

State of Michigan
Department of Environment, Great Lakes, and Energy

Water Resources Division
Cadillac District Office
120 West Chapin Street
Cadillac, Michigan 49601-2158
231-775-3960

Site Name: Leelanau Pines Campground
Submission Number: HPR-59MH-CX6Z7
Date: September 11, 2023

PUBLIC NOTICE

Northgate Leelanau Pines, LLC, ATTN: Chelsea Bossenbroek, 38 Commerce Avenue, Suite 200, Grand Rapids, Michigan, 49503, has applied to this office for a permit under authority of Part 301, Inland Lakes and Streams; and Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). At the Leelanau Pines Campground, 6500 E Leelanau Pines Drive, Cedar, Michigan, the applicant proposes to relocate and reconfigure the existing marina dockage to create 82 slips, 680 linear feet of broadside dockage, creating 16 broadside slips, installing a 240-foot-long by 6-foot-wide main pier to the East Dock, comprised of a 280-foot-long by 6-foot-wide "A" head pier with twenty (20) 30-foot-long by 4-foot-wide finger piers and 38 seasonal boat hoists and a 280-foot-long by 6-foot-wide "B" head pier with twenty (20) 30-foot-long by 4-foot-wide finger piers and 38 seasonal boat hoists; and installing the South Dock comprised of a 181-foot long by 6-foot wide main pier with a 60-foot-long by 6-foot-wide "t" head pier dock and two (2) 30-foot-long by 4-foot-wide finger piers and 6 seasonal boat hoists/slips. Proposed shoreline protection: install two (2) 8-foot-long new seawalls with riprap toestone; install 137-feet of replacement seawall with riprap toestone; repair 292-feet of riprap and add 28 cubic yards of new riprap; install 12 cubic yards of riprap along 84-feet of shoreline; install 80 cubic yards of riprap along 541-feet of shoreline; and install 39 cubic yards of riprap along 264-feet of shoreline. Install 5 sets of seasonal stairs for lake access along the shoreline. Remove existing boat ramp (west): Dredge and excavate approximately 52 cubic yards of material from an approximately 50 cubic yard area, then place approximately 52 cubic yards of sand and riprap to restore the bottomland and shoreline. Removal and New Boat Ramp: Dredge approximately 169 cubic yards of material from approximately 169sqft of wetland and approximately 1,364 cubic yards of material from 1,600sqft area of bottomland of Lake Leelanau; then place approximately 32 cubic yards of fill in 32 square of wetland and 1,364 cubic yards of fill material in 1,600sqft of bottomland to create a 50-foot-long by 32-foot-wide boat ramp; install a 75-foot-long by 4-foot-wide seasonal launch dock. Dry Hydrant: Dredge approximately 340 cubic yards of material from a 25-foot long by 14-foot-wide by 1.3-foot-deep area, then place approximately 340 cubic yards of fill material to install a dry hydrant in Lake Leelanau. *A Public Hearing is scheduled for October 10, 2023, starting at 6:00pm; the hearing will be held remotely via Zoom. Details for the hearing will be available in MiEnviro at <https://mienviro.michigan.gov/nsite/map/results/detail/1907728275340227682/profile>* The project is located in T29N, R12W, Section 35, Centerville Township, Leelanau County, Michigan, in accordance with plans attached to this notice.

THIS NOTICE IS NOT A PERMIT

The proposed project may also be regulated by one or more additional parts of the NREPA that are administered by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division (WRD). The requirements of all applicable parts are considered in determining if a permit can be issued. When a permit application is received requesting authorization to work in or over the inland waters of the State of Michigan, pursuant to Part 301 of the NREPA, the NREPA provides that EGLE submit copies for review to the department of public health; the city, village, or township and county where the project is to be located; the local soil conservation district; and any local watershed council organized under Part 311, Local River Management, of the NREPA. Additional notification is provided to certain persons as required by statute or determined by EGLE.

Those persons wanting to make comments on the proposed project shall furnish comments through no later than 20 days from the date of this notice. Comments will be made part of the record and should reference the above application number. Objections must be factual, specific, and fully describe the reasons upon which any objection is founded. Unless a written request is filed with EGLE within the 20-day public comment period, EGLE may make a decision on the application without a public hearing. The determination as to whether a permit will be issued or a public hearing held will be based on an evaluation of all relevant factors, including the public comments received and the effect of the proposed work on the public trust or interest, including navigation, fish, wildlife, and pollution. The specific permit decision criteria can be found in the parts of the NREPA applicable to this application and listed above. Copies of these parts of the NREPA are available on the public notice Web site. Public comments received will also be considered.

The entire copy of the public notice package may be viewed at the WRD's district office listed on the top of this public notice or online at:

<https://miwaters.deq.state.mi.us/miwaters/#/external/publicnotice/search>. To access the public notice page online, search for the public notice by location or applicant name, and view by clicking on the "Documents" tab. Comments should be sent electronically by clicking on the "Add Comment" tab. When inputting your comment please do not add any personal identification information (PII) concerning yourself or any other individual, into the comment box, including but not limited to email or telephone number. A hard copy of the public notice may be requested by calling the above number.

cc: Chelsea Bossenbroek, Northgate Leelanau Pines, LLC
Jason Vander Kodde, Fishbeck
Scott Heintzelman, DNR, Fisheries, Cadillac
Mike Parker, DNR, Wildlife, Cadillac
Benzie-Leelanau District Health Department
Leelanau County Clerk
Centerville Township Clerk
Leelanau County Drain Commissioner
Leelanau Conservation District
Eric Calabro, EGLE-WRD-WLSU
Dan Mays, Grand Traverse Band of Ottawa and Chippewa Indians
Local Postmaster
Lake Leelanau Lake Association
Leelanau Clean Water
David Novak
Linus and Betty Laskey
Carol Novak

Digital EGLE/USACE Joint Permit Application (JPA) for Inland Lakes and Streams, Great Lakes, Wetlands, Floodplains, Dams, Environmental Areas, High Risk Erosion Areas and Critical Dune Areas

version 1.33

(Submission #: HPR-59MH-CX6Z7, version 4)

Details

Submission ID HPR-59MH-CX6Z7

Submission Reason New

Form Input

Instructions

[To download a copy or print these instructions. Please click this link \(recommended\).](#)

The EGLE/USACE "Joint Permit Application" (JPA)

READ THOROUGHLY BEFORE STARTING THE FORM

It is recommended to download a pdf of this page at www.michigan.gov/jointpermit for reference while filling out the form. Please also refer to this website for additional information regarding this form, including a glossary and other helpful resources on information required to be submitted in this form.

This is the Joint Permit Application (JPA) for construction activities where the land meets the water. This application covers permit requirements derived from state and federal rules and regulations for activities involving:

Wetlands
Floodplains
Marinas
Dams
Inland Lakes and Streams
Great Lakes Bottomlands
Critical Dunes
High Risk Erosion Areas

This application prevents duplication of state and federal forms for these activities and provides concurrent review under all pertinent state and federal laws. In the case of U.S. Army Corps of Engineers (USACE) jurisdiction, the Michigan Department of Environment, Great Lakes, and Energy will also send a copy of this Joint Permit Application to the USACE for simultaneous processing. The Michigan Department of Environment, Great Lakes, and Energy will provide coordination between state and federal agencies during the application review.

This application form is set up with the following sections to be completed by the applicant (note that it is recommended to gather all this information prior to starting this form):

Contact Information:

Applicant, Property Owner(s), Consultant(s), and any other Authorized Representative(s)

Authorizations are required from the property owner for:

- when the applicant is not the owner,
- when there is a consultant/representative for the applicant,
- when spoils disposal locations are not on site,

- when other permissions are necessary based on project specifics and are identified by the form.

Project Location Information:

Address, coordinates, and directions to the site, etc.

Background Information:

Existing site conditions, other related permits, existing easements/encumbrances, other related application numbers (pre-application meetings, Wetland Identification Program, etc.)

Permit Application Category and Public Notice Information:

This section asks what permit application category you believe fits your project. While this is not required to submit the application, knowing this will also help you submit the right permit application fee and avoid a correction request and processing delays.

The choices of permit application categories to select in the form are:

General Permit, \$50 fee (<https://www.michigan.gov/egle/-/media/Project/Websites/egle/Documents/Programs/WRD/Wetlands/General-Permit-Categories.pdf?rev=e7fc28cb17e14c7b821b7595f6aa585d&hash=490A504F4063BC141104F8DDDCAF70AE>)

Minor Project, \$100 fee (<https://www.michigan.gov/egle/-/media/Project/Websites/egle/Documents/Programs/WRD/Wetlands/Minor-Project-Categories.pdf?rev=c0e17657e1484b20afe47010a67a6999&hash=3C83AAE98832042FA83E28328C7C9842>)

Public Notice Individual Permit, range from \$500-\$4,000 depending on type of activity. For High Risk Erosion Areas and Critical Dune Areas fees for Public Notice individual permit applications can range from \$50-\$4000. Additional fees may be applied for some special project requirements such as hydraulic analysis, dam projects, and a special exception application in a critical dune area. See Fee Schedule on website for more information.

Unsure, select this and the permit reviewer will make the determination on permit type after the application is submitted based on the project details. However, some fee is required to be submitted with the application. If an additional fee is required, the Michigan Department of Environment, Great Lakes, and Energy will send a correction request that will show the remaining amount required. The application will not be considered complete without the proper fee.

Adjacent Landowner contact information for Public Notice projects is required by law. This includes any parcels touching the project parcel and parcels across the street.

Project Description:

Information on the Proposed Use and Purpose of the project (who and what the project is intended for and why is it needed). This includes a written summary of the project as well as a list of project uses and types to select from as follows:

Project Use Selections:

Private
Commercial
Public/Gov/Tribal
Federal/State funded
Non-Profit
Other

Project Type Selections:

Agriculture
Airport
Development- Condo/ Subdivision/Residential
Development-Commercial/ Industrial
Drain-County
Drain-Private
Drawdown
Lake, Drawdown
Wetland Forestry
Landfill
Marina/Mooring Facility
Marine Railway
Mining-Mineral,
Mining-Sand and Gravel
Private Residence
Restoration-Wetland
Restoration-Stream
Transportation
Septic System Surveying or Scientific Measuring Device
Utility-Electrical, Fiber optic
Utility-Oil and gas pipelines
Utility-Sewer/water line

Other

Construction Details including sequencing, timeframes, SESC measures, etc.

Alternatives Analysis detailing all options considered and why this is the least impactful feasible and prudent proposal. The depth of this analysis is typically commensurate with the size and purpose of the project and at minimum should include variables such as alternate locations (including other properties), configurations and sizes (layout and design), and methods (construction technologies), and other constraints (local regulations, resource issues). Discussion should also include why the do nothing alternative is not feasible or prudent.

Project Compensation:

Narrative of how proposed impacts will be compensated (mitigated or other minimization measures), including amount, location, and method; or why mitigation should not be required. This can be traditional mitigation and/or other techniques used to minimize overall loss of functions.

Resource and Activity Type. This section is intended to determine what additional sections of the application are generated (as seen on the left side of the screen) for further information gathering. This includes questions regarding what Resource feature is involved (e.g., wetland, stream, floodplain, pond, dam, critical dune, etc.) and if there are identified Special Activities (i.e., activities requiring a specific series of questions to be answered). Be sure to choose all that apply to your project. If your activity is not listed, choose None of the Above and move on to the next question. More specific activity questions will appear later based on the resource section answers.

Resource Information and Impacts Sections (Multiple Sections). These are a series of sections that will appear on the left side of the screen based on your answers to the Resource and Activity Types section. You will input further information on the existing resources to be impacted (e.g., wetland type, permanent or temporary impact, water elevation data, drainage area, etc.) and all proposed Project Activities with their Dimensions (e.g., length, width, depth, square footage). For example, when Wetland is selected as a resource that your project will involve, a Wetland Project Information and Impacts section will appear on the left side of the screen that includes questions specific to gathering information about the wetland.

For projects including Floodplains, Marinas, Dams, Critical Dunes, or High Risk Erosion Areas individual sections will appear on the left side of the screen that include different sets of specialized questions as required by those programs. These sections do not share a specific format. Help tips will guide you in filling out these sections.

For projects including wetlands, ponds, inland lakes, streams, or the Great Lakes resources, individual sections will appear on the left side of the screen that are similar in format to each other. Each of these resource sections asks initial general information and then has additional questions regarding the Types of Activities proposed for each resource. The outline for these resource activity impacts questions is Activity Type, Dimensions Table, and Special Questions.

There are four overall Types of Activities groups for wetlands, ponds, inland lakes, streams or the Great Lakes:

Fill Activities

Dredge Activities

Structure Activities

Other Activities

Under each of these Types of Activity questions, specific activity lists will be shown that are typical for that type (fill, dredge, structure, other) and resource (wetland, lake, stream, etc). Follow these steps to accurately fill out the Activity Type Questions:

1. Start with the Fill question and choose any activities on the list that is included in your project. If your activity is not shown, then select None of the Above and move to the next question.

2. When you select an activity listed under Fill, Dredge, Structure, or Other, a dimensions table will appear under that question. This table is where you enter EACH activity OF THE TYPE YOU SELECTED and associated dimensions. Be sure that all the activities you selected are also listed in the table with the dimensions. Multiple activities covering the same footprint may be combined on one line in the table (for example, riprap on slopes of driveway fill can be entered on the same impact dimensions line and does not necessarily need to be broken out).

3. Continue to answer the Activity Type questions (Fill, Dredge, Structure, Other) until all have been answered with either a specific Activity listed under that Type or None of the Above. If you did not find your activity in any list then select Other and provide a description of your activity in the space that appears. Please be as descriptive as possible.

Proposed mitigation questions may appear within specific resource types sections based on your answers. Enter any proposed mitigation in the appropriate section (wetland, stream, etc.) and if no mitigation is proposed you must provide commentary with an explanation as to why it is not required. Mitigation plans according to the mitigation checklist ([link](#)) are required for a complete application. When mitigation is proposed be sure to also select mitigation in the Permit Application Type section under the second question.

In the above sections, uploads will be prompted as required by the answers to questions. These should be uploaded in these location (ex, mitigation plans should be uploaded in the mitigation section). Please do not wait to upload one large document

with all plans combined at the end. Note that each individual upload is limited to 10M.

Upload of Proposed Site Plans.

Any plans or explanatory narratives not requested in previous sections should be uploaded in this section. Construction Plans including overhead view, cross sections, and profiles showing each impact either to-scale or with dimensions are required and typically would be uploaded here. Plan labels should correspond with labels entered in the form for each activity selected. The application will not be complete without the proper site plans. If drawings are not received with all required dimensions and resources identified, then the Michigan Department of Environment, Great Lakes, and Energy will send a correction request and your application processing will be delayed. However, please limit drawings, plans, and narratives submitted to the items necessary for permit review. For example, entire bid package documents and CAD drawings are often not helpful for permit review and may cause delays from wading through extraneous information. Plans, profiles and cross sections specific to the resource impacts are the most helpful.

Review:

This section allows you to see the entire form with the answers you entered. Please review for accuracy prior to hitting the submit button. A print option is provided on this screen (print to PDF is recommended). Once the application is submitted you may not make changes to it until the application has been assigned to a staff person.

Certify & Submit:

This is the final section of the application form. The **Submit Form** button selection certifies that all information in the application is true and accurate and that you have the authority to apply for the permit as indicated. This application will become part of public record.

We recommend that you have the above information ready prior to starting this application. You will be able to save in-progress applications and come back later, but all required uploads and questions are necessary before the system will allow submittal of the application. Some sections of this application form load faster than others depending on the complexity of the questions.

Thanks for your patience while you work through the application. For assistance with this form visit:

<https://www.michigan.gov/jointpermit>

[Click here for additional information on maps, drawings, and other attachment](#)

Contact Information

Applicant Information (Usually the property owner)

First Name Last Name

Chelsea *Bossenbroek*

Organization Name

Northgate Leelanau Pines, LLC

Phone Type Number Extension

Business 6162498444 106

Email

cbossenbroek@northgateholdings.com

Address

38 Commerce Avenue, Suite 200

Grand Rapids, MI 49503

Is the Property Owner different from the Applicant?

No

Has the applicant hired an agent or cooperating agency (agency or firm assisting applicant) to complete the application process?

Yes

Upload Attachment for Authorization from Agent

230202 Authorized Agent Letter.pdf - 02/02/2023 03:39 PM

Comment

NONE PROVIDED

Agent Contact

First Name **Last Name**
Jason *Vander Kodde, PE*

Organization Name
Fishbeck

Phone Type **Number** **Extension**
Business 6164643938

Email
jtvanderkodde@fishbeck.com

Address
1515 ARBORETUM DR SE
GRAND RAPIDS, MI 49546

Are there additional property owners or other contacts you would like to add to the application?

Yes

Additional Contact Information (1 of 2)

Contact Role(s)

Property Owner

Contact Information

Prefix
NONE PROVIDED

First Name **Last Name**
Kristin *Bettley*

Title
Regional Operations Manager

Organization Name
Northgate Resorts

Phone Type **Number** **Extension**
Business 6163417199

Email
kbettley@northgateholdings.com

Address
38 COMMERCE AVE SW
STE 200
GRAND RAPIDS, MI 49503

Additional Contact Information (2 of 2)

Contact Role(s)

NONE PROVIDED

Contact Information

Prefix

Ms.

First Name Last Name

Elise Tripp

Title

Senior Wetland Scientist

Organization Name

Fishbeck

Phone Type Number Extension

Business 6164643738

Email

ehtripp@fishbeck.com

Address

1515 ARBORETUM DR SE
FISHBECK
GRAND RAPIDS, MI 49546

Project Location

DEQ Site Reference Number (Pre-Populated)

1907728275340227682

Project Location

44.86830000000000,-85.73280000000000

6500 East Leelanau Pines Drive, Cedar, MI

Project Location Address

6500 East Leelanau Pines Drive
Cedar, MI 49621

County

Leelanau

Is there a Property Tax ID Number(s) for the project area?

Yes

Please enter the Tax ID Number(s) for the project location

002-035-003-13

Is there Subdivision/Plat and Lot Number(s)?

No

Is this project within Indian Lands?

No

Local Unit of Government (LUG)

Centerville Township

Directions to Project Site

Take M-72 west out of Traverse City to S Cedar Road (CR-651)
Take S Cedar Road north from M-72 to the Villag of Cedar
Continue straight on S Cedar Road/S Kasson St to S Schomberg Rd (CR-645)
Take S Schomberg Road east to S lake Shore Dr (CR-643)
Take S Lake Shore Dr east to 6500 E Leelanau Pines Drive.
Take E Leelanau Pines Drive to Campground Office

Background Information

Has the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and/or United States Army Corps of Engineers (USACE) conducted a pre-application meeting/inspection for this project?

Yes

Provide the date of the pre-application meeting/inspection

06/22/2022

Pre-application File Number:

HPJ-7W7P-ZH7EK

EGLE and/or USACE staff person involved in the pre-application meeting/inspection:

Robyn Schmidt

Has the project scope or design changed since the pre-application meeting/inspection?

Yes

Please explain what has changed. Attach additional documentation as necessary.

The campground and marina proposal was reduced in size and scope due to the Planning Commission process. The stormwater management system design and calculations were completed in compliance with the Leelanau County Drain Commission Standards and received conceptual approval.

Additional Documentation

[221215 - LCDC Revised Calculations.pdf - 02/02/2023 04:00 PM](#)

[221229 - LCDC Re-submittal Civil Set.pdf - 02/02/2023 04:00 PM](#)

[221220 LCDC Preliminary Approval Email.pdf - 02/02/2023 04:04 PM](#)

Comment

NONE PROVIDED

Has the EGLE completed a Wetland Identification Program (WIP) assessment for this site?

No

Environmental Areas are coastal wetlands on the shorelines of the Great Lakes. Enter this number only if a designated Environmental Area is in the proposed project area. Environmental Areas are designated locations along the Great Lakes shoreline. If you don't know whether there is an environmental area within the project area, leave blank. Additional information on Environmental Areas can be found by clicking the following link:

[Click Here for Link](#)

Environmental Area Number (if known):

NONE PROVIDED

Has the United States Army Corps of Engineers (USACE) completed either an approved or preliminary jurisdictional determination for this site?

No

Were any regulated activities previously completed on this site under an EGLE and/or USACE permit?

Yes

List the permit numbers.

10-45-0064-P (2010), 98-15-1438-6 (1998/1999), 99-06-0279 (1999),

Describe the regulated activities that were previously permitted.

18-foot by 16-foot bridge replacement on Rice Creek (2010), Operate a three dock marina with 82 slips (1998/1999), Rip-rap installation along Lake Leelanau (1999),

Have any activities commenced on this project?

No

Is this an after-the-fact application?

No

Are you aware of any unresolved violations of environmental law or litigation involving the property?

No

Is there a conservation easement or other easement, deed restriction, lease, or other encumbrance upon the property?

No

Are there any other federal, interstate, state, or local agency authorizations associated with this project?

Yes

List all other federal, interstate, state, or local agency authorizations.

Agency	Type of Approval	Number	Date Applied	Approved/Denied/Undetermined
Centerville Township	Site Plan - zoning	NA	6/22/2022	Undetermined
Cedar Area Fire Department	Site Plan	NA	7/6/2022	Approved
Leelanau County Drain Commission	Preliminary Drainage	NA	7/6/2022	Approved
Leelanau County Road Commission	Driveway Permit	18.22C	7/6/2022	Approved
EGLE	Groundwater Discharge	HPM-09PX-793C6	8/19/2022	Undetermined
EGLE	Campground Expansion License	TBD - requires zoning	NONE PROVIDED	Undetermined

Comments

The site plan zoning approval was denied on 10/3/22 and 12/20/23 and the denial appealed to Circuit Court. The USACE joint permit application includes activities that will be completed regardless of the outcome of Circuit Court Appeal (Marina, Rip-rap) and activities that depend upon the outcome of the Circuit Court Appeal (Stormwater Discharge), or EGLE sanitary sewer expansion (Groundwater Discharge). EGLE 301/303 permit application should be processed regardless of the litigation outcome(s) and EGLE groundwater outcome as any given work scope requires permits from all agencies-having-jurisdiction to complete. The Circuit Court Appeal was resolved via mediation on 8/17/23 and the project will be re-submitted for site plan approval to the Township once the agreed-upon changes have been incorporated into the site plan by Fishbeck. Therefore, the project EGLE permitting process can continue concurrently.

Permit Application Category and Public Notice Information

Project Category Selection:

The Permit Application Category you apply under is dependent on the type and scope of activities you are undertaking and the resources affected. There is a three-tier permitting process to aid in expediting permits for regulated activities that occur on wetlands, inland lakes and streams, and the Great Lakes (Parts 301, 303, and 325): General Permit, Minor Project, and Individual Permit.

Additionally, Minor Project categories exist for floodplains under the authority of Part 31.

General Permit and Minor Project categories generally meet specific Best Management Practices criteria that have been shown to minimize impacts to resources if followed correctly. If you select a General Permit or Minor Project Category you must select the specific category(ies) that your project fits under. Any project that does not fit a General or Minor Category are Individual Permit projects. All projects in Critical Dunes, High Risk Erosion Areas, or Dam Safety projects will be Individual Permit Projects.

Indicate the type of permit being applied for.

Individual Permit for all other projects

This type of permit application requires that you include contact information for the adjacent landowners to this project. If you are only entering in a small number of bordering parcel owners contact information, please select "Enter list of recipients". If there is a rather large number of affected property owners such as a project that significantly affects lake levels, please upload a spreadsheet of the property owners. Please include names and mailing addresses.

Upload a list.

Uploads/Attachments

Adjacent Parcel Owners List.xlsx - 03/30/2023 09:03 AM

Adjacent Parcel Owners Map-C100.pdf - 03/30/2023 09:03 AM

Comment

NONE PROVIDED

[Link to General Permit Categories with Descriptions](#)

[Link to Minor Permit Categories with Descriptions](#)

Project Description

Project Use: (select all that apply - Private, Commercial, Public/Government/Tribal, Receiving Federal/State Transportation Funds, Non-profit, or Other)

Commercial

Project Type (select all that apply):

Marina/Mooring Facility

Development-Commercial/Industrial

Please enter your answers in the text box for the next four questions. If you have a long description, please use the document upload at the end of the section. Please make every effort to enter your information directly into the application text boxes. If the answer is in an attachment, please identify that in the text box below.

Project Summary (Purpose and Use): Provide a summary of all proposed activities including the intended use and reason for the proposed project.

See Attached Document.

CORRECTION REQUEST (APPROVED)

Add details on the proposed projects, i.e., 117 seasonal boat hoists, 16 feet of new seawall, 137 feet of replacment seawall, etc.

Created on 5/12/2023 5:01 PM by **Robyn Schmidt**

1 COMMENT

Jason Vander Kodde (jtvanderkodde@ftch.com) (7/20/2023 11:17 AM)

The project summary has been revised to include all the technical details necessary for public noticing, in addition keeping the general project overview previously provided.

CORRECTION REQUEST (APPROVED)

Clarify what "refresh" existing riprap will include, e.g., removal and replacement, additional riprap, etc.

Created on 5/12/2023 4:45 PM by **Robyn Schmidt**

1 COMMENT

Jason Vander Kodde (jtvanderkodde@ftch.com) (7/7/2023 5:05 PM)

The Project Summary has been revised to clarify the intention of the rip-rap "refresh" as a reshaping of the existing rip-rap and supplementing it additional rip-rap at its current location and expanding the proposed rip-rap protection along the remainder of the eroding portion of the property's developed shoreline. Dimensions and volumes are also provided in the narrative.

CORRECTION REQUEST (APPROVED)

Clarify if any work is proposed to remove the existing boat ramps, e.g., removal of ramp material, restoration of the shoreline, etc.

Created on 5/12/2023 4:43 PM by **Robyn Schmidt**

1 COMMENT

Jason Vander Kodde (jtvanderkodde@ftch.com) (7/7/2023 4:53 PM)

The project summary is revised to clarify that the existing boat ramps will be removed, consolidated and replaced with a new boat ramp and any portion of the affected shoreline not occupied by the new boat ramp will be restored and protected by rip-rap.

Project Construction Sequence, Methods, and Equipment: Describe how the proposed project timing, methods, and equipment will minimize disturbance from the project construction, including but not limited to soil erosion and sedimentation control measures.

See Attached Document.

Project Alternatives: Describe all options considered as alternatives to the proposed project, and describe how impacts to state and federal regulated waters will be avoided and minimized. This may include other locations, materials, etc.

See Attached Document.

Project Compensation: Describe how the proposed impacts to state and federal regulated waters will be compensated, OR explain why compensatory mitigation should not be required for the proposed impacts. Include amount, location, and method of compensation (i.e., bank, on-site, preservation, etc.)

See Attached Document.

CORRECTION REQUEST (APPROVED)

Modify statement to include discussion for compensation for shoreline/301 impacts from the proposed shoreline protection.

Best management practices are described in the replacement seawall Minor Project category, see attached.

Created on 5/12/2023 4:42 PM by **Robyn Schmidt**

1 COMMENT

Jason Vander Kodde (jtvanderkodde@ftch.com) (7/20/2023 11:08 AM)

The project compensation section has been revised to include a brief discussion of the shoreline/301 impacts from the proposed rip-rap protection. Best Management Practices were evaluated and seriously considered but found to be highly problematic in front of the proposed rip-rap protection area(s).

Upload any additional information as needed to provide information applicable to your project regarding project purpose sequence, methods, alternatives, or compensation.

[LNP Narrative - 8.24.23.pdf - 08/29/2023 07:52 AM](#)

Comment

NONE PROVIDED

Resource and Activity Type

Important! Answer all questions completely. Properly identifying your project in this section generates the proper application sections. Incomplete applications will require corrections before they can be fully processed.

SELECT THE ACTIVITIES from the list below that are proposed in your project (check ALL that apply). If you don't see your project type listed, select "Other Project Type". These activities listed require additional information to be gathered later in the application.

Boat Hoist

Boat Ramp

Shore Protection such as Seawalls, RipRap, and Bioengineering

Marina Construction, Expansion & Reconfiguration

Intake or Outfall Structures

The Proposed Project will involve the following resources (check ALL that apply).

Wetland

Inland Lake (open water greater than 5 acres in size)

Major Project Fee Calculation Questions

Is filling of 10,000 cubic yards or more proposed (cumulatively) within wetlands, streams, lakes, or Great Lakes?

No

Is dredging of 10,000 cubic yards (cumulatively) or more proposed within streams, lakes, or Great Lakes? (wetlands not included)

No

Is new dredging or adjacent upland excavation in suspected contamination areas proposed by this application?

No

Is a subdivision, condominium, or new golf course proposed?

No

Wetland Project Information and Impacts

CORRECTION REQUEST (APPROVED)

Based on the information provided, wetland impacts are proposed for the ramp and the shoreline protection projects.

Complete the wetland section of the application form to capture the impacts from both activities.

Created on 5/12/2023 4:48 PM by **Robyn Schmidt**

1 COMMENT

Jason Vander Kodde (jtvanderkodde@ftch.com) (7/20/2023 11:25 AM)

Wetland impacts are proposed for the ramp project and the application has been revised to incorporate the required wetland impact information there. The Shoreline protection project is not anticipated to impact the wetlands and the waterward limits of the existing wetlands has been clarified in the drawings and calculations.

PLEASE READ

This section is for entering information regarding the impacts to Wetlands only. Do not input information that pertains to other resources (inland lakes, streams, floodplains, etc.). The initial questions are related to wetlands on the project site in general. The Proposed Activities questions are grouped into Fill, Dredge, Structures, Other and are only for wetland impacts related to these activities.

[Click HERE for more information on Wetlands Protection Program.](#)

Has a professional wetland delineation been completed for this site?

Yes

Attach a copy of wetland delineation report with data form.

WTLND_DEL_6500_LEELANAU_PINES_DR_2022_0831_REV_FNL.pdf - 03/30/2023 09:26 PM

Comment

NONE PROVIDED

Total acres of wetland affected by this project.

Category	Affected area (acres)
Permanent	0.004
Temporary	0.000
	Sum: 0.004

Is filling or draining of 1 acre or more (cumulatively) of wetland proposed?

No

Select all wetland types that will be affected by this project:

Scrub-shrub

The following questions gather information on the specific Types of Activities your project includes that will impact WETLANDS. There are four overall Types of Activities: Fill, Dredge, Structure, Other. Under each of the Activity Type questions, specific activity lists will be shown. If the activity is not shown in the list given, select None of the Above and move to the next question. When you select an activity under Fill, Dredge, Structure, or Other, a table will appear under that type. Only enter the dimensions of the activity that are within wetland. Multiple activities covering the same footprint may be combined on one line in the table. Continue to answer the Activity Type questions (Fill, Dredge, Structure, Other) until all have been answered with either a specific Activity listed under that Type or None of the Above . If you did not find your activity in any list then select Other, Other and provide a description of your activity.

If your project includes placing fill in wetland then select the proposed activities from the following list. If your activity is not shown, then select None of the Above and move to the next question. Only enter an impacted area in one of the impact tables (do not duplicate impact entries):

General Fill

CORRECTION REQUEST (APPROVED)

Correct entry and add information on proposed wetland fill impacts.

Created on 5/12/2023 4:45 PM by **Robyn Schmidt**

1 COMMENT

Jason Vander Kodde (jtvanderkodde@ftch.com) (7/20/2023 11:48 AM)

The wetland fill impacts have been recategorized and revised as requested.

Complete this table for projects involving Fill. Enter each activity/ location that corresponds with each activity selected in the previous question and enter the dimensions. Activities may be entered in one line of the table if they occupy the same impact footprint and cannot be broken out separately (Example: Activity - Driveway and Riprap slope). Multiple activities in different locations should be listed on different lines of the table.

Activity	Length (feet)	Width (feet)	Depth (feet)	Area (square feet)	Volume (cubic feet)	Volume (cubic yards)	Corrected value for complex impact AREAS (square feet)
Boat Ramp D1-D6	16.9	1.9	0.003	32.11	0.09633	0	32
				Sum: 32.11	Sum: 0.09633	Sum: 0	Sum: 32

Source of Fill Material:

Off-site

Please Describe

Commercially produced driveway gravel base and asphalt pavement

Type of Fill.

Gravel

Is riprap proposed?

No

Select from the following list for Excavation/Dredge Activities (if your proposed project is primarily a structure enter the impact as a structure. Only enter an impacted area in one of the impact tables in one impact section):

Excavation (wetlands)

CORRECTION REQUEST (APPROVED)

Correct entry and add information on any proposed excavation in the wetland.

Created on 5/12/2023 4:46 PM by **Robyn Schmidt**

1 COMMENT

Jason Vander Kodde (jtvanderkodde@ftch.com) (7/20/2023 11:49 AM)

The wetland excavation impacts have been recategorized and revised as requested.

If your project includes EXCAVATION/DREDGE IN WETLAND then select all of the proposed activities in the following list. If your activity is not shown, then select None of the Above and move to the next question. Only enter an impacted area in one of the impact tables (do not duplicate impact entries):

Activity	Length (feet)	Width (feet)	Depth (feet)	Area (sq. feet)	Volume (cubic feet)	Volume (cubic yards)	Corrected value for complex impact AREAS (square feet)
Boat Ramp B87-B90	21.1	6.5	-0.006	137.15	-0.8229	0	137
Boat Ramp D1-D6	16.9	1.9	0.003	32.11	0.09633	0	32
				Sum: 169.26	Sum: -0.72657	Sum: 0	Sum: 169

Spoils Disposal

Will the excavation/dredge spoils be disposed of on site or off site?

On site

Describe any measures used to retain sediment:

Silt fencing will be used

If your project includes STRUCTURES IN WETLAND then select all of the proposed activities in the following list. If your activity is not shown, then select None of the Above and move to the next question. Only enter an impacted area in one of the impact tables (do not duplicate impact entries):

None of the above

CORRECTION REQUEST (APPROVED)
Correct entry and enter impacts from ramp structure impacting wetland.

Created on 5/12/2023 4:46 PM by **Robyn Schmidt**

1 COMMENT
Jason Vander Kodde (jtvanderkodde@ftch.com) (7/20/2023 10:43 PM)
 Boat Launch Ramp Structure data entry corrected to include wetland impacts under General Fill and General Excavation/Dredging rather than "Other Activities" as requested.

If your project includes Other Activities in WETLAND not listed in this section, then select from the proposed activities in the following list. If your activity in Wetland has not been listed in this Wetland Section, then select Other and enter a description of your activity. Only enter an impacted area in one of the impact tables (do not duplicate impact entries). If you selected a Fill, Excavation/Dredging, or Structure activity above in this section, but do not have an activity listed as Other, then select None of the Above for this question.

None of the above

CORRECTION REQUEST (APPROVED)
Move this information to the Activity Specific section above. Delete this entry, after the information has been transferred.

Created on 5/12/2023 4:47 PM by **Robyn Schmidt**

1 COMMENT
Jason Vander Kodde (jtvanderkodde@ftch.com) (7/20/2023 10:48 PM)
 The boat launch wetland cut and fill impacts have been moved to the Activity Specific Section above and then deleted from the "Other Activities" section below to avoid duplication.

Wetland Mitigation

EGLE may impose as a condition of any wetland permit, other than a General permit, a requirement form compensatory mitigation. The wetland mitigation requirement may be waived for projects affecting less than one-third of an acre of wetland if no reasonable opportunity for mitigation exists.

Mitigation plans according to the mitigation checklist (link) are required for a complete application

[Wetland Mitigation Information](#)

Is Wetland Mitigation being proposed as part of this proposed project?

No

Explain why no mitigation is proposed.

An equal or greater square footage of shoreline is being restored with the removal of the southern boat ramp

Inland Lake Project Information (1 of 1)

Inland Lake Information

This section is for entering information regarding the impacts to an Inland Lake only. Do not input information that pertains to

other resources (Great Lakes, streams, floodplains, etc.).

Elevation data must include a description of the reference point or benchmark used and its corresponding elevation. If elevations are from still water provide the observation date and water elevation. Information provided in this section should pertain only to proposed activities in regards to Inland Lake impacts.

An OHWM can be determined by either surveyed information or through measurements taken in reference to a static benchmark such as an observed water level or base of a tree, etc.

OHWM for Inland Lakes (Part 301) is the line between upland and bottomland identified by the presence of a distinct change in character of the land caused by successive changes in water levels.

Some inland lakes have a legally established OHWM elevation (Legal Lake Level). You may also contact your County Drain Commissioner for Legal Lake Levels in your area.

For information see EGLE's YouTube video describing Legal Lake Levels.
[Determining the Ordinary High Water Mark - Video](#)

Lake Name

Lake Leelanau

Water elevation reference* (show elevation on plans with description):

NAVD 88

Ordinary High Water Mark (OHWM) elevation (feet):

588.86 (summer) 587.86 (winter)

Date of observation (M/D/Y)

08/01/2022

Inland Lake average water depth at activity location in a normal year (feet):

3

What length (feet) does the project activity(ies) extend waterward of the OHWM?

350

How far from water (at the OHWM) onto the land will the project extend? (E.g. a boat well that is dug into the shoreline 20 feet extends 20 feet landward)

0

Describe any measures used to retain sediment:

The marina is seasonal and will be installed and removed annually with wheeled or tracked equipment. Due to the sandy nature of the bottomlands at the marina location, no sediment transfer is anticipated.

Will a turbidity curtain be used during the proposed project?

No

If there are multiple inland lakes associated with the project impacts, or different Ordinary High Water Mark (OHWM) elevation data on the inland lake, provide the information in duplicate inland Lake project information tabs by clicking on DUPLICATE or ADD NEW below. This adds a new section where you will enter the information about additional project impacts.

Inland Lakes, Great Lakes and Stream Impacts (1 of 1)

CORRECTION REQUEST (APPROVED)

If the existing boat ramps will be removed and shoreline restored, enter the Activity impacts into the application form.

Created on 5/12/2023 4:50 PM by **Robyn Schmidt**

1 COMMENT

Jason Vander Kodde (jtvanderkodde@ftch.com) (7/20/2023 12:13 PM)

The activity impacts for shoreline fill and restoration due to the boat launch removal have been included in the application form

PLEASE READ

This section will collect information regarding Inland Lakes, Great Lakes, and Streams impacts and activities only. The initial questions are related to which waterbody the impacts pertain to. When there are multiple waterbodies (e.g., some impacts are on an inland lake and some impacts are on a stream), fill out a DUPLICATE tab for each waterbody impacted. For each waterbody, questions will be asked regarding the proposed activities. Proposed Activities questions are grouped into Fill, Dredge, Structures, Other and are only for the impacts related to these groups. Click [HERE](#) for more information on the Inland Lakes and Streams Protection Program.

[Link to information on Inland Lakes and Streams Permitting](#)

The following impact description applies to: (select only one at a time, duplicate this entire section if there are impacts to multiple waterbody types):

Inland Lake

Acres of Inland lake/Great Lake affected by your project below the Ordinary High Water Mark:

Category	Acres
Permanent	0.27
Temporary	0
	Sum: 0.27

The following questions gather information on the specific Types of Activities your project includes that will impact INLAND LAKES, STREAMS, AND GREAT LAKES. There are four overall Types of Activities: Fill, Dredge, Structure, and Other. Under each of the Activity Type questions, specific activity lists will be shown. If the activity is not shown in the list given, select None of the Above and move to the next question. When you select an activity under Fill, Dredge, Structure, or Other, a table will appear under that type. Only enter the dimensions of the activity that are within INLAND LAKES, STREAMS, or GREAT LAKES. Multiple activities covering the same footprint may be combined on one line in the table. Continue to answer the Activity Type questions (Fill, Dredge, Structure, Other) until all have been answered with either a specific Activity listed under that Type or None of the Above . If you did not find your activity in any list then select Other, Other and provide a description of your activity.

Select from the following list all Fill Activities (select all that apply to this waterbody impacted):

General Fill

Riprap

CORRECTION REQUEST (APPROVED)
Correct entry and list proposed fill for

boat ramp
dry hydrant
shoreline protection
stairs?
Created on 5/12/2023 4:51 PM by **Robyn Schmidt**

1 COMMENT
Jason Vander Kodde (jtvanderkodde@ftch.com) (7/20/2023 12:24 PM)
Proposed Inland Lakes Fill has been revised to include boat ramp removal and riprap volumes. The stairs will be seasonal only and will not create fill.

Complete this table for projects involving Fill below the Ordinary High Water Mark. Enter each activity/ location that corresponds with each activity selected in the previous question and enter the dimensions. Activities may be entered in one line of the table if they occupy the same impact footprint and cannot be broken out separately (Example: Activity - Driveway and Riprap slope). Multiple activities in different locations should be listed on different lines of the table.

Activity	Length (feet)	Width (feet)	Depth (feet)	Area (square feet)	Volume (cubic feet)	Volume (cubic yards)	Corrected Value for complex impact Area (square feet)
Dry Hydrant	25	14	1.30	350	455	17	340
Boat Launch	50	32	.25	1600	400	15	1364
Remove Boat Launch	10	5	.5	50	25	1	52

Activity	Length (feet)	Width (feet)	Depth (feet)	Area (square feet)	Volume (cubic feet)	Volume (cubic yards)	Corrected Value for complex impact Area (square feet)
Riprap Shoreline Protection	1178	3	1.30	3534	4594.2	170	3600
				Sum: 5534	Sum: 5474.2	Sum: 203	Sum: 5356

Type of Fill

Sand
Gravel
Other: concrete boat ramp

Source of Fill

On-site (show on plans)
Off-site

Is riprap proposed?

Yes

Indicate size range of riprap:

6"-24"

Type of riprap

Angular rock

Will material be installed under the riprap?

Yes

Type of material installed under riprap:

Filter fabric

Activities Involving Dredging or Excavation: Select from the following list for Excavation/Dredge Activities (select all that apply to this waterbody impacted):

Other: Reconstruction and widening of existing boat launch and placement of a dry hydrant inlet

Projects involving Excavation/Dredging below the Ordinary High Water Mark:

Activity	Length (feet)	Width (feet)	Depth (feet)	Area (square feet)	Volume (cubic feet)	Volume (cubic yards)	Corrected value for complex impact Areas (square feet)
Hydrant	25	14	1.3	350	455	17	340
Boat Launch	50	32	0.65	1600	1040	39	1364
Remove Ex. Launch	10	5	.5	50	25	1	52
				Sum: 2000	Sum: 1520	Sum: 57	Sum: 1756

Has this area been previously dredged?

No

Is long-term maintenance dredging proposed?

No

What is the method used to be dredged?

Mechanical

Has the dredge material been tested?

No

Spoils Disposal

Will the excavation/dredge spoils be disposed of on site or off site?

On site

CORRECTION REQUEST (APPROVED)
Clarify location of proposed on-site spoils disposal area, if it will be disposed in areas not identified for development on the project plans.

Created on 5/12/2023 4:54 PM by **Robyn Schmidt**

1 COMMENT
Jason Vander Kodde (jtvanderkodde@ftch.com) (7/20/2023 12:44 PM)
 The campground improvement site plan drawings (not permit figures) attached to the application show the campground improvements associated with the proposed earthwork areas for additional campsites and buildings. The exact disposal area within the overall upland work limits will be determined by timing.

If your project includes STRUCTURES then select all of the proposed activities in the following list. If your activity is not shown, then select None of the Above and move to the next question. Only enter an impacted area in one of the impact tables (do not duplicate impact entries):

- Marina
- Seawall Replacement
- Seawall New
- Boat Ramp
- Boat Hoist

CORRECTION REQUEST (APPROVED)
Boat ramp dock: Based on Sheet 6, section D-D the proposed dock is permanent.

If the dock is proposed as permanent, include Activity as a structure and enter a line in the application table for the proposed structure.

Created on 5/12/2023 5:18 PM by **Robyn Schmidt**

1 COMMENT
Jason Vander Kodde (jtvanderkodde@ftch.com) (7/20/2023 10:04 PM)
 Figure 6 section D-D has been revised to reflect the seasonal nature of the proposed boat launch dockage. The Structures selection of the USACE JPA remains as previously submitted.

Projects involving Structures constructed below the Ordinary High Water Mark:

Activity	Length (feet)	Width (feet)	Depth (feet)	Area (square feet)	Volume (cubic feet)	Volume (cubic yards)	Corrected value for complex impact AREAS (square feet)
Marina	1108	6	0	6648	0	0	11369
Seawall Replace	137	1	0	137	0	0	0
Seawall New	16	1	0	16	0	0	0
Boat Hoist	20	10	0	200	0	0	200
Boat Ramp	52	6	0	312	0	0	310
				Sum: 7313	Sum: 0	Sum: 0	Sum: 11879

If your project includes Other Activities not listed in this section, then select from the proposed activities in the following list. If your activity has not been listed in this Section, then select **Other** and enter a description of your activity. Only enter an impacted area in one of the impact tables (do not duplicate impact entries). If you selected a Fill, Excavation/Dredging, or Structure activity above in this section, but do not have an activity listed as Other, then select None of the Above for this question.

None of the above

Does the proposed project include mitigation?

none

If there are multiple waterbodies associated with the project impacts, or different Ordinary High Water Mark (OHWM) elevation data on the waterbody, provide the information in duplicate stream project information tabs by clicking on DUPLICATE or ADD NEW below. This adds a new section where you will enter the information about additional project impacts.

Shore Protection Project such as Seawalls, RipRap, or Bioengineering

Select all that apply to your project.

RipRap

Seawall - new or replacement

Is a cumulative length of seawalls, bulkheads, or revetments of 500 feet or more in length proposed?

Yes

Is the proposed structure going to extend 150 feet or more into a lake or stream?

No

Distance from the project to the adjacent property lines

Distance from property line to the left (feet)	Distance from property line to the right (feet)
15	1500

Distance of project from an obvious fixed structure (example - 50 ft from SW corner of house)

From east side of Rice Creek east 1110' to 45' east of existing shed

Will any existing structures be removed as part of this project including walls or any other structure?

Yes

Please Describe.

South boat launch will be removed

CORRECTION REQUEST (APPROVED)

Move information on the boat ramp removal to the Excavation section of the Inland Lake impact application section above.

Created on 5/12/2023 4:55 PM by Robyn Schmidt

1 COMMENT

Jason Vander Kodde (jtvanderkodde@ftch.com) (7/20/2023 10:33 PM)

The boat ramp removal information has been moved up to the Inland Lake Section of the USACE JPA above. The reference is also left in the shoreline protection section, as it will be removed in order to complete the shoreline protection work as proposed.

SEAWALL

Is the seawall new, repair, or replacement?

Replacement of an existing structure

Is toe stone proposed along the entire wall?

Yes

Does the proposed toe stone have a slope equal to or gentler than 1-foot vertical to 2-feet horizontal?

Yes

Boat Ramp Project

Please select the type of boat ramp project.

Replacement of an existing boat ramp

Existing overall boat ramp dimensions

Length (feet)	Width (feet)	Depth (feet)
20	10	3

Type of construction material:

Concrete

How many skid piers will the boat ramp have?

1

Proposed skid pier dimensions

Length (feet)	Width (feet)
75	6

Distance from the proposed project to the adjacent property lines.

Left (feet)	Right (feet)
750	1750

Boat Hoist Project (1 of 1)

CORRECTION REQUEST (APPROVED)

Enter one (1) entry for the proposed boat hoist. Delete the others, unless the hoist (size, shape, etc.) is different from the first entry.

You should explain in the project description section of the application that 117 seasonal boat hoists are proposed.

Created on 5/12/2023 4:58 PM by **Robyn Schmidt**

1 COMMENT

Jason Vander Kodde (jtvanderkodde@ftch.com) (7/20/2023 10:00 PM)

The project description has been revised to indicate that each of the 117 seasonal slips will include a boat hoist, and the expected average boat hoist dimensions are provided. The remaining 116 boat hoist entries have been deleted per correction request.

What type of boat hoist is proposed?

Cradle

Distance from the proposed hoist to the adjacent property lines.

Distance from property line to the left (feet)	Distance from property line to the right (feet)
590	1400

Area occupied, including cat walks (square feet)

200

Is a permanent roof proposed on the boat hoist?

Yes

Maximum Roof Dimensions

Length (feet)	Width (feet)	Height (feet)
20	10	8

Intake or Outfall Structures

CORRECTION REQUEST (APPROVED)

Based on review of the project plans, the outfalls do not impact a regulated natural resource.

Please clarify and if no wetland or inland lake or stream impacts are proposed, delete the entry.

Created on 5/12/2023 5:02 PM by **Robyn Schmidt**

1 COMMENT

Jason Vander Kodde (jtvanderkodde@ftch.com) (7/20/2023 3:57 PM)

No Wetlands or Stream impacts are proposed. However, Leelanau County Drain Commissioner verbally requested Fishbeck to solicit EGLE review and concurrence with the proposed stormwater outlets immediately adjacent to Wetlands and Streams and discharging directly into Wetlands and Streams as submitted. The outfalls are therefore provided for reference only.

Is the intake structure associated with an authorized outfall structure?

No

Number of intakes or outfalls:

3

Pipe Description

Unique Identifier	Pipe Diameter (inches):	Invert Elevation:
Basin 1	10	592.79
Basin 2	12	592.00
Basin 3	10	592.04

Type of intake or outfall stabilization:

Other: Vegetated swale with NAG P550 or equal plastic matting per LCDC

Has the water been treated (outfall only)?

Yes

Marina Construction, Expansion & Reconfiguration

Marinas located on the Great Lakes, including Lake St. Clair, may be required to secure leases or conveyances from the state of Michigan to place structures on the bottomlands. If a conveyance is necessary, an application must be submitted before the Joint Permit Application can be determined complete. For more information on Great Lakes bottomlands conveyances visit https://www.michigan.gov/deq/0,4561,7-135-3313_3677_3702-10865--,00.html

Please be aware that the following items may be required for marina construction permit applications. Include any of these attachments that are applicable:

- Any current pump-out agreement with another marina facility, if on-site sanitary pump out facilities are not available
- A copy of the property legal description, mortgage survey, or a property boundary survey
- A riparian interest area (RIA) estimate survey, sealed by a licensed surveyor, in order to determine whether the proposed project will adversely impact riparian rights.
- Any available sealed RIA estimate survey and/or written authorizations from affected adjoining riparian owners.

For more information on marina construction permits visit

[Link for Marina Information](#)

Proposed Marina Activity:

Reconfiguration

CORRECTION REQUEST (APPROVED)

Enter reconfiguration also

Created on 5/12/2023 5:08 PM by **Robyn Schmidt**

1 COMMENT

Jason Vander Kodde (jtvanderkodde@ftch.com) (5/17/2023 9:15 AM)

MiEnviroPortal will not permit both boxes to be checked concurrently. We therefore selected the most impactful option (expansion) for our application

Do you have an existing Great Lake Conveyance?

No

Are sanitary pump-out facilities available or proposed?

Yes

Is there a pump out agreement?

Yes

Provide a copy of the pump out agreement or describe why there isn't one.

[Todd Waste Caddy 2023.pdf - 03/30/2023 10:21 PM](#)

[EGLE Waste Cart-C203.pdf - 03/30/2023 10:22 PM](#)

Comment

On-site dumping station and waste cart will be provided.

Number of boat slips/wells (do not include broadside dockage or mooring buoys)

Marina Description	Current Count	Final Count
Number of boat slips/wells	82	82
Linear feet of broadside dockage	760	680
Maximum number of boats at broadside dock	18	16
Number of mooring buoys	0	0
Number of launch ramps/lanes	2	2

CORRECTION REQUEST (APPROVED)

Identify the location of the proposed broadside dockage and slip locations on the project plans.

Created on 5/12/2023 5:10 PM by **Robyn Schmidt**

1 COMMENT

Jason Vander Kodde (jtvanderkodde@ftch.com) (7/20/2023 10:16 PM)

The broadside dockage locations are shown on Figures 5 and 7. The broadside dockage locations are only intended for temporary daytime mooring use for loading and unloading. The seasonal slips and boat hoists are shown on Figures 5 and 7 (and are numbered for clear communication as requested by the Fire Chief.)

Total number of boat slips being added to the marina

0

Does the project include: dredging of an marina of 10,000 cubic yards or more; or the addition of 500 feet or more of seawalls, bulkheads, or revetments?

No

Other Marina Construction Attachments

[BATHY_TOPO-24 x 36 8-01-2022.pdf - 03/30/2023 10:33 PM](#)

Comment

Overall Bathymetric survey depicting drop-off location for evidence of protection of existing navigable waterway.

Please note: All slips will include seasonal boat hoists as well. Typical hoist dimensions were provided in above section. Hoists may vary by seasonal owner and manufacturer.

Upload of Proposed Site Plans

CORRECTION REQUEST (APPROVED)

Clarify the cross-section for the proposed stairs on Sheet 12, if they are solid, open pile, seasonal, or...

Created on 5/12/2023 5:15 PM by **Robyn Schmidt**

1 COMMENT

Jason Vander Kodde (jtvanderkodde@ftch.com) (7/20/2023 10:25 PM)

The stairs will be pre-engineered commercially produced and purchased from Alumidock or similar manufacturer

depending on pricing, options and availability. The typical stair detail on Figure 12 has been revised to clarify this intent.

CORRECTION REQUEST (APPROVED)

Show detail on the proposed replacement seawall plan; Sheet 10.

Show the distance from the existing seawall to the proposed seawall.

Created on 5/12/2023 5:14 PM by **Robyn Schmidt**

1 COMMENT

Jason Vander Kodde (jtvanderkodde@ftch.com) (7/20/2023 12:12 PM)

The existing seawall will be removed and replaced with the proposed seawall in the exact same location. There is no distance in between the two locations. The notes on Sheet 10 have been revised accordingly.

CORRECTION REQUEST (APPROVED)

Show the length and width of the finger piers on Sheet 7.

Created on 5/12/2023 5:13 PM by **Robyn Schmidt**

1 COMMENT

Jason Vander Kodde (jtvanderkodde@ftch.com) (5/17/2023 9:17 AM)

Typical finger pier dimensions were provided on slips 47 and 84, we've moved them to slip 65 and 84 for ease of review.

CORRECTION REQUEST (APPROVED)

Cross-section D-D, show the proposed fill and excavation for the concrete ramp material.

A concrete ramp is typically recessed into the lakebed; show that work on the project plans.

Created on 5/12/2023 5:11 PM by **Robyn Schmidt**

1 COMMENT

Jason Vander Kodde (jtvanderkodde@ftch.com) (7/20/2023 10:06 PM)

Figure 6 Cross Section D-D has been revised to show the proposed fill and excavation for the concrete ramp material. A table has also been provided on Figure 6 to quantify the associated areas and volumes

REQUIRED Application, maps, and drawings:

- *Overall Project Site Plan
- *Cross-Sectional Drawings

For Part 315 Dam Safety applications attach detailed signed and sealed engineering plans for a Part 315 dam repair, dam alteration, dam abandonment, or dam removal.

[Examples site plan and cross-sectional drawings](#)

[For additional information on maps, drawings, and other attachments visit michigan.gov/jointpermit](#)

Required on all Site Plan uploads. Please identify that all of the following items are included on your plans that you upload with this application.

Site Plan Features	Existing and Proposed Plan Set
Scale, Compass North, and Property Lines	Yes
Fill and Excavation areas with associated amounts in cubic yards	Yes
Any rivers, lakes, or ponds and associated Ordinary High Water Mark (OHWM)	Yes
Exterior dimensions of Structures, Fill and Excavation areas associated with the proposed project	Yes
Dimensions to other Structures and Lot Lines associated with the project	Yes
Topographic Contour Lines from licensed surveyor or engineer when applicable	Yes

Upload Site Plans and Cross Section Drawings for your Proposed Project

[230823 - EGLE Figures 1-13.pdf - 08/29/2023 07:53 AM](#)

Comment

NONE PROVIDED

Additional Required and Supplementary Documents

NONE PROVIDED

Comment

Available upon request

Fees

CORRECTION REQUEST (APPROVED)

Based on the projects proposed, the application requires a \$2,000 application fee.

The application fee for proposed revetments (i.e., riprap) 500 feet or more in length are Major Projects and require \$2,000 fee. The JPA fee schedule is available on-line at www.mi.gov/jointpermit

Created on 5/12/2023 5:21 PM by **Robyn Schmidt**

2 COMMENTS

Robyn Schmidt (schmidtr1@michigan.gov) (8/1/2023 4:18 PM)

The application fee amount required has been adjusted. Let me know if you have any issues submitting the fee. Thank you.

Jason Vander Kodde (jtvanderkodde@ftch.com) (7/7/2023 4:11 PM)

The project fee will be provided a Major Project for proposed revetments exceeding 500 feet in length and Northgate will submit the additional \$1,500.00 fee electronically. MiEnviro Portal does not allow the applicant to update the fee amount in the application (once it has been submitted), please revise it to \$2000.00 for us.

The application fee identified in this section is a calculation based on answers to the questions in this application. This calculation is an estimate of the total fee and will be reviewed by the application processor to determine if any additional fees are required for a complete application.

Individual Permit Fee:
+\$500.00

Total Fee Amount:

\$500.00

Is the applicant or landowner a State of Michigan Agency?

No

Revisions

Revision	Revision Date	Revision By
Revision 1	2/2/2023 1:41 PM	Jason Vander Kodde
Revision 2	5/17/2023 9:12 AM	Jason Vander Kodde
Revision 3	8/29/2023 7:50 AM	Jason Vander Kodde
Revision 4	8/29/2023 9:47 AM	Jason Vander Kodde

Leelanau Pines Campground – USACE JPA Narrative

Fishbeck Project No. 211505

April 11, 2023

Revised July 20, 2023

Revised August 24, 2023

Project Summary (Purpose and Use): Provide a summary of all proposed activities including the intended use and reason for the proposed project.

Leelanau Pines Campground is an existing campground in Centerville Township, Leelanau County, MI located at 6500 E Leelanau Pines Drive (see Figure 1, Location Map). Leelanau Pines is proposing to improve the existing campground (Figure 2, Existing Conditions) to better serve their campers by adding 150 new campsites with associated driveways and amenities including a check-in building, maintenance building, marina building, swimming pools, splash pad, and mini golf. Leelanau Pines intends to construct the necessary infrastructure to accommodate site development including, but not limited to, private roads, driveways, sidewalks, public and private utilities, landscaping, boat launch consolidation and replacement, marina consolidation and replacement, and stormwater management basins.

The following proposed activities require a NREPA Part 301 and/or Part 303 permit from EGLE for unavoidable and minimized impacts to Lake Leelanau and associated wetland, noted in Figure 4: 1) Remove, consolidate and replace the existing two (2) single boat launches into one (1) double boat launch and any portion of the affected shoreline not occupied by the new boat ramp will be restored and protected by riprap. 2) Modernize and expand the existing seasonal marina by consolidating three docks to two docks and maintaining the number of boat slips and hoists at 82; 3) Repair and protect the degraded Lake Leelanau shoreline from further erosion by (3a) repairing and replacing the existing seawall, (3b) reshaping existing riprap and placing additional riprap at its current location, and (3c) expanding the proposed riprap protection along the remainder of eroding portion of the property's developed shoreline 4) Discharge pretreated stormwater detention basin effluent from upland basins into existing adjacent wetlands and streams via grassed swales as requested by Leelanau County Drain Commission, 5) Provide improved fire protection by installing a dry hydrant with underwater draw in Lake Leelanau as requested by the Cedar Area Fire Department.

Marina consolidation and replacement efforts will consist of reconfiguring the geometry of the south dock and combining the existing east and west docks with a revised east dock. The reconfigured south dock will consist of a 181-foot-long by 6-foot-wide main pier, two thirty-foot-long by 4-foot-wide finger piers, and a sixty-foot-long by six-foot-wide head pier. The finger and head pier will be spaced 24' apart and feature six (6) seasonal slips with boat hoists. An additional 8 LF of seawall will also be constructed to reconfigure the south dock entrance.

The newly proposed east dock will consist of 76 seasonal slips with boat hoists and 8 feet of additional seawall. The east dock will consist of a 240-foot-long by 6-foot-wide main pier. Two head docks will extend Southeast into the waterway, perpendicular to the main pier. Head dock A will consist of a 280-foot-long by 6-foot-wide-main pier, twenty (20) 30-foot-long by 4-foot-wide finger piers, and 38 seasonal boat hoists. Head dock B will consist of a 280-foot-long by 6-foot-wide-main pier, twenty (20) 30-foot-long by 4-foot-wide finger piers, and 38 seasonal boat hoists.

Boat launch consolidation and replacement efforts will consist of removing the existing two (2) single boat launches then replacing and combining them into one (1) double boat launch. The existing West boat launch is a 52 square foot (sf) rectangular concrete slab, consisting of 1.0 cubic yards of concrete. The existing West boat

launch will be excavated and replaced with sand and riprap (See Figure No. 12 for detail). The existing East boat launch is a 289 square foot (sf) rectangular concrete slab, consisting of 4.6 cubic yards of concrete. The existing East boat launch will be excavated and replaced with the proposed double boat launch (See Figure No. 6 for detail). The dry hydrant inlet on the lakebed will consist of the removal of 16.4 cubic yards of sand with the replacement of 16.4 cubic yards of riprap for natural screening of the lakewater withdrawal point. The overall lakebed impact area includes the existing east boat launch, the proposed double boat launch, and a proposed dry hydrant with underwater draw from Lake Leelanau. 57.2 cubic yards of lakebed will be cut and graded to relocate the existing single boat launches, develop the proposed boat launch, and excavate the proposed dry hydrant. These activities will require approximately 33.8 cubic yards of fill resulting in approximately 23.4 net cubic yards of lakebed material being cut from lakebed across the site.

The existing shoreline has 137 lineal feet of seawall which will be removed and replaced. Additionally, 8 feet of new seawall will be constructed to support the south seasonal dock and 8 feet of new seawall will be constructed to support the east seasonal dock.

The existing shoreline's 292 lineal feet of permitted riprap will be refreshed by reshaping the existing riprap and supplementing it with 28 cubic yards of new riprap to fill in any voids and meet the design cross section. An additional 84 linear feet of riprap (12 cubic yards) will be installed west of the existing west boat launch. An additional 541 linear feet of riprap (80 cubic yards) will be installed between the existing seawall and new boat launch. An additional 264 linear feet of riprap (39 cubic yards) will be installed between the east of the new boat launch.

Five new sets of seasonal stairs will be provided to allow boaters, waders, swimmers, etc. to navigate over the riprap and into the sandy shallow shoreline/waterfront area. The stairs will be pre-engineered, commercially produced, and purchased from alumidock, or similar manufacturer depending on pricing, options and availability.

Project Construction Sequence, Methods, and Equipment: Describe how the proposed project timing, methods, and equipment will minimize disturbance from the project construction, including but not limited to soil erosion and sedimentation control measures.

Site construction is currently scheduled to begin in the Fall of 2023 once all required permits have been issued. The site will be developed using conventional construction and earth moving technology utilizing, but not limited to, excavators, front-end loaders, bulldozers, scrapers, dump/dirt trucks, graders, and cranes.

A Soil Erosion and Sedimentation Control (SESC) plan will be prepared by the Civil Engineer, permitted by the County, and provided to the Construction Manager for implementation. The approved SESC Plan will require best management practices (BMPs) be in place for the entire duration of the grading, excavation, utility installation, site work, and building erection processes. These measures will be monitored and maintained throughout the duration of construction. Mass excavation and grading of the site will occur after SESC measures have been installed and approved by the Engineer. All excavated soil will be placed in a designated onsite fill or stockpile area. Following grading operations, site utilities will be installed, including water main, storm sewer, sanitary sewer, propane, electric, and internet/data. Private roads will be constructed after underground infrastructure has been installed. Private roads shall be constructed out of sand, aggregate and asphalt pavement. Upon completion of infrastructure installation, stockpiled topsoil will be respread, and the site stabilized. The proposed buildings and amenities will be constructed concurrently with the site improvements.

The dock supports and sections and boat hoists are installed every spring and removed every fall using wheeled mechanical equipment accessing the dock areas directly from the boat launch. The dock supports and sections and boat hoists are stored on land every fall on campsites and other on-site upland areas for the winter season.

The Riprap will be imported in conventional dump trucks and placed using a front-end loader and/or excavator from the landward side of the shoreline.

Project Alternatives: Describe all options considered as alternatives to the proposed project and describe how impacts to state and federal regulated waters will be avoided and minimized. This may include other locations, materials, project layout and design, construction technologies. For utility crossings include alternative routes and construction methods

An alternative analysis is required under Part 303, Wetlands Protection, of the NREPA and is necessary for EGLE's review of a Joint Permit Application (JPA). Given the characteristics of site soils, topography, configuration of wetlands, and site access, it is anticipated that minimal impacts to regulated wetlands will be required. Minimization of wetland impacts has been considered throughout the site design and layout process, however impact of approximately 0.003 acre (169 sf) of wetland is unavoidable.

Various alternatives were considered when designing the site layout, the proposed dock locations, and the proposed boat launch locations. The site design was also constrained by the existing Lake Leelanau shoreline, the Rice Creek shoreline, and the existing wetland locations on-site.

Site selection: This site is one of two existing campgrounds in Centerville Township and the only campground remaining with any room for expansion. We are unaware of any other such properties in the Township and therefore have no other site options.

Zoning: The proposed project site is zoned as Commercial Resort per the Centerville Township Zoning Map and Master Plan. The property is appropriately zoned for the proposed expansion.

Existing Utilities: The campground is served by private water wells and a private sanitary sewer treatment lagoon. New private lines will be provided to extend private utilities into the proposed new campsite areas, which are placed in close proximity to the existing campsites for this reason.

Impact: Consolidating and replacing existing boat launch. The existing site has two (2) boat launches (see Figure 3, Existing Lakefront).

We considered attempting to repair and maintain the current boat launches in the current locations. Unfortunately, the current launches are beyond their usable service life and are unable to be maintained further. The existing concrete launch pads, having been in service since from the 1970's by air photo, have succumbed to the forces of nature and prior use (wind, waves, snow, ice, boat trailer weight, etc.) over the past decades and have settled, heaved, and cracked. The highly degraded concrete can no longer be serviced, leveled, or grouted and must be replaced for safe use and operation.

We considered replacing both boat launches in their current locations. However, this created a greater impact on Lake Leelanau bottomlands as the overall impact of two (2) boat launches is greater than one (1) consolidated boat launch. Two (2) launches would require more dockage and would have two (2) paths of boat travel through the sandy shallows to the shoreline rather than one. Two (2) launches also increase stormwater runoff volume in the land side. Additionally, we are proposing a boat wash station on the land side in an effort to fight transient invasive species and having one launch allows us to provide only one wash station.

We considered moving the boat launches to match the existing western launch location. However, the western location is closer to the mouth of Rice Creek, closer to the property line and adjacent neighbors, offered only minimal water depth by the shoreline, and was closer to a large existing colony of aquatic reeds. It would also require all the boats and trailers to drive through the entire campground to get there and offers poor turning around and parking options on the land side. Therefore, we decided to relocate and consolidate the western launch location with the eastern launch.

The eastern launch location is further from Rice Creek, central to the property frontage, avoids a large submergent/emergent wetland, and offers deeper water for launching boats (see Figure 4, Proposed Lakefront). On the land side, the eastern launch provided a circular vehicle turnaround, additional parking space, avoids roads utilized by campers and is closer to the proposed marina store location. Additionally, it allows for good access to a potable water service and sanitary sewer dump station for the previously mentioned boat wash station. Therefore, the existing eastern boat launch was selected as the site for launch consolidation.

Impact: Modernizing and expanding the existing seasonal marina. Campground expansion will result in continued demand for marina slips to meet the boating needs of our campers. The Township's ordinance for dock count and slip count is based on the historical use of the property and a previously issued MDNR permit.

Additionally, the acquisition of the campground by Northgate included an agreement to rights and relocation of the existing west seasonal dock that was formerly operated by the campground and in front of the parent parcel including the campground property. Therefore, leaving the three docks in their current position was ruled out as a suitable option due to the agreement with the former owner.

With the consolidation of three docks into two, Leelanau Pines considered splitting the slips evenly between the two remaining docks. Due to the large area of aquatic reeds in the area, we decided to avoid the aquatic reeds to the greatest extent possible with the dock geometry and slip locations. Therefore, the dock in front of the campsites and marina building was kept to a minimum size, allowing boat circulation for refueling and allowing the eastern boat launch traffic to enter and exit while avoiding both the south dock and associate slips and the vegetation.

The eastern dock contains the majority of the marina slips, which allows avoidance of the submergent wetland by boat traffic. It is centrally located on the approximately half-mile long campground lake frontage so as to eliminate any impact to adjacent riparian's docks. The bathymetric survey showed that the sand bottom extends waterward several hundred feet before reaching the drop-off, so this location would not interfere with the ordinary use of navigation by other boaters who typically travel over the deeper waters when traversing the lake. It also facilitates the Fire Department's request for a dry fire suppression system with centrally located standpipes on each marina dock.

Impact: Repairing and protecting the Lake Leelanau shoreline. Historical aerial imagery and the condition of the the Site's existing seawall indicate historic, consistent and on-going erosion along the Leelanau Pines Campground shoreline. When the wind direction is from the south or east, the wave action expends considerable energy against the shoreline and causes regular erosion. In order to prevent further loss of upland property into the Lake, Leelanau Pines wishes to repair the existing protections and expand them to cover the remainder of the developed shoreline area.

Alternate lengths of protection were considered. The campground considered protecting the entire ½ mile + of Lake frontage in order to protect their investment and business operations for the foreseeable future. However, due to the well-established vegetation on the northeastern portion of the frontage, it was decided to forgo requesting that protection at this time. Northgate reserves the right to request it in the future if additional property loss or frontage subsidence is observed. Northgate considered leaving the existing protection in place with minor repairs. However, after one season of operation, it was observed to merit immediate and decisive action instead.

Alternate types of protection were considered. Reduction of seawall length was considered, but ruled out due to the magnitude of the wave action. Natural shoreline design was evaluated using native plantings, coir logs, and similar natural materials. Several factors caused us to rule this approach out: inability to assure immediate success/growth, inconsistency of plant root coverage and establishment, and potential removal of existing

significant riprap protection, depth of water near the shoreline and extreme wave energy, and the visual and access impacts for the campsites in the area. In addition, the lake level is managed and is dropped by at least a foot every winter, which complicates natural shoreline design due to variable topography and hydrology along the shoreline. The opportunity to leave a six foot no-mow area was considered, but found to be non-conducive for campers from the off-water lots (a majority of the campsites are off-water) to spend time experiencing and enjoying the waterfront area. These reasons and more contribute to the need for substantive, durable and permanent erosion protection.

As a result, sheet piling seawalls and hard armor were selected as the materials of choice for protection of the shoreline along the developed campground frontage. These protections mimic the existing protections that were previously permitted and that have proven to work along part of the frontage already. The harsh environment and regular wave abuse of the shoreline combined with the need to utilize and enjoy the shoreline by our campers require the toughest and most durable treatment available.

Impact: Discharging pretreated stormwater detention basin effluent into existing wetlands and creek. The three proposed stormwater basins (– see site grading plans) are designed to infiltrate stormwater into the ground due to the naturally occurring sandy soils onsite (basin details are shown on Figure 13). Their sizing meets or exceeds the Leelanau County Drain Commission standards. Smaller basins were considered but did not comply with the regulations. Larger basins were considered but required the relocation of the proposed campsites to other upland areas of the property, thereby requiring more tree removal and closer proximity to other property lines. Therefore, the basins were sized appropriately as proposed per the published standards.

During a severe rain event, the basin infiltration rates may be slower than the inflow rate from the developed campsites. As a result, the detention basins are designed with staged outlet pipes with overflow spillways. These staged outlets discharge into vegetated swales at the request of the Drain Commission. Riprap swales were considered, but not selected due to aesthetics, difficulty of lawn mowing, and request of the drain commission. Each basin will discharge into the swales and associated wetlands or streams at the lowest elevation possible. No wetland impacts are anticipated due to construction of the stormwater basins in upland and overflow into upland vegetated swales.

Impact: Providing improved fire protection by installing a dry hydrant. The Cedar Area Fire Department requested that a dry hydrant be placed in close proximity to the boat launch turn-around for fastest and easiest access by their vehicles and tanker trucks in the case of a fire emergency and needing to fill the tankers for fighting a fire within driving distance elsewhere in the Township. Based upon the Fire Department's request and the project Engineer's evaluation, the dry hydrant location was selected as the optimal location for the protection of public health, safety and welfare. Additionally, it was sited to avoid direct wetland impacts and allow for 24-hour lighting along with the boat launch. The dry hydrant location is noted on Figure 4, with a detail on Figure 6.

The alternate location for the dry hydrant on the north side of the boat dock was ruled out due to the existing wetland location and the need to drive equipment across that area every spring and fall for placing and removing the marina and hoists for the year.

Project Compensation: Describe how the proposed impacts to state and federal regulated waters will be compensated OR explain why compensatory mitigation should not be required for the proposed impacts. Include amount, location, and method of compensation (i.e., bank, on-site, preservation, etc.)

The total proposed impact to regulated wetlands is approximately 169 square feet or 0.003 acres. Given that the impacted wetland is small and immediately adjacent to an existing boat launch, it is in a relatively high traffic area and not prime habitat. Constructing a boat launch at this location allows protection and preservation of remaining high-quality wetlands in other areas of the site. No wetland mitigation is proposed due to the very small area of proposed wetland impact. In an effort to minimize wetland impacts, the applicant has also removed

a walking path through wetland areas as well as a fishing pier that were proposed and discussed in the pre-application meeting.

The total proposed shoreline protection is approximately 1178 linear feet of riprap and 153 feet of seawall construction (137 linear feet replacement at 1:1, 16 linear feet new <100') placed adjacent to the currently eroding shoreline. The current unprotected shoreline is essentially an eroding, unprotected vertical slope with little-to-no aquatic habitat. The continued loss of existing shoreline trees, embankment and vegetation needs to be stopped and significant stone structure habitat will be created for fish and other aquatic life. The existing 137' seawall is breaking the force of waves over its entire length, and the proposed additional 8 linear foot seawalls will be breaking the force of waves under each proposed dock. A 25% reduction of the existing seawall length will only expose and endanger more upland to erosion by wave action. The seawall will have riprap placed in front of it at the toe to prevent undercutting and provide habitat. Toe stone shall consist of natural field stone or rock (broken concrete is not allowed) and shall be a variety of sizes.

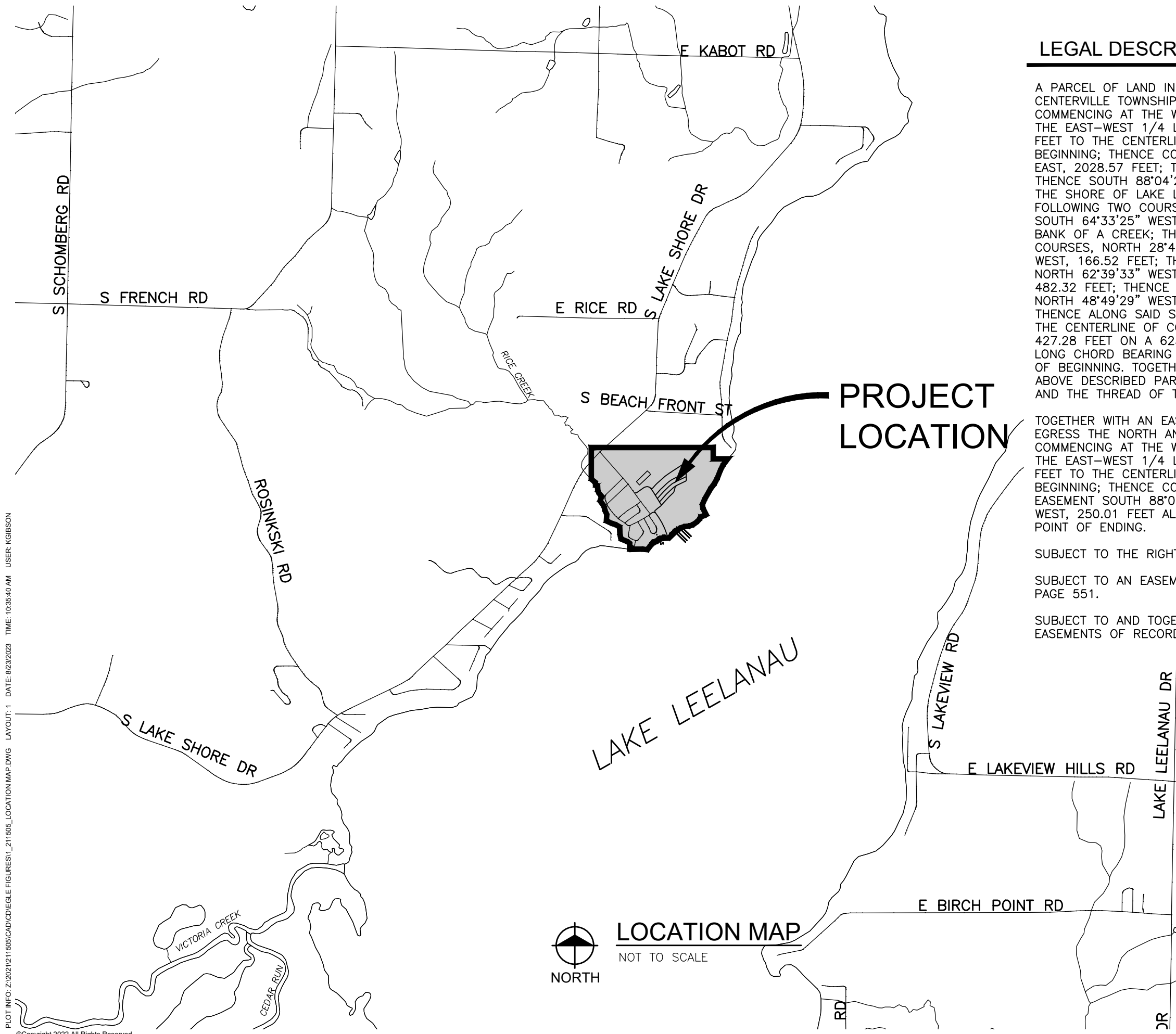
The applicant is proposing to permanently protect less than half of the property lake frontage (40%) in front of existing and proposed campground lawn and amenities. Obstructing the existing views, boating, kayaking, floating, wading and swimming use of the current campground with a six foot no-mow area or woody vegetation at the waterfront was deemed undesirable. Furthermore, the significant force of the wave action against the open convex shoreline from strong southern and eastern winds will not facilitate long-term growing success of natural or woody BMPs at this location. Additionally, the varying Lake Leelanau levels (The Drain Commission operates the dam and lowers the lake level a foot every fall and winter) create a real practical difficulty in long-term establishment of natural BMPs at this location. The applicant is proposing to maintain the existing natural, woody shoreline on approximately 1752 linear feet (60%) of shoreline to the north that has been established over time. In an effort to further support natural BMPs on the property and protect and minimize habitat impacts, the applicant has also removed a walking path through wetland areas as well as a fishing pier that were proposed and discussed in the pre-application meeting.

Describe the wetland impacts, the proposed use or development, and the alternatives considered.

Wetland impacts are limited to widening and improving the eastern boat launch. Alternate locations of the boat launch were not suitable for the reasons described in detail in the project alternatives section. Wetland impacts are noted on Figure 11 (plan view) and Figure 12 (cross sections). Total impacts to regulated wetlands:

- **Wetland impact D-1/D-6 (west side of boat launch)**
 - This isolated pocket of wetland is immediately adjacent to the west side of the northern boat launch along Lake Leelanau.
 - Approximately 0.0007 acre (32 square feet) of wetland will be filled and graded for the proposed boat launch, requiring approximately 1 cubic yard of fill.

- **Wetland impact B-87/B-90 (east side of boat launch)**
 - This isolated pocket of wetland is immediately adjacent to the east side of the northern boat launch along Lake Leelanau.
 - Approximately 0.003 acre (137 square feet) of wetland will be cut and graded for the proposed boat launch, requiring approximately 1 cubic yard of fill.



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, 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.

LOCATION MAP
 NOT TO SCALE

PROJECT:	LEELANAU PINES CAMPGROUND
APPLICANT:	NORTHGATE LEELANAU PINES, LLC
WATERWAY:	LAKE LEELANAU
LOCATION:	6500 E. LEELANAU PINES DR, CENTERVILLE TOWNSHIP, LEELANAU COUNTY, MICHIGAN
SHEET: 1 OF 13	REV: 8/23/2023 DATE: 1/19/2023

PREPARED FOR USACE & EGLE JOINT PERMIT APPLICATION

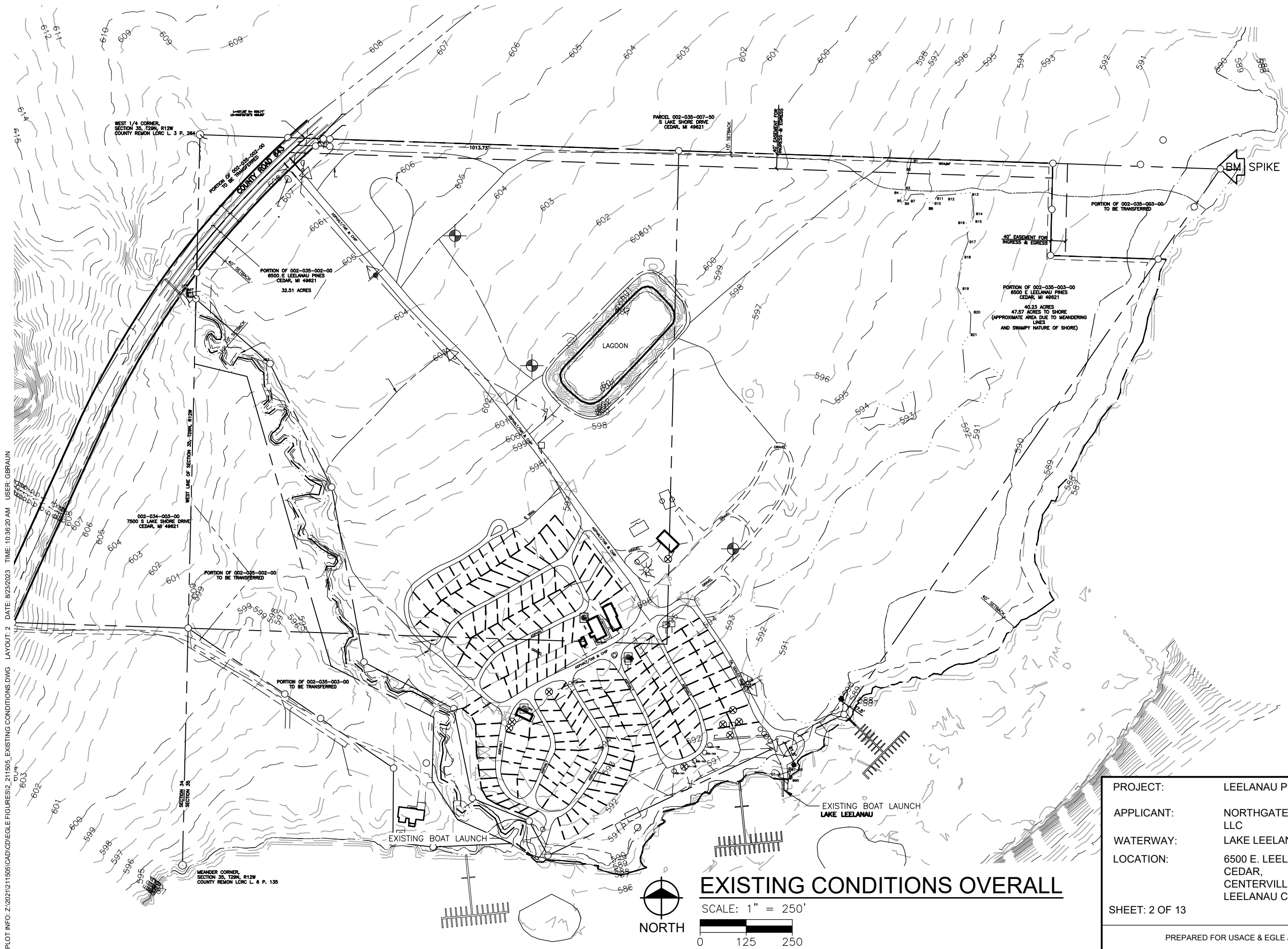


Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

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

PROJECT NO.	211505
FIGURE NO.	1

PLOT INFO: Z:\2021\211505\CAD\CD\EGLE FIGURES\1_211505_LOCATION MAP.DWG LAYOUT: 1 DATE: 8/23/2023 TIME: 10:35:40 AM USER: KIBSON
 ©Copyright 2022 All Rights Reserved



PLOT INFO: Z:\2021\1211505\CAD\IDEGLE FIGURES\2_211505_EXISTING CONDITIONS.DWG LAYOUT: 2 DATE: 8/23/2023 TIME: 10:36:20 AM USER: GBRAUN
 ©Copyright 2022 All Rights Reserved

EXISTING CONDITIONS OVERALL
 SCALE: 1" = 250'

PROJECT:	LEELANAU PINES CAMPGROUND
APPLICANT:	NORTHGATE LEELANAU PINES, LLC
WATERWAY:	LAKE LEELANAU
LOCATION:	6500 E. LEELANAU PINES DR, CEDAR, CENTERVILLE TOWNSHIP, LEELANAU COUNTY, MICHIGAN
SHEET: 2 OF 13	REV: 8/23/2023 DATE: 1/19/2023
PREPARED FOR USACE & EGLE JOINT PERMIT APPLICATION	

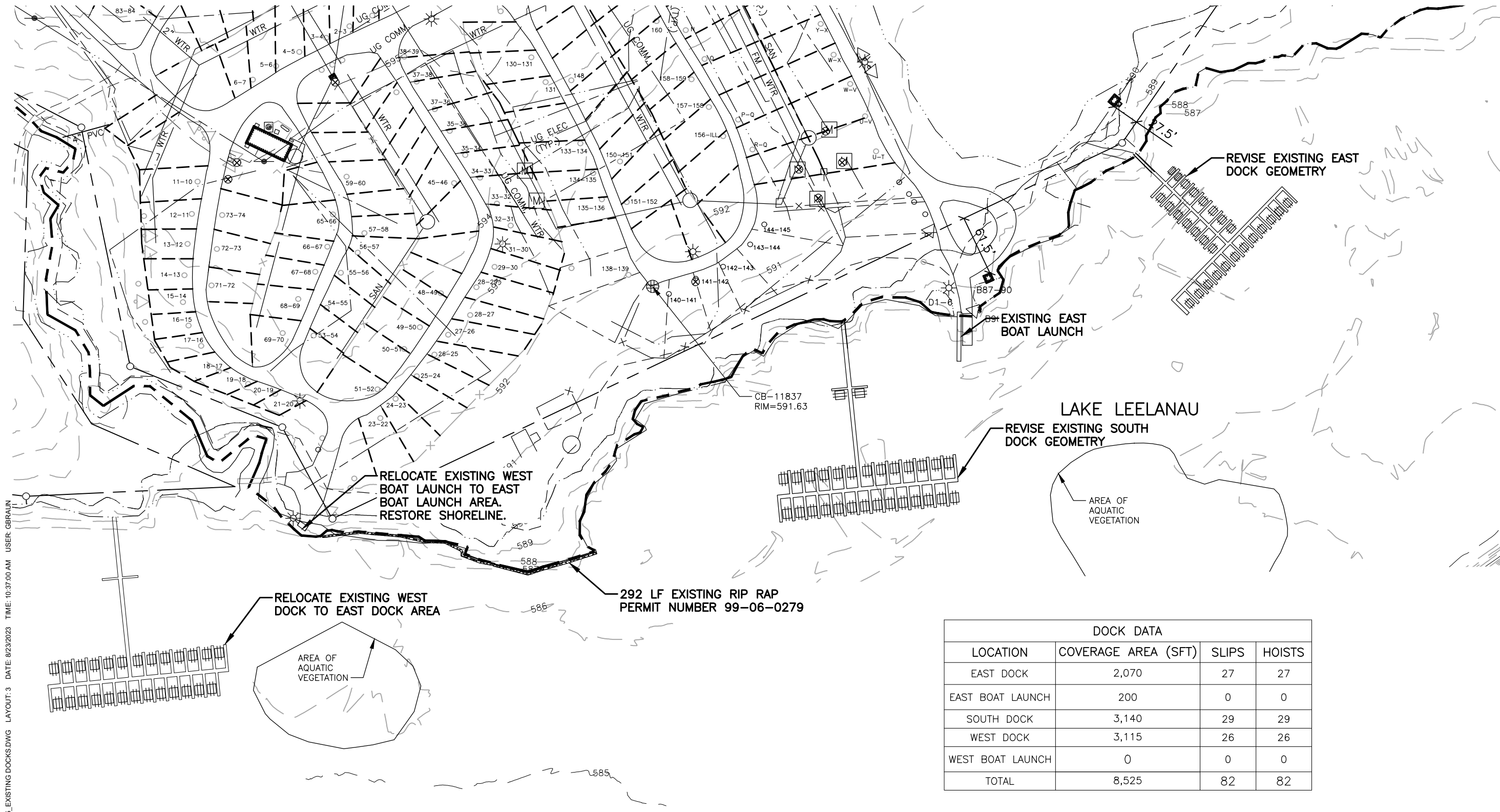
Engineers | Architects | Scientists | Constructors

Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

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

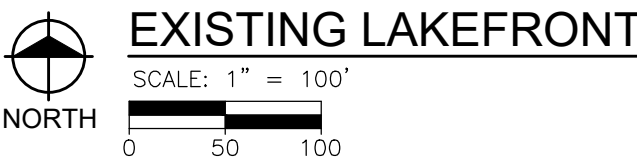
Leelanau Pines Campground

PROJECT NO.	211505
FIGURE NO.	2



PLOT INFO: Z:\2021\211505\CADD\EGLE FIGURES\3_211505_EXISTING DOCKS.DWG LAYOUT: 3 DATE: 8/23/2023 TIME: 10:37:00 AM USER: GBRAUN

©Copyright 2022 All Rights Reserved



DOCK DATA			
LOCATION	COVERAGE AREA (SFT)	SLIPS	HOISTS
EAST DOCK	2,070	27	27
EAST BOAT LAUNCH	200	0	0
SOUTH DOCK	3,140	29	29
WEST DOCK	3,115	26	26
WEST BOAT LAUNCH	0	0	0
TOTAL	8,525	82	82

PROJECT: LEELANAU PINES CAMPGROUND
 APPLICANT: NORTHGATE LEELANAU PINES, LLC
 WATERWAY: LAKE LEELANAU
 LOCATION: 6500 E. LEELANAU PINES DR, CEDAR, CENTERVILLE TOWNSHIP, LEELANAU COUNTY, MICHIGAN
 SHEET: 3 OF 13
 REV: 8/23/2023
 DATE: 1/19/2023
 PREPARED FOR USACE & EGLE JOINT PERMIT APPLICATION

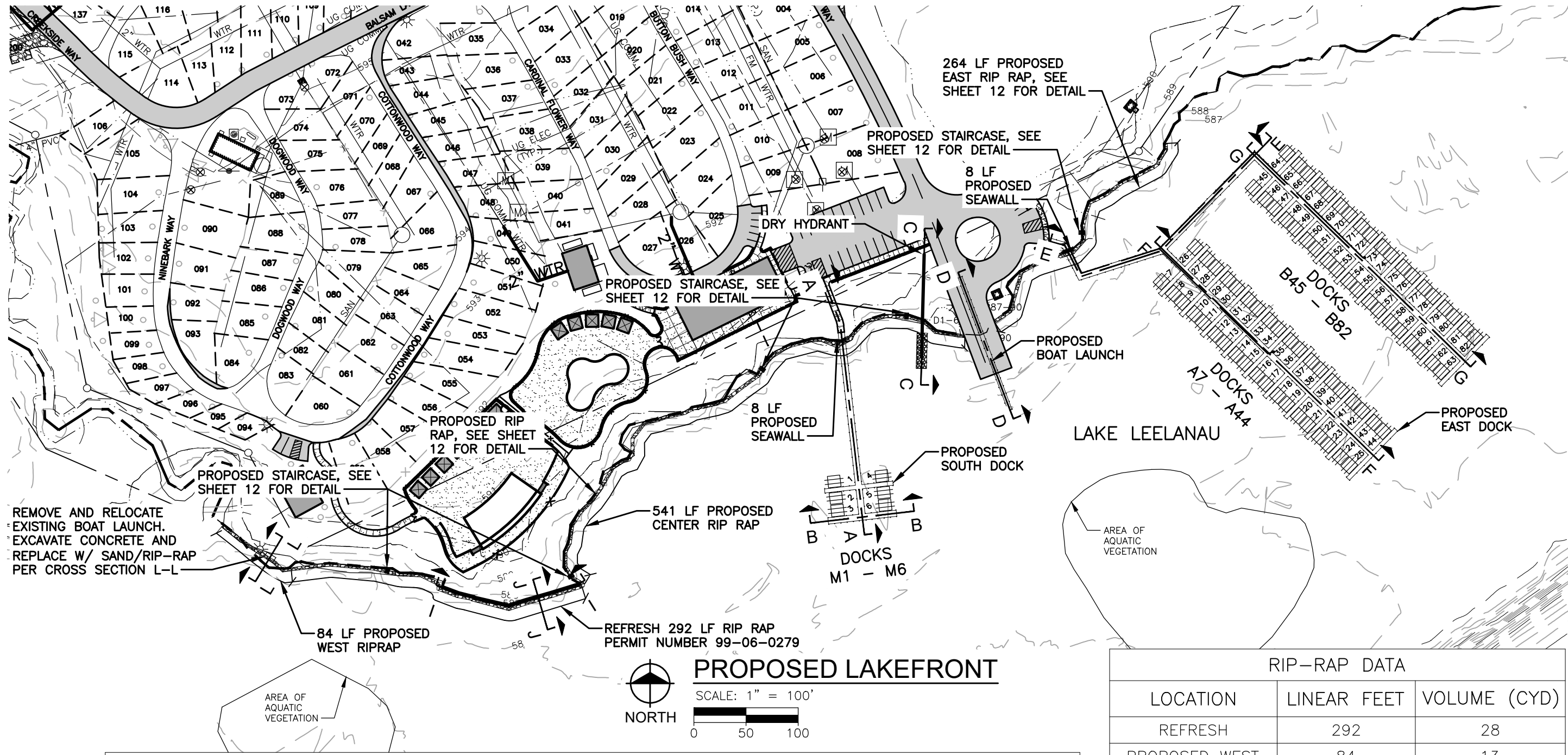


Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

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

PROJECT NO. 211505
 FIGURE NO. **3**

PLOT INFO: Z:\2021\1211505\CAD\ODD\EGLE FIGURES\4_211505_PROPOSED LAKEFRONT.DWG LAYOUT: 4 DATE: 8/23/2023 TIME: 4:14:52 PM USER: KGIBSON



PROPOSED LAKEFRONT

SCALE: 1" = 100'
0 50 100

DOCK DATA						
LOCATION	EXISTING			PROPOSED		
	COVERAGE AREA (SFT)	SLIPS	HOISTS	COVERAGE AREA (SFT)	SLIPS	HOISTS
EAST DOCK	2,070	27	27	9,724	76	76
EAST BOAT LAUNCH	200	0	0	310	0	0
SOUTH DOCK	3,140	29	29	1,645	6	6
WEST DOCK	3,115	26	26	0	0	0
WEST BOAT LAUNCH	0	0	0	0	0	0
TOTAL	8,525	82	82	11,679	82	82

RIP-RAP DATA		
LOCATION	LINEAR FEET	VOLUME (CYD)
REFRESH	292	28
PROPOSED WEST	84	13
PROPOSED CENTER	541	81
PROPOSED EAST	264	40
TOTAL	1181	162

PROJECT: LEELANAU PINES CAMPGROUND
 APPLICANT: NORTHGATE LEELANAU PINES, LLC
 WATERWAY: LAKE LEELANAU
 LOCATION: 6500 E. LEELANAU PINES DR, CEDAR, CENTERVILLE TOWNSHIP, LEELANAU COUNTY, MICHIGAN
 SHEET: 4 OF 13
 REV: 8/23/2023
 DATE: 1/19/2023

PREPARED FOR USACE & EGLE JOINT PERMIT APPLICATION

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

Leelanau Pines Campground

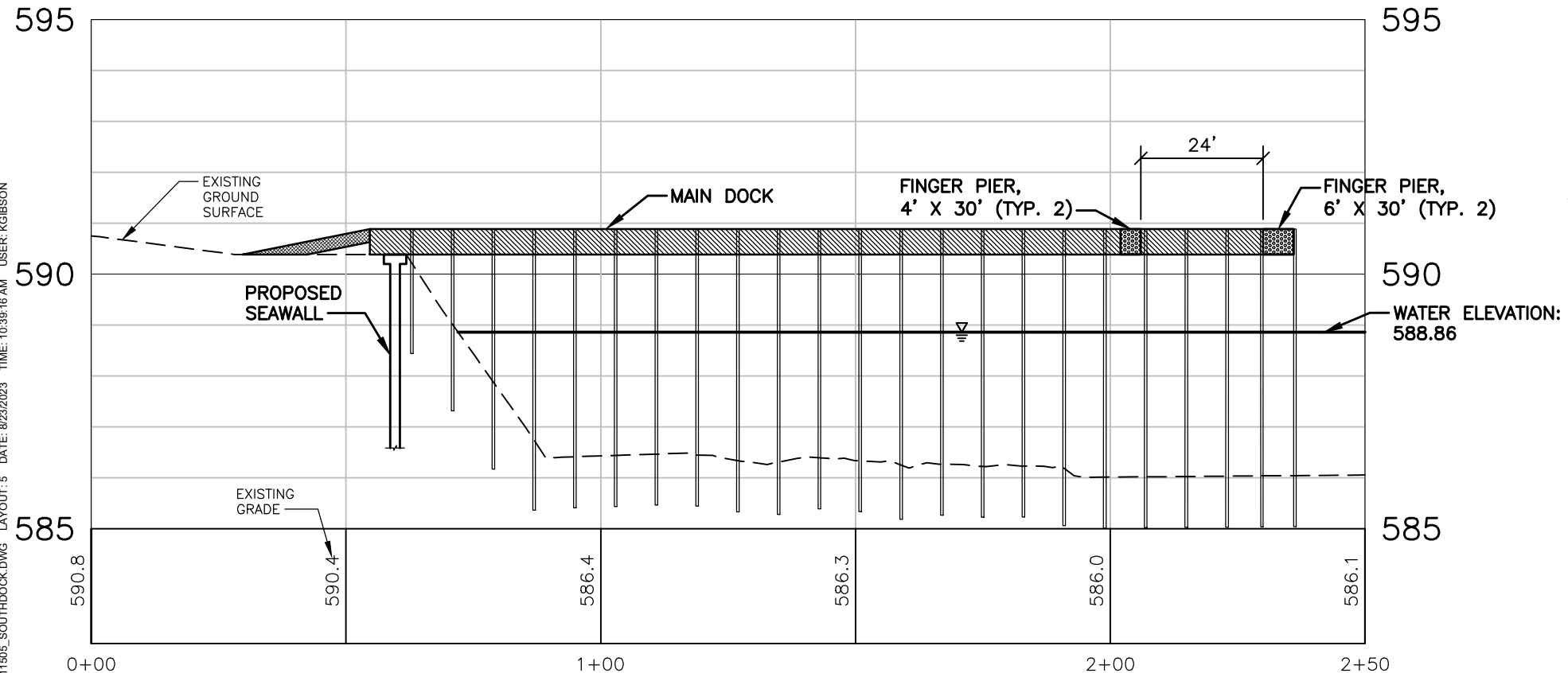
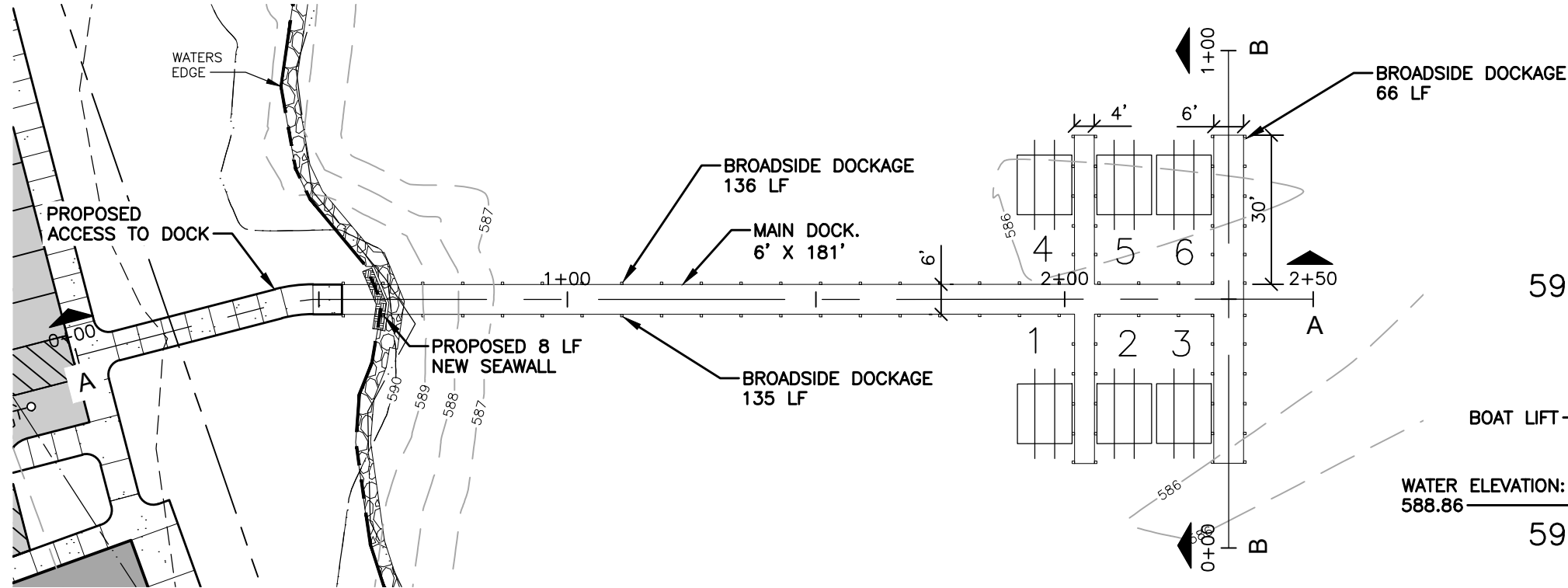
PROJECT NO.
211505

FIGURE NO.

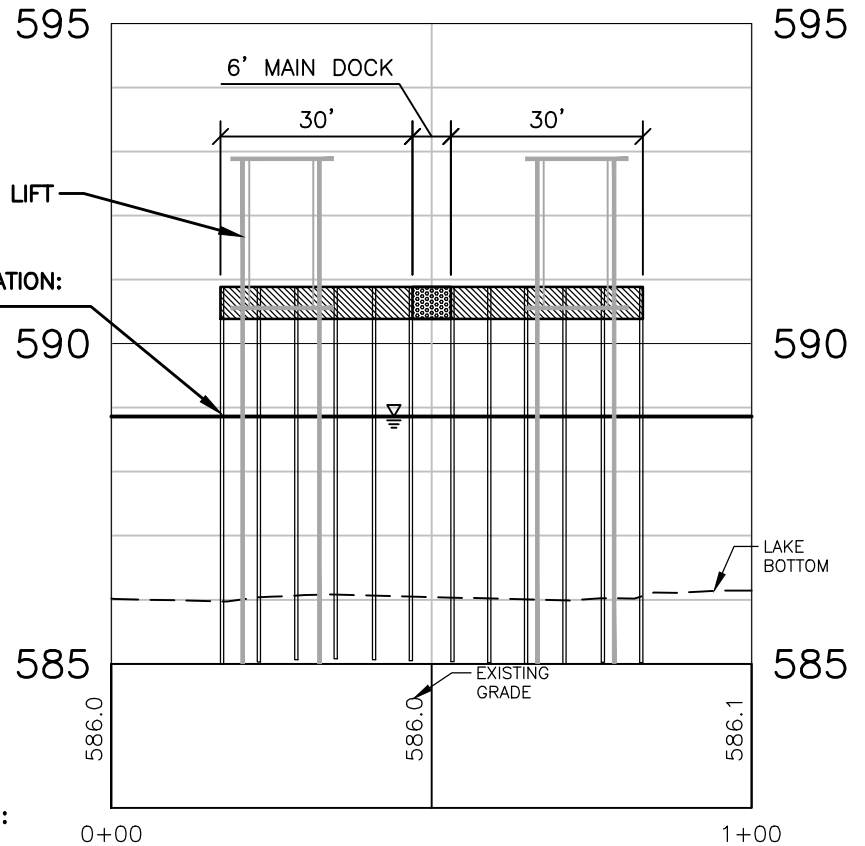
4



Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.



SECTION A-A
 SCALE: 1" = 30'
 VERT SCALE: 1" = 3'



FINGER PIER TYP. SECTION B-B
 SCALE: 1" = 30'
 VERT SCALE: 1" = 3'

PROJECT:	LEELANAU PINES CAMPGROUND
APPLICANT:	NORTHGATE LEELANAU PINES, LLC
WATERWAY:	LAKE LEELANAU
LOCATION:	6500 E. LEELANAU PINES DR, CEDAR, CENTERVILLE TOWNSHIP, LEELANAU COUNTY, MICHIGAN
SHEET: 5 OF 13	REV: 8/23/2023 DATE: 1/19/2023
PREPARED FOR USACE & EGLE JOINT PERMIT APPLICATION	



Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

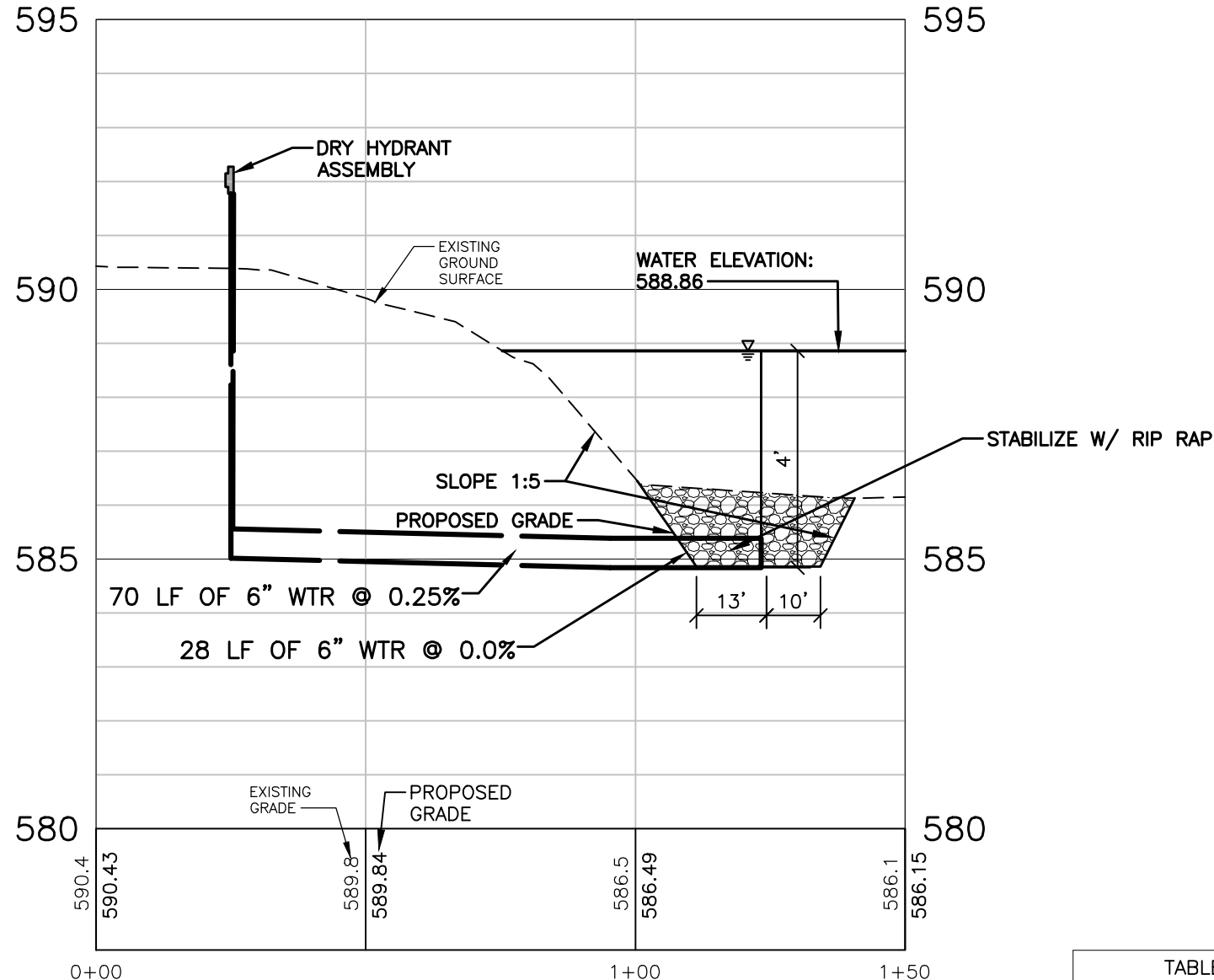
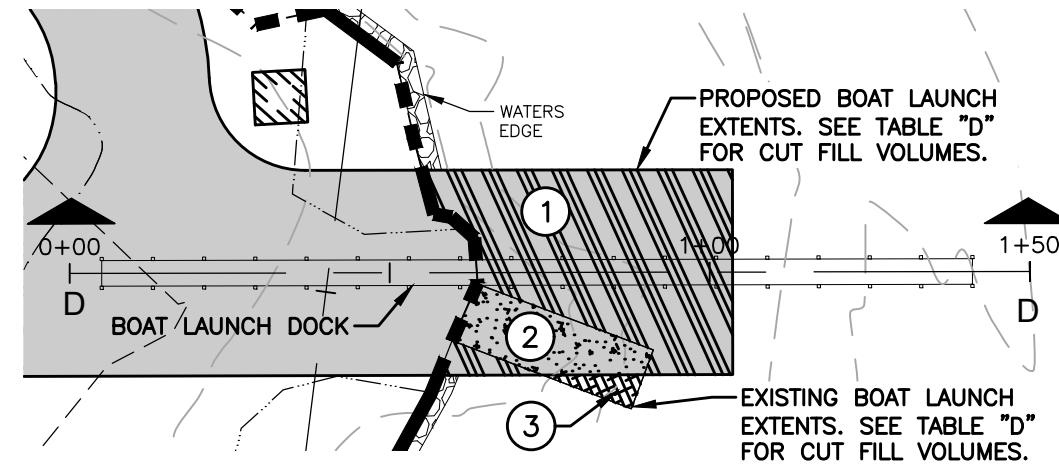
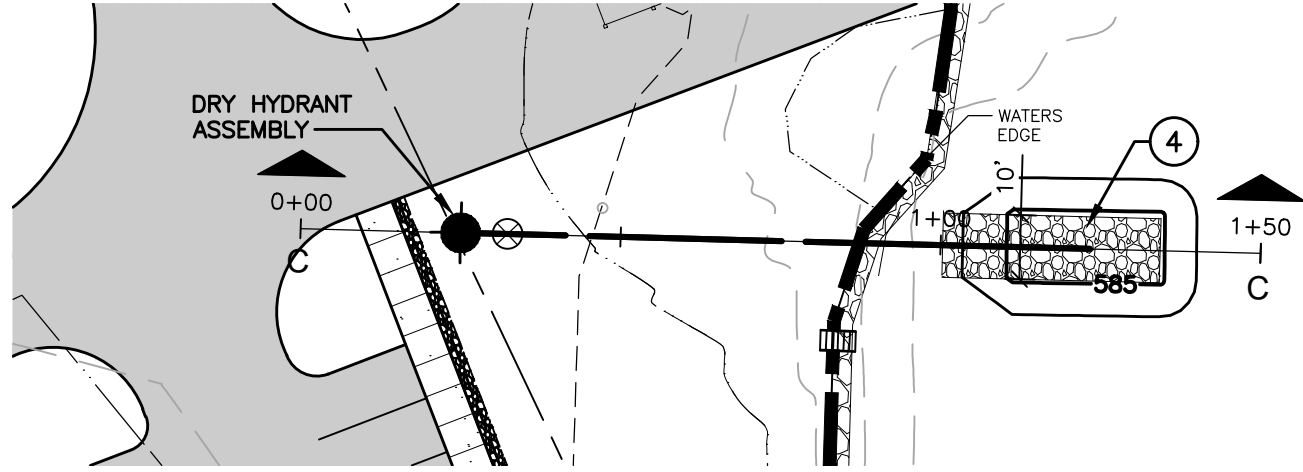
Northgate Leelanau Pines, LLC
 6500 E. Leelanau Pines Dr, Cedar, MI 49621

Leelanau Pines Campground

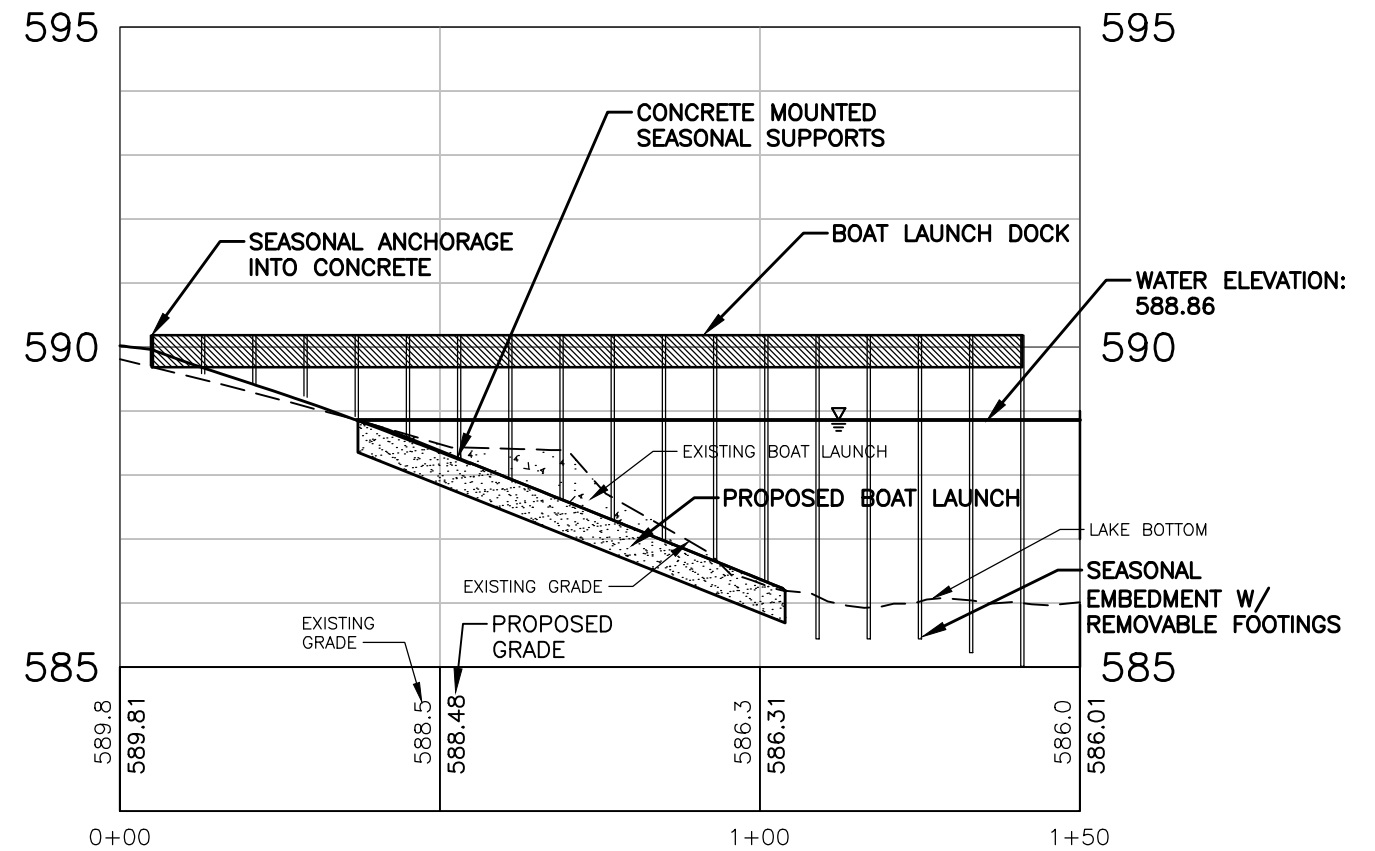
PROJECT NO. 211505

FIGURE NO. 5

PLOT INFO: Z:\2021\12\11\505\CAD\DWG\FIGURES\5_211505_SOUTHDOCK.DWG LAYOUT: 5 DATE: 8/23/2023 TIME: 10:39:16AM USER: KGIBSON



SECTION C-C
SCALE: 1" = 30'
VERT SCALE: 1" = 3'



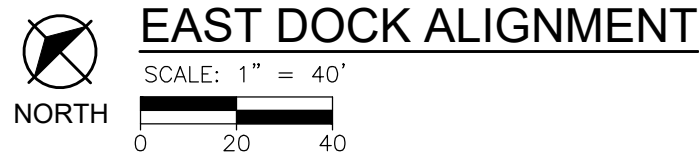
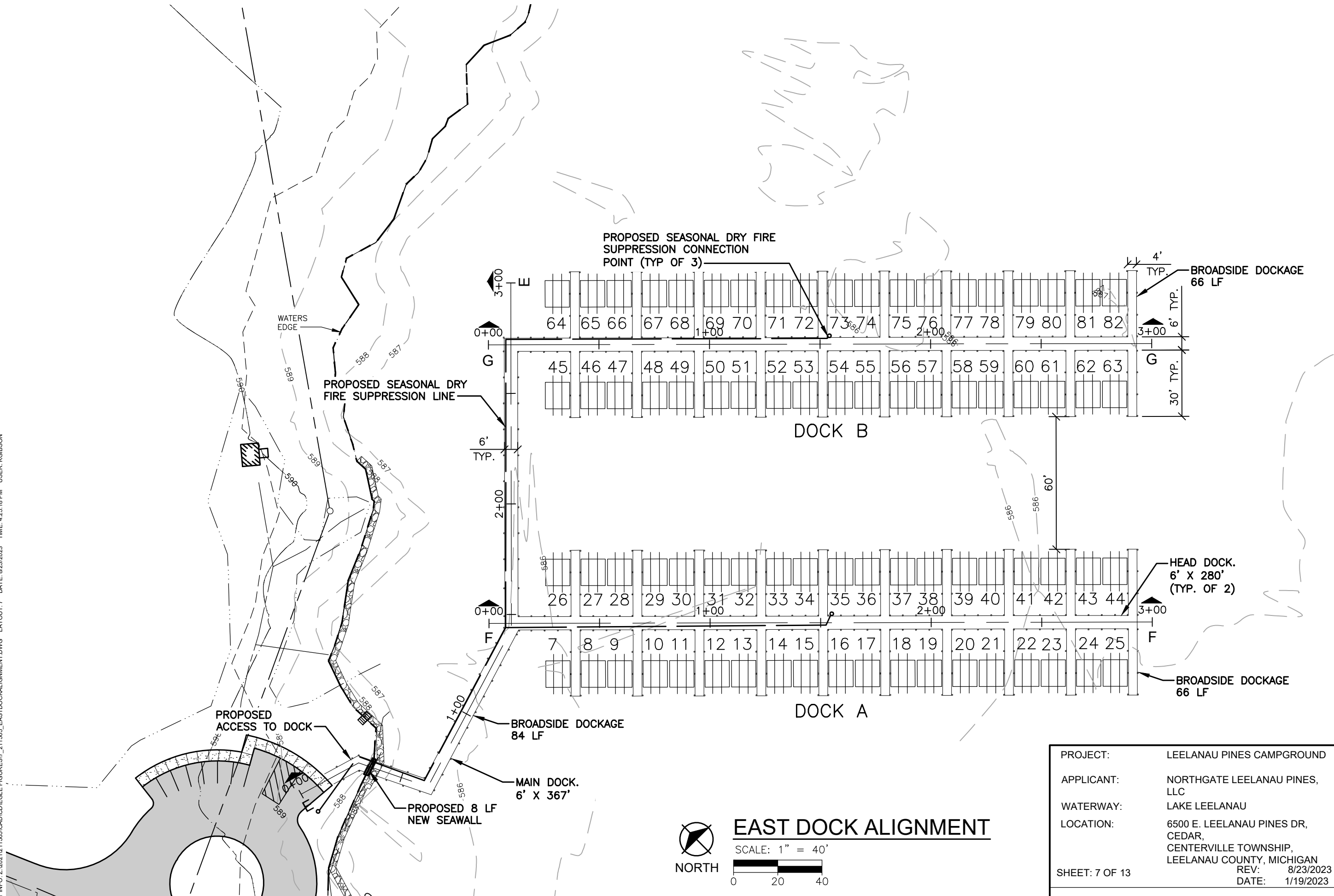
SECTION D-D
SCALE: 1" = 30'
VERT SCALE: 1" = 3'

TABLE D (BOAT LAUNCH WETLAND "LAKEBED" IMPACT)				
LOCATION	AREA (SF)	CUT (YD ³)	FILL (YD ³)	NET (YD ³)
AREA 1	1117	27	9	18 CUT
AREA 2	247	11	5	6 CUT
AREA 3	42	1	1	0
AREA 4	340	17	17	0
WEST LAUNCH	52	1	1	0
SITE TOTAL	1798	57	33	24 CUT

PROJECT: LEELANAU PINES CAMPGROUND
 APPLICANT: NORTHGATE LEELANAU PINES, LLC
 WATERWAY: LAKE LEELANAU
 LOCATION: 6500 E. LEELANAU PINES DR, CEDAR, CENTERVILLE TOWNSHIP, LEELANAU COUNTY, MICHIGAN
 SHEET: 6 OF 13
 REV: 8/23/2023
 DATE: 1/19/2023

PREPARED FOR USACE & EGLE JOINT PERMIT APPLICATION

PLOT INFO: Z:\2021\1211505\CAD\OD\EGLE FIGURES\7_211505_EASTDOCKALIGNMENT.DWG LAYOUT: 7 DATE: 8/23/2023 TIME: 4:25:18 PM USER: KIBSON



PROJECT:	LEELANAU PINES CAMPGROUND
APPLICANT:	NORTHGATE LEELANAU PINES, LLC
WATERWAY:	LAKE LEELANAU
LOCATION:	6500 E. LEELANAU PINES DR, CEDAR, CENTERVILLE TOWNSHIP, LEELANAU COUNTY, MICHIGAN
SHEET: 7 OF 13	REV: 8/23/2023 DATE: 1/19/2023

PREPARED FOR USACE & EGLE JOINT PERMIT APPLICATION



Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

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

Leelanau Pines Campground

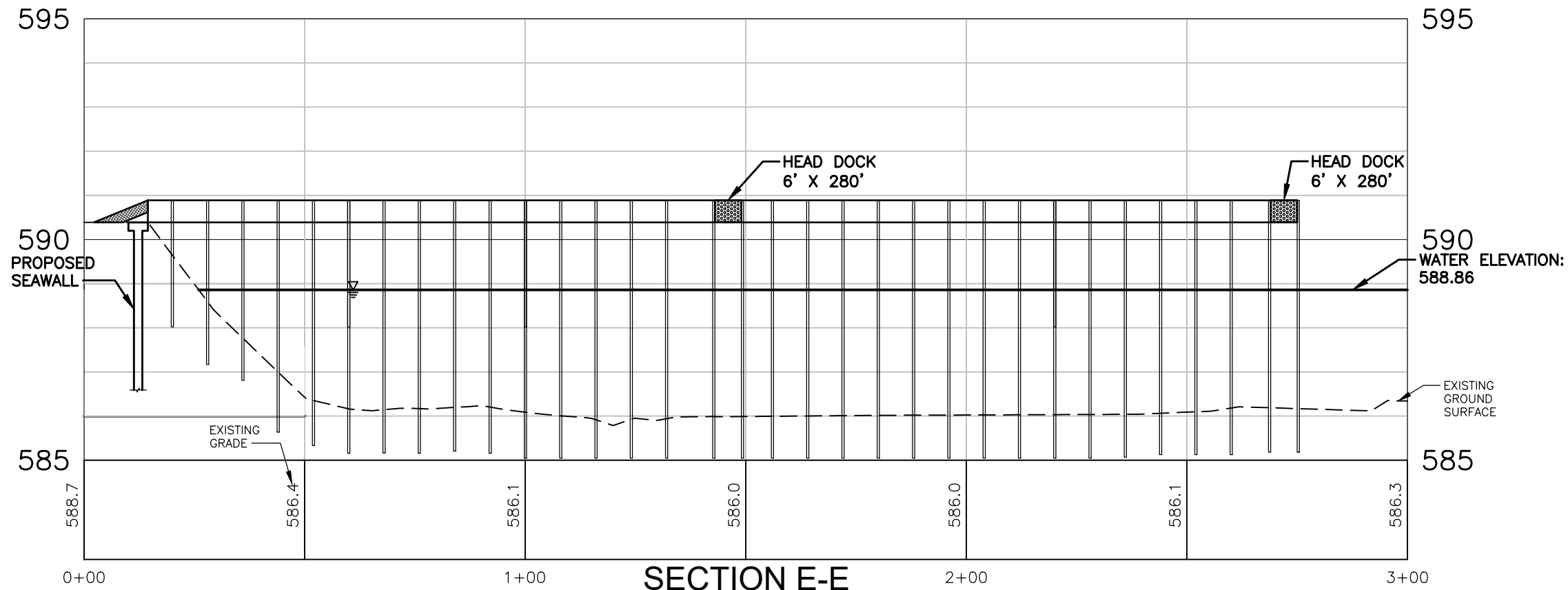
PROJECT NO.
211505

FIGURE NO.

7

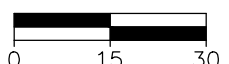
PLOT INFO: Z:\2021\1211505\CADD\FIGURES\8_211505_PROFILES.DWG LAYOUT: 8 DATE: 8/23/2023 TIME: 4:32:22 PM USER: KGIBSON

©Copyright 2022 All Rights Reserved

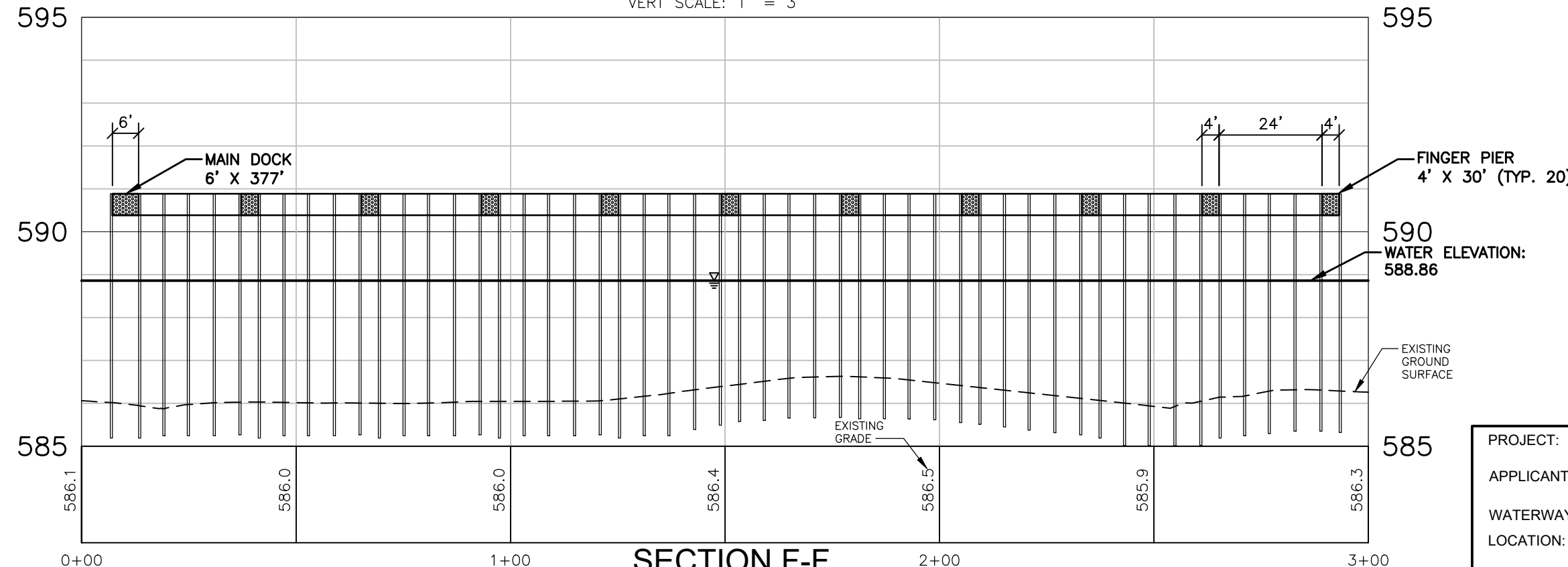


SECTION E-E

SCALE: 1" = 30'

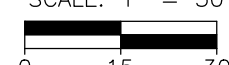


VERT SCALE: 1" = 3'



SECTION F-F

SCALE: 1" = 30'



VERT SCALE: 1" = 3'

PROJECT:	LEELANAU PINES CAMPGROUND
APPLICANT:	NORTHGATE LEELANAU PINES, LLC
WATERWAY:	LAKE LEELANAU
LOCATION:	6500 E. LEELANAU PINES DR, CEDAR, CENTERVILLE TOWNSHIP, LEELANAU COUNTY, MICHIGAN
SHEET: 8 OF 13	REV: 8/23/2023 DATE: 1/19/2023
PREPARED FOR USACE & EGLE JOINT PERMIT APPLICATION	



Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

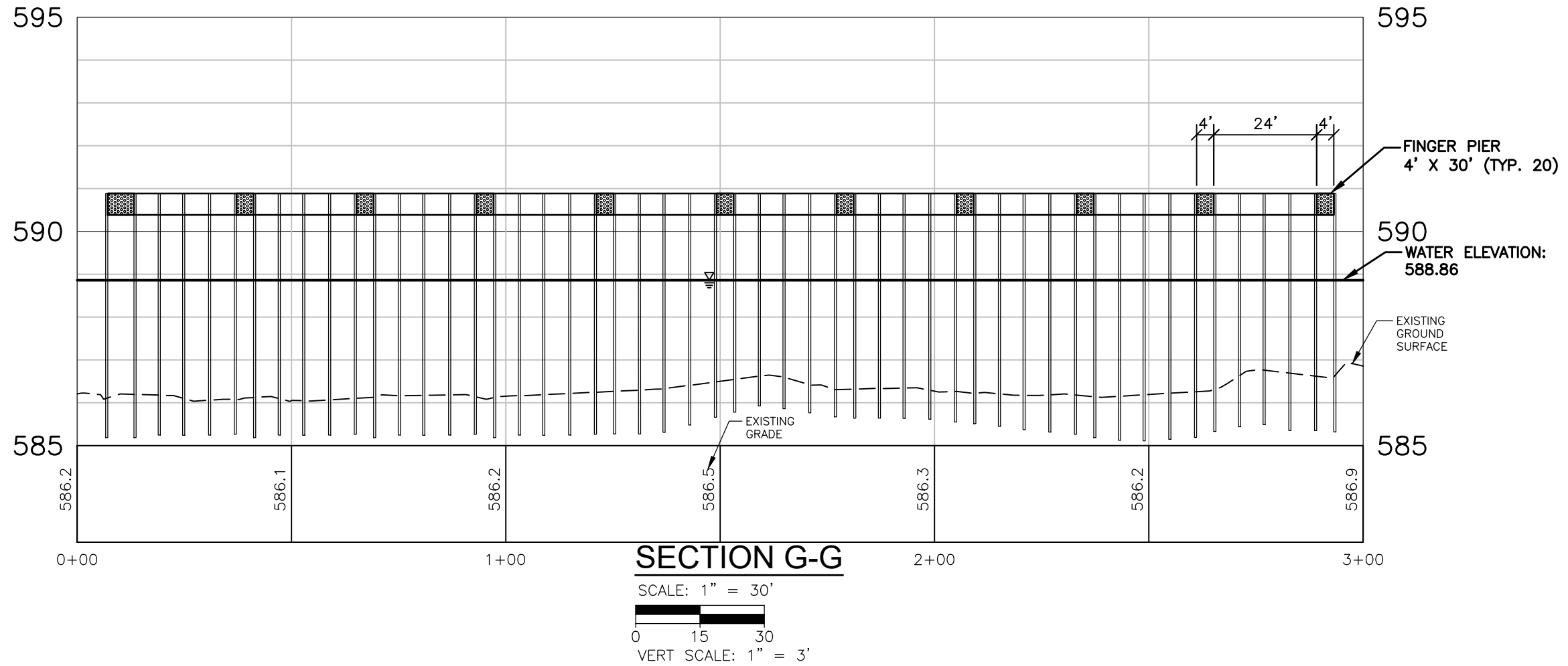
Northgate Leelanau Pines, LLC
6500 E. Leelanau Pines Dr, Cedar, MI 49621
Leelanau Pines Campground

PROJECT NO.
211505

FIGURE NO.

8

PLOT INFO: Z:\2021\211505\CAD\CDD\EGLE FIGURES\9_211505_PROFILES.DWG LAYOUT: 9 DATE: 8/23/2023 TIME: 10:41:52 AM USER: KGIBSON



SECTION G-G

SCALE: 1" = 30'
 0 15 30
 VERT SCALE: 1" = 3'

PROJECT:	LEELANAU PINES CAMPGROUND
APPLICANT:	NORTHGATE LEELANAU PINES, LLC
WATERWAY:	LAKE LEELANAU
LOCATION:	6500 E. LEELANAU PINES DR, CEDAR, CENTERVILLE TOWNSHIP, LEELANAU COUNTY, MICHIGAN
SHEET: 9 OF 13	REV: 8/23/2023 DATE: 1/19/2023
PREPARED FOR USACE & EGLE JOINT PERMIT APPLICATION	



Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

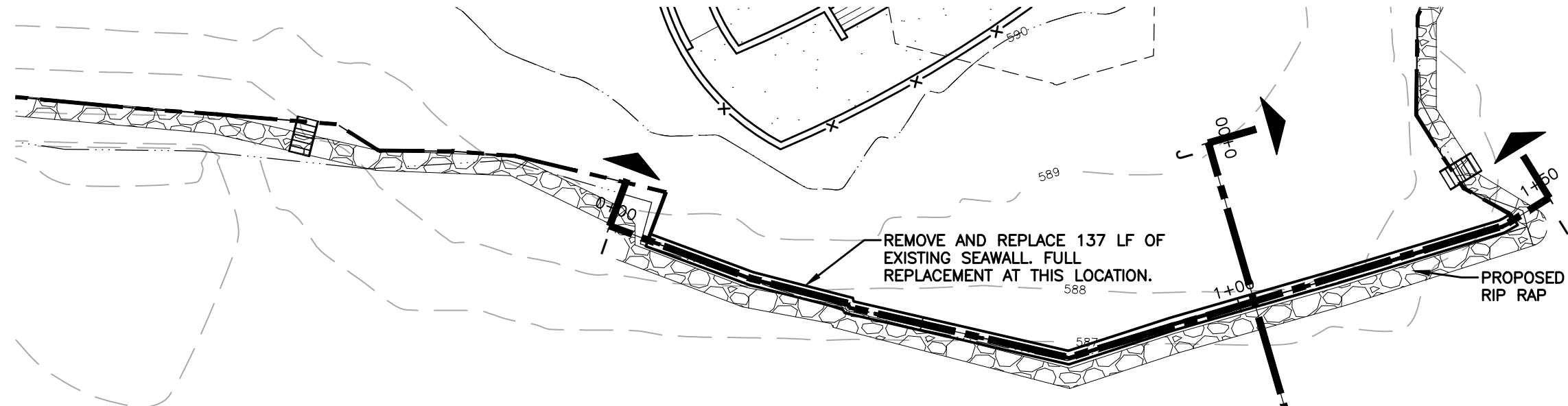
Northgate Leelanau Pines, LLC
 6500 E. Leelanau Pines Dr, Cedar, MI 49621
 Leelanau Pines Campground

PROJECT NO.
211505

FIGURE NO.

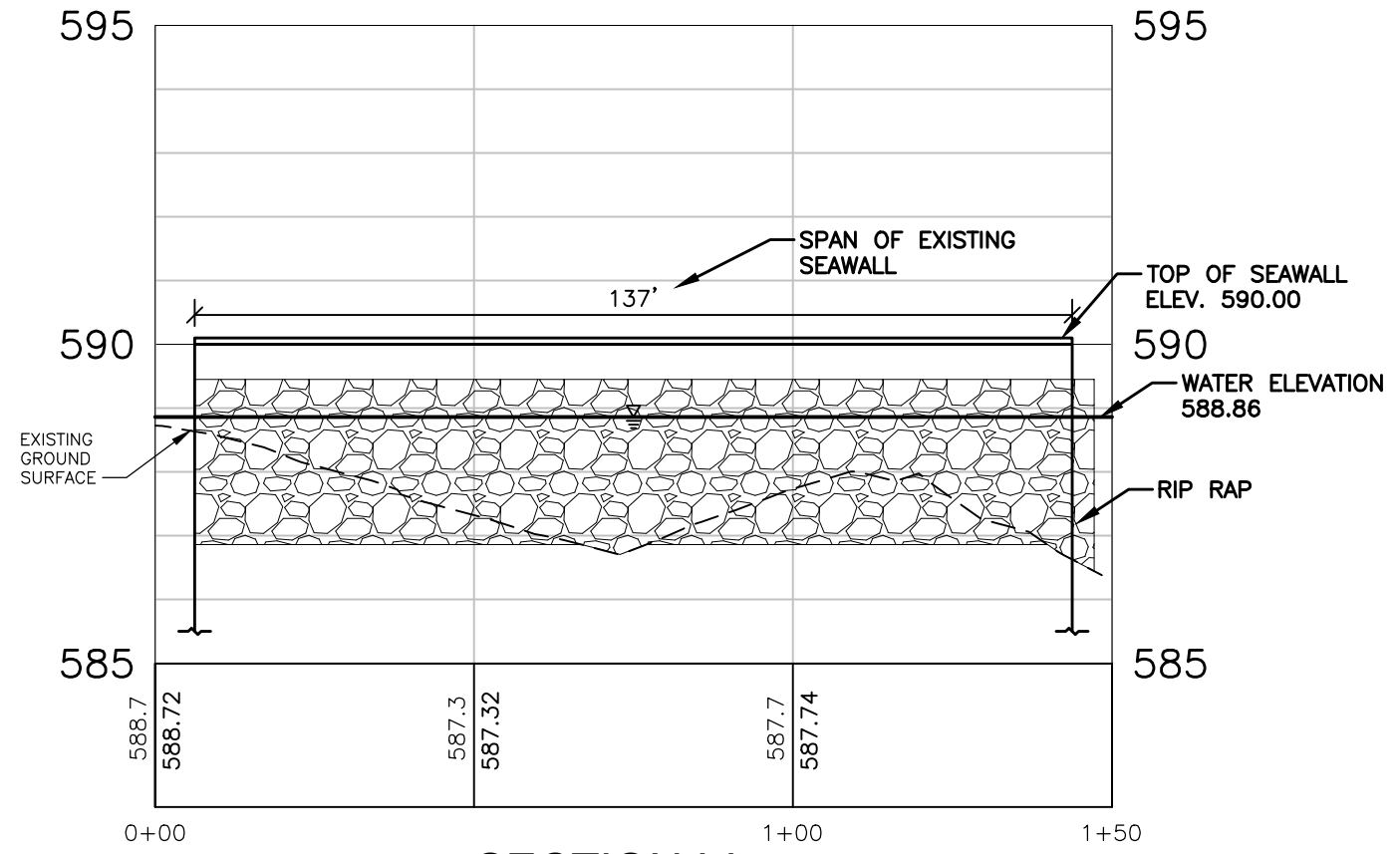
9

PLOT INFO: Z:\2021\1211505\CADD\EGLE FIGURES\10_211505_SEAWALL ENLARGEMENT.DWG LAYOUT: 10 DATE: 8/23/2023 TIME: 10:42:59 AM USER: KGIBSON



SEAWALL ALIGNMENT

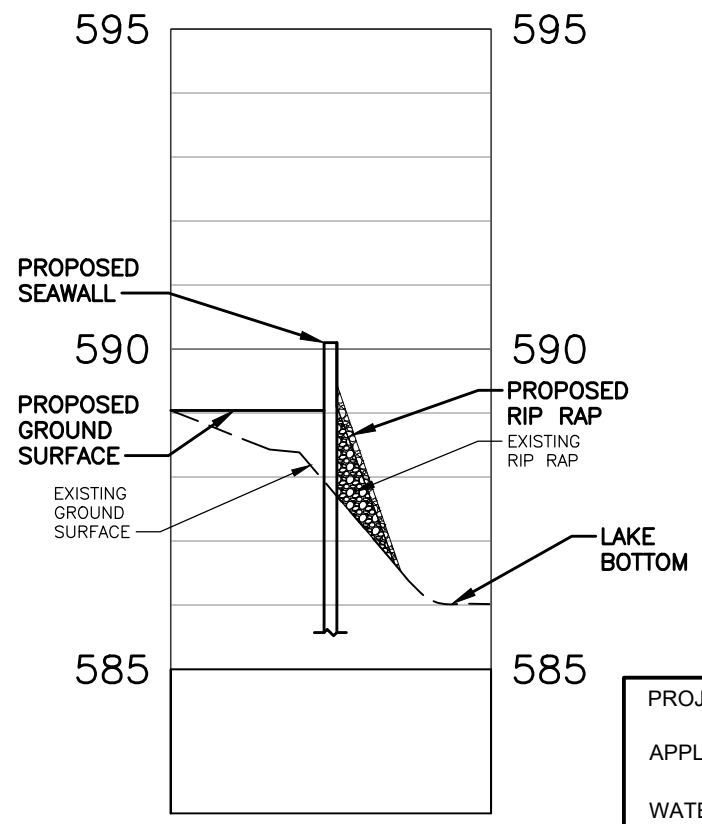
SCALE: 1" = 20'



SECTION I-I

SCALE: 1" = 30'

VERT SCALE: 1" = 3'



SECTION J-J

SCALE: 1" = 30'

VERT SCALE: 1" = 3'

PROJECT:	LEELANAU PINES CAMPGROUND
APPLICANT:	NORTHGATE LEELANAU PINES, LLC
WATERWAY:	LAKE LEELANAU
LOCATION:	6500 E. LEELANAU PINES DR, CEDAR, CENTERVILLE TOWNSHIP, LEELANAU COUNTY, MICHIGAN
SHEET: 10 OF 13	REV: 9/1/2023 DATE: 1/19/2023

PREPARED FOR USACE & EGLE JOINT PERMIT APPLICATION

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

Leelanau Pines Campground

PROJECT NO.
211505

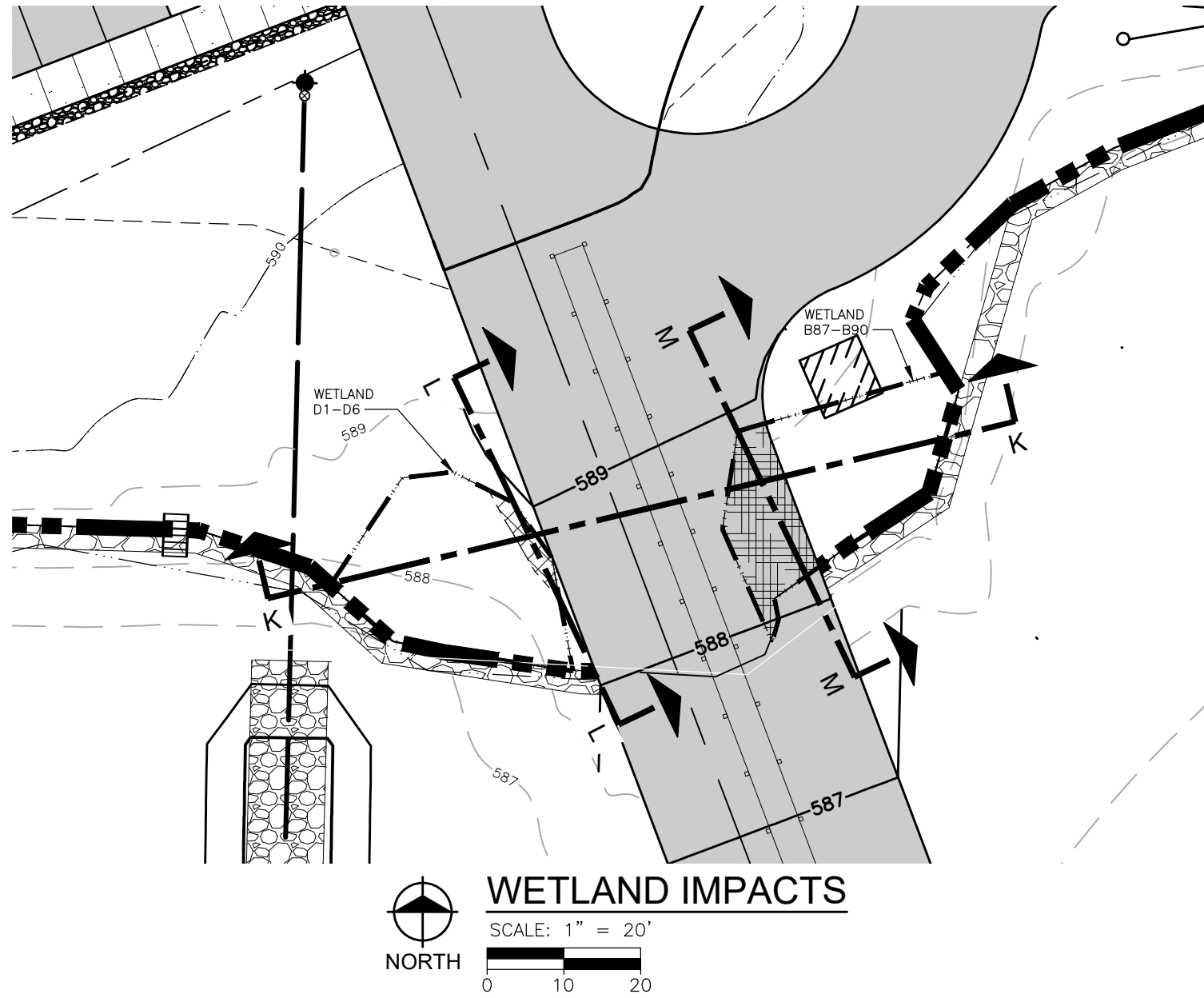
FIGURE NO.

10



Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PLOT INFO: Z:\2021\211505\CAD\DWG\FIGURES\11_211505_WETLAND ENLARGEMENT.DWG LAYOUT: 11 DATE: 8/23/2023 TIME: 10:43:29 AM USER: KGIBSON



LEGEND

	REGULATED WETLAND TO BE FILLED
	REGULATED WETLAND TO BE CUT
	WETLAND IMPACT LIMIT



Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

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

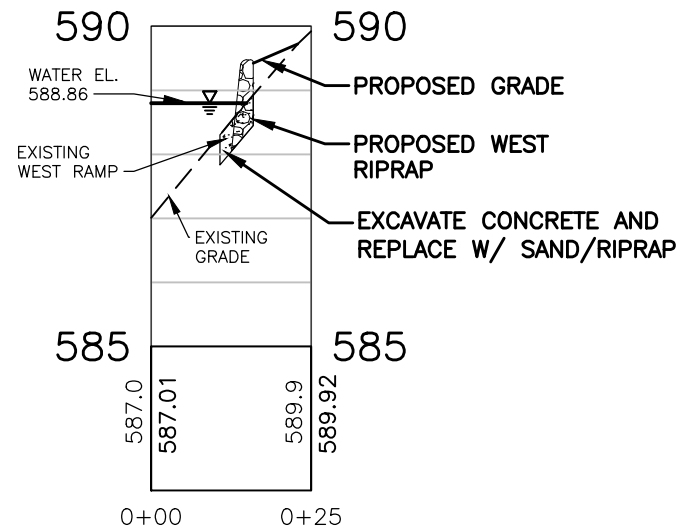
PROJECT NO.
211505

FIGURE NO.

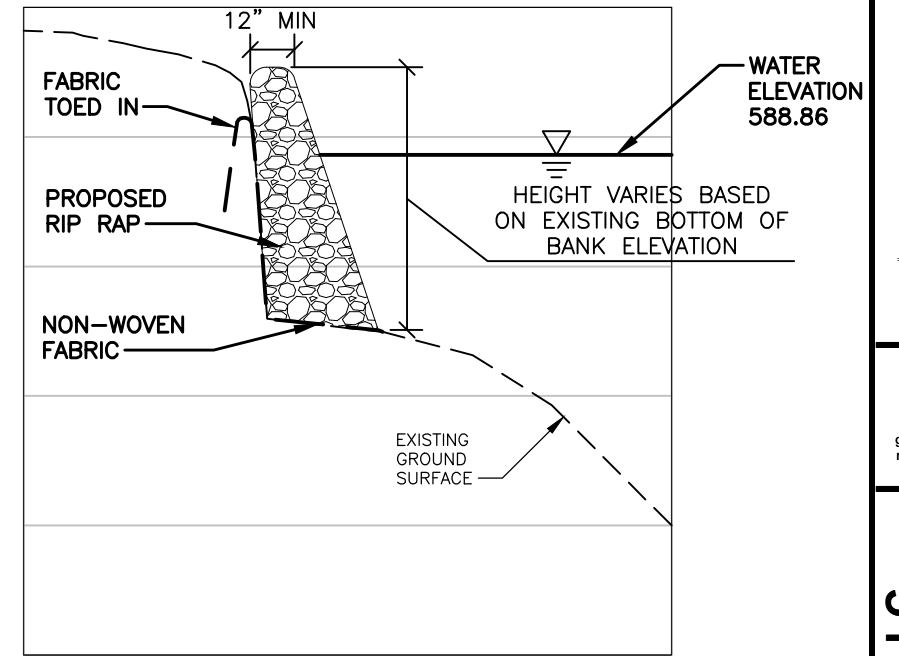
11

WETLAND IMPACTS					
LOCATION	AVERAGE SIZE	AREA (SFT)	CUT (CYD)	FILL (CYD)	NET
B87-B90	21.1' X 6.5' X 0.006'	137 SFT	1	0	1 CYD CUT
D1-D6	16.9' X 1.9' X 0.003'	32 SFT	1	1	0
TOTAL		169 SFT	1	1	1 CYD CUT

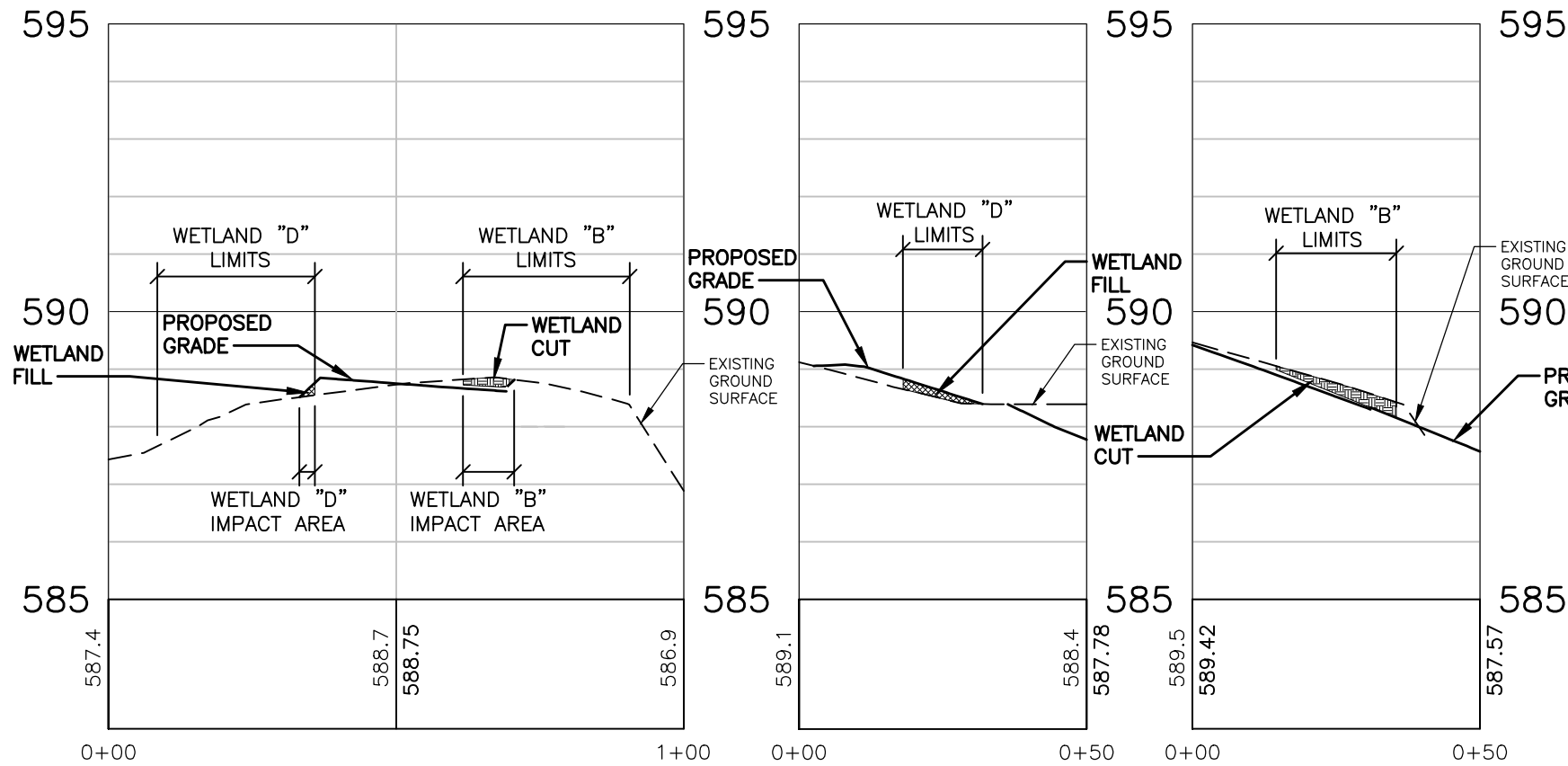
PROJECT:	LEELANAU PINES CAMPGROUND
APPLICANT:	NORTHGATE LEELANAU PINES, LLC
WATERWAY:	LAKE LEELANAU
LOCATION:	6500 E. LEELANAU PINES DR, CEDAR, CENTERVILLE TOWNSHIP, LEELANAU COUNTY, MICHIGAN
SHEET: 11 OF 13	REV: 8/23/2023 DATE: 1/19/2023
PREPARED FOR USACE & EGLE JOINT PERMIT APPLICATION	



SECTION L-L
 SCALE: 1" = 30'
 VERT SCALE: 1" = 3'



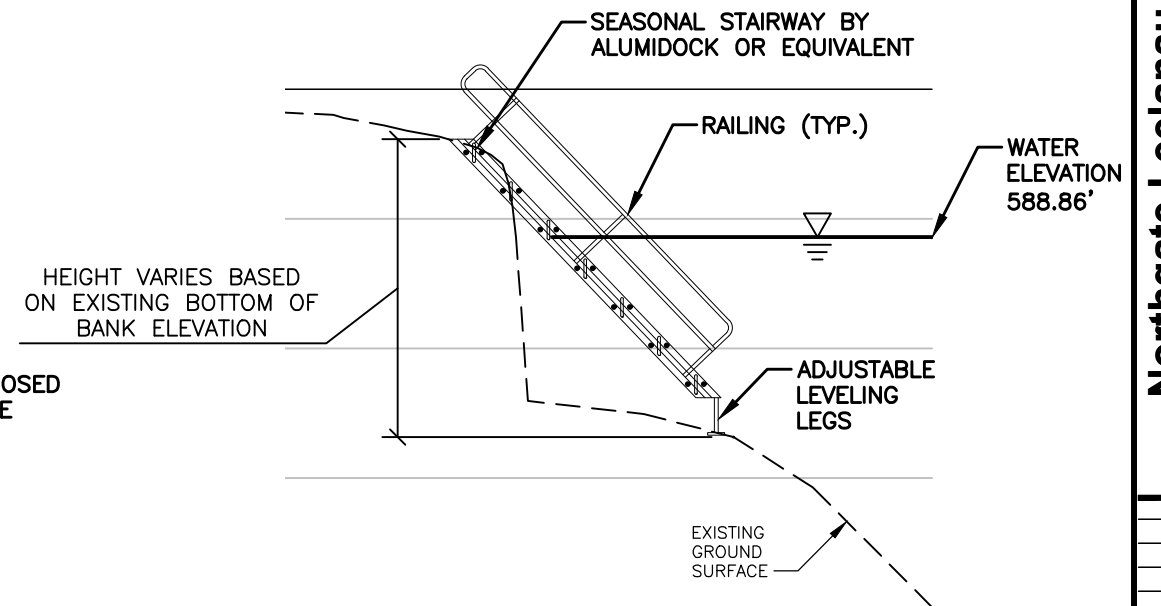
TYPICAL RIP RAP DETAIL
 NOT TO SCALE



SECTION K-K
 SCALE: 1" = 30'
 VERT SCALE: 1" = 3'

SECTION L-L
 SCALE: 1" = 30'
 VERT SCALE: 1" = 3'

SECTION M-M
 SCALE: 1" = 30'
 VERT SCALE: 1" = 3'

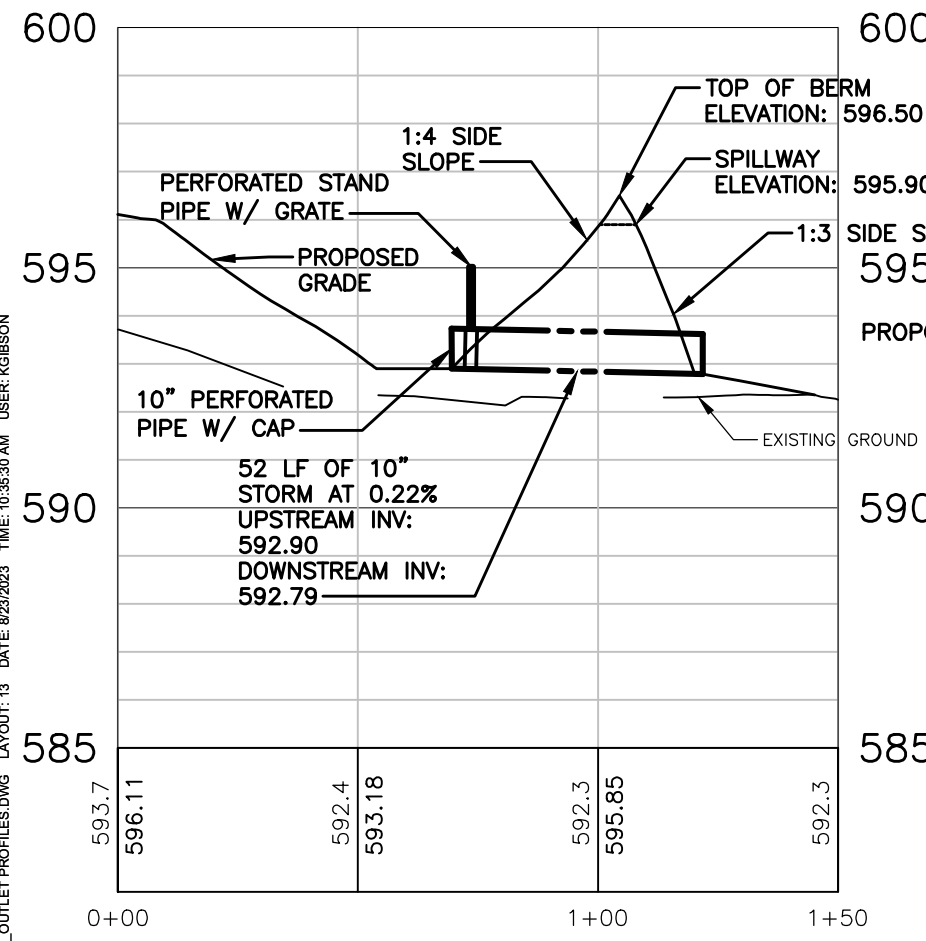
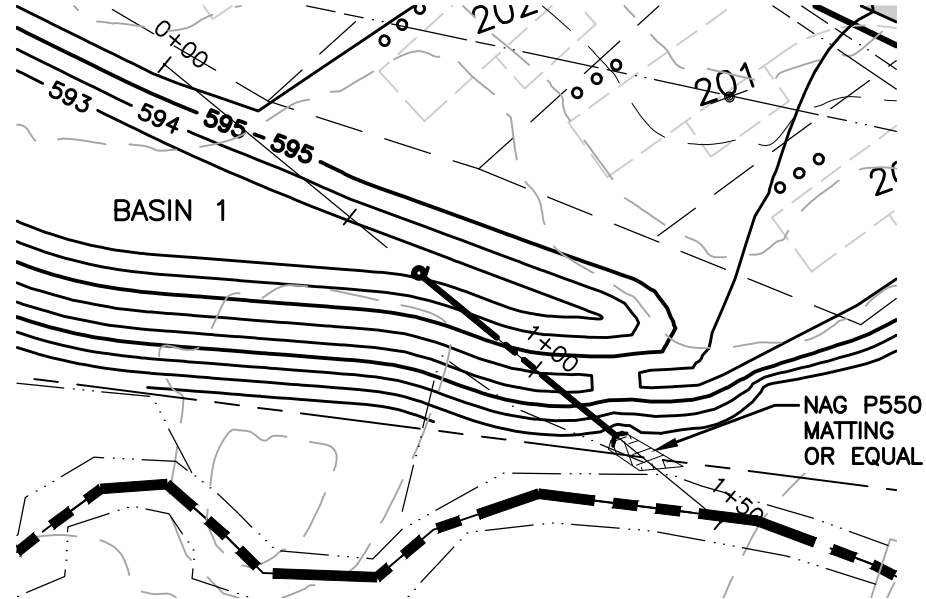


TYPICAL STAIR DETAIL
 NOT TO SCALE

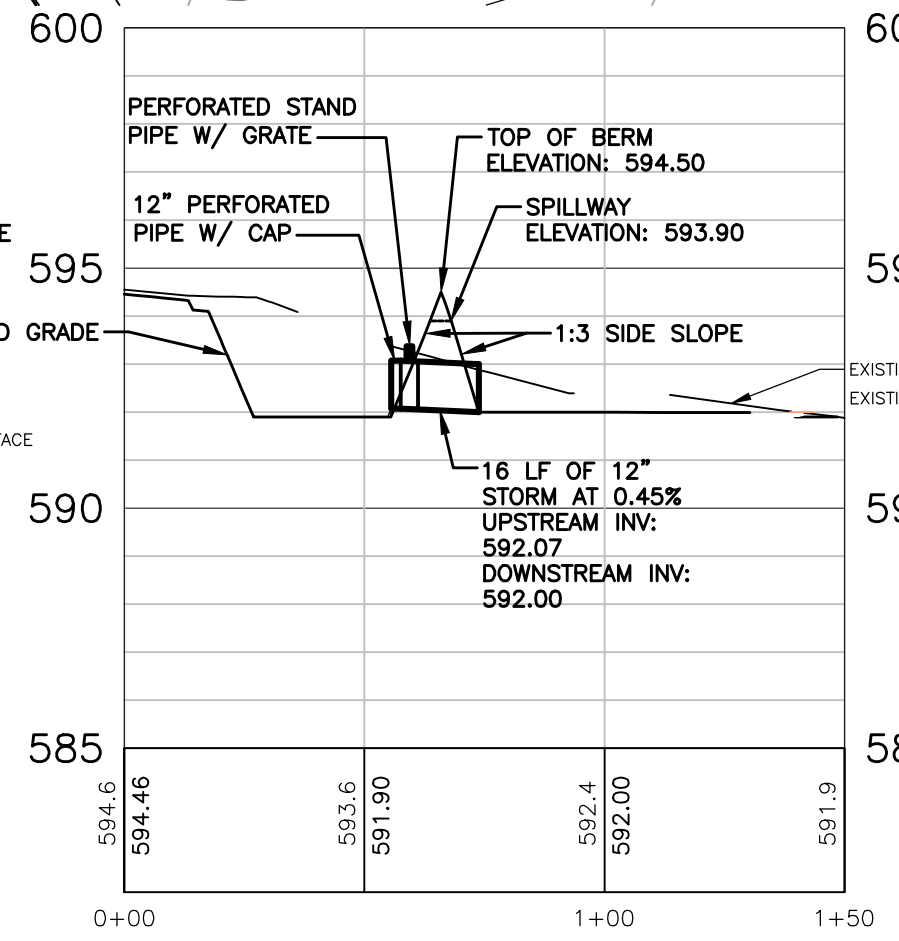
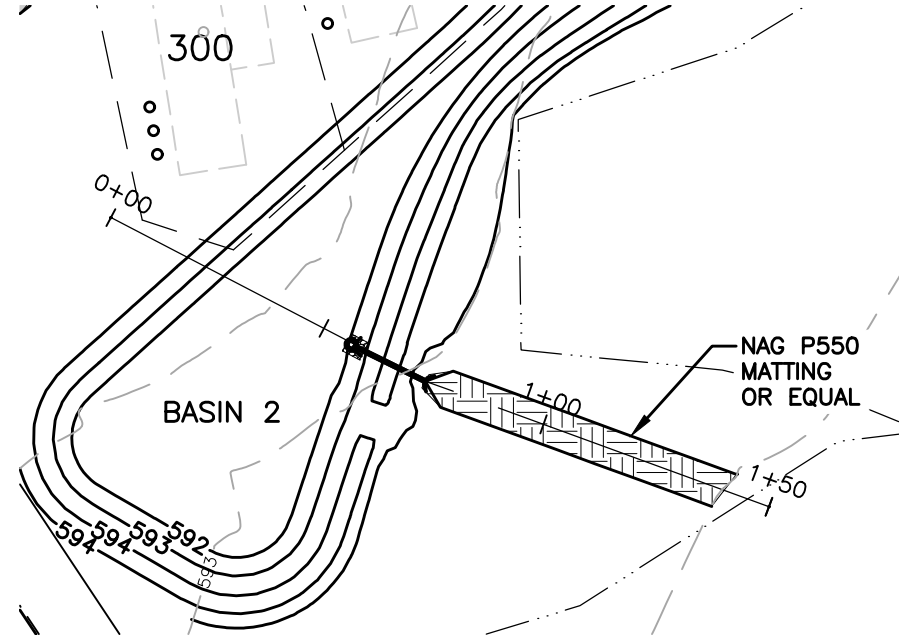
PROJECT:	LEELANAU PINES CAMPGROUND
APPLICANT:	NORTHGATE LEELANAU PINES, LLC
WATERWAY:	LAKE LEELANAU
LOCATION:	6500 E. LEELANAU PINES DR, CEDAR, CENTERVILLE TOWNSHIP, LEELANAU COUNTY, MICHIGAN
SHEET: 12 OF 13	REV: 8/23/2023 DATE: 1/19/2023

PREPARED FOR USACE & EGLE JOINT PERMIT APPLICATION

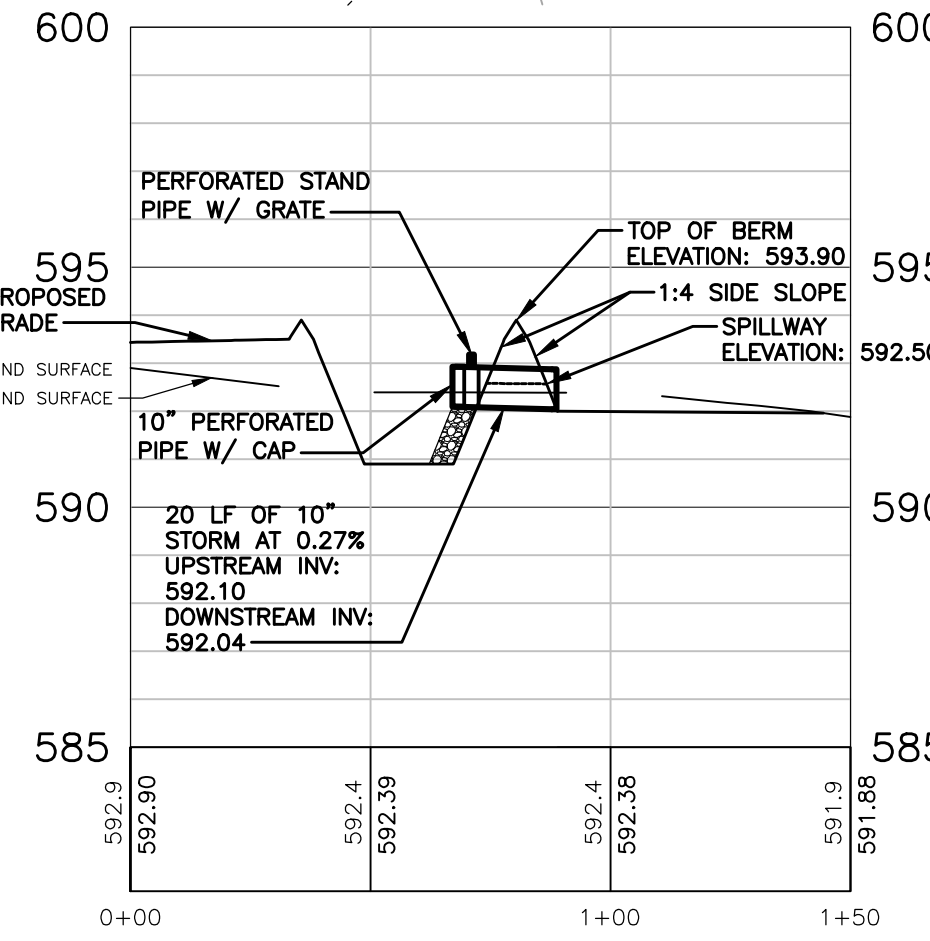
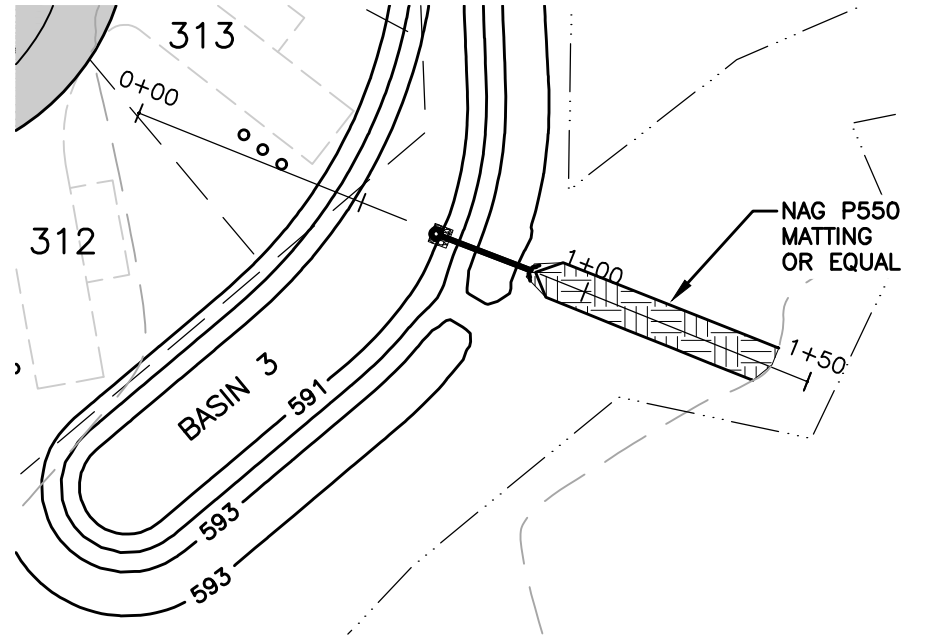
Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.



BASIN 1 OUTLET
 SCALE: 1" = 40'
 VERT SCALE: 1" = 4'



BASIN 2 OUTLET
 SCALE: 1" = 40'
 VERT SCALE: 1" = 4'



BASIN 3 OUTLET
 SCALE: 1" = 40'
 VERT SCALE: 1" = 4'

PROJECT:	LEELANAU PINES CAMPGROUND
APPLICANT:	NORTHGATE LEELANAU PINES, LLC
WATERWAY:	LAKE LEELANAU
LOCATION:	6500 E. LEELANAU PINES DR, CEDAR, CENTERVILLE TOWNSHIP, LEELANAU COUNTY, MICHIGAN
SHEET: 13 OF 13	REV: 8/23/2023 DATE: 1/19/2023
PREPARED FOR USACE & EGLE JOINT PERMIT APPLICATION	



Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

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

PROJECT NO.	211505
FIGURE NO.	13

PLOT INFO: Z:\2021\12\11\505\CAD\CD\EGLE FIGURES\13_211505_OUTLET PROFILES.DWG LAYOUT: 13 DATE: 8/23/2023 TIME: 10:35:30 AM USER: KGBISON