

Memo

TO: Chris Grobbel – Centerville Township
Tim Johnson – Centerville Township
Ron Schaub – Centerville Township

CC: Chelsea Bossenbroek – Northgate Resorts
Katy Hallgren – Northgate Resorts
Kevin O’dell – Northgate Resorts
Brion Doyle - Varnum

FROM: Jason Vander Kodde - Fishbeck

DATE: October 16, 2023 **PROJECT NO.:** 211505
[Revised October 31, 2023](#)

RE: Northgate Leelanau Pines Campground, Centerville Township
Site Plan Review Response and Resubmittal

Fishbeck has revised the Site Plan for Leelanau Pines Campground, Centerville Township (Township) in accordance with findings of fact (dated 9/17/23) and Planning Commission’s comments received on October 3, 2023. These responses are intended to complement the revised site plan drawings for the proposed Leelanau Pines Campground project for ease of review.

[UPDATED RESPONSE – Selected paragraphs of the memorandum have been revised to reflect comments received in the 10/20/23 Findings of Fact Version 2 and the Planning Commission’s comments received on 10/25/23.](#)

Township Planner – Findings of Fact

In response to written comments from the Township Planner (Chris Grobbel) dated September 17, 2023 the following Site Plan items are provided:

GENERAL FINDINGS OF FACT:

1. The Planning Commission finds that the site is located at 6500 E. Leelanau Pines Dr., Cedar, Leelanau County, Michigan.

Northgate Response – Agreed, No comment

2. The Planning Commission finds that the subject property consists of 72.74 acres (Parcel No. #45-002-35-003-13).

Northgate Response – Correction: the site acreage is 80.08 acres including the land between the intermediate traverse line and the bodies of water (Lake Leelanau and Rice Creek). This acreage was submitted and highlighted on PDF page 11 of 126 showing the Grand Traverse Surveying and Mapping survey of the site (9/29/21).

[UPDATED RESPONSE – The GTS&M survey sketch and descriptions include the property between the traverse line and the water’s edge. The GTS&M survey is referenced in the warranty deed recorded document number 2021009947. A highlighted copy of both documents supporting the 80.08 acres is provided.](#)

3. The Planning Commission finds that the property is zoned Commercial Resort (CR) by the Centerville Township Zoning Ordinance, effective December 7, 2007, as amended through April 27, 2023.

Northgate Response – Agreed, No comment

4. The Planning Commission finds that the Applicant has agreed “(t)his revised site plan will cap the number of boats at 82, and will also contain details regarding the boat- washing station to prevent the introduction of

invasive species...” see Section 3: Mediation Settlement Agreement, Case no. 2023-10981-CZ & CZ 2023-10986-AA, dated August 17, 2023.

Northgate Response – Agreed, No comment

5. The Planning Commission finds that required local agency permits, including but not limited to the required EGLE permits (i.e., Part 41 groundwater discharge for sewage/ waste water treatment and disposal (EGLE #HPM-09PX-793C6); Part 125 Campground expansion license (follows final Township action); and Parts 303/301 stormwater discharge, marina, docks/moorings, boat launch, wetland fill, shoreline stairs, shoreline stabilization, etc. (EGLE #HPR-59MH-CX6Z7), Leelanau County Soil Erosion and Sedimentation Control (SESC)/Leelanau County Drain Commissioner; Cedar Area Fire & Rescue; Leelanau County Road Commission; are either already in-place, or need to be submitted to the Township as condition of this approval.

Northgate Response – Agreed, conditional approval is requested.

6. The Planning Commission finds that, under Section 13.1.D. of the Centerville Township Zoning Ordinance, the proposed project is a major site plan, and that the Planning Commission is the designated authority to review and approve, approve with conditions, or deny the project site plan.

Northgate Response – Agreed, no comment.

SECTION 4.4 – Schedule of Regulations.

Parcels within the CR District shall meet the following dimensional regulations.

A. Minimum Lot Area - 20,000 square feet.

The subject parcel consists of 72.74 acres or 3,168,554.4 sq. ft.

Finding: *The Planning Commission finds that this standard has been met.*

Northgate Response – Agreed, but again note that parcel is 80.08 acres or 3,488,285 sq.ft.

UPDATED RESPONSE – *The 80.08 acre parcel size has been supported by sealed survey and recorded deed.*

B. Minimum Lot Width - 100 feet

The subject parcel lot width is 425 (+/-) feet along S. Lake Shore Dr (CR 643) and 2,667 feet (+/-) along the shore of S. Lake Leelanau.

Finding: *The Planning Commission finds that this standard has been met.*

Northgate Response – Agreed, but note that the Grand Traverse Surveying and Mapping survey shows 427.25' along S Lake Shore Dr and approximately 2930 linear feet of shoreline on Lake Leelanau.

C. Maximum Height of Structure - 40 feet

Finding: *The heights of proposed new and renovated buildings and structures have been specified or labeled as “single-story” on site plans (with the exception of “staff housing” and “cabanas.”) See Sheets C200 and C202, dated 9/1/23. The Planning Commission finds that this standard has not been met, and more information is needed. Height of staff housing and cabanas must be specified in the amended site plan and that height of ALL structures must comply with maximum height requirements.*

Northgate Response: The proposed building heights will all be 40 feet or less. Note #4 has been provided on C200 to confirm this maximum building height. Staff housing and cabanas will fully comply.

D. Front Lot/Waterfront Setback - 40 feet minimum

Finding: *Proposed front/waterfront setback for all structures, except for an 8 ft by 8 ft shed at the new boat launch and dome at the shoreline playground are 40 feet or greater (see Sheet C104, dated 9/1/23). The Planning Commission finds that this standard has not been met.*

Northgate Response: The front/waterfront setback for all proposed structures is met. The waterfront setback line for the proposed structures is now shown and labeled on C200, C203, C204 and all pools and buildings are located outside the setback. The existing play dome will be removed as part of the project. The existing 8-ft by 8-ft shed at the waterfront was constructed before the setback requirement was enacted, has been used and maintained since that time, and will continue to be used and maintained as it is legally non-conforming.

UPDATED RESPONSE – The zoning ordinance does not define sidewalks to be buildings or structures as reviewed by legal counsel and the proposed site plan is compliant as previously submitted.

E. Side Lot Setbacks - 10 feet minimum

Finding: Proposed side setbacks are 10 feet or greater (see Sheet C200, dated 9/1/23). The Planning Commission finds that this standard has been met.

Northgate Response – Agreed, no comment.

F. Rear Lot Setback - 15 feet minimum

Finding: Proposed rear setbacks are 15 feet or greater (see Sheet L101). The Planning Commission finds that this standard has been met.

Northgate Response – Agreed, no comment.

G. Setback from Highway - 40 feet minimum with 66 ft right-of-way

Finding: Proposed entrance parking area setback from C.R. 643/S. Lakeshore Dr. is greater than 40 feet (see Sheet C401, dated 9/1/23). The Planning Commission finds that this standard has been met.

Northgate Response – Agreed, no comment.

G. Maximum Lot Coverage - 25 percent

Finding: Proposed lot coverage is not detailed within the revised site plan review application (see Sheet C200, dated 9/1/23). The Planning Commission finds that this standard has not been met, and more information is needed.

Northgate Response: The Lot Coverage calculations have been provided on a new sheet C205 for the proposed campground improvements. A table has been provided to clarify the lot coverage according to the zoning ordinance as well as various interpretations of the term. Including all existing and proposed improvements, the campground lot coverage is 21.58%. This is 3.42% (2.74 acres) less than the 25 percent maximum (20.02 acres) based on the most liberal interpretation.

UPDATED RESPONSE – The Lot Coverage calculations have been further detailed on drawing C205 to provide hatching and areas for each type of improvement and added the park models and glamping pods. We have shown that the lot coverage of all existing and proposed improvements is 21.85% (17.50 acres) less the maximum (20.02 acres) and therefore fully compliant with the 25% requirement.

Additional Requirements:

Section 6.2. - CR: Uses Permitted by Special Approval

1. Special land uses include "...campgrounds, and RV parks..."

Finding: The Planning Commission finds that this standard has been met.

Northgate Response – Agreed, no comment.

Section 3.7.C. - Signs

1. One identification sign of not more than 32 square feet may be erected on the premises as part of any business.

Finding: Applicant proposes one (1) top-lit, entrance sign at 40 square feet, i.e., sign panel at 10 ft by 4 ft on 8 feet high end-posts. The Planning Commission finds that this standard has not been met.

Northgate Response: The existing sign and poles will continue to be used with an updated center graphic. The small arch on the top of the sign will be removed as part of the project, so the overall square footage will be reduced (as shown on L101). The existing identification sign was constructed before the size requirement was enacted, has been used and maintained since that time, and will continue to be used and maintained as it is legally non-conforming.

UPDATED RESPONSE – The site plan will no longer modify the existing sign. We will continue to use the legally non-conforming sign and we have removed the proposed sign improvements from L101.

Section 3.18 Outdoor Lighting Ordinance - Section 3.18.2 Standards:

Outdoor lighting fixtures (fixture) and installations shall conform to the following restrictions, excluding applications of single decorative lamps of less than 70 watts:

1. **The fixture shall be designed and/or shielded in such a configuration as to limit all lighting above the fixture from horizontal to the lamp and upward.**

Finding: The Planning Commission finds that this standard has been met. See Sheet L104.

Northgate Response – Agreed, no comment.

2. **The fixture and installation are to be designed such that direct views of the lamp are not visible from adjacent properties or public property, including roadways.**

Finding: The Planning Commission finds that this standard has been met. See Sheets L101 through L104.

Northgate Response – Agreed, no comment.

3. **Fixtures and installations are to be designed in such a way as to minimize energy usage through:**

A. **Optical efficiency of the lamp and fixture.**

B. **High lumen per watt output of the lamp source.**

C. **Use of manual switching, timers and/or motion detectors for minimal usage.**

Finding: The Planning Commission finds that this standard has been met. See Sheets L101 through L104.

Northgate Response – Agreed, no comment.

4. **All outdoor recreational facilities, including but not limited to tennis courts, outdoor field sports, golf courses and facilities, and ski areas shall be illuminated with fixtures in compliance with the above restrictions and equipped to manually or automatically switch off before 11:30 pm.**

Finding: The Planning Commission finds that this standard has not been met, and additional information is needed.

Northgate Response: The nature of a campground with paid 24-hour customer use is very different than the nature of outdoor recreation uses mentioned in the ordinances where customers pay on a per-day (ski hills) or per-event (tennis courts, golf, driving range, soccer, football, softball fields etc.) basis and then leave the facility and go home during the overnight hours. The campground is not lit in its entirety whereas the other outdoor recreation uses generally are lit entirely. All of the campground amenity lighting in areas that are closed for the night for quiet hours by 10:00 will be turned off by 10:30.

However, campground customers expect and deserve minimum security lighting such that night-time trips to/from the bathroom, camper, car, boat, laundry, or town for unexpected needs are safe, secure, and navigable for pedestrians and vehicles in all weather conditions. Therefore, Leelanau Pines has provided minimal security downcast lighting internal to the proposed campground with appropriate screening and buffering around the perimeter to maintain 24-hour lighting during camping season without detrimental impact to neighbors. Our

minimal downcast security lighting is either building mounted (bathrooms) or shown on the Landscape drawings L101 (2 lights), L102 (2 lights), and L103 (2 lights).

The Northgate campgrounds are generally pretty dark in most areas for the best camping experience. The zoning ordinance standard is either not applicable to 24 hour use facilities or it has been met by the low-impact, security lighting only design described. (Also see the Sections 9 security exemption below.)

5. Spotlights and floodlights shall be directed generally downward. By exception, signage, buildings and landscaping may be uplight only by fixtures less than 70 watts and the lighting must light only the intended surface area.

Finding: The Planning Commission finds that this standard has been met. See Sheets L101 through L104.

Northgate Response – Agreed, no comment.

6. Signage may be lit only to the extent that the signage itself is directly lit by the lamp source. The lamp source may not be visible to the passing motorist in either direction.

Finding: The Planning Commission finds that this standard has been met. See Sheets L101 through L104.

Northgate Response – Agreed, no comment.

7. Pole lighting may not be higher than 22’.

Finding: The Planning Commission finds that this standard has not been met, and additional information is needed.

Northgate Response: Note #4 on the Landscape Drawings (L101-L103) now confirms that all proposed site lights are 22’ maximum height.

8. Parking lots may only be lighted during regular business hours + 1hr at closing.

Finding: The Planning Commission finds that this standard has not been met, and additional information is needed.

Northgate Response: There are no parking lot lights on the plan subject to regular business hours. All site lighting proposed (six new poles on 80 acres) is intended for security lighting for a safe and enjoyable 24-hour campground experience and are allowed by this exception. The location, height, and style of lighting has been designed to optimize the dark camping experience (including campfires and sleeping) while buffering the neighboring properties by being located in the primarily in center of the property, see drawings L101 (2 lights), L102 (2 lights), and L103 (2 lights). Five of the six security lights are provided on the main access driveway between the public road and the dry hydrant and are also provided for the fire department for their safe and efficient access during emergency use.

9. Security lighting of parking lots and buildings is exempt from the above provision, except that Security lighting must comply with articles 1, 2 & 3. If Security lighting is to be wall mounted, it must be oriented downward.

Finding: The Planning Commission finds that this standard has been met. See Sheets L101 through L104.

Northgate Response: – Agreed, no comment.

10. The use of lighting for farming is specifically exempt from the standards of this ordinance, except that greenhouse and hothouse lighting is to be considered an industrial application.

Finding: The Planning Commission finds that this standard is N/A.

Northgate Response – Agreed, no comment.

11. *Other uses as specifically applied for to the planning commission may or may not be granted by a majority vote such as: temporary lighting events, night construction operations, sports events, specialized industrial applications, etc.*

Finding: *The Planning Commission finds that this standard is N/A.*

Northgate Response – Agreed, no comment.

Article 13, Section 13.1: Requirements for Site Plan - Application for Site Plan Review

Through the application of the following provisions, the attainment of the aims of the Centerville Township Master Plan will be assured and the Township will develop in an orderly fashion.

a. *Each submittal for Site Plan Review shall be accompanied by an application and site plan...the application shall at a minimum, include the following: Items 1-14.*

Finding: *The Planning Commission finds that this standard has not been met (Item 14 -Written statements relative to project impacts on existing infrastructure (including traffic capacity of streets, schools, and existing utilities) and on the natural environment of the site and adjoining lands.).*

Northgate Response: The project impact statement has been expanded at the request of the Planning Commission as follows:

14 Project Impact Statement:

Project impacts on existing infrastructure (including traffic capacity of streets, schools, and existing utilities)

The proposed improvements are within the capacities of the existing public infrastructure:

- The Traffic Impact Study has been submitted to the LCRC for approval and the proposed drive entrance improvements have been permitted as compliant with LCRC standards. This means that the traffic impact is within the capacity of the road system and any adverse impacts will be successfully mitigated with the proposed entry design. A copy of the permit 18.22C as issued on 11/30/22 was provided with the application materials.
- The Leelanau County Sheriff has reviewed the site plan expressed no objection to the campground improvements in writing on 9/21/22 and 9/15/23
- The Leelanau County Building Department has reviewed the site plan expressed no objection to the campground improvements in writing on 7/7/22 and 9/11/23
- Glen Lake Schools has reviewed the site plan expressed no objection to the campground improvements in writing on 7/7/22
- Cherryland Electric has reviewed the proposed improvement drawings and confirmed their capacity to serve the improvements with electricity on 8/22/22.
- The private on-site wells and sewage treatment and disposal system improvements are being coordinated with the Leelanau County Health Dept and Michigan EGLE with any related improvements being reviewed and permitted by those agencies. These permits have been applied for, typically require lengthy technical processing with design discussions, and should be a condition of approval.

Project impacts on the natural environment of the site: The natural environment of the site will be protected by site design features including:

- Minimal grade change occurring throughout the site where the new drives and campsites are proposed. This means that most of the natural earth topography and drainage patterns will be kept in place and some of the existing trees are able to be protected within the campground expansion areas.
- Maximum tree protection around the perimeter of the site including along the waterfront, in the wetland areas, and along the northern property line.

- Bountiful tree replacement in the campground expansion areas where limited clearing occurs will help to offset any perceived impacts as well as beautify the new campsites for years to come.
- Designing stormwater runoff management basins to infiltrate any additional stormwater runoff fully compliant with LCDC standards as reviewed and approved in writing.
- Minimizing wetland impact by the removal of the proposed boardwalk and fishing piers from the Site Plan and associated EGLE 301/303 application.
- Agreeing not to expand the number of boat slips from 82 as permitted in 1999 and consolidating the two boat launch areas into one boat launch area.
- Provide a boat washing station for the boat launch area to help combat the introduction of non-native and invasive species to the lake.
- Applying for all other appropriate permits and developing in compliance with their requirements including Leelanau County Road Commission, Leelanau County Drain Commission SESC and Drainage, EGLE 301/303, NPDES Construction Stormwater NOC, Leelanau County Building Department (Buildings and pools), Leelanau County Health Department and EGLE Part 41.
- A conservation easement will be considered if appropriate as part of the on-going 301/303 permitting process with EGLE. As part of our joint permit application, Northgate is proposing to impact 169 square feet (0.004 acres of wetland in order to consolidate and improve our boat launch.

Project impacts on the natural environment of the adjoining lands: The adjoining lands will be protected by site design features including:

- Preserving a vegetative buffer along the perimeter of the site.
 - This measure will help to screen and reduce any sight, sound, or smell (campfires) from the adjacent properties.
 - The adjacent property owner to the south and west has sold Northgate the campground and has no objection to the proposed improvements. Rice Creek on the south will remain in place and will serve as a clear property boundary.
 - The adjacent property to the north is a farm field and the annual crops will be protected from trespassing by the fencerow that will remain in place as a clear property boundary.
- Placement of the proposed amenities including the minigolf course, the sports courts, the splash pad, the pools, and the waterfront improvements are all proposed in the middle of the site instead of along the adjacent property edges.
- Applying for all other appropriate permits and developing in compliance with their requirements as listed in the section above.

b. The site plan shall consist of an accurate, reproducible drawing at a scale of 1" =100' or less, showing the site and all land within 300' of the site. If multiple sheets are used, each shall be labeled and the preparer identified. Each site plan shall depict the following unless previously waived by the Centerville Township Planning Commission: (items 1-26)

Finding: The Township Planner determined that the application was administratively complete on 9/15/23, and Planning Commission finds that the above requirements have not been met (Items 4, 6, 13, 15).

4. Location and type of significant existing vegetation.

Northgate Response: The site plan provides an aerial photograph of the entire property in the summer condition of full vegetation on drawing C100A. This meets both the letter and intent of the ordinance for the location and type of the existing vegetation on the 80.08 acre site. In addition, most of the commissioners have visited the campground and are familiar with the aesthetics.

6. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building.

Northgate Response: The site plan drawings C200 Note 4 now includes the a commitment that the buildings will be constructed within the maximum 40' height.

13. Location of water supply lines and/or wells, including fire hydrants and shut off valves, and the location and design of storm sewers, retention and detention ponds, waste water lines, clean-out locations, connection points and treatment systems, including septic systems if applicable.

Northgate Response: The conceptual private water supply lines, sewage collection and treatment lines, and fire hydrant area shown on drawings C400-C404. The private on-site wells and sewage treatment and disposal system improvements are being coordinated with the Leelanau County Health Dept and Michigan EGLE with any related improvements being reviewed and permitted by those agencies. These permits have been applied for, typically require lengthy technical processing with design discussions, and should be a condition of approval.

[UPDATED RESPONSE – Northgate continues to request a conditional approval of the site plan subject to the BLCHD and EGLE review and approval of the water supply and sanitary sewer treatment systems. The governance of these systems and their associated improvements falls under those agencies.](#)

The conceptual location and design of the storm sewers, retention and detention ponds are shown on drawings C300-C311. The associated engineering calculations were provided electronically and in hard copy to the Leelanau County Drain Commission and the planning commission. The Leelanau County Drain Commission has opined in writing that the proposed design meets their standards and a copy of this approval was provided as part of the application.

15. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.

Northgate Response: The locations of the proposed swimming pools and deck areas are shown to scale on the site plan drawings. Additional drawings from the anticipated pool supplier with dimensions are provided with the resubmittal materials.

Article 13, Section 13.1.G – Standards for Granting Site Plan Approval

a. Each site plan shall conform to all applicable provisions of this Zoning Ordinance and the standards listed below:

1. All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

Finding: The Planning Commission finds that this standard requires additional detail. Please provide elevation drawings of the site from the perspective of the water, 100' offshore of the site. Perspective to include entire shoreline extending from boat launch and boat slips along to Rice Creek and should also include location of existing and anticipated new vegetation (trees as well as other types of vegetation)

Northgate Response: The closest home on the opposite shore of Lake Leelanau is over a mile away and an image is provided from LeeLanau Pines Campground viewing those homes for reference (next page). Both the size and scale of the proposed improvements will be consistent with the surrounding homes and shorelines. The proposed shoreline viewed from across the lake will change very little (if at all) as Leelanau Pines is also proposing to keep many of the trees along the shoreline in front of the pools and store. The shoreline along the northern half of the Leelanau Pines property will not change at all, as those trees and bushes are proposed to remain in place.

Additionally, the 22-foot tall camp store building will be difficult to observed from across the lake with the remaining campground trees and the undisturbed shoreline to the north. As noted by the photograph, the residential scale buildings will easily blend in with the remaining trees and shoreline. Finally, the closest neighbor to the north is over 2,000 feet from the proposed buildings and the neighbor to the south is almost 500 feet away (and does not object to the improvements.) Therefore, no detrimental effect on the surrounding properties to the north or south will occur based on the character, type, and size of the proposed buildings.



This additional image provides a unique perspective for the Planning Commission.

UPDATED RESPONSE – The conceptual building floorplans and elevations of the check-in office, maintenance, camp store, bathhouse, pool pump house, staff housing, and cabanas has been provided. Please note that the final building design will be based upon these concepts but will be determined by the project architect. Additionally, the color renovation concepts for the existing buildings (a by-right activity) is also provided for Planning Commission awareness. Finally, a final elevation of the camp store as submitted for building permit to Leelanau County Building Department is provided.

2. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas.

Finding: The Planning Commission finds that this standard has been met

Northgate Response – Agreed, no comment.

3. Site plans shall fully conform with the published surface water drainage standards of the County Drain Commission.

Finding: The Planning Commission finds that this standard has been conditionally met.

Northgate Response – Agreed, but no condition is needed. Northgate has provided a written preliminary approval from Leelanau County Drain Commission dated 12/20/2022 (PDF page 27 of 126).

4. Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring property owners.

Finding: The Planning Commission finds that this standard has been conditionally met.

Northgate Response – Agreed, but no condition is needed. Northgate has provided a written preliminary approval from Leelanau County Drain Commission dated 12/20/2022 (PDF page 27 of 126). The LCDC approval email was based upon the stormwater management design and calculation submittal that followed their published best management practices. The first management step for rainwater management is infiltrating the stormwater at the point of receipt with gravel trailer pads on each campsite. Next, the design uses appropriately sized infiltration basins to pretreat and infiltrate any stormwater runoff before it reaches waterways or wetlands. Finally, the infiltration basins overflow through grassed swales into waterways and wetlands allowing it a final opportunity to remove sediment and contaminants prior to entering the natural ecosystem.

5. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein and adjacent parcels. Fences, walks, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.

Finding: Applicant proposes to retain existing trees as a “perimeter buffer” along the entirety of the project of “varying” widths, but no additional detail is provided regarding the vegetation or other structures/features within the perimeter buffer. See Sheets L101 through 103. The Planning Commission finds that this standard has not been met, and additional information is needed.

Northgate Response: The proposed buffer minimum width of 40 feet to improvements from adjacent properties is now shown more clearly and dimensioned on L101-L103. This minimum buffer is four (4) times bigger than the required side yard setback of ten (10) feet in the CR zone. The composition of the 40-foot buffer is to leave the existing conditions in place around the perimeter of the site including a fence row to the north, a cedar swamp to the east, some pine plantation in the center, some shrubbery adjacent to the creek on the south. The current land use to the north is an agricultural field and the current land use to the south is a single family residence on 8 acres (who sold Northgate the campground with the understanding that expansion would be coming and does not object to the improvements.)

In most places the 40’ minimum buffer is significantly exceeded by the actual placement of improvements. The proposed campsites are a minimum of 740 feet from the northwest property line along South Lake Shore Drive, a minimum of 193 feet from the northern property line, a minimum of 462 feet from the shoreline, and a minimum of 49 feet from the west property line. The proposed check-in building is 162 feet from the northwest property line along South Lake Shore Drive. The proposed maintenance building is 150 feet from the northwest property line along South Lake Shore Drive.

UPDATED RESPONSE – The zoning ordinance does not have a stated buffering requirement and the proposed site plan significantly exceeds the stated setback requirement. In addition, significant supplemental landscaping is proposed on L101-L104 to improve aesthetics, camping experience, and buffering.

The pavilion is intended for guest use only and will not be rented to outside third parties or the general public. The campground anticipates the pavilion uses will be family friendly (picnics, crafts, shade, etc.) and in compliance with the campground rules during non-quiet hours. No loud, disruptive, unsightly activity will be permitted.

UPDATED RESPONSE – The programming of the pavilion usage will be dependent on the campground director and staff, the campground rules, the desired camper experience, and the seasonal weather conditions. No further specific programming information has been determined.

6. All buildings or groups of buildings shall be so arranged as to permit emergency access by some practical means to all sides.

Finding: The Planning Commission finds that this standard has been met.

Northgate Response – Agreed, no comment.

7. If there is a pedestrian circulation system, it shall be insulated as completely as reasonably possible from the vehicular circulation system.

Finding: *The Planning Commission finds that this standard has been met.*

Northgate Response – Agreed, no comment.

8. ***All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public thoroughfares, shall be screened, by a vertical screen consisting of structural or plant material no less than six (6) feet in height.***

Finding: *Applicant proposes a dumpster enclosure north of the maintenance building at 30 ft by 10 ft, but screening height is not depicted. The Planning Commission finds that this standard has not been met.*

Northgate Response: The proposed dumpster enclosure screening fence is noted to be a minimum of 6' tall on the C201 drawing.

9. ***Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.***

Finding: *The Planning Commission finds that this standard has been met.*

Northgate Response – Agreed, no comment.

10. ***The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are a part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified by the County Road Commission.***

Finding: *The Planning Commission finds that this standard has been met.*

Northgate Response – Agreed, no comment.

11. ***All streets shall be developed in accordance with the Centerville Township Private Road Ordinance or the Leelanau County Road Commission specifications as required.***

Finding: *The Planning Commission finds that this standard has been met.*

Northgate Response – Agreed, no comment.

12. ***Site plans shall fully conform to the driveway and traffic safety standards of the Michigan Department of Transportation and/or the County Road Commission.***

Finding: *The Planning Commission finds that this standard has not been met. (Applicant to provide interpretation and additional information of current traffic study, and how they plan to address safety issues highlighted in that study, including management of peak holiday traffic periods.)*

Northgate Response: The Traffic Impact Assessment (TIA) states on page 2 that the existing conditions Vehicle Turning Movement Counts (TMCs) were collected to coincide with peak operations of the campground during the check-in and check-out times over Labor Day Weekend 2022. This is arguably one of the two busiest camping travel days of the year (Memorial Day being the other). The Findings and Recommendations paragraphs of the TIA on page 9 provide a concise summary to how the safety of the campers and motoring public is protected:

“The analyses conducted for this TIA indicate the proposed development will not result in any significant impact to the capacity of the adjacent road network. The proposed site access configuration is appropriate and will acceptably facilitate site ingress and egress. The traffic analysis was based on traffic volumes from Labor Day weekend, which presents a more conservative analysis than a typical summer day when campers arrive and leave throughout the week and are not focused on a Friday arrival and Monday exit like the Labor Day weekend. Trip generation for the proposed site was performed by using a rate based on the existing site volumes on Labor Day weekend. It was found that this method of trip generation was higher,

and more conservative, than trip generation from the ITE Trip Generation Manual and a similar sized site that Northgate operates.

The increase in average delay experienced by motorists does not increase more than 2.6 seconds during the Friday Check-In peak hour and does not increase more than 5.8 seconds during the Monday Check-Out period. The overall intersection LOS remain at LOS A and B with the proposed conditions, and the proposed conditions do not degrade the LOS by more than one grade for any approach or intersection. The LOS for all movements at the study intersections operate acceptably today and are shown to continue to do so under the proposed conditions.”

The Leelanau County Road Commission has reviewed the TIA in detail, found the proposed Leelanau Pines Drive intersection with County Road 643 to safely meet their required standards for entering and existing traffic under proposed conditions, and issued a driveway construction permit on 11/30/2022 based upon approval of the TIA and the mitigation measures provided (deceleration lane, driveway geometry, drainage, and grading).

UPDATED RESPONSE – The LCRC has found our proposed mitigation measures to be acceptable for the motoring public within the County Right-of-Way based upon our projected turning movements with the Labor Day traffic volumes as studied. No further road improvements are necessary or proposed at this time.

13. Site plans shall fully conform to the applicable fire safety and emergency vehicle access requirements of the State Construction Code and/or local Fire Chief requirements.

Finding: The Planning Commission finds that this standard has been met.

Northgate Response – Agreed, no comment.

14. Site plans shall fully conform to the County Soil Erosion and Sedimentation Control Ordinance.

Finding: The Planning Commission finds that this standard has been conditionally met.

Northgate Response – Agreed, no comment.

15. Site plans shall fully conform to the requirements of the Michigan Department of Public Health and the District Health Department.

Finding: The Planning Commission finds that this standard has been conditionally met (with some discussion).

Northgate Response – Agreed, The private on-site wells and sewage treatment and disposal system improvements are being coordinated with the Leelanau County Health Dept and Michigan EGLE with any related improvements being reviewed and permitted by those agencies. These permits have been applied for, typically require lengthy technical processing with design discussions, and should be a condition of approval.

16. Site plans shall fully conform to all applicable state and federal statutes.

Finding: The Planning Commission finds that this standard has been conditionally met.

Northgate Response – Agreed, no comment.

17. Site plans shall conform to all applicable requirements of local, state and federal statutes and approval shall be conditioned on the applicant receiving necessary state and federal permits before final site plan approval or an occupancy permit is granted.

Finding: The Planning Commission finds that this standard has been conditionally met.

Northgate Response – Agreed, no comment.

Section 13.1.H. Conditional Approvals

a. The Planning Commission may conditionally approve a site plan in conformance with the standards of another local, county or state agency, such as but not limited to a Water and Sewer Department, County Drain Commission, County Road Commission, State Highway Commission or Environmental Quality Department. They may do so when such conditions:

1. *would insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity,*
Finding: *The Planning Commission finds that this standard has been conditionally met.*

Northgate Response – Agreed, no comment.

2. *would protect the natural environment and conserve natural resources and energy,*
Finding: *The Planning Commission finds that this standard has been conditionally met. (Applicant to consider concept of a conservation easement.)*

Northgate Response – Agreed, a conservation easement will be considered if appropriate as part of the on-going 301/303 permitting process with EGLE.

3. *would insure compatibility with adjacent uses of land, and*
Finding: *The Planning Commission finds that this standard has been conditionally met.*

Northgate Response – Agreed, no comment.

4. *would promote the use of land in a socially and economically desirable manner.*
Finding: *The Planning Commission finds that this standard has been conditionally met.*

Northgate Response – Agreed, no comment.

CLOSING COMMENTS FROM PLANNING COMMISSION AND PLANNER:

1) PC recommends removing all references to marina in the site plan document. Current plan is talking about boat sites and dock slips ONLY.

Northgate Response – Agreed, The site plan drawing C200 has been updated to remove references to a marina. The standard has been met.

2) Applicant should also include what specific services are being offered in the waterfront store and whether store is open to members of public, other than CR guests. Please indicate whether there is a temporary dock planned for the store and whether gas will be available for sale at the store to watercraft.

Northgate Response: The waterfront store is intended to serve the campers of Leelanau Pines in a family-friendly camping environment. It will provide basic camping and boating supplies as well as a basic food and beverage offering. The staff will not be confirming which campsite (of the 320) or slip (of the 82) that a customer has rented in the campground, so it is possible that the public could use the store as well by impersonating a camper. A dock with six of the 82 slips will be provided in front of the store for the convenience of the boating campers. The plan does not contain a fuel pump or station and gasoline is not being sold to campers. The standard has been met.

UPDATED RESPONSE – 82 boats from the campground are allowed in the water, and one slip will be available for each of the allowed boats.

3) The Planner also recommends that PC get detailed information on all events that may be held: number, type, location to be held, etc.

Northgate Response: The campground anticipates the pavilion uses will be family friendly and in compliance with the campground rules during quiet and non-quiet hours. No loud, disruptive, unsightly activity will be permitted.

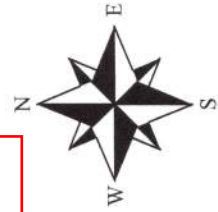
4) The Planner also indicated that PC may wish to consider questions about or requirement for a Conservation Easement.

Northgate Response – A conservation easement will be considered if appropriate as part of the on-going 301/303 permitting process requirements with EGLE.

5) Findings Of Fact V2 - Conditions of approval: that as-builts will be provided to Centerville Township following the completion of the proposed project.

UPDATED RESPONSE – As-built drawings have not been required of any other special land uses or site plans in the township and are not relevant for a special land use or site plan decision. As-builts are typically required and provided for public roads and public infrastructure (storm/sanitary/watermain/etc.) where the municipality (Leelanau County or Centerville Township) becomes fully responsible for long-term operation and maintenance of the constructed infrastructure. The as-built documents help the municipality and their department of public works to fully understand and manage the system they are assuming ownership of. Northgate will self-perform the operation and maintenance internally with their own staffing and record-keeping.

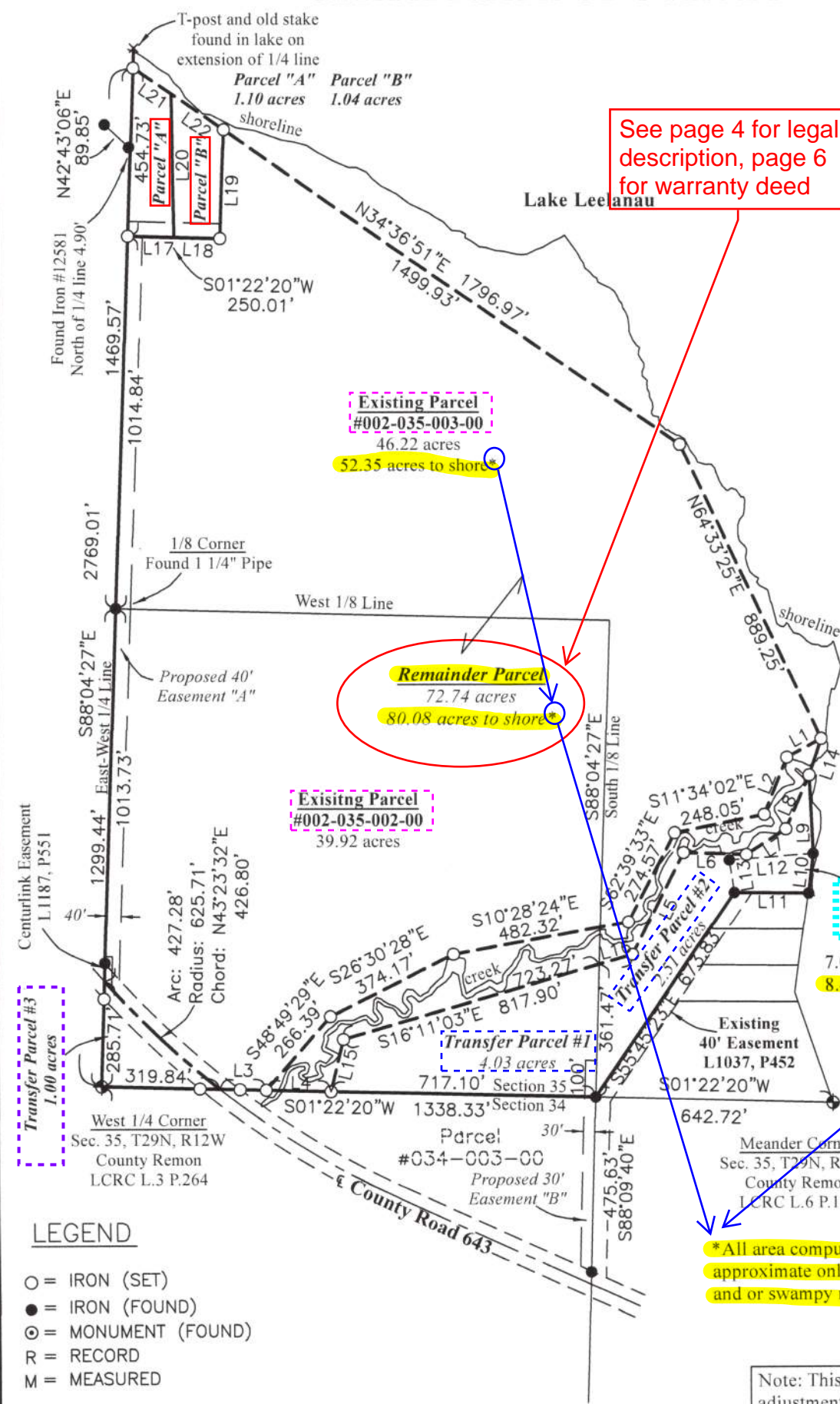
CERTIFICATE OF SURVEY



SCALE: 1" = 400'



See page 4 for legal description, page 6 for warranty deed



LINE	BEARING	DISTANCE
L12	N04°38'18"W	228.10'
L13	S81°21'30"W	89.83'
L14	N71°41'29"W	104.18'
L15	N76°25'08"W	146.61'
L16	N16°11'03"W	146.61'
L17	S01°22'20"W	125.01'
L18	N01°22'20"E	125.01'
L19	N88°04'27"W	291.88'
L20	N89°59'23"E	386.52'
L21	S34°36'51"W	125.00'
L22	S34°36'51"W	172.05'

LINE	BEARING	DISTANCE
L1	N28°41'30"W	106.07'
L2	N68°11'55"W	166.52'
L3	N01°22'54"E	125.76'
L4	N01°22'26"E	175.63'
L5	N63°30'26"W	311.52'
L6	N01°41'46"E	170.26'
L7	N32°58'12"W	127.86'
L8	S66°20'55"E	159.21'
L9	S87°23'02"W	212.77'
L10	N83°25'27"W	109.60'
L11	N00°27'39"E	201.31'

Parcel #002-035-003-10
0.48 acres
7.02 acres after transfer
8.48 acres to shoreline

Remainder Parcel
72.74 acres
80.08 acres to shoreline

Existing Parcel #002-035-003-00
46.22 acres
52.35 acres to shoreline

Existing Parcel #002-035-002-00
39.92 acres

LEGEND

- = IRON (SET)
- = IRON (FOUND)
- ⊙ = MONUMENT (FOUND)
- R = RECORD
- M = MEASURED

*All area computations to the shore are approximate only due to the meandering and or swampy nature of the shorelines.

Note: This boundary line adjustment is subject to township approval before it is considered valid for any future conveyance.

I, the undersigned, being a Professional Surveyor in the State of Michigan, do hereby certify that I have surveyed and mapped the parcel(s) of land as shown, that the ratio of closure of the unadjusted field observations is 1/5000+, and that I have fully complied with the requirements of P.A.132 of 1970 as amended.

Bearing Basis: MSPCS Zone 2112

<p>GRAND TRAVERSE SURVEYING & MAPPING PO Box 87 Cedar, MI 49621 Phone: 231-947-2555</p>	<p><i>Location:</i> Part of the Southwest 1/4 of Section 35, T29N, R12W Centerville Township Leelanau County, MI</p> <p><i>Client:</i> Carol Novak</p>
Date: 9/29/21	Job #: 18590
Drawn: ZSB	Sheet: 1 of 4

STATE OF MICHIGAN

Zachary S. Baker

PROFESSIONAL SURVEYOR

No. 4901052468

Zachary S. Baker, P.S. #52468

CERTIFICATE OF SURVEY

Legal Descriptions

Parcels #002-035-003-00 & #002-035-002-00; (As Recorded Liber 432, Pages 179-182)

Government Lots 3 and 4, Section 35, Town 29 North, Range 12 West, Except that part of Government Lot 4 beginning at the Northwest lot corner thereof; **thence South to the shore of Lake Leelanau; thence Easterly on the shore of Lake Leelanau 598.83 feet;** thence North 200 feet; thence Northwesterly to the point of beginning.

ALSO, the Northwest 1/4 of the Southwest 1/4, Section 35, Town 29 North, Range 12 West.

Parcel #002-035-003-10; (As Recorded Document No.2020006687)

That part of Government Lot 4, Section 35, Township 29 North, Range 12 West described as: Commencing at the West 1/4 corner of said Section 35, thence South 00°02'47" West, along the West line of said section, 1338.14 feet to the Northwest corner of said Government Lot 4; thence South 57°04'13" East, 673.77 feet to the Point of Beginning; thence North 80°00'52" East, 89.95 feet; thence South 06°03'25" East, 228.23 feet to a traverse line along the shore of Lake Leelanau; thence North 84°41'15" West, along said shoreline traverse, 110.00 feet; thence North 00°53'40" West, 201.20 feet to the Point of Beginning. Containing 0.56 acres of land. **East and West property lines extend to the waters edge of said Lake Leelanau.**

Parcel "A"; (As Surveyed)

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 as monumented South 88°04'27" East, 2314.28 feet to the Point of Beginning; thence continuing South 88°04'27" East, 454.73 feet to a traverse line along the shore of Lake Leelanau; thence along said traverse line South 34°36'51" West, 125.00 feet; thence South 88°59'23" West, 386.52 feet; thence North 01°22'20" East, 125.01 feet to the Point of Beginning. Containing 1.10 acres. **Together with all lands between the sidelines of the above described parcel extended and the shore of Lake Leelanau.**

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 and together with all other covenants, servitudes, and easements of record if any.

Parcel "B"; (As Surveyed)

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 as monumented South 88°04'27" East, 2314.28 feet; thence South 01°22'20" West, 125.01 feet to the Point of Beginning; thence North 88°59'23" East, 386.52 feet to a traverse line along the shore of Lake Leelanau; thence along said traverse line South 34°36'51" West, 172.05 feet; thence North 88°04'27" West, 291.88 feet; thence North 01°22'20" East, 125.01 feet to the Point of Beginning. Containing 1.04 acres. **Together with all lands between the sidelines of the above described parcel extended and the shore of Lake Leelanau.**

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.

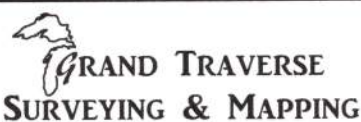
Subject to and together with all other covenants, servitudes, and easements of record if any.

*All areas listed in the above descriptions are to the traverse lines.

I, the undersigned, being a Professional Surveyor in the State of Michigan, do hereby certify that I have surveyed and mapped the parcel(s) of land as shown, that the ratio of closure of the unadjusted field observations is 1/5000+, and that I have fully complied with the requirements of P.A.132 of 1970 as amended.

Bearing Basis: MSPCS Zone 2112

Note: This boundary line adjustment is subject to township approval before it is considered valid for any future conveyance.

 GRAND TRAVERSE SURVEYING & MAPPING PO Box 87 Cedar, MI 49621 Phone: 231-947-2555	<i>Location:</i> Part of the Southwest 1/4 of Section 35, T29N, R12W Centerville Township Leelanau County, MI		
	<i>Client:</i> Carol Novak		
<i>Date:</i> 9/29/21	<i>Job #:</i> 18590	<i>Drawn:</i> ZSB	<i>Sheet:</i> 2 of 4



CERTIFICATE OF SURVEY

Legal Descriptions

Transfer Parcel #1: (As Surveyed)

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 West line of said section South 01°22'20" West, 621.23 to the Point of Beginning; thence on a **traverse line** along the banks of a creek the following two courses, South 76°25'08" East, 146.61 feet; thence South 16°11'03" East, 723.27 feet to the South 1/8 line, thence along said line North 88°04'27" West, 361.47 feet to the West line of Section 35; thence along said line North 01°22'20" East, 717.10 feet to the Point of Beginning. Containing 4.03 acres **more or less**. **Together with all lands between the sidelines of the above described parcel and the thread of the creek.**

Transfer Parcel #2: (As Surveyed)

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 West line of said section South 01°22'20" West, 1338.33 to the Point of Beginning; thence along the South 1/8 line South 88°04'27" East, 361.47 feet to a **traverse line** along the banks of a creek; thence along said **traverse line** the following five courses, South 16°11'03" East, 94.62 feet; thence South 63°30'26" East, 311.52 feet; thence South 01°41'46" West, 170.26 feet; thence South 32°58'12" East, 127.86 feet; thence South 66°20'55" East, 159.21 feet to a **traverse line** along the shore of Lake Leelanau; thence along said line South 87°23'02" West, 212.77 feet; thence leaving said **traverse line** North 04°38'18" West, 228.10 feet; thence South 81°21'30" West, 89.83 feet; thence North 55°45'23" West, 673.83 feet to the Point of Beginning. Containing 2.51 acres **more or less**.

Transfer Parcel #3: (As Surveyed)

A parcel of land in Section 35, Town 29 North, Range 12 West, Centerville Township, Leelanau County, Michigan described as: Beginning 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; thence along said centerline 427.28 feet along the arc of a 625.71 feet radius curve to the left having a long chord bearing South 43°23'32" West, 426.80 feet; thence North 01°22'20" East, 319.84 feet to the Point of Beginning. Containing 1.00 acres more or less.

Subject to the right of way of County Road 643.

Subject to and together with all other covenants, servitudes, and easements of record if any.

Parcel #002-035-003-10: (As surveyed combining transfer parcels #1, #2, and existing parcel #003-10)

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 West line of said section South 01°22'20" West, 621.23 to the Point of Beginning; thence on a traverse line along the banks of a creek the following six courses, South 76°25'08" East, 146.61 feet; thence South 16°11'03" East, 817.90 feet; thence South 63°30'26" East, 311.52 feet; thence South 01°41'46" West, 170.26 feet; thence South 32°58'12" East, 127.86 feet; thence South 66°20'55" East, 159.21 feet to a traverse line along the shore of Lake Leelanau; thence along said traverse line the following two courses, South 87°23'02" West, 212.77 feet; thence North 83°25'27" West, 109.60 feet; thence leaving the traverse line North 00°27'39" East, 201.31 feet; thence North 55°45'23" West, 673.83 feet to the West line of Section 35; thence along said line North 01°22'20" East, 717.10 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 7.02 acres more or less.

Together with an easement 30 feet in width the South line of which is described as: Commencing at the West 1/4 corner of said section, thence along the West line of said section South 01°22'20" West, 1338.33 feet; thence South 88°04'27" East, 100.00 feet to the Point of Beginning; thence North 88°04'27" West, 100.00 feet; thence North 88°09'40" West, 475.63 feet along the South line of said 30 foot wide easement to the easterly right of way of County Road 643 and the Point of Ending.

Subject to and together with an easement 40 feet in width as recorded in Liber 1037, Page 452.


Subject to and together with all other covenants, servitudes, and easements of record if any.

*All areas listed in the above descriptions are to the traverse lines.

I, the undersigned, being a Professional Surveyor in the State of Michigan, do hereby certify that I have surveyed and mapped the parcel(s) of land as shown, that the ratio of closure of the unadjusted field observations is 1/5000+, and that I have fully complied with the requirements of P.A.132 of 1970 as amended.

Bearing Basis: MSPCS Zone 2112

Note: This boundary line adjustment is subject to township approval before it is considered valid for any future conveyance.

 GRAND TRAVERSE SURVEYING & MAPPING PO Box 87 Cedar, MI 49621 Phone: 231-947-2555	<i>Location:</i> Part of the Southwest 1/4 of Section 35, T29N, R12W Centerville Township Leelanau County, MI		
	<i>Client:</i> Carol Novak		
<i>Date:</i> 9/29/21	<i>Job #:</i> 18590	<i>Drawn:</i> ZSB	<i>Sheet:</i> 3 of 4



CERTIFICATE OF SURVEY

Legal Descriptions

Remainder Parcel: (As surveyed combining the remainder of Parcels #002-00 and #003-00)

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 other covenants, servitudes, and easements of record if any.

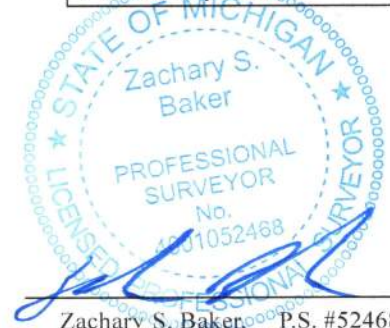
*All areas listed in the above descriptions are to the traverse lines.

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I, the undersigned, being a Professional Surveyor in the State of Michigan, do hereby certify that I have surveyed and mapped the parcel(s) of land as shown, that the ratio of closure of the unadjusted field observations is 1/5000+, and that I have fully complied with the requirements of P.A.132 of 1970 as amended.

Bearing Basis: MSPCS Zone 2112

 GRAND TRAVERSE SURVEYING & MAPPING PO Box 87 Cedar, MI 49621 Phone: 231-947-2555	<i>Location:</i> Part of the Southwest 1/4 of Section 35, T29N, R12W Centerville Township Leelanau County, MI		
	<i>Client:</i> Carol Novak		
<i>Date:</i> 9/29/21	<i>Job #:</i> 18590	<i>Drawn:</i> ZSB	<i>Sheet:</i> 4 of 4



Zachary S. Baker P.S. #52468

DOCUMENT NO. 2021009947

Total Pages: 2
12/27/2021 04:25 PM Fees: \$35.00
JENNIFER L. GRANT, Register of Deeds
Leelanau County, MI



Received in Leelanau
12/27/2021 01:45:00 PM

MICHIGAN REAL ESTATE TRANSFER TAX
2021009947

12/27/2021 04:25 PM Leelanau County, MI
Receipt# 21-10330
Tax Stamp # 27594

County Tax: \$2586.65 State Tax: \$17636.25



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Carol A. Novak, David L. Novak and Linda A. Novak Dwyer whose address is 6500 E. Leelanau Pines Dr, Cedar, MI 49621, convey(s) and warrant(s) to Northgate Leelanau Pines, LLC, a Michigan Limited Liability Company, whose address is 38 Commerce Avenue SW, Suite 200, Grand Rapids, MI 49503 the following described premises:

Land situated in the Township of Centerville, County of Leelanau, State of Michigan, described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

Commonly known as: 6500 E. Leelanau Pines Dr, Cedar, MI 49621

P/O 002-035-002-00 / RH
P/O 002-035-003-00 / RH

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right of Farm Act.

The Grantors herein convey to Grantees all rights of division under Section 108 of the Michigan Land Division Act for the full consideration of (The property purchase price has been redacted for masterplan and site plan approval application by Fishbeck for confidentiality purposes) subject to easements and restrictions of record, if any, and further subject to liens, encumbrances and other matters subsequent to the date of this notice.

Dated this 20th day of December, 2021.

Carol A. Novak

Carol A. Novak

David L. Novak

David L. Novak

Linda A. Dwyer

Linda A. Novak Dwyer

State of Michigan

County of Grand Traverse

Signed, sworn and acknowledged before me the 20 of December, 2021, by Carol A. Novak, David L. Novak, and Linda A. Novak Dwyer.

[Signature]

Notary Public

CHAD E. ROYAL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF GRAND TRAVERSE
MY COMMISSION EXPIRES JANUARY 19, 2027
ACTING IN THE COUNTY OF GRAND TRAVERSE

Affix stamp/seal:

Prepared by:

Carol A. Novak
6500 E. Leelanau Pines Dr
Cedar, MI 49621

When recorded mail to:
Crossroads Title Agency
413 South Union Street
Traverse City, MI 49684

File No 18458

TAX CERTIFICATION
LEELANAU COUNTY SUTTONS BAY, MI 12/27/2021
I hereby certify that according to our records, all taxes returned to this office are paid for five (5) years preceding the 20 day of 12/2021. This does not include taxes in the process of collection by Township, Cities, or Villages. Board of Review changes, Michigan Tax Tribunal changes, or changes due to Principal Residence Exemptions or corrections.

John A. Gallagher III
Leelanau County Treasurer
MK

The Warranty deed references the GTS&M survey 9/29/21 above.
The GTS&M survey INCLUDES land between the traverse lines and the water's edge.

EXHIBIT "A"

Land situated in the Township of Centerville, County of Leelanau, Michigan:

Remainder Parcel:

As described in Survey by Grand Traverse Surveying & Mapping, Zachary S. Banker, P.S. No. 52468, dated September 29, 2021, Job # 18590, 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 2625.71 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 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 to said easement to the Point of Ending.

Subject to the right of way of County Road 643.

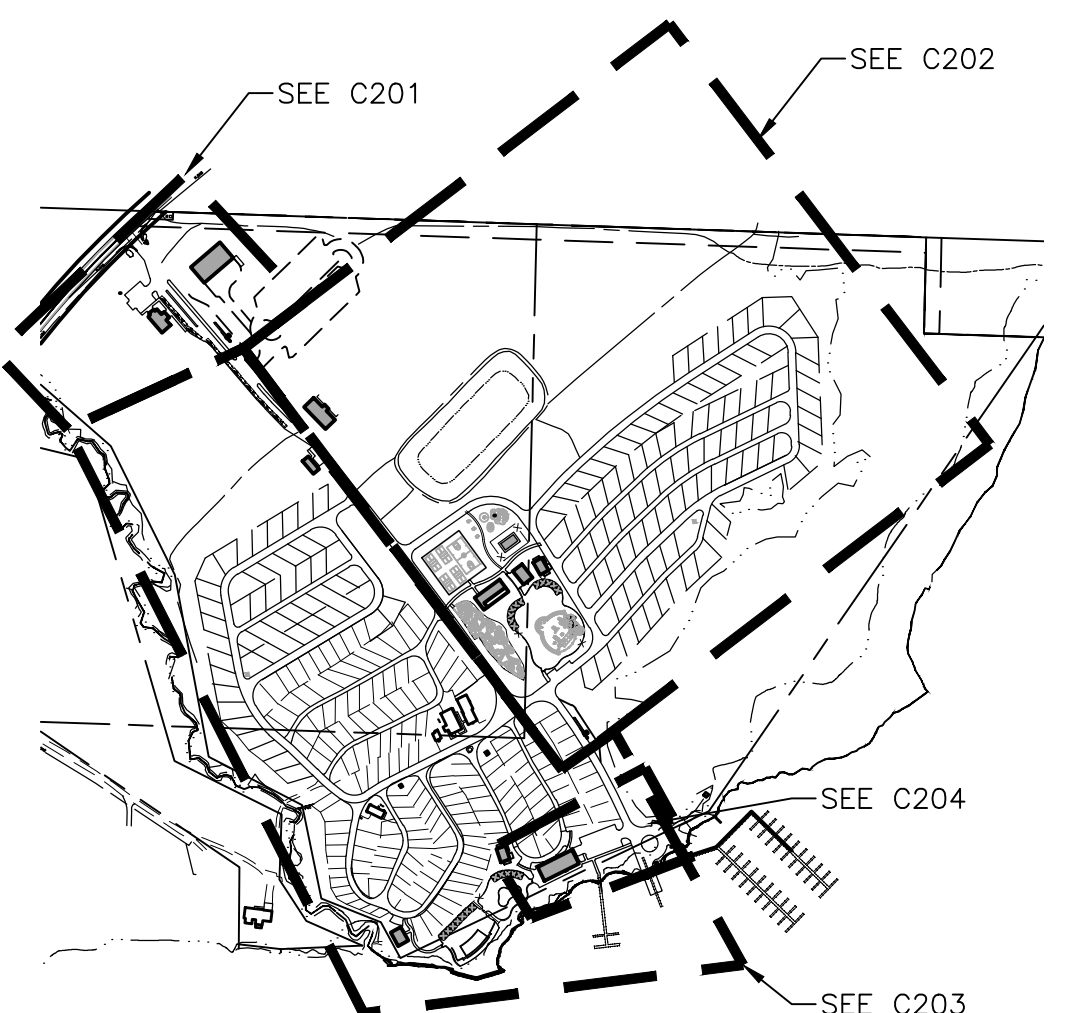


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- SYMBOL LEGEND**
- EXISTING CAMPSITES - (10 X 40 CAMPER)
 - EXISTING CAMPSITES - GLAMPING
 - EXISTING CAMPSITES - PARK MODELS
 - EXISTING BUILDINGS
 - EXISTING PAVEMENT
 - EXISTING LAGOON
 - PROPOSED CAMPSITE - BACK-IN
 - PROPOSED CAMPSITE - PULL THROUGH
 - PROPOSED BUILDINGS
 - PROPOSED PAVEMENT
 - TRAILER STORAGE - GRAVEL
 - SIDEWALK
 - PROPOSED ACTIVITY AREA - MINI GOLF
 - PROPOSED ACTIVITY AREA - SPORT COURT
 - PROPOSED ACTIVITY AREA - PLAYGROUND
 - PROPOSED ACTIVITY AREA - SPLASH PAD
 - PROPOSED ACTIVITY AREA - POOL
 - POOL DECK

SITE COVERAGE DATA

EXISTING IMPROVEMENTS		
	SQUARE FOOTAGE	ACERAGE
CAMPSITES (10 X 40)	61,200	1.41
GLAMPING PODS	3,239	0.07
PARK MODELS	6,835	0.16
BUILDINGS	5,409	0.12
PAVEMENT	38,959	0.89
LAGOON	55,917	1.28
TOTAL =	171,559	3.94
PROPOSED IMPROVEMENTS		
	SQUARE FOOTAGE	ACERAGE
BACK-IN CAMPSITES	119,170	2.73
PULL-THROUGH CAMPSITE	47,180	1.08
BUILDINGS	26,252	0.60
PAVEMENT	232,793	5.34
TRAILER STORAGE (GRAVEL)	70,040	1.61
SIDEWALK	12,810	0.29
MINI GOLF	13,542	0.31
SPORT COURT	14,373	0.33
PLAYGROUND	3,606	0.08
SPLASH PAD	8,178	0.19
POOL	4,624	0.11
POOL DECK	38,016	0.87
TOTAL =	590,584	13.56
COMBINED TOTAL	762,143	17.50
EXISTING SITE =		80.08
COVERAGE =		21.85%



SITE COVERAGE PLAN
SCALE: 1" = 100'
NORTH
0 50 100 200

PLOT INFO: Z:\2021\1595\CAD\C205\1595.DWG LAYOUT: C205 DATE: 10/27/2023 TIME: 4:24:57 PM USER: RIGBSON

REVISIONS

NOT FOR CONSTRUCTION

10/30/2023	SITE PLAN APPROVAL
10/16/2023	SITE PLAN APPROVAL
9/12/2023	SITE PLAN APPROVAL
9/1/2023	SITE PLAN APPROVAL
9/30/2022	SITE PLAN APPROVAL
9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

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

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

PROJECT NO.
211505

SHEET NO.

C205

PLANT LIST		
SYMBOL	ID	LATIN NAME
	AG	Amelanchier x grandiflora 'Autumn Brilliance'
	AR	Acer rubrum
	BA	Betula alleghaniensis
	PA	Picea mariana
	PS	Pinus strobus
	COS	Cornus sericea
	DIL	Diervilla lonicera
	VID	Viburnum dentatum

REVISIONS

NOT FOR CONSTRUCTION

10/30/2023	LANDSCAPE PLAN
10/16/2023	LANDSCAPE PLAN
09/12/2023	LANDSCAPE PLAN
08/22/2023	LANDSCAPE PLAN
10/21/2022	LANDSCAPE PLAN

Drawn By KCH
Designer KCH
Reviewer
Manager

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

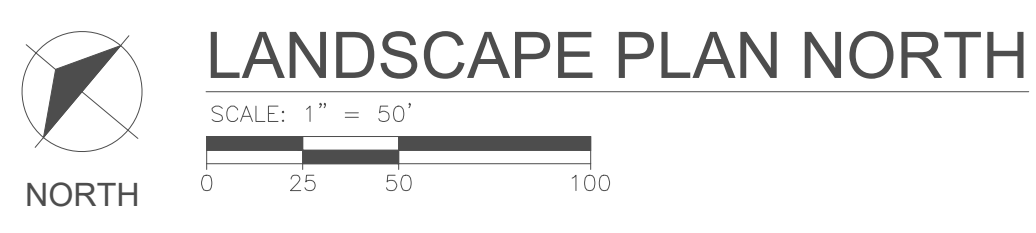
PROJECT NO.
SHEET NO.

L101

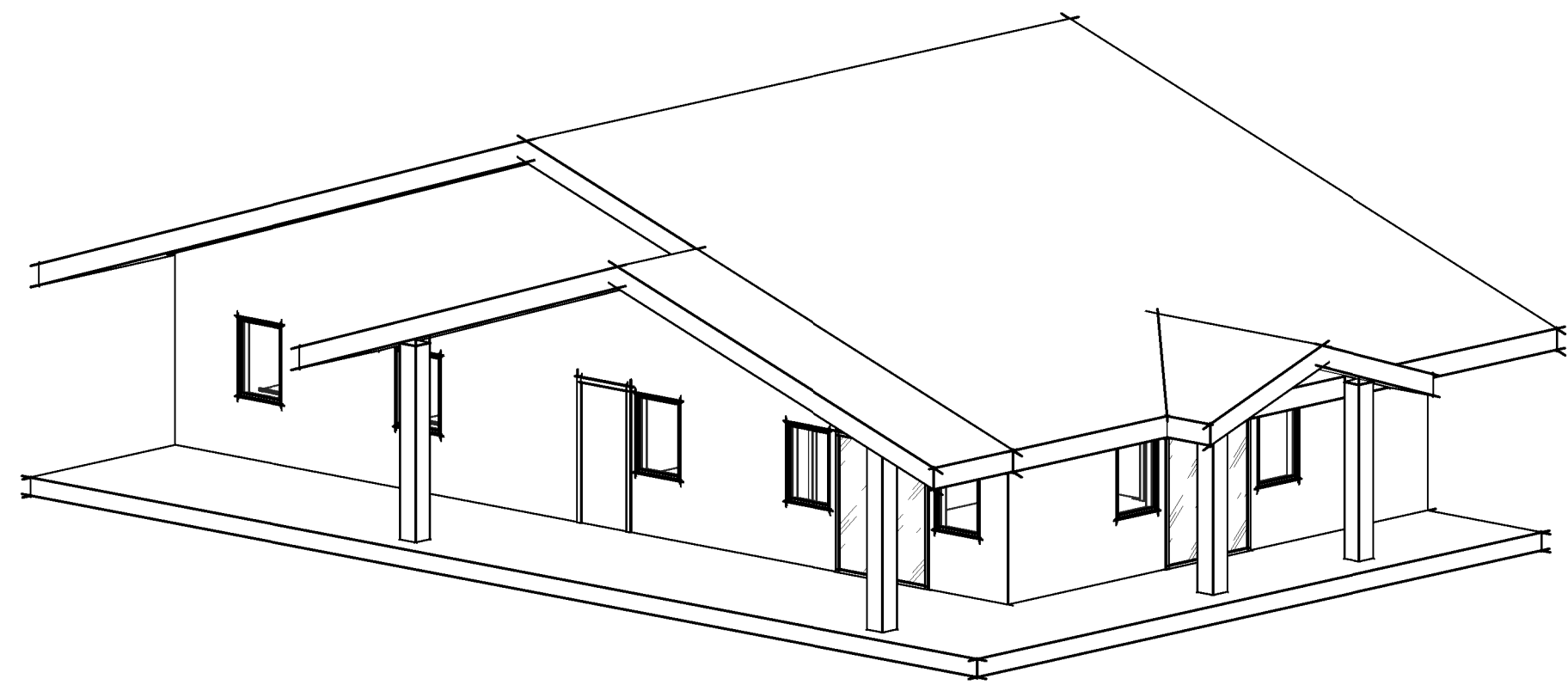


NOTES

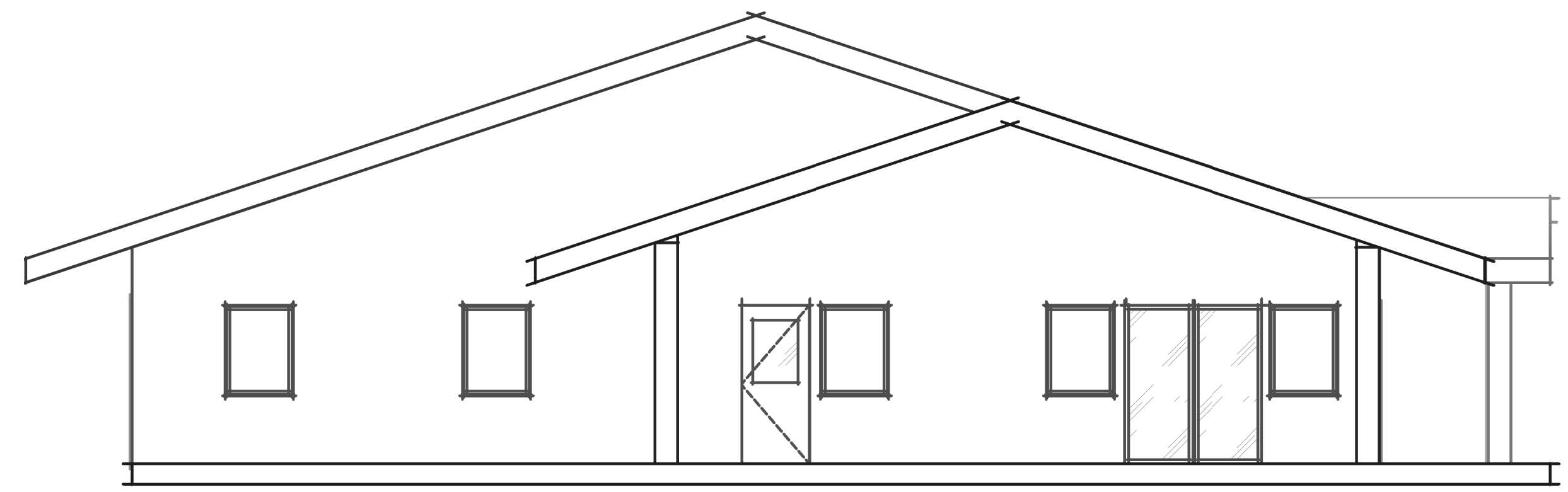
- ACTUAL PLANT LOCATIONS TO BE PLACED TO BEST ACCOMMODATE AS-BUILT SITE CONDITIONS.
- NOT ALL EXISTING TREES AND PLANTS IN THE PROJECT AREA MAY BE SHOWN
- TO THE GREATEST EXTENT POSSIBLE EXISTING VEGETATION WILL BE RETAINED, NOT REQUIRING LANDSCAPING.
- LIGHTING NOTE: THE INTENT OF THE CAMPGROUND IS TO HAVE LIMITED ARTIFICIAL OUTDOOR LIGHTING IN KEEPING WITH THE CAMPING EXPERIENCE. OUTDOOR LIGHTING TO BE DARK SKY APPROVED WITH FULL CUT-OFF FIXTURES. LIGHTING WILL BE USED TO ENHANCE VISITOR EXPERIENCE AND IMPROVE SAFETY. IT WILL COMPLY WITH LOCAL, STATE AND FEDERAL CODES, AND WILL PROMOTE DARK NIGHT SKY PRESERVATION. OUTDOOR ILLUMINATION WILL BE LOW INTENSITY AND WILL BE PROVIDED ONLY WHERE NECESSARY FOR SAFETY. THIS INCLUDES THE ENTRY SIGN, MAJOR INTERSECTIONS, AND BUILDINGS. EXISTING LIGHTING TO REMAIN. MAXIMUM POLE HEIGHT IS 22'.
- SIGNAGE NOTE: AN INTEGRATED SIGNAGE SYSTEM COMMUNICATING CAMPGROUND REGULATORY/ENFORCEABLE REQUIREMENTS, DIRECTIONAL/WAYFINDING INFORMATION, SAFETY/WARNING, IDENTITY INFORMATION, AND INTERPRETIVE INFORMATION TO CAMPGROUND GUESTS. SIGNAGE WILL BE LOCATED THROUGHOUT THE CAMPGROUND GENERALLY OUT OF VIEW FROM PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTIES. THE EXISTING IDENTITY/ENTRANCE SIGN AND ITS ASSOCIATED LIGHTING WILL REMAIN AS IS WITH ONLY THE SIGN ITSELF BEING LIT BY THE LAMP SOURCE. BUILDING IDENTIFICATION SIGNAGE LOCATED ON BUILDINGS WILL BE DOWN-LIT BY WALL-MOUNTED LIGHTS. ALL OTHER SIGNAGE WILL NOT BE LIT.



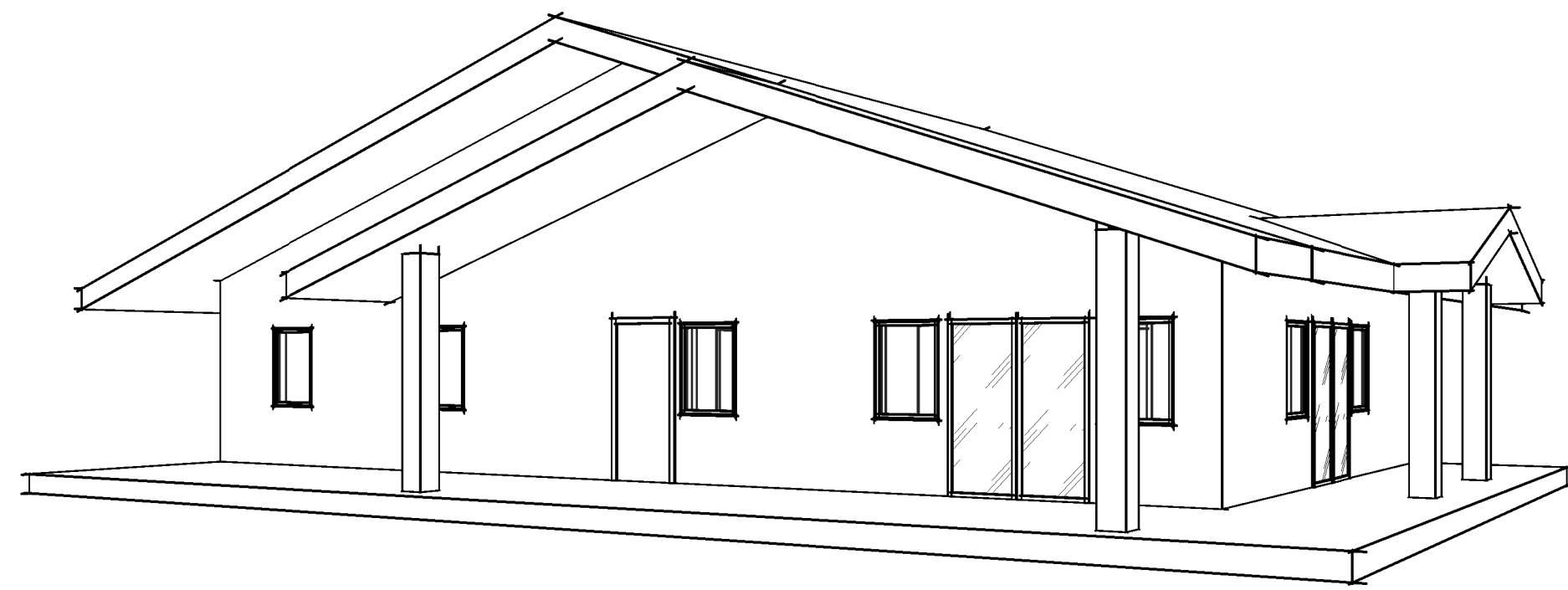
PLOT INFO: G:\SHARED\DRIVERS\DESIGN\LP_LEELANAU PINES\DRAWINGS\01 CAD\FIGS\LP_L101-LANDSCAPE PLANNING LAYOUT.LP101 DATE: 10/26/2023 TIME: 10:06:57 AM USER: KATHYHALLGREN



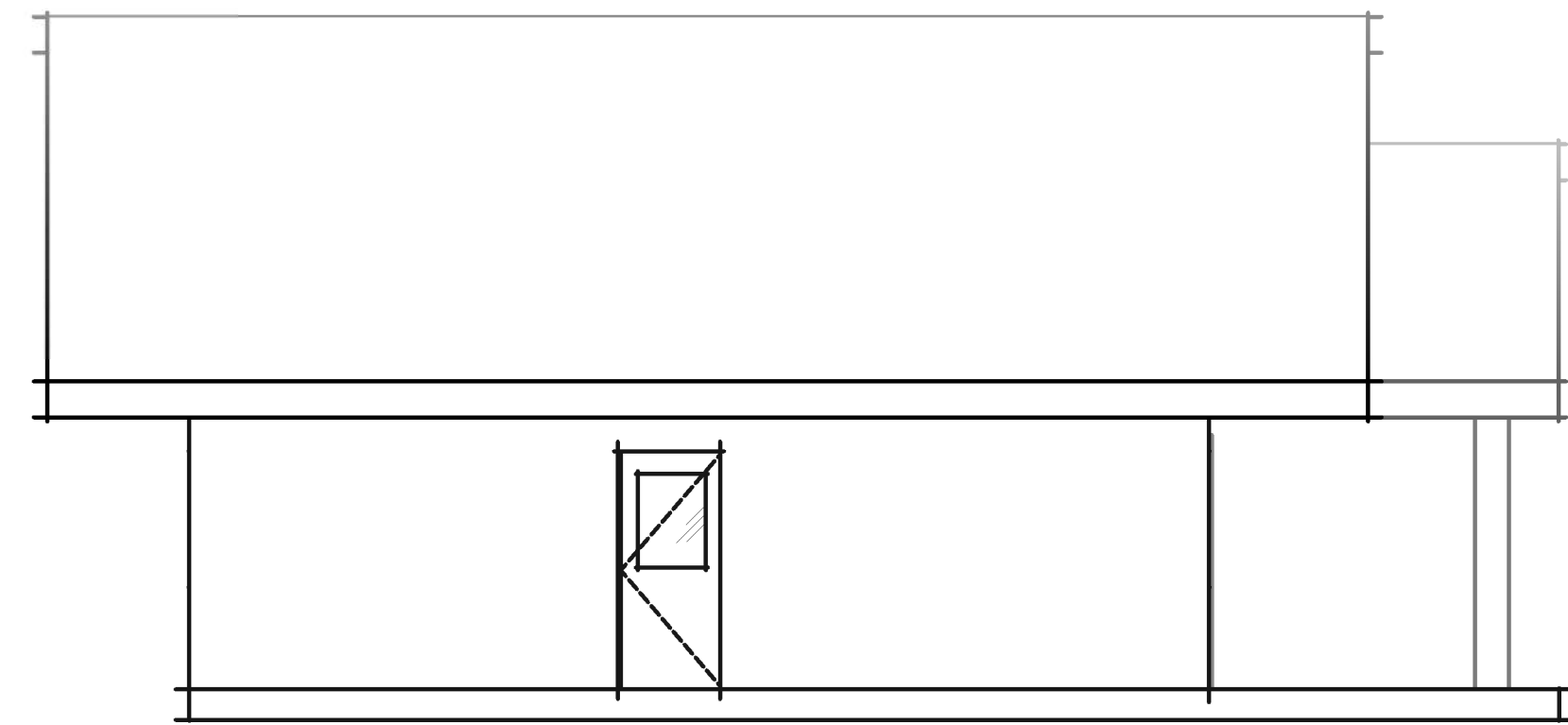
7 CHECK IN BUILDING BIRD'S EYE



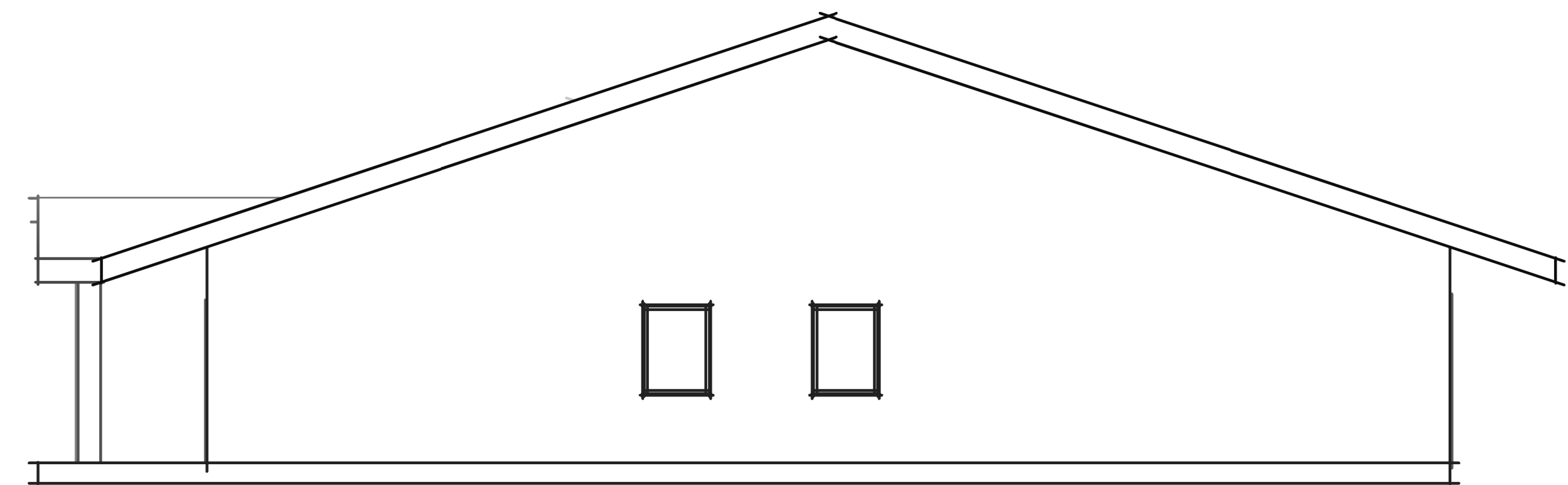
3 CHECK IN BUILDING - NORTH
3/16" = 1'-0"



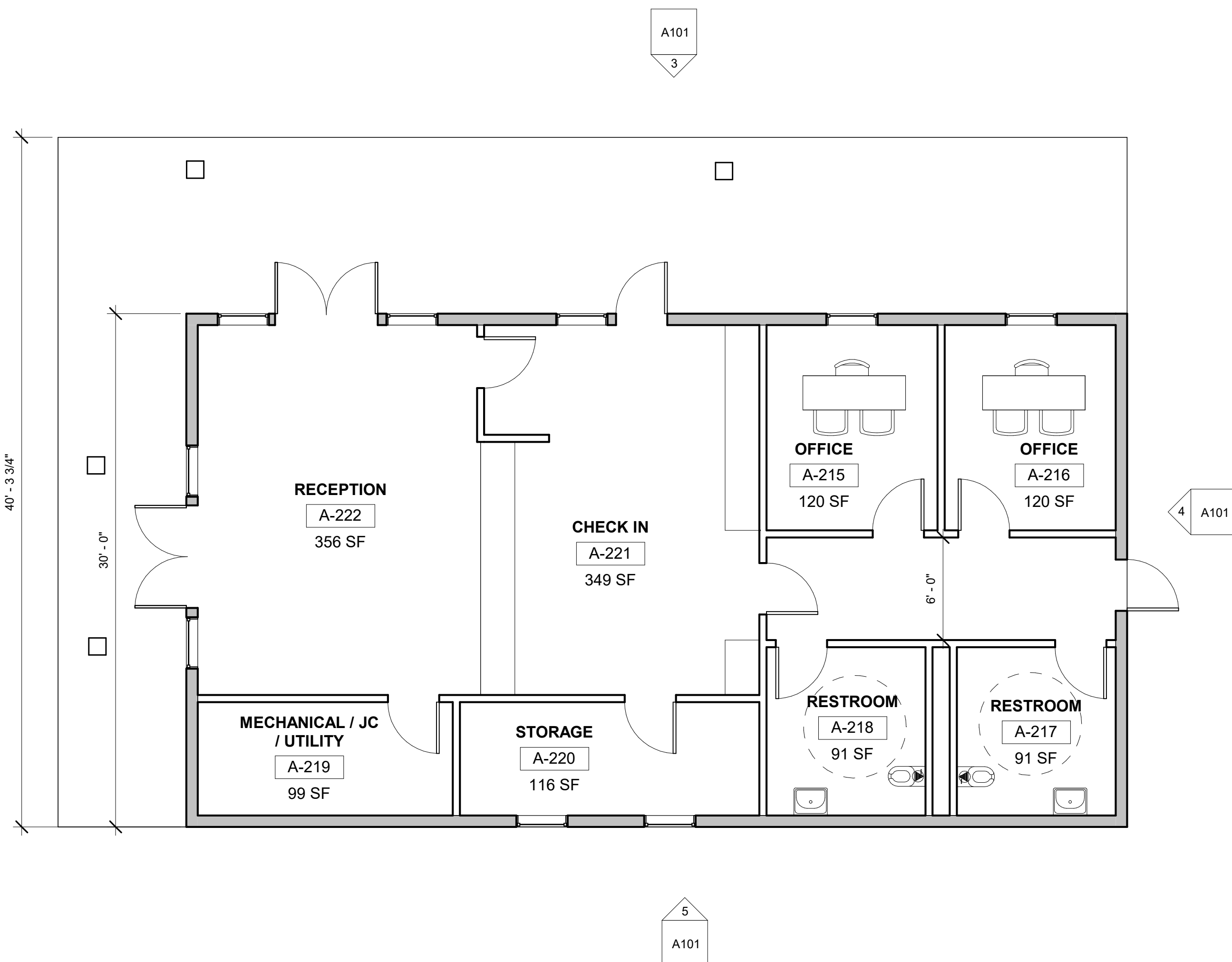
1 CHECK IN BUILDING



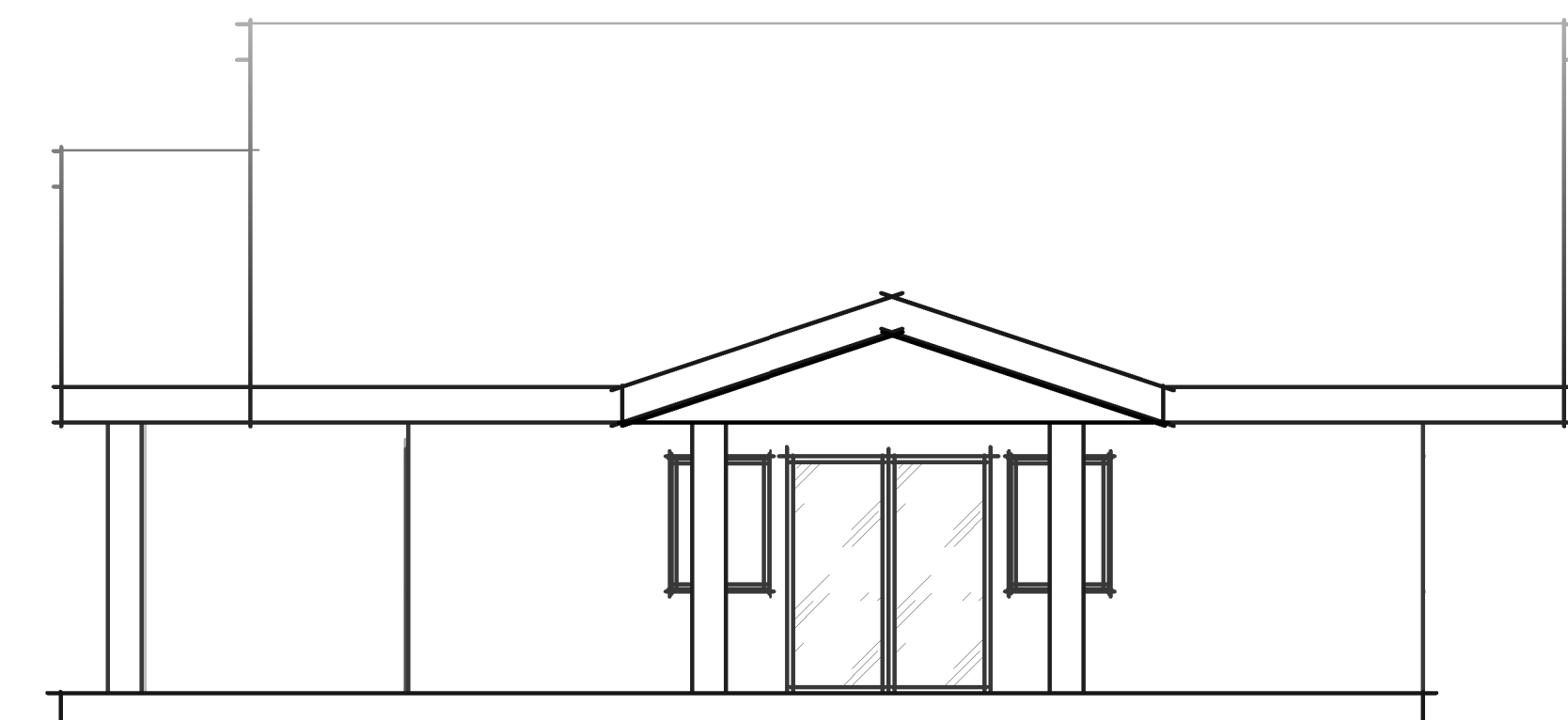
4 CHECK IN BUILDING - EAST
3/16" = 1'-0"



5 CHECK IN BUILDING - SOUTH
3/16" = 1'-0"



2 CHECK IN BUILDING
3/16" = 1'-0"



6 CHECK IN BUILDING - WEST
3/16" = 1'-0"

REVISIONS

**NOT FOR
CONSTRUCTION**

12/28/2022 ISSUE LINE

Drawn By
Designer
Reviewer
Manager

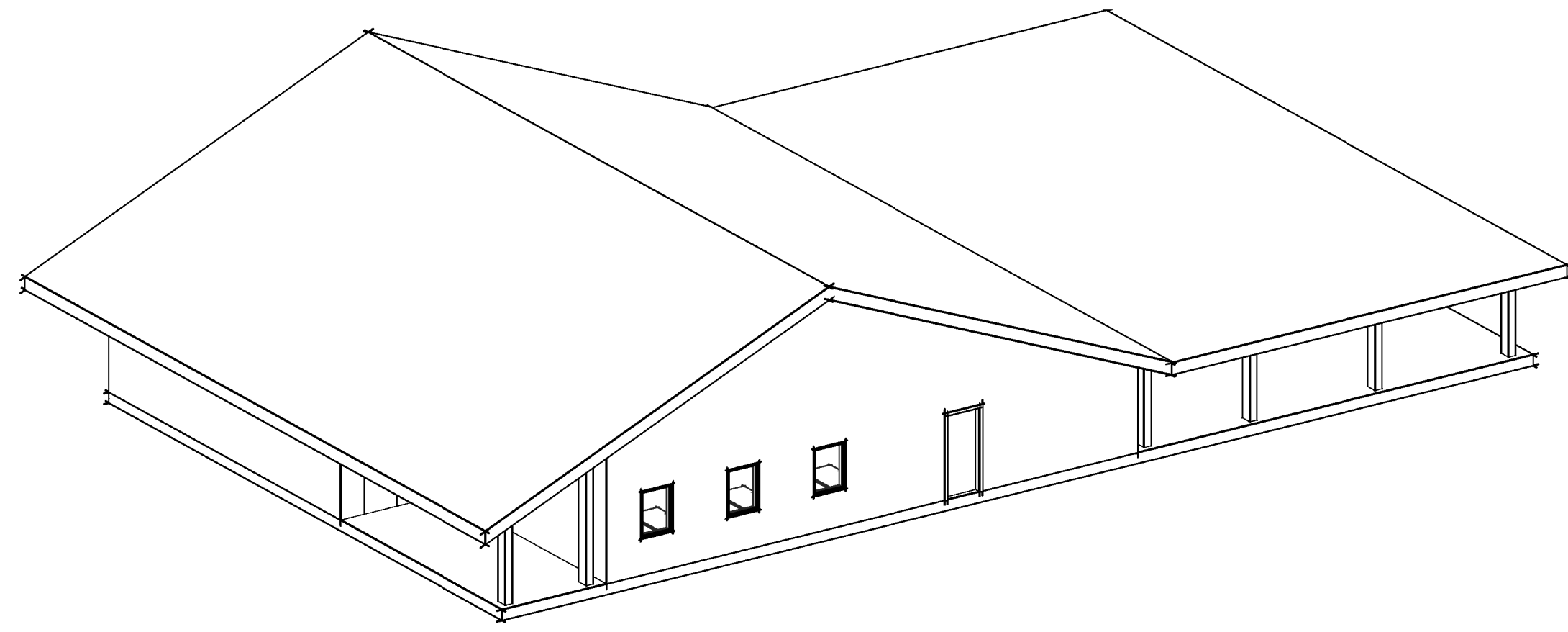
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PROJECT NO.
221884

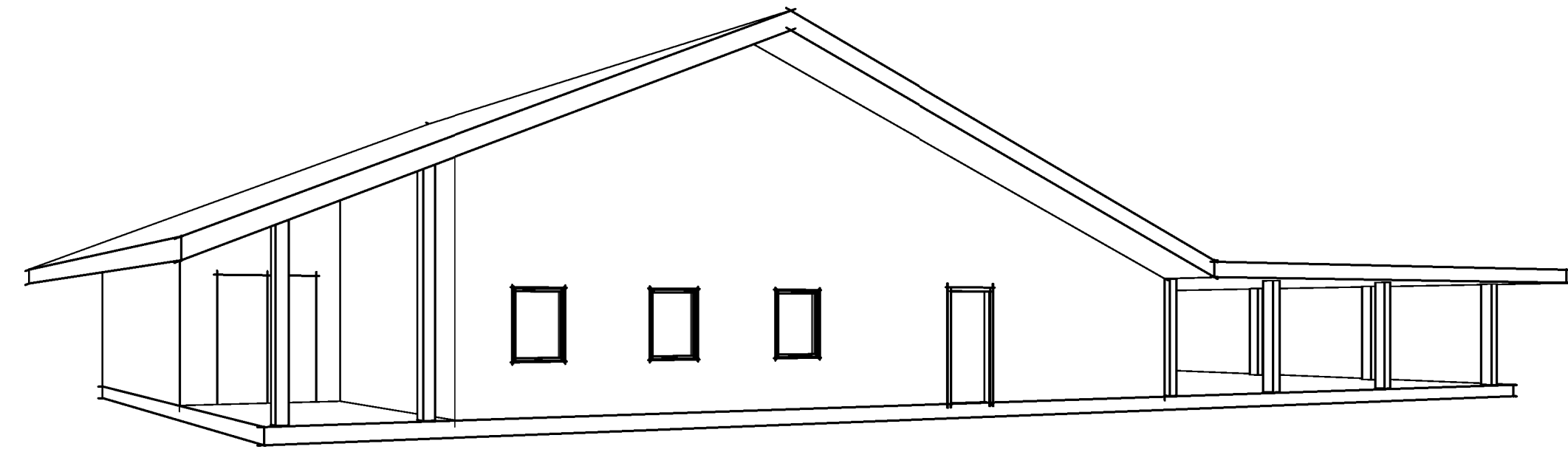
SHEET NO.

A101

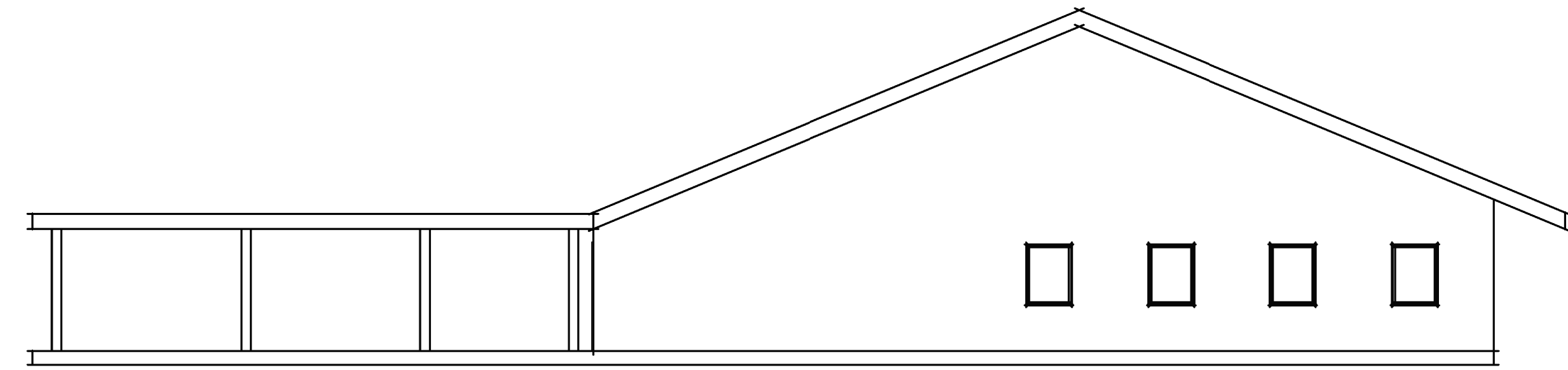
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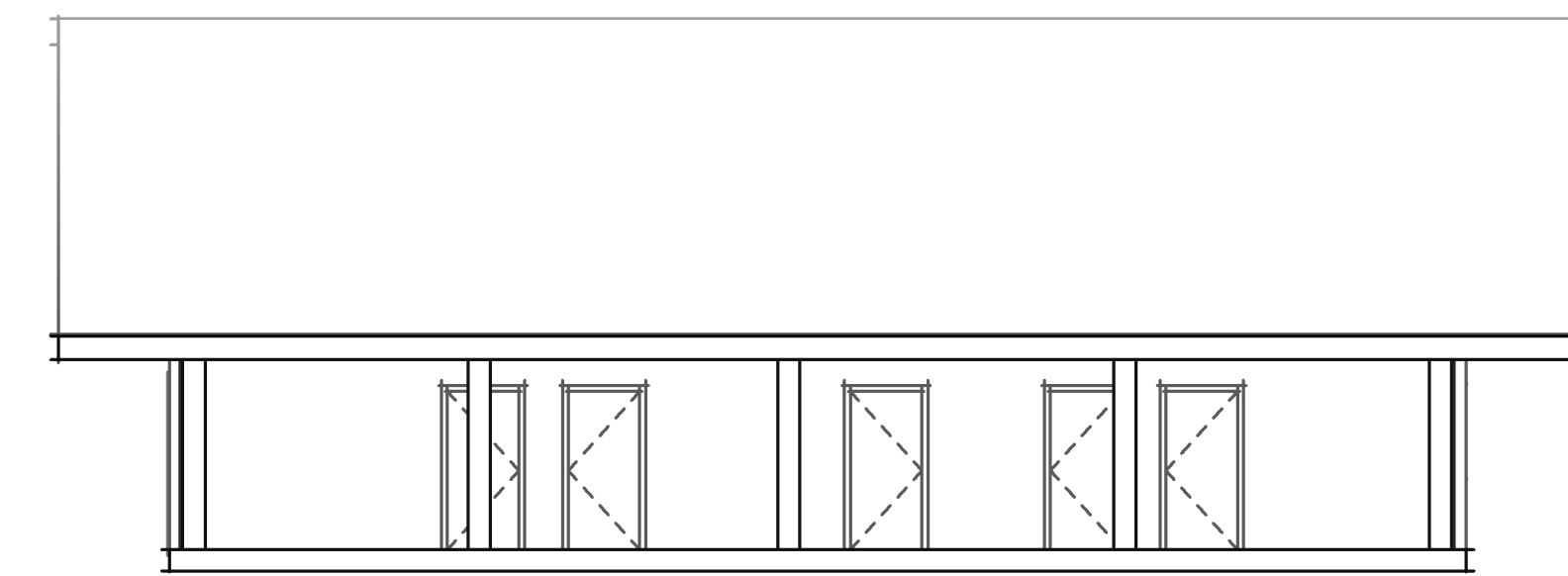
7 MAINTENANCE BUILDING BIRD'S EYE



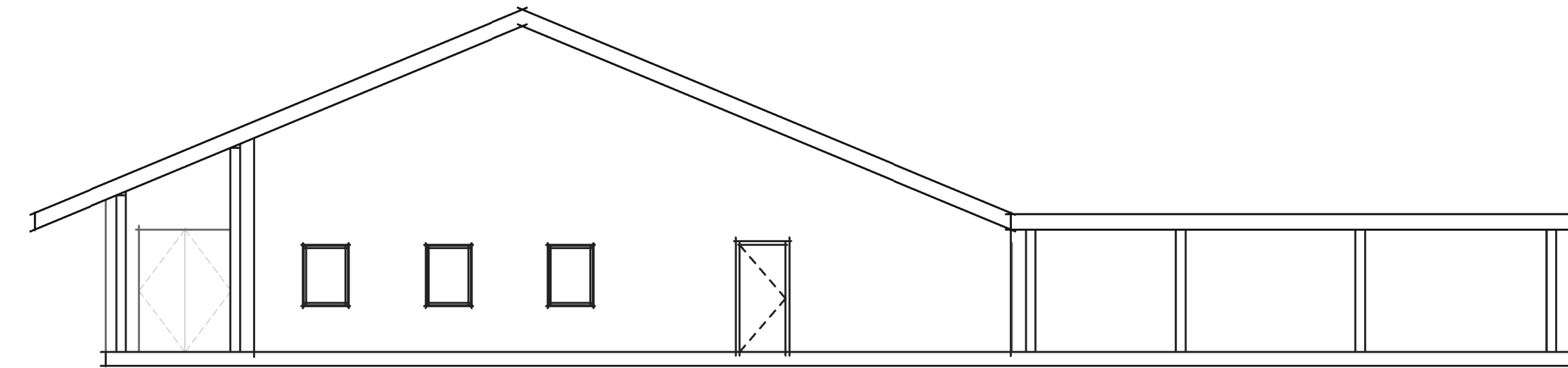
1 MAINTENANCE BUILDING



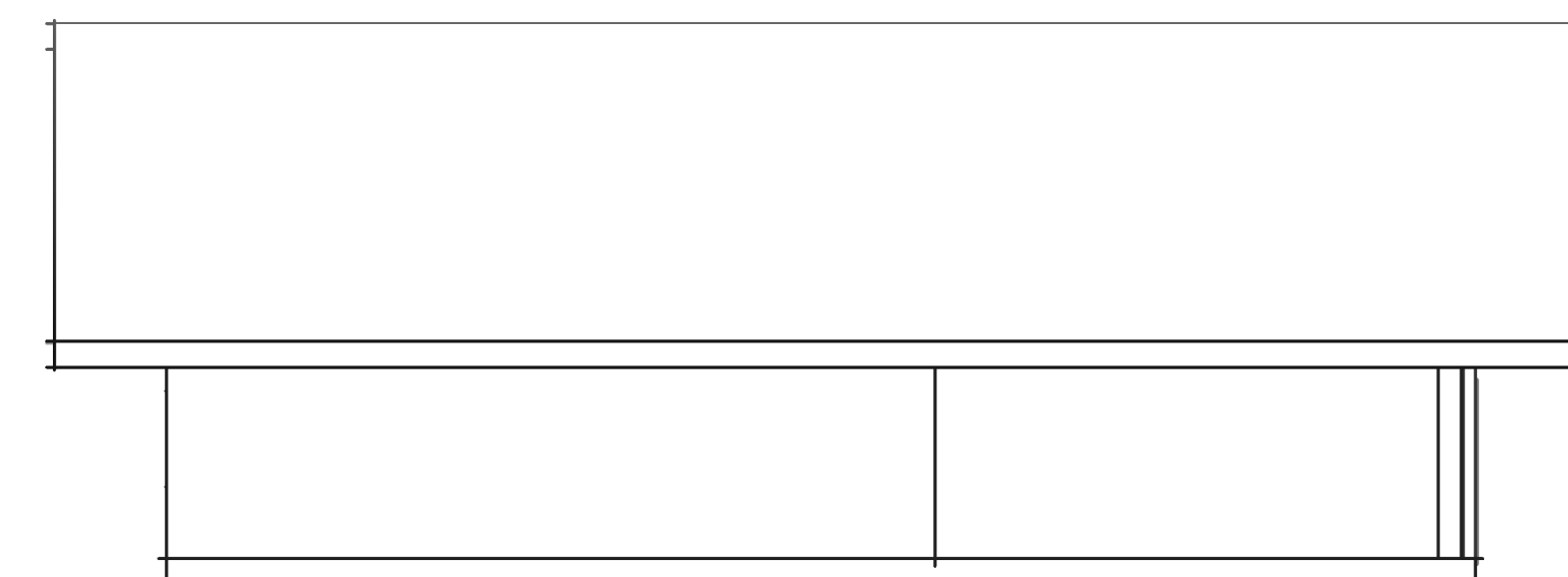
3 MAINTENANCE BUILDING - NORTH
1/8" = 1'-0"



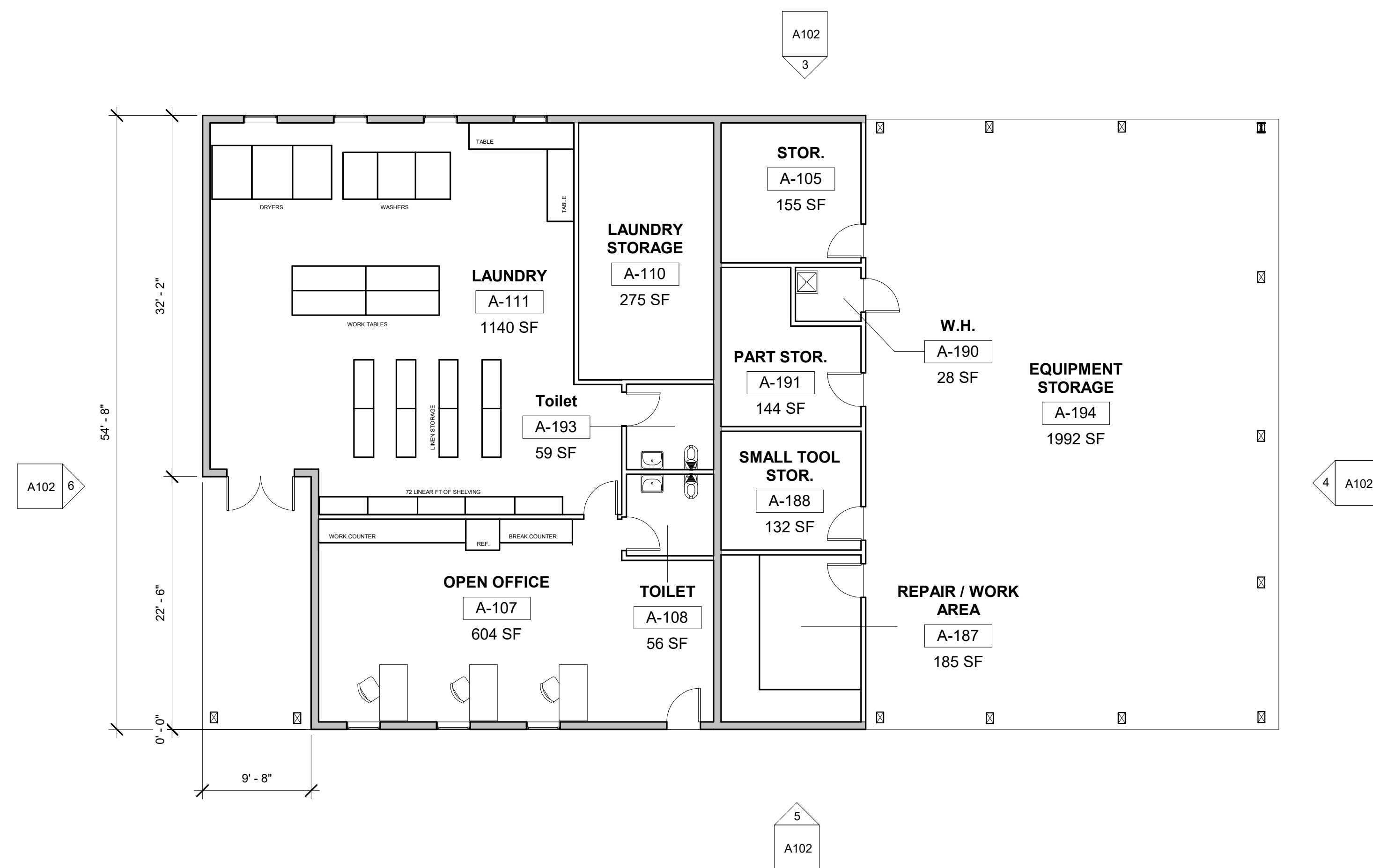
4 MAINTENANCE BUILDING - EAST
1/8" = 1'-0"



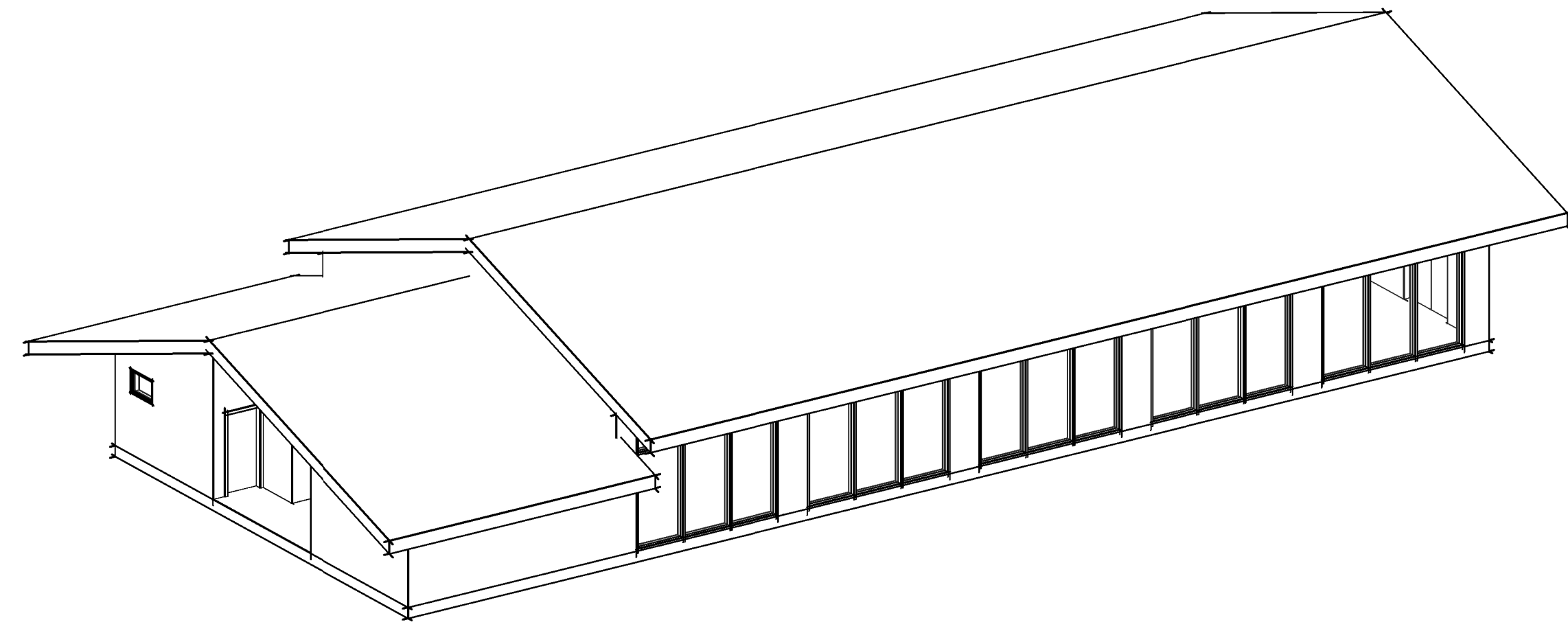
5 MAINTENANCE BUILDING - SOUTH
1/8" = 1'-0"



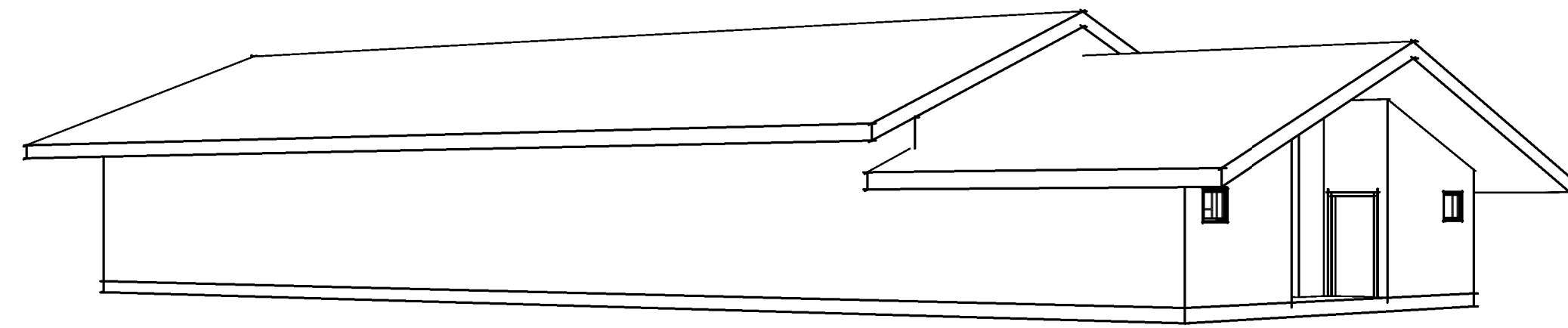
6 MAINTENANCE BUILDING - WEST
1/8" = 1'-0"



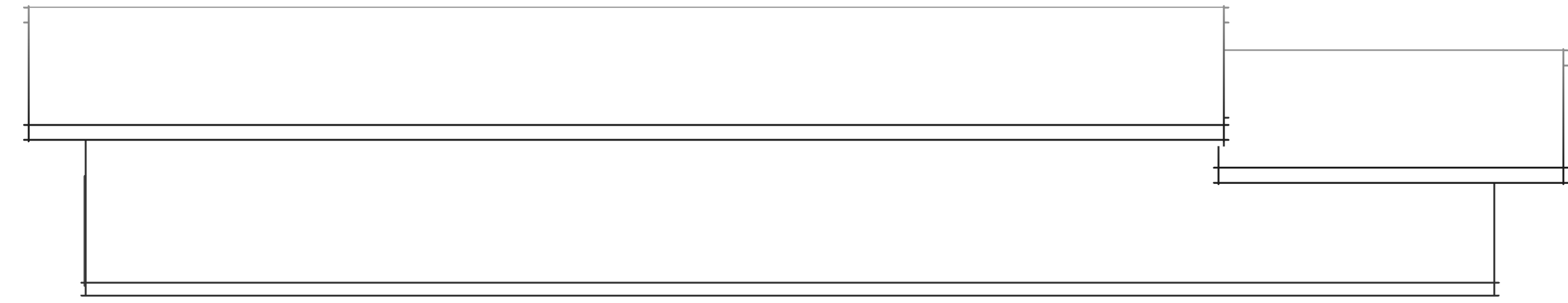
2 MAINTENANCE BUILDING
1/8" = 1'-0"



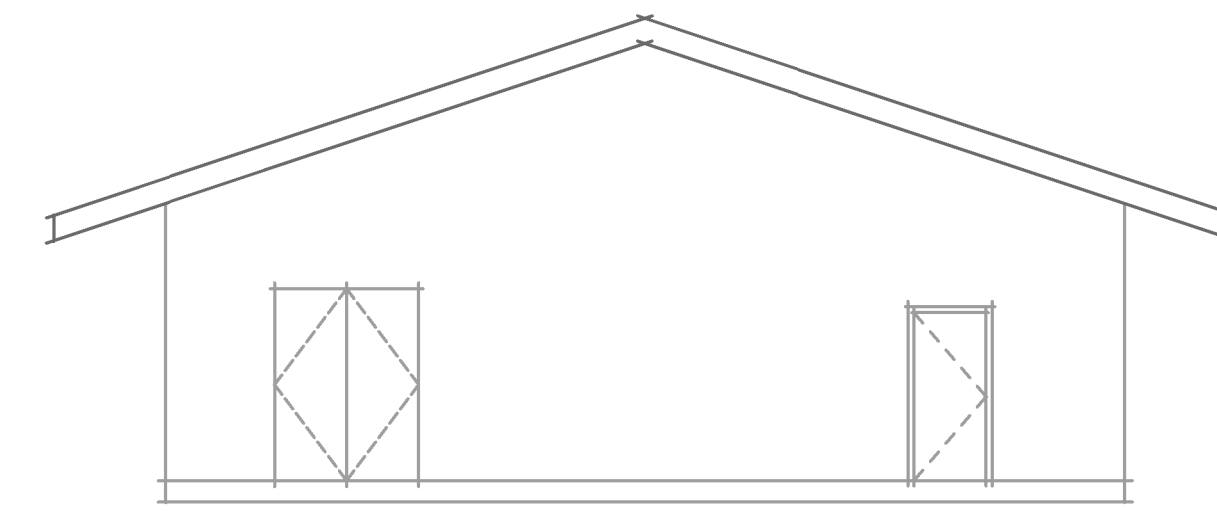
6 CAMP STORE BIRD'S EYE



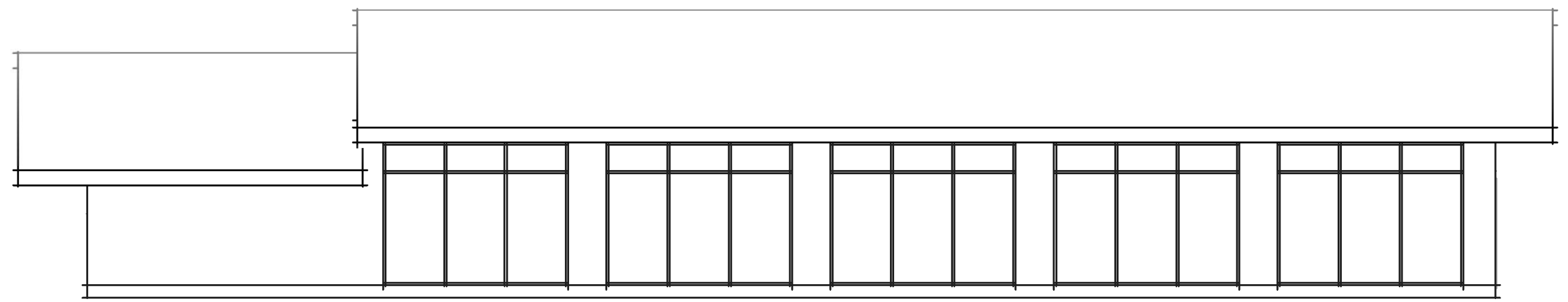
7 CAMP STORE



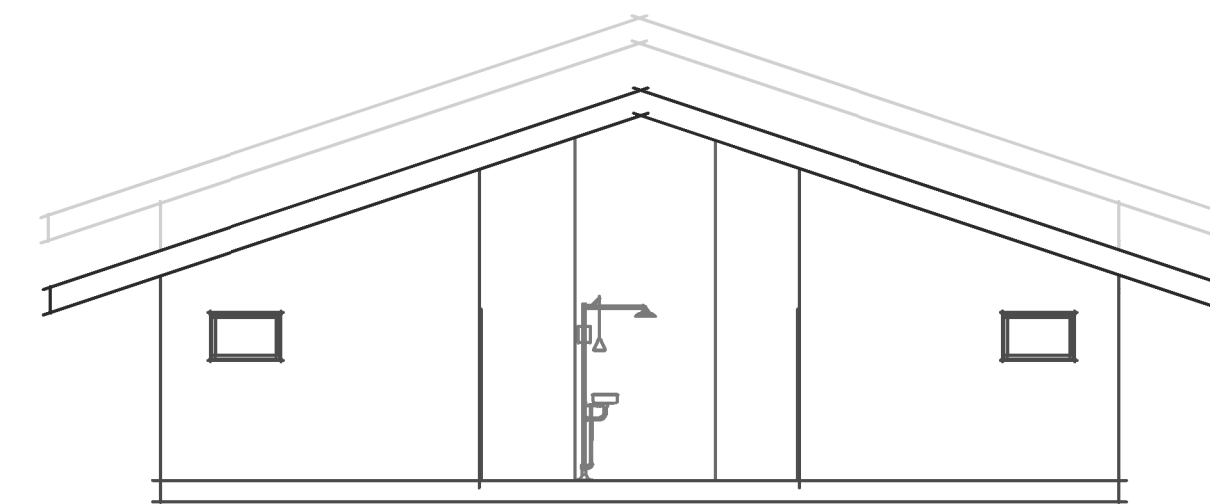
1 CAMP STORE - NORTH
1/8" = 1'-0"



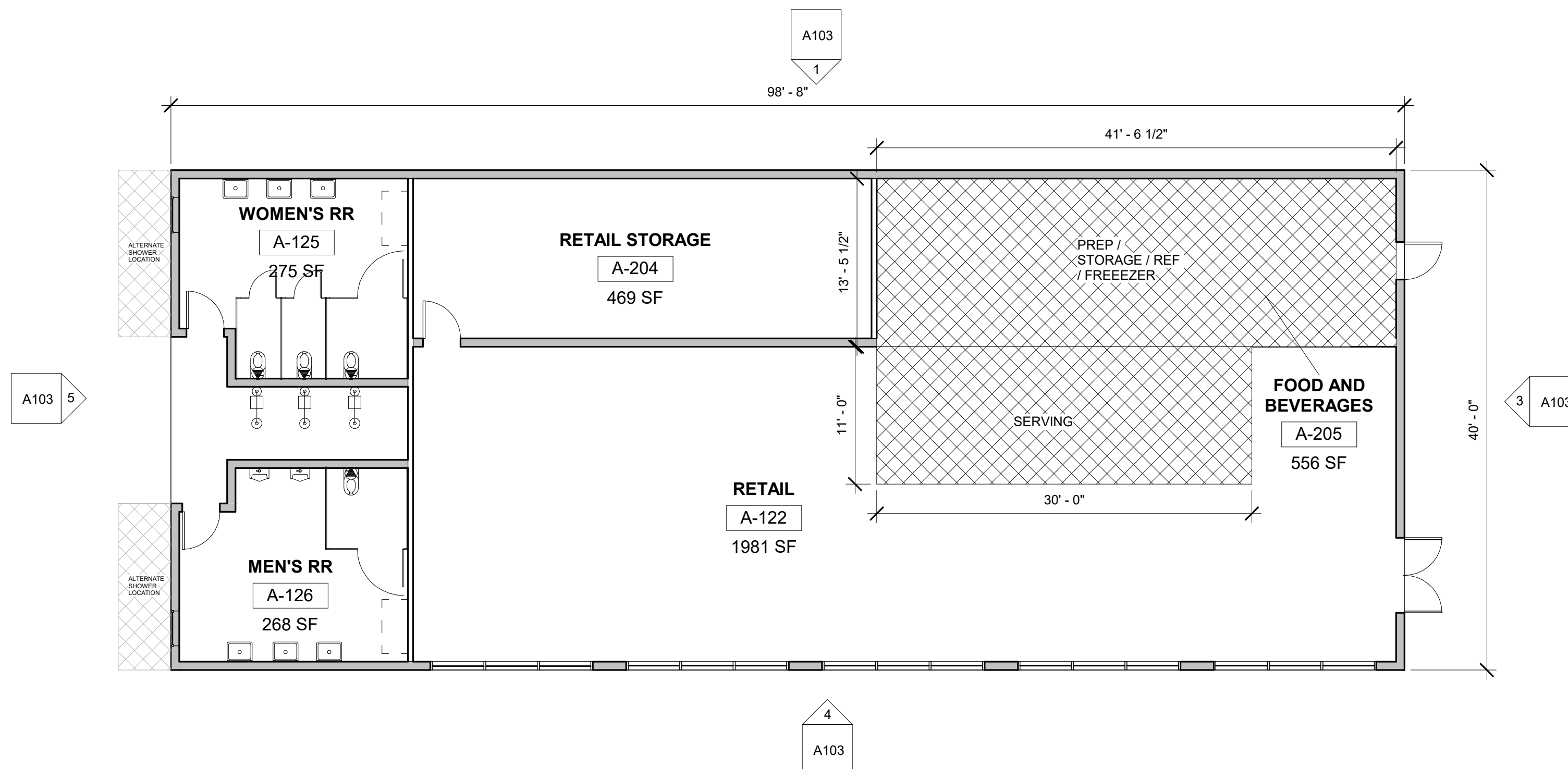
3 CAMP STORE - EAST
1/8" = 1'-0"



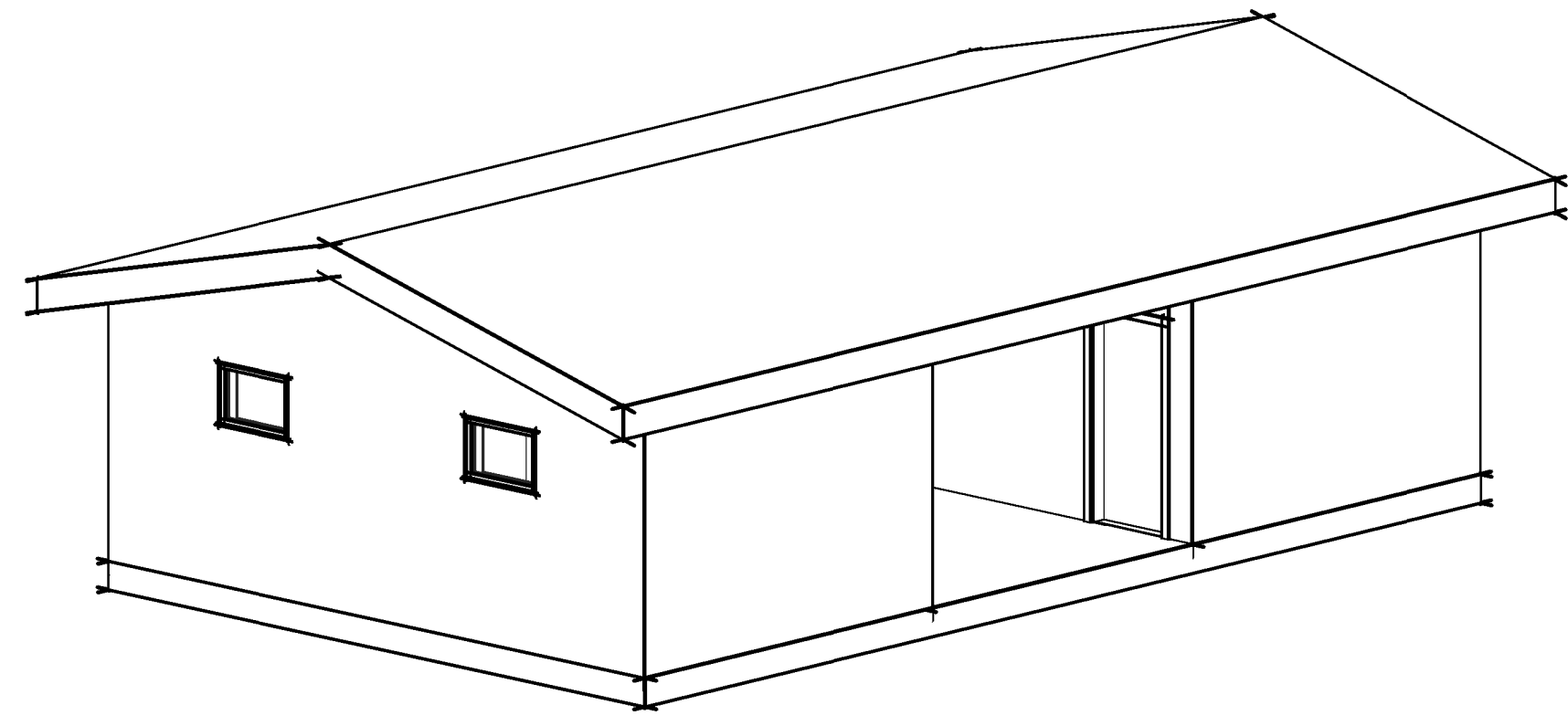
4 CAMP STORE - SOUTH
1/8" = 1'-0"



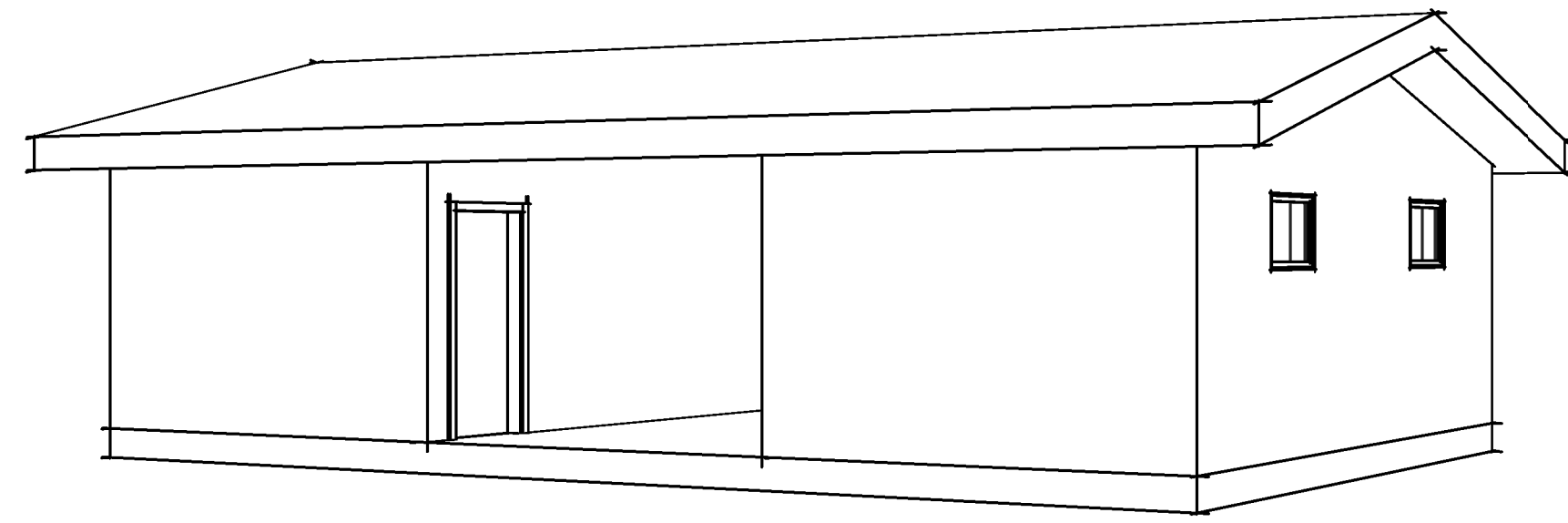
5 CAMP STORE - WEST
1/8" = 1'-0"



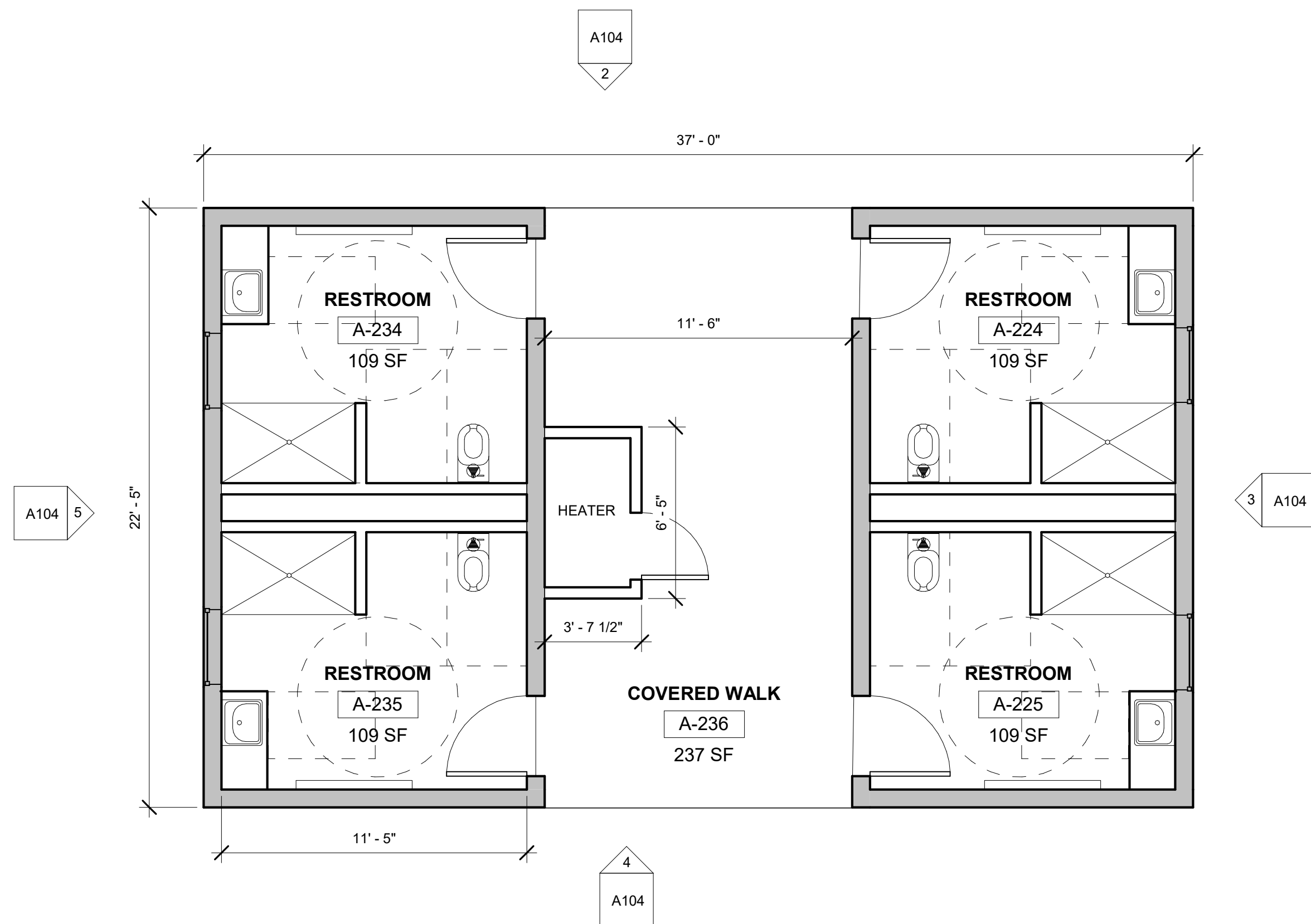
10 CAMP STORE
1/8" = 1'-0"



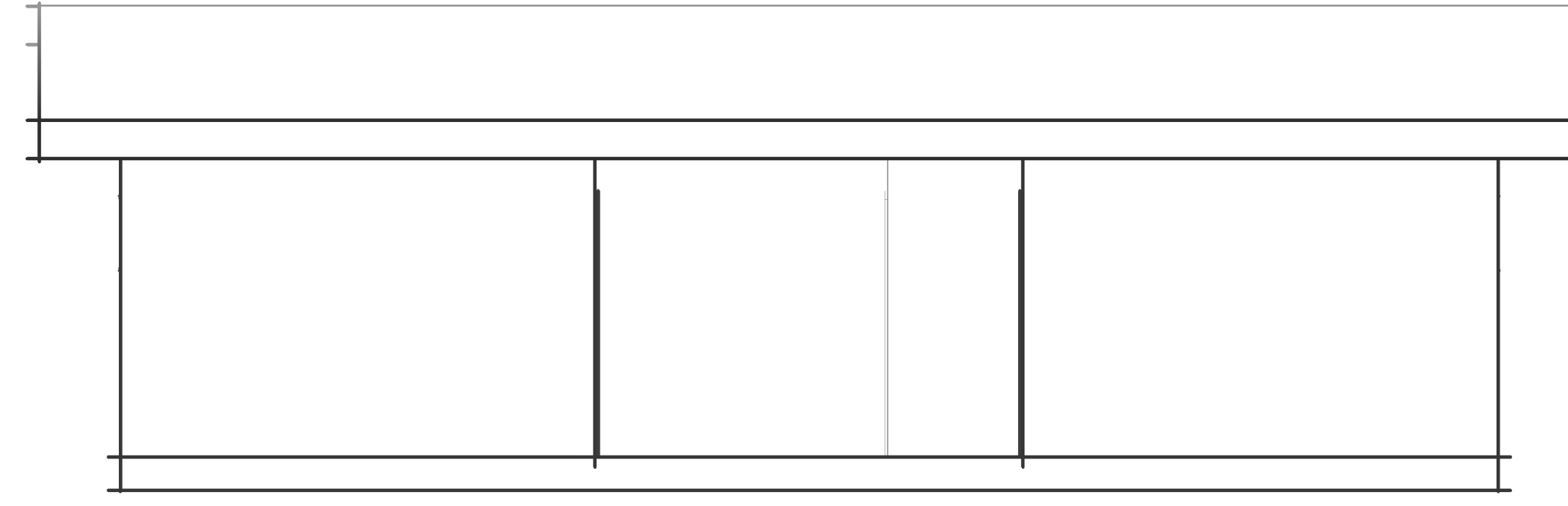
6 BATH HOUSE BIRD'S EYE



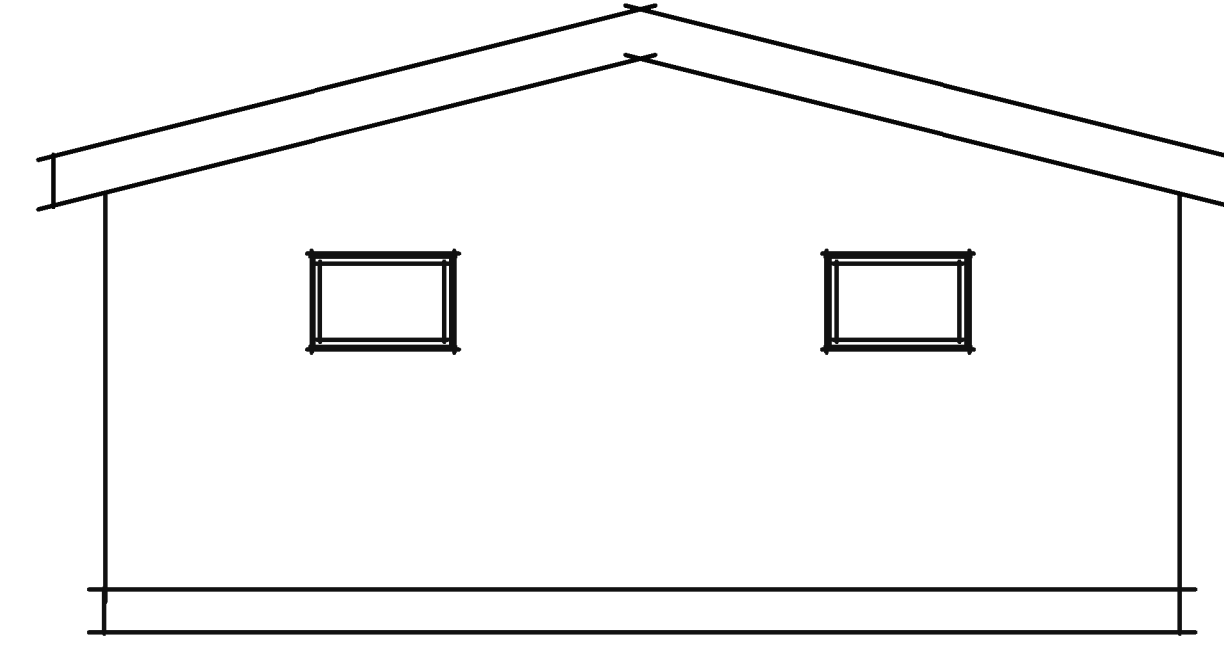
7 BATH HOUSE



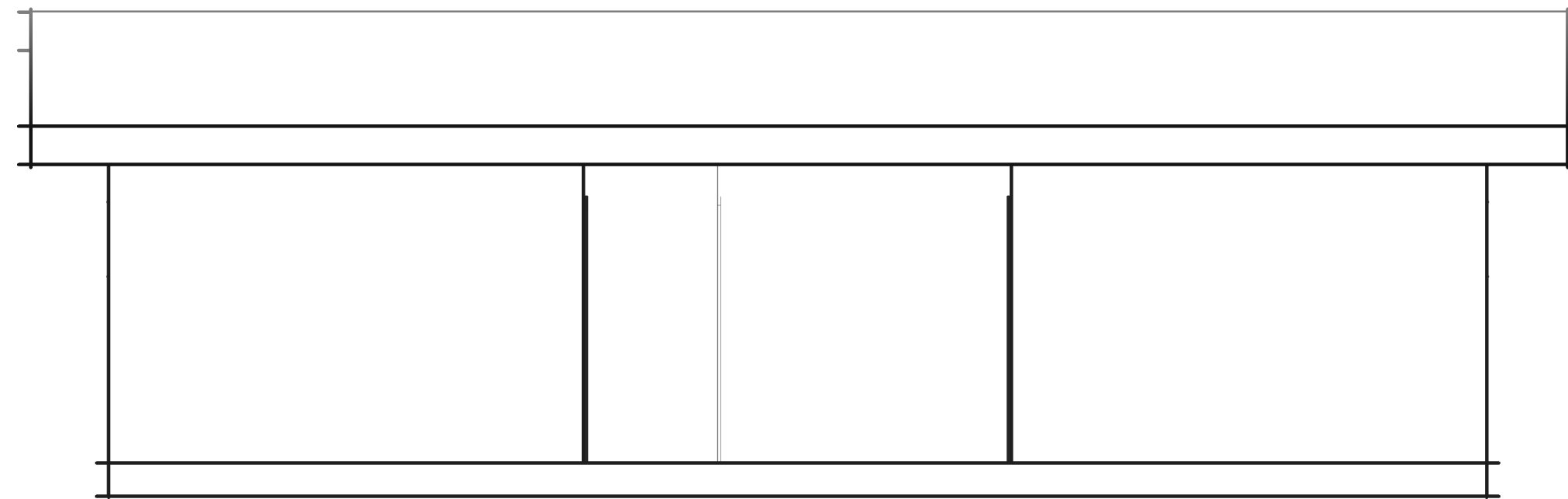
1 BATH HOUSE
1/4" = 1'-0"



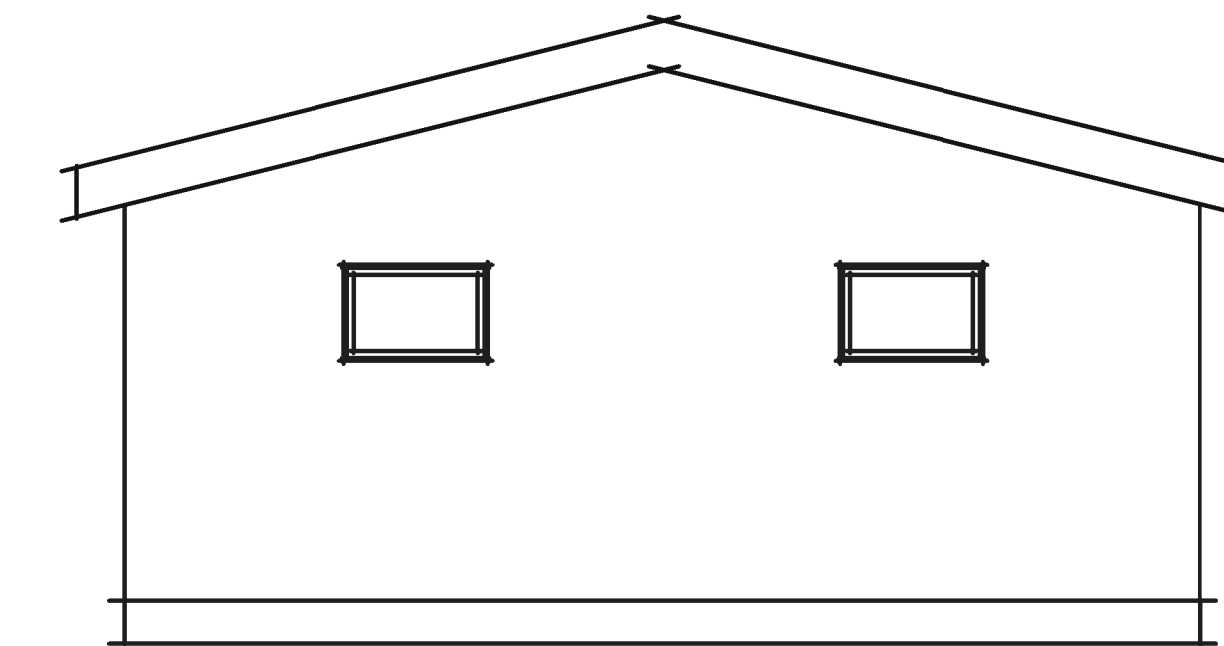
2 BATH HOUSE - NORTH
1/4" = 1'-0"



3 BATH HOUSE - EAST
1/4" = 1'-0"



4 BATH HOUSE - SOUTH
1/4" = 1'-0"



5 BATH HOUSE - WEST
1/4" = 1'-0"

REVISIONS

NOT FOR CONSTRUCTION

12/28/2022 ISSUE LINE

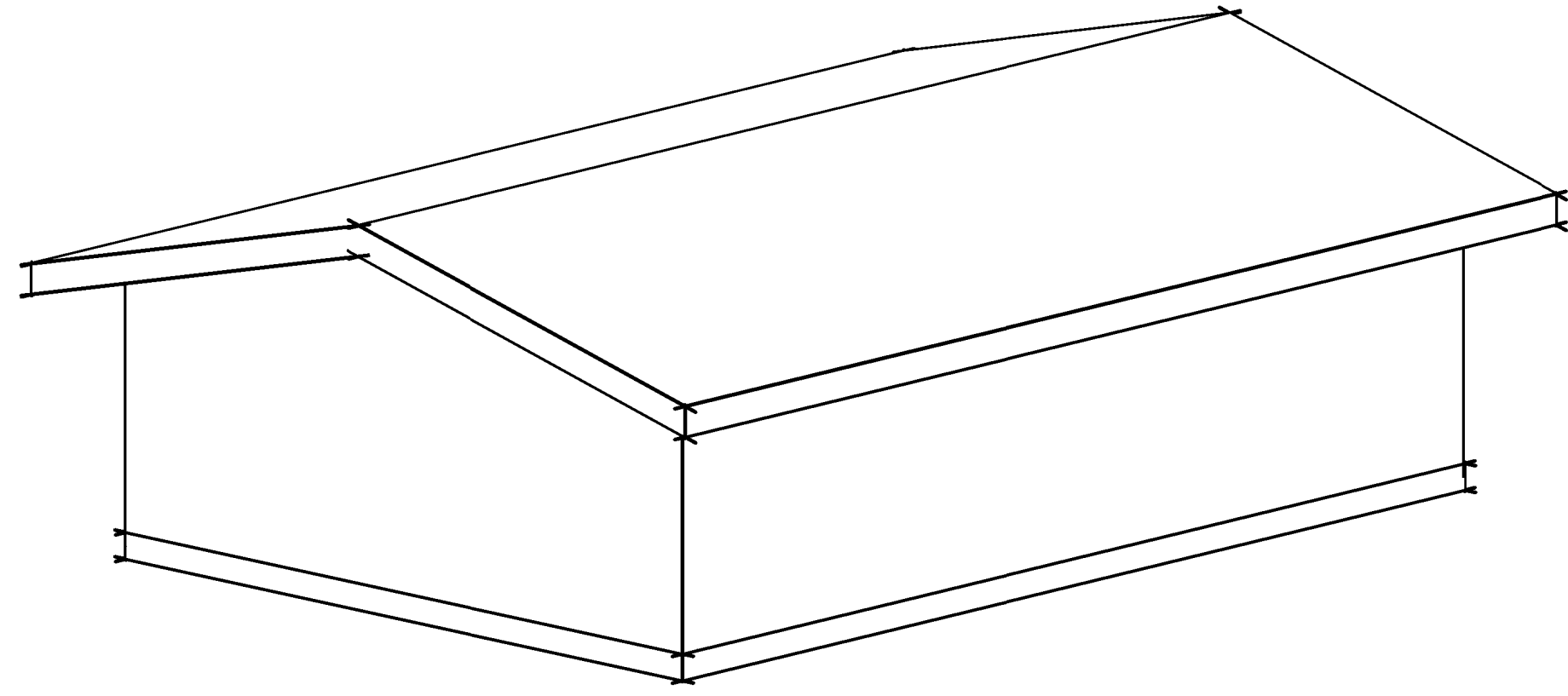
Drawn By
Designer
Reviewer
Manager

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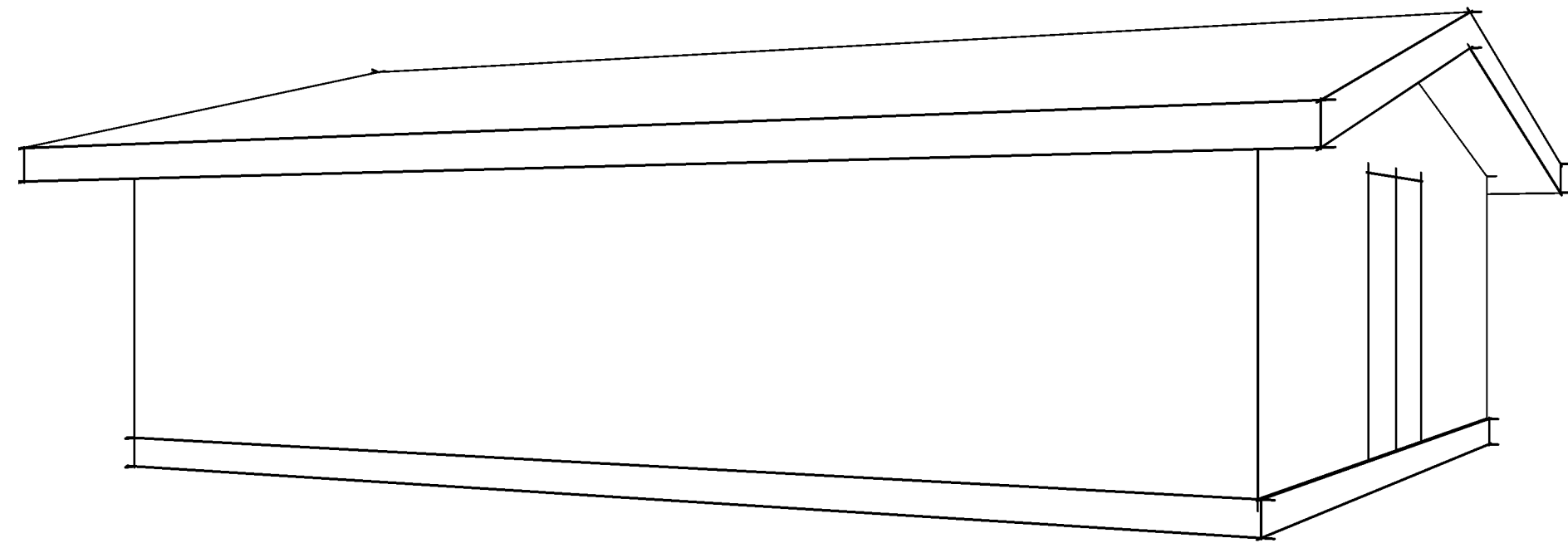
PROJECT NO.
221884

SHEET NO.

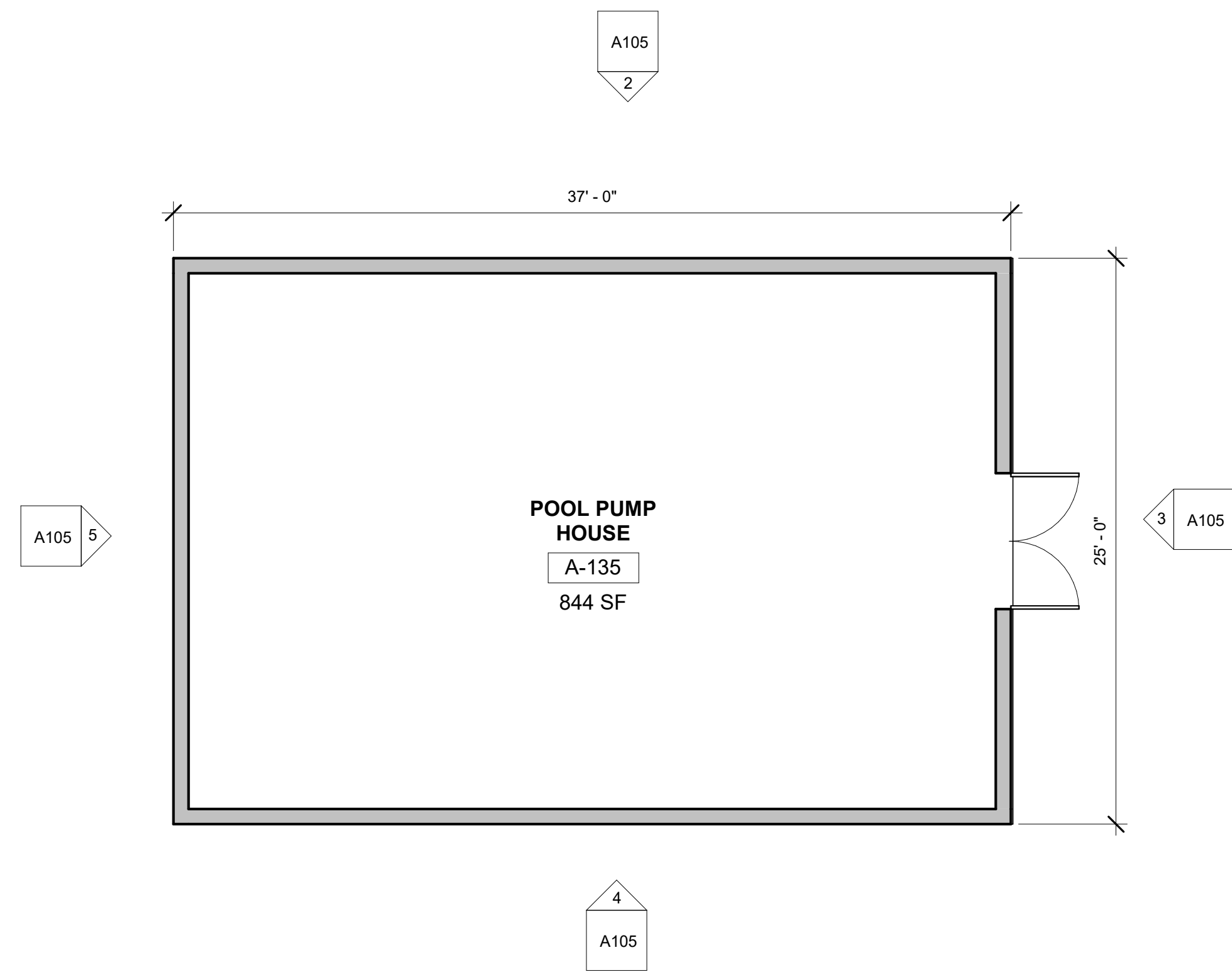
A104



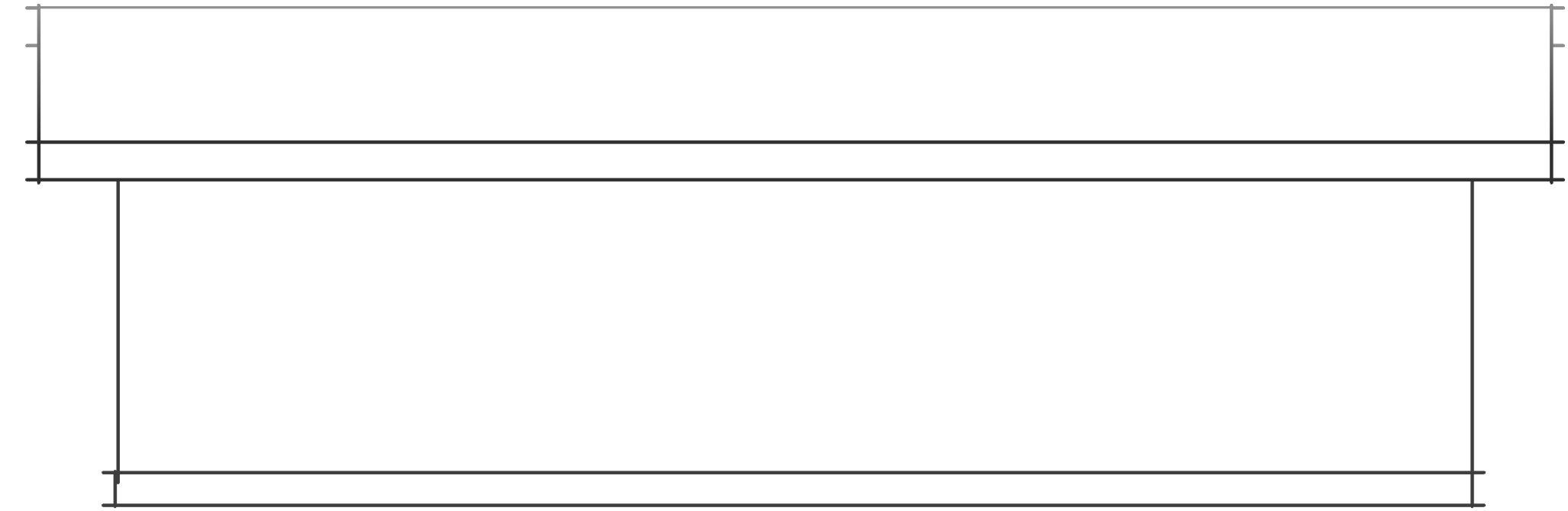
7 POOL PUMP HOUSE BIRD'S EYE



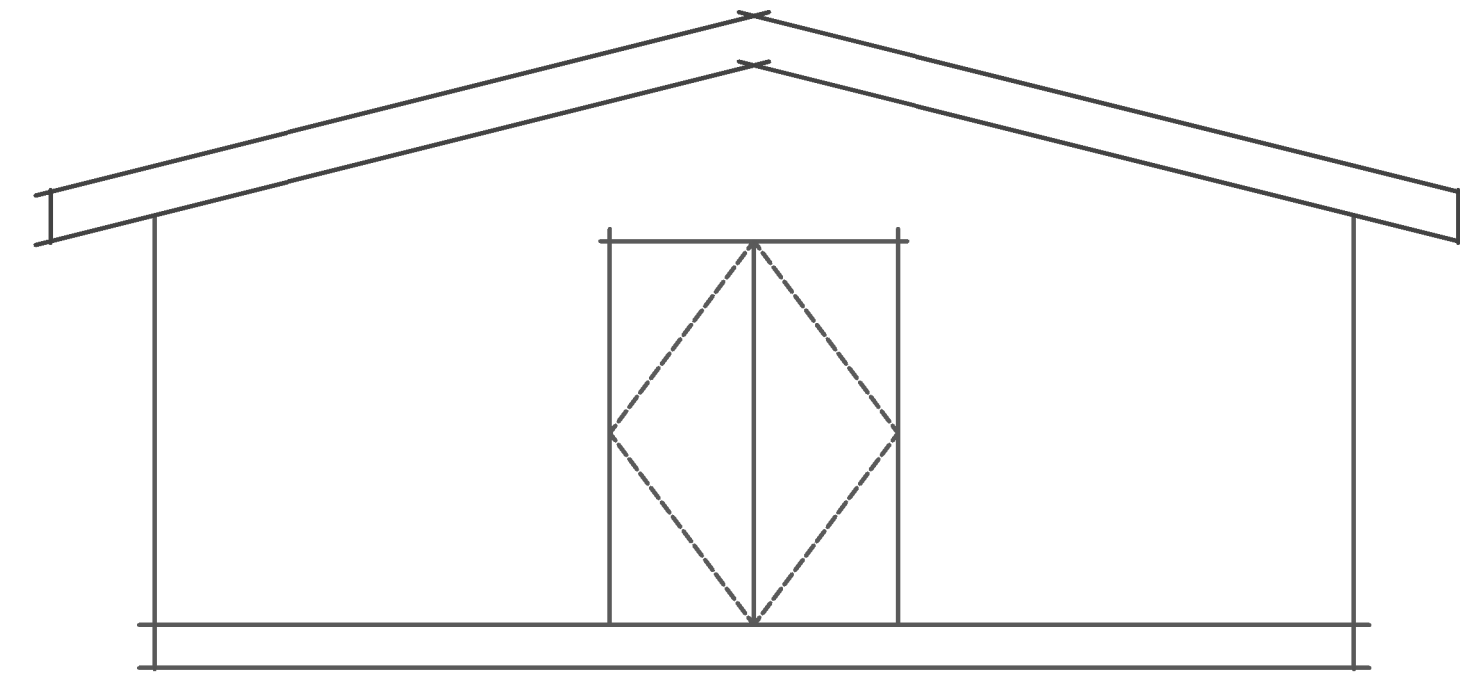
6 POOL PUMP HOUSE



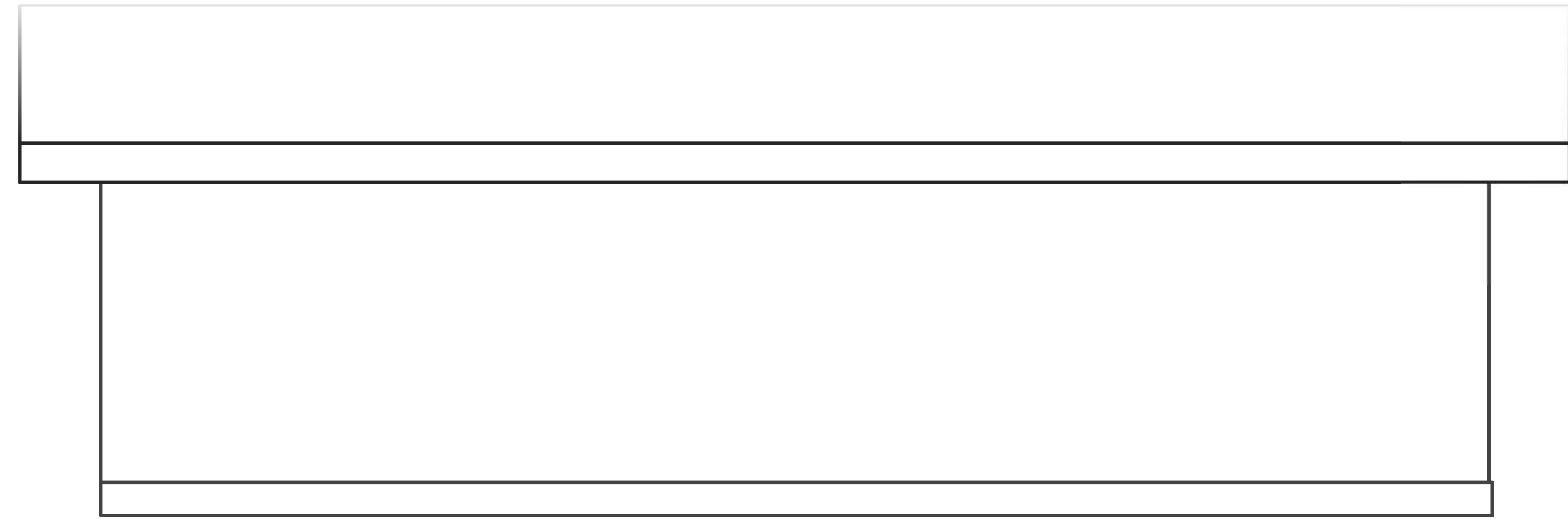
1 POOL PUMP HOUSE
3/16" = 1'-0"



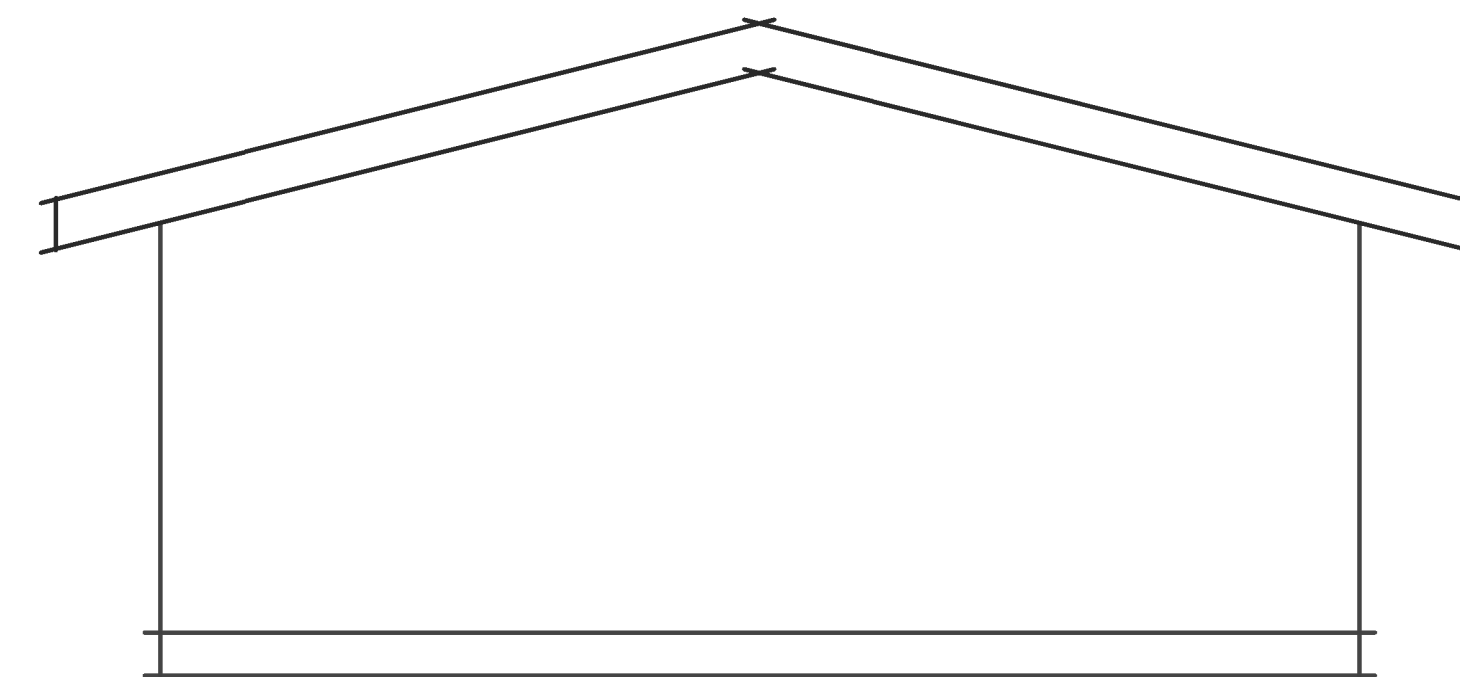
2 POOL PUMP HOUSE - NORTH
1/4" = 1'-0"



3 POOL PUMP HOUSE - EAST
1/4" = 1'-0"



4 POOL PUMP HOUSE - SOUTH
1/4" = 1'-0"



5 POOL PUMP HOUSE - WEST
1/4" = 1'-0"

REVISIONS

**NOT FOR
CONSTRUCTION**

12/28/2022 ISSUE LINE

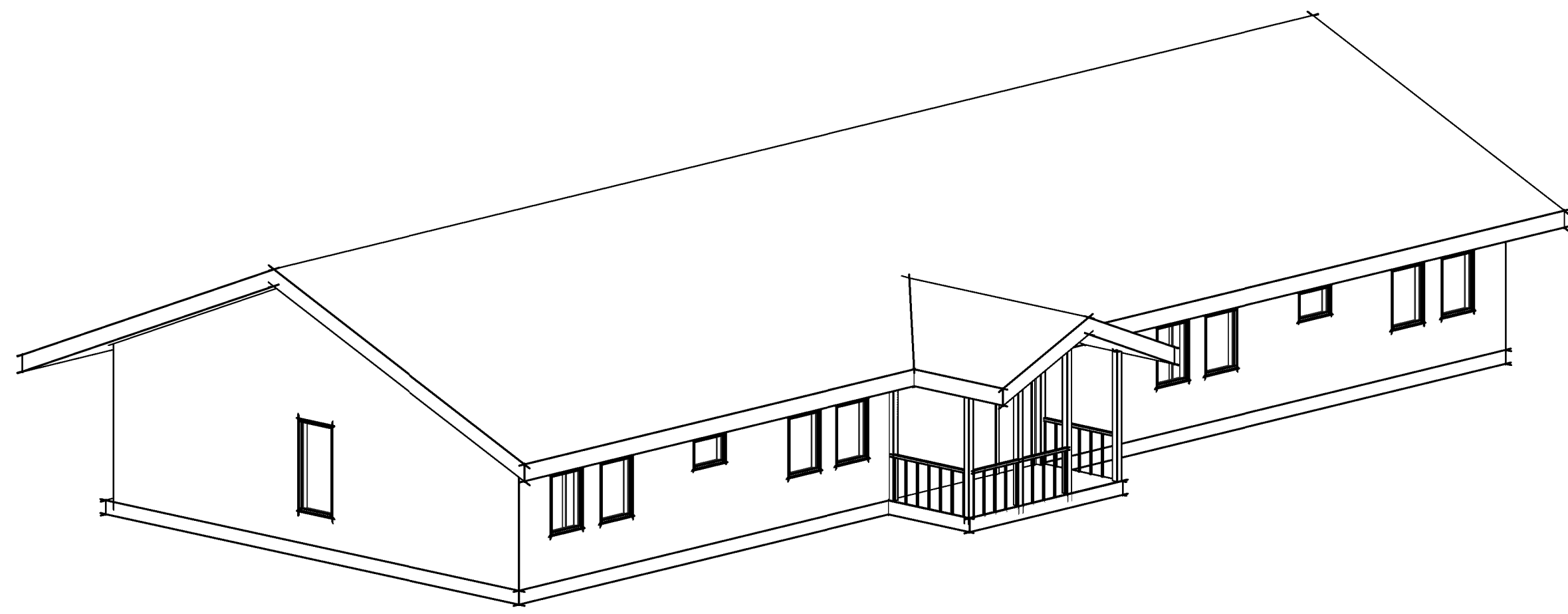
Drawn By
Designer
Reviewer
Manager

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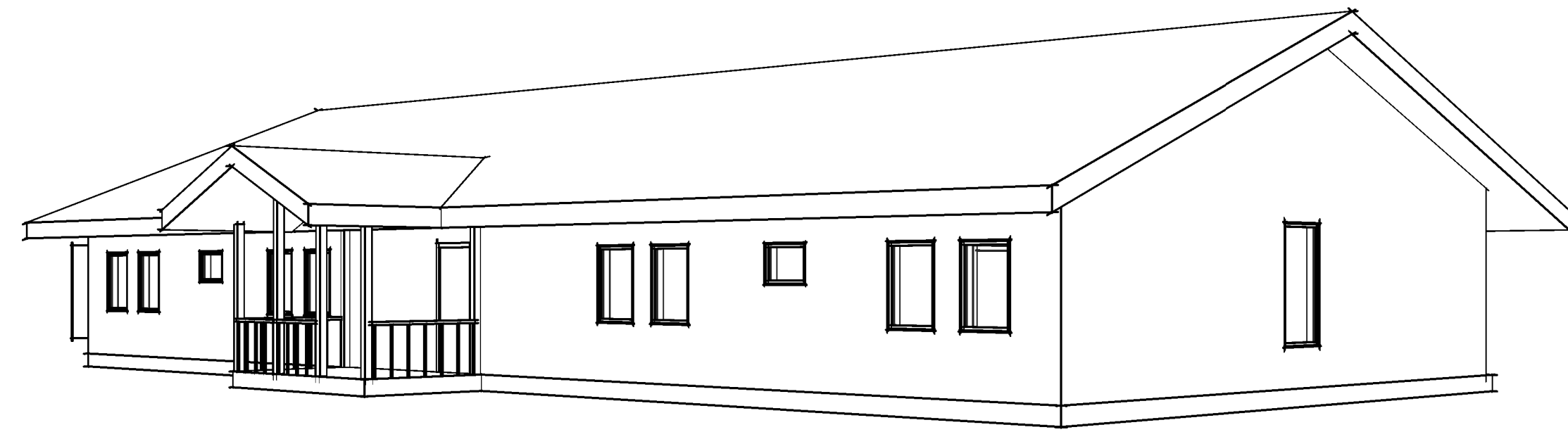
PROJECT NO.
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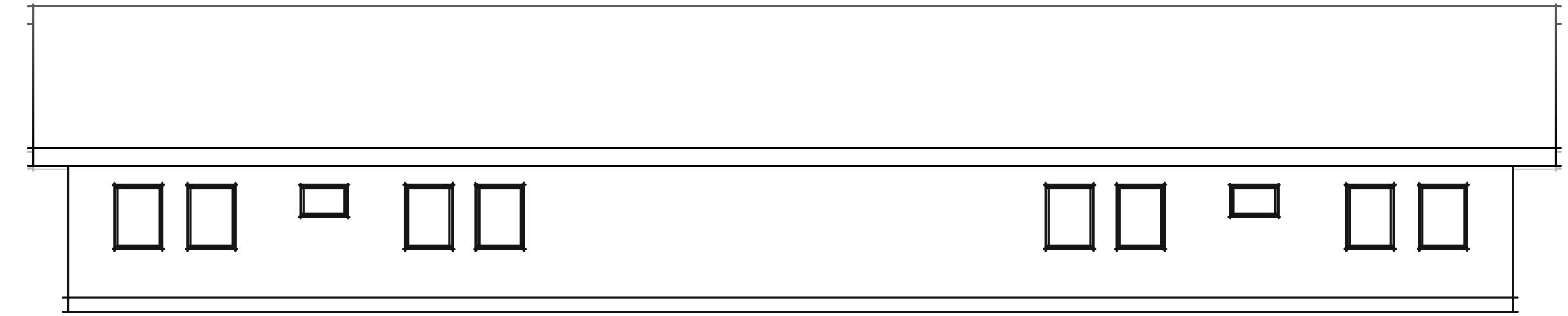
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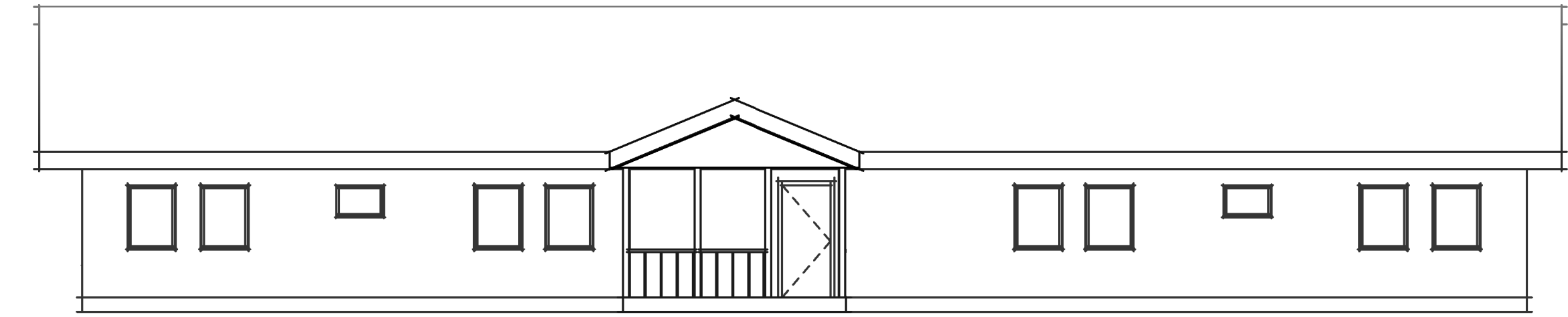
7 STAFF HOUSING BIRD'S EYE



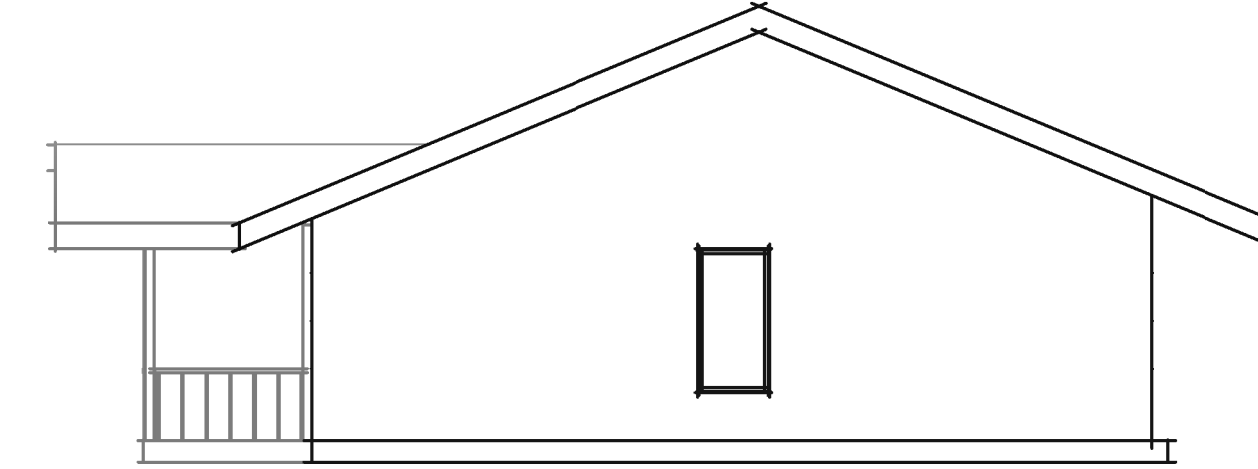
6 STAFF HOUSING



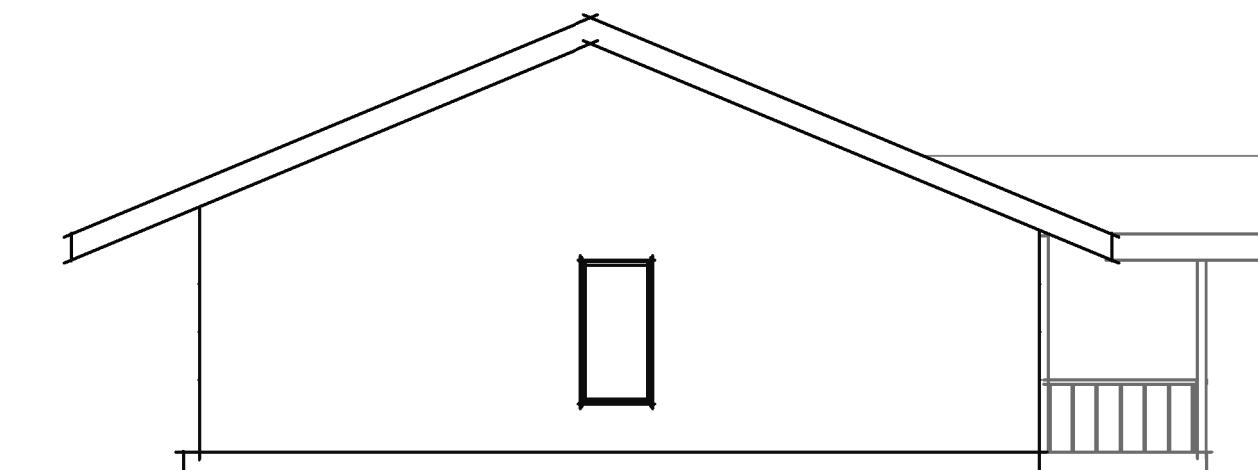
2 STAFF HOUSING - NORTH
1/8" = 1'-0"



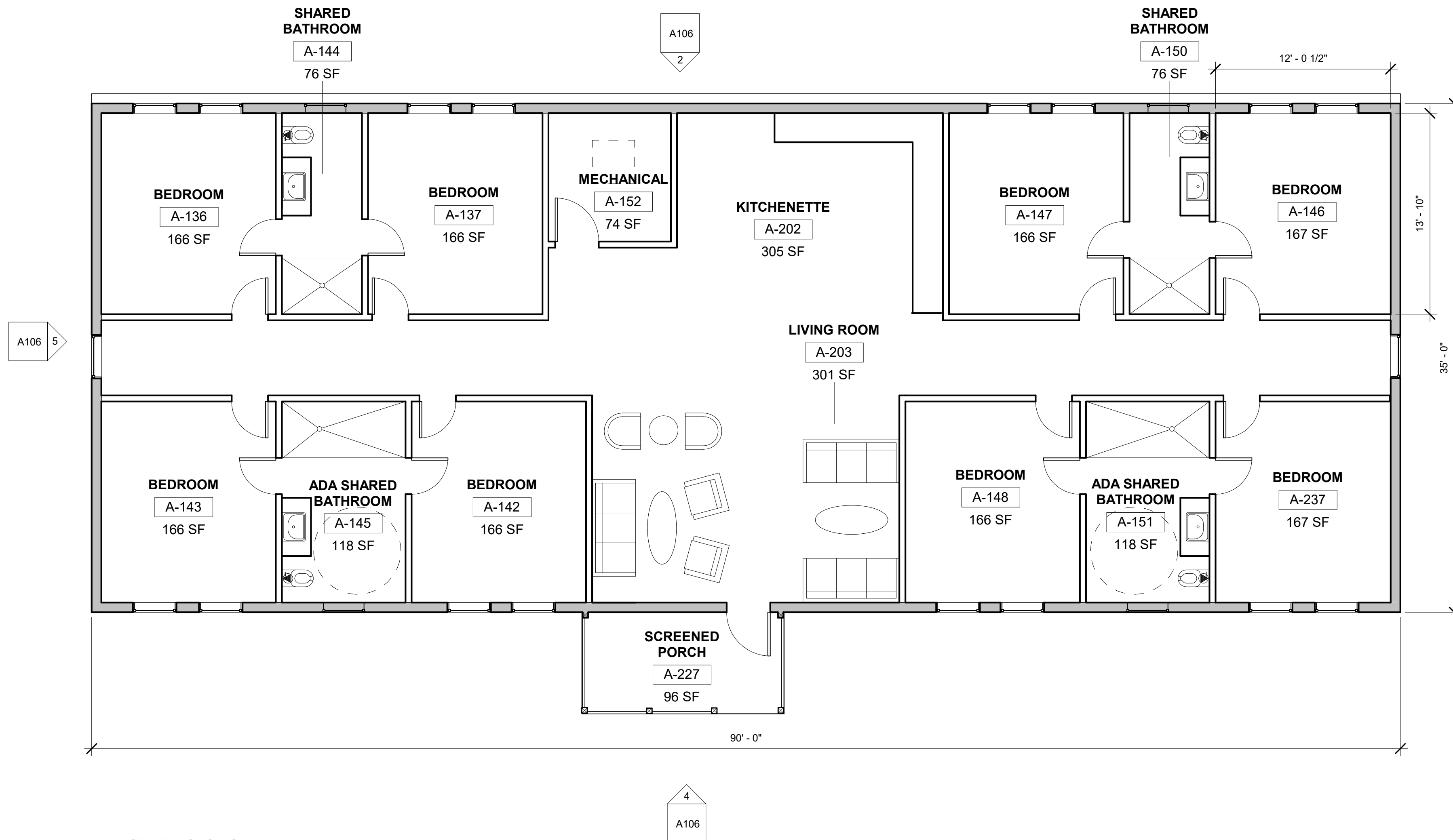
4 STAFF HOUSING - SOUTH
1/8" = 1'-0"



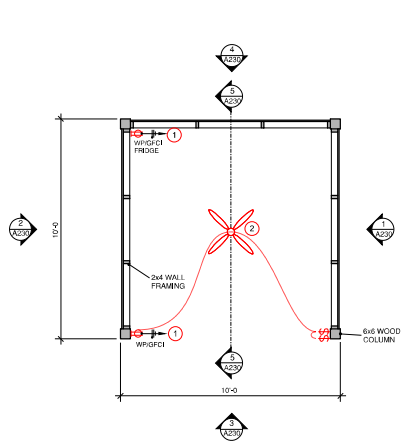
3 STAFF HOUSING - EAST
1/8" = 1'-0"



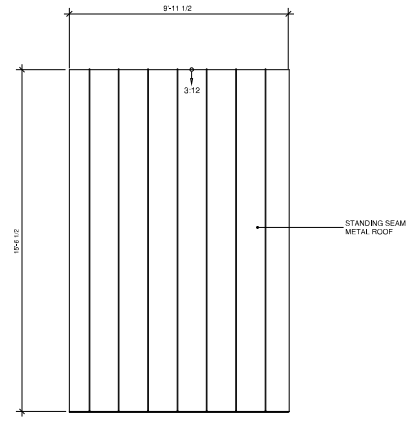
5 STAFF HOUSING - WEST
1/8" = 1'-0"



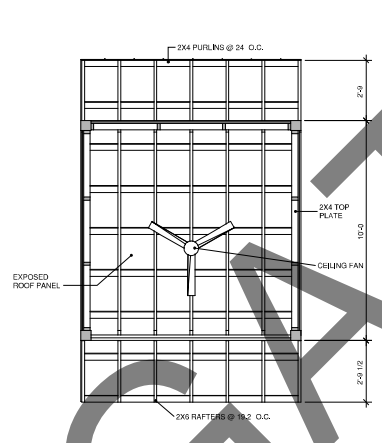
1 STAFF HOUSING
3/16" = 1'-0"



1 FLOOR PLAN
SCALE: 3/8" = 1'-0"



2 ROOF PLAN
SCALE: 3/8" = 1'-0"



3 REFLECTED CEILING PLAN
SCALE: 3/8" = 1'-0"

NOT FOR CONSTRUCTION

ELECTRICAL GENERAL NOTES:

- ELECTRICAL AS SHOWN IS SCHEMATIC IN NATURE TO COMMUNICATE DESIGN INTENT ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING LICENSED ELECTRICAL CONTRACTING TO PROVIDE DESIGN BUILD DELIVERABLE FOR A COMPLETE AND WORKING SYSTEM.
- SPECIFIC JOB SITE CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. THE ELECTRICAL CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR SAID FIELD CONDITIONS AND ASSOCIATED REVISIONS REQUIRED FOR A COMPLETE AND WORKING SYSTEM.
- THE CONTRACTOR SHALL CONTACT THE POWER COMPANY AND VERIFY ALL REQUIREMENTS AND EQUIPMENT. THE CONTRACTOR SHALL ALSO FURNISH AND INSTALL ALL WIRING, BOXES, CONDUIT, CONCRETE PADS, TRENCHING AND BACKFILL, ETC. AS NECESSARY FOR PROPER INSTALLATION.
- THE CONTRACTOR SHALL CONTACT THE LOCAL ELECTRICAL CODE ENFORCEMENT AUTHORITIES AND THE LOCAL FIRE MARSHALL. VERIFY ALL REQUIREMENTS AND EQUIPMENT, AND FURNISH AND INSTALL ALL ELECTRICAL ITEMS NECESSARY FOR PROPER INSTALLATION IN STRICT ACCORDANCE WITH THE GUIDELINES AND INTERPRETATIONS SET FORTH BY THESE GOVERNING LOCAL AUTHORITIES BEYOND THOSE SET FORTH IN THE NEC AND NFPA. NO ALLOWANCES WILL BE MADE FOR THE CONTRACTOR'S FAILURE TO COORDINATE ALL SUCH REQUIREMENTS WITH SAID LOCAL AUTHORITIES.
- CONTRACTOR SHALL UTILIZE PVC TYPE CONDUIT FROM UTILITY TRANSFORMER TO SERVICE ENTRANCE ENCLOSURE. CHANGING TO RIBBID CONDUIT FOR ABOVE GROUND. ALL SECONDARY CONDUIT FROM METERS TO INDIVIDUAL SPACES ARE OWNER PROPERTY.
- THE ACTUAL LAYOUT AND LOCATION OF FURNITURE SHOWN IN THIS PLAN IS SUBJECT TO CHANGE. THE CONTRACTOR IS TO VERIFY THE EXACT CONFIGURATION OF FURNITURE WITH THE OWNER PRIOR TO THE INSTALLATION OF ANY ELECTRICAL OR TELECOM. CABLES, WIRES, OR DEVICES INTENDED TO SERVICE FURNITURE SYSTEMS.
- ALL CIRCUIT NUMBERS SHOWN FOR LOCATION AND QUANTITY ONLY. VERIFY EXACT NUMBERS IN FIELD. UTILIZE ALL CIRCUITS MADE AVAILABLE BY DEMOLITION ALONG WITH ALL AVAILABLE SPARES AND SPACES IN EXISTING PANELS TO CONNECT RECEPTACLES AS SHOWN. VERIFY MAXIMUM OF 16A PER CIRCUIT AFTER ADDITION OF NEW RECEPTACLES. IF INADEQUATE SPARE CIRCUIT BREAKERS OR SPACES EXIST IN PANELBOARD SERVING THIS AREA, REPLACE EXISTING PANELBOARD WITH NEW OF SAME VOLTAGE AND AMPERAGE RATINGS AND REQUIRED NUMBER OF BRANCH CIRCUIT BREAKERS. VERIFY ADDITIONAL LOAD DOES NOT EXCEED PANEL CAPACITY.

GENERAL NOTES:

- CONTRACTOR TO COORDINATE EXACT LOCATION OF STRUCTURE WITH OWNER ON SITE. VERIFY STRUCTURE DOES NOT CONFLICT WITH EXISTING EQUIPMENT, UTILITIES, OR CONDITIONS.
- ALL EXPOSED WOOD SHALL BE STAINED FINISH. VERIFY COLOR WITH OWNER.
- FRAMING AS SHOWN IS SCHEMATIC IN NATURE. ALL FRAMING SHALL COMPLY WITH PRESCRIPTIVE CODE COMPLIANCE AS INDICATED PER IBC 2018 SECTION 2305. SPAN TABLES WITHIN THIS SECTION HAVE BEEN UTILIZED FOR RECOMMENDED RAFTER SIZE AND SPACING. CONTRACTOR TO VERIFY.
- ALL FRAMING CONNECTIONS SHALL BE SIMPSON STRONG-TIE CONNECTORS PER MANUFACTURER RECOMMENDATIONS.
- SECURELY ANCHOR COLUMN STRUCTURE TO CONCRETE DECK USING TAPCON CONCRETE ANCHORS

CABANA KEYNOTES

0.01	COORDINATE SITE W/ OTHERS
0.02	REFER STRUCTURAL
0.03	REFER MEP
0.04	CEILING FAN
3.01	CONCRETE DECK
6.01	WOOD COLUMN & BEAMS
6.02	1x4 STAIN WOOD SLATS OVER 2x WALL FRAMING
6.03	2x4 WOOD PURLING OVER RAFTER FRAMING
7.01	STANDING SEAM METAL ROOF

ELECTRICAL KEY NOTES:

- PROVIDE POWER TO EQUIPMENT AS SHOWN VIA 1 1/2" 1 1/2" 120V 12G. IN 3/4" CONDUIT. CONNECT TO SPARE 20AMP CIRCUIT BREAKER IN EXISTING 1000VBY PANEL. PROVIDE 20A/1P DISCONNECT ADJACENT TO EQUIPMENT. AS REQUIRED. VERIFY ADDITIONAL LOAD DOES NOT EXCEED PANEL CAPACITY. CONTRACTOR TO RUN APPROPRIATE WIRE SIZE FOR EACH BRANCH CIRCUIT AS TO NOT EXCEED 5% VOLTAGE DROP. CONTRACTOR TO RUN CALCULATION PRIOR TO BID AND ROUGH-IN. VISIT SITE PRIOR TO SUBMITTING BID TO FIELD VERIFY LOCATION OF EXISTING ELECTRICAL ROOM / PANEL. COORDINATE EXACT ELECTRICAL REQUIREMENTS, MEMA CONFIGURATIONS, MOUNTING ELEVATIONS, LOCATIONS, AND ROUTING OF BRACH CIRCUITS WITH OWNER PRIOR TO BID AND ROUGH-IN.
- CEILING MOUNT FAND WITH LIGHT - VERIFY SELECTION WITH OWNER

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PANEL BOX, COORD. LOCATION W/ OWNER		GARAGE DOOR OPENER
	CEILING FAN (Verify light options w/ Owner)		110V DUPLEX RECEPTACLE
	110V CEILING LIGHT FIXTURE		110V FLOOR MOUNTED DUPLEX RECEPTACLE
	110V RECESSED LIGHT FIXTURE		110V CEILING MOUNTED DUPLEX RECEPTACLE
	110V RECESSED LIGHT FIXTURE ADJUSTABLE EYE		240V RECEPTACLE
	110V EAVE LIGHT FIXTURE		110V DUPLEX RECEPTACLE W/ WEATHERPROOF COVER
	110V WALL LIGHT FIXTURE		SMOKE DETECTOR
	110V CHANDLIER LIGHT FIXTURE		THERMOSTAT
	LED SHOP LIGHT FIXTURE		DATA OUTLET
	SINGLE POLE SWITCH		TELEVISION JACK
	THREE WAY SWITCH		EXHAUST FAN
	FOUR WAY SWITCH		EXHAUST FAN W/ HEAT
	DIMMER SWITCH		LIGHT CAN W/ EXHAUST



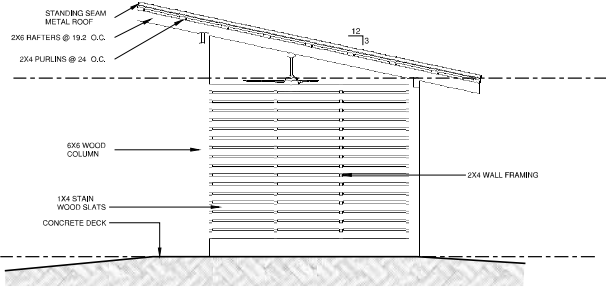
FILE NAME
Cabana Sheets

ISSUE DATE
December 14, 2022

PRINT DATE
December 14, 2022

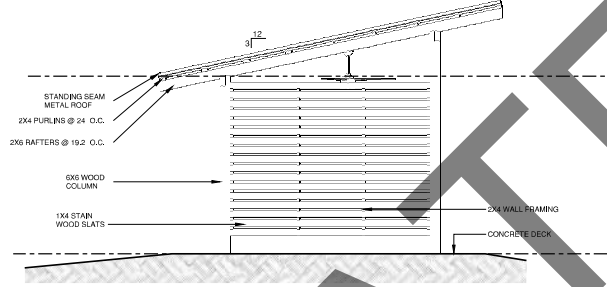
REVISION

PLANS
A-220



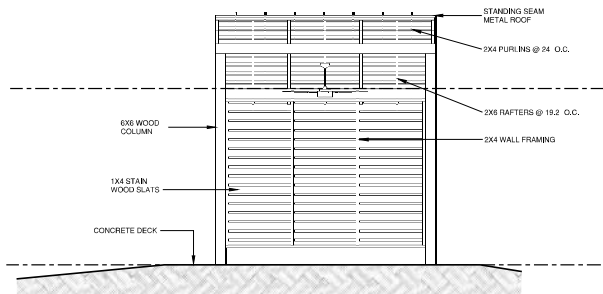
1 RIGHT ELEVATION

SCALE: 3/8" = 1'-0"



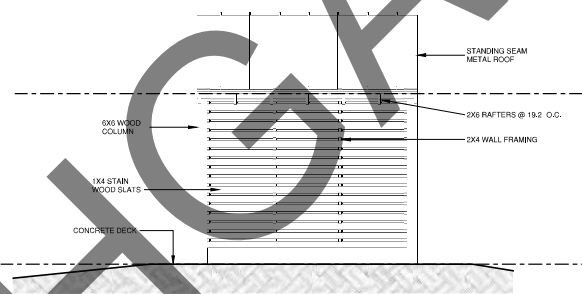
2 LEFT ELEVATION

SCALE: 3/8" = 1'-0"



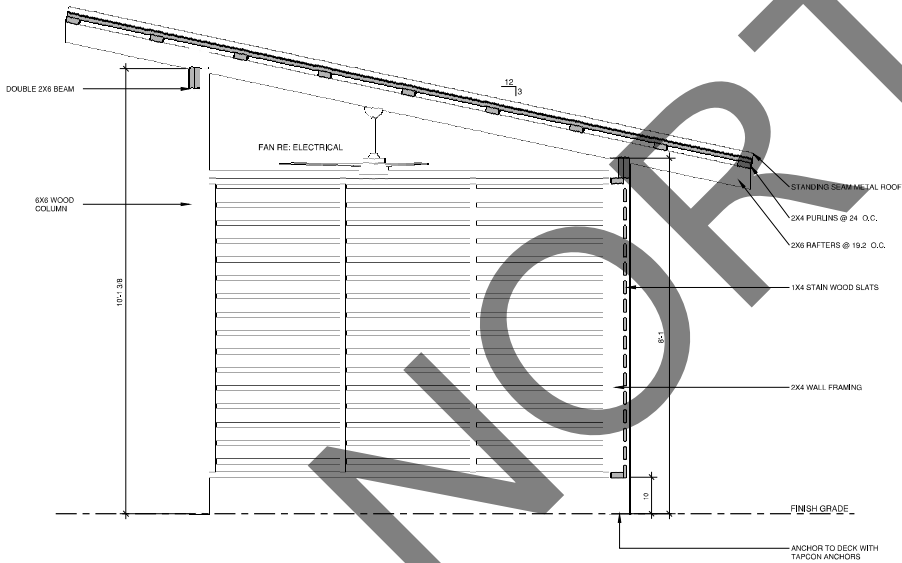
3 FRONT ELEVATION

SCALE: 3/8" = 1'-0"



4 REAR ELEVATION

SCALE: 3/8" = 1'-0"



5 BUILDING SECTION

SCALE: 3/4" = 1'-0"



6 3D VIEW

SCALE: NTS



7 3D VIEW

SCALE: NTS

GENERAL NOTES:

1. CONTRACTOR TO COORDINATE EXACT LOCATION OF STRUCTURE WITH OWNER ON SITE. VERIFY STRUCTURE DOES NOT CONFLICT WITH EXISTING EQUIPMENT, UTILITIES, OR CONDITIONS.
2. ALL EXPOSED WOOD SHALL BE STAINED FINISH. VERIFY COLOR WITH OWNER.
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5. SECURELY ANCHOR COLUMN STRUCTURE TO CONCRETE DECK USING TAPCON CONCRETE ANCHORS.



USE OF ARCHITECT'S SERVICES:
 The Plans, Specifications, Schedules and other documents prepared by NSBET ARCHITECTURE, INC. are prepared for the use of the client named herein. They are not to be used for any other project without the written consent of NSBET ARCHITECTURE, INC. The client agrees to indemnify and hold NSBET ARCHITECTURE, INC. harmless from and against all claims, damages, losses and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by NSBET ARCHITECTURE, INC. in connection with the performance of its professional services under this Agreement. This limitation shall not apply to claims for professional malpractice or to claims for which the architect is liable by law. The architect's liability shall not be limited by this limitation of liability.

CABANA KEYNOTES

0.01	COORDINATE SITE W/ OTHERS
0.02	REFER STRUCTURAL
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0.04	COILING FAN
1.01	CONCRETE DECK
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6.03	2X4 WOOD PURLINS OVER RAFTER FRAMING
7.01	STANDING SEAM METAL ROOF

FILE NAME
Cabana Sheets

ISSUE DATE
December 14, 2022

PRINT DATE
December 14, 2022

REVISION

EXTERIOR ELEVATIONS

A-230

LEELANAU PINES LAKESIDE CAMPING RESORT

Interior Design Package

PROPERTY

LNP

AREA

SEASON 2023
Proposed Property
Updates

DESIGNER

Elizabeth McGovern

Revised Date

04/21/2023



EXTERIOR COLOR PALETTE

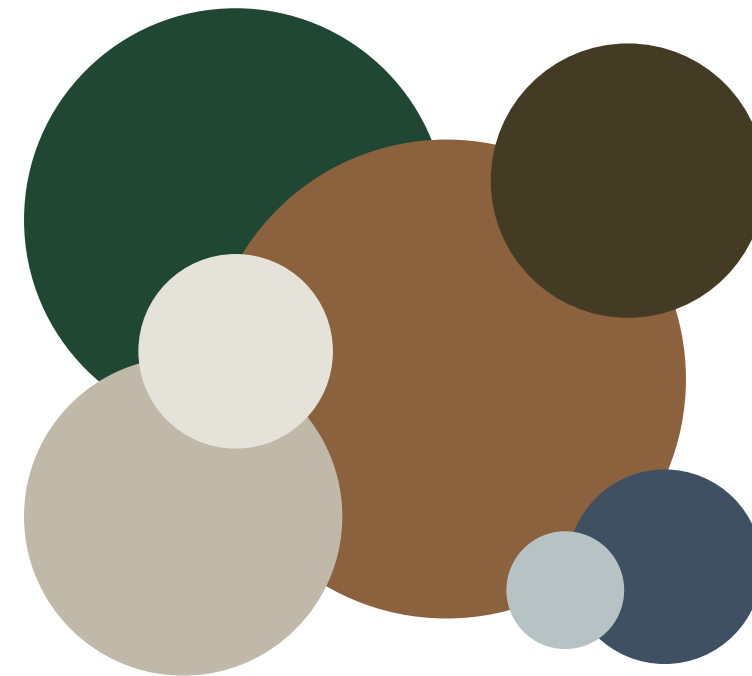


Design Intention

This property's design intent is strongly influenced by the history of the village within which it was built.

Exterior Finish Direction

- Cedar Siding Accents
- Michigan Cobblestone
- Earth Tones (Greens, Blues, Browns)
- Natural ties to the beauty of the lake, and its neighboring villages
- Green roofs - identify public spaces



SEASON 2023 | EXISTING BUILDINGS - Proposed Updates



ARCADE BUILDING

- New Roof
- Paint Shutters & Orange Doors
- Reconfigure & add seating for Leelanau Room



CHECK-IN BUILDING

- Paint Shutters & Orange Doors
- Paint Interior of bathrooms
- Vent bathrooms - Moisture issue
- Update counters: relaminate or replace with \$ solid surface



FIREWOOD STRUCTURE

No changes



BATHHOUSE

- New Roof
- Paint (interior and exterior)
- New interior lights?



Ice Cream Shop

- New Roof
- Interior fit-out for ice cream equipment



Lancaster Cabins

- Source Nighstand Lights & Artwork
- Shower Rod/ Curtain



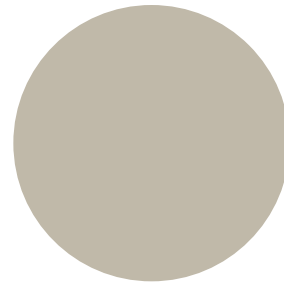
Glamping Pods

No changes

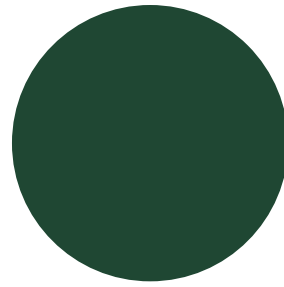
ARCADE BUILDING



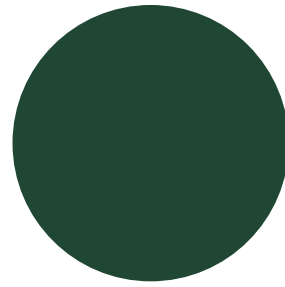
- New Roof
- Paint Shutters & Orange Doors
- Add cedar planters in front with local flowers



Shutter, Stucco Paint
SW 7638:
 Jogging Path



Door Paint
 Match Existing
 Green



Roof Color
 Forest Green

PROPOSED PAINT OPTION (\$)



LEELANAU ROOM

- Reconfigure & add seating for card playing, large groups

Furniture TBD



LIGHTING

Source: Lowes
Name: Generation Lighting Barn Light
Color: Antique Bronze
Size: 10"
Model: 853740 | EN3-71
[Link](#)

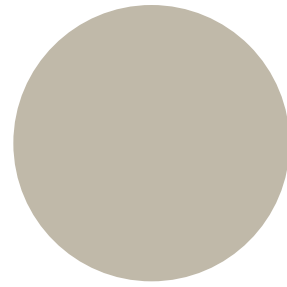
Note: Add one of these lights next to each door accessible to guests at night for wayfinding



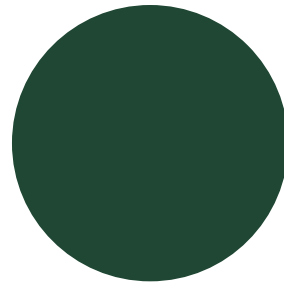
ARCADE BUILDING



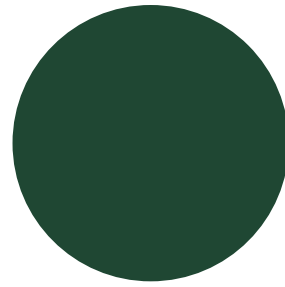
- New Roof
- Paint Shutters & Orange Doors
- Add cedar planters in front with local flowers



Shutter, Stucco Paint
SW 7638:
 Jogging Path



Door Paint
 Match Existing
 Green



Roof, *Soffit Color
 Forest Green
 *Match Roof

PROPOSED CEDAR OPTION (\$\$)



LIGHTING

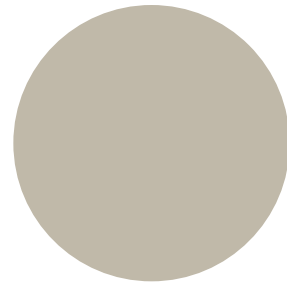
Source: Lowes
Name: Generation Lighting Barn Light
Color:Antique Bronze
Size: 10”
Model: 853740 | EN3-71
[Link](#)
Note:Add one of these lights next to each door accessible to guests at night for wayfinding



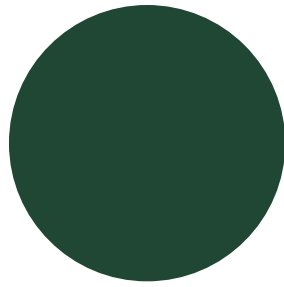
CHECK-IN BUILDING



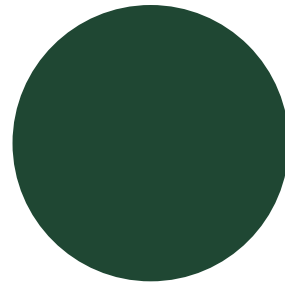
- Paint Shutters & Orange Doors
- Replace or remove carpet in front



Shutter, Stucco, Soffit Paint
SW 7638:
 Jogging Path



Door Paint
 Match Existing
 Green



Roof Color
 Forest Green

PROPOSED PAINT OPTION (\$)



Source: Lowes
Name: Generation Lighting
 Barn Light
Color: Bronze
Model: 8637401EN3-71
[Link](#)

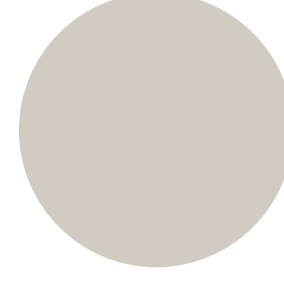


RESTROOMS

- Paint Interior of bathrooms
- Vent bathrooms - Moisture issue
- Update counters: relaminate or replace with \$ solid surface



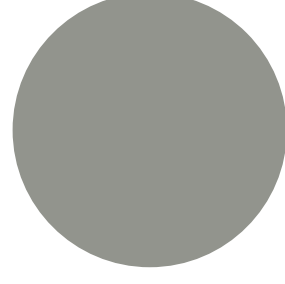
Counter Replacement
Source: Wilsonart, SS
Color: Frosty White
 Mirage (153MG)
[Link](#)



Wall Paint
 SW 7029
 Agreeable Gray
 (Semigloss)



Ceiling Paint
 SW 7006
 Extra White
 (Semigloss)



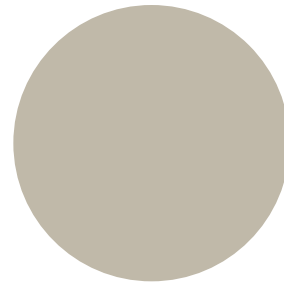
Partition Paint
 SW 9164
 Illusive Green
 (Gloss)



CHECK-IN BUILDING

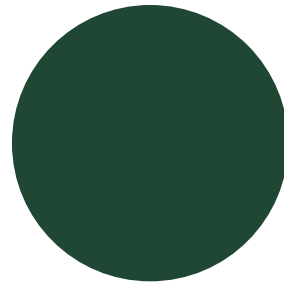


- Paint Shutters & Orange Doors
- Replace or remove carpet in front



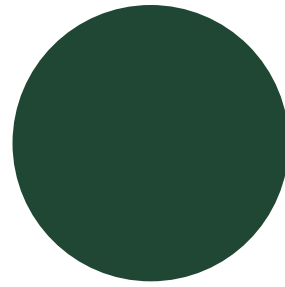
Shutter, Stucco Paint

SW 7638:
Jogging Path



Door Paint

Match Existing
Green



Roof, *Soffit Color

Forest Green
*Match Roof

PROPOSED CEDAR OPTION (\$\$)



New Barn Light

Source: Lowes

Name: Generation Lighting Barn Light

Color: Bronze

Model: 8637401EN3-71

[Link](#)

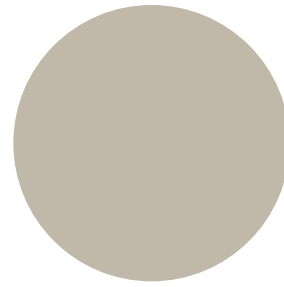


ICE CREAM SHOP

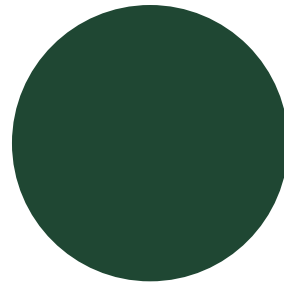


Ice Cream Shop

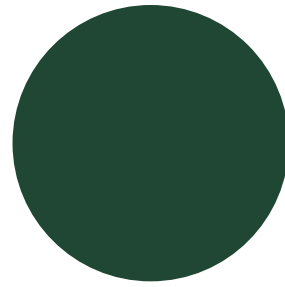
- New Roof
- New Light Fixture
- Interior fit-out for ice cream equipment



**Gable, Soffit
Paint**
SW 7638:
Jogging Path



Door Paint
Match Existing
Green



Roof Color
Forest Green

PROPOSED UPDATES

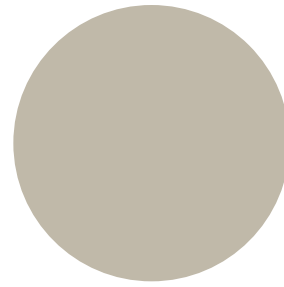


New Barn Light

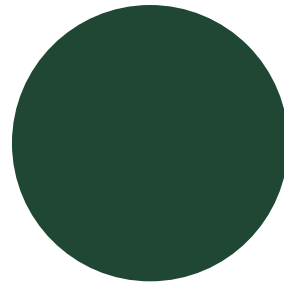
Source: Lowes
Name: Generation Lighting Barn Light
Color: Bronze
Model: 8637401EN3-71
[Link](#)



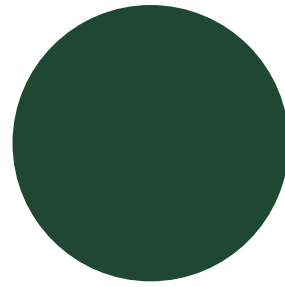
BATHHOUSE



**Cinder Block
& Post Paint**
SW 7638:
Jogging Path



Door Paint
Match Existing
Green

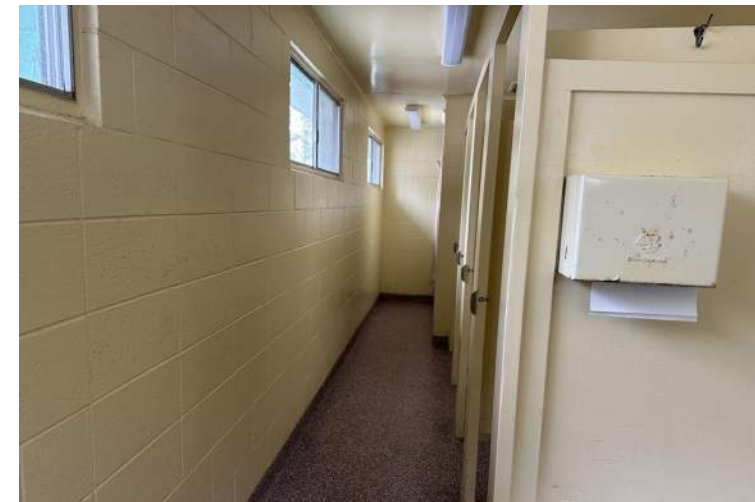


Roof Color
Forest Green

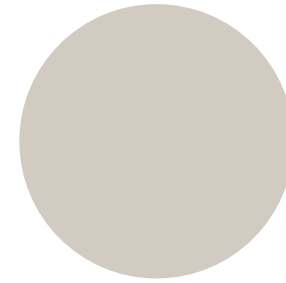
BATHHOUSE

- New Roof
- Paint
- Add cedar planters in front with local flowers

PROPOSED UPDATES



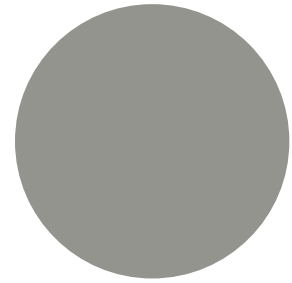
INTERIOR



Wall Paint
SW 7029
Agreeable Gray
(Semigloss)



**Ceiling
Paint**
SW 7006
Extra White
(Semigloss)



**Partition
Paint**
SW 9164
Illusive Green
(Gloss)



LIGHTING

Source: Lowes
Name: Generation Lighting Barn Light
Color: Antique Bronze
Size: 10"
Model: 853740 | EN3-71
[Link](#)

Note: If no light - **add** one of these lights next to each door accessible to guests at night for wayfinding



WHITE PINE CABINS | INTERIOR FF&E



Night Stand Sconces (3 per cabin)

Source: Amazon

Name: ENCOMLI Dimmable Plug in Wall Sconces, Swing Arm Wall Lamp with Plug in Cord, Wall Sconces **Set of Two**

Color: Black/Linen

Location: - 1 in T/F, 2 in Queen

[Link](#)



Shower Curtain & Hooks

Source: Amazon

Name: N&Y HOME Stall Waffle Weave Shower Curtain with Snap-in Fabric Liner & Hooks Set

Color: Sage Green

Size: 36" x 72"

[Link](#)



Artwork - Local Finds, Or Prints

Source: TBD

REVISIONS

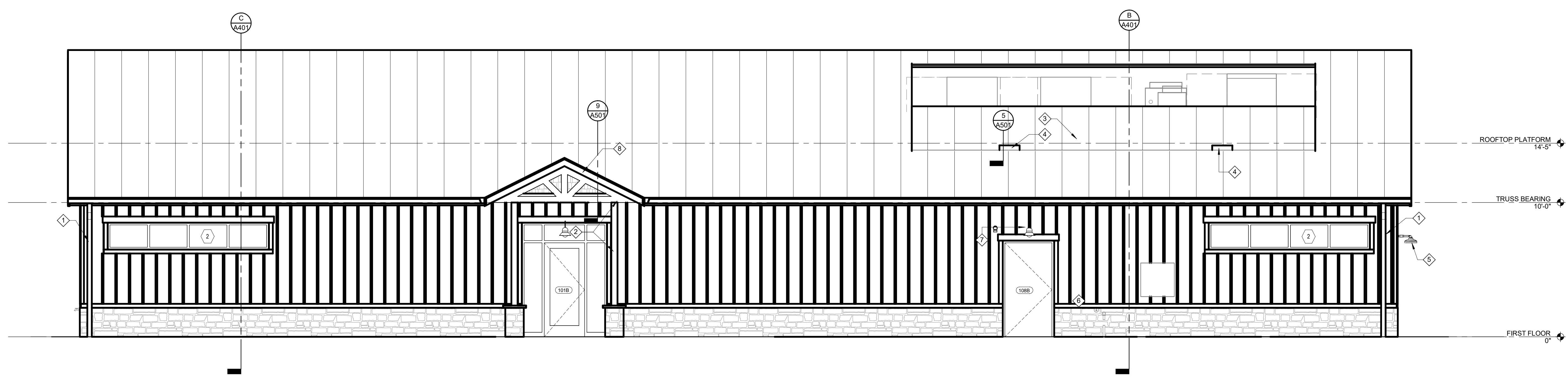
08/25/2023 BIDS AND PERMITS
 Drawn By CP
 Designer JH
 Reviewer WTB
 Manager JH

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

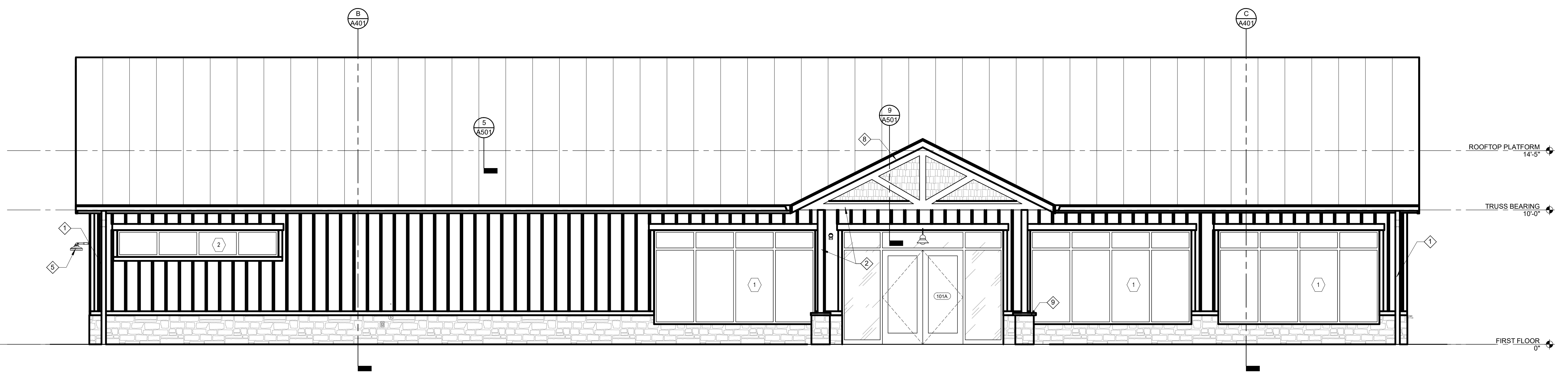
PROJECT NO.
 221884

SHEET NO.

A301

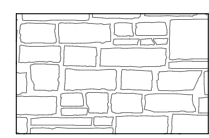
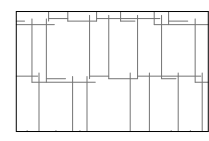
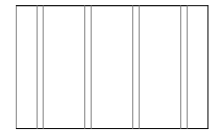
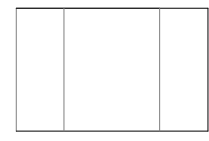


B NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

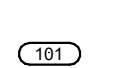
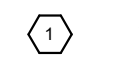


A SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

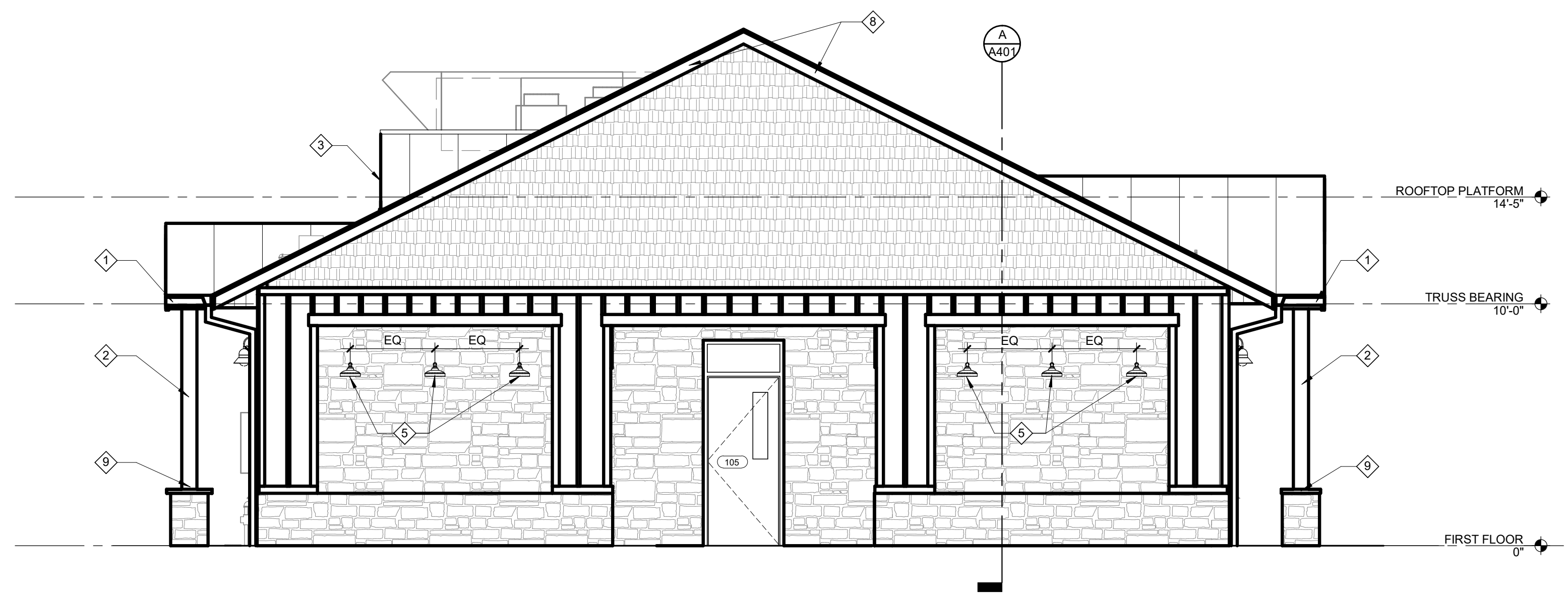
-  STONE VENEER (SV1)
-  SHINGLES SIDING (ES2)
-  BOARD AND BATTEN SIDING (ES1)
-  STANDING SEAM ROOF (RF1)

ELEVATION SYMBOL LEGEND

-  DOOR NUMBER
-  WINDOW TYPE

KEY NOTES

- 1 PREFINISHED GUTTER AND DOWNSPOUT. TIE-IN INFILTRATION SYSTEM. REFER TO CIVIL.
- 2 HEAVY TIMBER COLUMNS AND TRUSS - WS1 EXTERIOR GRADE FINISH.
- 3 PARAPET WALL, CLAD OUTSIDE FACE WITH PREFINISHED STANDING SEAM METAL.
- 4 THROUGH WALL SCUPPERS
- 5 EXTERIOR SHOWERS, REFER TO PLUMBING.
- 6 EXTERIOR HOSE BIB, REFER TO PLUMBING.
- 7 EXTERIOR LIGHT, REFER TO ELECTRICAL.
- 8 HARDIE BOARD PREFINISHED FASCIA.
- 9 STONE COLUMN CAP.


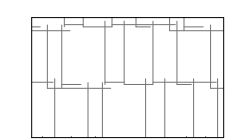
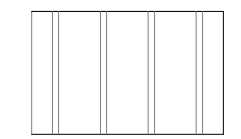
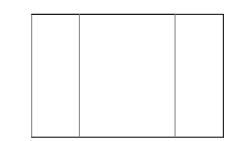


D WEST ELEVATION
 SCALE: 1/4" = 1'-0"





C EAST ELEVATION
 SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

-  STONE VENEER (SV1)
-  SHINGLES SIDING (ES2)
-  BOARD AND BATTEN SIDING (ES1)
-  STANDING SEAM ROOF (RF1)

ELEVATION SYMBOL LEGEND

-  DOOR NUMBER
-  WINDOW TYPE

KEY NOTES

- 1 PREFINISHED GUTTER AND DOWNSPOUT. TIE-IN INFILTRATION SYSTEM, REFER TO CIVIL.
- 2 HEAVY TIMBER COLUMNS AND TRUSS - W/1 EXTERIOR GRADE FINISH.
- 3 PARAPET WALL, CLAD OUTSIDE FACE WITH PREFINISHED STANDING SEAM METAL.
- 4 THROUGH WALL SCUPPERS
- 5 EXTERIOR SHOWERS, REFER TO PLUMBING.
- 6 EXTERIOR HOSE BIB, REFER TO PLUMBING.
- 7 EXTERIOR LIGHT, REFER TO ELECTRICAL.
- 8 HARDIE BOARD PREFINISHED FASCIA.
- 9 STONE COLUMN CAP.

REVISIONS

DATE	DESCRIPTION
08/25/2023	BIDS AND PERMITS

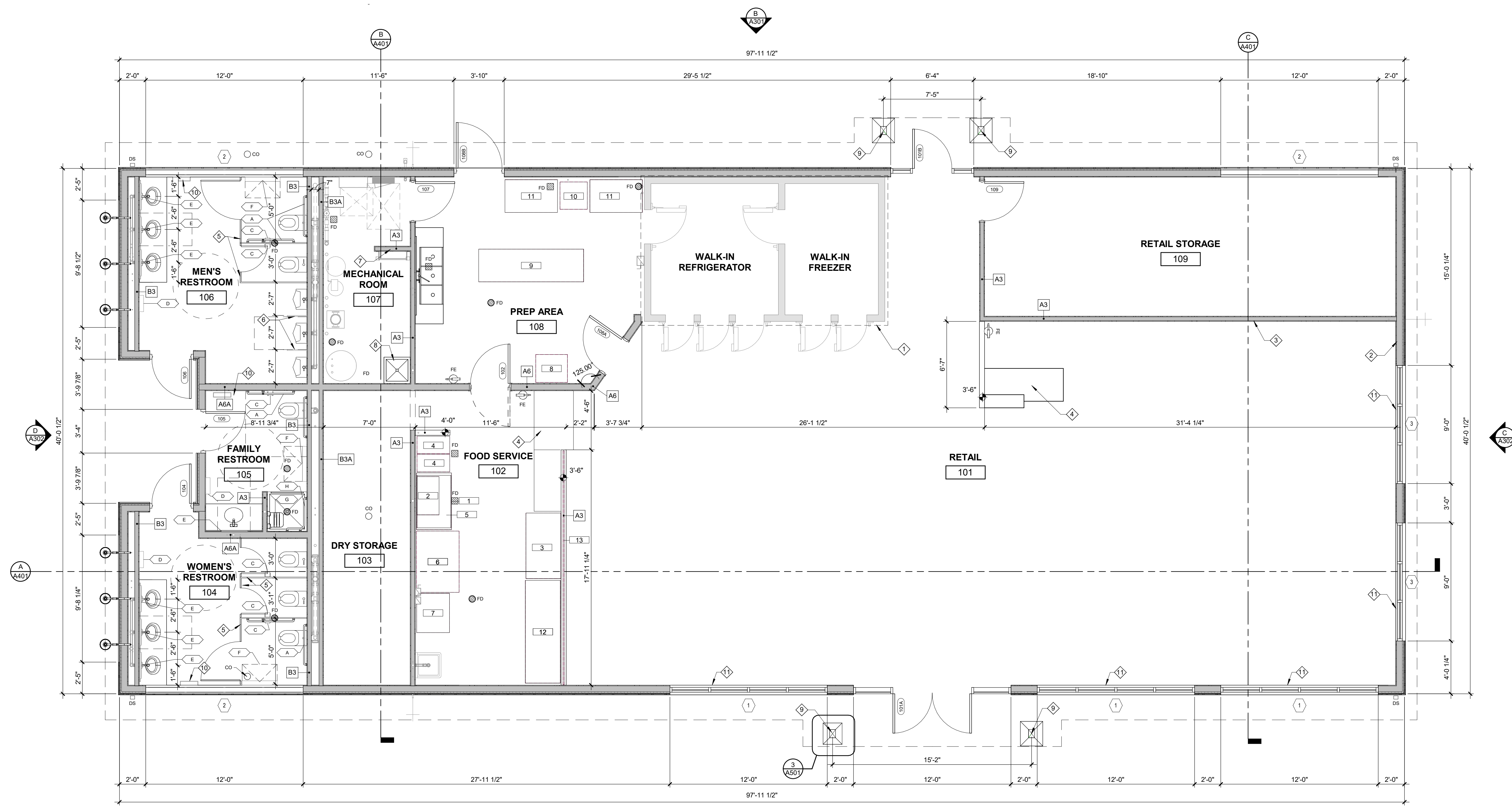
Drawn By CP
 Designer JH
 Reviewer WTB
 Manager JH

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

PROJECT NO.
221884

SHEET NO.

A302



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

TAG	DISCRIPTION	MODEL
1	DRAWER REFRIGERATOR	AVANTCO CBE-52-HC 52" 2 DRAWER REFRIGERATED CHEF BASE
2	BROILER	COOKING PERFORMANCE GROUP S-36-SB-L 36" LIQUID PROPANE INFARED SALAMANDER BROILER
3	PREP TABLE & REFRIGERATOR	AVANTCO SSPPT-260 60" 2 DOOR REFRIGERATED PIZZA PREP TABLE
4	FRYER	VULCAN 1GR45M-2 45-50 lb. LIQUID PROPANE FLOOR FRYER - 120,000 BTU
5	GRIDDLE	VULCAN MS448-102 48" COUNTERTOP LIQUID PROPANE GRIDDLE
6	PIZZA OVEN	LINCOLN IMPINGER II EXPRESS 1180-2/1180-FB2 FASTBAKE
7	BASE TABLE	REGENCY 30" x 36" 18-GAUGE 304 STAINLESS STEEL COMMERCIAL WORK TABLE WITH 4" BACKSPLASH AND GALVANIZED UNDERSHELF
8	REACH-IN FREEZER	AVANTCO A-19F-HC 29" SOLID DOOR REACH-IN FREEZER
9	BASE TABLE	REGENCY 30" x 96" 16 GAUGE 304 STAINLESS STEEL ENCLOSED BASE TABLE WITH OPEN FRONT AND ADJUSTABLE MID-SHELF
10	DISHWASHER	NOBLE WAREWASHING HT-180EC3 SINGLE CYCLE HIGH TEMPERATURE DISHWASHER
11	DISH TABLE	REGENCY 16 GAUGE 4" CLEAN DISH TABLE
12	UNDERCOUNTER REFRIGERATOR	AVANTCO SS-UD-3RE 93" STAINLESS STEEL EXTRA DEEP UNDERCOUNTER REFRIGERATOR
13	SNEEZE GUARD	HATCO, FLAV-R-SHIELD PASS-OVER SNEEZE GUARD, CLEAR GLASS, 18" x TBD, BRUSHED STAINLESS

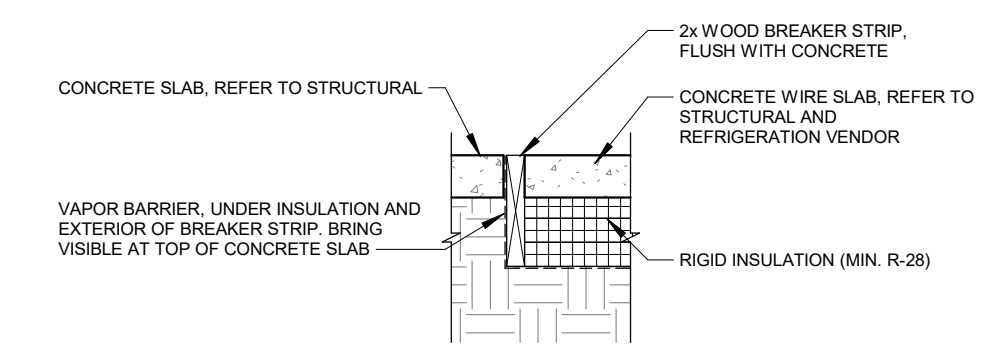
TAG	DESCRIPTION	MANUFACTURER	MODEL	NOTES
A	24" GRAB BAR	BOBRICK	B-6806X24"	
A	36" GRAB BAR	BOBRICK	B-6806X36"	
A	42" GRAB BAR	BOBRICK	B-6806X42"	
C	TOILET TISSUE DISPENSER - SURFACE MOUNTED MULTI-ROLL	BOBRICK	B-2840	
D	PAPER TOWEL DISPENSER / DISPOSAL SEMI-RECESSED	BOBRICK	B-38032	
E	CHANNEL FRAME MIRROR	BOBRICK	B-165-2436	
F	KOALA KARE HORIZONTAL RECESSED MOUNTED SS FLANGE BABY CHANGING STATION	BOBRICK	KB100-05ST	
G	REVERSIBLE FOLDING SHOWER SEAT	BOBRICK	B-5181	
H	TWO-WALL SHOWER GRAB BAR	BOBRICK	B-6861	

FLOOR PLAN SYMBOL LEGEND

	INTERIOR WALL TYPE; REFER TO SHEET A201
	DOOR NUMBER
	BARRIER FREE/ADA ACCESSIBLE
	WOOD STUD WALL
	THIN VENEER STONE
	NEW DOOR
	FLOOR DRAIN; REFER TO MECHANICAL
	STEEL LADDER, WALL MOUNTED
	ROOF HATCH ABOVE
	TOILET ACCESSORY

- PLAN NOTES**
- TOP OF SIDEWALK OUTSIDE OF EXIT DOORS SHALL BE HELD 1/4" BELOW FINISHED FLOOR.
 - MECHANICAL AND ELECTRICAL FIXTURES ARE SHOWN FOR REFERENCE AND COORDINATION ONLY. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR TYPES, LOCATIONS AND QUANTITIES REQUIRED.
 - OWNER PROVIDED EQUIPMENT IS SHOWN FOR REFERENCE AND COORDINATION. VERIFY WITH OWNER MODEL TYPES, SIZE AND LOCATION.
 - WALK IN REFRIGERATOR AND WALK-IN FREEZER, BY OTHERS, SHOWN FOR REFERENCE. VERIFY WITH OWNER AND VENDOR, SIZING, LAYOUT AND LOCATION.

- KEY NOTES**
- AREA OF INSULATED SLAB - COORDINATE WITH REFRIGERATOR VENDOR. SEE STANDARD DETAIL ON A101.
 - PROVIDE GYPSUM BOARD FINISH OVER INTERIOR PLYWOOD AT SHEAR WALL. REFER TO STRUCTURAL.
 - PROVIDE ADDITIONAL BLOCKING AS REQUIRED FOR INTERIOR WOOD WALL FINISH - S1.
 - ADA ACCESSIBLE SERVICE COUNTER CASEWORK. COORDINATE WITH OWNER SIZING AND DESIGN. PROVIDE POWER AND DATA, REFER TO ELECTRICAL.
 - TOILET PARTITION - ALUMINUM FLOOR MOUNTED OVERHEAD BRACED - SCRANTON PRODUCTS HINY HIDERS. COLOR - SANDCASTLE (OP)ALUMINUM, ORANGE PEEL FINISH. EACH STALL TO HAVE BUMPER HOOK ON BACK OF DOOR.
 - URINAL SCREEN - ALUMINUM FLOOR MOUNTED WALL BRACED - SCRANTON PRODUCTS HINY HIDERS. COLOR - SANDCASTLE (OP)ALUMINUM, ORANGE PEEL FINISH.
 - ROOF ACCESS LADDER AND HATCH.
 - SERVICE SINK. REFER TO PLUMBING.
 - HEAVY TIMBER COLUMN - W/S1 EXTERIOR GRADE FINISH.
 - IN WALL SPACE HEATER, REFER TO MECHANICAL.
 - WINDOW SILL, SS2.



REVISIONS

NO.	DATE	DESCRIPTION
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Drawn By CP
Designer JH
Reviewer JWB
Manager JH

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A101

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