Kodde, Jason
Cc: Katy Hallgren; Chelsea Bossenbroek; Gibson, Kegan
Subject: RE: Leelanau Pines Campground Site Plan Review - Building
Attachments: Requirements for Light Framed Commercial Construction.pdf

EXTERNAL EMAIL

Good Morning Jason,

Thank you for the opportunity to comment on this project. As you've noted permits will be required by our department for the proposed structures as well as the electrical pedestals for the campsites.

I've attached a copy of our commercial requirements sheet for your reference. The required permits or approvals must be submitted with your permit application when you are ready to proceed with this project.

Please let me know if you have any questions.

Thank you,

Amber Weber
Building Official
Leelanau County Department of Building Safety
8527 E Government Center Drive, Suite 109
Suttons Bay, MI 49682
(231) 256-9806

From: Vander Kodde, Jason <jtvanderkodde@fishbeck.com>
Sent: Wednesday, July 6, 2022 3:26 PM
To: Amber Weber <aweber@leelanau.gov>
Cc: Katy Hallgren <khallgren@northgateholdings.com>; Chelsea Bossenbroek <cbossenbroek@northgateholdings.com>; Gibson, Kegan <kgibson@fishbeck.com>
Subject: Leelanau Pines Campground Site Plan Review - Building

Good afternoon Ms. Amber Weber,
Per our recent phone call, Fishbeck has been retained by Northgate Leelanau Pines, LLC to provide professional services for this campground improvement project.
Fishbeck is providing this email as required by the Centerville Township Zoning Ordinance under Article 13, paragraph f, subsection b as follows:

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Due to file size we have omitted the enlargement sheets and landscaping sheets from drawing set.
If you would like to receive e-copies of those via download link or hard copies US postal, please let me know and we'll send them over.
There are no specific drawings (architectural) for the proposed buildings yet, as we're working through the Planning Commission (civil site plan) first.

Pease acknowledge the electronic receipt of this email, and provide us with any review comments or questions you may have.
Thank-you in advance for your assistance with this Site Plan.
Jason

Jason Vander Kodde, PE | Associate | Senior Engineer
Fishbeck | w: 616.464.3938 | c: 616.648.9165 | Fishbeck.com

Vander Kodde, Jason

From: Steve Bluhm <bluhms@mylakers.org>
Sent: Thursday, July 7, 2022 8:14 AM
To: Vander Kodde, Jason
Cc: poushob@mylakers.org; Katy Hallgren; Gibson, Kegan; Chelsea Bossenbroek
Subject: Re: FW: Leelanau Pines Campground Site Plan Review - Schools

EXTERNAL EMAIL

Jason,

Thank you for the information from the Leelanau Pines Campground. We will follow the progress of this project. Let me know if you have any questions for me.
Regards,

Steve

Steve Bluhm
Facilities and Transportation Supervisor
Glen Lake Community Schools
"Laker Strong!"

(231)334-3061 Ext 510

On Wed, Jul 6, 2022 at 2:12 PM Vander Kodde, Jason <jtvanderkodde@fishbeck.com> wrote:

> Good afternoon Mr. Steve Bluhm,
>
> Per our recent phone call, Fishbeck has been retained by Northgate Leelanau Pines, LLC to provide professional services for this campground improvement project.
>
> Fishbeck is providing this email as required by the Centerville Township Zoning Ordinance under Article 13, paragraph f, subsection b as follows:
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>
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Thank-you in advance for your assistance with this Site Plan.

Jason

Jason Vander Kodde, PE | Associate | Senior Engineer

Fishbeck | w: 616.464.3938 | c: 616.648.9165 | Fishbeck.com

STATE OF MICHIGAN

DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY

CADILLAC DISTRICT OFFICE

GRETCHEN WHITMER
GOVERNOR

LIESL EICHLER CLARK
DIRECTOR

July 28, 2022

VIA E-MAIL

Northgate Leelanau Pines LLC
c/o Chelsea Bossenbroek
38 Commerce Avenue, Suite 200
Grand Rapids, Michigan 49503

Dear Chelsea Bossenbroek:

SUBJECT: Preapplication Meeting - Submission Number HPJ-7W7P-ZH7EK
MiWaters Site Name: 45-6500 East Leelanau Pines Drive-Cedar
T29N, R12W, Section 35; Centerville Township, Leelanau County

This letter is a follow up to the June 22, 2022, preapplication meeting regarding the proposed projects involving wetlands and Lake Leelanau in Cedar, Leelanau County. The meeting was attended by Jason Vander Kodde and Elisa Tripp, Fishbeck, Inc., and a Northgate/Leelanau Pines Campground representative. The purpose of a preapplication meeting is to provide you with information that will clarify the permit process, answer preliminary questions about your specific project in order to avoid delays at a later date, and to determine, if possible, the need for wetland or inland lakes and streams permits.

During this meeting, we reviewed the need to obtain a permit under Part 301, Inland Lakes and Streams; and Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (Parts 301 and 303, respectively). The review was based on discussion of the proposed project and/or draft permit application, the proposed site, and potential modifications to the project discussed during our meeting.

Based on our review of the project locations, the Michigan Department of Environment, Great Lakes, and Energy's (EGLE) Water Resources Division (WRD) made the following findings regarding the need for a permit under Part 301 and Part 303:

☒ A permit is required for the following projects under Part 301, along the shoreline or in Lake Leelanau, as discussed on-site:

1. Installation and/or expansion of shoreline erosion protection
2. Expansion, reconfiguration or construction of marina structures
3. Construction of fishing docks
4. Repair of existing boat ramp
5. Stormwater basins within 500 feet of lake or stream, if they are designed to hold water.

☒ A permit is required for the project, as proposed, under Part 303 in wetland, as discussed on-site:

1. Construction of a boardwalk

2. Construction of fishing dock, if located in wetland
3. Construction of stormwater basins, if located in wetland
4. Discharge of stormwater, *unless* all outfall structures are outside the wetland, the water is pre-treated (including sediment removal) and the volume released does not have an adverse impacted on the wetland.

This determination is based on the project plan dated May 11, 2022, submitted with the pre-application information, along with other information provided at the time of this meeting only. Provided that the proposed project and location are not altered, this determination is binding on EGLE for a period of two years from the date of this meeting.

The WRD noted activities, that as currently designed, would also require authorization under Part 91, Soil Erosion and Sedimentation Control, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. Contact the Leelanau County Soil Erosion Control office at 231-256-9783 for more information.

During the meeting, we also discussed a number of issues related to the project, including the following:

- Information on completing an application form. Please submit the Joint Permit Application (JPA) using the same MiWaters site as was used for this preapplication meeting request.

- Possible alternative design options to minimize project effects on aquatic resources; specifically, the use of less-impact shoreline protection techniques. EGLE has developed information on shoreline protection techniques, including bioengineering and riprap, which are available on-line at Shoreline Protection (michigan.gov) There is additional information available on the Michigan Natural Shoreline Partnership website at https://www.shorelinepartnership.org/

- WRD has developed Minor Project categories for shoreline protection, specifically, MP1, MP42 and MP46. The categories are available on-line at https://www.michigan.gov/egle/about/organization/water-resources/wetlands/permit-categories

- The marina structures will be regulated under Part 301, specifically, under Section 30106a, see enclosed.

- The location of the proposed marina structures must also avoid impacts to the emergent wetlands in Lake Leelanau. The nearshore areas of lakes are the most productive areas, supporting habitat for aquatic life, including fish.

- A pump-out agreement would be required to be submitted with the application, as identified in Rule 2(8) of Part 301 and per the requirements of Section 9504 of Part 95, Watercraft Pollution, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, see enclosed.

- Potential floodplain effects, as discussed on-site, the regulation of lake floodplains is handled under the State Building Codes, administered by the Leelanau County Department of Building Safety.

- Floodplains associated with rivers are administered by EGLE through the Floodplain Regulatory Authority found in Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. A review of Rice Creek confirmed the watershed is less than 2sqmi, therefore, the floodplain is not regulated by EGLE. Any stream impacts or wetland impacts in the floodplain would still be regulated by EGLE.

- Lake Leelanau supports state-listed threatened Cisco and Common Loon. Impacts to those species from the proposed project will be reviewed, during the application process.

Please note that this is not a permit. The WRD cannot indicate during a preapplication meeting whether or not a permit will be issued. The WRD cannot make a decision regarding a permit until it has considered all of the information provided in the final permit application, and, in some instances, has also considered comments received in response to a public notice of the project. Therefore, the WRD cannot legally tell you whether the project will be permitted in advance of a permit application being submitted and reviewed.

The EGLE submission number assigned to this project is HPJ-7W7P-ZH7EK. Please keep a record of this submission number and use it when submitting a final application or otherwise corresponding with our office on this project.

We appreciate the opportunity to meet with your representatives to address these concerns. We have established a submission for this project, and the information submitted to date will be used to facilitate processing of the final application. If you should have follow-up questions before then, please contact me at 231-383-5952; schmidtr1@michigan.gov; or EGLE, WRD, Cadillac District Office, 120 West Chapin Street, Cadillac, Michigan 49601-2158.

Sincerely,

Robyn L. Schmidt

Robyn Schmidt
Cadillac District Office
Water Resources Division

Enclosures
cc: Jason Vander Kodde, Fishbeck
Elise Tripp, Fishbeck

Vander Kodde, Jason

From: MiWaters Support <EGLE-WRD-MiWaters@michigan.gov>
Sent: Friday, August 19, 2022 4:40 PM
To: Vander Kodde, Jason
Subject: Application/Service Request Receipt Acknowledgement - HPM-09PX-793C6, 45-6500 East Leelanau Pines Dr-Cedar

EXTERNAL EMAIL

dinvergo@northgateholdings.com,

This is to notify you that Michigan Department of Environment, Great Lakes, and Energy has received your submission. Details of your submission are presented below:

Form Name: **Groundwater Discharge Permit Application Permits For Specific Discharges: Rule 323.2216**
Submission Reference Number: **HPM-09PX-793C6**
System Receipt Date: 8/19/2022 4:20 PM

Facility, Site, or Project Name: 45-6500 East Leelanau Pines Dr-Cedar

Additional notifications will be sent when key events are recorded or when submission processing milestones are achieved.

You can access MiWaters using the link below if you need to modify your application.

https://miwaters.deq.state.mi.us/ncore/

This is an automated email sent by MiWaters.