

Northgate Leelanau Pines, LLC

Leelanau Pines Campground

6500 E Leelanau Pines Dr
Cedar, MI 49621

Issued for Site Plan Approval September 12, 2023
Project Number 211505



fishbeck.com 1515 Arboretum Drive
800.456.3824 Grand Rapids, Michigan

GENERAL

REV. #	ISSUE DATE	DRAWING NUMBER / DESCRIPTION
9/12/2023	G001	COVER SHEET

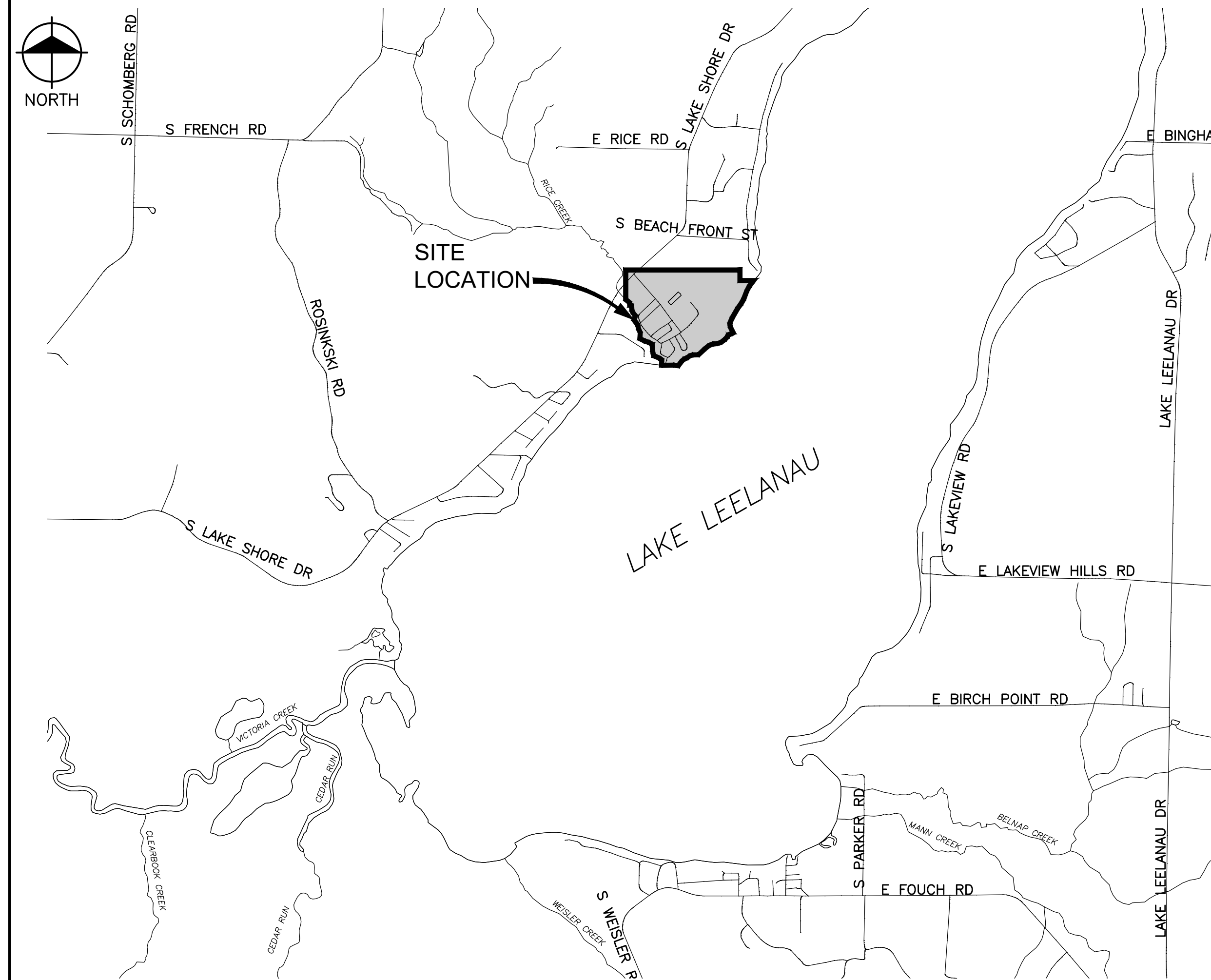
CIVIL

REV. #	ISSUE DATE	DRAWING NUMBER / DESCRIPTION
9/12/2023	C100	EXISTING CONDITIONS OVERALL
9/12/2023	C100A	EXISTING VEGETATION & OVERALL SOILS
9/12/2023	C101	EXISTING CONDITIONS NORTH
9/12/2023	C102	EXISTING CONDITIONS EAST
9/12/2023	C103	EXISTING CONDITIONS WEST & SOUTH
9/12/2023	C104	DEMOLITION CAMP STORE
9/12/2023	C200	SITE LAYOUT OVERALL
9/12/2023	C201	SITE LAYOUT NORTH
9/12/2023	C202	SITE LAYOUT EAST
9/12/2023	C203	SITE LAYOUT WEST & SOUTH
9/12/2023	C204	SITE LAYOUT CAMPSTORE
9/12/2023	C300	OVERALL GRADING PLAN
9/12/2023	C301	GRADING PLAN NORTH
9/12/2023	C302	GRADING PLAN EAST
9/12/2023	C303	GRADING PLAN WEST & SOUTH
9/12/2023	C304	GRADING PLAN CAMPSTORE
9/12/2023	C310	OVERALL SITE DRAINAGE
9/12/2023	C311	BASIN OUTLET PROFILES
9/12/2023	C400	OVERALL UTILITY PLAN
9/12/2023	C401	UTILITY PLAN NORTH
9/12/2023	C402	UTILITY PLAN EAST
9/12/2023	C403	UTILITY PLAN WEST & SOUTH
9/12/2023	C404	UTILITY PLAN CAMPSTORE

LANDSCAPE

REV. #	ISSUE DATE	DRAWING NUMBER / DESCRIPTION
9/12/2023	L101	LANDSCAPE PLAN EAST
9/12/2023	L102	LANDSCAPE PLAN EAST
9/12/2023	L103	LANDSCAPE PLAN WEST & SOUTH
9/12/2023	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.

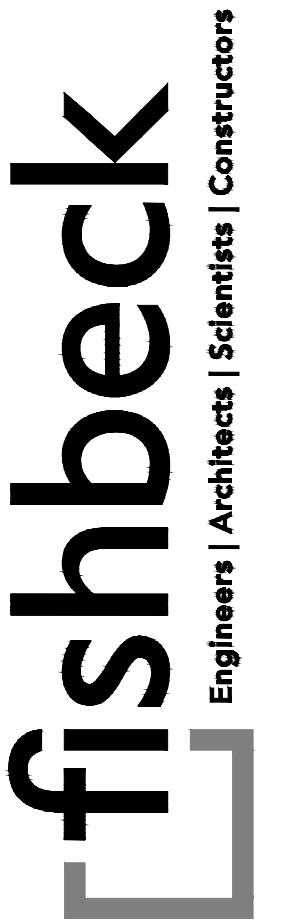
WATER:
ON-SITE WELLS

SANITARY:
ON-SITE TREATMENT

GAS:
PROPANE

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

PHONE:
CHARTER COMMUNICATIONS
CONTACT: LABRANDON RANDLE
LABRANDON.RANDLE@CCSYSTEMS.COM



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

Leelanau Pines Campground

REVISIONS

NOT FOR CONSTRUCTION

DATE	DESCRIPTION
9/12/2023	SITE PLAN APPROVAL
9/1/2023	SITE PLAN APPROVAL
9/30/2022	SITE PLAN APPROVAL
9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

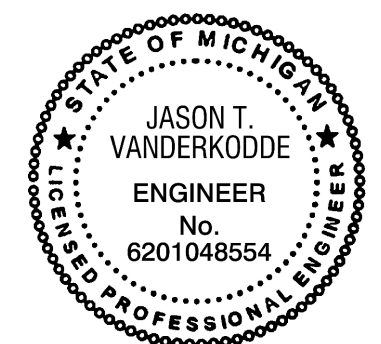
Drawn By ADO
Designer KAG
Reviewer NB
Manager JTV

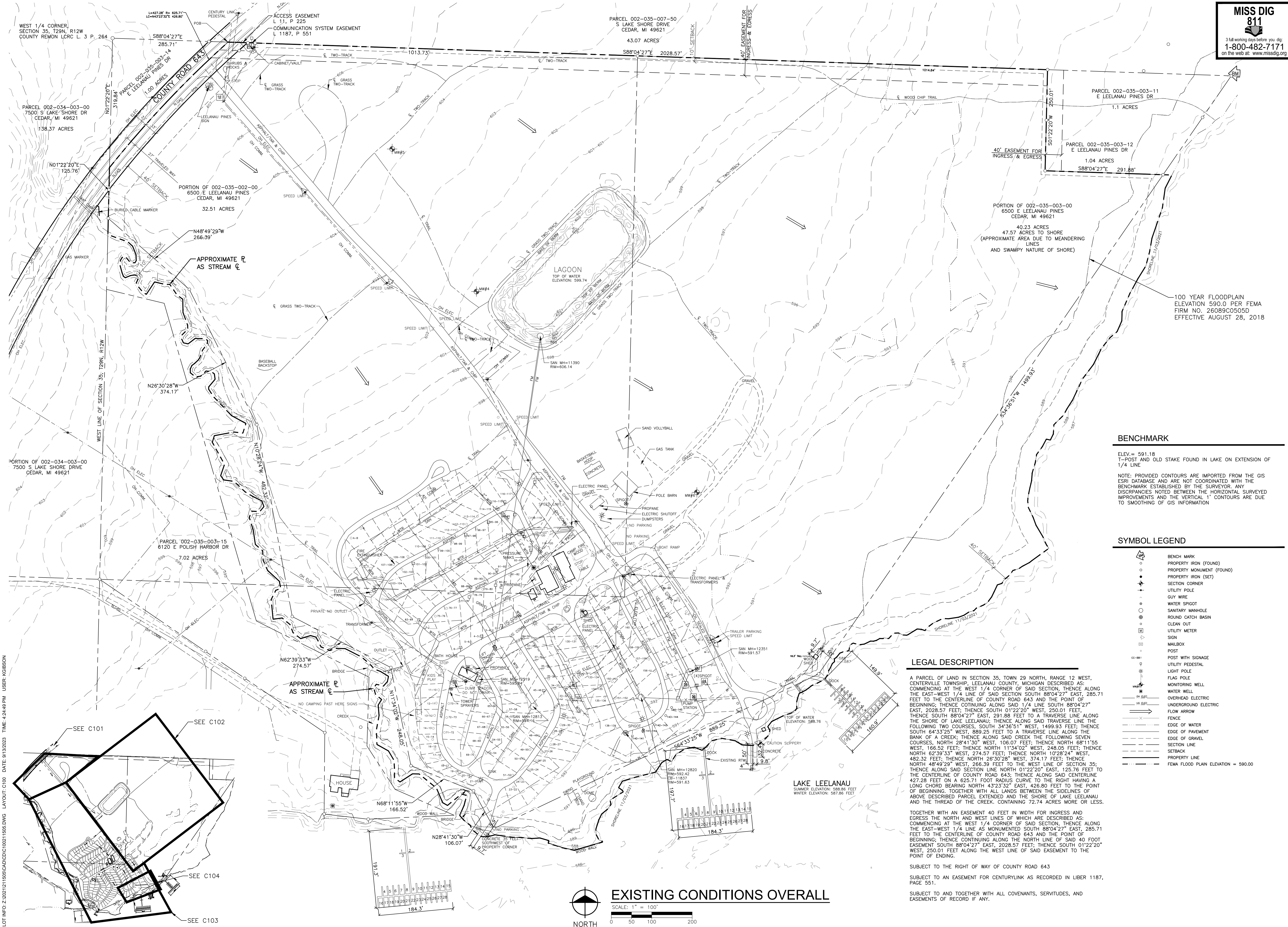
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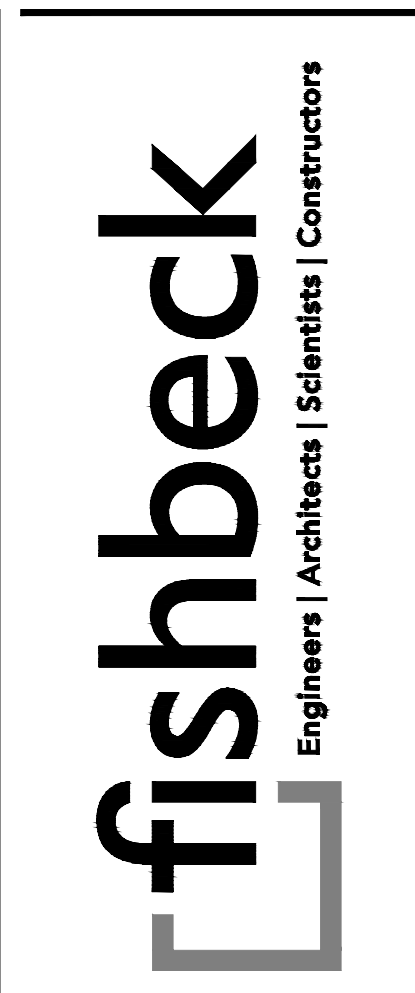
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Leelanau Pines Campground

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 DISCREPANCIES NOTED BETWEEN THE HORIZONTAL SURVEYED IMPROVEMENTS AND THE VERTICAL 1" CONTOURS ARE DUE TO SMOOTHING OF GIS INFORMATION

SYMBOL LEGEND

[Symbol]	BENCH MARK
[Symbol]	PROPERTY IRON (FOUND)
[Symbol]	PROPERTY MONUMENT (FOUND)
[Symbol]	PROPERTY IRON (SET)
[Symbol]	SECTION CORNER
[Symbol]	UTILITY POLE
[Symbol]	GUY WIRE
[Symbol]	WATER SPIGOT
[Symbol]	SANITARY MANHOLE
[Symbol]	ROUND CATCH BASIN
[Symbol]	CLEAN OUT
[Symbol]	UTILITY METER
[Symbol]	SIGN
[Symbol]	MAILBOX
[Symbol]	POST
[Symbol]	POST WITH SIGNAGE
[Symbol]	UTILITY PEDESTAL
[Symbol]	LIGHT POLE
[Symbol]	FLAG POLE
[Symbol]	MONITORING WELL
[Symbol]	WATER WELL
[Symbol]	OVERHEAD ELECTRIC
[Symbol]	UNDERGROUND ELECTRIC
[Symbol]	FLOW ARROW
[Symbol]	FENCE
[Symbol]	EDGE OF WATER
[Symbol]	EDGE OF PAVEMENT
[Symbol]	EDGE OF GRAVEL
[Symbol]	SECTION LINE
[Symbol]	SETBACK
[Symbol]	PROPERTY LINE
[Symbol]	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 CONTINUING 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, 425.80 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.

EXISTING CONDITIONS OVERALL
SCALE: 1" = 100'
0 50 100 200

REVISIONS

NOT FOR CONSTRUCTION

9/12/2023	SITE PLAN APPROVAL
9/12/2023	SITE PLAN APPROVAL
9/30/2022	SITE PLAN APPROVAL
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.

C100

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SOIL TYPE LEGEND

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	MANCLONA-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

REVISIONS

NOT FOR CONSTRUCTION

9/12/2023	SITE PLAN APPROVAL
9/1/2023	SITE PLAN APPROVAL
9/30/2022	SITE PLAN APPROVAL
9/18/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

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Designer KAG
Reviewer NB
Manager JTV

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SHEET NO.

C100A

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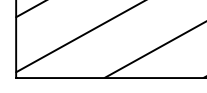































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BENCHMARK

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 DISCREPANCIES NOTED BETWEEN THE HORIZONTAL SURVEYED IMPROVEMENTS AND THE VERTICAL 1" CONTOURS ARE DUE TO SMOOTHING OF GIS INFORMATION

SYMBOL LEGEND

-  APPROXIMATE EXISTING PARKING AREA
-  BENCH MARK
-  PROPERTY IRON (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

REVISIONS

NOT FOR CONSTRUCTION

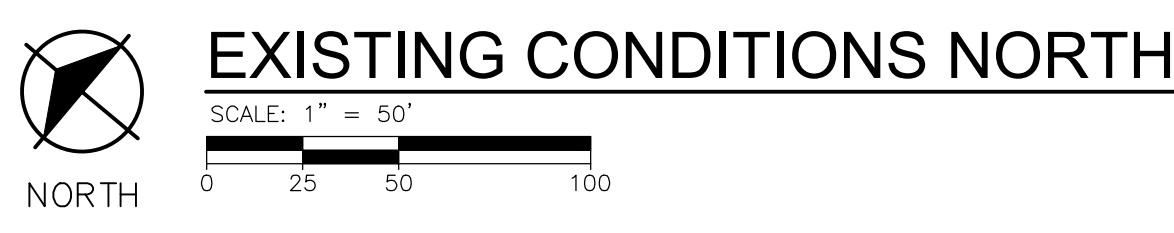
9/12/2023	SITE PLAN APPROVAL
9/1/2023	SITE PLAN APPROVAL
9/30/2022	SITE PLAN APPROVAL
9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By: ADO
Designer: KAG
Reviewer: NB
Manager: JTV

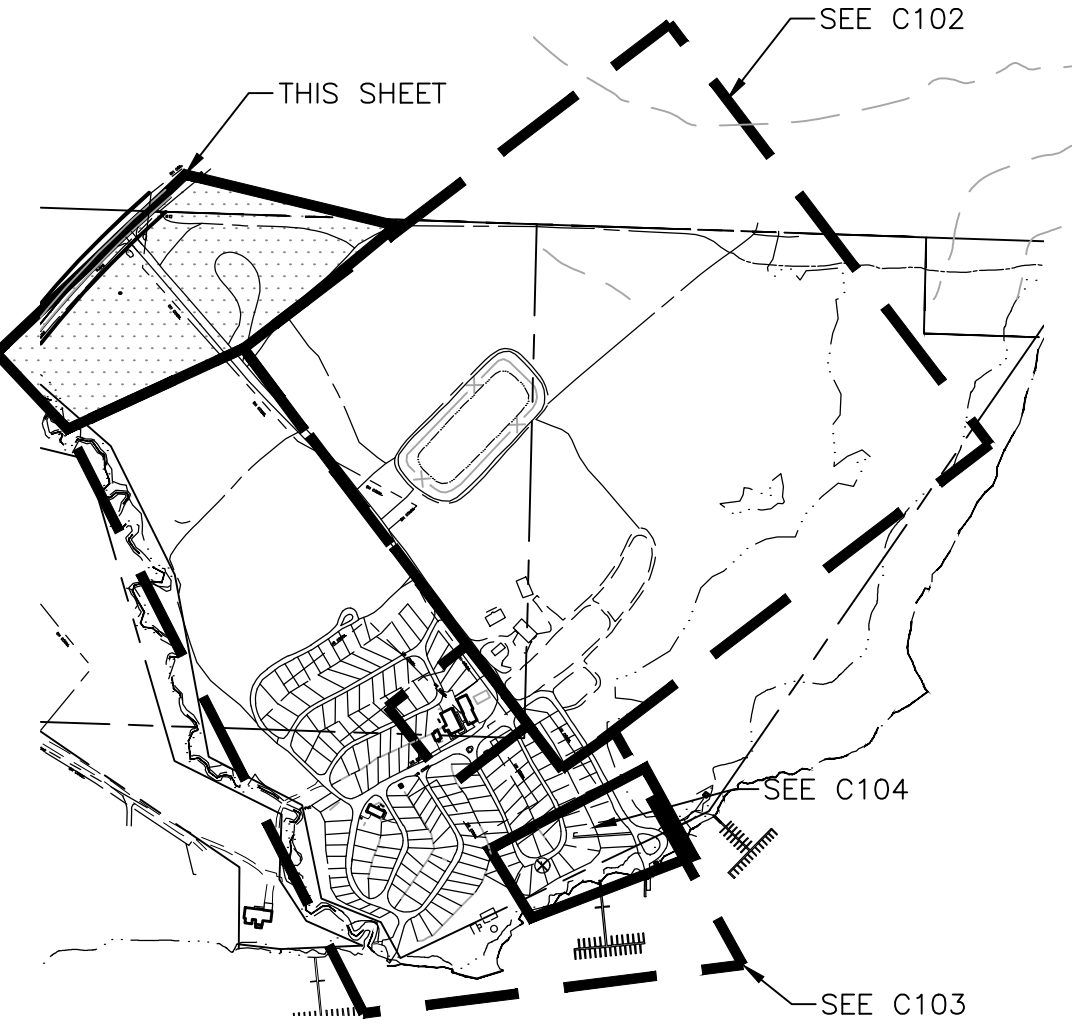
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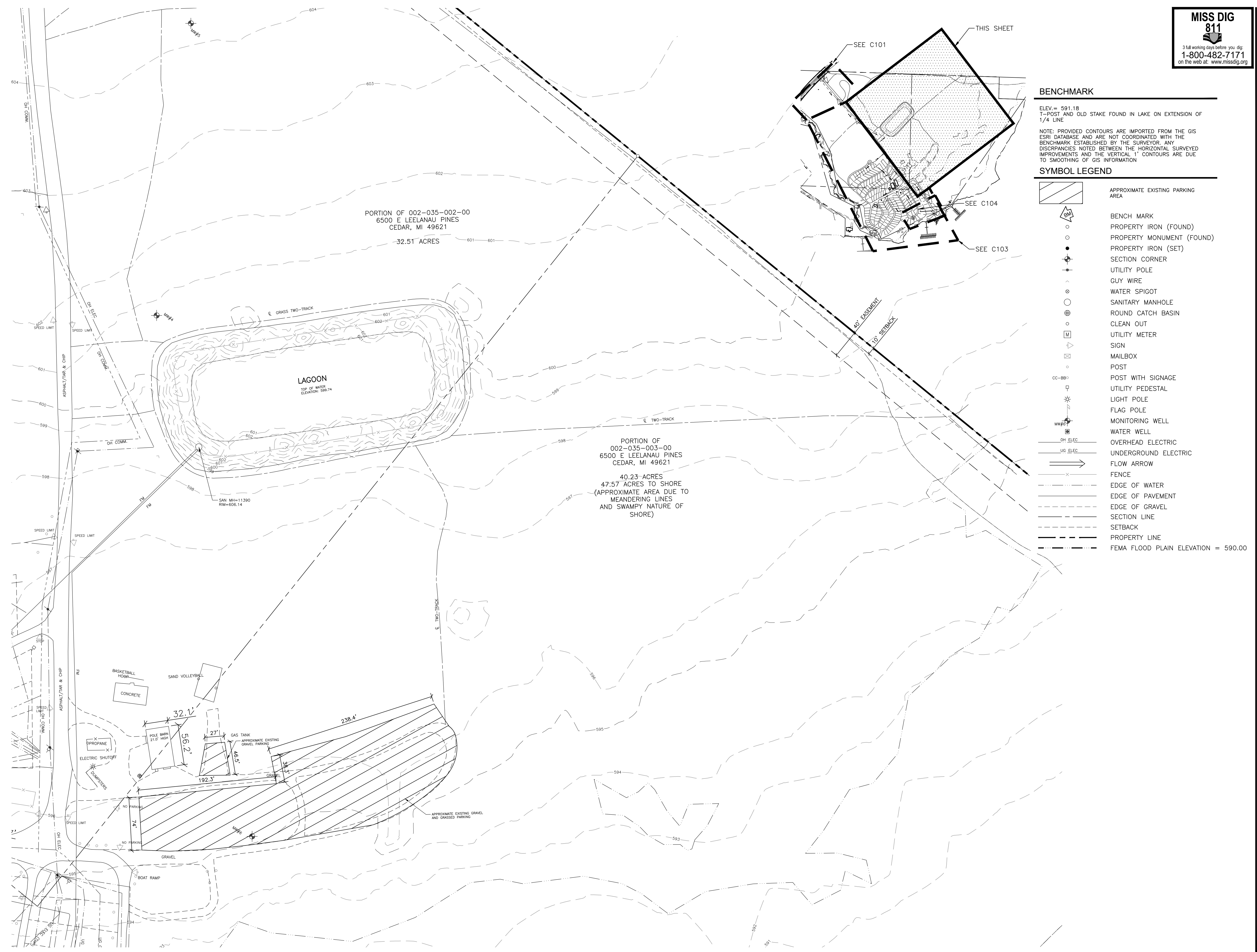
PROJECT NO.
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SHEET NO.
C101



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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**
- APPROXIMATE EXISTING PARKING AREA
 - BENCH MARK
 - PROPERTY IRON (FOUND)
 - PROPERTY MONUMENT (FOUND)
 - PROPERTY IRON (SET)
 - SECTION CORNER
 - UTILITY POLE
 - GUY WIRE
 - WATER SPICOT
 - 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

Northgate Leelanau Pines, LLC
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Leelanau Pines Campground

REVISIONS

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

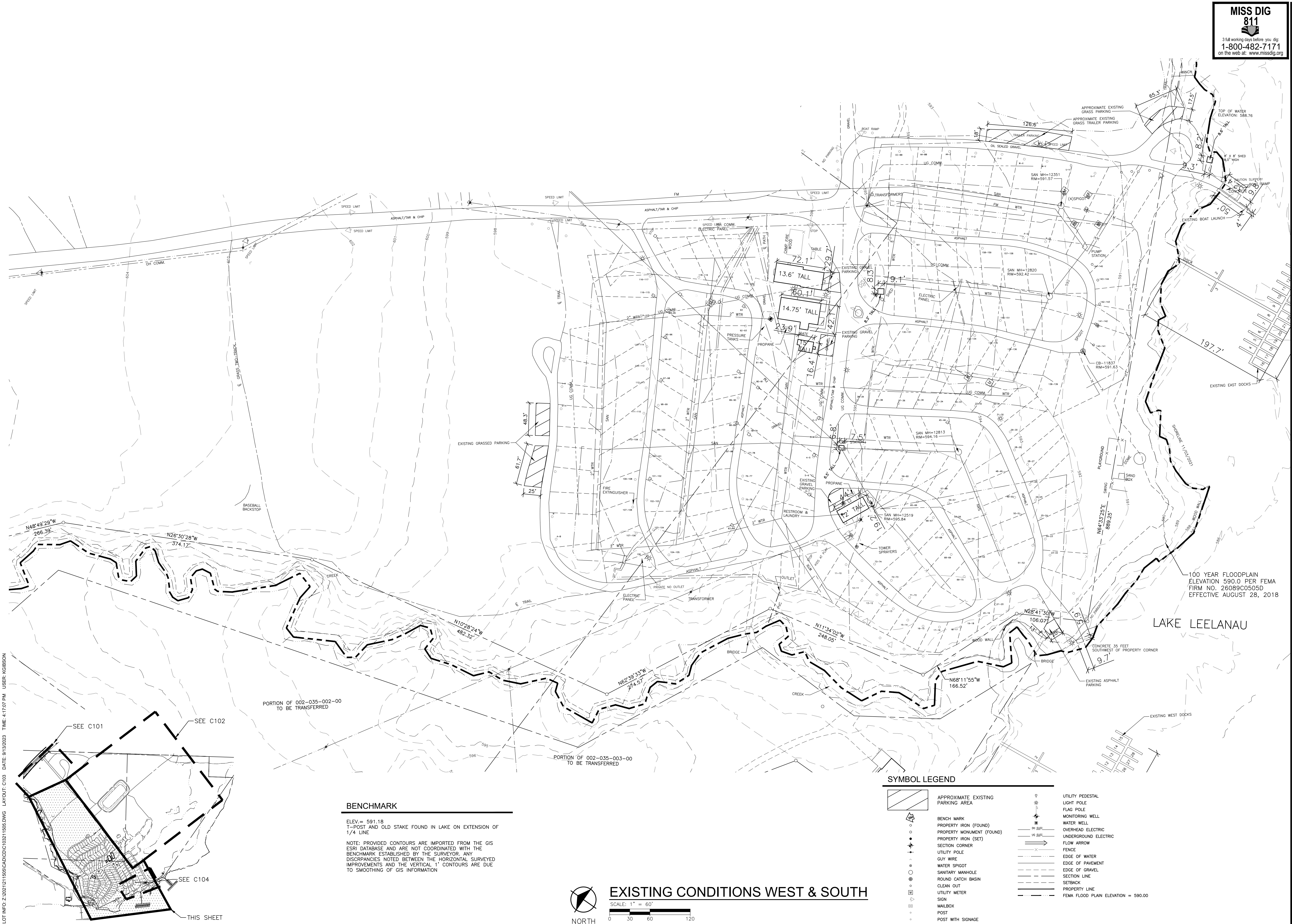
Drawn By: ADO
Designer: KAG
Reviewer: NB
Manager: JTV

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100 YEAR FLOODPLAIN
ELEVATION 590.0 PER FEMA
FIRM NO. 26089C0505D
EFFECTIVE AUGUST 28, 2018

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9/1/2023	SITE PLAN APPROVAL
9/30/2022	SITE PLAN APPROVAL
9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

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Designer KAG
Reviewer NB
Manager JTV

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SHEET NO.
C103

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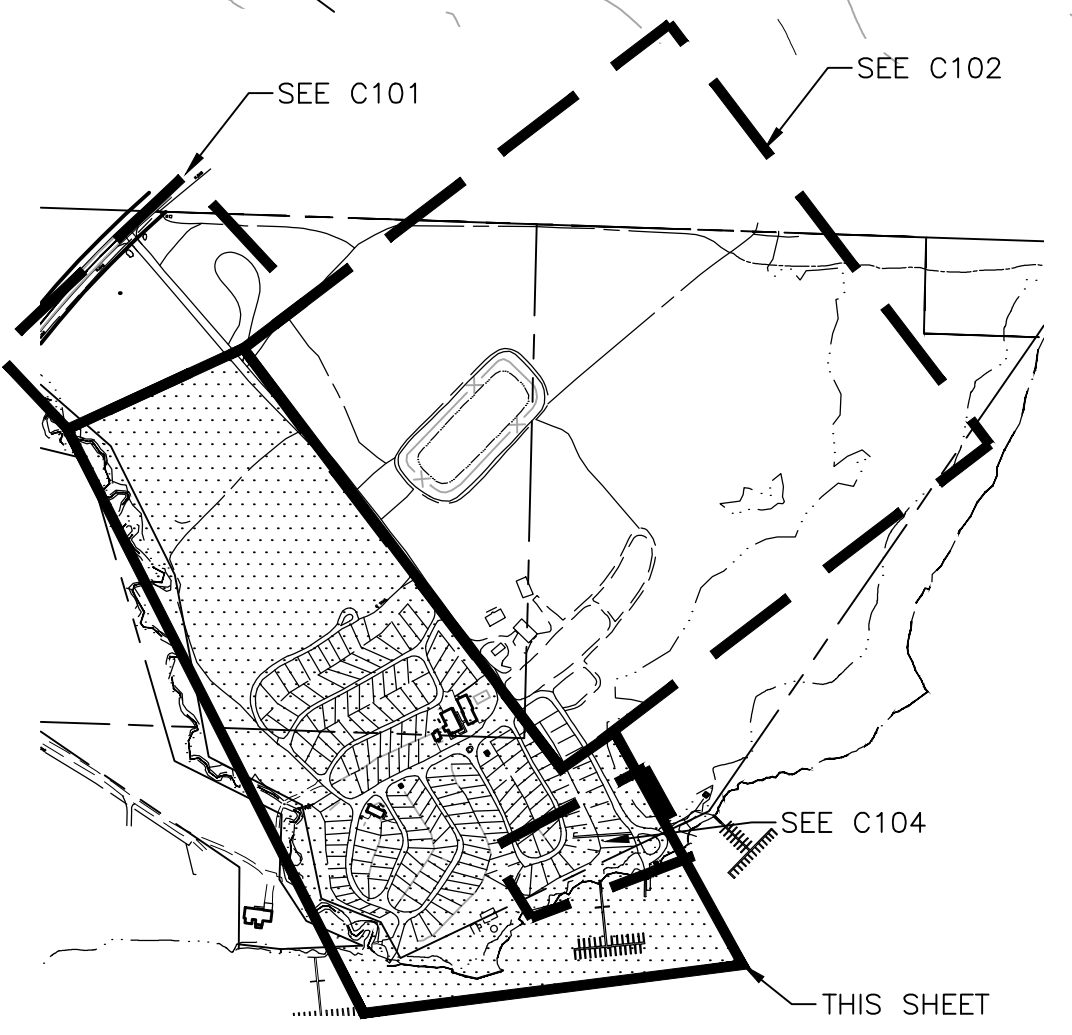
BENCHMARK
ELEV = 591.18
1-POST AND OLD STAKE FOUND IN LAKE ON EXTENSION OF 1/4 LINE
NOTE: PROVIDED CONTOURS ARE IMPORTED FROM THE GIS ESRI DATABASE AND ARE NOT COORDINATED WITH THE BENCHMARK ESTABLISHED BY THE SURVEYOR. ANY DISCREPANCIES NOTED BETWEEN THE HORIZONTAL SURVEYED IMPROVEMENTS AND THE VERTICAL 1' CONTOURS ARE DUE TO SMOOTHING OF GIS INFORMATION

SYMBOL LEGEND

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

EXISTING CONDITIONS WEST & SOUTH
SCALE: 1" = 60'
0 30 60 120

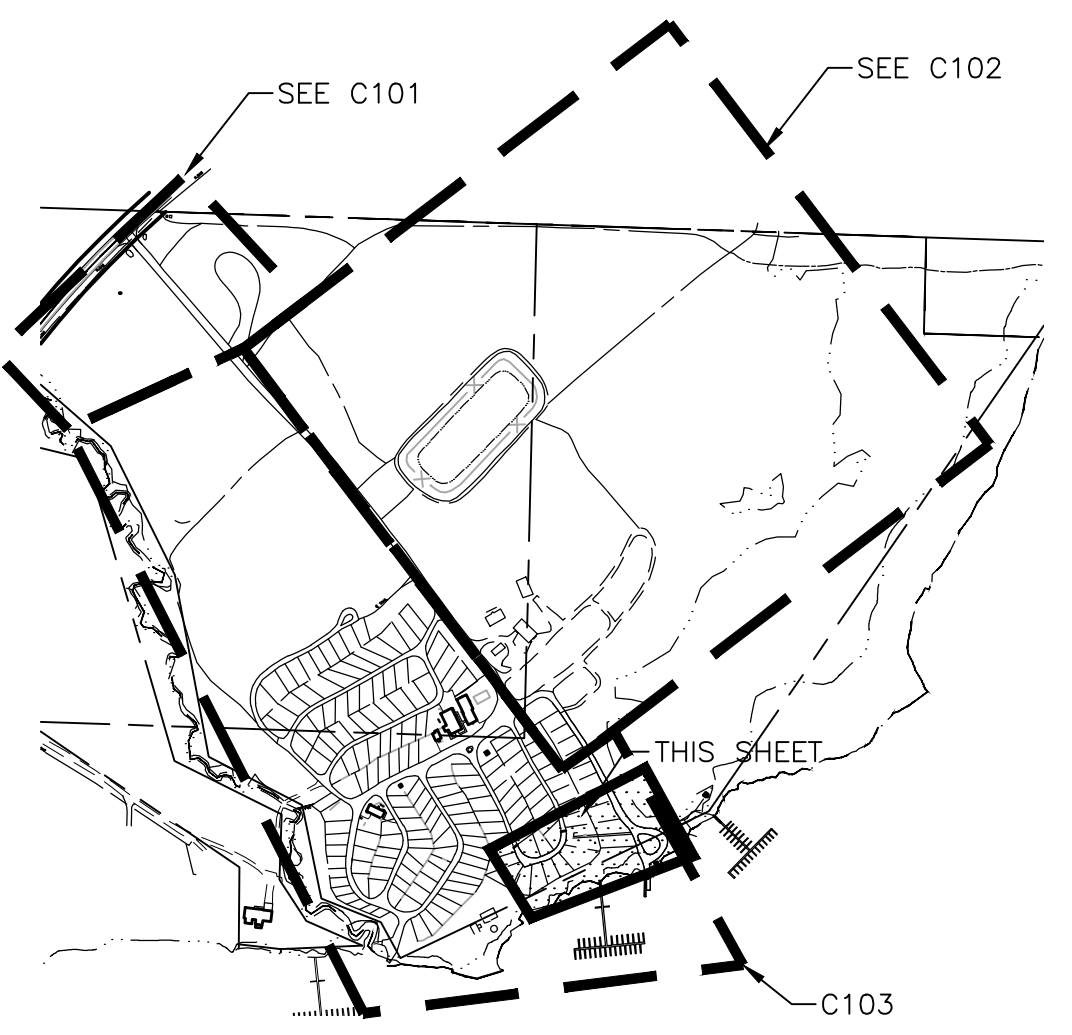
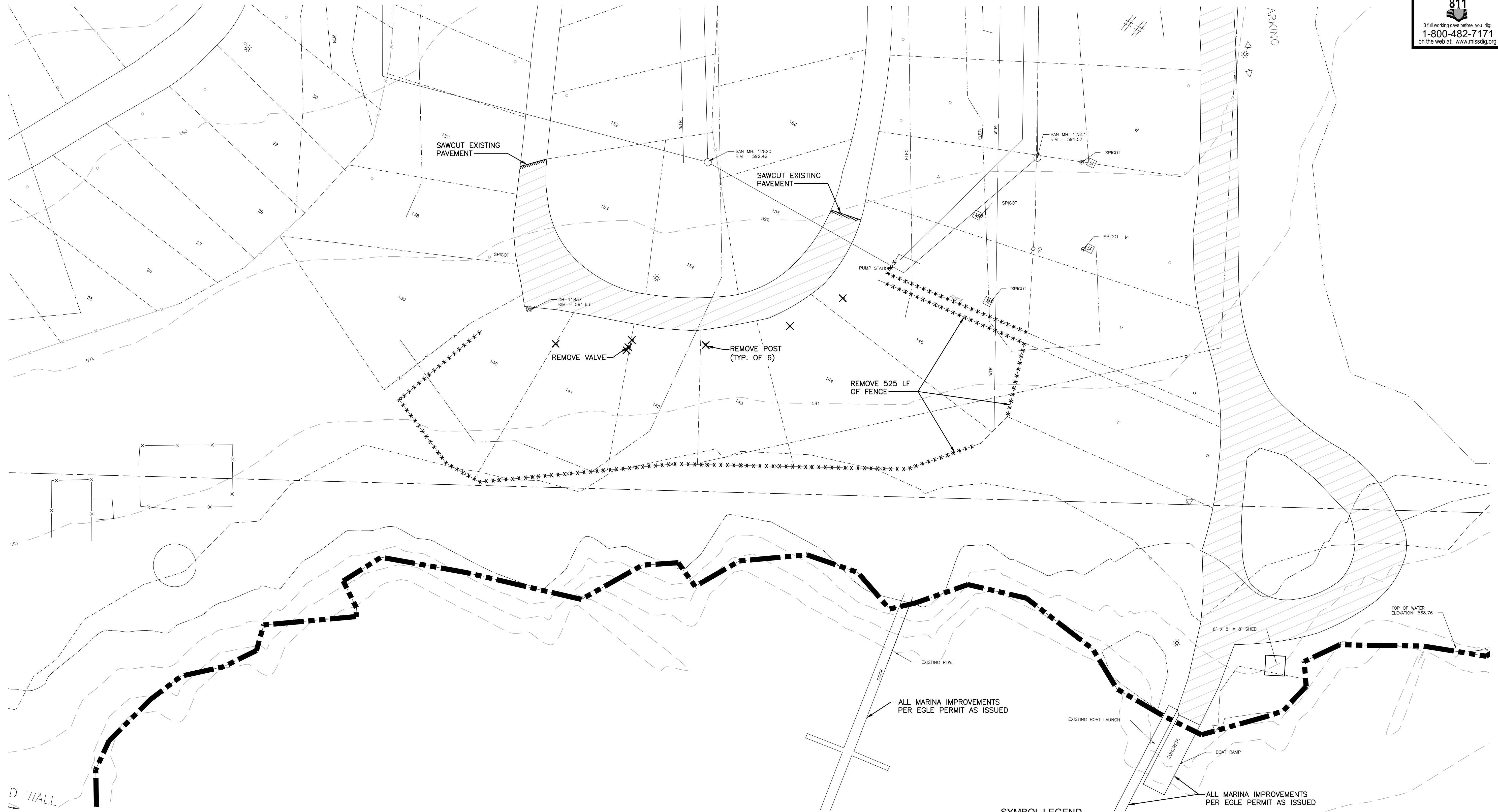
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PORTION OF 002-035-002-00 TO BE TRANSFERRED

PORTION OF 002-035-003-00 TO BE TRANSFERRED

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on the web at: www.missdig.org



SYMBOL LEGEND

	SAWCUT		WATER SPIGOT
	CURB REMOVAL		SANITARY MANHOLE
	REMOVE PIPE		ROUND CATCH BASIN
	REMOVE OBJECT		CLEAN OUT
	REMOVE BUILDING		UTILITY METER
	REMOVE BITUMINOUS PAVEMENT FULL DEPTH		SIGN
	REMOVE CONCRETE PAVEMENT		MAILBOX
	TREE PROTECTION		POST
	TREE REMOVAL		POST WITH SIGNAGE
	BENCHMARK		UTILITY PEDESTAL
	PROPERTY IRON (FOUND)		LIGHT POLE
	PROPERTY MONUMENT (FOUND)		FLAG POLE
	PROPERTY IRON (SET)		MONITORING WELL
	SECTION CORNER		WATER WELL
	UTILITY POLE		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

ENLARGEMENT
DEMOLITION CAMP STORE
SCALE: 1" = 20'
0 30 60 120

PLOT INFO: Z:\2021\1595\CADD\C104\1595.DWG LAYOUT: C104 DATE: 01/23/2023 TIME: 11:55:30 AM USER: KIGIBSON

REVISIONS

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01/12/2023	SITE PLAN APPROVAL
01/12/2023	SITE PLAN APPROVAL
01/30/2022	SITE PLAN APPROVAL
01/18/2022	SITE PLAN APPROVAL
02/25/2022	SITE PLAN APPROVAL
02/22/2022	SITE PLAN APPROVAL
06/21/2022	SITE PLAN APPROVAL

Drawn By: ADO
 Designer: KAG
 Reviewer: NB
 Manager: JTV

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PROJECT NO.
211505

SHEET NO.

C104

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REVISIONS

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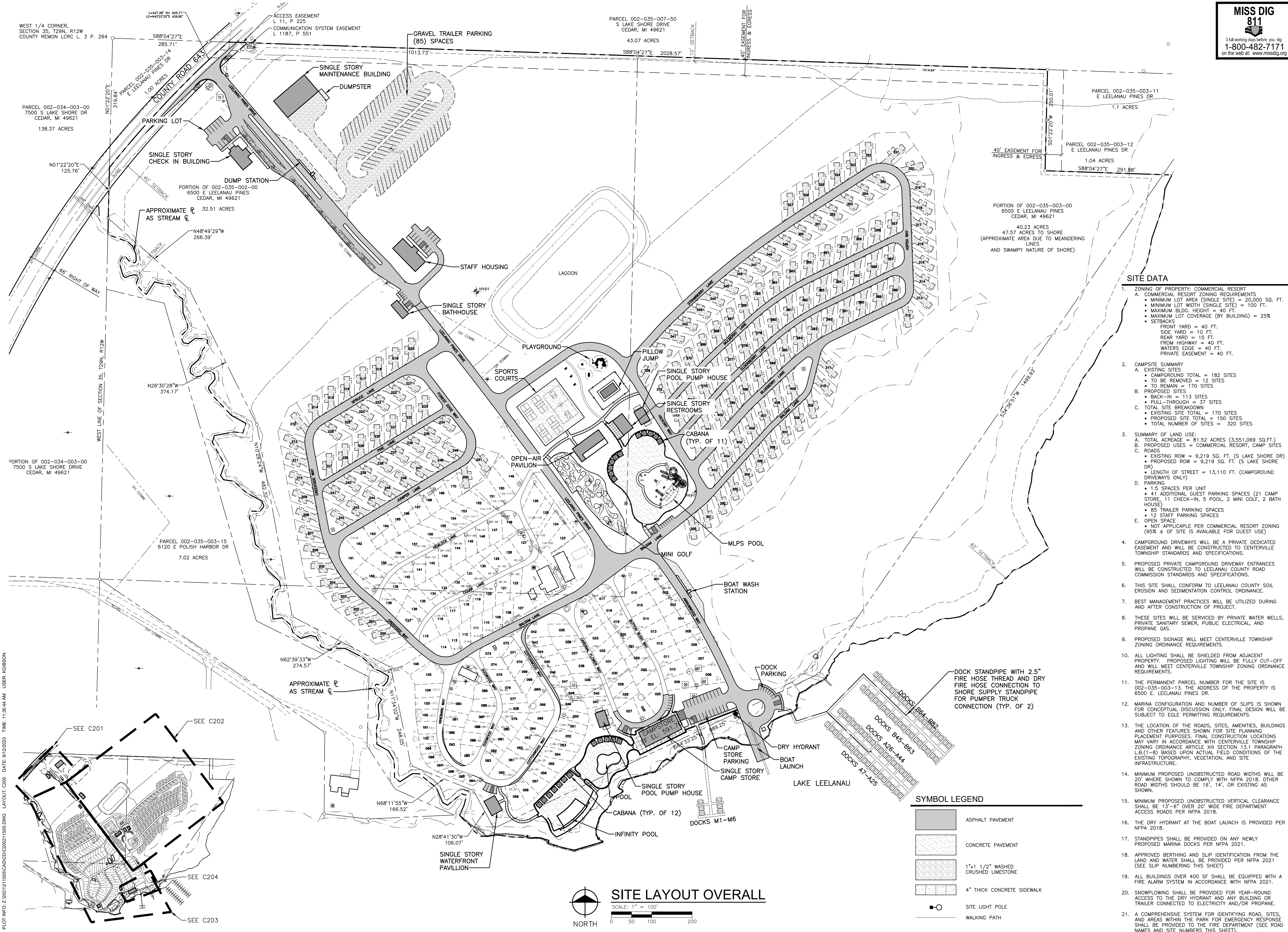
9/12/2023	SITE PLAN APPROVAL
9/12/2023	SITE PLAN APPROVAL
9/30/2022	SITE PLAN APPROVAL
9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By ADO
Designer KAG
Reviewer NB
Manager JTV

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PROJECT NO.
211505
SHEET NO.

C200



- SITE DATA**
- ZONING OF PROPERTY: COMMERCIAL RESORT
 - 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.
 - CAMPSITE SUMMARY
 - EXISTING SITES
 - CAMPGROUND TOTAL = 182 SITES
 - TO BE REMOVED = 12 SITES
 - TO REMAIN = 170 SITES
 - PROPOSED SITES
 - BACK-IN = 113 SITES
 - PULL-THROUGH = 37 SITES
 - TOTAL SITE BREAKDOWN
 - EXISTING SITE TOTAL = 170 SITES
 - PROPOSED SITE TOTAL = 150 SITES
 - TOTAL NUMBER OF SITES = 320 SITES
 - SUMMARY OF LAND USE:
 - TOTAL ACREAGE = 81.52 ACRES (3,551,069 SQ.FT.)
 - PROPOSED USES = COMMERCIAL RESORT, CAMP SITES
 - 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)
 - PARKING
 - 1.5 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
 - OPEN SPACE
 - NOT APPLICABLE PER COMMERCIAL RESORT ZONING (95% ± OF SITE IS AVAILABLE FOR GUEST USE)
 - CAMPGROUND DRIVEWAYS WILL BE A PRIVATE DEDICATED EASEMENT AND WILL BE CONSTRUCTED TO CENTERVILLE TOWNSHIP STANDARDS AND SPECIFICATIONS.
 - PROPOSED PRIVATE CAMPGROUND DRIVEWAY ENTRANCES WILL BE CONSTRUCTED TO LEELANAU COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
 - THIS SITE SHALL CONFORM TO LEELANAU COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
 - BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF PROJECT.
 - THESE SITES WILL BE SERVICED BY PRIVATE WATER WELLS, PRIVATE SANITARY SEWER, PUBLIC ELECTRICAL, AND PROPANE GAS.
 - PROPOSED SIGNAGE WILL MEET CENTERVILLE TOWNSHIP ZONING ORDINANCE REQUIREMENTS.
 - ALL LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTY. PROPOSED LIGHTING WILL BE FULLY CUT-OFF AND WILL MEET CENTERVILLE TOWNSHIP ZONING ORDINANCE REQUIREMENTS.
 - THE PERMANENT PARCEL NUMBER FOR THE SITE IS 002-035-003-13. THE ADDRESS OF THE PROPERTY IS 6500 E. LEELANAU PINES DR.
 - MARINA CONFIGURATION AND NUMBER OF SLIPS IS SHOWN FOR CONCEPTUAL DISCUSSION ONLY. FINAL DESIGN WILL BE SUBJECT TO LAKE PERMITTING REQUIREMENTS.
 - THE LOCATION OF THE ROADS, SITES, AMENITIES, BUILDINGS AND OTHER FEATURES SHOWN FOR SITE PLANNING 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.
 - MINIMUM PROPOSED UNOBSTRUCTED ROAD WIDTHS WILL BE 20' WHERE SHOWN TO COMPLY WITH NFPA 2018. OTHER ROAD WIDTHS SHOULD BE 16', 14', OR EXISTING AS SHOWN.
 - MINIMUM PROPOSED UNOBSTRUCTED VERTICAL CLEARANCE SHALL BE 13'-8" OVER 20' WIDE FIRE DEPARTMENT ACCESS ROADS PER NFPA 2018.
 - STANDPIPES SHALL BE PROVIDED ON ANY NEWLY PROPOSED MARINA DOCKS PER NFPA 2021.
 - APPROVED BERTHING AND SLIP IDENTIFICATION FROM THE LAND AND WATER SHALL BE PROVIDED PER NFPA 2021 (SEE SLIP NUMBERING THIS SHEET)
 - ALL BUILDINGS OVER 400 SF SHALL BE EQUIPPED WITH A FIRE ALARM SYSTEM IN ACCORDANCE WITH NFPA 2021.
 - SNOWPLOWING SHALL BE PROVIDED FOR YEAR-ROUND ACCESS TO THE DRY HYDRANT AND ANY BUILDING OR TRAILER CONNECTED TO ELECTRICITY AND/OR PROPANE.
 - A COMPREHENSIVE SYSTEM FOR IDENTIFYING ROAD, SITES, AND AREAS WITHIN THE PARK FOR EMERGENCY RESPONSE SHALL BE PROVIDED TO THE FIRE DEPARTMENT (SEE ROAD NAMES AND SITE NUMBERS THIS SHEET).




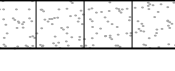
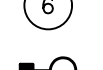

SYMBOL LEGEND

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

SITE LAYOUT OVERALL
SCALE: 1" = 100'
0 50 100 200

PLOT INFO: Z:\2023\211505\CADD\C200\211505.DWG LAYOUT: C200 DATE: 9/12/2023 TIME: 11:35:44 AM USER: RIGBSON

SYMBOL LEGEND

-  ASPHALT PAVEMENT
-  CONCRETE PAVEMENT
-  1" x 1/2" WASHED CRUSHED LIMESTONE
-  4" THICK CONCRETE SIDEWALK
-  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 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.

REVISIONS

NOT FOR CONSTRUCTION

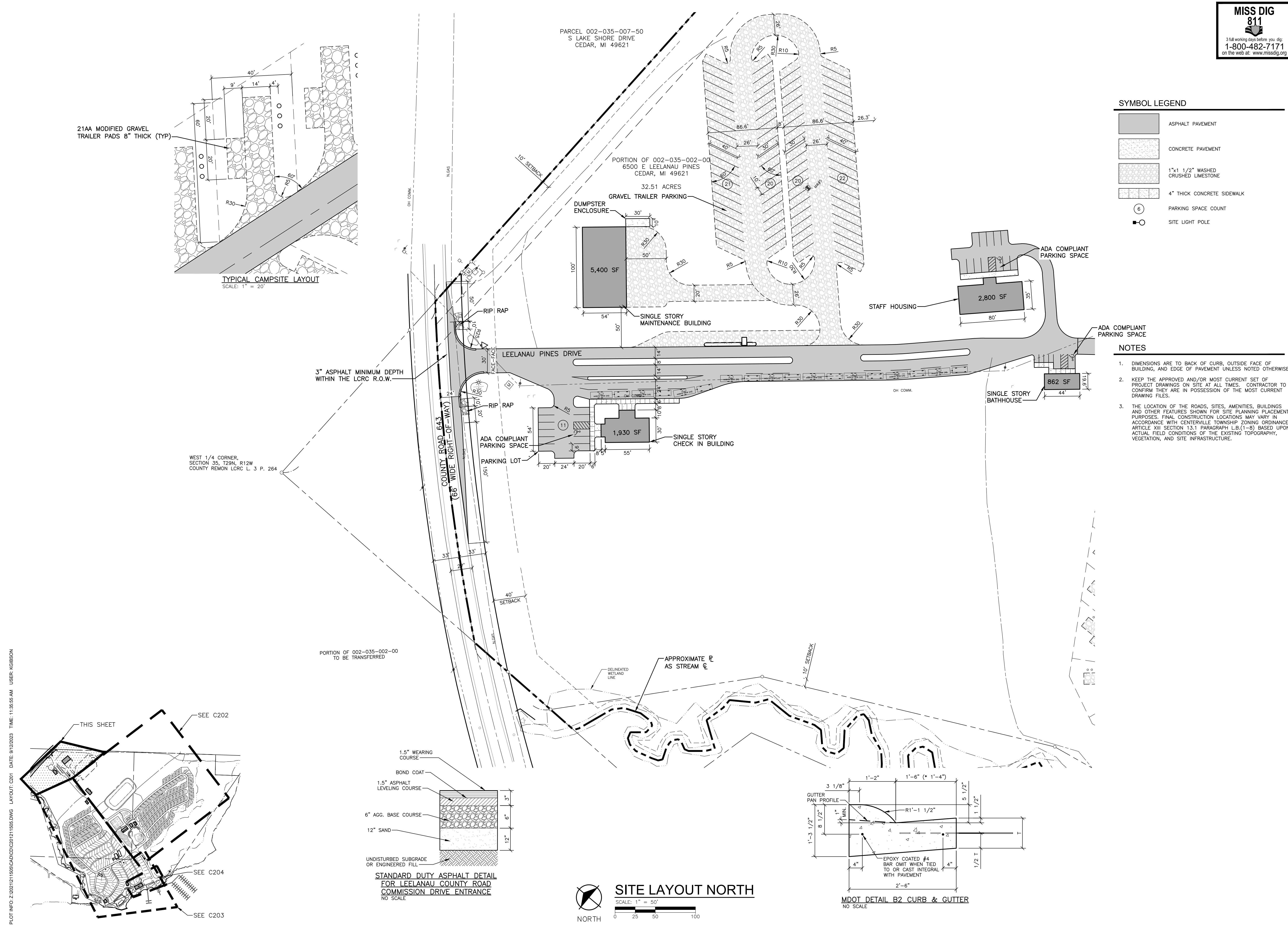
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9/1/2023	SITE PLAN APPROVAL
9/30/2022	SITE PLAN APPROVAL
9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By: ADO
Designer: KAG
Reviewer: NB
Manager: JTV

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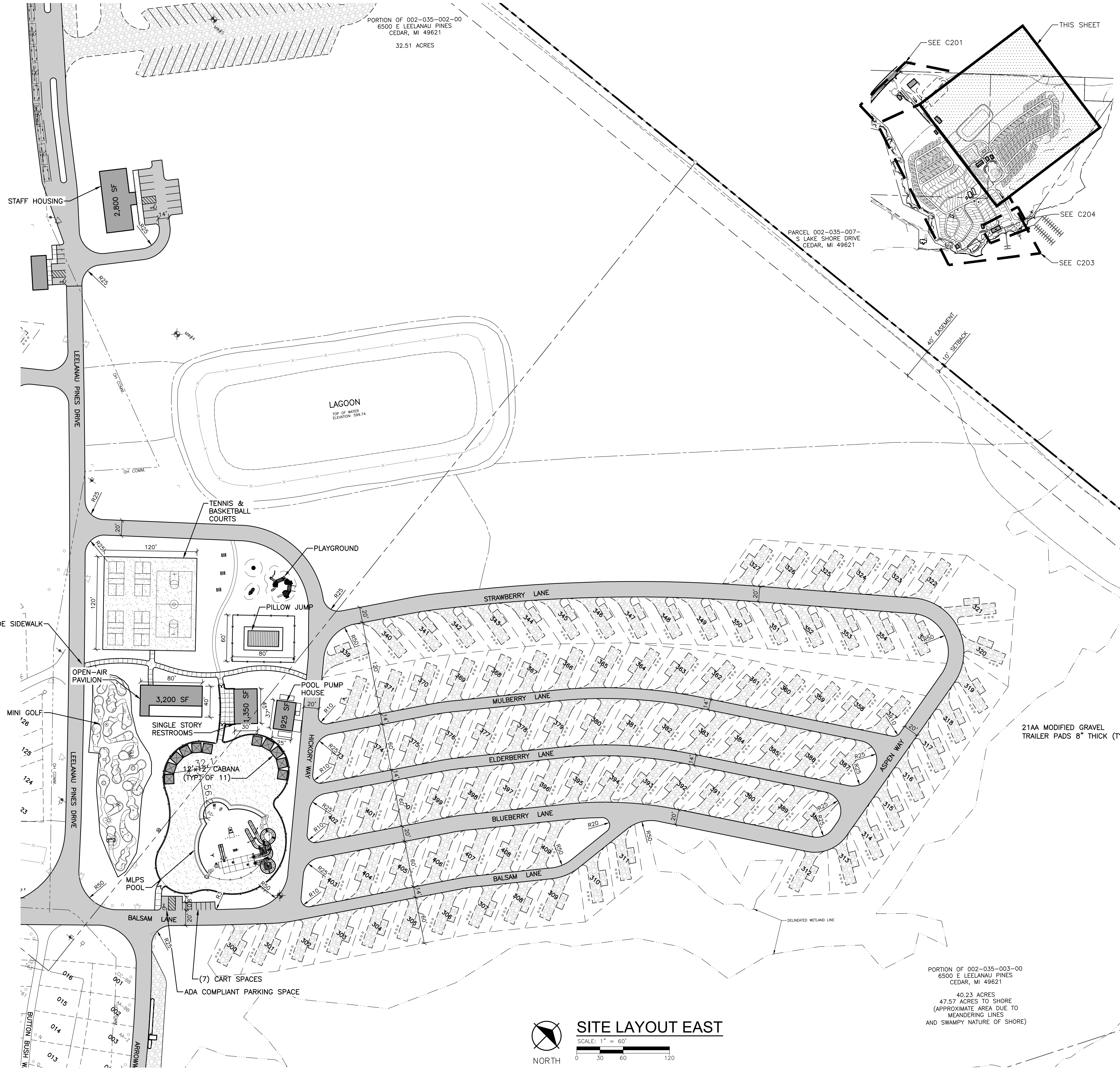
PROJECT NO.
211505
SHEET NO.

C201



PLOT INFO: Z:\2021\211505\CADD\C201\211505.DWG LAYOUT: C201 DATE: 9/12/2023 TIME: 11:35:55 AM USER: KIGIBSON

PLOT INFO: Z:\2021\1595\CADD\C202\211595.DWG LAYOUT: C202 DATE: 9/12/2023 TIME: 11:56:10 AM USER: RIGBSON



PORTION OF 002-035-002-00
6500 E LEELANAU PINES
CEDAR, MI 49621
32.51 ACRES

PORTION OF 002-035-003-00
6500 E LEELANAU PINES
CEDAR, MI 49621
40.23 ACRES
47.57 ACRES TO SHORE
(APPROXIMATE AREA DUE TO
MEANDERING LINES
AND SWAMPY NATURE OF SHORE)

SITE LAYOUT EAST
SCALE: 1" = 60'
0 30 60 120

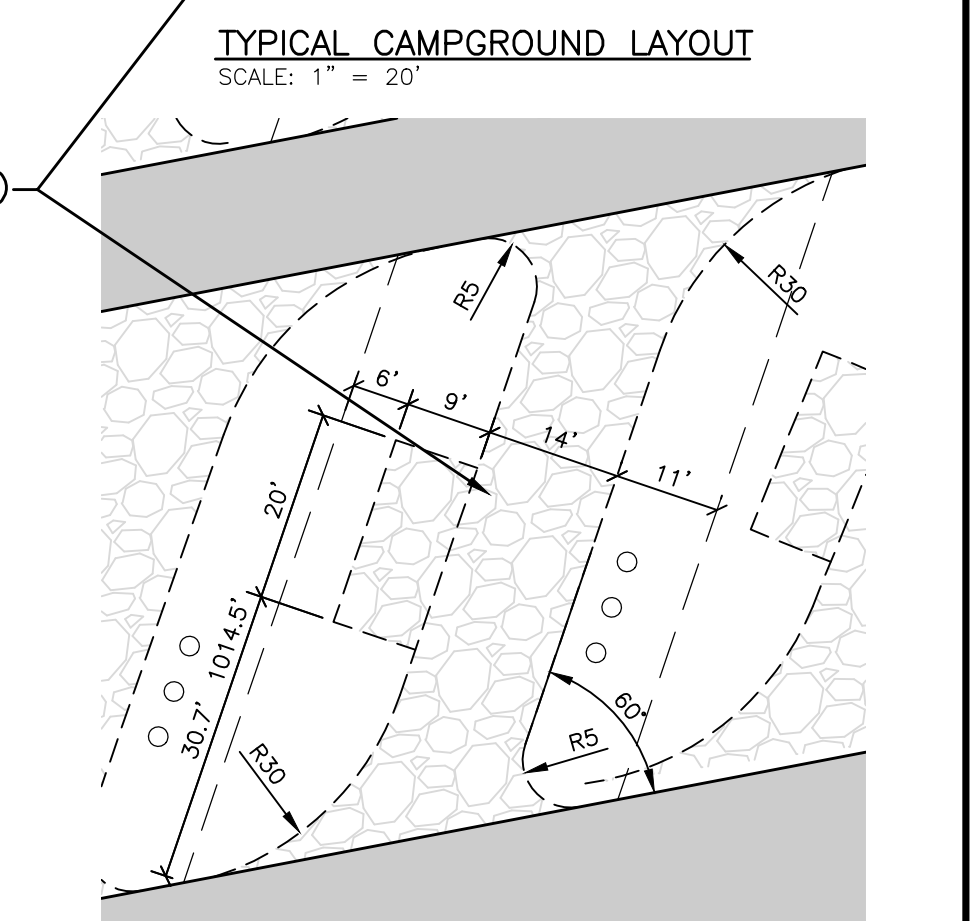
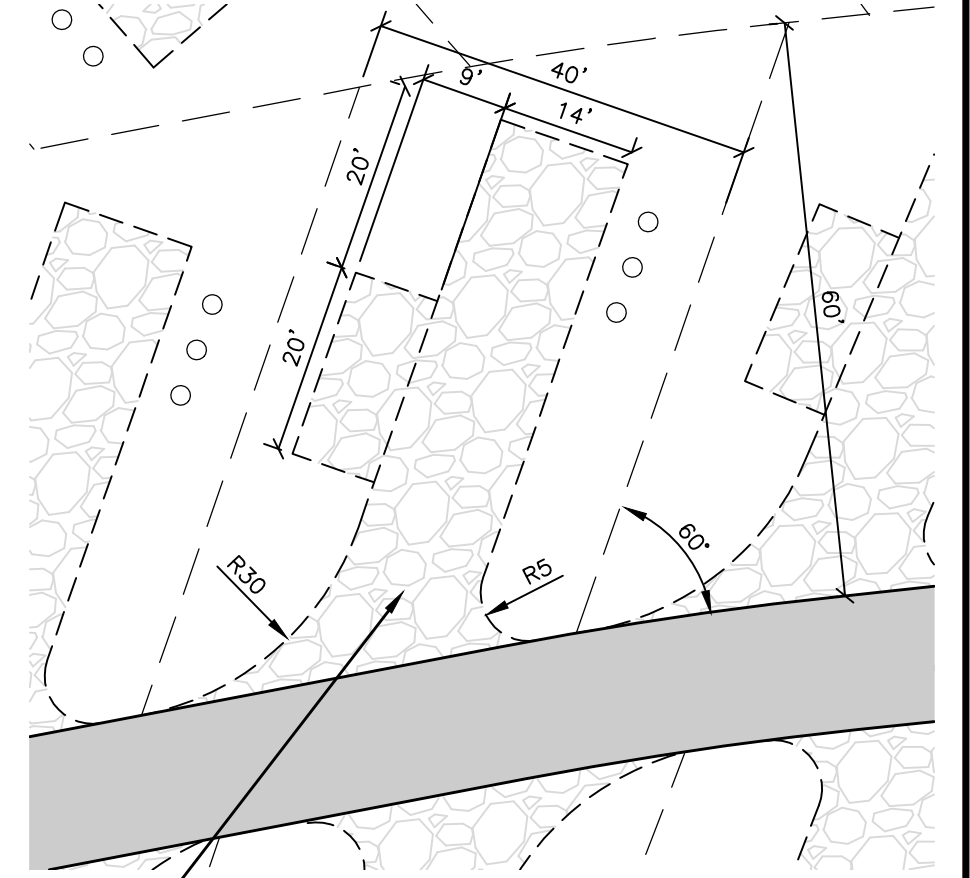
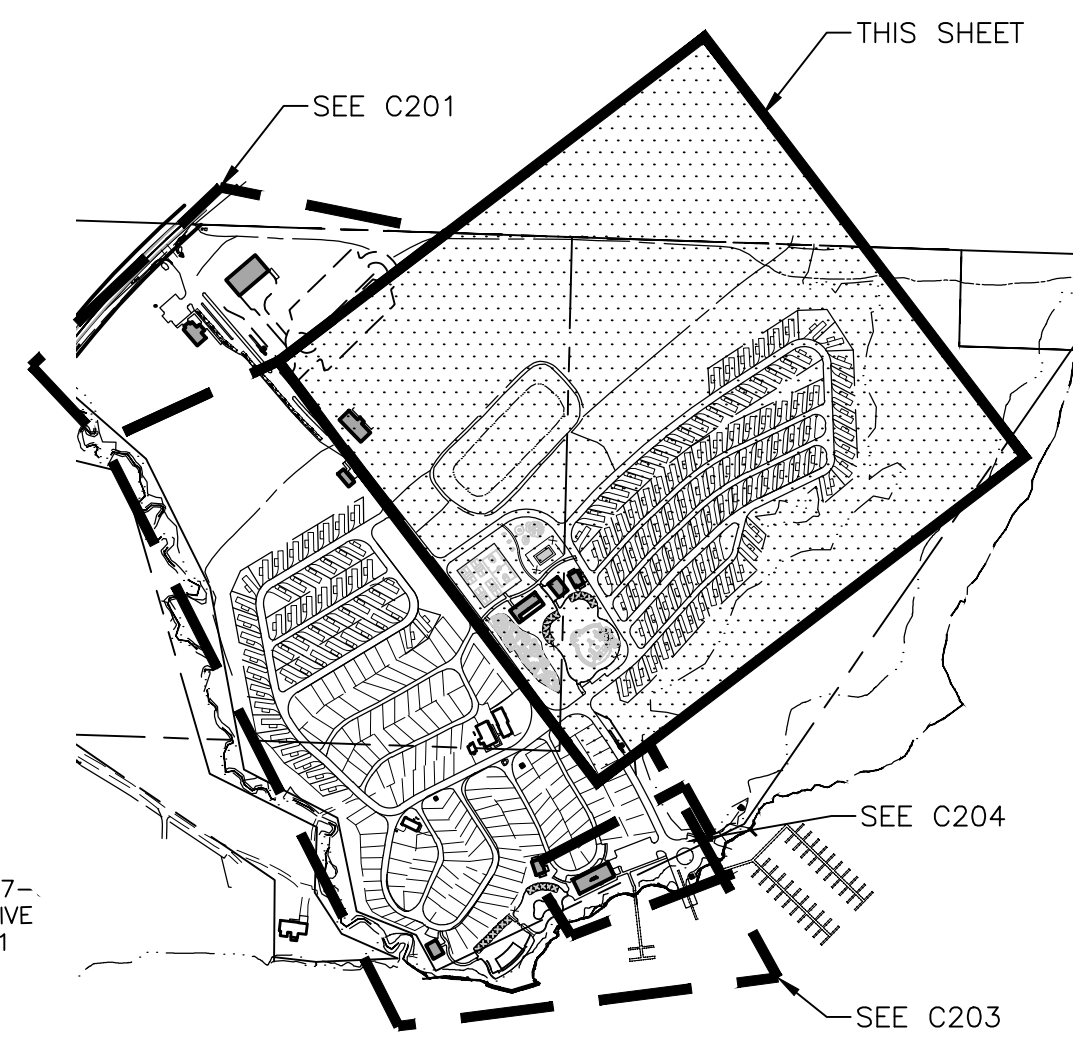
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SYMBOL LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1" x 1/2" WASHED CRUSHED LIMESTONE
- 4" THICK CONCRETE SIDEWALK
- 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)-(5) BASED UPON ACTUAL FIELD CONDITIONS OF THE EXISTING TOPOGRAPHY, VEGETATION, AND SITE INFRASTRUCTURE.



Northgate Leelanau Pines, LLC

6500 E. Leelanau Pines Dr, Cedar, MI 49621

Leelanau Pines Campground

REVISIONS

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9/12/2023	SITE PLAN APPROVAL
9/1/2023	SITE PLAN APPROVAL
9/30/2022	SITE PLAN APPROVAL
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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REVISIONS

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9/12/2023	SITE PLAN APPROVAL
9/1/2023	SITE PLAN APPROVAL
9/30/2022	SITE PLAN APPROVAL
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

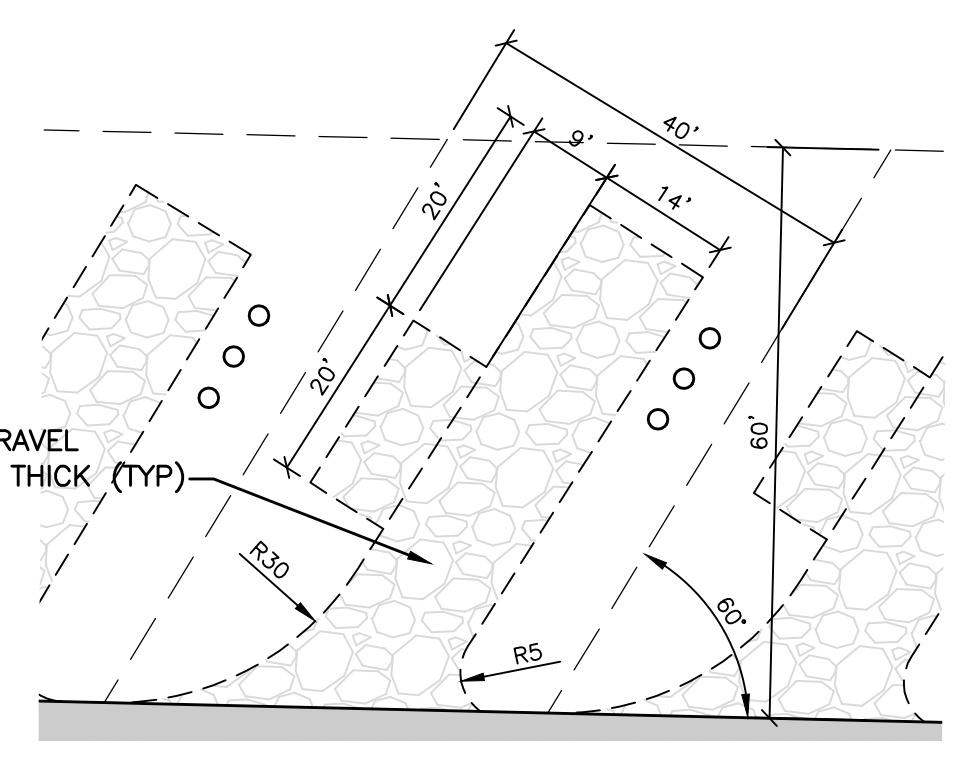
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PROJECT NO.
211505

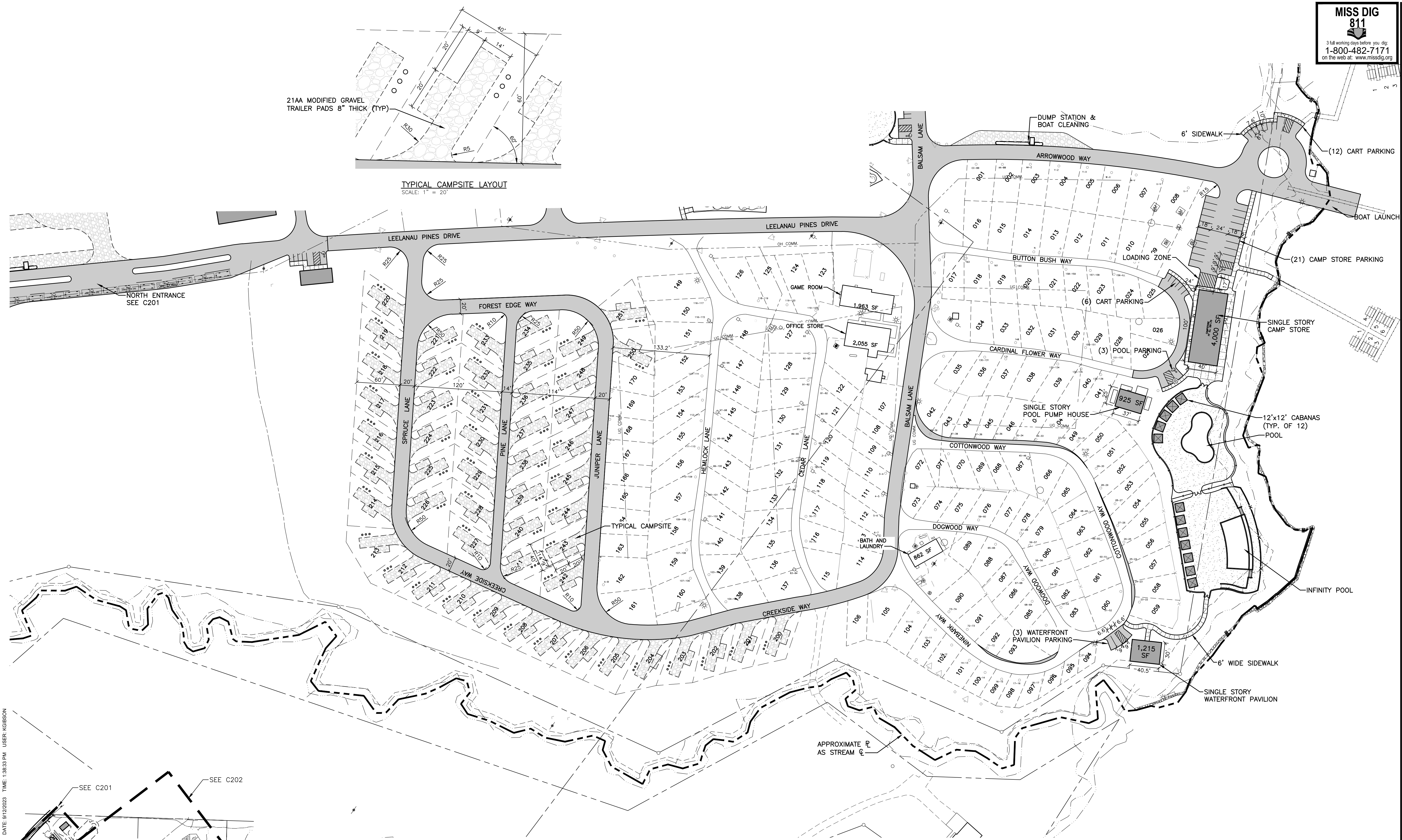
SHEET NO.

C203

21AA MODIFIED GRAVEL
TRAILER PADS 8" THICK (TYP)



TYPICAL CAMPSITE LAYOUT
SCALE: 1" = 20'

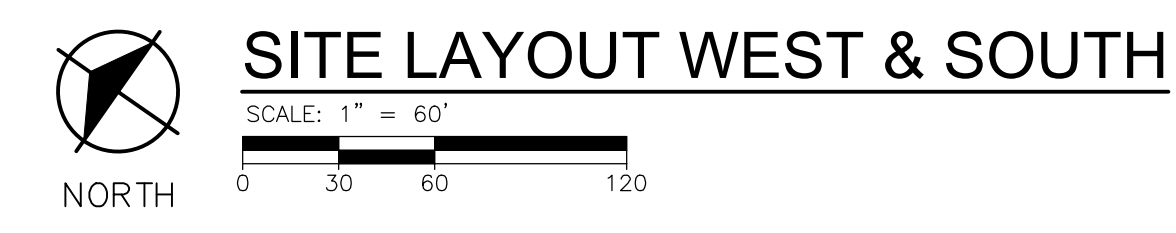


SYMBOL LEGEND

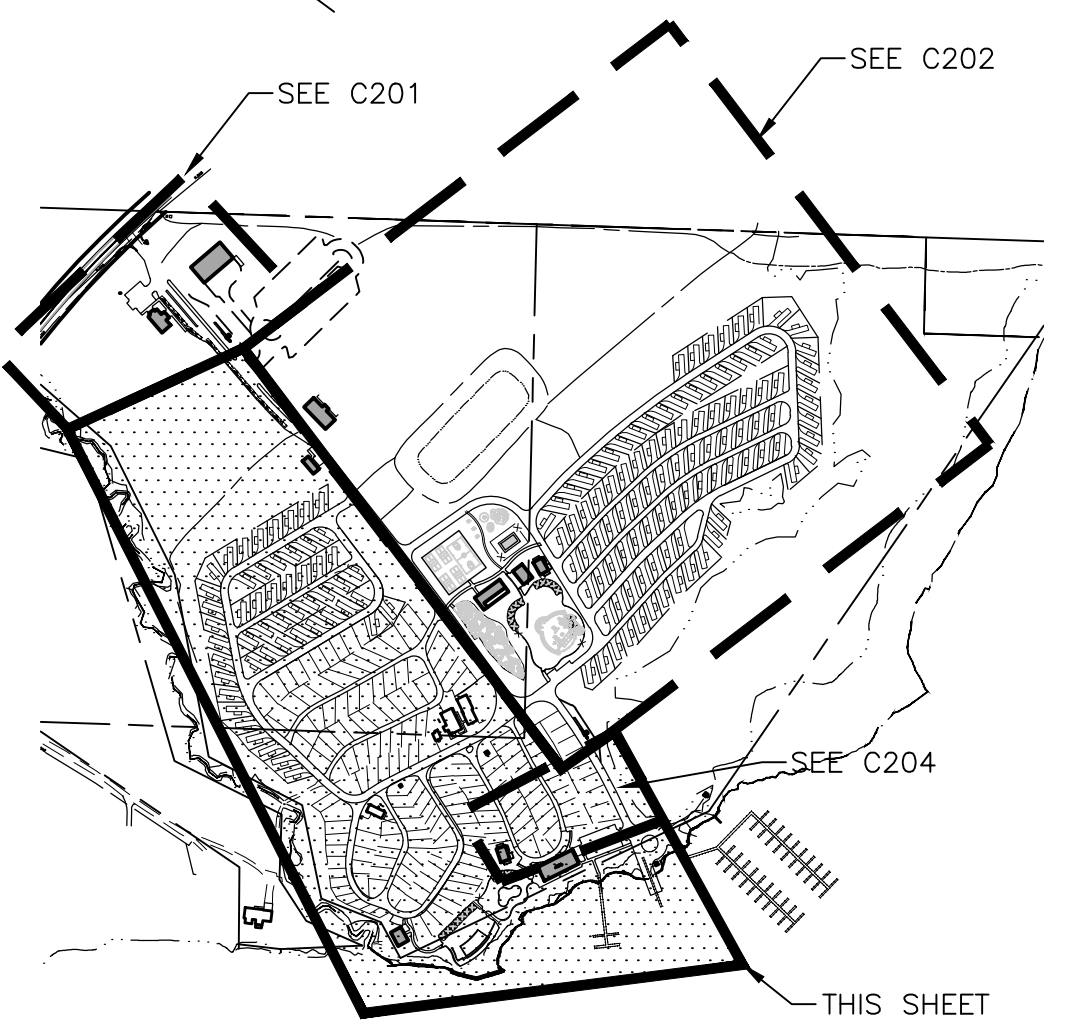
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1" x 1 1/2" WASHED CRUSHED LESTMONE
- 4" THICK CONCRETE SIDEWALK
- PARKING SPACE COUNT
- SITE LIGHT POLE

NOTES

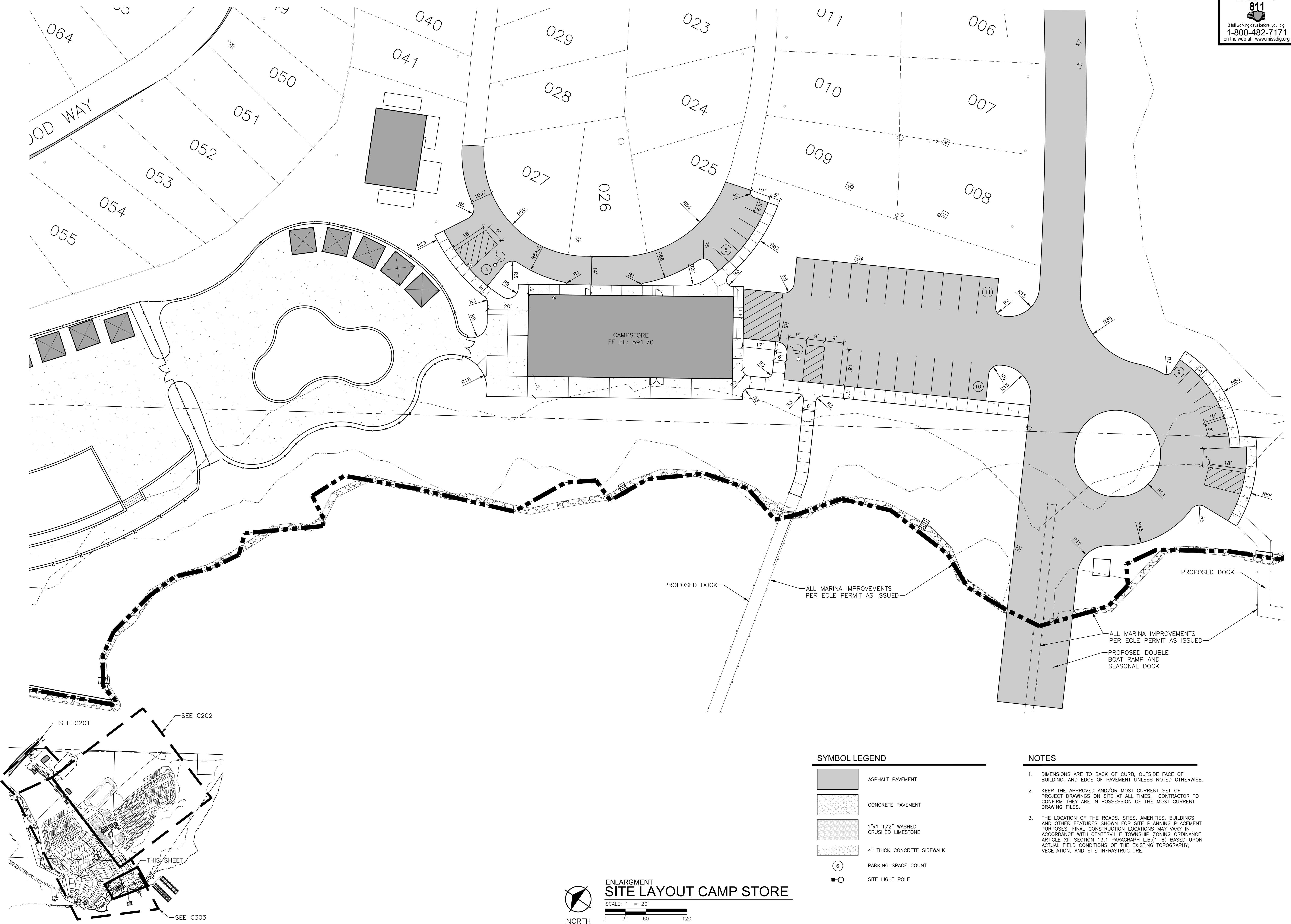
1. DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. KEEP THE APPROVED AND/OR MOST CURRENT SET OF PROJECT DRAWINGS ON SITE AT ALL TIMES. CONTRACTOR TO CONFIRM THEY ARE IN POSSESSION OF THE MOST CURRENT DRAWING FILES.
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PLOT INFO: Z:\2021\211505\CADD\C203\211505.DWG LAYOUT: C203 DATE: 9/12/2023 TIME: 1:58:33 PM USER: KGBISON



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PLOT INFO: Z:\2021\1595\CAD\C204\C2041595.DWG LAYOUT: C204 DATE: 9/12/2023 TIME: 11:50:31 AM USER: KIGIBSON

REVISIONS

NOT FOR CONSTRUCTION

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9/1/2023	SITE PLAN APPROVAL
9/30/2022	SITE PLAN APPROVAL
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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211505
 SHEET NO.

C204

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FOREBAY 1
REQUIRED VOLUME:
12,433 CFT
PROVIDED VOLUME:
12,667 CFT @
ELEV. 595.50

FOREBAY 2
REQUIRED VOLUME:
16,982 CFT
PROVIDED VOLUME:
30,561 CFT @
ELEV. 593.50

FOREBAY 3
REQUIRED VOLUME:
13,374 CFT
PROVIDED VOLUME:
21,142 CFT @
ELEV. 592.50

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 DISCREPANCIES 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.

EGLE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
54		Use geotextile and posts or poles. May be constructed or prepackaged. Only to construct and locate as necessary.
		TEMPORARY MEASURE
		PERMANENT MEASURE

SITE GRADING OVERALL
SCALE: 1" = 100'
0 50 100 200

PLOT INFO: Z:\2021\1595\CAD\C300\1595.DWG LAYOUT: C300 DATE: 9/12/2023 TIME: 12:04:36 PM USER: RIGBSON

REVISIONS

DATE	DESCRIPTION
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9/12/2023	SITE PLAN APPROVAL
9/30/2022	SITE PLAN APPROVAL
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.

NOT FOR CONSTRUCTION

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 DISCREPANCIES 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.

REVISIONS

NOT FOR CONSTRUCTION

9/12/2023	SITE PLAN APPROVAL
9/1/2023	SITE PLAN APPROVAL
9/30/2022	SITE PLAN APPROVAL
9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

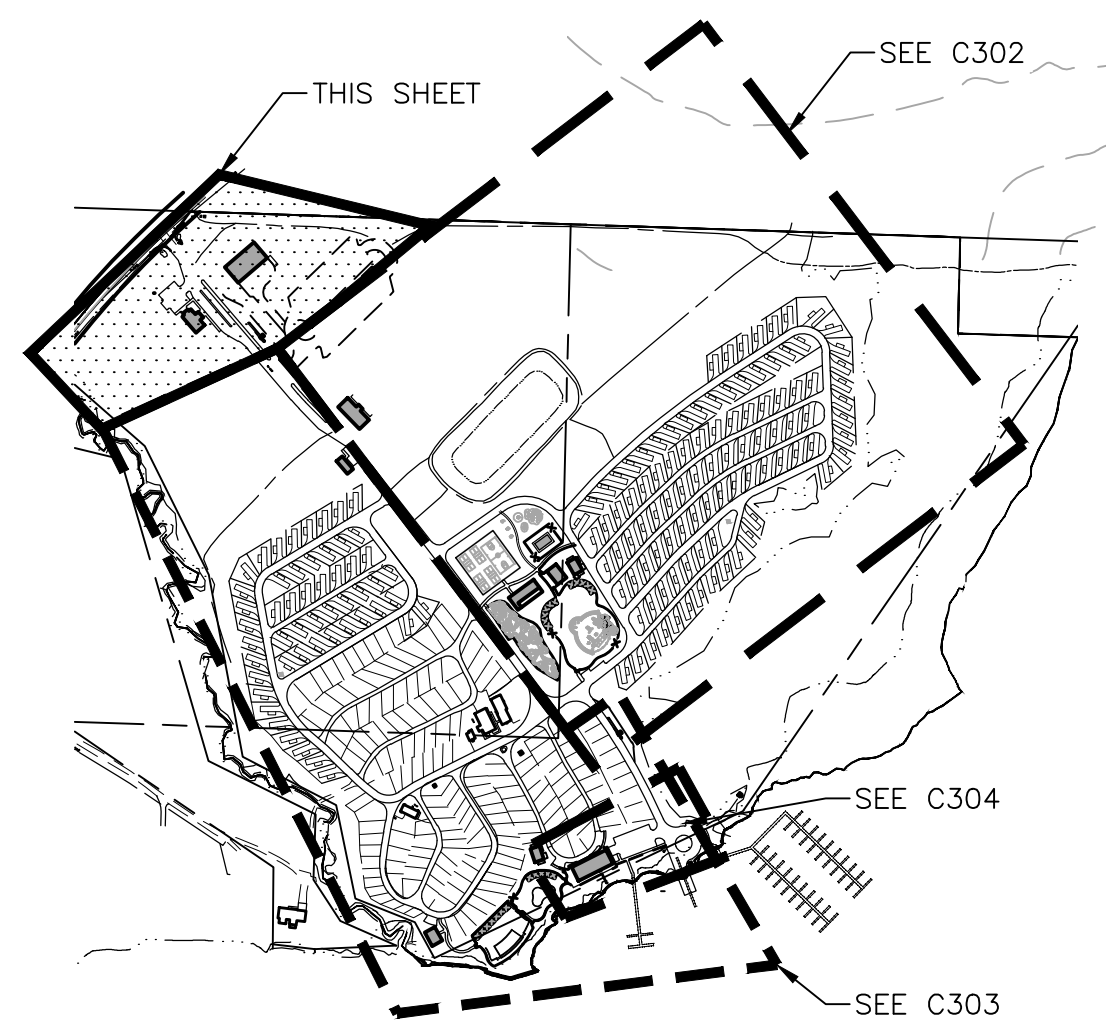
Drawn By ADO
Designer KAG
Reviewer NB
Manager JTV

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PROJECT NO.
211505

SHEET NO.

C301



EGLE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

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

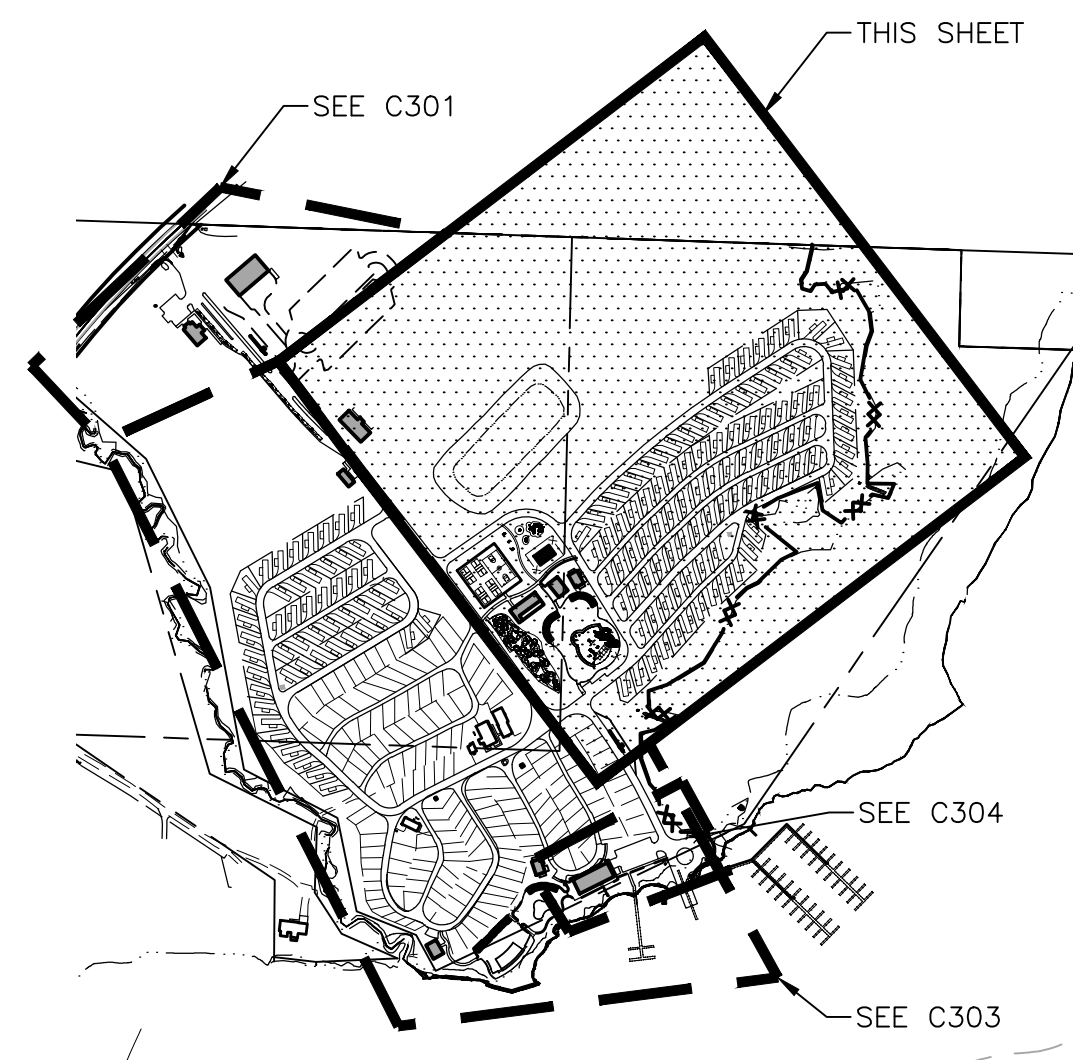
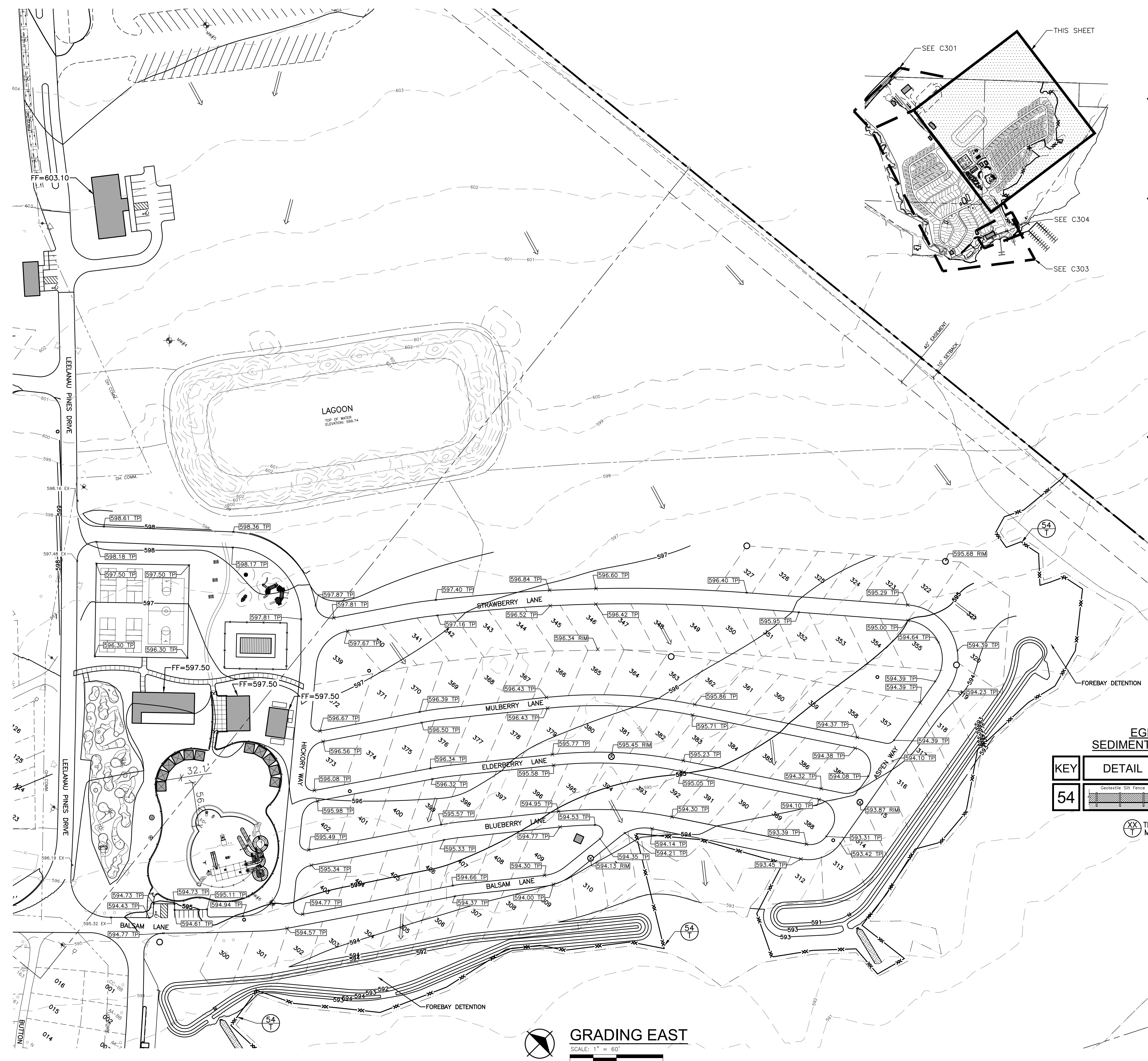
XX TEMPORARY MEASURE

YY PERMANENT MEASURE



GRADING NORTH

SCALE: 1" = 50'
0 25 50 100



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 DISCREPANCIES 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		Use geotextile and posts or poles. May be constructed or prepackaged. Easy to construct and locate as necessary.

- TEMPORARY MEASURE
- PERMANENT MEASURE

REVISIONS

NOT FOR CONSTRUCTION

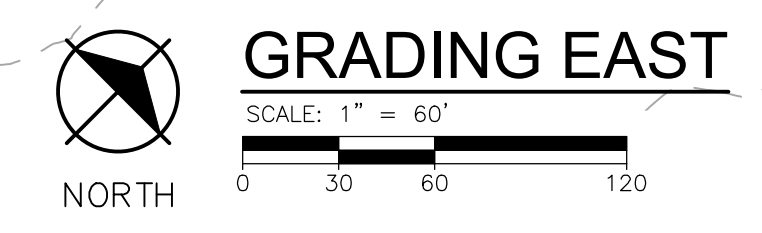
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9/30/2022	SITE PLAN APPROVAL
9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By ADO
Designer KAG
Reviewer NB
Manager JTV

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PROJECT NO.
211505
SHEET NO.

C302



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3 full working days before you dig
1-800-482-7171
on the web at: www.missdig.org



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 DISCREPANCIES NOTED BETWEEN THE HORIZONTAL SURVEYED IMPROVEMENTS AND THE VERTICAL 1' CONTOURS ARE DUE TO SMOOTHING OF GIS INFORMATION

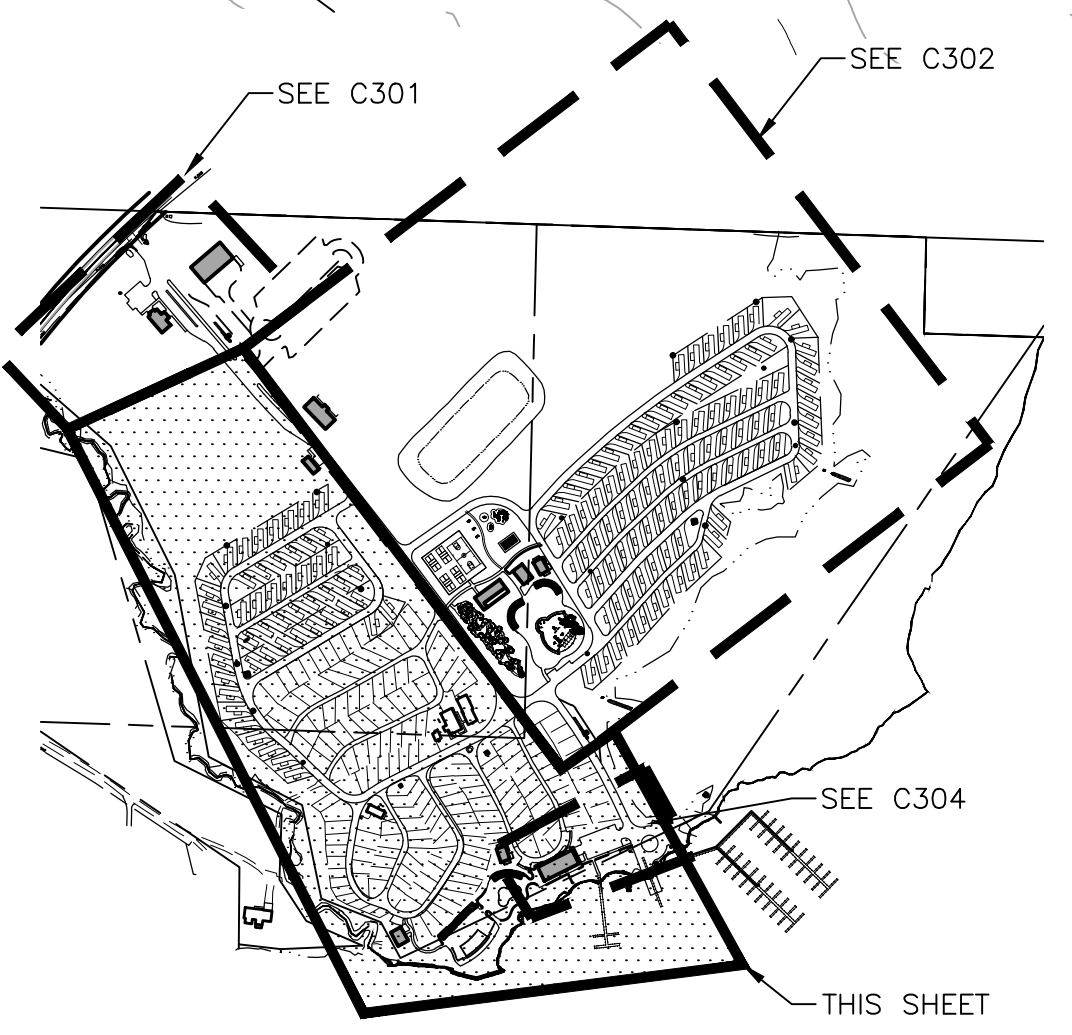
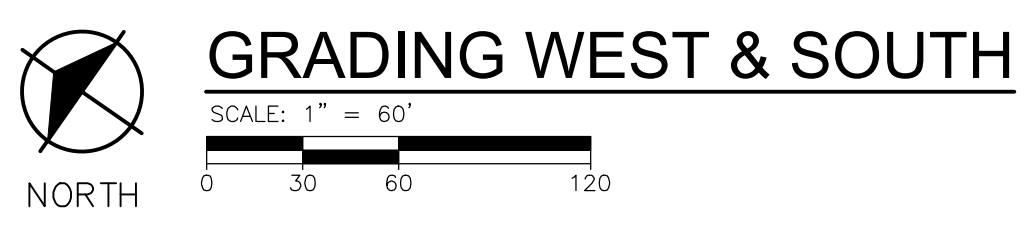
SYMBOL LEGEND

— 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**
- FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH EDGE OF PAVEMENT.
 - STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
 - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
 - ADA PARKING AREAS NOT TO EXCEED 2.0% SLOPE IN ALL DIRECTIONS.
 - GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
 - REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 - 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.
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EGLE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
54		Use geotextile and posts or poles. May be constructed or prepackaged. Easy to construct and locate as necessary.
XX		TEMPORARY MEASURE
YY		PERMANENT MEASURE



REVISIONS

NOT FOR CONSTRUCTION

PROJECT NO.
211505

SHEET NO.
C303

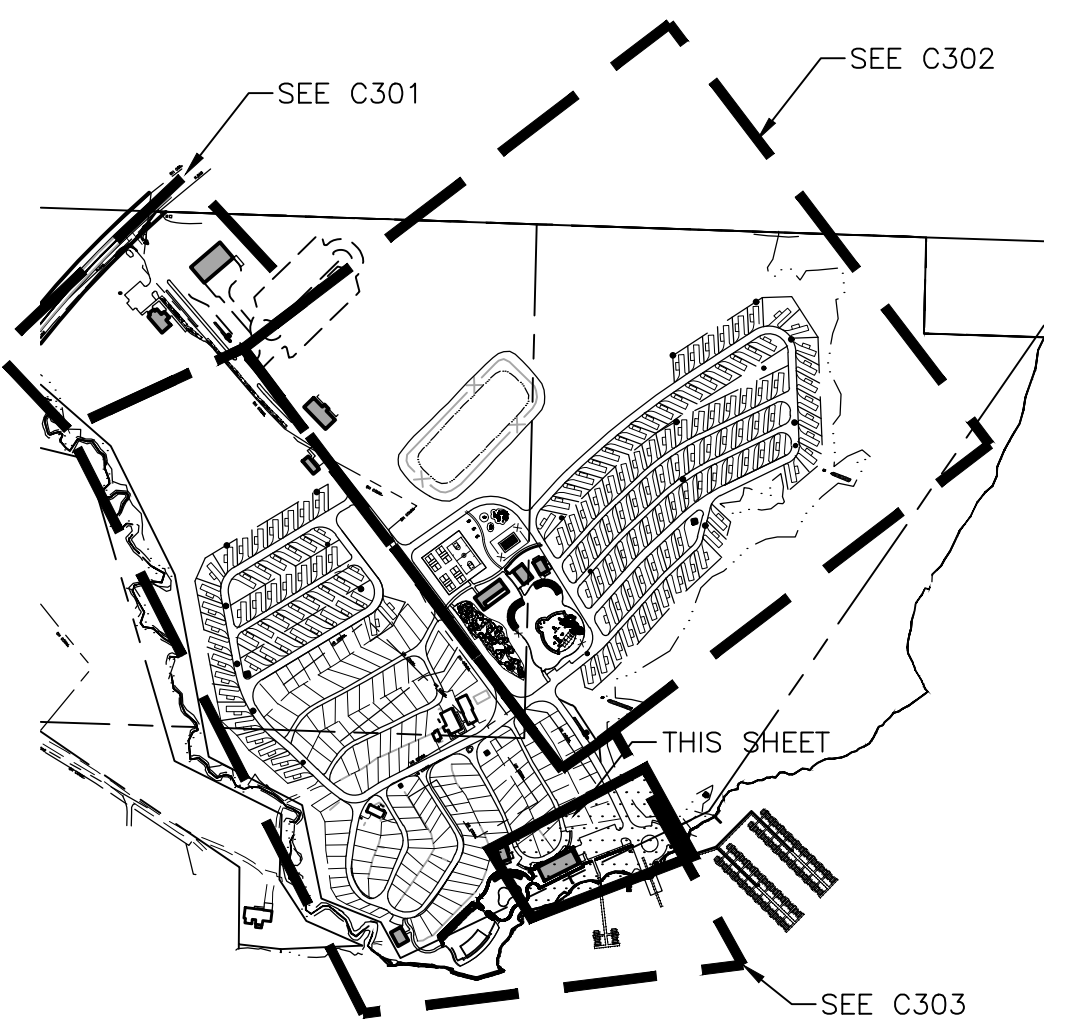
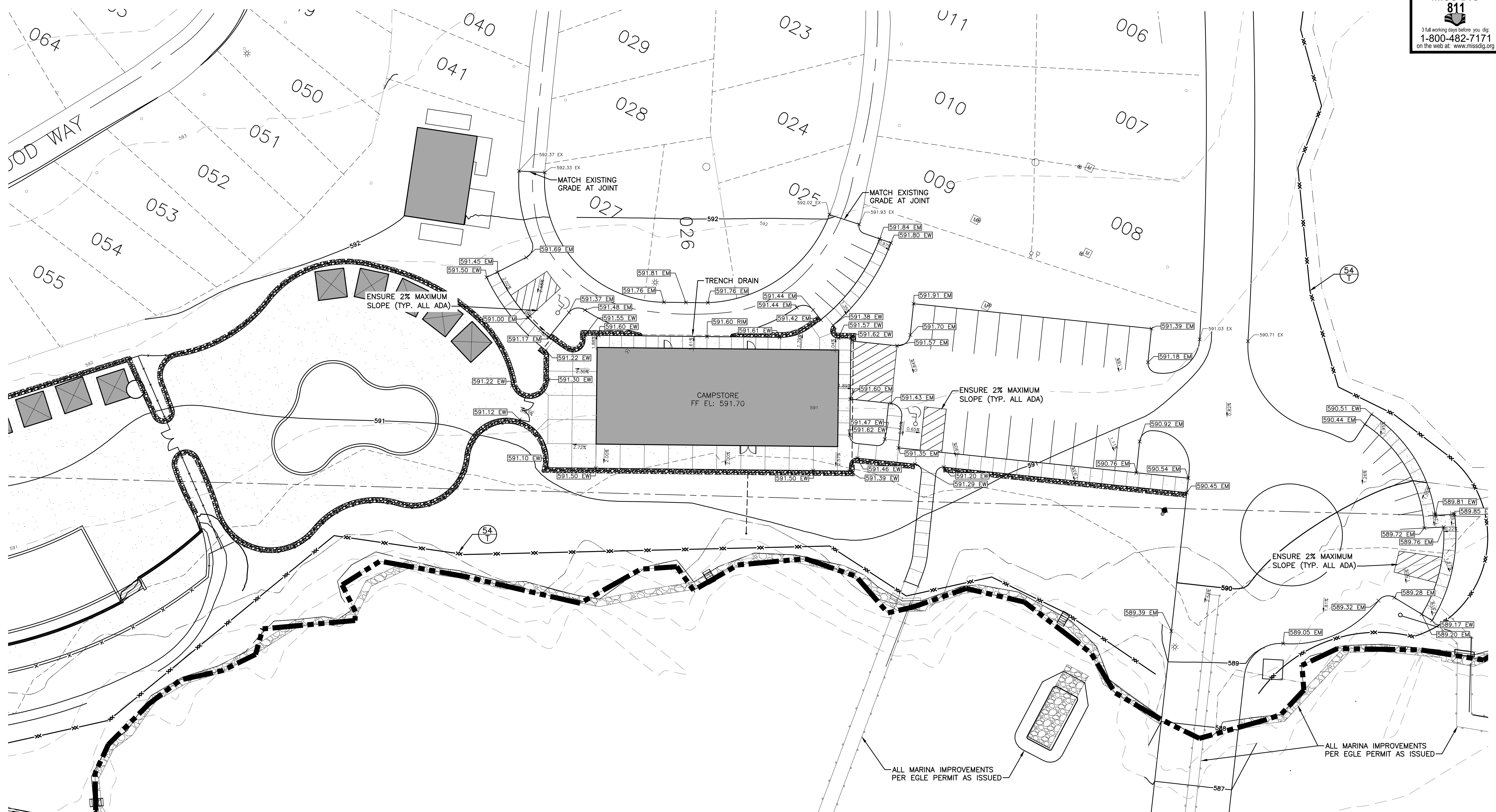
Drawn By: ADO
Designer: KAG
Reviewer: NB
Manager: JTV

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SHEET NO. C303

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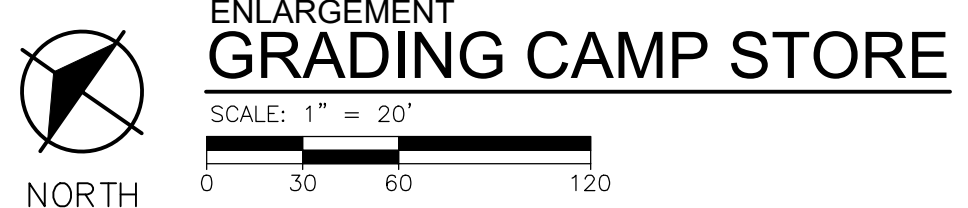
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EGLE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

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

XX TEMPORARY MEASURE
YY 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 DISCREPANCIES NOTED BETWEEN THE HORIZONTAL SURVEYED IMPROVEMENTS AND THE VERTICAL 1" CONTOURS ARE DUE TO SMOOTHING OF GIS INFORMATION

GRADING NOTES

- FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH EDGE OF PAVEMENT.
- STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
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SYMBOL LEGEND

- ASPHALT PAVEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- (L) LANDING (2% MAX. SLOPE ALL DIRECTIONS)
- (R) RAMP
- FLOW ARROW
- 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

REVISIONS

NOT FOR CONSTRUCTION

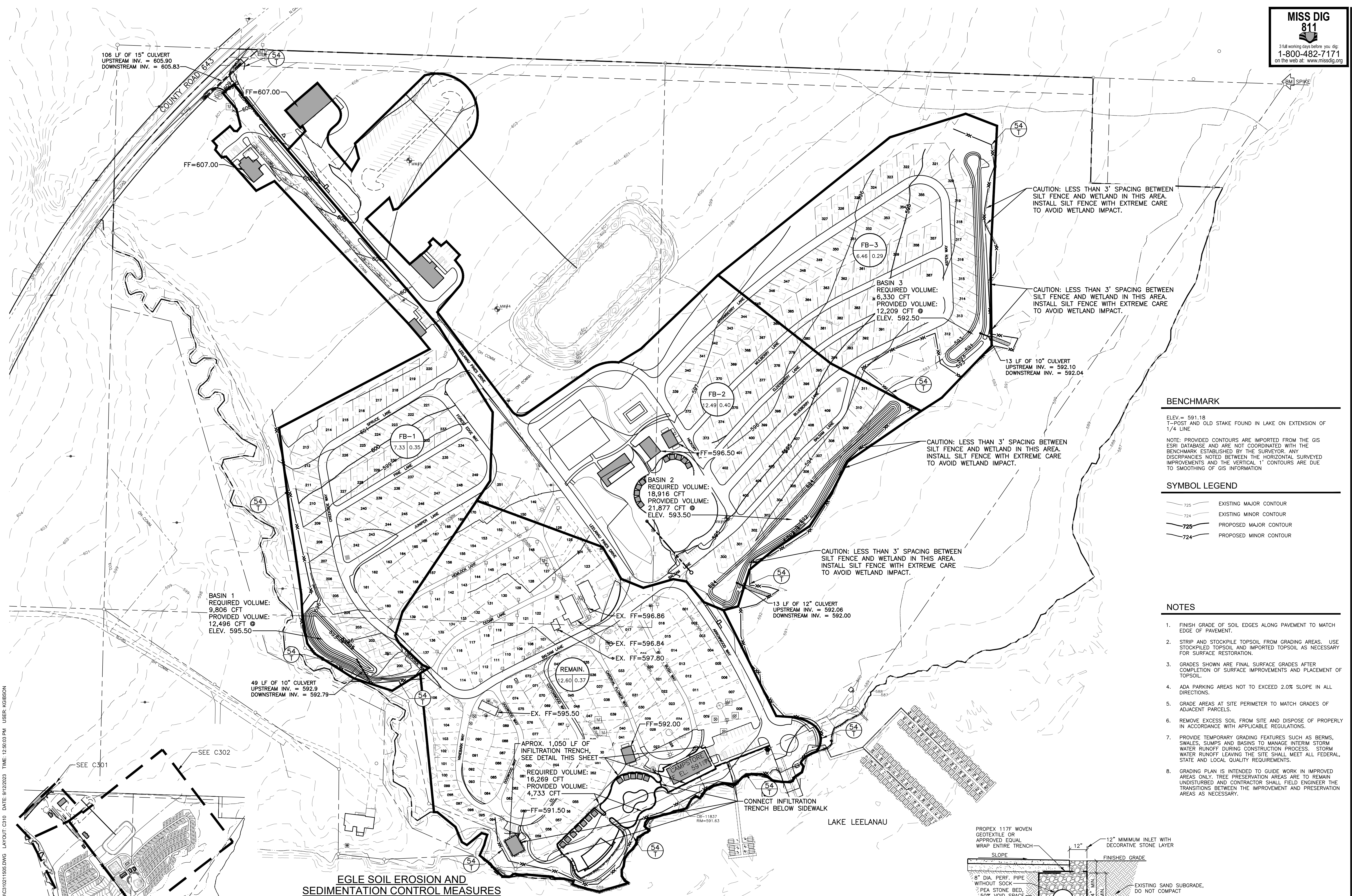
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9/1/2023	SITE PLAN APPROVAL
9/30/2022	SITE PLAN APPROVAL
9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By ADO
Designer KAG
Reviewer NB
Manager JTV

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PROJECT NO.
211505
SHEET NO.

C304



BENCHMARK

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

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SYMBOL LEGEND

- 725 EXISTING MAJOR CONTOUR
- 724 EXISTING MINOR CONTOUR
- 725 PROPOSED MAJOR CONTOUR
- 724 PROPOSED MINOR CONTOUR

NOTES

1. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH EDGE OF PAVEMENT.
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REVISIONS

DATE	DESCRIPTION
9/12/2023	SITE PLAN APPROVAL
9/12/2023	SITE PLAN APPROVAL
9/30/2022	SITE PLAN APPROVAL
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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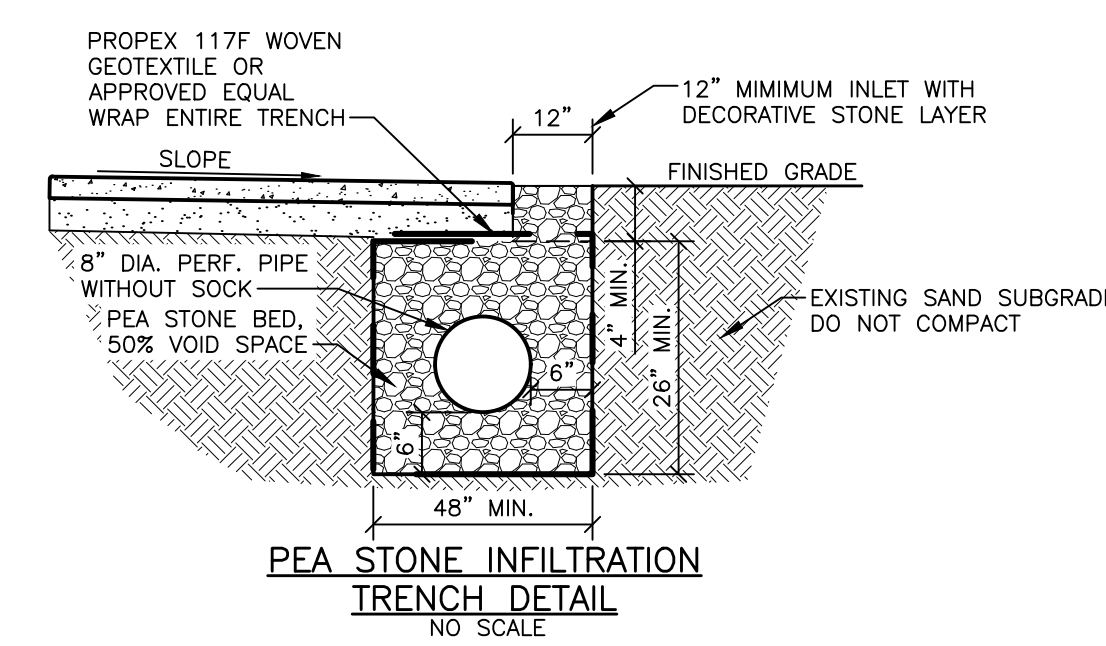
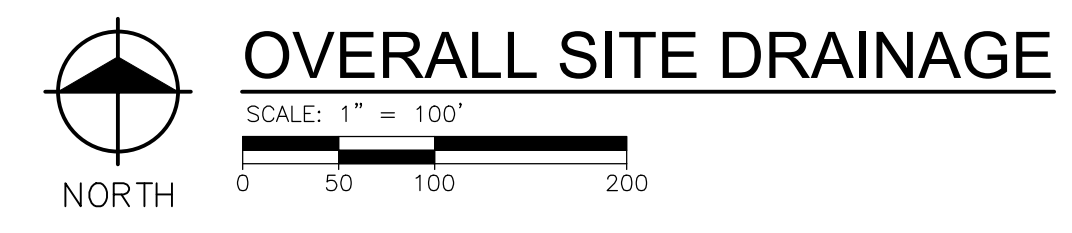
PROJECT NO.
211505
SHEET NO.

C310
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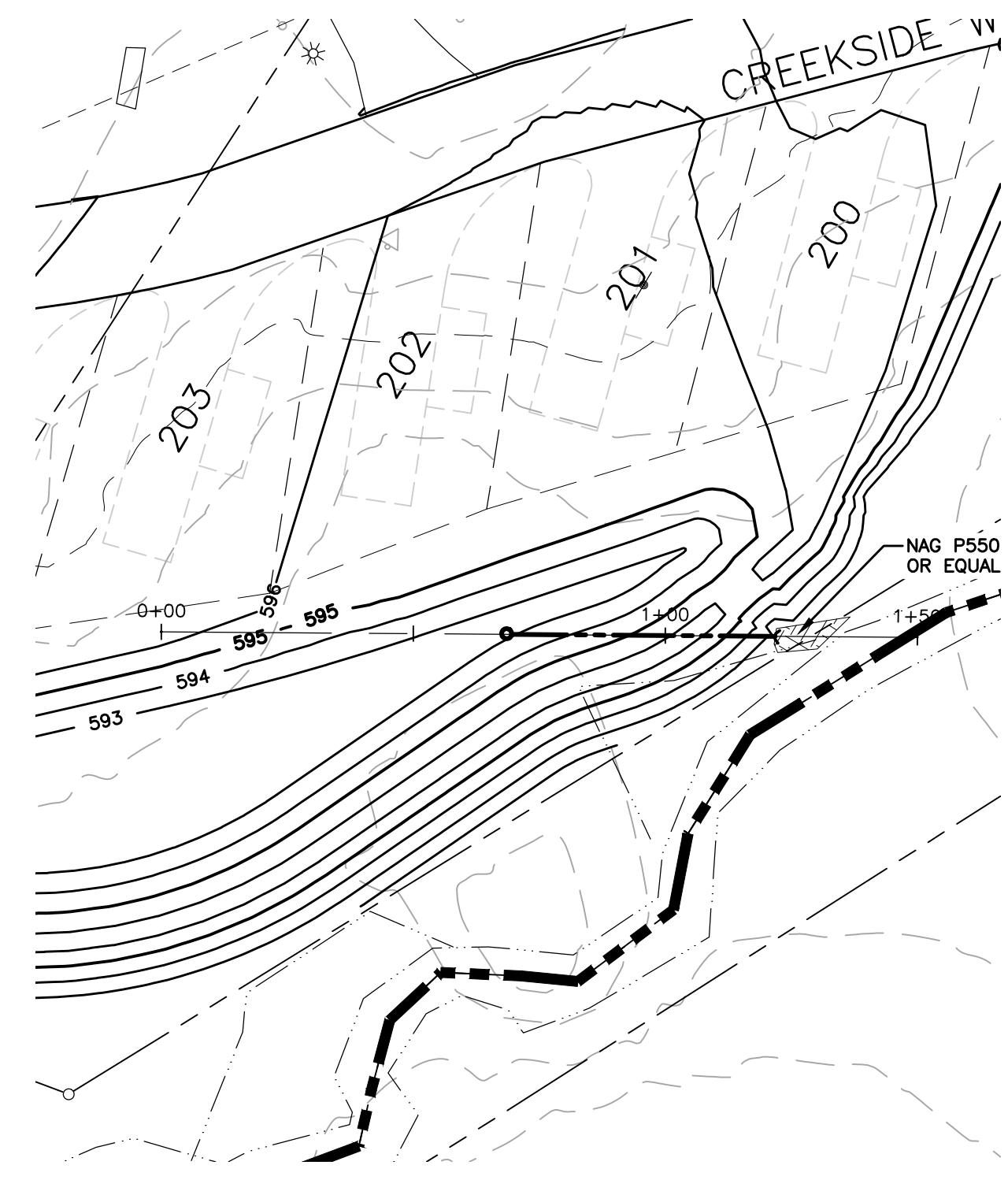
EGLS SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
54		Use geotextile and posts or poles. May be constructed or prepackaged. Easy to construct and locate as necessary.
		TEMPORARY MEASURE
		PERMANENT MEASURE

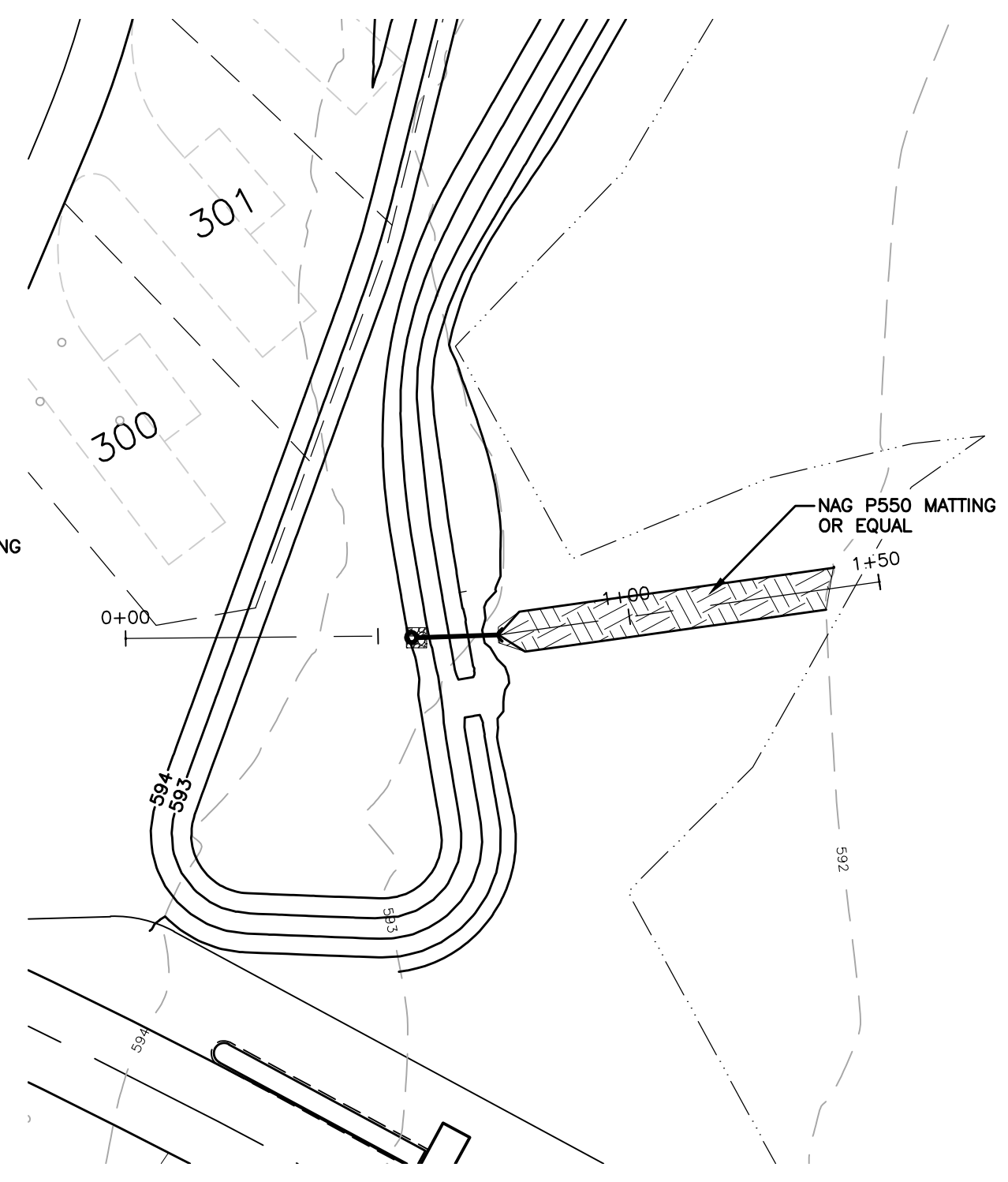
NOTE: SILT FENCE TO BE INSTALLED A MINIMUM OF 3' FROM WETLANDS UNLESS NOTED OTHERWISE



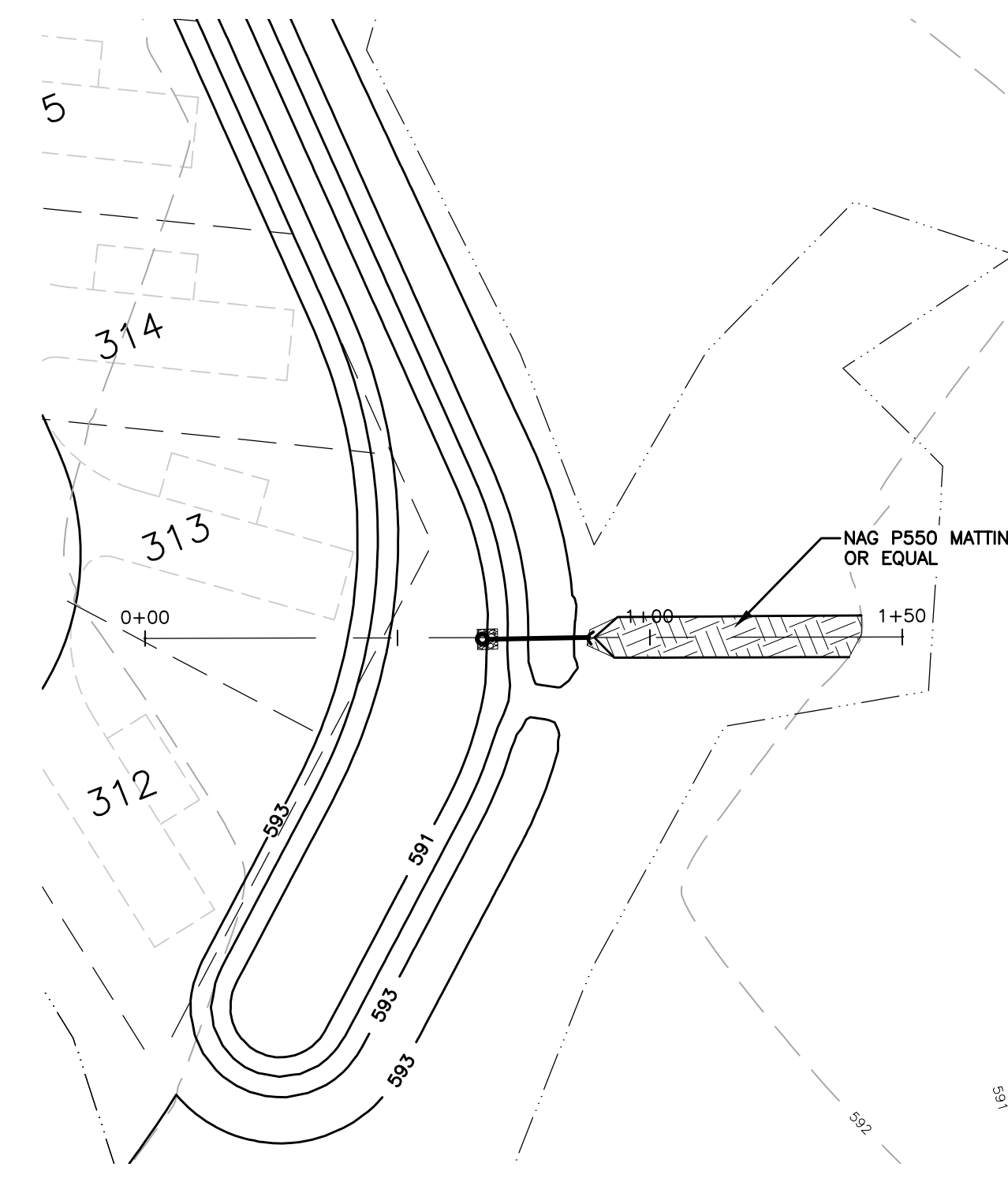
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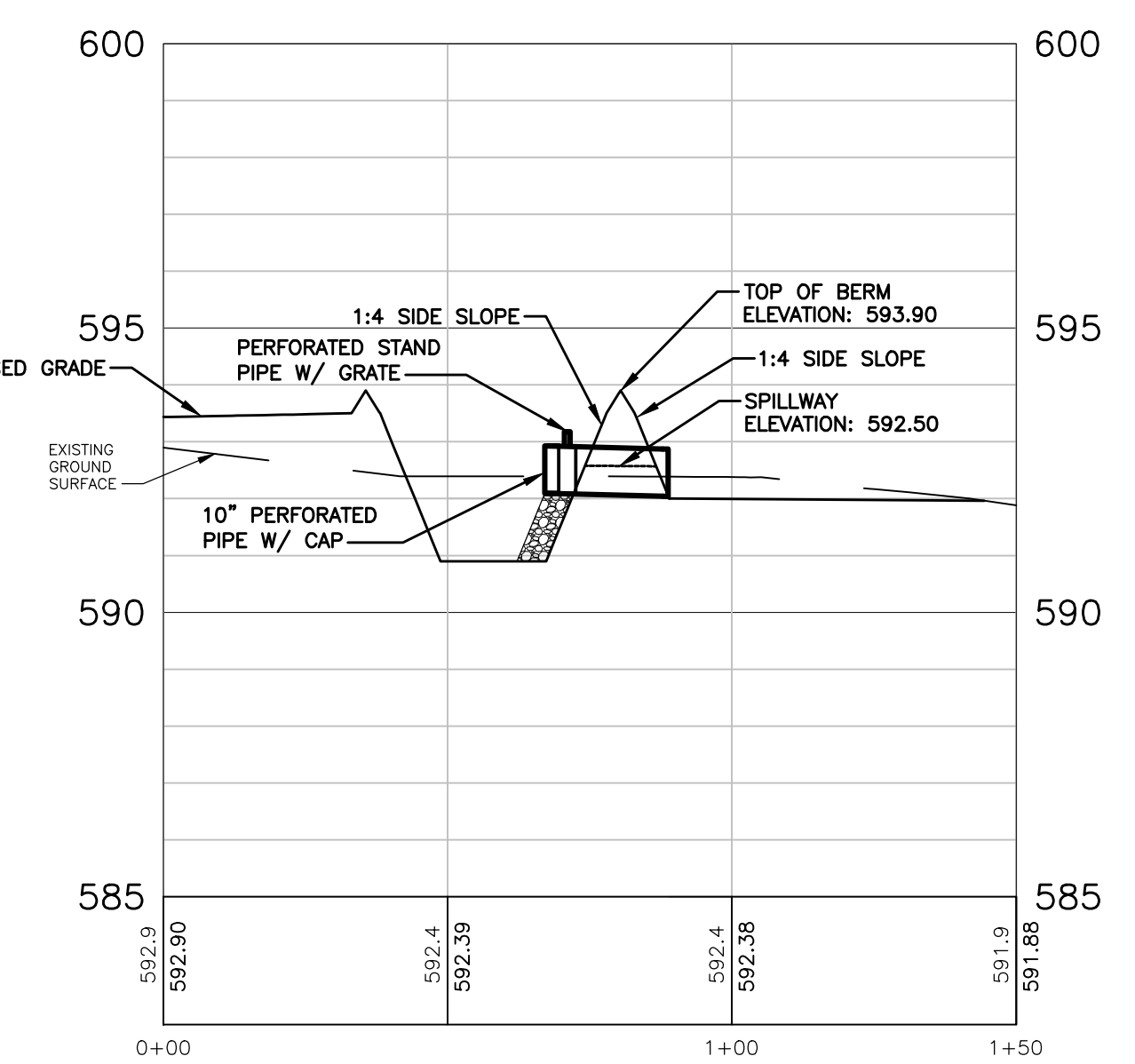
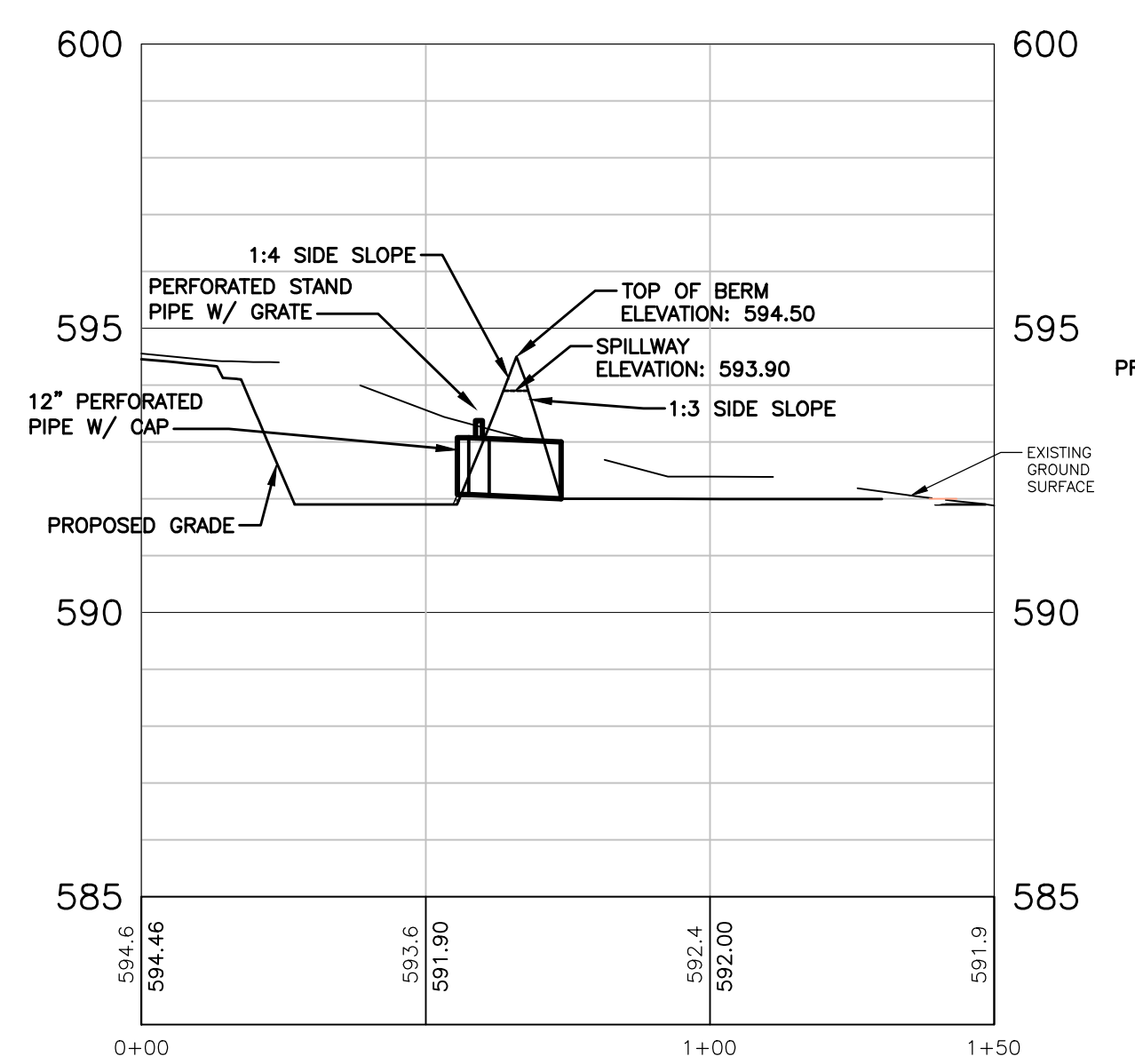
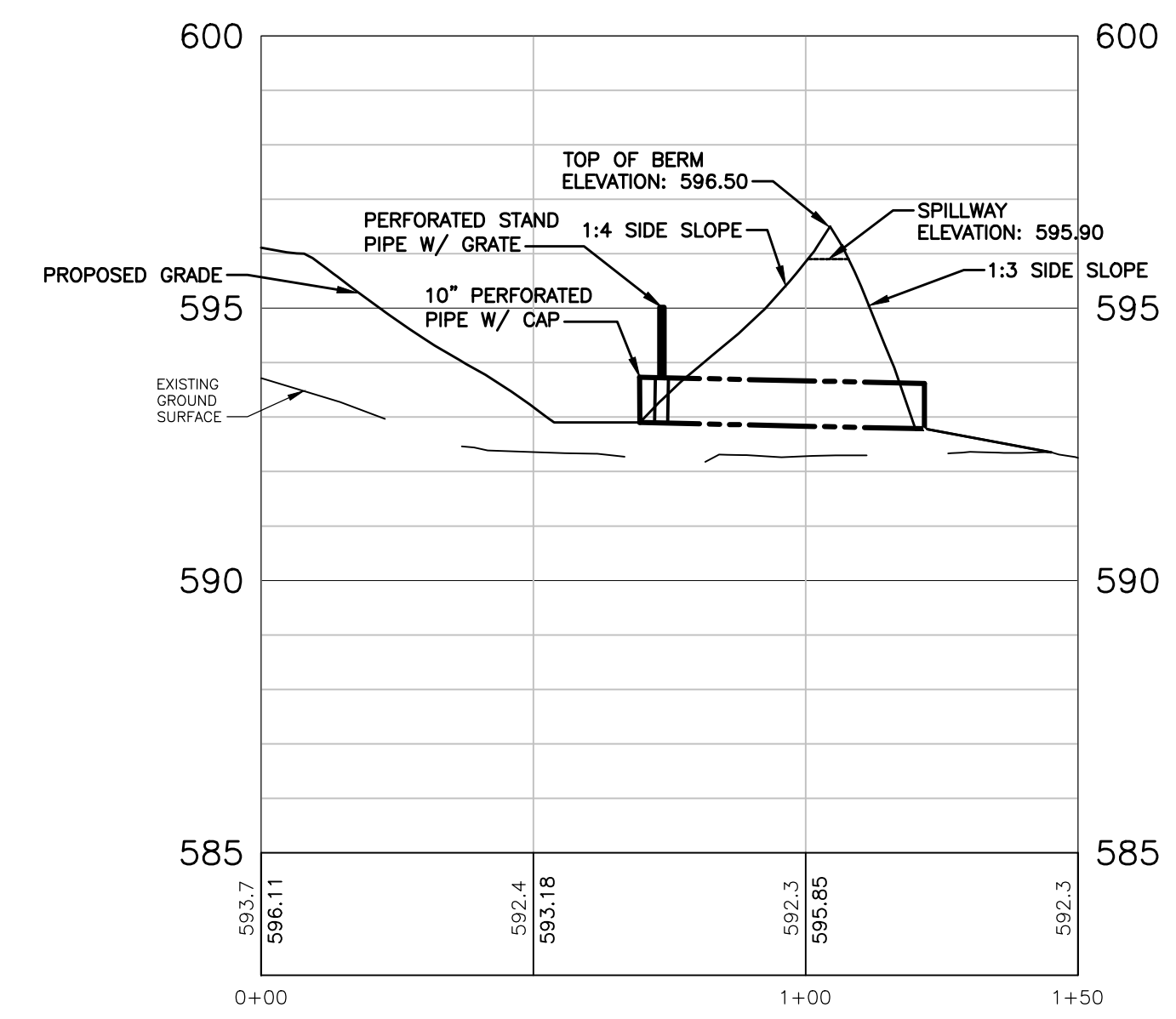
BASIN 1 OUTLET
SCALE: 1" = 30'
VERT SCALE: 1" = 3'



BASIN 2 OUTLET
SCALE: 1" = 30'
VERT SCALE: 1" = 3'



BASIN 3 OUTLET
SCALE: 1" = 30'
VERT SCALE: 1" = 3'



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

REVISIONS

NOT FOR CONSTRUCTION

9/12/2023	SITE PLAN APPROVAL
9/1/2023	SITE PLAN APPROVAL
9/30/2022	SITE PLAN APPROVAL
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 KAG
Designer KAG
Reviewer NB
Manager JTV

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SHEET NO.

C311