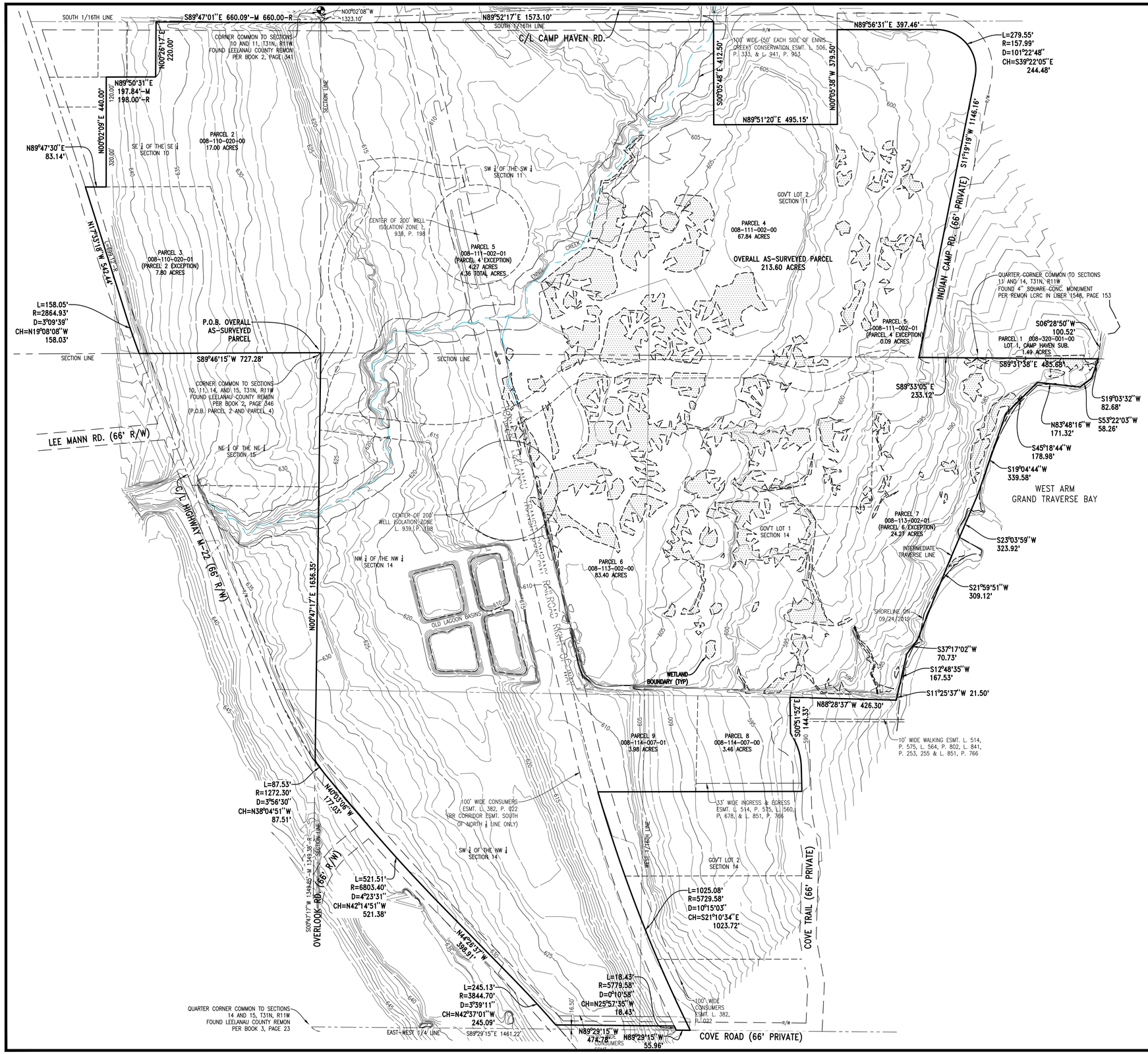


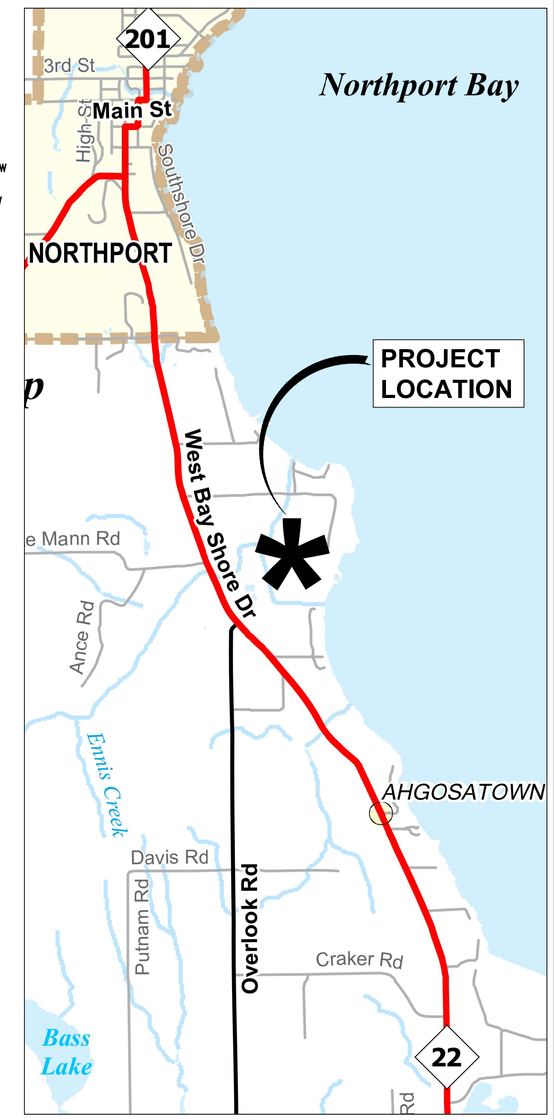
EXISTING LEGEND

- EXISTING WETLANDS
- MINOR CONTOUR
- 605 MAJOR CONTOUR

N

SCALE 1" = 200'

0' 200' 400'



VICINITY MAP
SCALE: 1" = 2,000'

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No.	Date	Revision	By

EXISTING CONDITIONS PLAN
TIMBER SHORES RV RESORT
NM INVESTMENT COMPANY, LLC

Date Issued:	----
Date Surveyed:	----
Designed By:	AJP
Drawn By:	AJP
Checked By:	----
Scale:	AS NOTED

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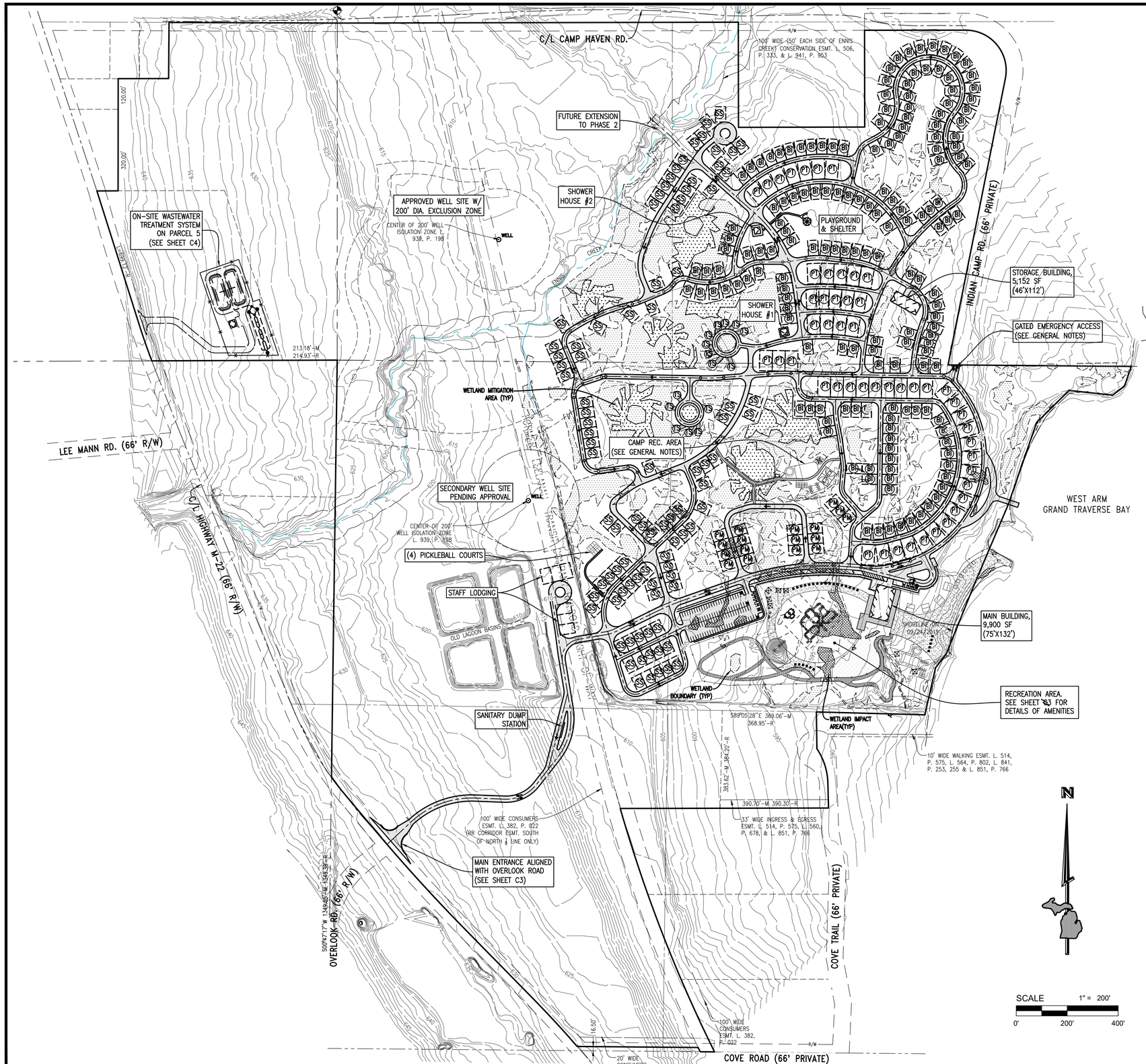
Location:
PART OF SECTIONS 10, 11, & 14
T31N, R11W
LEELANAU TOWNSHIP
LEELANAU COUNTY
MICHIGAN

Project Number:
2020632001

Sheet:
C1

P:\2020\2020632001\PCAD\Sheets\2020632001_E_TOPO_SEMO.dwg, Tab: C1 EXISTING CONDITIONS PLAN & VICINITY MAP, Saved by: mvreshanes 3/19/2020 6:05 PM, Plotted by: Rob Vreshanes, P.E. 3/20/2020 9:07 AM



PROPOSED CAMPSITE LEGEND

- (SS) SEASONAL SITE – 40'X60' (91 SITES)
- (PT) OVERNIGHT PULL THRU – 50'x80' (50 SITES)
- (BI) OVERNIGHT BACK IN – 40'x60' (162 SITES)
- (PM) PARK MODEL – 40'x60' (17 SITES)
- (TS) TENT SITE – 15'x30' MIN. PARKING SPACE + AVG. TENT AREA OF 15'X30'. TOTAL AVG. SITE – 30'X30' (15 SITES)

WETLAND LEGEND

- EXISTING WETLANDS
- PROPOSED WETLAND IMPACT AREAS (55,450 SF/1.27 AC)
- PROPOSED WETLAND MITIGATION (141,200 SF/3.24 AC)

GENERAL NOTES

1. CAMPER RECREATION AREA TO INCLUDE SHELTER, PICNIC TABLES, GAGA PIT, BASKETBALL COURT, CORN HOLE, PING PONG, AND PLAYGROUND.
2. GATED EMERGENCY ACCESS TO MEET REGULATORY REQUIREMENTS.
3. DAY USE PARKING INCLUDES SURFACE LOT WITH 101 PARKING SPACES, INCLUDING 1 VAN ACCESSIBLE SPACE AND 4 ADA ACCESSIBLE SPACES. AN ADDITIONAL VAN ACCESSIBLE SPACE AND 4 ADA ACCESSIBLE SPACES ARE PROVIDED NEAR THE WATERFRONT.

TIMBER SHORES RV RESORT
PROJECT SITE PARCEL AREA DATA

PARCEL I.D.	GROSS AREA (AC)	ROW AREA (AC)	NET AREA (AC)
1	1.49	0.00	1.49
2	17.00	0.50	16.50
3	7.80	0.45	7.35
4	67.84	1.19	66.65
5	4.36	0.00	4.36
6	83.40	1.32	82.08
7	24.27	0.00	24.27
8	3.46	0.37	3.09
9	3.98	0.00	3.98
TOTAL GROSS PROJECT SITE AREA (AC)			**213.60**
TOTAL NET PROJECT SITE AREA (AC)			**209.77**
NOTE: NET AREA = (GROSS AREA) - (ROW AREA)			

TIMBER SHORES RV RESORT
CAMPSITE/UNIT AREAS

CAMPSITE/UNIT TYPE	# OF UNITS	AREA (SF)/UNIT	AREA (SF)	AREA (AC)
SEASONAL SITE (40'X60')	91	2,400	218,400	5.01
OVERNIGHT BACK IN	162	2,400	388,800	8.93
OVERNIGHT PULL THRU	50	4,000	200,000	4.59
PARK MODEL (40'X60')	17	2,400	40,800	0.94
TENT SITES (30'X30')*	15	900	13,500	0.31
STAFF LODGING (40'X60')	6	2,400	14,400	0.33
TOTAL PROJECT # OF UNITS				341
TOTAL PROJECT CAMPSITE/UNIT COVERAGE (AC)				20.11
*TENT SITES INCLUDE A GRAVEL PARKING AREA & TENT AREA, TYPICAL TOTAL AVG. SIZE OF 30'X30' IS ASSUMED				

TIMBER SHORES RV RESORT
ASPHALT, GRAVEL, CONCRETE AREAS

SURFACE TYPE	AREA (SF)	AREA (AC)
ASPHALT (ACCESS ROADS & PARKING LOT)	519,278	11.92
GRAVEL (40'X60' SITES)	211,140	4.85
GRAVEL (50'X80' SITES)	52,500	1.21
BRICK PAVER PATIO (SEASONAL SITES)	18,200	0.42
CONCRETE SIDEWALK (RECREATION AREA)	12,871	0.30
GRAVEL (TENT SITES)	8,025	0.18
GRAVEL (PEDAL CART PATH)	23,400	0.54
STORAGE BUILDING (46'X112')	5,152	0.12
MAIN BUILDING (75'X132')	9,900	0.23
SHOWER HOUSE #1&2 CONCRETE SIDEWALK	1,280	0.03
SHOWER HOUSE #1&2 BUILDINGS	1,248	0.03

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OVERALL SITE PLAN
TIMBER SHORES RV RESORT
NM INVESTMENT COMPANY, LLC

Date Issued:	----
Date Surveyed:	----
Designed By:	AJP
Drawn By:	AJP
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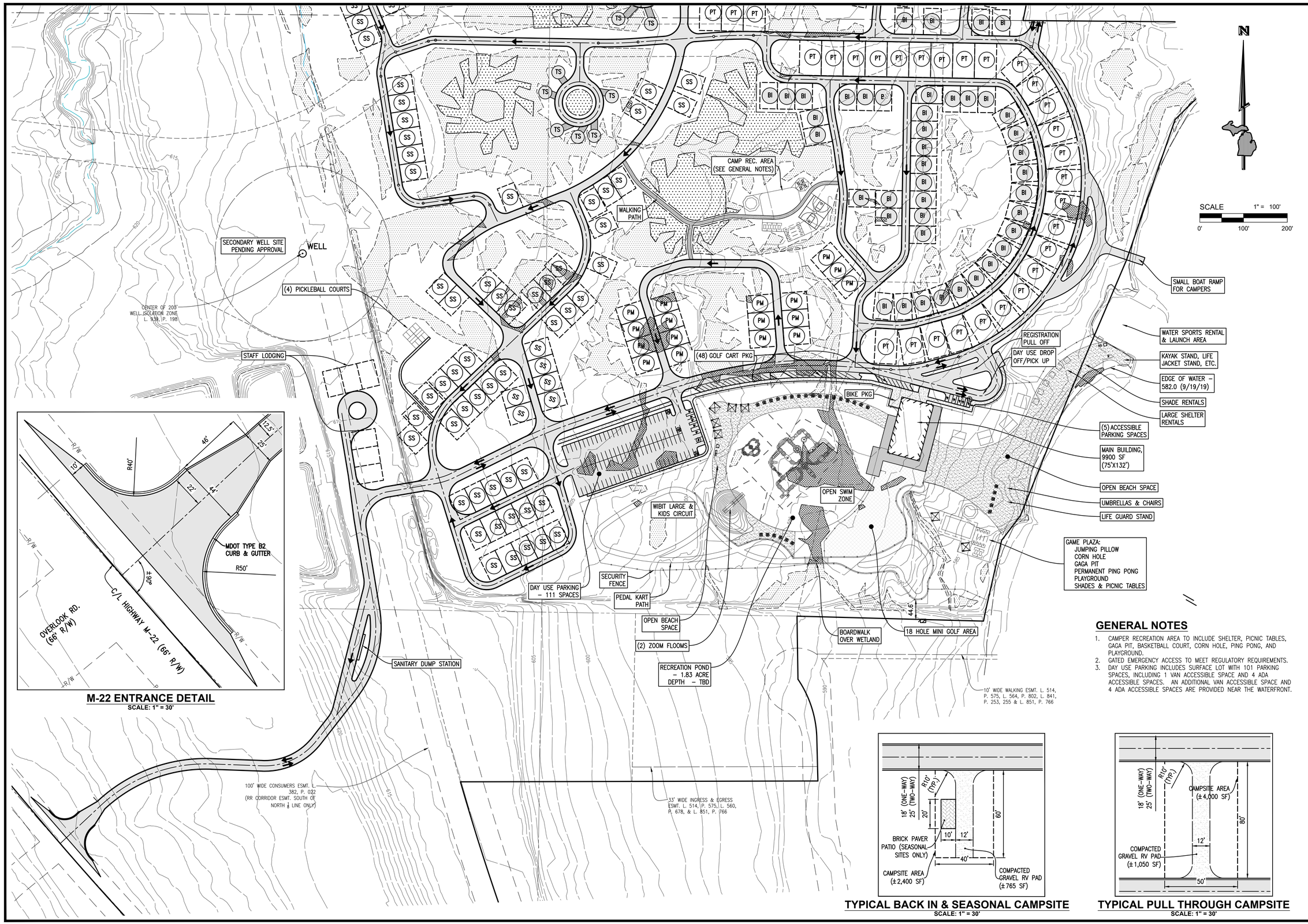
LEELANAU COUNTY
MICHIGAN

Project Number:
2020632001

Sheet:
C2

P:\2020\2001-000\CADD-Data\C3D\2020\2001_SITE.dwg Tab: C2 OVERALL SITE PLAN Saved by: mvanderwere P.E. 3/23/2023 9:08 AM Plotted by: Bob Vanderwere



M-22 ENTRANCE DETAIL
SCALE: 1" = 30'

GENERAL NOTES

1. CAMPER RECREATION AREA TO INCLUDE SHELTER, PICNIC TABLES, GAGA PIT, BASKETBALL COURT, CORN HOLE, PING PONG, AND PLAYGROUND.
2. GATED EMERGENCY ACCESS TO MEET REGULATORY REQUIREMENTS.
3. DAY USE PARKING INCLUDES SURFACE LOT WITH 101 PARKING SPACES, INCLUDING 1 VAN ACCESSIBLE SPACE AND 4 ADA ACCESSIBLE SPACES. AN ADDITIONAL VAN ACCESSIBLE SPACE AND 4 ADA ACCESSIBLE SPACES ARE PROVIDED NEAR THE WATERFRONT.

TYPICAL BACK IN & SEASONAL CAMPSITE
SCALE: 1" = 30'

TYPICAL PULL THROUGH CAMPSITE
SCALE: 1" = 30'

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SOUTH SITE PLAN
TIMBER SHORES RV RESORT
NM INVESTMENT COMPANY, LLC

Date Issued:	----
Date Surveyed:	----
Designed By:	AJP
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Project Number:
2020632001

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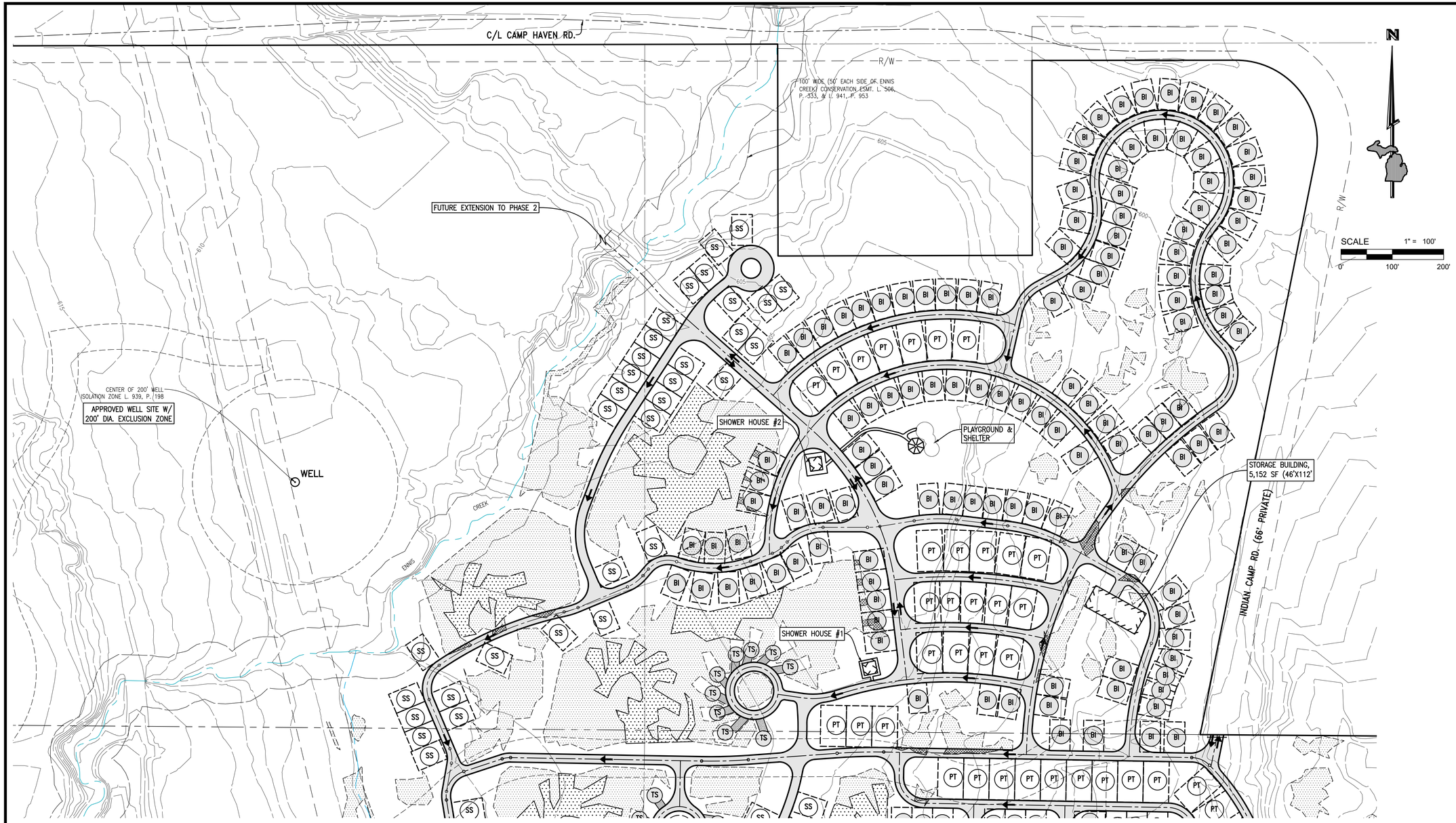

PROPOSED CAMPSITE LEGEND

- (SS) SEASONAL SITE – 40'X60' (90 SITES)
- (PT) OVERNIGHT PULL THRU – 50'x80' (50 SITES)
- (BI) OVERNIGHT BACK IN – 40'x60' (162 SITES)
- (PM) PARK MODEL – 40'x60' (17 SITES)
- (TS) TENT SITE – 15'x30' MIN. PARKING SPACE W/ TENT AREA (15 SITES)

GENERAL NOTES

1. CAMPER RECREATION AREA TO INCLUDE SHELTER, PICNIC TABLES, GAGA PIT, BASKETBALL COURT, CORN HOLE, PING PONG, AND PLAYGROUND.
2. GATED EMERGENCY ACCESS TO MEET REGULATORY REQUIREMENTS.
3. DAY USE PARKING INCLUDES SURFACE LOT WITH 101 PARKING SPACES, INCLUDING 1 VAN ACCESSIBLE SPACE AND 4 ADA ACCESSIBLE SPACES. AN ADDITIONAL VAN ACCESSIBLE SPACE AND 4 ADA ACCESSIBLE SPACES ARE PROVIDED NEAR THE WATERFRONT.

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NORTH SITE PLAN
TIMBER SHORES RV RESORT
NM INVESTMENT COMPANY, LLC

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