

Northgate Leelanau Pines, LLC

Leelanau Pines Campground

6500 E Leelanau Pines Dr
Cedar, MI 49621

Issued for Site Plan Approval October 16, 2023
Project Number 211505



fishbeck.com 1515 Arboretum Drive
800.456.3824 Grand Rapids, Michigan

GENERAL

REV. #	ISSUE DATE	DRAWING NUMBER / DESCRIPTION
10/16/2023	G001	COVER SHEET

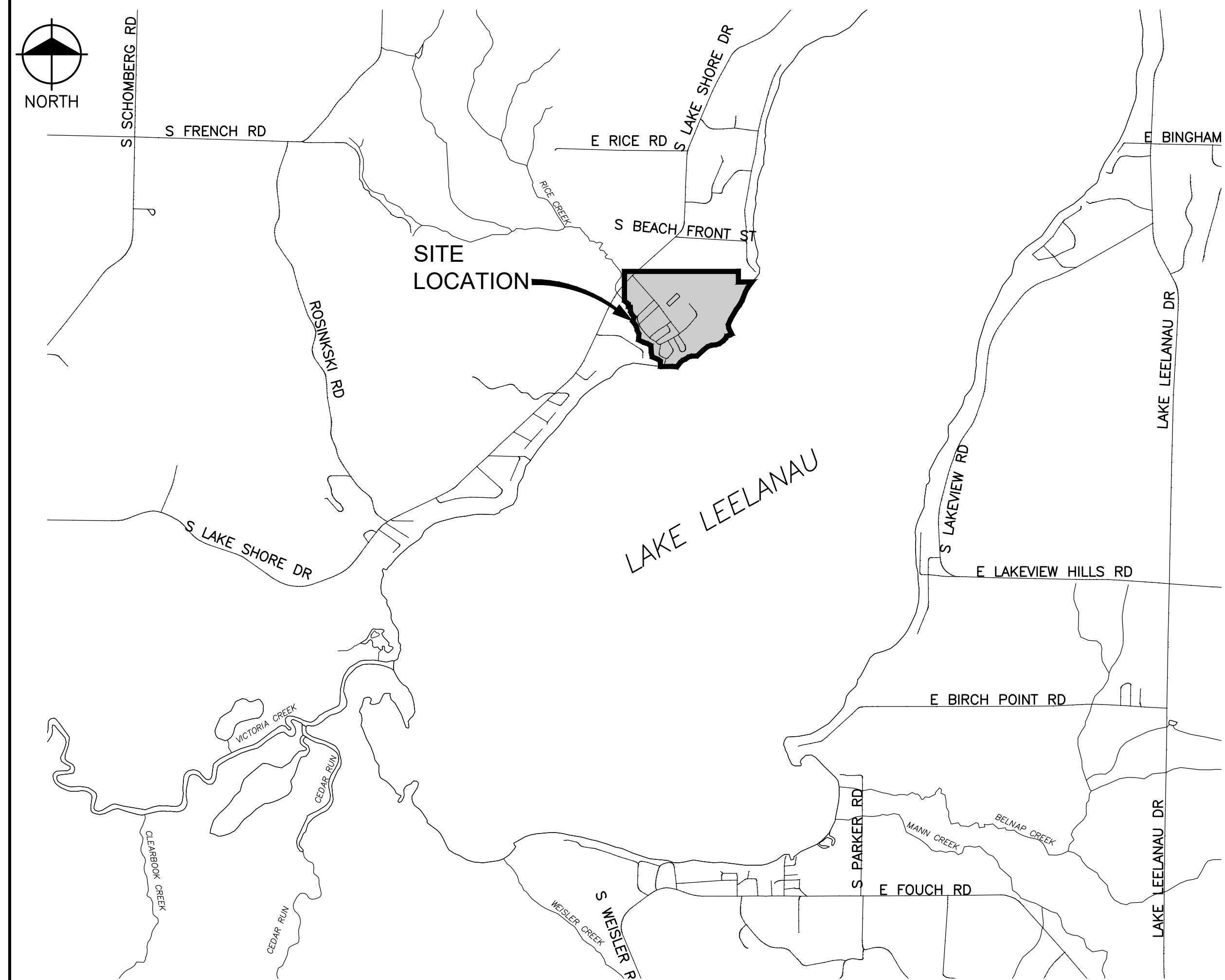
CIVIL

REV. #	ISSUE DATE	DRAWING NUMBER / DESCRIPTION
10/16/2023	C100	EXISTING CONDITIONS OVERALL
10/16/2023	C100A	EXISTING VEGETATION & OVERALL SOILS
10/16/2023	C101	EXISTING CONDITIONS NORTH
10/16/2023	C102	EXISTING CONDITIONS EAST
10/16/2023	C103	EXISTING CONDITIONS WEST & SOUTH
10/16/2023	C104	DEMOLITION CAMP STORE
10/16/2023	C200	SITE LAYOUT OVERALL
10/16/2023	C201	SITE LAYOUT NORTH
10/16/2023	C202	SITE LAYOUT EAST
10/16/2023	C203	SITE LAYOUT WEST & SOUTH
10/16/2023	C204	SITE LAYOUT CAMPSTORE
10/16/2023	C205	SITE COVERAGE PLAN
10/16/2023	C300	OVERALL GRADING PLAN
10/16/2023	C301	GRADING PLAN NORTH
10/16/2023	C302	GRADING PLAN EAST
10/16/2023	C303	GRADING PLAN WEST & SOUTH
10/16/2023	C304	GRADING PLAN CAMPSTORE
10/16/2023	C310	OVERALL SITE DRAINAGE
10/16/2023	C311	BASIN OUTLET PROFILES
10/16/2023	C400	OVERALL UTILITY PLAN
10/16/2023	C401	UTILITY PLAN NORTH
10/16/2023	C402	UTILITY PLAN EAST
10/16/2023	C403	UTILITY PLAN WEST & SOUTH
10/16/2023	C404	UTILITY PLAN CAMPSTORE

LANDSCAPE

REV. #	ISSUE DATE	DRAWING NUMBER / DESCRIPTION
10/16/2023	L101	LANDSCAPE PLAN EAST
10/16/2023	L102	LANDSCAPE PLAN EAST
10/16/2023	L103	LANDSCAPE PLAN WEST & SOUTH
10/16/2023	L104	LANDSCAPE DETAILS

LOCATION MAP



UTILITY INFORMATION

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

WATER:
ON-SITE WELLS

SANITARY:
ON-SITE TREATMENT

GAS:
PROPANE

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

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



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

REVISIONS

NOT FOR CONSTRUCTION

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

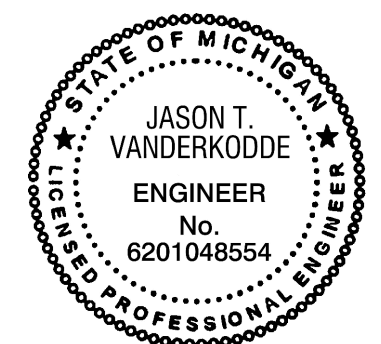
Drawn By ADO
Designer KAG
Reviewer NB
Manager JTV

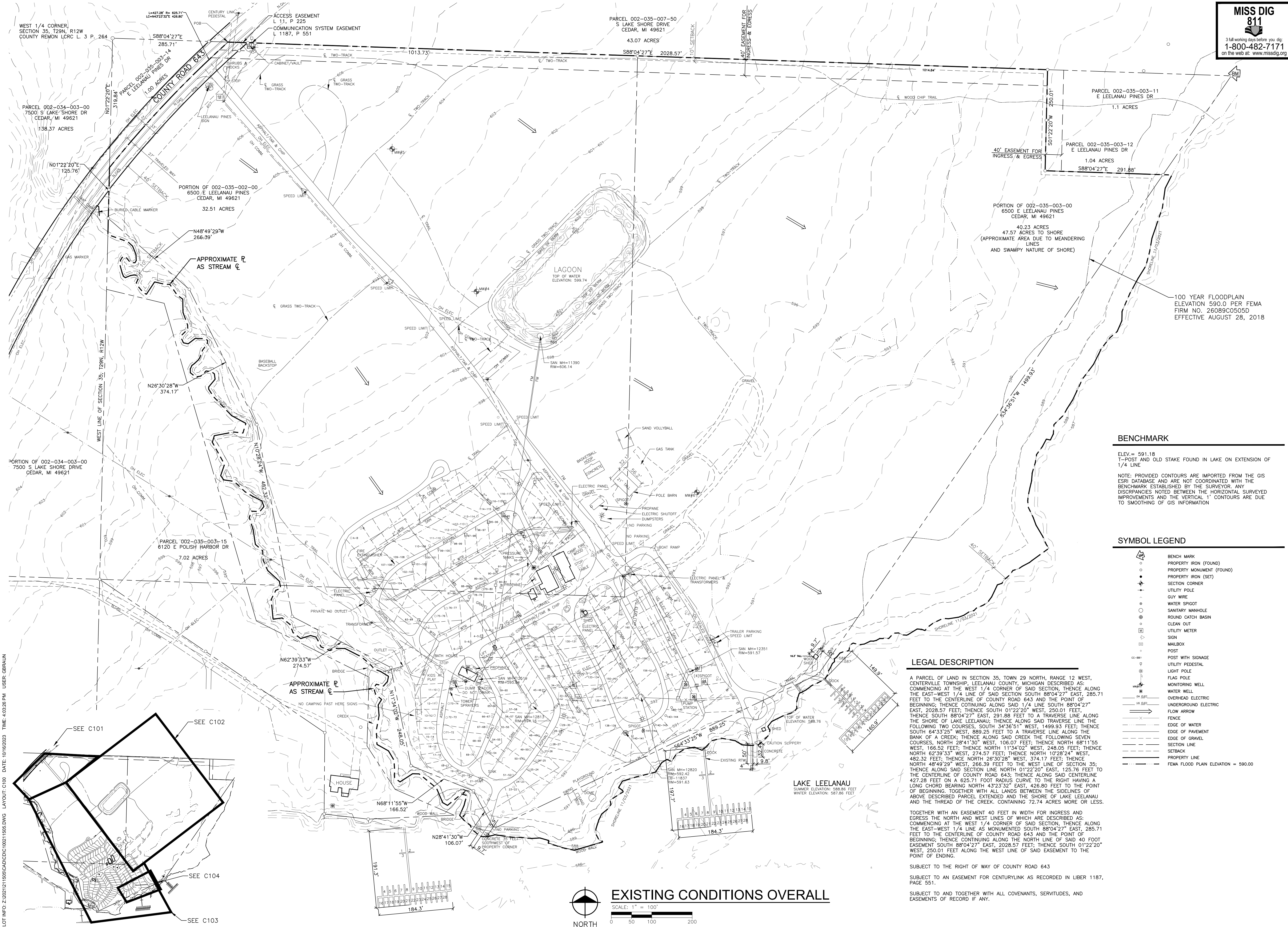
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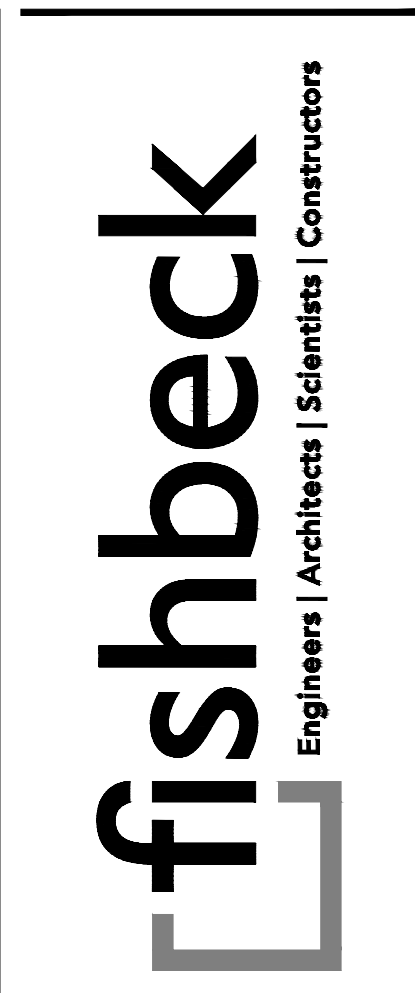
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G001





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Northgate Leelanau Pines, LLC
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 Leelanau Pines Campground

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

SYMBOL LEGEND

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

LEGAL DESCRIPTION
 A PARCEL OF LAND IN SECTION 35, TOWN 29 NORTH, RANGE 12 WEST, CENTERVILLE TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION, THENCE ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION SOUTH 88°04'27" EAST, 285.71 FEET TO THE CENTERLINE OF COUNTY ROAD 643 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID 1/4 LINE SOUTH 88°04'27" EAST, 2028.57 FEET; THENCE SOUTH 01°22'20" WEST, 250.01 FEET; THENCE SOUTH 88°04'27" EAST, 291.88 FEET TO A TRAVERSE LINE ALONG THE SHORE OF LAKE LEELANAU; THENCE ALONG SAID TRAVERSE LINE THE FOLLOWING TWO COURSES, SOUTH 34°36'51" WEST, 1499.93 FEET; THENCE SOUTH 64°33'25" WEST, 899.25 FEET TO A TRAVERSE LINE ALONG THE BANK OF A CREEK; THENCE ALONG SAID CREEK THE FOLLOWING SEVEN COURSES, NORTH 28°41'30" WEST, 106.07 FEET; THENCE NORTH 68°11'55" WEST, 166.52 FEET; THENCE NORTH 11°34'02" WEST, 248.05 FEET; THENCE NORTH 62°39'33" WEST, 274.57 FEET; THENCE NORTH 10°28'24" WEST, 482.32 FEET; THENCE NORTH 26°30'28" WEST, 374.17 FEET; THENCE NORTH 48°49'29" WEST, 266.39 FEET TO THE WEST LINE OF SECTION 35; THENCE ALONG SAID SECTION LINE NORTH 01°22'20" EAST, 125.76 FEET TO THE CENTERLINE OF COUNTY ROAD 643; THENCE ALONG SAID CENTERLINE 427.28 FEET ON A 625.71 FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING NORTH 43°23'32" EAST, 425.80 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL LANDS BETWEEN THE SIDELINES OF ABOVE DESCRIBED PARCEL EXTENDED AND THE SHORE OF LAKE LEELANAU AND THE THREAD OF THE CREEK, CONTAINING 72.74 ACRES MORE OR LESS.
 TOGETHER WITH AN EASEMENT 40 FEET IN WIDTH FOR INGRESS AND EGRESS THE NORTH AND WEST LINES OF WHICH ARE DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION, THENCE ALONG THE EAST-WEST 1/4 LINE AS MONUMENTED SOUTH 88°04'27" EAST, 285.71 FEET TO THE CENTERLINE OF COUNTY ROAD 643 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID 40 FOOT EASEMENT SOUTH 88°04'27" EAST, 2028.57 FEET; THENCE SOUTH 01°22'20" WEST, 250.01 FEET ALONG THE WEST LINE OF SAID EASEMENT TO THE POINT OF ENDING.
 SUBJECT TO THE RIGHT OF WAY OF COUNTY ROAD 643
 SUBJECT TO AN EASEMENT FOR CENTURYLINK AS RECORDED IN LIBER 1187, PAGE 551.
 SUBJECT TO AND TOGETHER WITH ALL COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

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

REVISIONS

NOT FOR CONSTRUCTION

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

Drawn By ADO
 Designer KAG
 Reviewer NB
 Manager JTV

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.

C100

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PLOT INFO: Z:\2023\211505\CADD\C100\1505.DWG LAYOUT: C100 DATE: 10/16/2023 TIME: 4:05:26 PM USER: GBRALIN

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SOIL TYPE LEGEND

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

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

REVISIONS

DATE	DESCRIPTION
10/16/2023	SITE PLAN APPROVAL
9/12/2023	SITE PLAN APPROVAL
9/1/2023	SITE PLAN APPROVAL
9/30/2022	SITE PLAN APPROVAL
9/18/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

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

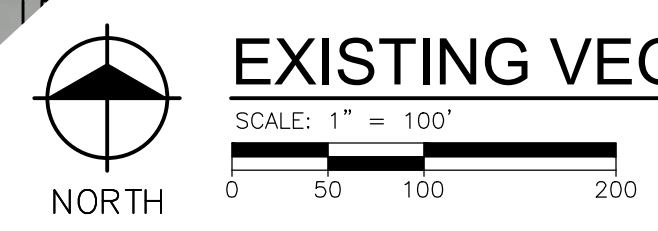
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PROJECT NO.
211505

SHEET NO.

C100A

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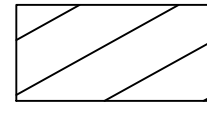































EXISTING VEGETATION & OVERALL SOILS

BENCHMARK

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

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SYMBOL LEGEND

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

REVISIONS

NOT FOR CONSTRUCTION

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

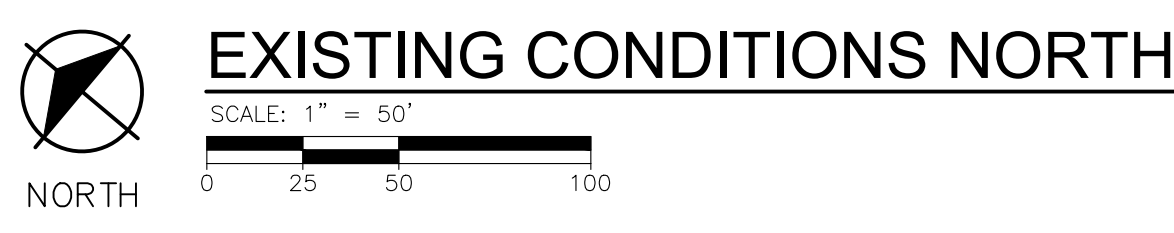
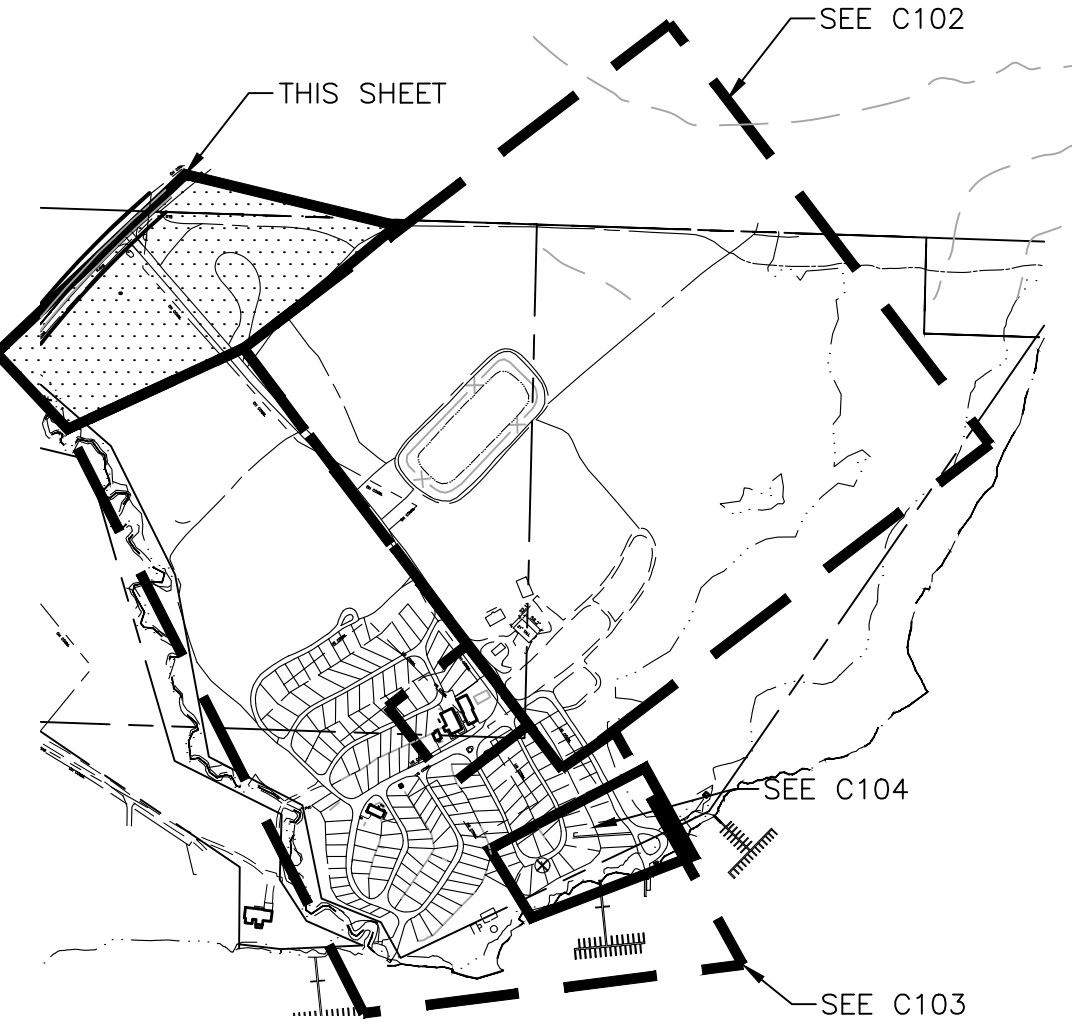
Drawn By ADO
Designer KAG
Reviewer NB
Manager JTV

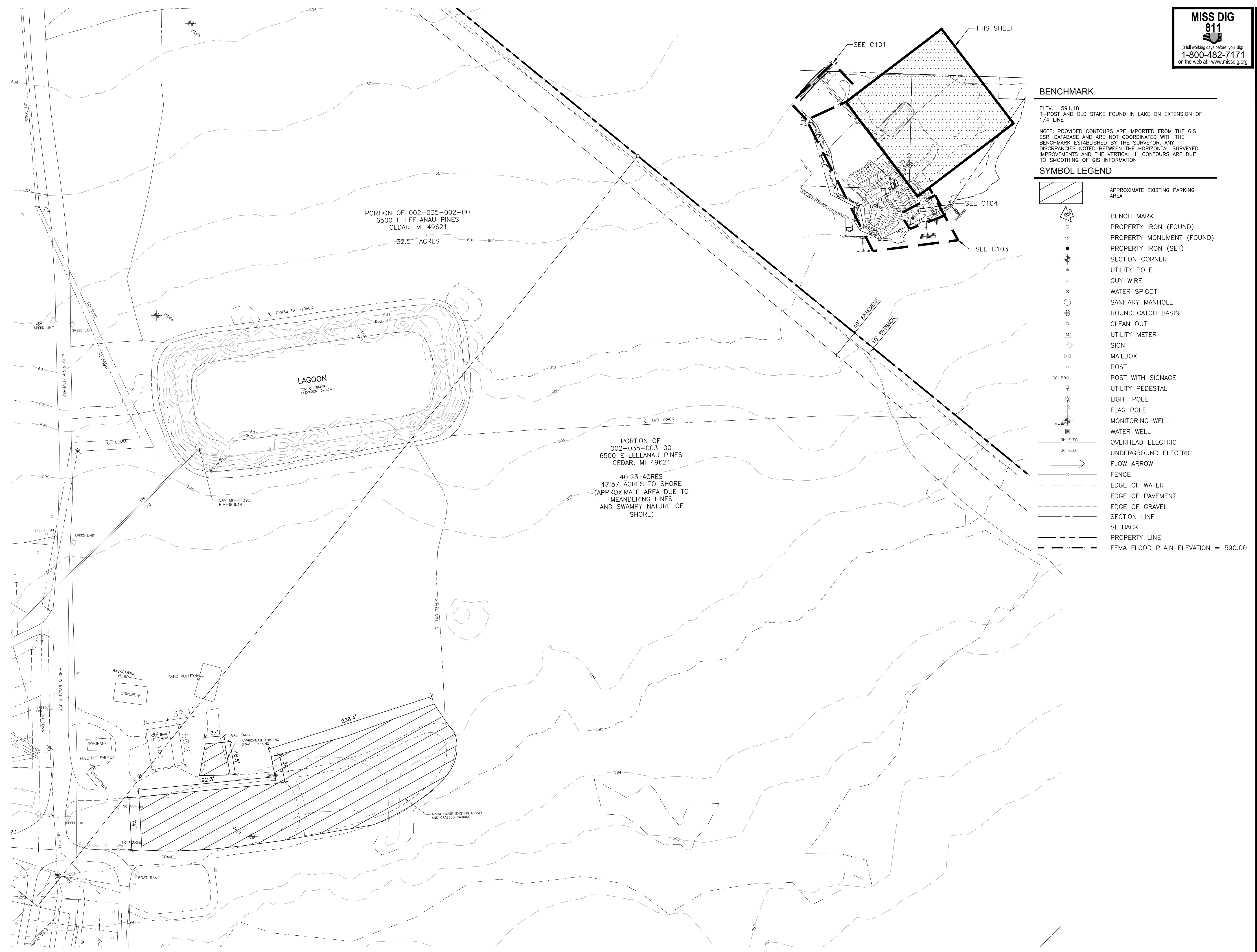
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PROJECT NO.
211505

SHEET NO.

C101





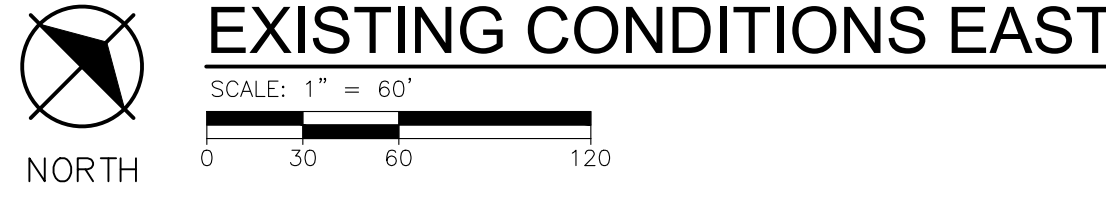
- BENCHMARK**
- ELEV = 591.18
T-POST AND OLD STAKE FOUND IN LAKE ON EXTENSION OF 1/4 LINE
- NOTE: PROVIDED CONTOURS ARE IMPORTED FROM THE GIS ESRI DATABASE AND ARE NOT COORDINATED WITH THE BENCHMARK ESTABLISHED BY THE SURVEYOR. ANY DISCREPANCIES NOTED BETWEEN THE HORIZONTAL SURVEYED IMPROVEMENTS AND THE VERTICAL 1" CONTOURS ARE DUE TO SMOOTHING OF GIS INFORMATION
- SYMBOL LEGEND**
- APPROXIMATE EXISTING PARKING AREA
 - BENCH MARK
 - PROPERTY IRON (FOUND)
 - PROPERTY MONUMENT (FOUND)
 - PROPERTY IRON (SET)
 - SECTION CORNER
 - UTILITY POLE
 - GUY WIRE
 - WATER SPICOT
 - SANITARY MANHOLE
 - ROUND CATCH BASIN
 - CLEAN OUT
 - UTILITY METER
 - SIGN
 - MAILBOX
 - POST
 - POST WITH SIGNAGE
 - UTILITY PEDESTAL
 - LIGHT POLE
 - FLAG POLE
 - MONITORING WELL
 - WATER WELL
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - FLOW ARROW
 - FENCE
 - EDGE OF WATER
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - SECTION LINE
 - SETBACK
 - PROPERTY LINE
 - FEMA FLOOD PLAIN ELEVATION = 590.00

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

LAGOON
TOP OF WATER
ELEVATION: 599.14

PORTION OF
002-035-003-00
6500 E LEELELANAU PINES
CEDAR, MI 49621

40.23-ACRES
47.57 ACRES TO SHORE
(APPROXIMATE AREA DUE TO
MEANDERING LINES
AND SWAMPY NATURE OF
SHORE)



PLOT INFO: Z:\2022\11595\CADD\C102\11595.DWG LAYOUT: C102 DATE: 10/16/2023 TIME: 4:05:48 PM USER: KIGIBSON

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

REVISIONS

NOT FOR CONSTRUCTION

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

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

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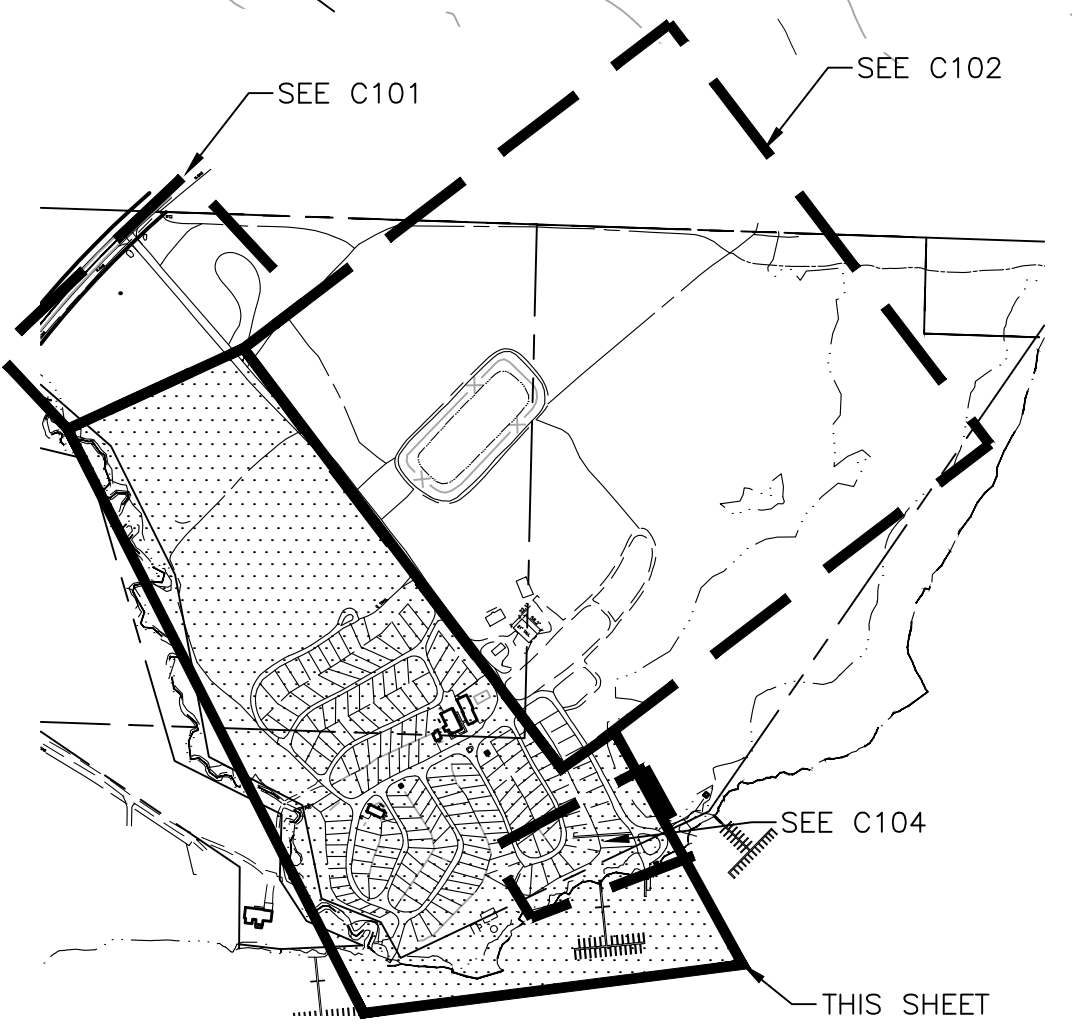
PROJECT NO.
211505
SHEET NO.

C102



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

LAKE LEELANAU



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

SYMBOL LEGEND

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

EXISTING CONDITIONS WEST & SOUTH
SCALE: 1" = 80'
NORTH

REVISIONS

NOT FOR CONSTRUCTION

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

Drawn By ADO
Designer KAG
Reviewer NB
Manager JTV

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REVISIONS

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

Drawn By ADO
Designer KAG
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Manager JTV

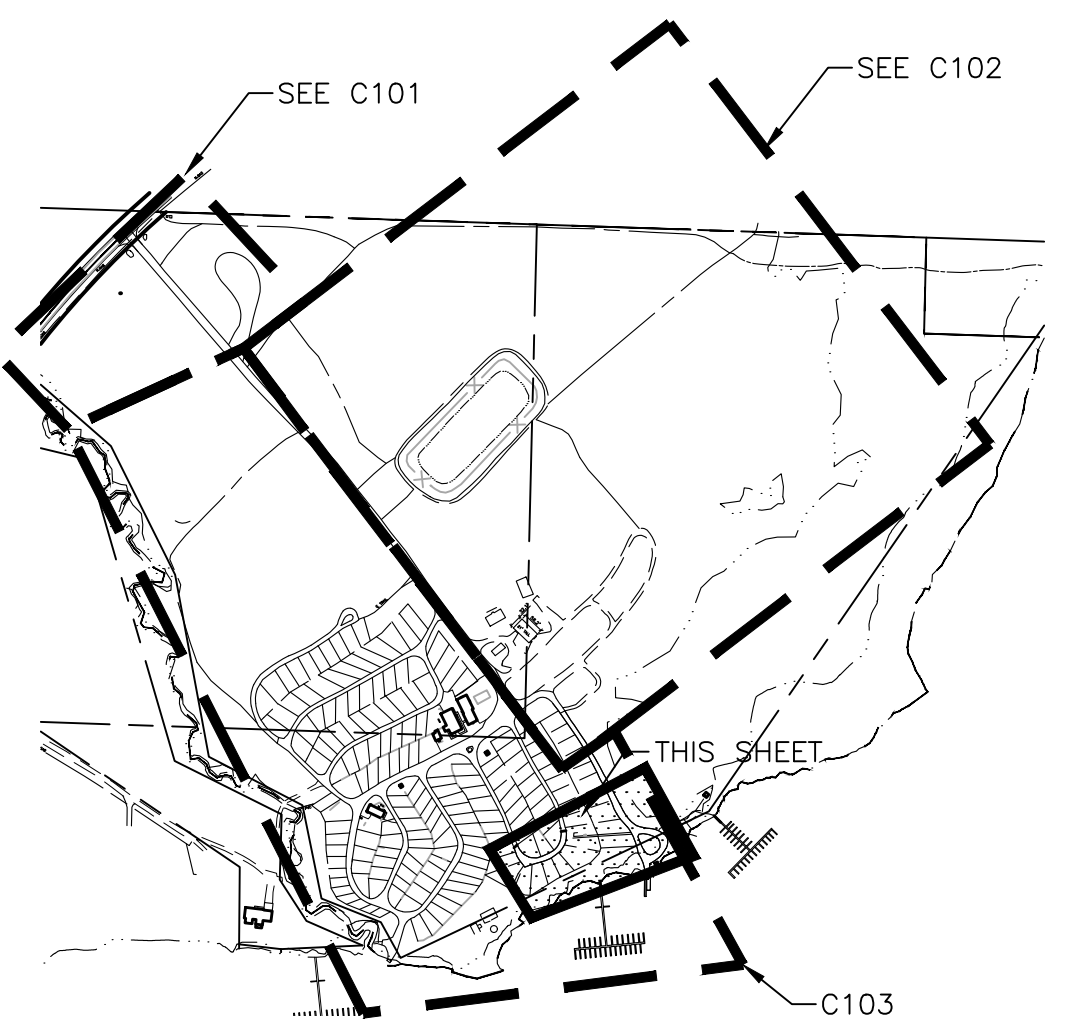
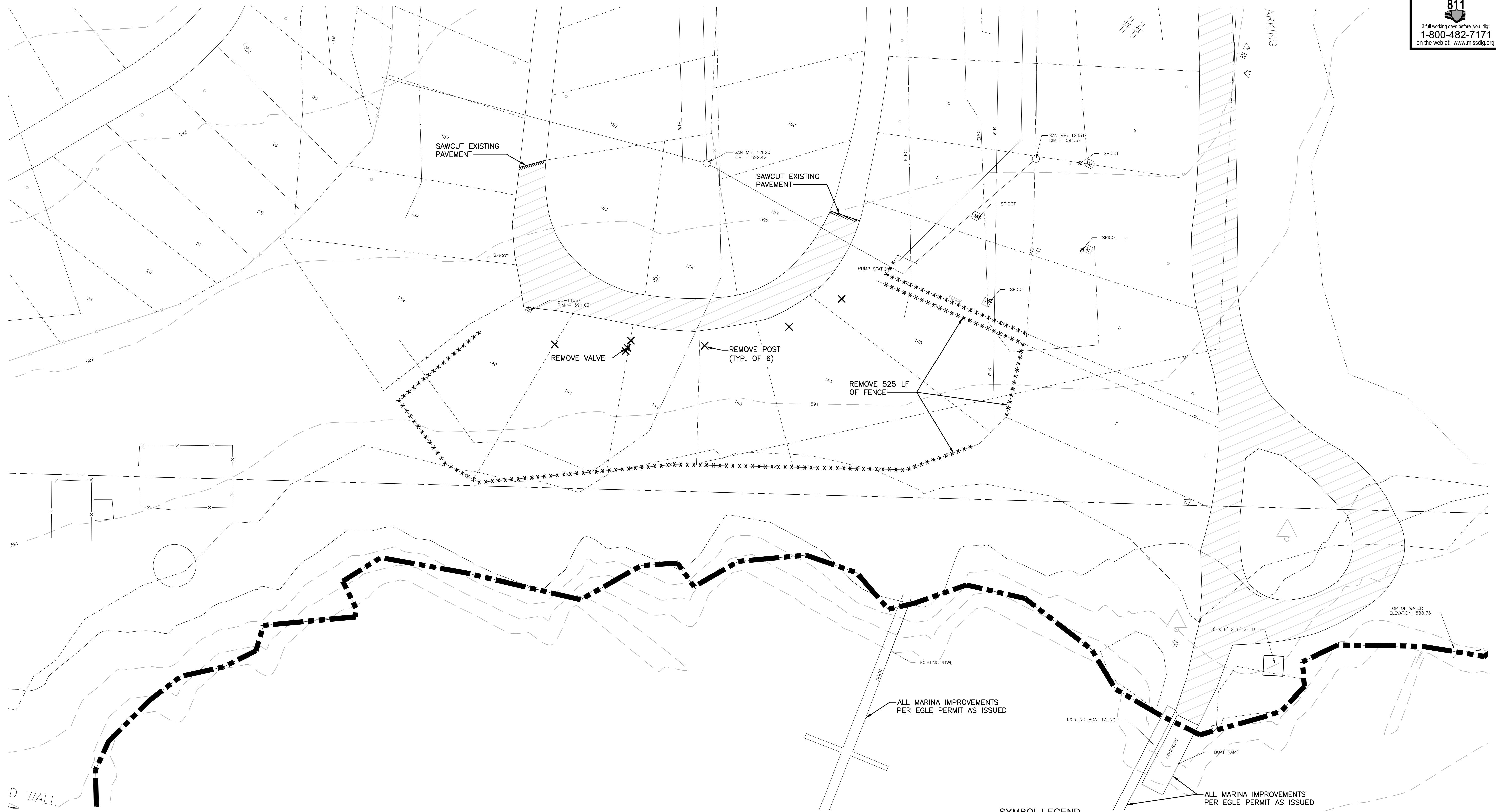
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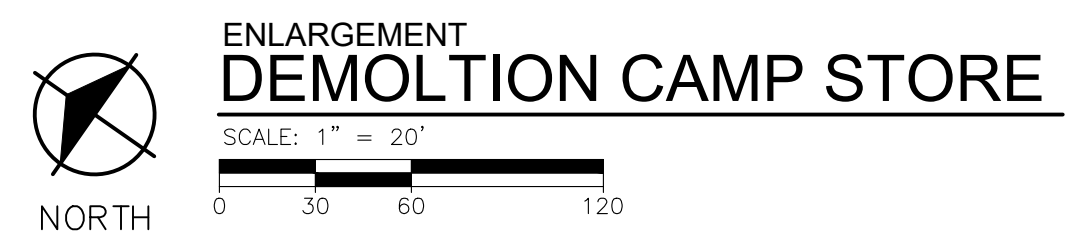
C104

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SYMBOL LEGEND

	SAWCUT		GUY WIRE
	CURB REMOVAL		WATER SPIGOT
	REMOVE PIPE		SANITARY MANHOLE
	REMOVE OBJECT		ROUND CATCH BASIN
	REMOVE BUILDING		CLEAN OUT
	REMOVE BITUMINOUS PAVEMENT FULL DEPTH		UTILITY METER
	REMOVE CONCRETE PAVEMENT		SIGN
	TREE PROTECTION		MAILBOX
	TREE REMOVAL		POST
	BENCHMARK		POST WITH SIGNAGE
	PROPERTY IRON (FOUND)		UTILITY PEDESTAL
	PROPERTY MONUMENT (FOUND)		LIGHT POLE
	PROPERTY IRON (SET)		FLAG POLE
	SECTION CORNER		MONITORING WELL
	UTILITY POLE		WATER WELL
			OVERHEAD ELECTRIC
			UNDERGROUND ELECTRIC
			FLOW ARROW
			FENCE
			EDGE OF WATER
			EDGE OF PAVEMENT
			EDGE OF GRAVEL
			SECTION LINE
			SETBACK
			PROPERTY LINE
			FEMA FLOOD PLAIN ELEVATION = 590.00



PLOT INFO: Z:\2023\211505\CADD\C104\C104.DWG LAYOUT: C104 DATE: 10/16/2023 TIME: 4:05:10 PM USER: RIGBSON

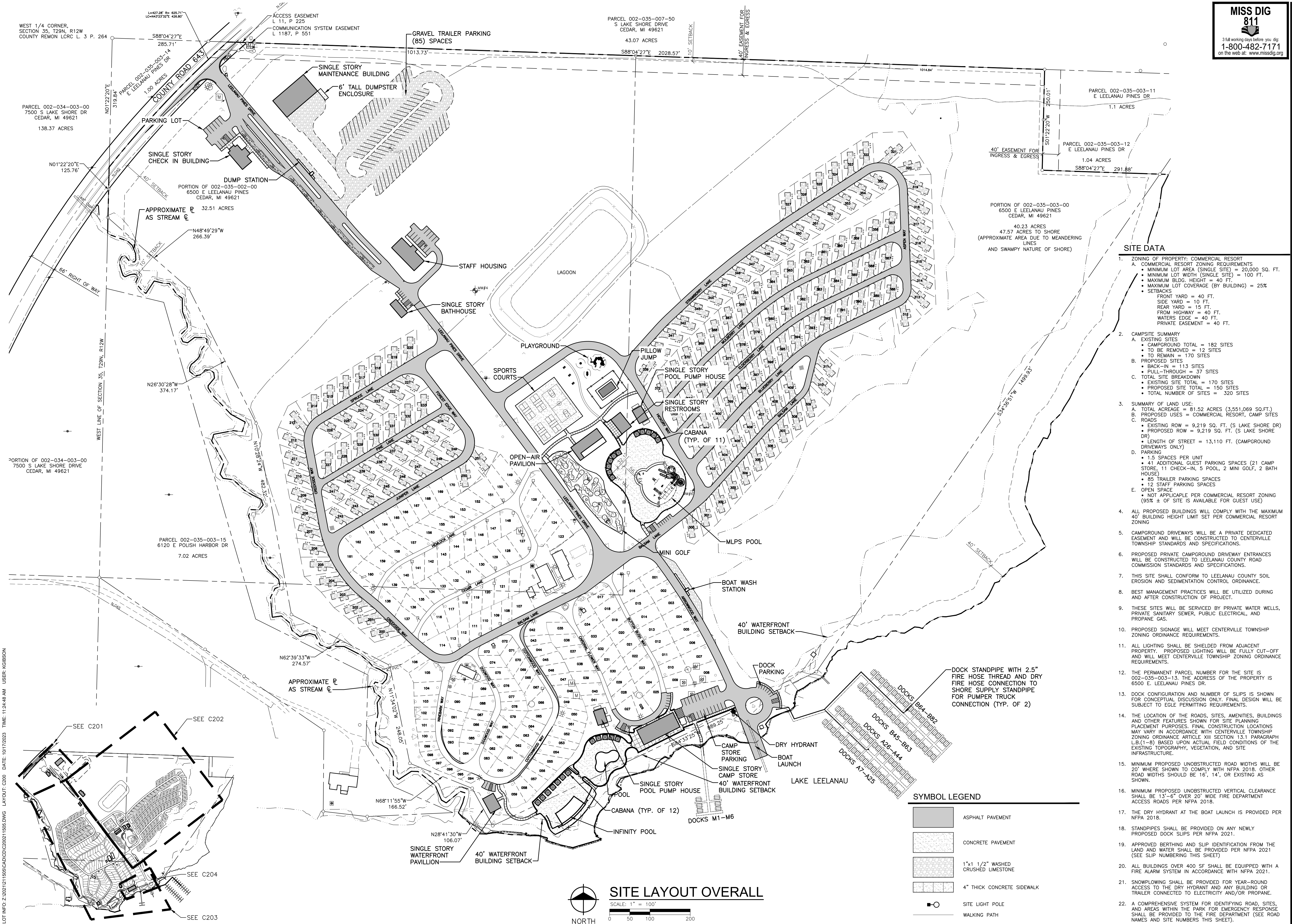
10/16/2023	SITE PLAN APPROVAL
9/12/2023	SITE PLAN APPROVAL
9/12/2023	SITE PLAN APPROVAL
9/30/2022	SITE PLAN APPROVAL
9/16/2022	SITE PLAN APPROVAL
8/25/2022	SITE PLAN APPROVAL
8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By ADO
Designer KAG
Reviewer NB
Manager JTV

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PROJECT NO.
211505
SHEET NO.

C200



- SITE DATA**
- ZONING OF PROPERTY: COMMERCIAL RESORT
 - COMMERCIAL RESORT ZONING REQUIREMENTS
 - MINIMUM LOT AREA (SINGLE SITE) = 20,000 SQ. FT.
 - MINIMUM LOT WIDTH (SINGLE SITE) = 100 FT.
 - MAXIMUM BLDG. HEIGHT = 40 FT.
 - MAXIMUM LOT COVERAGE (BY BUILDING) = 25%
 - SETBACKS
 - FRONT YARD = 40 FT.
 - SIDE YARD = 10 FT.
 - REAR YARD = 15 FT.
 - FROM HIGHWAY = 40 FT.
 - WATERS EDGE = 40 FT.
 - PRIVATE EASEMENT = 40 FT.
 - CAMPSITE SUMMARY
 - EXISTING SITES
 - CAMPGROUND TOTAL = 182 SITES
 - TO BE REMOVED = 12 SITES
 - TO REMAIN = 170 SITES
 - PROPOSED SITES
 - BACK-IN = 113 SITES
 - PULL-THROUGH = 37 SITES
 - TOTAL SITE BREAKDOWN
 - EXISTING SITE TOTAL = 170 SITES
 - PROPOSED SITE TOTAL = 150 SITES
 - TOTAL NUMBER OF SITES = 320 SITES
 - SUMMARY OF LAND USE:
 - TOTAL ACREAGE = 81.52 ACRES (3,551,069 SQ.FT.)
 - PROPOSED USES = COMMERCIAL RESORT, CAMP SITES
 - ROADS
 - EXISTING ROW = 9,219 SQ. FT. (S LAKE SHORE DR)
 - PROPOSED ROW = 9,219 SQ. FT. (S LAKE SHORE DR)
 - LENGTH OF STREET = 13,110 FT. (CAMPGROUND DRIVEWAYS ONLY)
 - PARKING
 - 1.5 SPACES PER UNIT
 - 41 ADDITIONAL GUEST PARKING SPACES (21 CAMP STORE, 11 CHECK-IN, 5 POOL, 2 MINI GOLF, 2 BATH HOUSE)
 - 85 TRAILER PARKING SPACES
 - 12 STAFF PARKING SPACES
 - OPEN SPACE
 - NOT APPLICABLE PER COMMERCIAL RESORT ZONING (95% ± OF SITE IS AVAILABLE FOR GUEST USE)
 - ALL PROPOSED BUILDINGS WILL COMPLY WITH THE MAXIMUM 40' BUILDING HEIGHT LIMIT SET PER COMMERCIAL RESORT ZONING
 - CAMPGROUND DRIVEWAYS WILL BE A PRIVATE DEDICATED EASEMENT AND WILL BE CONSTRUCTED TO CENTERVILLE TOWNSHIP STANDARDS AND SPECIFICATIONS.
 - PROPOSED PRIVATE CAMPGROUND DRIVEWAY ENTRANCES WILL BE CONSTRUCTED TO LEELANAU COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
 - THIS SITE SHALL CONFORM TO LEELANAU COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
 - BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF PROJECT.
 - THESE SITES WILL BE SERVICED BY PRIVATE WATER WELLS, PRIVATE SANITARY SEWER, PUBLIC ELECTRICAL, AND PROPANE GAS.
 - PROPOSED SIGNAGE WILL MEET CENTERVILLE TOWNSHIP ZONING ORDINANCE REQUIREMENTS.
 - ALL LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTY. PROPOSED LIGHTING WILL BE FULLY CUT-OFF AND WILL MEET CENTERVILLE TOWNSHIP ZONING ORDINANCE REQUIREMENTS.
 - THE PERMANENT PARCEL NUMBER FOR THE SITE IS 002-035-003-13. THE ADDRESS OF THE PROPERTY IS 6500 E. LEELANAU PINES DR.
 - DOCK CONFIGURATION AND NUMBER OF SLIPS IS SHOWN FOR CONCEPTUAL DISCUSSION ONLY. FINAL DESIGN WILL BE SUBJECT TO EGLE PERMITTING REQUIREMENTS.
 - THE LOCATION OF THE ROADS, SITES, AMENITIES, BUILDINGS AND OTHER FEATURES SHOWN FOR SITE PLANNING PURPOSES. FINAL CONSTRUCTION LOCATIONS MAY VARY IN ACCORDANCE WITH CENTERVILLE TOWNSHIP ZONING ORDINANCE ARTICLE XIII SECTION 13.1 PARAGRAPH L.B.(1)-(8) BASED UPON ACTUAL FIELD CONDITIONS OF THE EXISTING TOPOGRAPHY, VEGETATION, AND SITE INFRASTRUCTURE.
 - MINIMUM PROPOSED UNOBSTRUCTED ROAD WIDTHS WILL BE 20' WHERE SHOWN TO COMPLY WITH NFPA 2018. OTHER ROAD WIDTHS SHOULD BE 16', 14', OR EXISTING AS SHOWN.
 - MINIMUM PROPOSED UNOBSTRUCTED VERTICAL CLEARANCE SHALL BE 13'-6" OVER 20' WIDE FIRE DEPARTMENT ACCESS ROADS PER NFPA 2018.
 - THE DRY DRANT AT THE BOAT LAUNCH IS PROVIDED PER NFPA 2018.
 - STANDPIPES SHALL BE PROVIDED ON ANY NEWLY PROPOSED DOCK SLIPS PER NFPA 2021.
 - APPROVED BERTHING AND SLIP IDENTIFICATION FROM THE LAND AND WATER SHALL BE PROVIDED PER NFPA 2021 (SEE SLIP NUMBERING THIS SHEET).
 - ALL BUILDINGS OVER 400 SF SHALL BE EQUIPPED WITH A FIRE ALARM SYSTEM IN ACCORDANCE WITH NFPA 2021.
 - SNOWPLOWING SHALL BE PROVIDED FOR YEAR-ROUND ACCESS TO THE DRY HYDRANT AND ANY BUILDING OR TRAILER CONNECTED TO ELECTRICITY AND/OR PROPANE.
 - A COMPREHENSIVE SYSTEM FOR IDENTIFYING ROAD, SITES, AND AREAS WITHIN THE PARK FOR EMERGENCY RESPONSE SHALL BE PROVIDED TO THE FIRE DEPARTMENT (SEE ROAD NAMES AND SITE NUMBERS THIS SHEET).


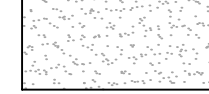


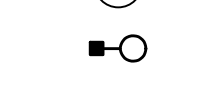

SYMBOL LEGEND

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

SITE LAYOUT OVERALL
SCALE: 1" = 100'
NORTH

PLOT INFO: Z:\2021\211505\CAD\C200\211505.DWG LAYOUT: C200 DATE: 10/17/2023 TIME: 11:26:49 AM USER: KGBIBSON

SYMBOL LEGEND

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

NOTES

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

REVISIONS

NOT FOR CONSTRUCTION

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

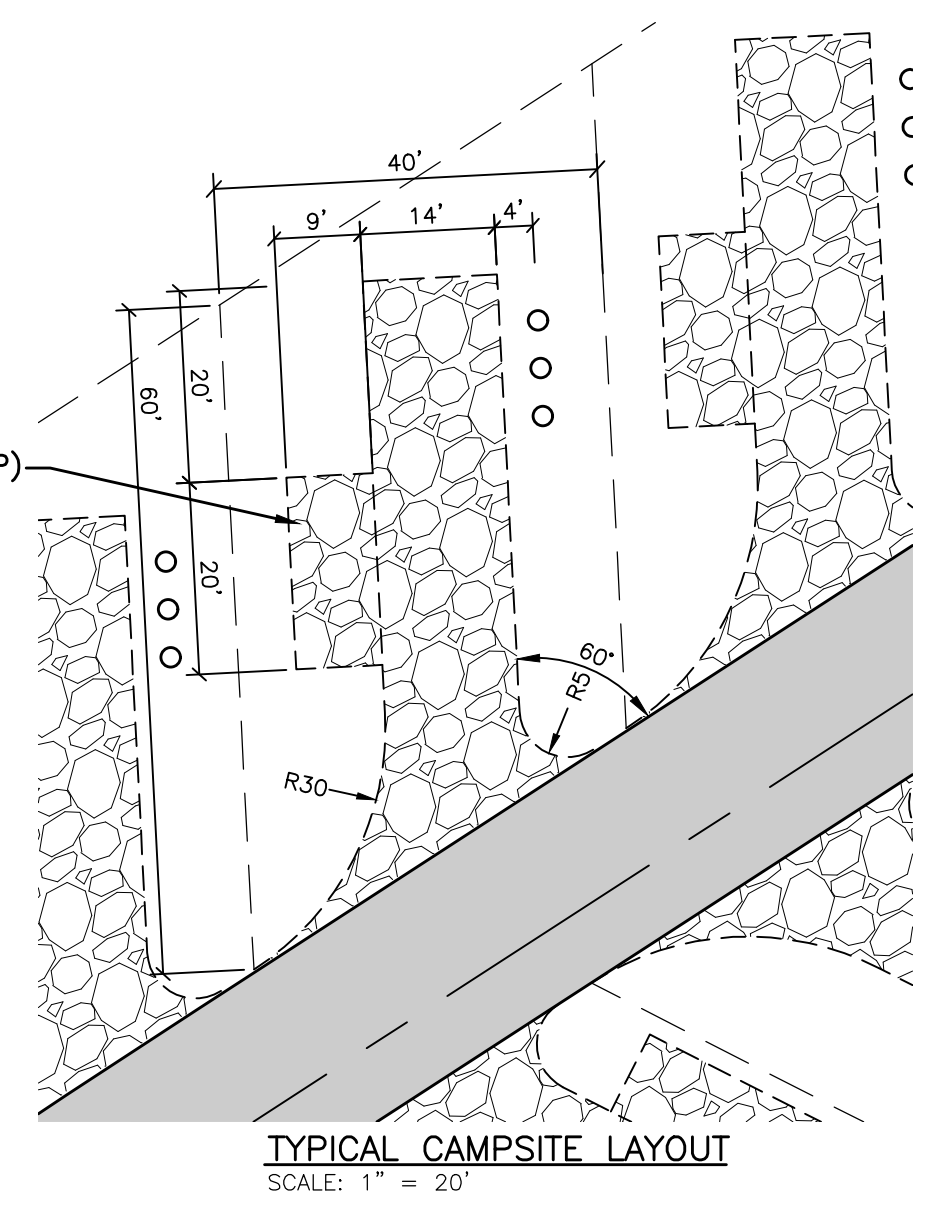
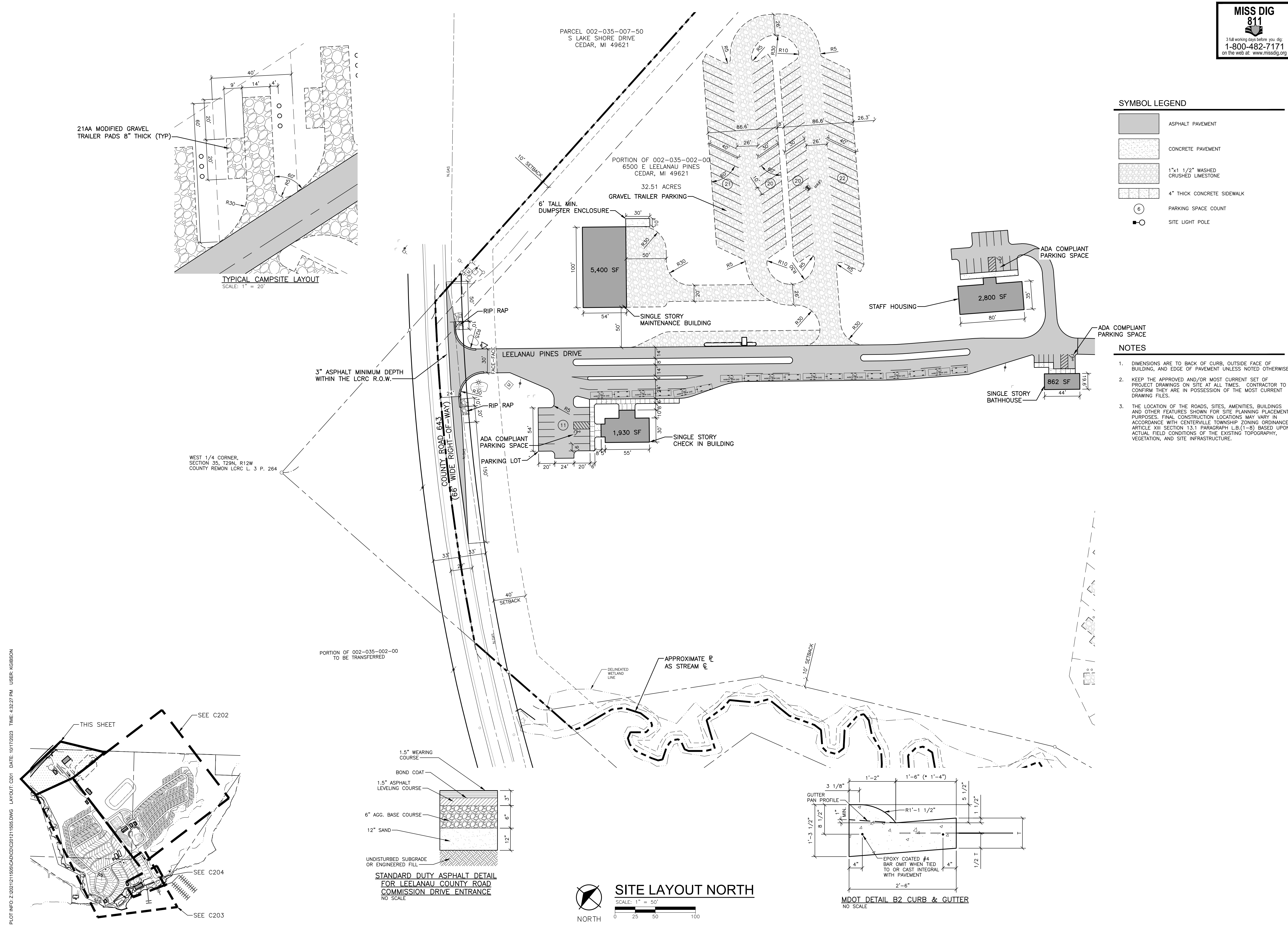
Drawn By: ADO
Designer: KAG
Reviewer: NB
Manager: JTV

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PROJECT NO.
211505

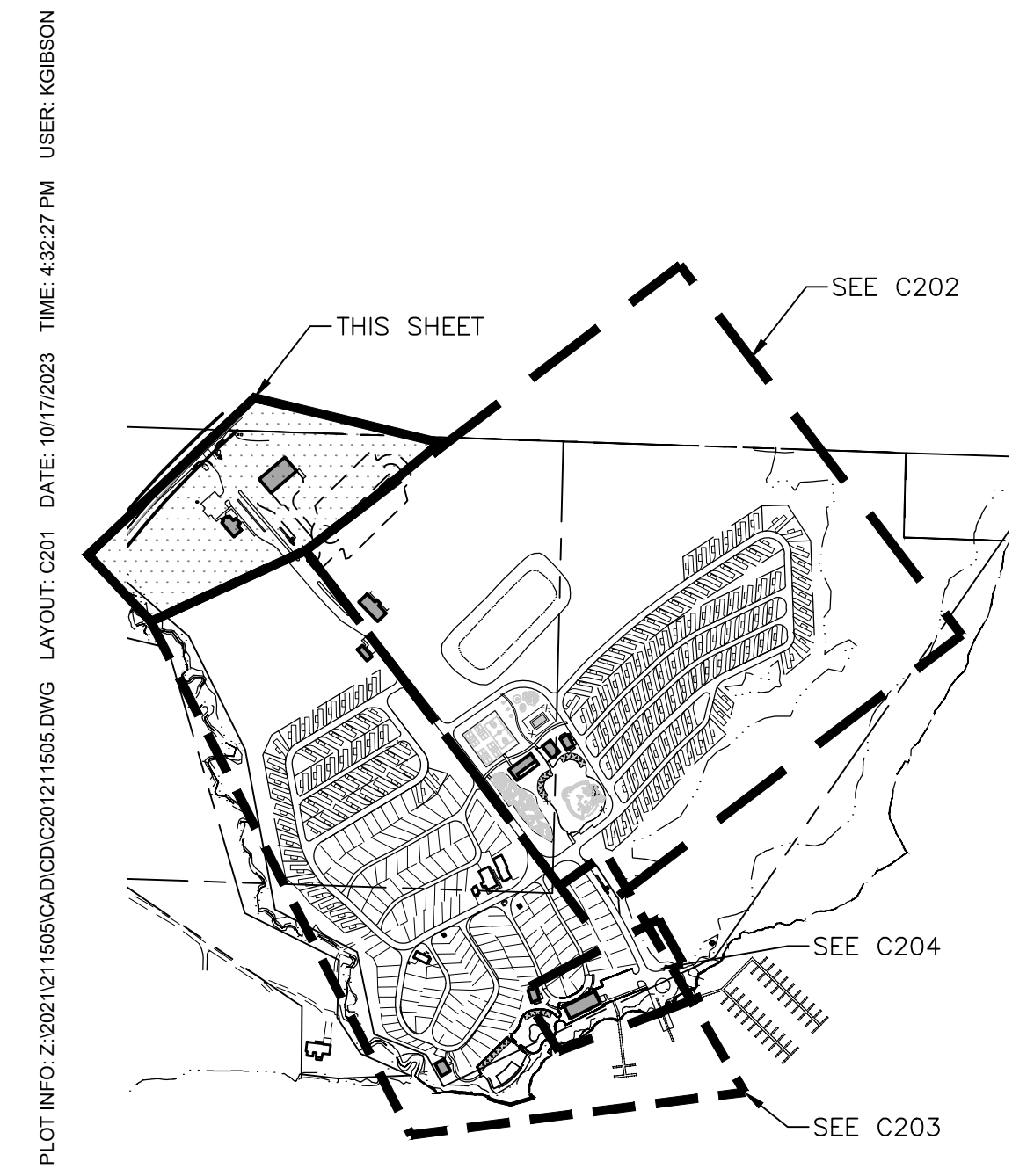
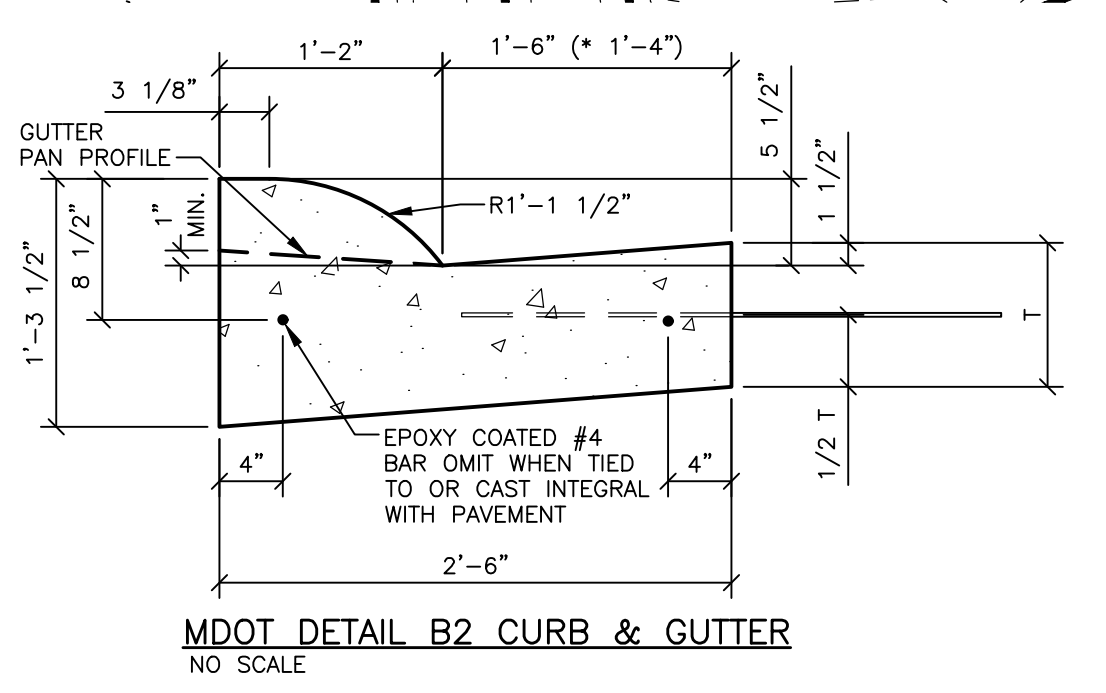
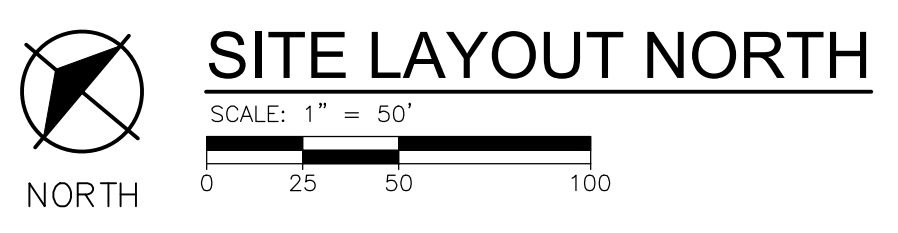
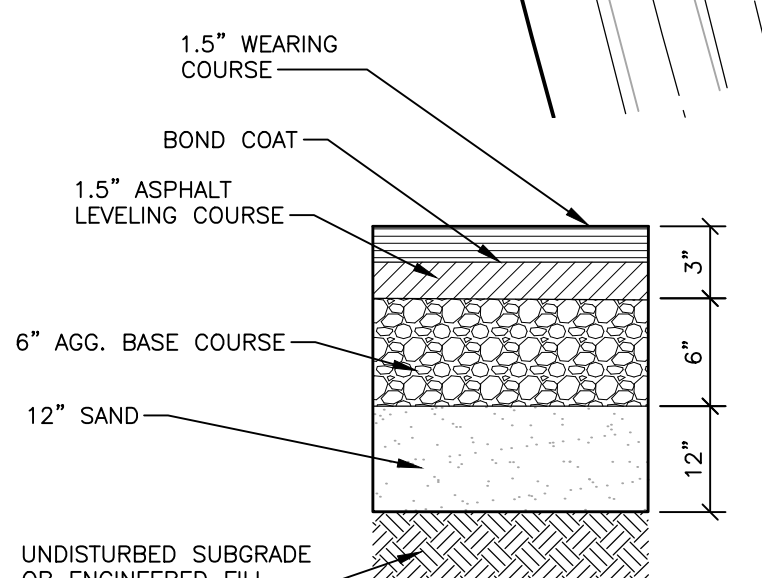
SHEET NO.

C201



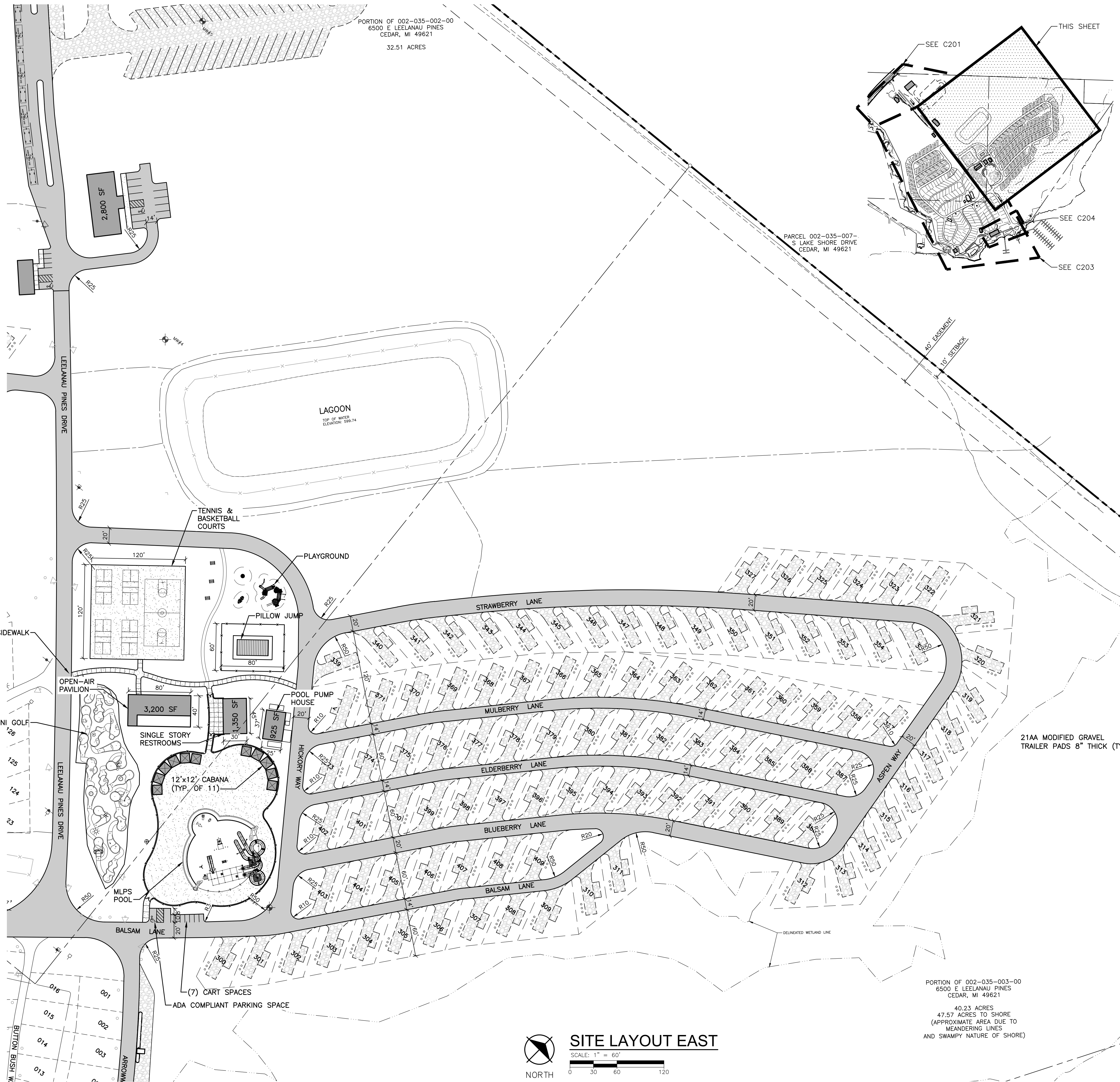
WEST 1/4 CORNER, SECTION 35, T29N, R12W COUNTY REMON LCRC L. 3 P. 264

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



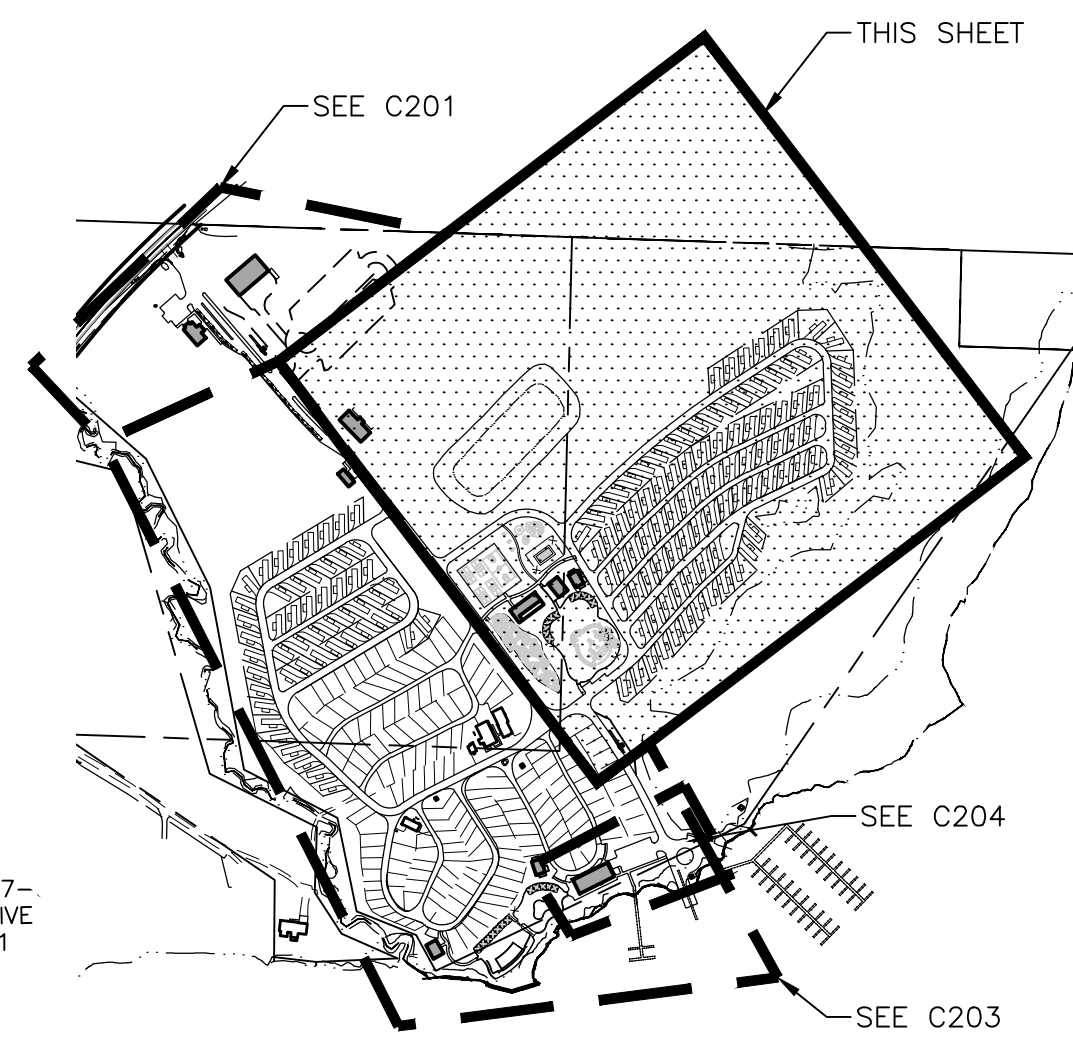
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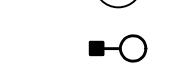
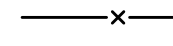
PORTION OF 002-035-002-00
6500 E LEELANAU PINES
CEDAR, MI 49621
32.51 ACRES

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



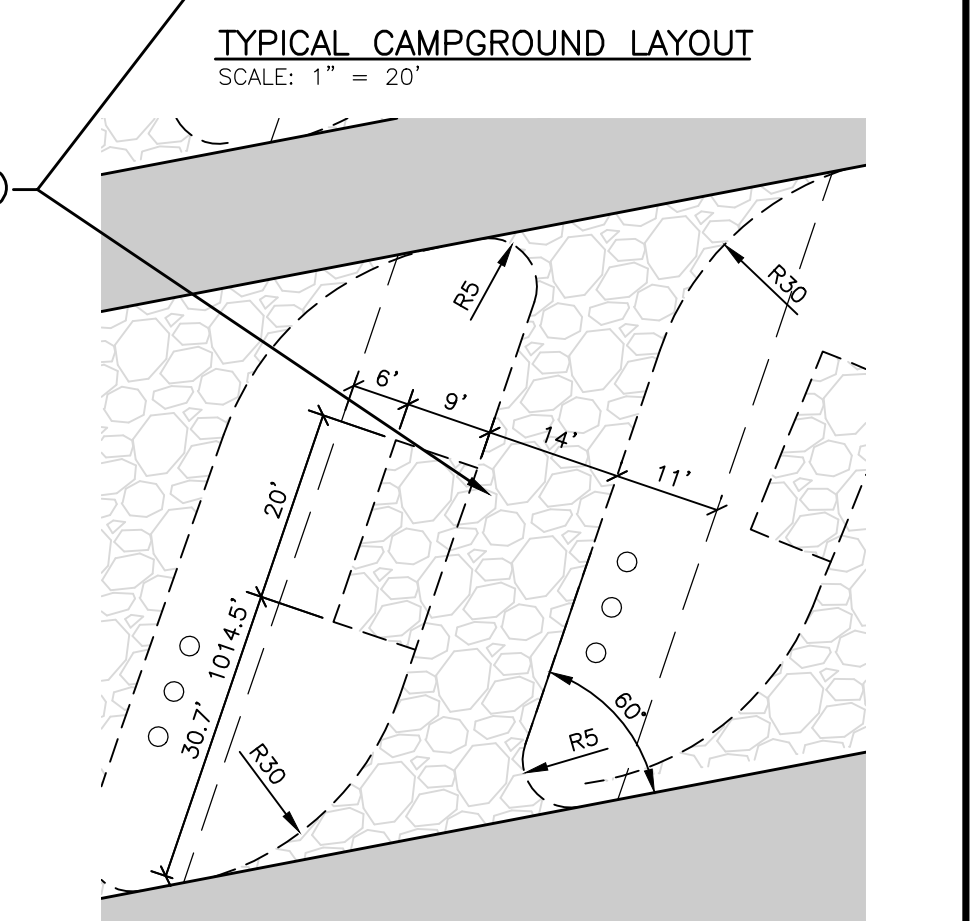
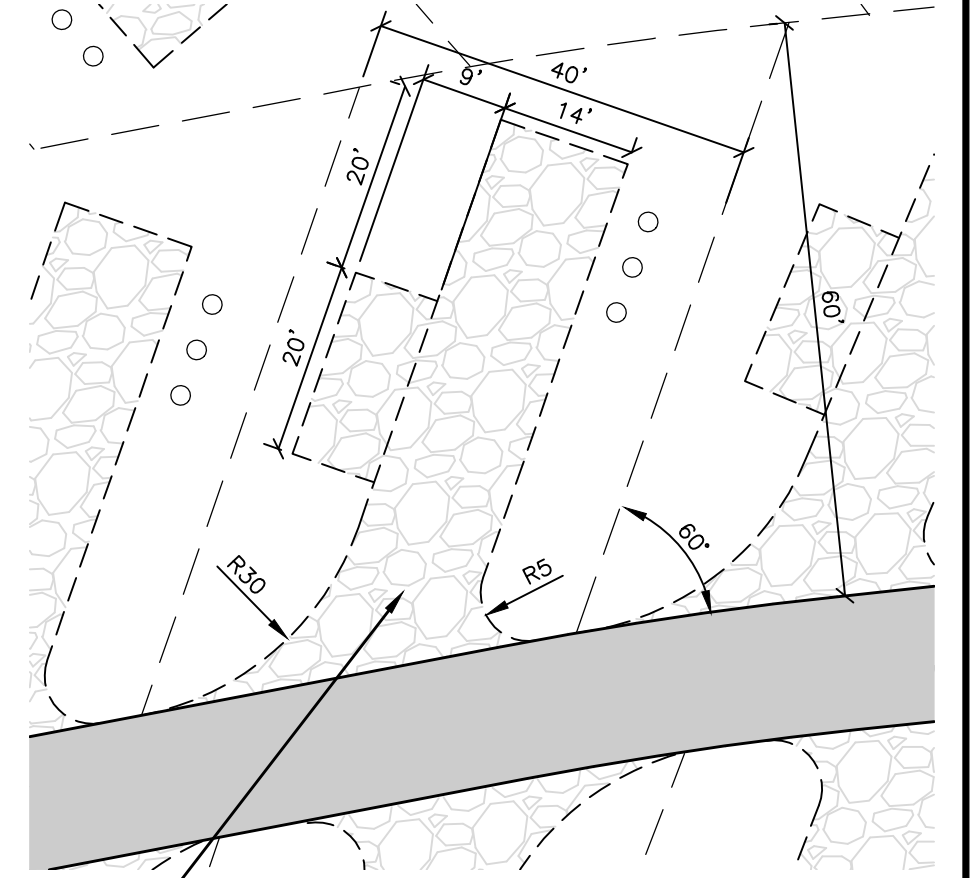
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SYMBOL LEGEND

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

NOTES

1. DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
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Northgate Leelanau Pines, LLC
6500 E. Leelanau Pines Dr, Cedar, MI 49621
Leelanau Pines Campground

REVISIONS

NOT FOR CONSTRUCTION

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

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PROJECT NO.
211505
SHEET NO.

C202

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

Drawn By ADO
Designer KAG
Reviewer NB
Manager JTV

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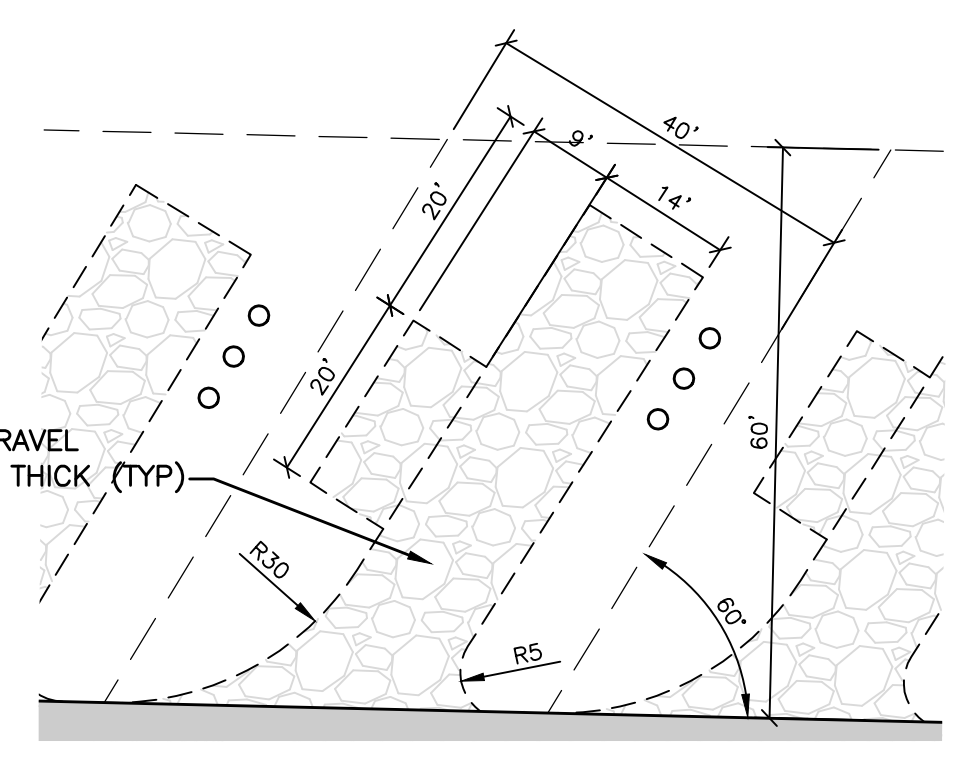
PROJECT NO.
211505

SHEET NO.

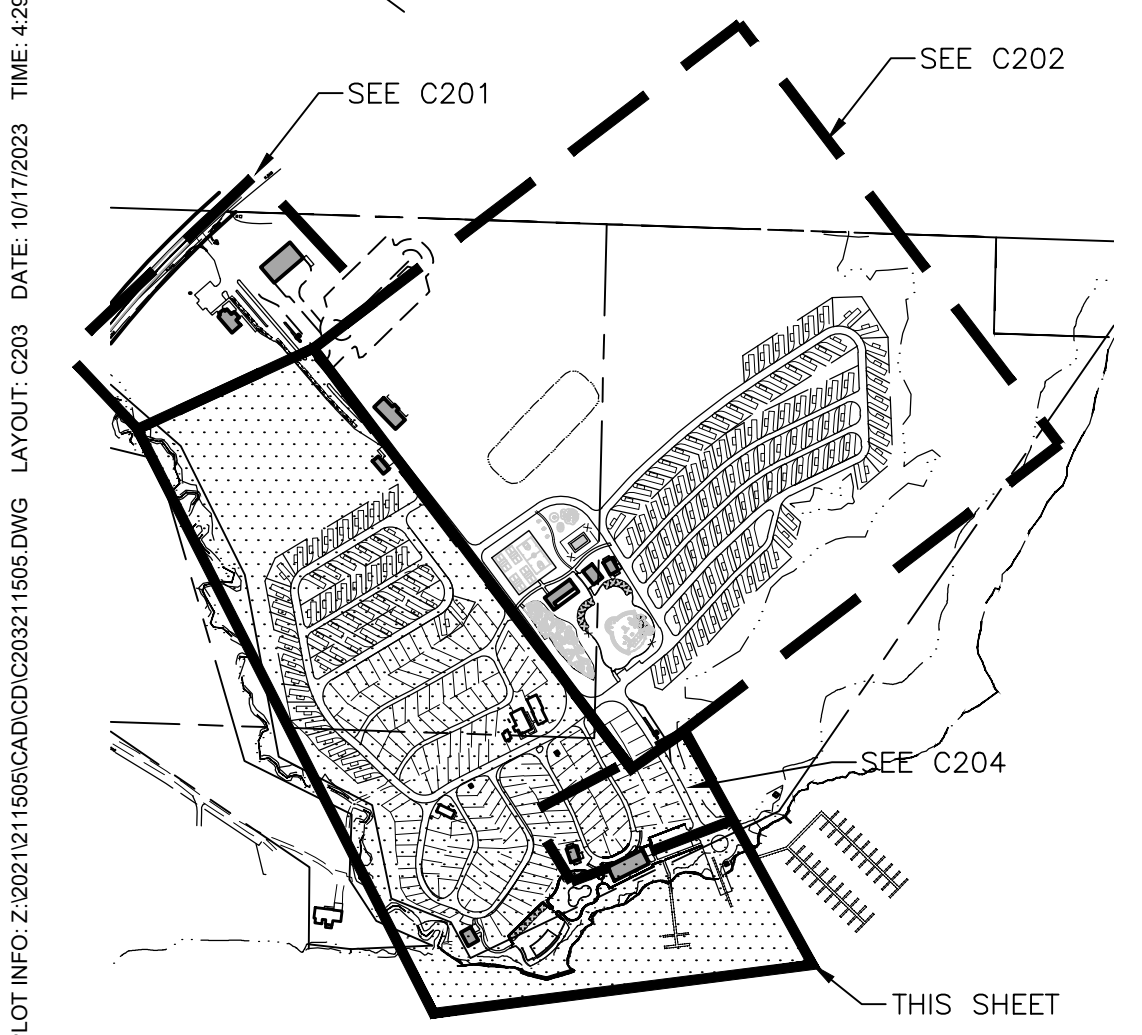
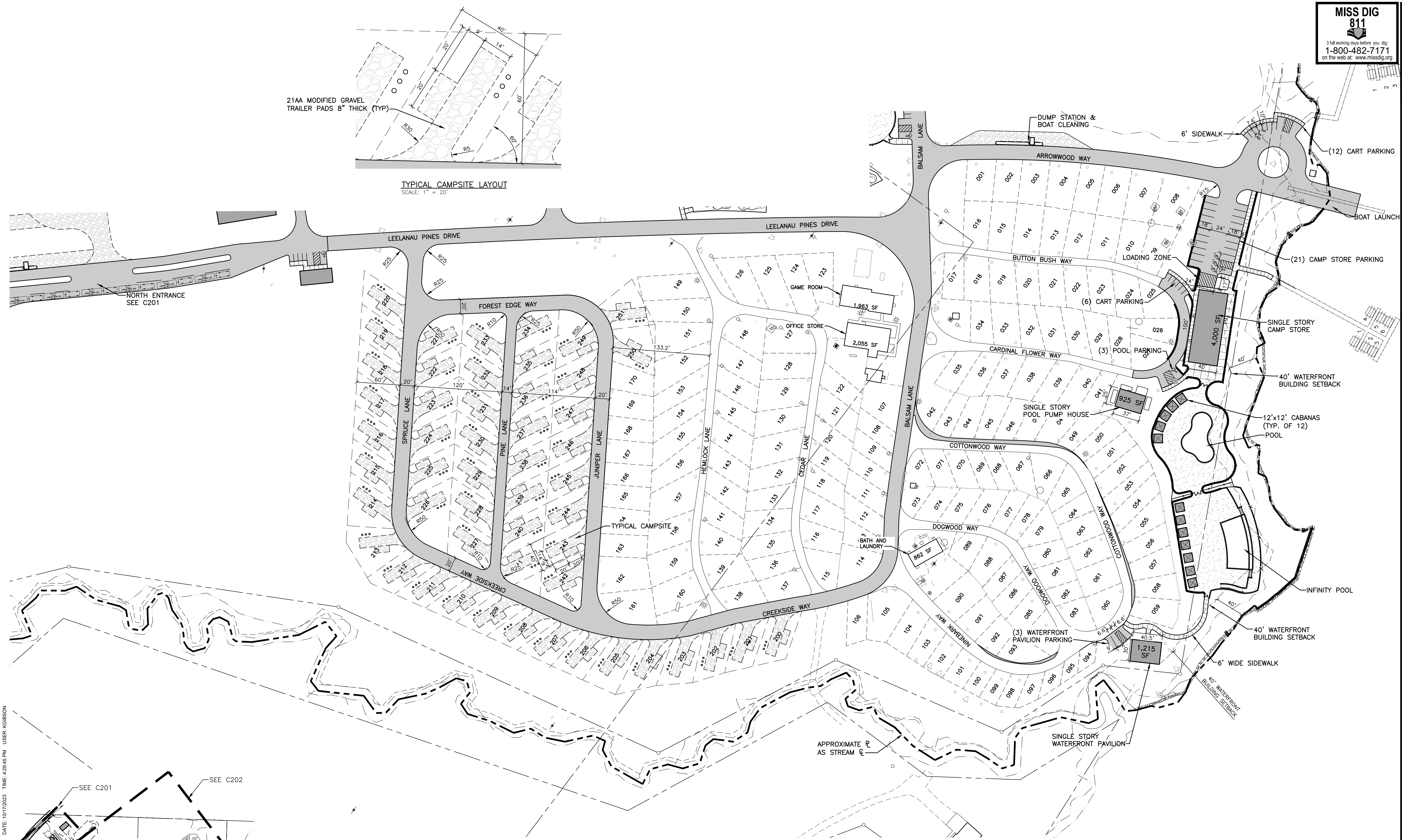
C203

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



TYPICAL CAMPSITE LAYOUT
SCALE: 1" = 20'



SYMBOL LEGEND

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

NOTES

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SITE LAYOUT WEST & SOUTH
SCALE: 1" = 60'
0 30 60 120

PLOT INFO: Z:\2025\211505\CADD\C203\211505.DWG LAYOUT: C203 DATE: 10/17/2023 TIME: 4:29:45 PM USER: RIGBSON

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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

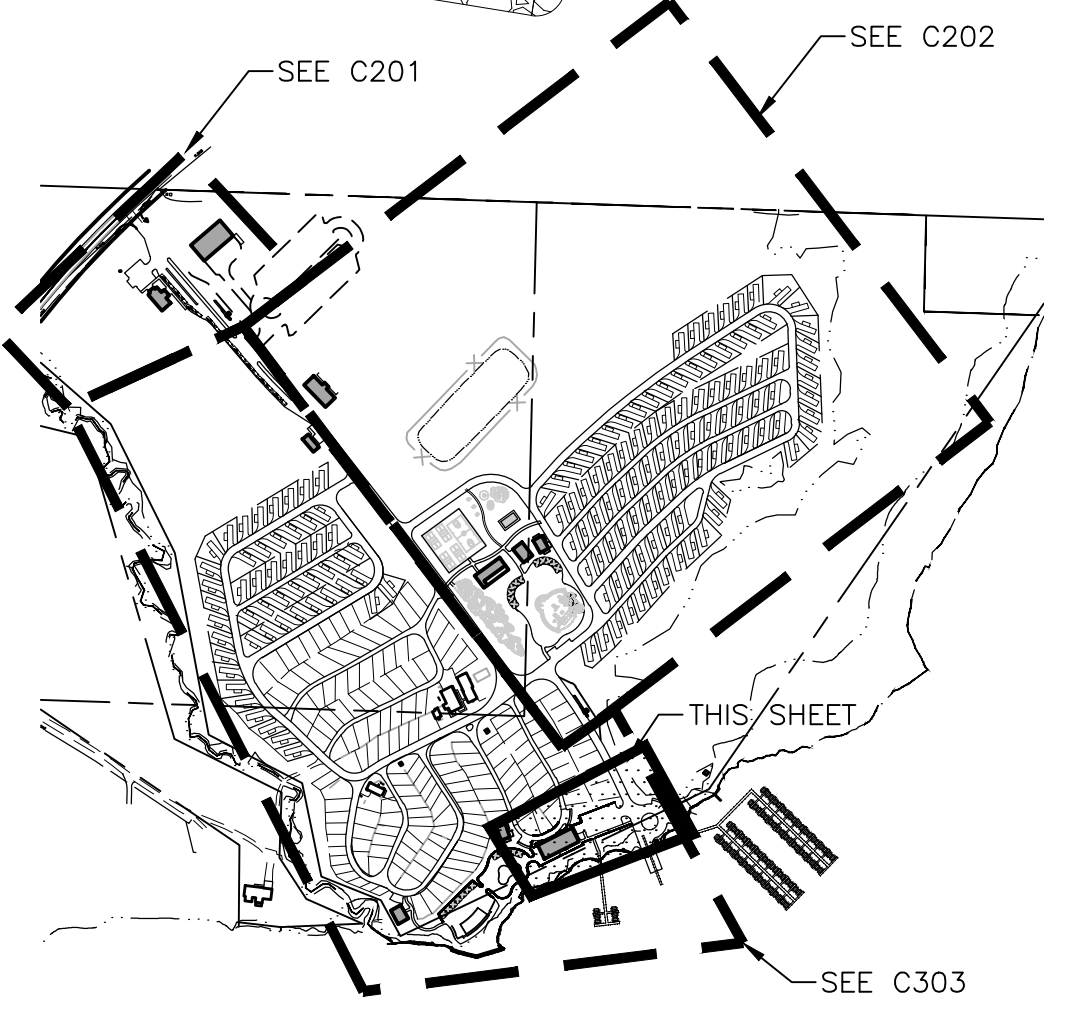
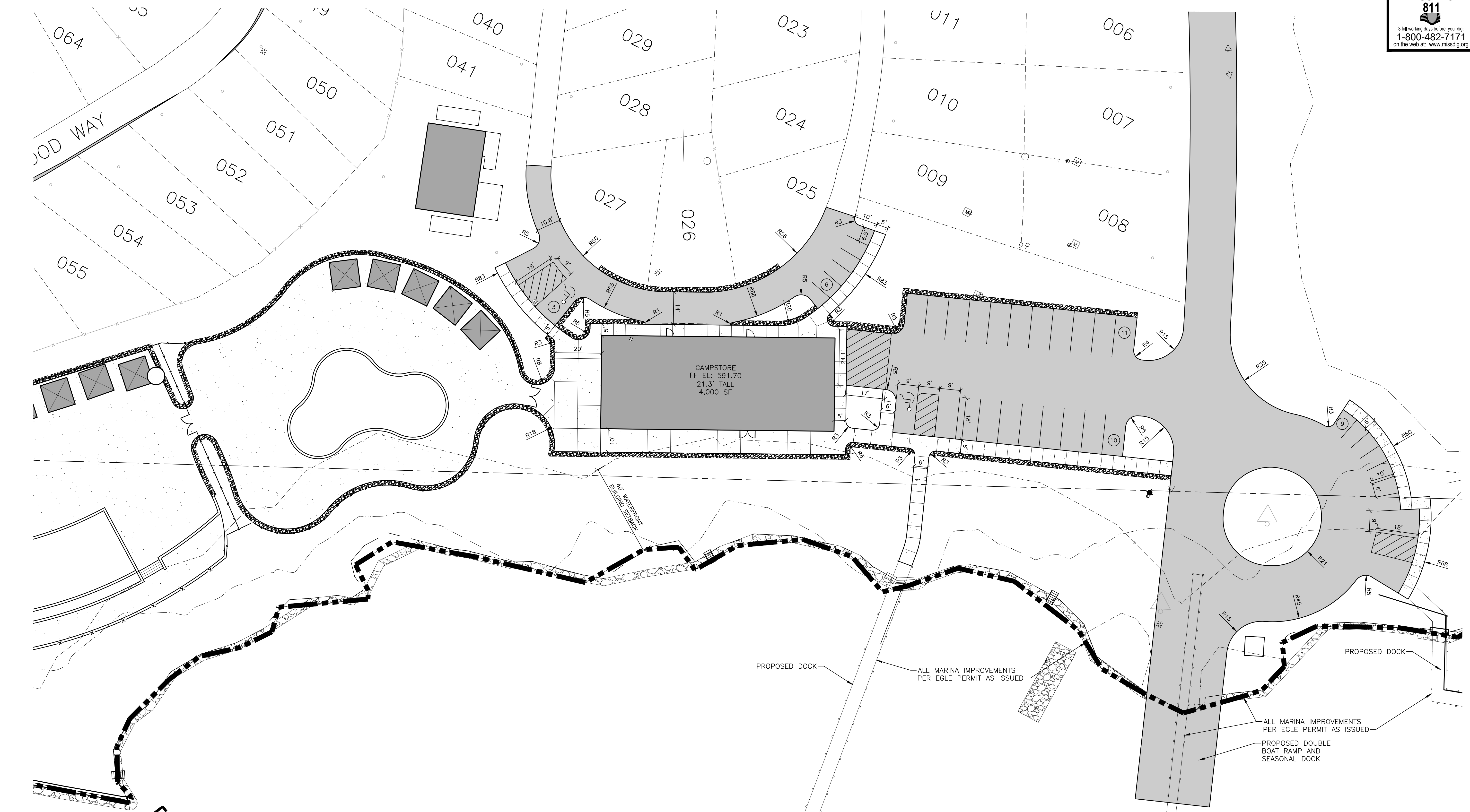
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PROJECT NO.
211505







SHEET NO.

C204

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SYMBOL LEGEND

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

NOTES

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**ENLARGMENT
SITE LAYOUT CAMP STORE**
SCALE: 1" = 20'
0 30 60 120

PLOT INFO: Z:\2021\211505\CAD\C204\C204.DWG LAYOUT: C204 DATE: 10/17/2023 TIME: 4:25:29 PM USER: KIGIBSON

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SYMBOL LEGEND

- EXISTING CAMPSITES (ASSUMED 10' X 40' CAMPER)
- EXISTING LAGOON
- EXISTING BUILDINGS
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- AGGREGATE PROPOSED CAMPSITE / TRAILER STORAGE
- PROPOSED BUILDINGS
- PROPOSED ACTIVITY AREAS POOL / SPLASH PAD / MINI GOLF

SITE COVERAGE DATA

EXISTING IMPROVEMENTS		
	SQUARE FOOTAGE	ACERAGE
CAMPSITES	66,800	1.53
BUILDINGS	5,409	0.12
LAGOON	55,917	1.28
TOTAL =	128,126	2.94
PROPOSED IMPROVEMENTS		
	SQUARE FOOTAGE	ACERAGE
CAMPSITES	232,565	5.34
BUILDINGS	26,252	0.60
PAVEMENT	339,402	7.79
MINI GOLF	13,542	0.31
SPLASH PAD	8,178	0.19
POOL	4,624	0.11
TOTAL =	624,563	14.34
COMBINED TOTAL	752,689	17.28
EXISTING SITE =		80.08
COVERAGE =		21.58%

REVISIONS

DATE	DESCRIPTION
10/16/2023	SITE PLAN APPROVAL
9/12/2023	SITE PLAN APPROVAL
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8/2/2022	SITE PLAN APPROVAL
6/21/2022	SITE PLAN APPROVAL

Drawn By ADO
Designer KAG
Reviewer NB
Manager JTV

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PROJECT NO.
211505

SHEET NO.

C205

PLOT INFO: Z:\2025\1595\CAD\C205\C205.DWG LAYOUT: C205 DATE: 10/17/2023 TIME: 4:20:41 PM USER: RIGBSON

SITE COVERAGE PLAN
SCALE: 1" = 100'
NORTH