Northgate Leelanau Pines, LLC

Leelanau Pines Campground

6500 E Leelanau Pines Dr
Cedar, MI 49621

Issued for Site Plan Approval September 16, 2022
Project Number 211505

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fishbeck.com
800.456.3824

1515 Arboretum Drive
Grand Rapids, Michigan

GENERAL

REV. #	ISSUE DATE	DRAWING	NUMBER / DESCRIPTION
	9/16/2022	G001	COVER SHEET

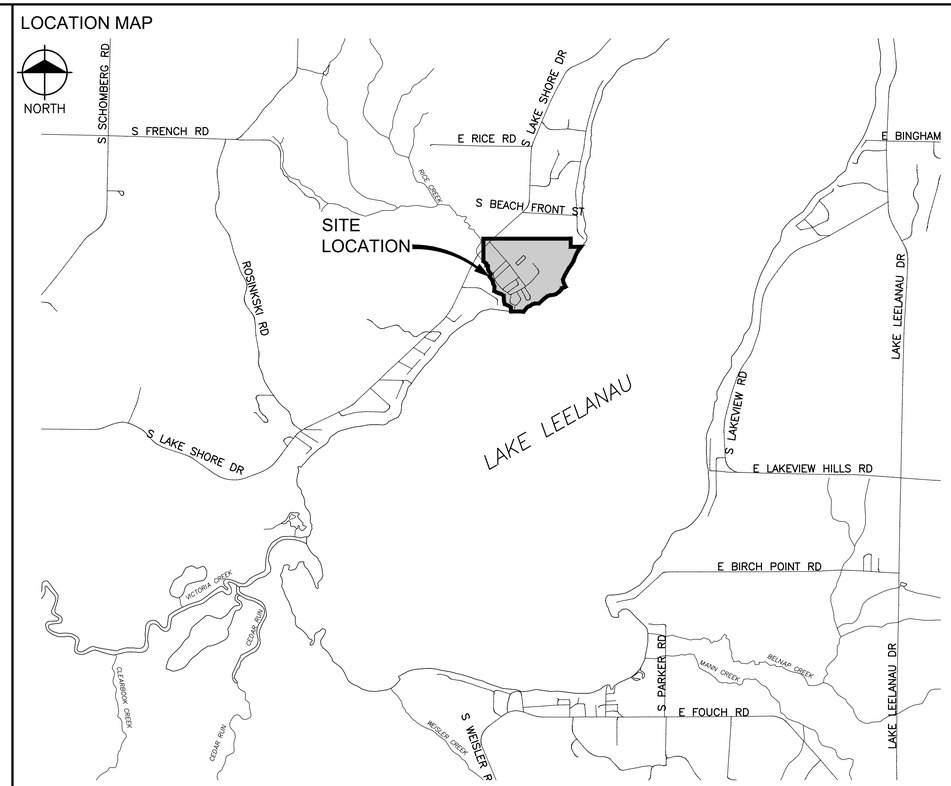
CIVIL

REV. #	ISSUE DATE	DRAWING	NUMBER / DESCRIPTION
	9/16/2022	C100	EXISTING CONDITIONS OVERALL
	9/16/2022	C100A	EXISTING VEGETATION & OVERALL SOILS
	9/16/2022	C101	EXISTING CONDITIONS NORTH
	9/16/2022	C102	EXISTING CONDITIONS EAST
	9/16/2022	C103	EXISTING CONDITIONS WEST & SOUTH
	9/16/2022	C200	SITE LAYOUT OVERALL
	9/16/2022	C201	SITE LAYOUT NORTH
	9/16/2022	C202	SITE LAYOUT EAST
	9/16/2022	C203	SITE LAYOUT WEST & SOUTH
	9/16/2022	C300	OVERALL GRADING PLAN
	9/16/2022	C301	GRADING PLAN NORTH
	9/16/2022	C302	GRADING PLAN EAST
	9/16/2022	C303	GRADING PLAN WEST & SOUTH
	9/16/2022	C400	OVERALL UTILITY PLAN
	9/16/2022	C401	UTILITY PLAN NORTH
	9/16/2022	C402	UTILITY PLAN EAST
	9/16/2022	C403	UTILITY PLAN WEST & SOUTH

LANDSCAPE

REV. #	ISSUE DATE	DRAWING	NUMBER / DESCRIPTION
	9/16/2022	L101	LANDSCAPE PLAN EAST
	9/16/2022	L102	LANDSCAPE PLAN EAST
	9/16/2022	L103	LANDSCAPE PLAN WEST & SOUTH
	9/16/2022	L104	LANDSCAPE DETAILS

LOCATION MAP



UTILITY INFORMATION

THE EXISTING UTILITIES SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN LOCATED FROM UTILITY RECORD DRAWINGS. ACTUAL UTILITY LOCATIONS MAY VARY FROM WHAT IS SHOWN. ALL UTILITIES TO BE FIELD VERIFIED BY UTILITY OWNER PRIOR TO CONSTRUCTION.

WATER:
ON-SITE WELLS

SANITARY:
ON-SITE TREATMENT

GAS:
PROPANE

ELECTRIC:
CHERRYLAND ELECTRIC
ENGINEER: SOMMMER GRANT
SGRANT@CHERRYLANDELECTRIC.COOP

PHONE:

INTERNET:

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Northgate Leelanau Pines, LLC
6500 E. Leelanau Pines Dr, Cedar, MI 49621

Leelanau Pines Campgrounds

REVISIONS

NOT FOR CONSTRUCTION

9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By	ADO
Designer	KAG
Reviewer	NB
Manager	JTV

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PROJECT NO.
211505

SHEET NO.
G001

STATE OF MICHIGAN
JASON T. VANDERKODDE
ENGINEER
No. 6201048554
LICENSED PROFESSIONAL ENGINEER

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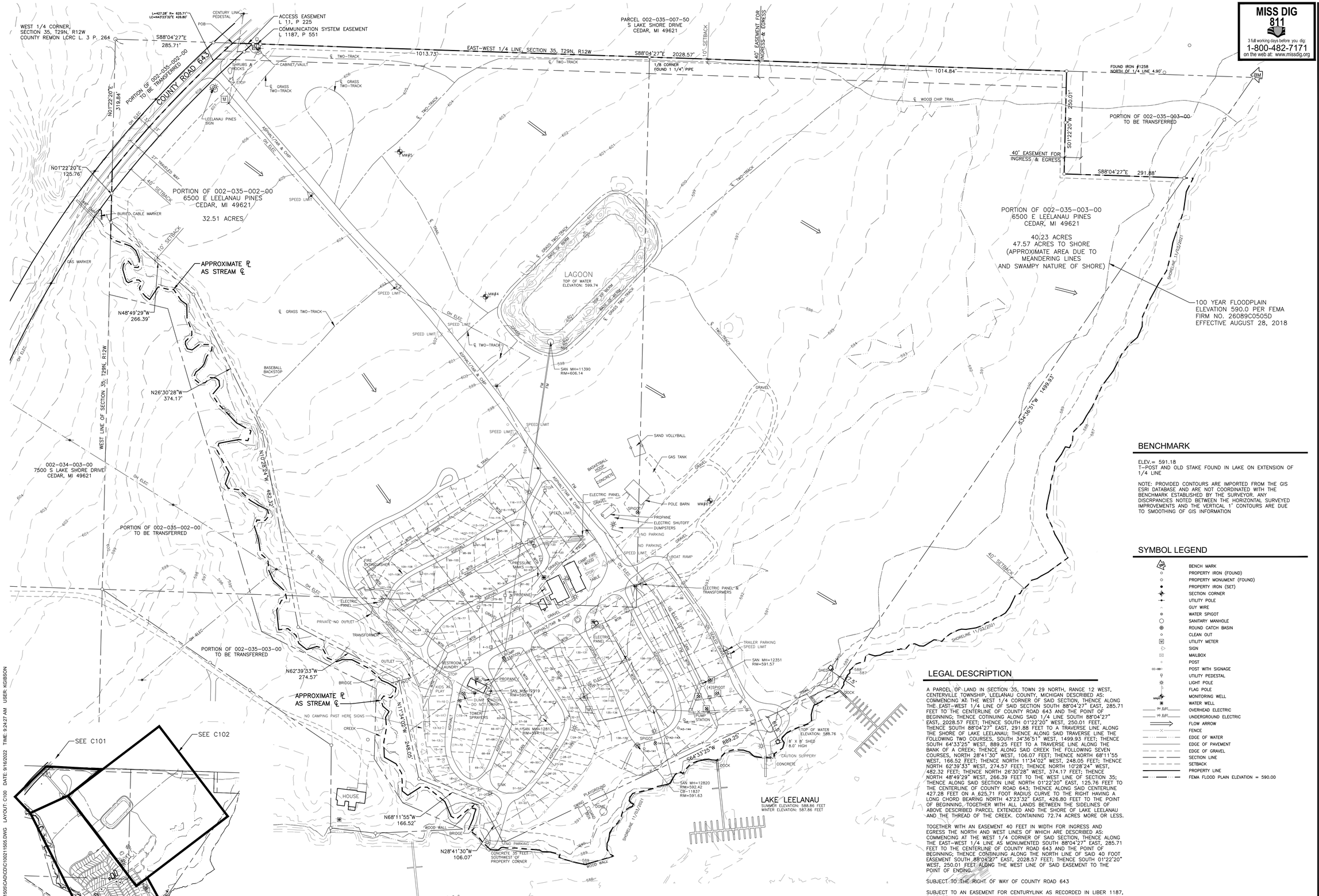
PLOT INFO: Z:\2021\211505\CAD\CD\G001211505.DWG LAYOUT: G101 DATE: 9/19/2022 TIME: 10:09:20 AM USER: KGIBSON



BENCHMARK

ELEV.= 591.18
T-POST AND OLD STAKE FOUND IN LAKE ON EXTENSION OF 1/4 LINE

NOTE: PROVIDED CONTOURS ARE IMPORTED FROM THE GIS ESRI DATABASE AND ARE NOT COORDINATED WITH THE BENCHMARK ESTABLISHED BY THE SURVEYOR. ANY DISCRIPANCIES NOTED BETWEEN THE HORIZONTAL SURVEYED IMPROVEMENTS AND THE VERTICAL 1' CONTOURS ARE DUE TO SMOOTHING OF GIS INFORMATION

SYMBOL LEGEND

- BENCH MARK
- PROPERTY IRON (FOUND)
- PROPERTY MONUMENT (FOUND)
- PROPERTY IRON (SET)
- SECTION CORNER
- UTILITY POLE
- GUY WIRE
- WATER SPIGOT
- SANITARY MANHOLE
- ROUND CATCH BASIN
- CLEAN OUT
- UTILITY METER
- SIGN
- MAILBOX
- POST
- POST WITH SIGNAGE
- UTILITY PEDESTAL
- LIGHT POLE
- FLAG POLE
- MONITORING WELL
- WATER WELL
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FLOW ARROW
- FENCE
- EDGE OF WATER
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- SECTION LINE
- SETBACK
- PROPERTY LINE
- FEMA FLOOD PLAIN ELEVATION = 590.00

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 35, TOWN 29 NORTH, RANGE 12 WEST, CENTERVILLE TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION, THENCE ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION SOUTH 88°04'27" EAST, 285.71 FEET TO THE CENTERLINE OF COUNTY ROAD 643 AND THE POINT OF BEGINNING; THENCE COTINUING ALONG SAID 1/4 LINE SOUTH 88°04'27" EAST, 2028.57 FEET; THENCE SOUTH 01°22'20" WEST, 250.01 FEET, THENCE SOUTH 88°04'27" EAST, 291.88 FEET TO A TRAVERSE LINE ALONG THE SHORE OF LAKE LEELANAU; THENCE ALONG SAID TRAVERSE LINE THE FOLLOWING TWO COURSES, SOUTH 34°36'51" WEST, 1499.93 FEET; THENCE SOUTH 64°33'25" WEST, 889.25 FEET TO A TRAVERSE LINE ALONG THE BANK OF A CREEK; THENCE ALONG SAID CREEK THE FOLLOWING SEVEN COURSES, NORTH 28°41'30" WEST, 106.07 FEET; THENCE NORTH 68°11'55 WEST, 166.52 FEET; THENCE NORTH 11°34'02" WEST, 248.05 FEET; THENCE NORTH 62°39'33" WEST, 274.57 FEET; THENCE NORTH 10°28'24" WEST, 482.32 FEET; THENCE NORTH 26°30'28" WEST, 374.17 FEET; THENCE NORTH 48°49'29" WEST, 266.39 FEET TO THE WEST LINE OF SECTION 35; THENCE ALONG SAID SECTION LINE NORTH 01°22'20" EAST, 125.76 FEET TO THE CENTERLINE OF COUNTY ROAD 643; THENCE ALONG SAID CENTERLINE 427.28 FEET ON A 625.71 FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING NORTH 43°23'32" EAST, 426.80 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL LANDS BETWEEN THE SIDELINES OF ABOVE DESCRIBED PARCEL EXTENDED AND THE SHORE OF LAKE LEELANAU AND THE THREAD OF THE CREEK. CONTAINING 72.74 ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT 40 FEET IN WIDTH FOR INGRESS AND EGRESS THE NORTH AND WEST LINES OF WHICH ARE DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION, THENCE ALONG THE EAST-WEST 1/4 LINE AS MONUMENTED SOUTH 88°04'27" EAST, 285.71 FEET TO THE CENTERLINE OF COUNTY ROAD 643 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID 40 FOOT EASEMENT SOUTH 88°04'27" EAST, 2028.57 FEET; THENCE SOUTH 01°22'20" WEST, 250.01 FEET ALONG THE WEST LINE OF SAID EASEMENT TO THE POINT OF ENDING.

SUBJECT TO THE RIGHT OF WAY OF COUNTY ROAD 643

SUBJECT TO AN EASEMENT FOR CENTURYLINK AS RECORDED IN LIBER 1187, PAGE 551.

SUBJECT TO AND TOGETHER WITH ALL COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

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Drawn By	ADO
Designer	KAG
Reviewer	NB
Manager	JTV

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PROJECT NO.
211505

SHEET NO.
C100

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SOIL TYPE LEGEND

SOIL TYPE BOUNDARY

ABBREV.	MEANING
AuA	Au GRES–KALKASKA SANDS, 0 TO 4 PERCENT SLOPES
DtB	DETOUR SANDY LOAM, 0 TO 6 PERCENT SLOPES
Em	EDWARDS MUCK–MARL BEDS COMPLEX
EnC	EMMET–LEELANAU COMPLEX, 6 TO 12 PERCENT SLOPES
KeB	KALKASKA–EAST LAKE LOAMY SANDS, 0 TO 6 PERCENT SLOPES, LAKE MODERATED
Lm	LUPTON–MARKEY MUCKS
MIC	MANCELONA–EAST LAKE LOAMY SANDS, 6 TO 12 PERCENT SLOPES
RM	ROSCOMMON SAND–MARKEY MUCK

NOTE: DATA PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY

NORTH

EXISTING VEGETATION & OVERALL SOILS

SCALE: 1" = 100'

0 50 100 200

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Manager	JTV

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C100A

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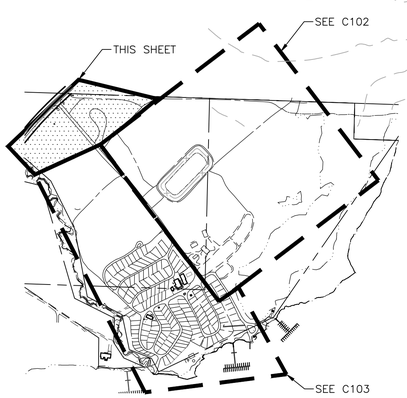

NORTH

EXISTING CONDITIONS NORTH

SCALE: 1" = 50'

0 25 50 100

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BENCHMARK

ELEV.= 591.18
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- SECTION LINE
- SETBACK
- PROPERTY LINE
- FEMA FLOOD PLAIN ELEVATION = 590.00

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Designer	KAG
Reviewer	NB
Manager	JTV

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PROJECT NO.
211505

SHEET NO.
C101

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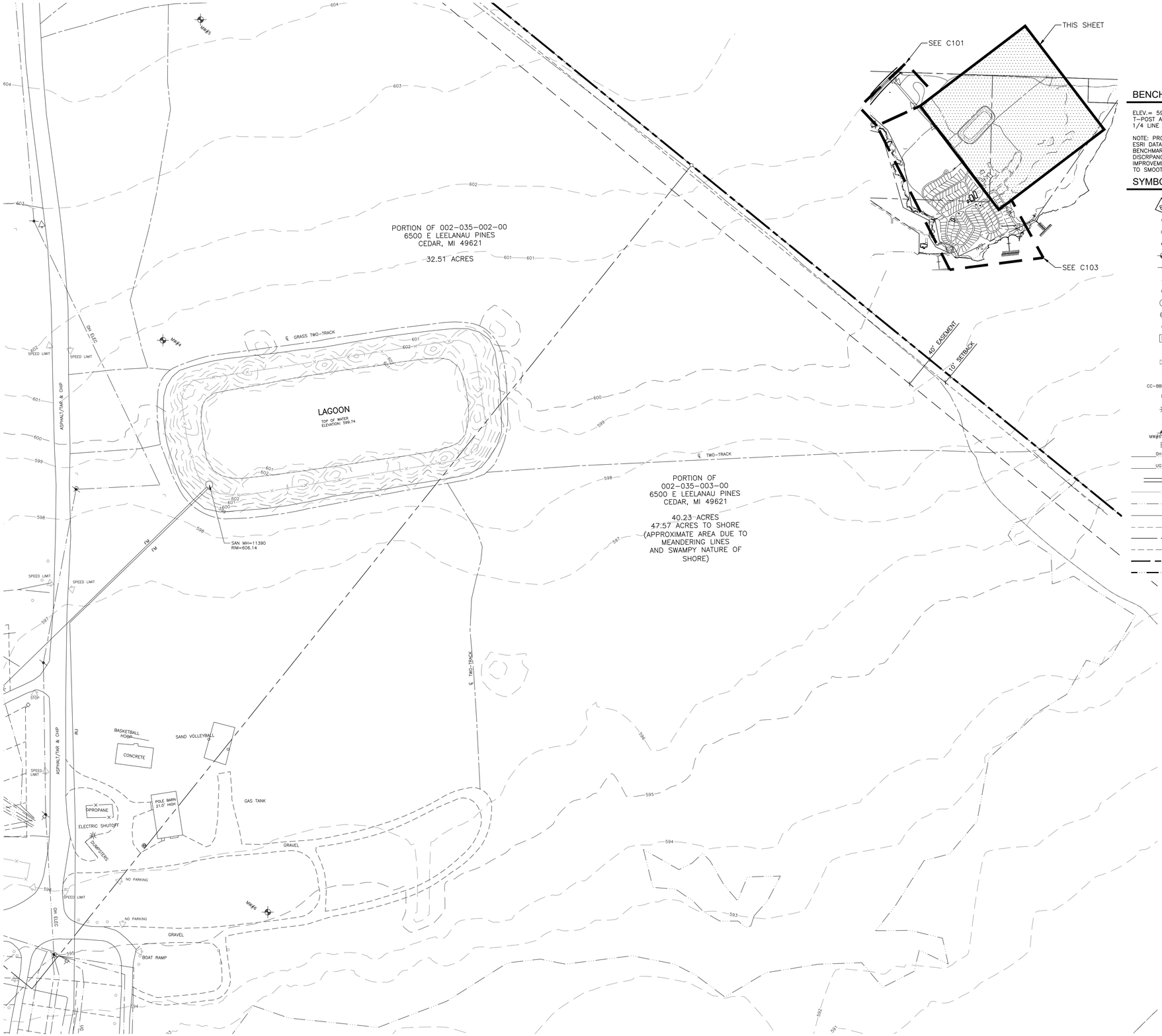

BENCHMARK

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NORTH

EXISTING CONDITIONS EAST

SCALE: 1" = 60'

0 30 60 120

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Designer	KAG
Reviewer	NB
Manager	JTV

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PROJECT NO.
211505

SHEET NO.
C102

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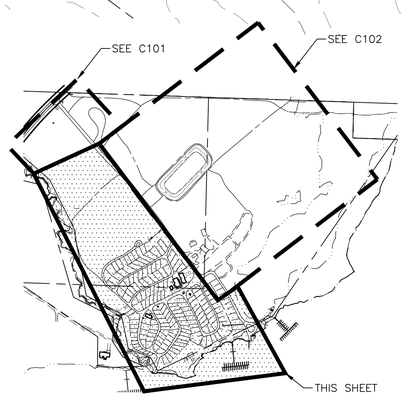

BENCHMARK

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NORTH

EXISTING CONDITIONS WEST & SOUTH

SCALE: 1" = 60'

0 30 60 120

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- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- SECTION LINE
- SETBACK
- PROPERTY LINE
- FEMA FLOOD PLAIN ELEVATION = 590.00

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REVISIONS

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9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By	ADD
Designer	KAG
Reviewer	NB
Manager	JTV

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SHEET NO.
C103

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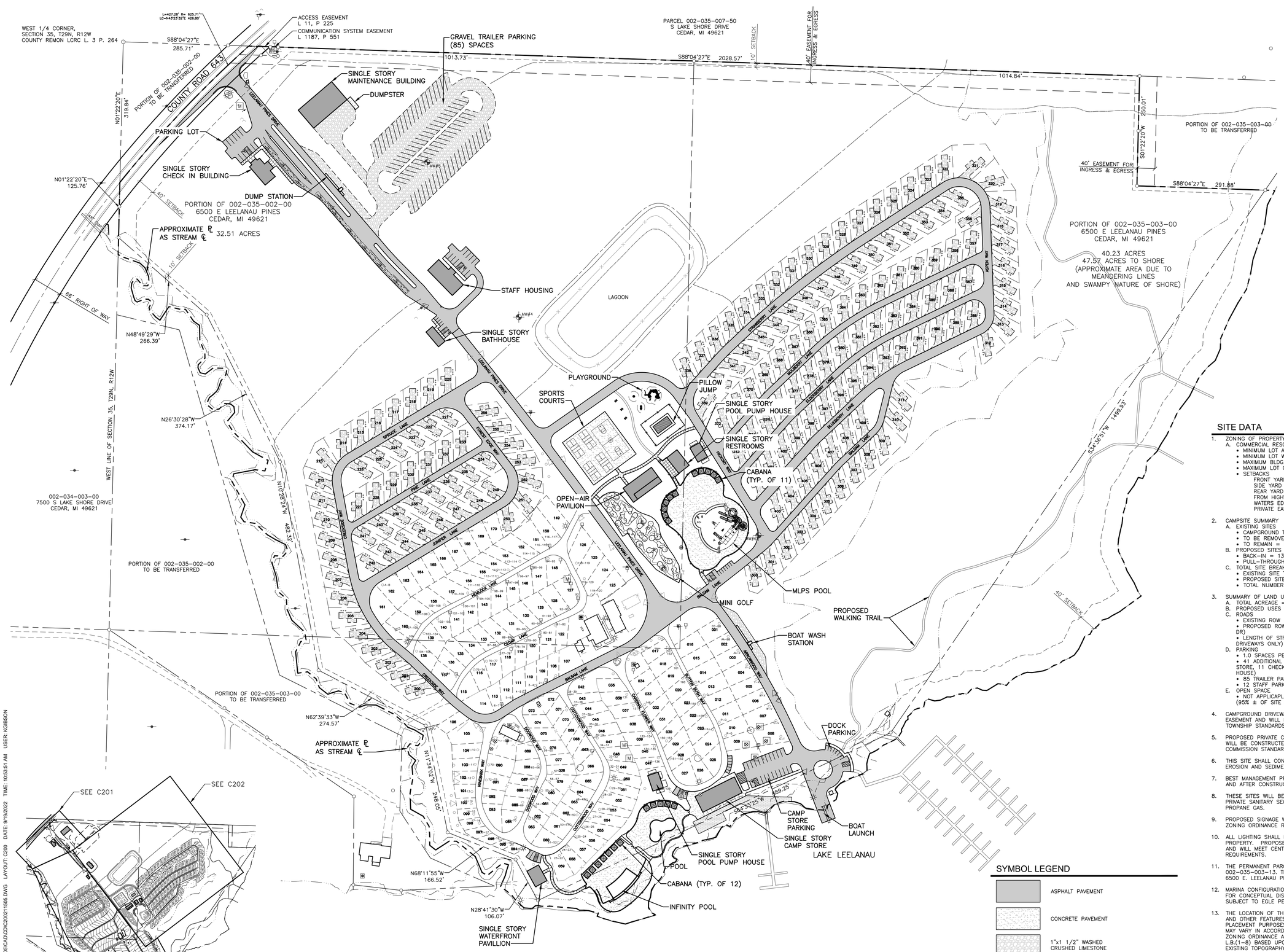

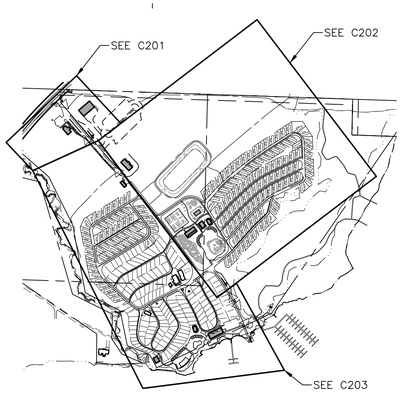

NORTH

SITE LAYOUT OVERALL

SCALE: 1" = 100'

0 50 100 200

SYMBOL LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1"x1 1/2" WASHED CRUSHED LIMESTONE
- 4" THICK CONCRETE SIDEWALK
- SITE LIGHT POLE
- WALKING PATH

SITE DATA

1. ZONING OF PROPERTY: COMMERCIAL RESORT
   A. COMMERCIAL RESORT ZONING REQUIREMENTS
      - MINIMUM LOT AREA (SINGLE SITE) = 20,000 SQ. FT.
      - MINIMUM LOT WIDTH (SINGLE SITE) = 100 FT.
      - MAXIMUM BLDG. HEIGHT = 40 FT.
      - MAXIMUM LOT COVERAGE (BY BUILDING) = 25%
      - SETBACKS
        FRONT YARD = 40 FT.
        SIDE YARD = 10 FT.
        REAR YARD = 15 FT.
        FROM HIGHWAY = 40 FT.
        WATERS EDGE = 40 FT.
        PRIVATE EASEMENT = 40 FT.
2. CAMPSITE SUMMARY
   A. EXISTING SITES
      - CAMPGROUND TOTAL = 182 SITES
      - TO BE REMOVED = 12 SITES
      - TO REMAIN = 170 SITES
   B. PROPOSED SITES
      - BACK-IN = 130 SITES
      - PULL-THROUGH = 37 SITES
   C. TOTAL SITE BREAKDOWN
      - EXISTING SITE TOTAL = 170 SITES
      - PROPOSED SITE TOTAL = 167 SITES
      - TOTAL NUMBER OF SITES = 337 SITES
3. SUMMARY OF LAND USE:
   A. TOTAL ACREAGE = 81.52 ACRES (3,551,069 SQ.FT.)
   B. PROPOSED USES = COMMERCIAL RESORT, CAMP SITES
   C. ROADS
      - EXISTING ROW = 9,219 SQ. FT. (S LAKE SHORE DR)
      - PROPOSED ROW = 9,219 SQ. FT. (S LAKE SHORE DR)
      - LENGTH OF STREET = 13,110 FT. (CAMPGROUND DRIVEWAYS ONLY)
   D. PARKING
      - 1.0 SPACES PER UNIT
      - 41 ADDITIONAL GUEST PARKING SPACES (21 CAMP STORE, 11 CHECK-IN, 5 POOL, 2 MINI GOLF, 2 BATH HOUSE)
      - 85 TRAILER PARKING SPACES
      - 12 STAFF PARKING SPACES
   E. OPEN SPACE
      - NOT APPLICAPLE PER COMMERCIAL RESORT ZONING (95% ± OF SITE IS AVAILABLE FOR GUEST USE)
4. CAMPGROUND DRIVEWAYS WILL BE A PRIVATE DEDICATED EASEMENT AND WILL BE CONSTRUCTED TO CENTERVILLE TOWNSHIP STANDARDS AND SPECIFICATIONS.
5. PROPOSED PRIVATE CAMPGROUND DRIVEWAY ENTRANCES WILL BE CONSTRUCTED TO LEELANAU COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
6. THIS SITE SHALL CONFORM TO LEELANAU COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
7. BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF PROJECT.
8. THESE SITES WILL BE SERVICED BY PRIVATE WATER WELLS, PRIVATE SANITARY SEWER, PUBLIC ELECTRICAL, AND PROPANE GAS.
9. PROPOSED SIGNAGE WILL MEET CENTERVILLE TOWNSHIP ZONING ORDINANCE REQUIREMENTS.
10. ALL LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTY. PROPOSED LIGHTING WILL BE FULLY CUT-OFF AND WILL MEET CENTERVILLE TOWNSHIP ZONING ORDINANCE REQUIREMENTS.
11. THE PERMANENT PARCEL NUMBER FOR THE SITE IS 002-035-003-13. THE ADDRESS OF THE PROPERTY IS 6500 E. LEELANAU PINES DR.
12. MARINA CONFIGURATION AND NUMBER OF SLIPS IS SHOWN FOR CONCEPTUAL DISCUSSION ONLY. FINAL DESIGN WILL BE SUBJECT TO EGLE PERMITTING REQUIREMENTS.
13. THE LOCATION OF THE ROADS, SITES, AMENITIES, BUILDINGS AND OTHER FEATURES SHOWN FOR SITE PLANNING PLACEMENT PURPOSES. FINAL CONSTRUCTION LOCATIONS MAY VARY IN ACCORDANCE WITH CENTERVILLE TOWNSHIP ZONING ORDINANCE ARTICLE XIII SECTION 13.1 PARAGRAPH L.B.(1-8) BASED UPON ACTUAL FIELD CONDITIONS OF THE EXISTING TOPOGRAPHY, VEGETATION, AND SITE INFRASTRUCTURE.

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PROJECT NO.
211505

SHEET NO.
C200

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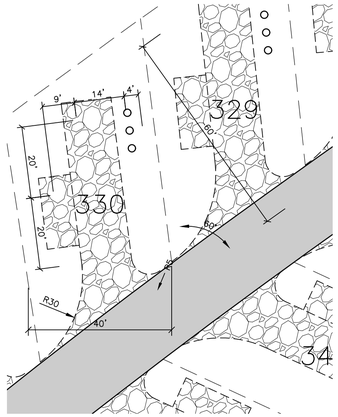
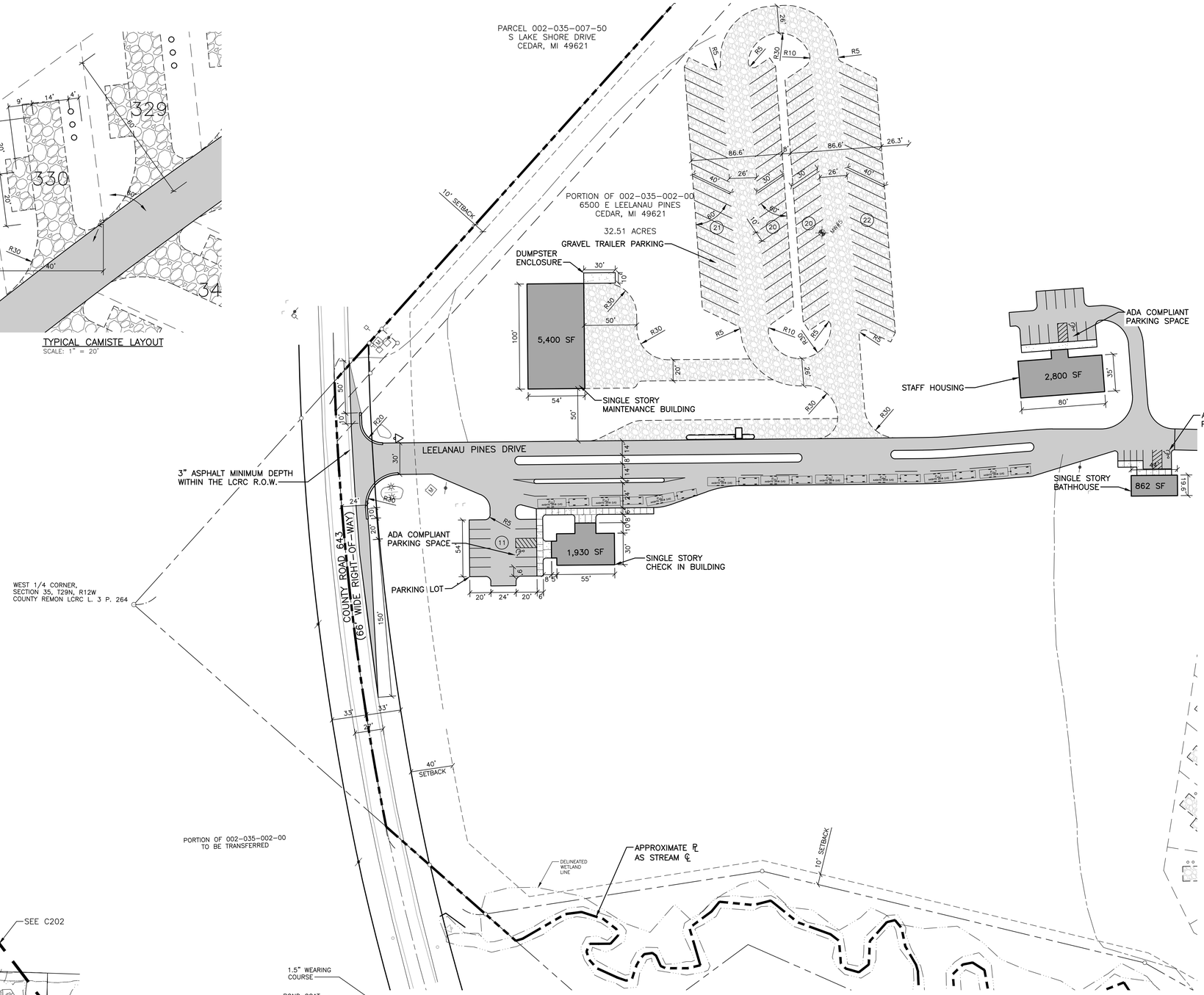
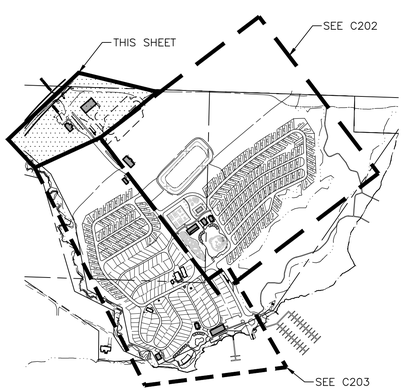
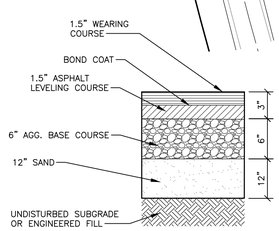


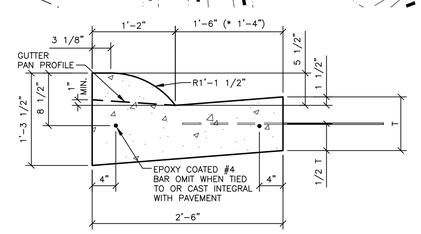
TYPICAL CAMISTE LAYOUT
SCALE: 1" = 20'







STANDARD DUTY ASPHALT DETAIL FOR LEELANAU COUNTY ROAD COMMISSION DRIVE ENTRANCE
NO SCALE



MDOT DETAIL B2 CURB & GUTTER
NO SCALE

NORTH

SITE LAYOUT NORTH
SCALE: 1" = 50'
0 25 50 100

SYMBOL LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1"x1 1/2" WASHED CRUSHED LIMESTONE
- 4" THICK CONCRETE SIDEWALK
- (6) PARKING SPACE COUNT
- SITE LIGHT POLE

NOTES

1. DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. KEEP THE APPROVED AND/OR MOST CURRENT SET OF PROJECT DRAWINGS ON SITE AT ALL TIMES. CONTRACTOR TO CONFIRM THEY ARE IN POSSESSION OF THE MOST CURRENT DRAWING FILES.
3. THE LOCATION OF THE ROADS, SITES, AMENITIES, BUILDINGS AND OTHER FEATURES SHOWN FOR SITE PLANNING PLACEMENT PURPOSES. FINAL CONSTRUCTION LOCATIONS MAY VARY IN ACCORDANCE WITH CENTERVILLE TOWNSHIP ZONING ORDINANCE ARTICLE XIII SECTION 13.1 PARAGRAPH L.B.(1-8) BASED UPON ACTUAL FIELD CONDITIONS OF THE EXISTING TOPOGRAPHY, VEGETATION, AND SITE INFRASTRUCTURE.

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Leelanau Pines Campgrounds

REVISIONS

NOT FOR CONSTRUCTION

9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By	ADO
Designer	KAG
Reviewer	NB
Manager	JTV

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PROJECT NO.
211505

SHEET NO.
C201

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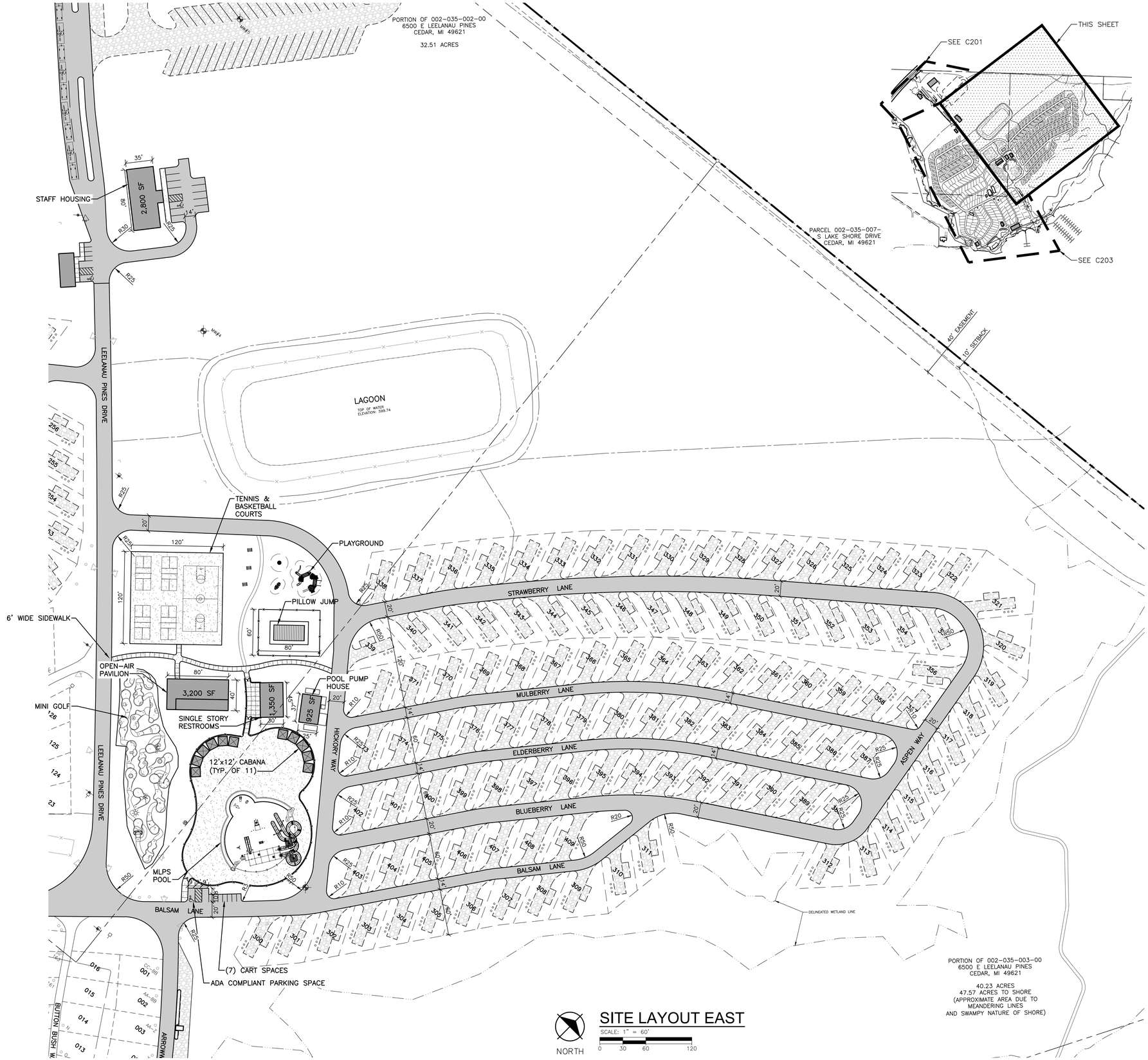
PLOT INFO: Z:\2021\211505\CAD\CD\C201211505.DWG LAYOUT: C201 DATE: 9/16/2022 TIME: 9:42:32 AM USER: KGIBSON



SITE LAYOUT EAST

SCALE: 1" = 60'

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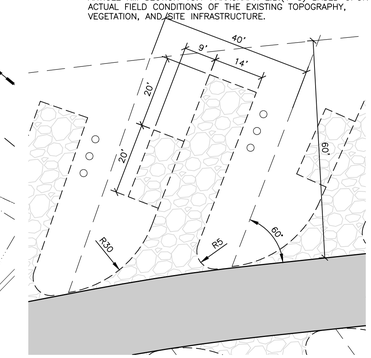
SYMBOL LEGEND

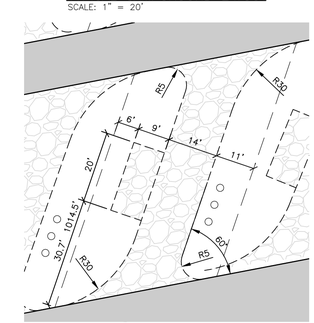
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1"x1 1/2" WASHED CRUSHED LIMESTONE
- 4" THICK CONCRETE SIDEWALK
- (6) PARKING SPACE COUNT
- SITE LIGHT POLE
- FENCE

NOTES

1. DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. KEEP THE APPROVED AND/OR MOST CURRENT SET OF PROJECT DRAWINGS ON SITE AT ALL TIMES. CONTRACTOR TO CONFIRM THEY ARE IN POSSESSION OF THE MOST CURRENT DRAWING FILES.
3. THE LOCATION OF THE ROADS, SITES, AMENITIES, BUILDINGS AND OTHER FEATURES SHOWN FOR SITE PLANNING PLACEMENT PURPOSES. FINAL CONSTRUCTION LOCATIONS MAY VARY IN ACCORDANCE WITH CENTERVILLE TOWNSHIP ZONING ORDINANCE ARTICLE XIII SECTION 13.1 PARAGRAPH L.B.(1-8) BASED UPON ACTUAL FIELD CONDITIONS OF THE EXISTING TOPOGRAPHY, VEGETATION, AND SITE INFRASTRUCTURE.



TYPICAL CAMPGROUND LAYOUT
SCALE: 1" = 20'



TYPICAL DRIVE THRU CAMPSITE LAYOUT
SCALE: 1" = 20'

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REVISIONS

NOT FOR CONSTRUCTION

9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By	ADO
Designer	KAG
Reviewer	NB
Manager	JTV

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PROJECT NO.
211505

SHEET NO.
C202

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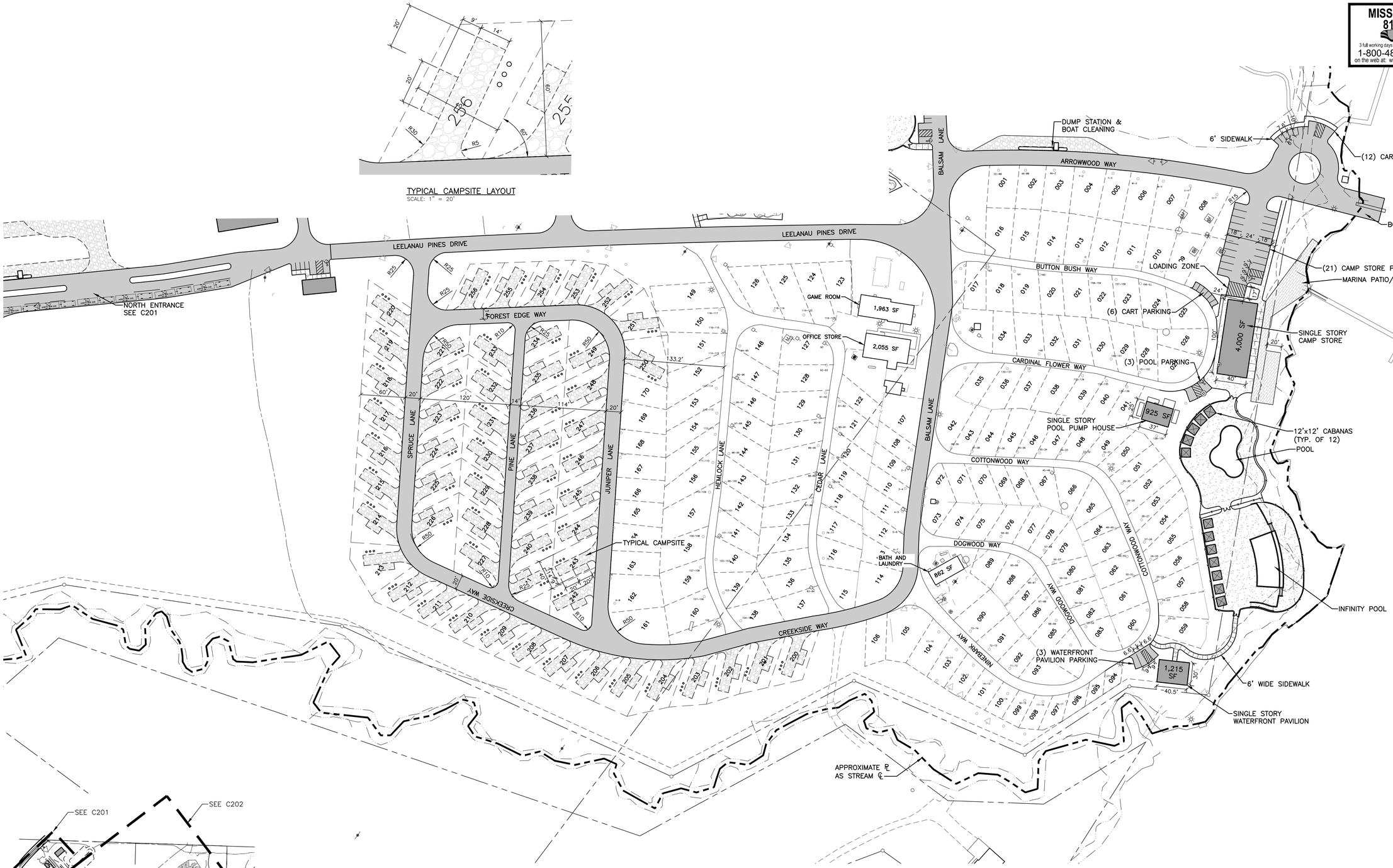
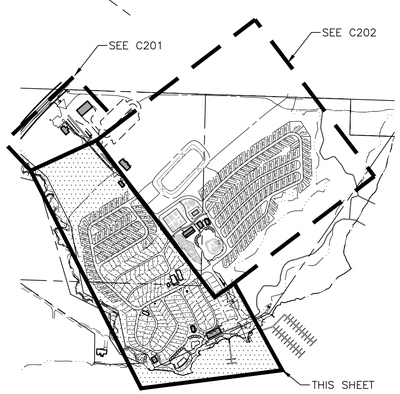
PLOT INFO: Z:\2021\211505\CAD\CD\C202211505.DWG LAYOUT: C202 DATE: 9/16/2022 TIME: 9:43:31 AM USER: KGIBSON





SITE LAYOUT WEST & SOUTH

SCALE: 1" = 60'

0 30 60 120

NORTH

SYMBOL LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1"x1 1/2" WASHED CRUSHED LIMESTONE
- 4" THICK CONCRETE SIDEWALK
- (6) PARKING SPACE COUNT
- SITE LIGHT POLE

NOTES

1. DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. KEEP THE APPROVED AND/OR MOST CURRENT SET OF PROJECT DRAWINGS ON SITE AT ALL TIMES. CONTRACTOR TO CONFIRM THEY ARE IN POSSESSION OF THE MOST CURRENT DRAWING FILES.
3. THE LOCATION OF THE ROADS, SITES, AMENITIES, BUILDINGS AND OTHER FEATURES SHOWN FOR SITE PLANNING PLACEMENT PURPOSES. FINAL CONSTRUCTION LOCATIONS MAY VARY IN ACCORDANCE WITH CENTERVILLE TOWNSHIP ZONING ORDINANCE ARTICLE XIII SECTION 13.1 PARAGRAPH L.B.(1–8) BASED UPON ACTUAL FIELD CONDITIONS OF THE EXISTING TOPOGRAPHY, VEGETATION, AND SITE INFRASTRUCTURE.

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Leelanau Pines Campgrounds

REVISIONS

NOT FOR CONSTRUCTION

9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By	ADO
Designer	KAG
Reviewer	NB
Manager	JTV

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PROJECT NO.
211505

SHEET NO.
C203

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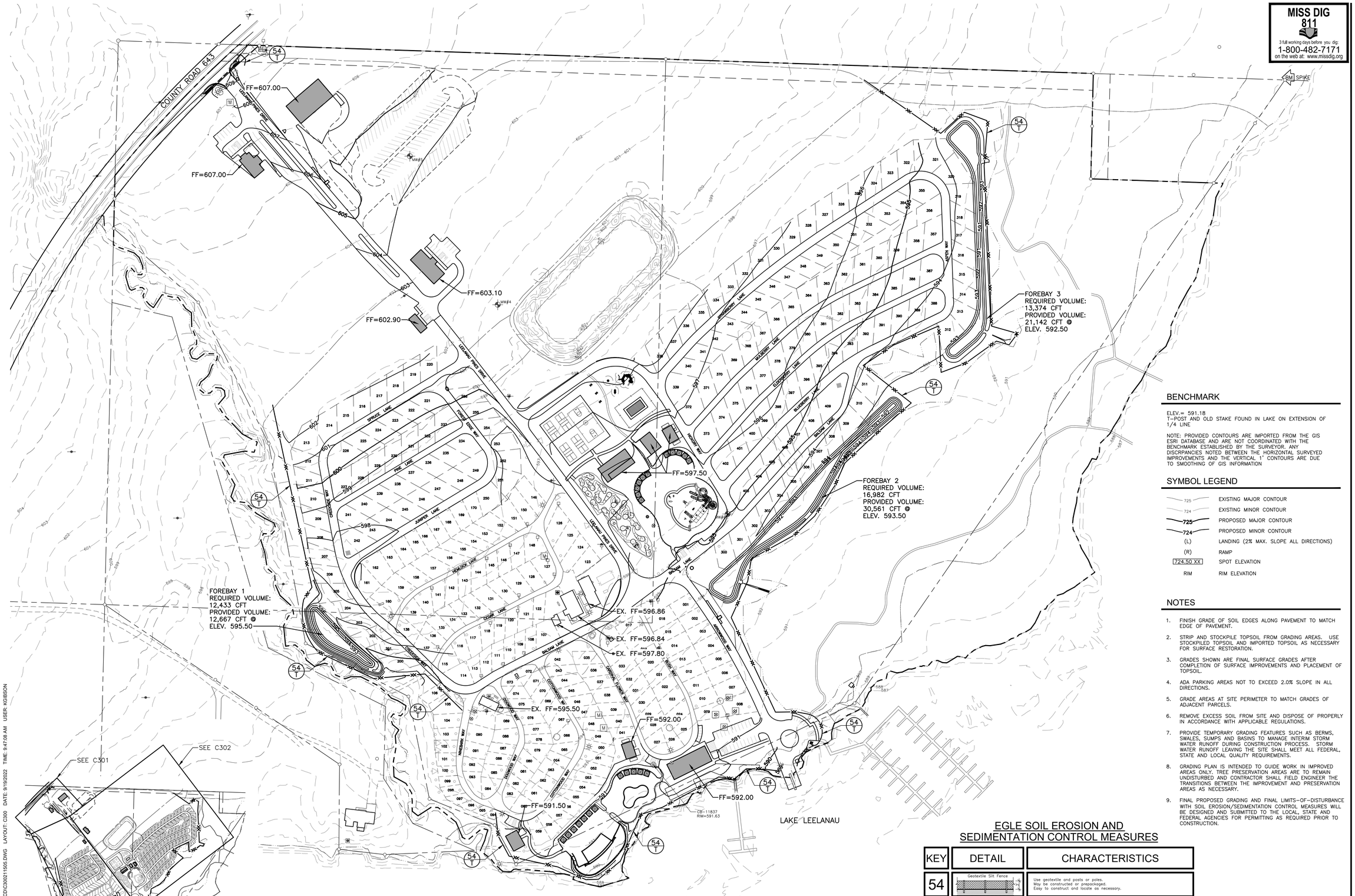

SITE GRADING OVERALL

SCALE: 1" = 100'

0 50 100 200

NORTH

EGLE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
54	Geotextile Silt Fence	Use geotextile and posts or poles. May be constructed or prepackaged. Easy to construct and locate as necessary.

XX T TEMPORARY MEASURE

YY P PERMANENT MEASURE

BENCHMARK

ELEV.= 591.18
T-POST AND OLD STAKE FOUND IN LAKE ON EXTENSION OF 1/4 LINE

NOTE: PROVIDED CONTOURS ARE IMPORTED FROM THE GIS ESRI DATABASE AND ARE NOT COORDINATED WITH THE BENCHMARK ESTABLISHED BY THE SURVEYOR. ANY DISCRPANCIES NOTED BETWEEN THE HORIZONTAL SURVEYED IMPROVEMENTS AND THE VERTICAL 1' CONTOURS ARE DUE TO SMOOTHING OF GIS INFORMATION

SYMBOL LEGEND

725	EXISTING MAJOR CONTOUR
724	EXISTING MINOR CONTOUR
725	PROPOSED MAJOR CONTOUR
724	PROPOSED MINOR CONTOUR
(L)	LANDING (2% MAX. SLOPE ALL DIRECTIONS)
(R)	RAMP
724.50 XX	SPOT ELEVATION
RIM	RIM ELEVATION

NOTES

1. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH EDGE OF PAVEMENT.
2. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
3. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
4. ADA PARKING AREAS NOT TO EXCEED 2.0% SLOPE IN ALL DIRECTIONS.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
8. GRADING PLAN IS INTENDED TO GUIDE WORK IN IMPROVED AREAS ONLY. TREE PRESERVATION AREAS ARE TO REMAIN UNDISTURBED AND CONTRACTOR SHALL FIELD ENGINEER THE TRANSITIONS BETWEEN THE IMPROVEMENT AND PRESERVATION AREAS AS NECESSARY.
9. FINAL PROPOSED GRADING AND FINAL LIMITS-OF-DISTURBANCE WITH SOIL EROSION/SEDIMENTATION CONTROL MEASURES WILL BE DESIGNED AND SUBMITTED TO THE LOCAL, STATE AND FEDERAL AGENCIES FOR PERMITTING AS REQUIRED PRIOR TO CONSTRUCTION.

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REVISIONS

NOT FOR CONSTRUCTION

9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By	ADO
Designer	KAG
Reviewer	NB
Manager	JTV

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PROJECT NO.
211505

SHEET NO.
C300

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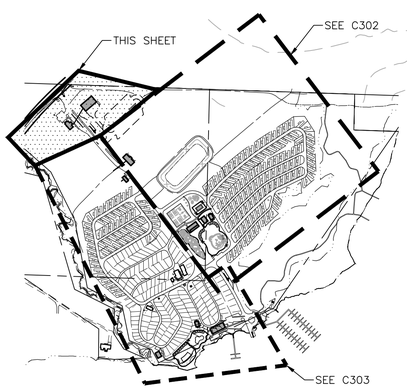
PLOT INFO: Z:\2021\211505\CAD\CIV\C300211505.DWG LAYOUT: C300 DATE: 9/16/2022 TIME: 9:47:08 AM USER: KGIBSON



EGLE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
54	Geotextile Silt Fence	Use geotextile and posts or poles. May be constructed or prepackaged. Easy to construct and locate as necessary.

XX T TEMPORARY MEASURE

YY P PERMANENT MEASURE

NORTH

GRADING NORTH

SCALE: 1" = 50'

0 25 50 100

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BENCHMARK

ELEV.= 591.18
T-POST AND OLD STAKE FOUND IN LAKE ON EXTENSION OF 1/4 LINE

NOTE: PROVIDED CONTOURS ARE IMPORTED FROM THE GIS ESRI DATABASE AND ARE NOT COORDINATED WITH THE BENCHMARK ESTABLISHED BY THE SURVEYOR. ANY DISCRPANCIES NOTED BETWEEN THE HORIZONTAL SURVEYED IMPROVEMENTS AND THE VERTICAL 1' CONTOURS ARE DUE TO SMOOTHING OF GIS INFORMATION

SYMBOL LEGEND

725	EXISTING MAJOR CONTOUR
724	EXISTING MINOR CONTOUR
725	PROPOSED MAJOR CONTOUR
724	PROPOSED MINOR CONTOUR
(L)	LANDING (2% MAX. SLOPE ALL DIRECTIONS)
(R)	RAMP
	FLOW ARROW
724.50 XX	SPOT ELEVATION
EM	EDGE OF METAL
EW	EDGE OF WALK
FF	FINISH FLOOR
GP	GUTTER PAN
GR	GRADE ELEVATION
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TW	TOP OF WALL

NOTES

1. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH EDGE OF PAVEMENT.
2. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
3. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
4. ADA PARKING AREAS NOT TO EXCEED 2.0% SLOPE IN ALL DIRECTIONS.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
8. GRADING PLAN IS INTENDED TO GUIDE WORK IN IMPROVED AREAS ONLY. TREE PRESERVATION AREAS ARE TO REMAIN UNDISTURBED AND CONTRACTOR SHALL FIELD ENGINEER THE TRANSITIONS BETWEEN THE IMPROVEMENT AND PRESERVATION AREAS AS NECESSARY.

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Leelanau Pines Campgrounds

REVISIONS

NOT FOR CONSTRUCTION

9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By	ADO
Designer	KAG
Reviewer	NB
Manager	JTV

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PROJECT NO.
211505

SHEET NO.
C301

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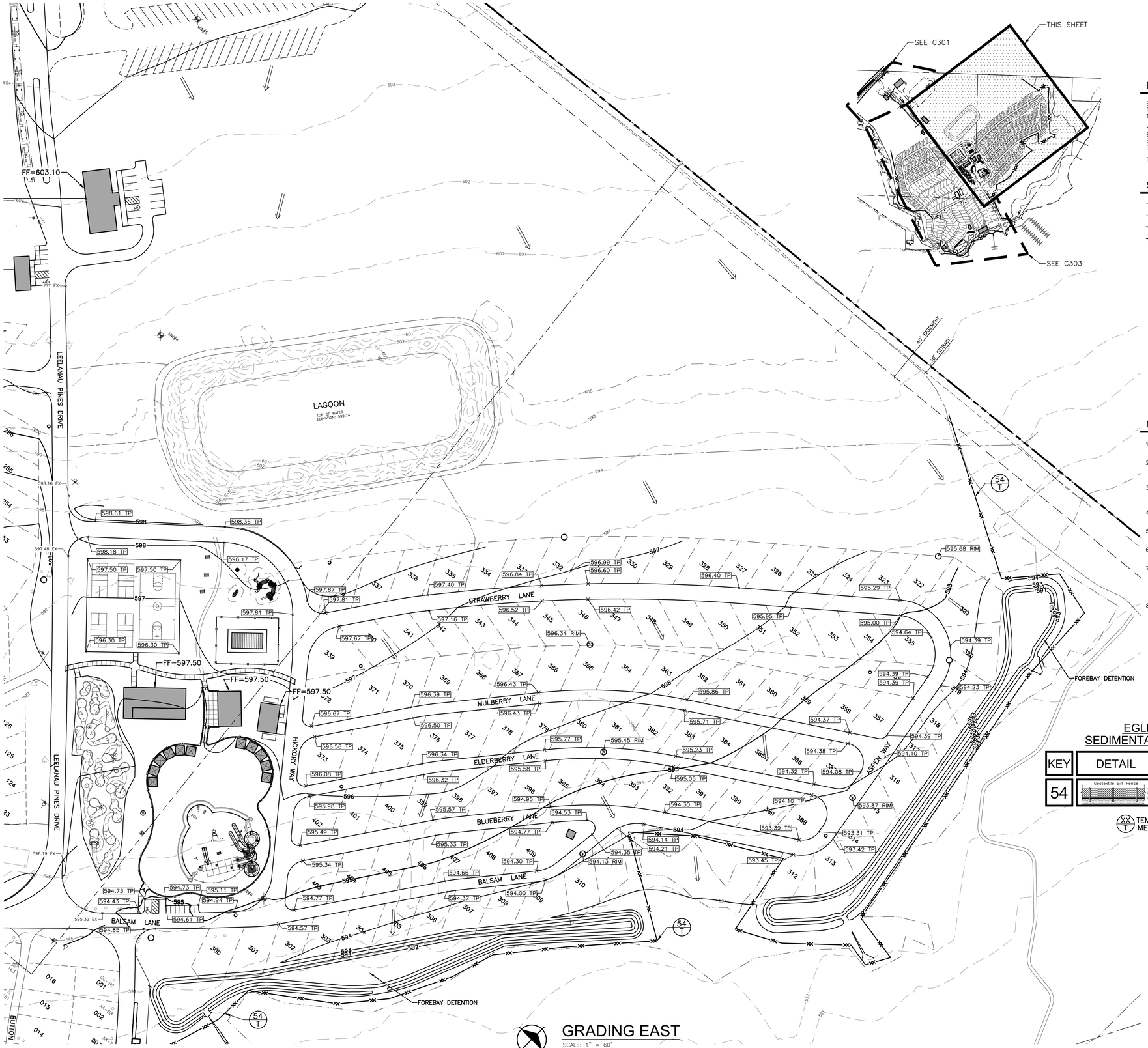

GRADING EAST

SCALE: 1" = 60'

0 30 60 120

NORTH

BENCHMARK

ELEV.= 591.18
T-POST AND OLD STAKE FOUND IN LAKE ON EXTENSION OF 1/4 LINE

NOTE: PROVIDED CONTOURS ARE IMPORTED FROM THE GIS ESRI DATABASE AND ARE NOT COORDINATED WITH THE BENCHMARK ESTABLISHED BY THE SURVEYOR. ANY DISCRPANCIES NOTED BETWEEN THE HORIZONTAL SURVEYED IMPROVEMENTS AND THE VERTICAL 1' CONTOURS ARE DUE TO SMOOTHING OF GIS INFORMATION

SYMBOL LEGEND

725	EXISTING MAJOR CONTOUR
724	EXISTING MINOR CONTOUR
725	PROPOSED MAJOR CONTOUR
724	PROPOSED MINOR CONTOUR
(L)	LANDING (2% MAX. SLOPE ALL DIRECTIONS)
(R)	RAMP
⟹	FLOW ARROW
724.50 XX	SPOT ELEVATION
EM	EDGE OF METAL
EW	EDGE OF WALK
FF	FINISH FLOOR
GP	GUTTER PAN
GR	GRADE ELEVATION
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TW	TOP OF WALL

NOTES

1. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH EDGE OF PAVEMENT.
2. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
3. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
4. ADA PARKING AREAS NOT TO EXCEED 2.0% SLOPE IN ALL DIRECTIONS.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
8. GRADING PLAN IS INTENDED TO GUIDE WORK IN IMPROVED AREAS ONLY. TREE PRESERVATION AREAS ARE TO REMAIN UNDISTURBED AND CONTRACTOR SHALL FIELD ENGINEER THE TRANSITIONS BETWEEN THE IMPROVEMENT AND PRESERVATION AREAS AS NECESSARY.

EGLE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
54	Geotextile Silt Fence	Use geotextile and posts or poles. May be constructed or prepackaged. Easy to construct and locate as necessary.

XX/T TEMPORARY MEASURE

YY/P PERMANENT MEASURE

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Leelanau Pines Campgrounds

REVISIONS

NOT FOR CONSTRUCTION

9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By	ADO
Designer	KAG
Reviewer	NB
Manager	JTV

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PROJECT NO.
211505

SHEET NO.
C302

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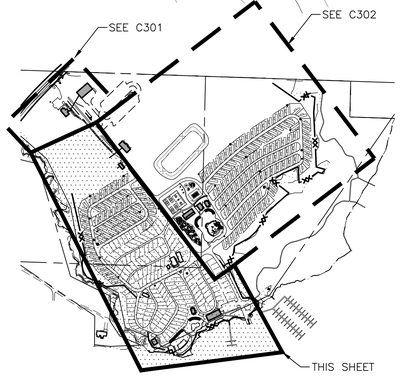
PLOT INFO: Z:\2021\211505\CAD\CD\C302211505.DWG LAYOUT: C302 DATE: 9/19/2022 TIME: 9:52:18 AM USER: KGIBSON



EGLE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
54	Geotextile Silt Fence	Use geotextile and posts or poles. May be constructed or prepackaged. Easy to construct and locate as necessary.

(XX T) TEMPORARY MEASURE

(YY P) PERMANENT MEASURE

NORTH

GRADING WEST & SOUTH

SCALE: 1" = 60'

0 30 60 120

NOTES

1. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH EDGE OF PAVEMENT.
2. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
3. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
4. ADA PARKING AREAS NOT TO EXCEED 2.0% SLOPE IN ALL DIRECTIONS.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
8. GRADING PLAN IS INTENDED TO GUIDE WORK IN IMPROVED AREAS ONLY. TREE PRESERVATION AREAS ARE TO REMAIN UNDISTURBED AND CONTRACTOR SHALL FIELD ENGINEER THE TRANSITIONS BETWEEN THE IMPROVEMENT AND PRESERVATION AREAS AS NECESSARY.

BENCHMARK

ELEV.= 591.18
T-POST AND OLD STAKE FOUND IN LAKE ON EXTENSION OF 1/4 LINE

NOTE: PROVIDED CONTOURS ARE IMPORTED FROM THE GIS ESRI DATABASE AND ARE NOT COORDINATED WITH THE BENCHMARK ESTABLISHED BY THE SURVEYOR. ANY DISCRPANCIES NOTED BETWEEN THE HORIZONTAL SURVEYED IMPROVEMENTS AND THE VERTICAL 1' CONTOURS ARE DUE TO SMOOTHING OF GIS INFORMATION

SYMBOL LEGEND

725	EXISTING MAJOR CONTOUR
724	EXISTING MINOR CONTOUR
725	PROPOSED MAJOR CONTOUR
724	PROPOSED MINOR CONTOUR
(L)	LANDING (2% MAX. SLOPE ALL DIRECTIONS)
(R)	RAMP
⟹	FLOW ARROW
724.50 XX	SPOT ELEVATION
EM	EDGE OF METAL
EW	EDGE OF WALK
FF	FINISH FLOOR
GP	GUTTER PAN
GR	GRADE ELEVATION
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TW	TOP OF WALL

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Northgate Leelanau Pines, LLC

6500 E. Leelanau Pines Dr, Cedar, MI 49621

Leelanau Pines Campgrounds

REVISIONS

NOT FOR CONSTRUCTION

9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By	ADO
Designer	KAG
Reviewer	NB
Manager	JTV

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
211505

SHEET NO.
C303

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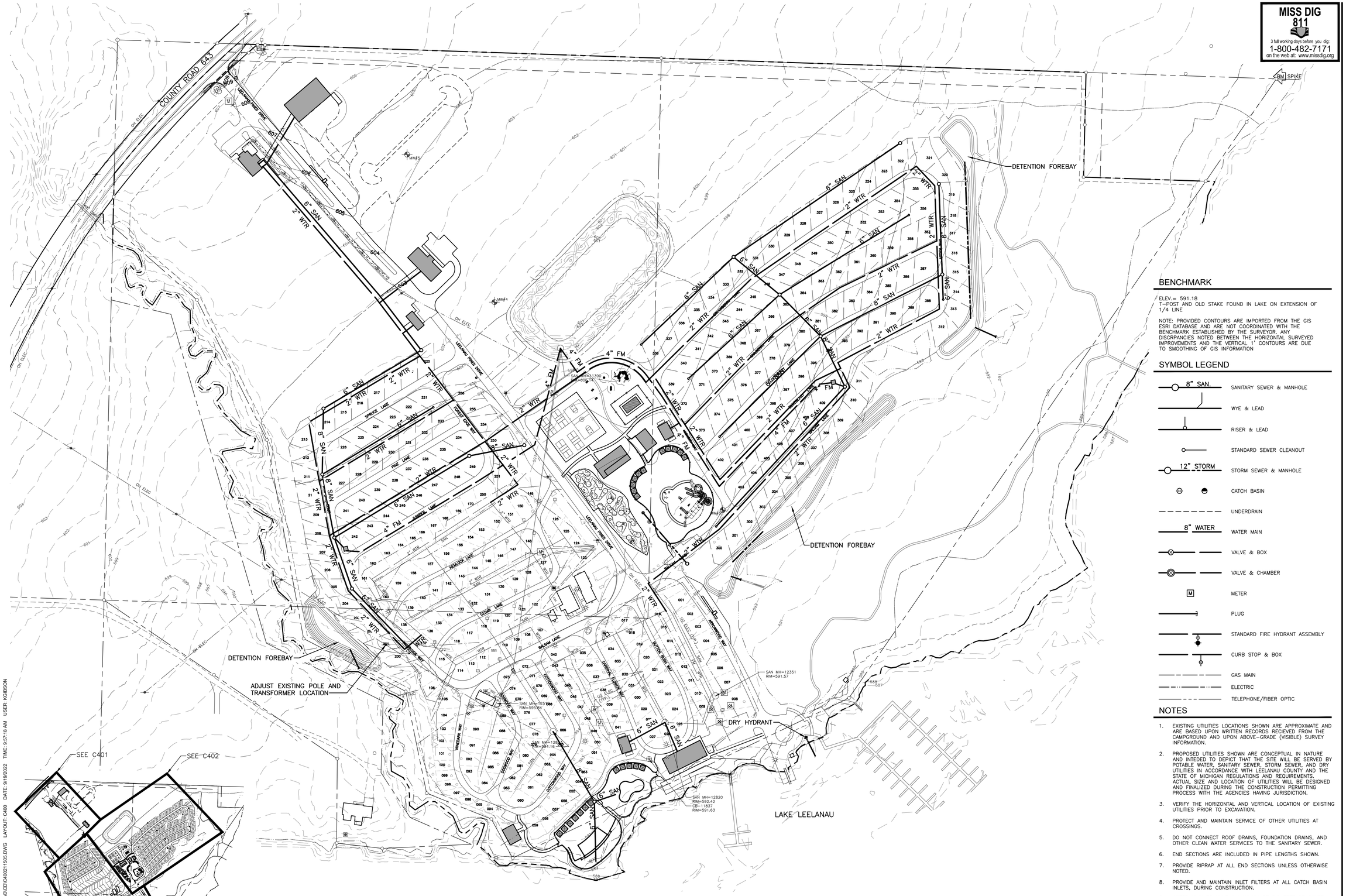
PLOT INFO: Z:\2021\211505\CAD\CD\C303211505.DWG LAYOUT: C303 DATE: 9/19/2022 TIME: 9:54:47 AM USER: KGIBSON



UTILITY PLAN OVERALL

SCALE: 1" = 100'

0 50 100 200

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BENCHMARK

ELEV.= 591.18
T-POST AND OLD STAKE FOUND IN LAKE ON EXTENSION OF 1/4 LINE

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SYMBOL LEGEND

- 8" SAN. — SANITARY SEWER & MANHOLE
- WYE & LEAD
- RISER & LEAD
- STANDARD SEWER CLEANOUT
- 12" STORM — STORM SEWER & MANHOLE
- CATCH BASIN
- UNDERDRAIN
- 8" WATER — WATER MAIN
- VALVE & BOX
- VALVE & CHAMBER
- M — METER
- PLUG
- STANDARD FIRE HYDRANT ASSEMBLY
- CURB STOP & BOX
- GAS MAIN
- ELECTRIC
- TELEPHONE/FIBER OPTIC

NOTES

1. EXISTING UTILITIES LOCATIONS SHOWN ARE APPROXIMATE AND ARE BASED UPON WRITTEN RECORDS RECIEVED FROM THE CAMPGROUND AND UPON ABOVE-GRADE (VISIBLE) SURVEY INFORMATION.
2. PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE AND INTEDED TO DEPICT THAT THE SITE WILL BE SERVED BY POTABLE WATER, SANITARY SEWER, STORM SEWER, AND DRY UTILITIES IN ACCORDANCE WITH LEELANAU COUNTY AND THE STATE OF MICHIGAN REGULATIONS AND REQUIREMENTS. ACTUAL SIZE AND LOCATION OF UTILITIES WILL BE DESIGNED AND FINALIZED DURING THE CONSTRUCTION PERMITTING PROCESS WITH THE AGENCIES HAVING JURISDICTION.
3. VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION.
4. PROTECT AND MAINTAIN SERVICE OF OTHER UTILITIES AT CROSSINGS.
5. DO NOT CONNECT ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER SERVICES TO THE SANITARY SEWER.
6. END SECTIONS ARE INCLUDED IN PIPE LENGTHS SHOWN.
7. PROVIDE RIPRAP AT ALL END SECTIONS UNLESS OTHERWISE NOTED.
8. PROVIDE AND MAINTAIN INLET FILTERS AT ALL CATCH BASIN INLETS, DURING CONSTRUCTION.
9. WATER MAIN TO HAVE A MINIMUM OF 5.5 FEET OF COVER.
10. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION AND TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND ALL SANITARY AND STORM SEWERS.
11. ADJUST ALL CASTINGS TO FINISH GRADES.
12. PIPE LENGTHS ARE TO CENTER OF STRUCTURES UNLESS NOTED OTHERWISE. ALL PIPE LENGTHS ARE FOR THE CONVENIENCE OF THE CONTRACTOR.

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6500 E. Leelanau Pines Dr, Cedar, MI 49621

Leelanau Pines Campgrounds

REVISIONS

NOT FOR CONSTRUCTION

9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By	ADO
Designer	KAG
Reviewer	NB
Manager	JTV

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
211505

SHEET NO.
C400

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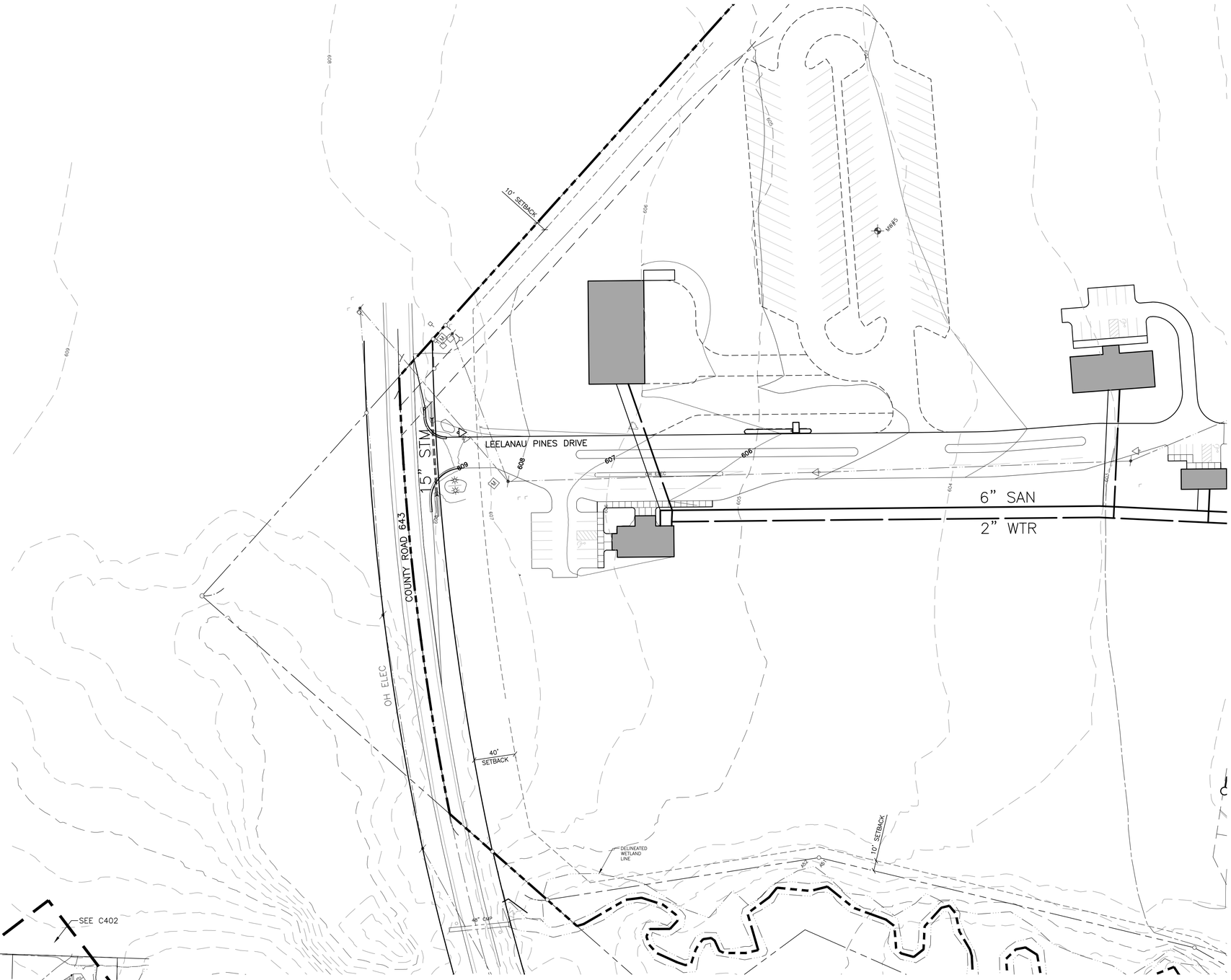
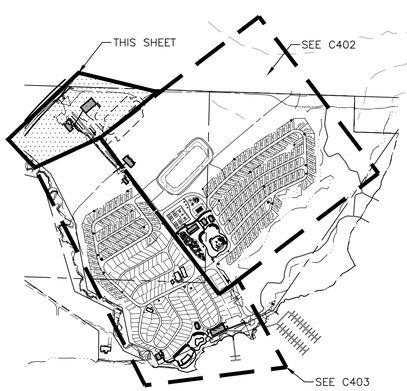
PLOT INFO: Z:\2021\211505\CAD\CD\C400211505.DWG LAYOUT: C400 DATE: 9/16/2022 TIME: 9:57:18 AM USER: KGIBSON





UTILITY PLAN NORTH

NORTH

SCALE: 1" = 50'

0 25 50 100

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BENCHMARK

ELEV.= 591.18
T-POST AND OLD STAKE FOUND IN LAKE ON EXTENSION OF 1/4 LINE

NOTE: PROVIDED CONTOURS ARE IMPORTED FROM THE GIS ESRI DATABASE AND ARE NOT COORDINATED WITH THE BENCHMARK ESTABLISHED BY THE SURVEYOR. ANY DISCRPANCIES NOTED BETWEEN THE HORIZONTAL SURVEYED IMPROVEMENTS AND THE VERTICAL 1' CONTOURS ARE DUE TO SMOOTHING OF GIS INFORMATION

SYMBOL LEGEND

- 8" 6" SAN. — 6" SANITARY SEWER & MANHOLE
- WYE & LEAD
- RISER & LEAD
- STANDARD SEWER CLEANOUT
- 12" STORM — STORM SEWER & MANHOLE
- CATCH BASIN
- UNDERDRAIN
- 8" WATER — WATER MAIN
- VALVE & BOX
- VALVE & CHAMBER
- M — METER
- PLUG
- STANDARD FIRE HYDRANT ASSEMBLY
- CURB STOP & BOX
- GAS MAIN
- ELECTRIC
- TELEPHONE/FIBER OPTIC

NOTES

1. EXISTING UTILITIES LOCATIONS SHOWN ARE APPROXIMATE AND ARE BASED UPON WRITTEN RECORDS RECIEVED FROM THE CAMPGROUND AND UPON ABOVE-GRADE (VISIBLE) SURVEY INFORMATION.
2. PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE AND INTEDED TO DEPICT THAT THE SITE WILL BE SERVED BY POTABLE WATER, SANITARY SEWER, STORM SEWER, AND DRY UTILITIES IN ACCORDANCE WITH LEELANAU COUNTY AND THE STATE OF MICHIGAN REGULATIONS AND REQUIREMENTS. ACTUAL SIZE AND LOCATION OF UTILITIES WILL BE DESIGNED AND FINALIZED DURING THE CONSTRUCTION PERMITTING PROCESS WITH THE AGENCIES HAVING JURISDICTION.
3. VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION.
4. PROTECT AND MAINTAIN SERVICE OF OTHER UTILITIES AT CROSSINGS.
5. DO NOT CONNECT ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER SERVICES TO THE SANITARY SEWER.
6. END SECTIONS ARE INCLUDED IN PIPE LENGTHS SHOWN.
7. PROVIDE RIPRAP AT ALL END SECTIONS UNLESS OTHERWISE NOTED.
8. PROVIDE AND MAINTAIN INLET FILTERS AT ALL CATCH BASIN INLETS, DURING CONSTRUCTION.
9. WATER MAIN TO HAVE A MINIMUM OF 5.5 FEET OF COVER.
10. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION AND TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND ALL SANITARY AND STORM SEWERS.
11. ADJUST ALL CASTINGS TO FINISH GRADES.
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Leelanau Pines Campgrounds

REVISIONS

NOT FOR CONSTRUCTION

9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By	ADO
Designer	KAG
Reviewer	NB
Manager	JTV

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.

211505

SHEET NO.

C401

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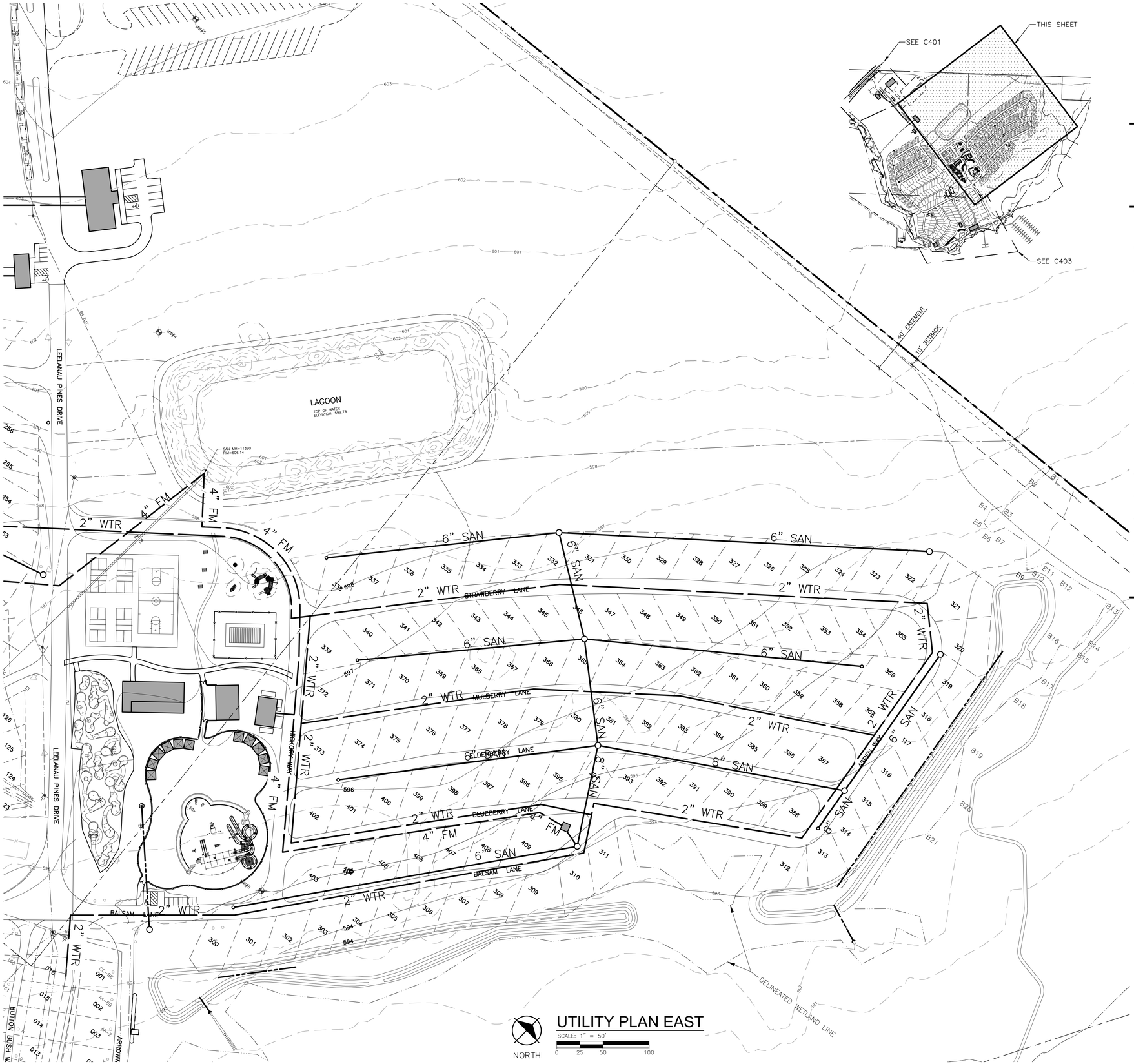
PLOT INFO: Z:\2021\211505\CAD\CD\C401\211505.DWG LAYOUT: C401 DATE: 9/16/2022 TIME: 9:59:32 AM USER: KGIBSON



UTILITY PLAN EAST

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BENCHMARK

ELEV.= 591.18
T-POST AND OLD STAKE FOUND IN LAKE ON EXTENSION OF 1/4 LINE

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SYMBOL LEGEND

- 8" 6" SAN. — 6" SANITARY SEWER & MANHOLE
- WYE & LEAD
- RISER & LEAD
- STANDARD SEWER CLEANOUT
- 12" STORM — STORM SEWER & MANHOLE
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6500 E. Leelanau Pines Dr, Cedar, MI 49621

Leelanau Pines Campgrounds

REVISIONS

NOT FOR CONSTRUCTION

9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By	ADO
Designer	KAG
Reviewer	NB
Manager	JTV

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PROJECT NO.
211505

SHEET NO.
C402

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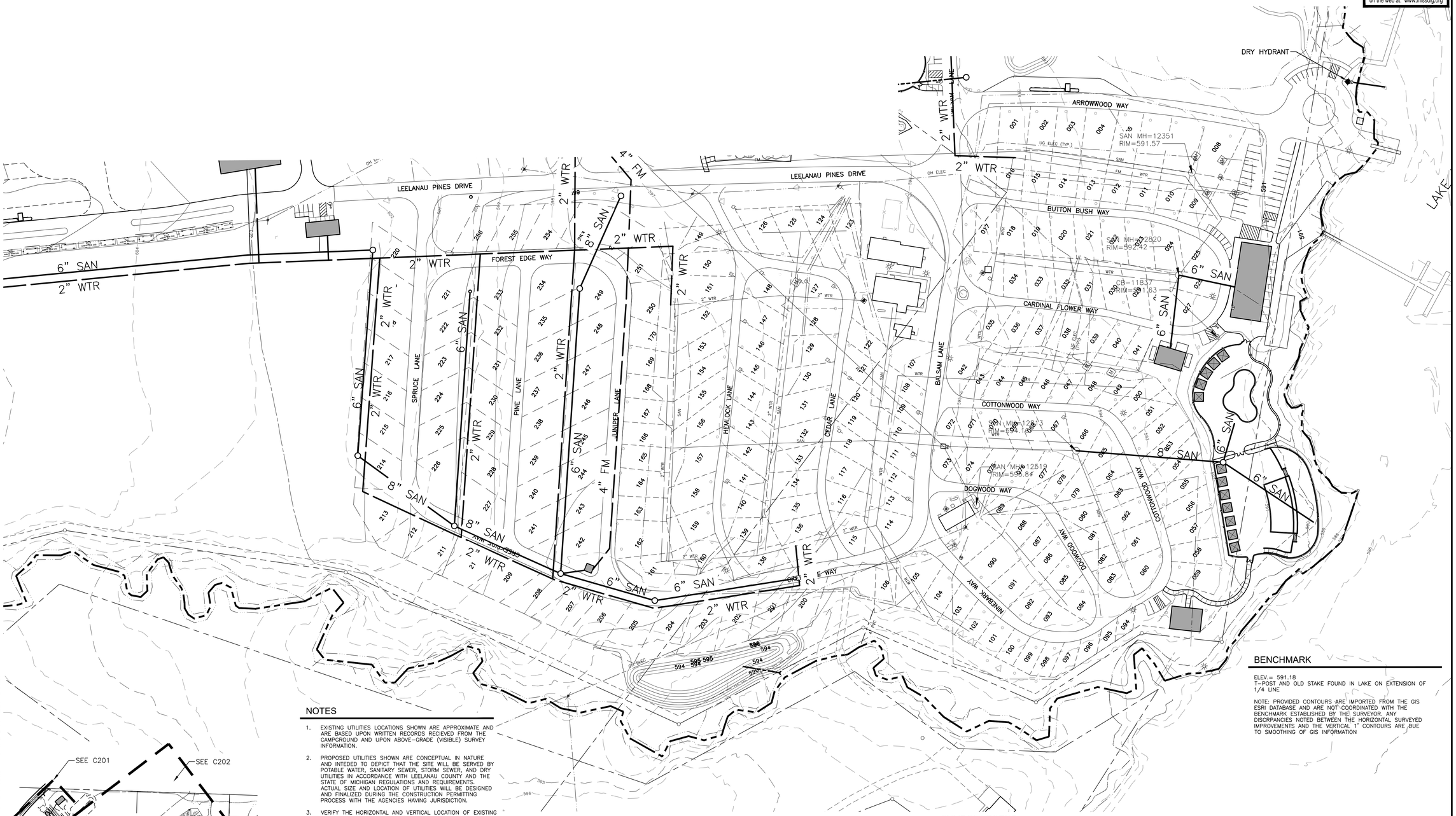
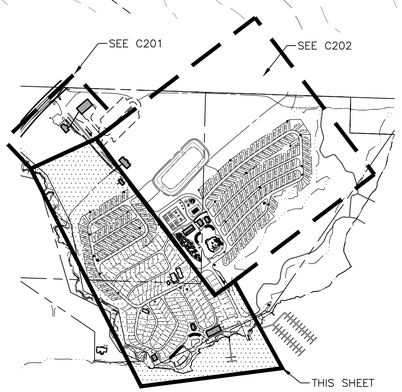
PLOT INFO: Z:\2021\211505\CAD\CD\C402\211505.DWG LAYOUT: C402 DATE: 9/19/2022 TIME: 10:01:37 AM USER: KGIBSON





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NORTH

UTILITY PLAN WEST & SOUTH

SCALE: 1" = 60'

0 30 60 120

BENCHMARK

ELEV.= 591.18
T-POST AND OLD STAKE FOUND IN LAKE ON EXTENSION OF 1/4 LINE

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SYMBOL LEGEND

8" SAN.	SANITARY SEWER & MANHOLE
	WYE & LEAD
	RISER & LEAD
	STANDARD SEWER CLEANOUT
12" STORM	STORM SEWER & MANHOLE
	CATCH BASIN
	UNDERDRAIN
8" WATER	WATER MAIN
	VALVE & BOX
	VALVE & CHAMBER
M	METER
	PLUG
	STANDARD FIRE HYDRANT ASSEMBLY
	CURB STOP & BOX
	GAS MAIN
	ELECTRIC
	TELEPHONE/FIBER OPTIC

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Northgate Leelanau Pines, LLC

6500 E. Leelanau Pines Dr, Cedar, MI 49621

Leelanau Pines Campgrounds

REVISIONS

NOT FOR CONSTRUCTION

9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By	ADO
Designer	KAG
Reviewer	NB
Manager	JTV

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PROJECT NO.
211505

SHEET NO.
C403

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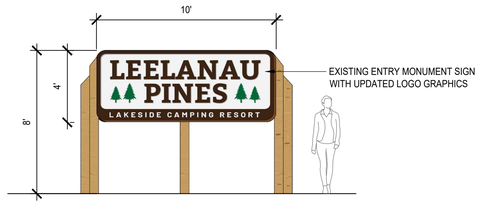
PLOT INFO: Z:\2021\211505\CAD\CD\C403211505.DWG LAYOUT: C403 DATE: 9/19/2022 TIME: 10:04:14 AM USER: KGIBSON

EXISTING ENTRY MONUMENT SIGN

UPDATED ENTRY MONUMENT SIGN PERSPECTIVE VIEW A

UPDATED ENTRY MONUMENT SIGN PERSPECTIVE VIEW B

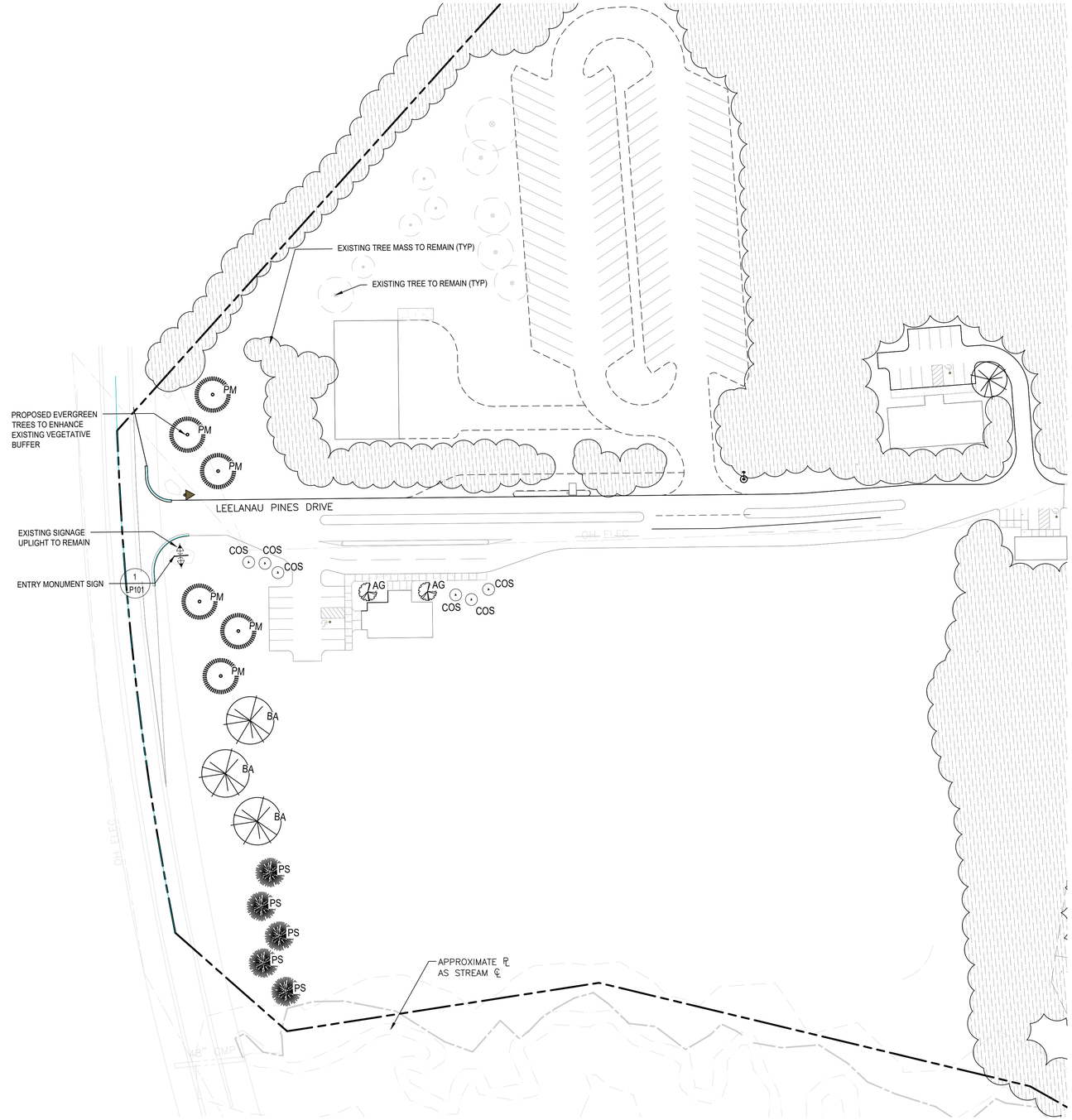


UPDATED ENTRY MONUMENT SIGN ELEVATION

1 ENTRY MONUMENT SIGN

ELEVATION

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



NOTES

1. ACTUAL PLANT LOCATIONS TO BE PLACED TO BEST ACCOMMODATE AS-BUILT SITE CONDITIONS.
2. NOT ALL EXISTING TREES AND PLANTS IN THE PROJECT AREA MAY BE SHOWN
3. TO THE GREATEST EXTENT POSSIBLE EXISTING VEGETATION WILL BE RETAINED, NOT REQUIRING LANDSCAPING.
4. LIGHTING NOTE: THE INTENT OF THE CAMPGROUND IS TO HAVE LIMITED ARTIFICIAL OUTDOOR LIGHTING IN KEEPING WITH THE CAMPING EXPERIENCE. OUTDOOR LIGHTING TO BE DARK SKY APPROVED WITH FULL CUT-OFF FIXTURES. LIGHTING WILL BE USED TO ENHANCE VISITOR EXPERIENCE AND IMPROVE SAFETY. IT WILL COMPLY WITH LOCAL, STATE AND FEDERAL CODES, AND WILL PROMOTE DARK NIGHT SKY PRESERVATION. OUTDOOR ILLUMINATION WILL BE LOW INTENSITY AND WILL BE PROVIDED ONLY WHERE NECESSARY FOR SAFETY. THIS INCLUDES THE ENTRY SIGN, MAJOR INTERIOR INTERSECTIONS, AND BUILDINGS. EXISTING LIGHTING TO REMAIN.

NORTH

LANDSCAPE PLAN NORTH

SCALE: 1" = 50'

0 25 50 100

STATE OF MICHIGAN
KATHERINE CHRISTINE HALLGREN
LANDSCAPE ARCHITECT
License No. 3901046963
LICENSED LANDSCAPE ARCHITECT

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on the web at: www.missdig.org

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REVISIONS

NOT FOR CONSTRUCTION

9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By KCH
Designer KCH
Reviewer
Manager

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.

SHEET NO.

L101

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PLOT INFO: G:\SHARED DRIVES\NGR DESIGN\LNP_LEELANAU PINES\ADDRAWINGS\01 CAD\PLOTS\LNP-L101-LANDSCAPE PLAN.DWG LAYOUT: LP101 DATE: 9/18/2022 TIME: 10:39:44 PM USER: KATYHALLGREN

NOTES

1. ACTUAL PLANT LOCATIONS TO BE PLACED TO BEST ACCOMMODATE AS-BUILT SITE CONDITIONS.
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REVISIONS

NOT FOR CONSTRUCTION

9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By	KCH
Designer	KCH
Reviewer	
Manager	

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.

SHEET NO.

L102

STATE OF MICHIGAN
KATHERINE CHRISTINE HALLGREN
LANDSCAPE ARCHITECT
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LICENSED LANDSCAPE ARCHITECT

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PLOT INFO: G:\SHARED DRIVES\NGR DESIGN\LNP_LEELANAU PINES\AD\DRAWINGS\01 CAD\PLOTS\LNP-L101-LANDSCAPE PLAN.DWG LAYOUT: L102 DATE: 9/18/2022 TIME: 10:40:06 PM USER: KATYHALLGREN

NOTES

1. ACTUAL PLANT LOCATIONS TO BE PLACED TO BEST ACCOMMODATE AS-BUILT SITE CONDITIONS.
2. NOT ALL EXISTING TREES AND PLANTS IN THE PROJECT AREA MAY BE SHOWN
3. TO THE GREATEST EXTENT POSSIBLE EXISTING VEGETATION WILL BE RETAINED, NOT REQUIRING LANDSCAPING.
4. LIGHTING NOTE: THE INTENT OF THE CAMPGROUND IS TO HAVE LIMITED ARTIFICIAL OUTDOOR LIGHTING IN KEEPING WITH THE CAMPING EXPERIENCE. OUTDOOR LIGHTING TO BE DARK SKY APPROVED WITH FULL CUT-OFF FIXTURES. LIGHTING WILL BE USED TO ENHANCE VISITOR EXPERIENCE AND IMPROVE SAFETY. IT WILL COMPLY WITH LOCAL, STATE AND FEDERAL CODES, AND WILL PROMOTE DARK NIGHT SKY PRESERVATION. OUTDOOR ILLUMINATION WILL BE LOW INTENSITY AND WILL BE PROVIDED ONLY WHERE NECESSARY FOR SAFETY. THIS INCLUDES THE ENTRY SIGN, MAJOR INTERIOR INTERSECTIONS, AND BUILDINGS. EXISTING LIGHTING TO REMAIN.

NORTH

LANDSCAPE PLAN WEST & SOUTH

SCALE: 1" = 60'

0 30 60 120

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9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By	KCH
Designer	KCH
Reviewer	
Manager	

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PROJECT NO.

SHEET NO.

L103

STATE OF MICHIGAN
KATHERINE CHRISTINE HALLGREN
LANDSCAPE ARCHITECT
License No. 3901046963
LICENSED LANDSCAPE ARCHITECT

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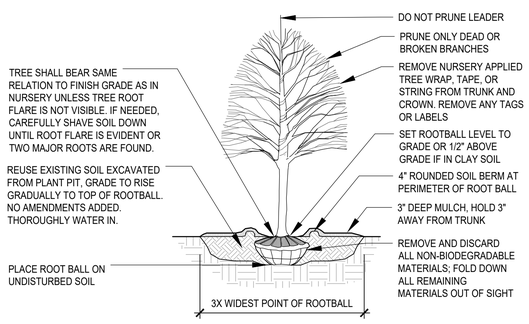
PLOT INFO: G:\SHARED DRIVES\NGR DESIGN\LNP_LEELANAU PINES\ADI\DRAWINGS\01 CAD\PLOTS\LNP-L101-LANDSCAPE PLAN.DWG LAYOUT: L103 DATE: 9/18/2022 TIME: 10:41:05 PM USER: KATYHALLGREN

PLANT LIST					
SYMBOL	ID	LATIN NAME	COMMON NAME	SIZE	REMARKS
AG	AG	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	6-8' Tall, Multi Stem	#15 CONT.
AR	AR	Acer rubrum	RED MAPLE	2.5" CAL, 12'-14' Tall	B&B
BA	BA	Betula alleghaniensis	YELLOW BIRCH	2.5" CAL, 12'-14' Tall	B&B
PM	PA	Picea mariana	BLACK SPRUCE	6'-8' Tall x 4'-5' Wide	B&B
PS	PS	Pinus strobus	EASTERN WHITE PINE	6'-8' Tall x 4'-5' Wide	B&B
COS	COS	Cornus sericea	REDOSIER DOGWOOD	2-3' Tall	#7 CONT.
DIL	DIL	Diervilla lonicera	BUSH HONEYSUCKLE	18" Tall	#3 CONT.
VID	VID	Viburnum dentatum	ARROWWOOD VIBURNUM	3-4' Tall	#10 CONT.

NOTE:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY.

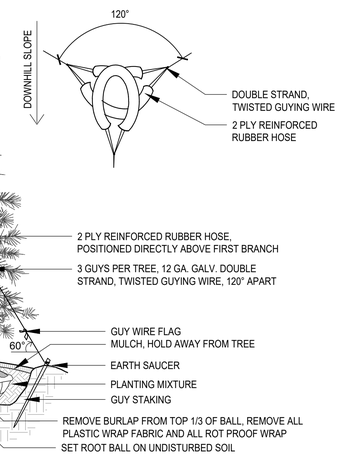
DO NOT STAKE UNLESS PLANTED ON SLOPE, IN HEAVY CLAY SOIL, OR WINDY CONDITIONS.



1 DECIDUOUS TREE PLANTING
SECTION — NOT TO SCALE

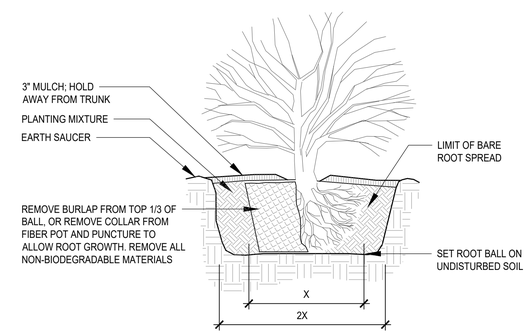
NOTE:
DO NOT CUT LEADER

TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY.



2 EVERGREEN TREE PLANTING
SECTION — NOT TO SCALE

NOTE:
SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY.



3 SHRUB PLANTING
SECTION — NOT TO SCALE

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