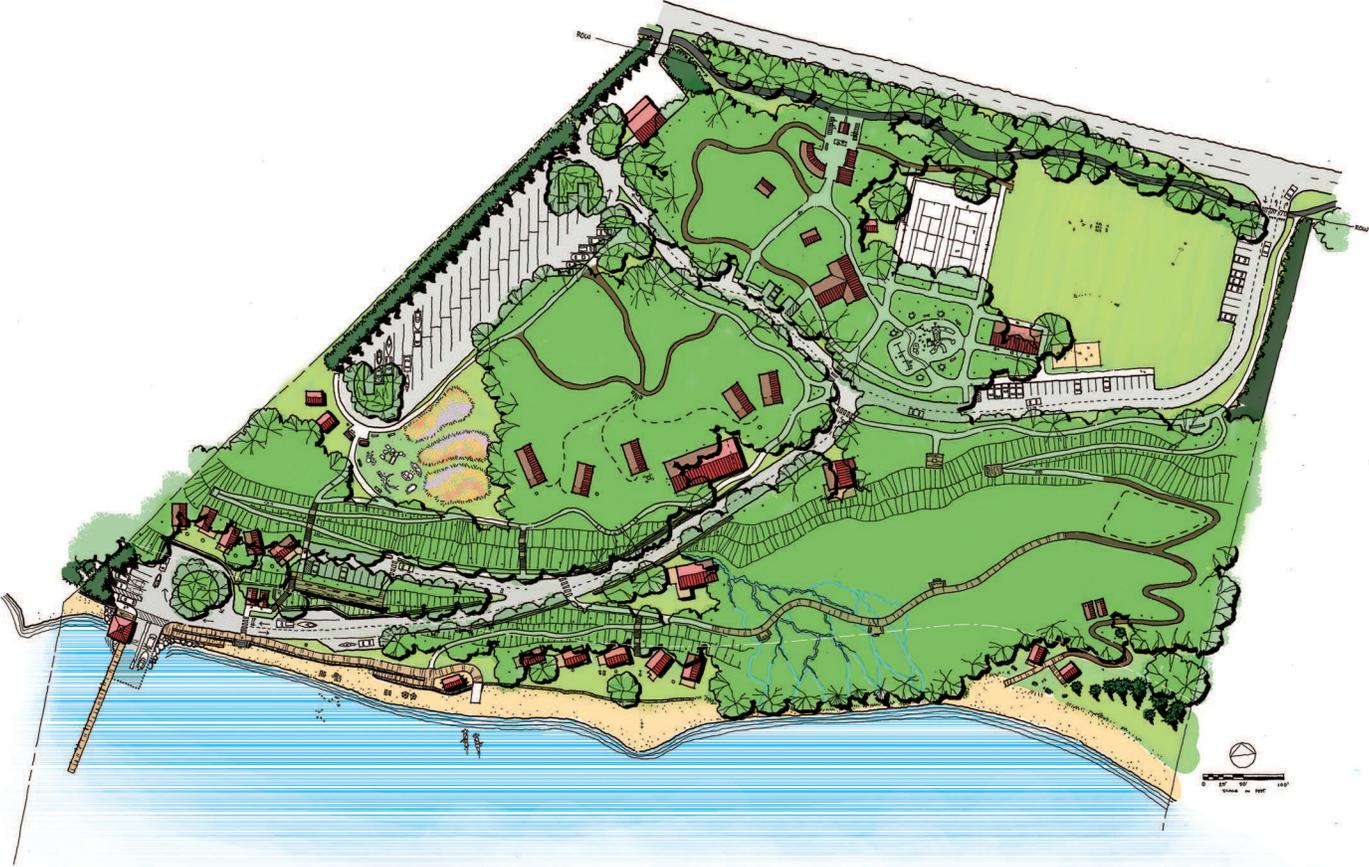


# MASTER PLAN

## THE MASTER PLAN

### Overview

Camp Sea-Gull Park has been planned to become a multi-use park with overnight accommodations, boating facilities, and day-use activities such as pavilions and playgrounds.



## The Master Plan

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### Program Elements

#### Boat Launch

- ADA Vehicle/Trailer Parking
- Accommodate 24' Boats
- Two launches, 18' wide, 80' long each
- 5' Skid-Pier between launches
- 4.4 feet of water depth

#### Fishing Pier

- Removable construction
- To be ADA accessible
- Gazebo at shoreline

#### Parking (Boat Launch)

- By the ramp:
  - o 1 vehicle and trailer spaces
  - o 1 ADA vehicle and trailer spaces
  - o 1 ADA vehicle only space
  - o 2 vehicle only space

#### Small Craft Launch (Kayaking)

- Reuse existing launch
- Potential for EZ-Launch type facility

#### Other Non-Launch Facilities to accommodate:

- Wind Surfing
- Kayaking/Canoes
- Ice Fishing
- Kiteboarding

#### Retaining Wall

#### Lighting

- See International Dark Sky guidelines

#### Storm Drainage

- Handle run-off from roadways and parking
- Water-table/seeps

#### Paths

- Natural paths/nature trails
- Access paths
- Pedestrian Routes from Parking to Amenities.
- Winter Trails (snow shoeing, xc skiing)

#### Swimming

- Designated Area

#### Picnicking

- Shelters

- Grills
- Tables
- Benches
- Trash Receptacles

#### Playground

#### Boyne City Road Non-Motorized Trail Trailhead

- Parking
- Signage
- Drinking Fountain
- Shade/Shelter
- Seating
- Bike Rack Facilities
- Restroom

#### Restrooms/Showers

#### Waterfowl/Migratory Neotropical Bird Habitat Protection

- Find ways to protect existing habitat

#### Interpretive Programming

- Signage
- Brochures

#### Rustic Camping

- Rustic sites
- Rustic restrooms

#### Rustic Cabins

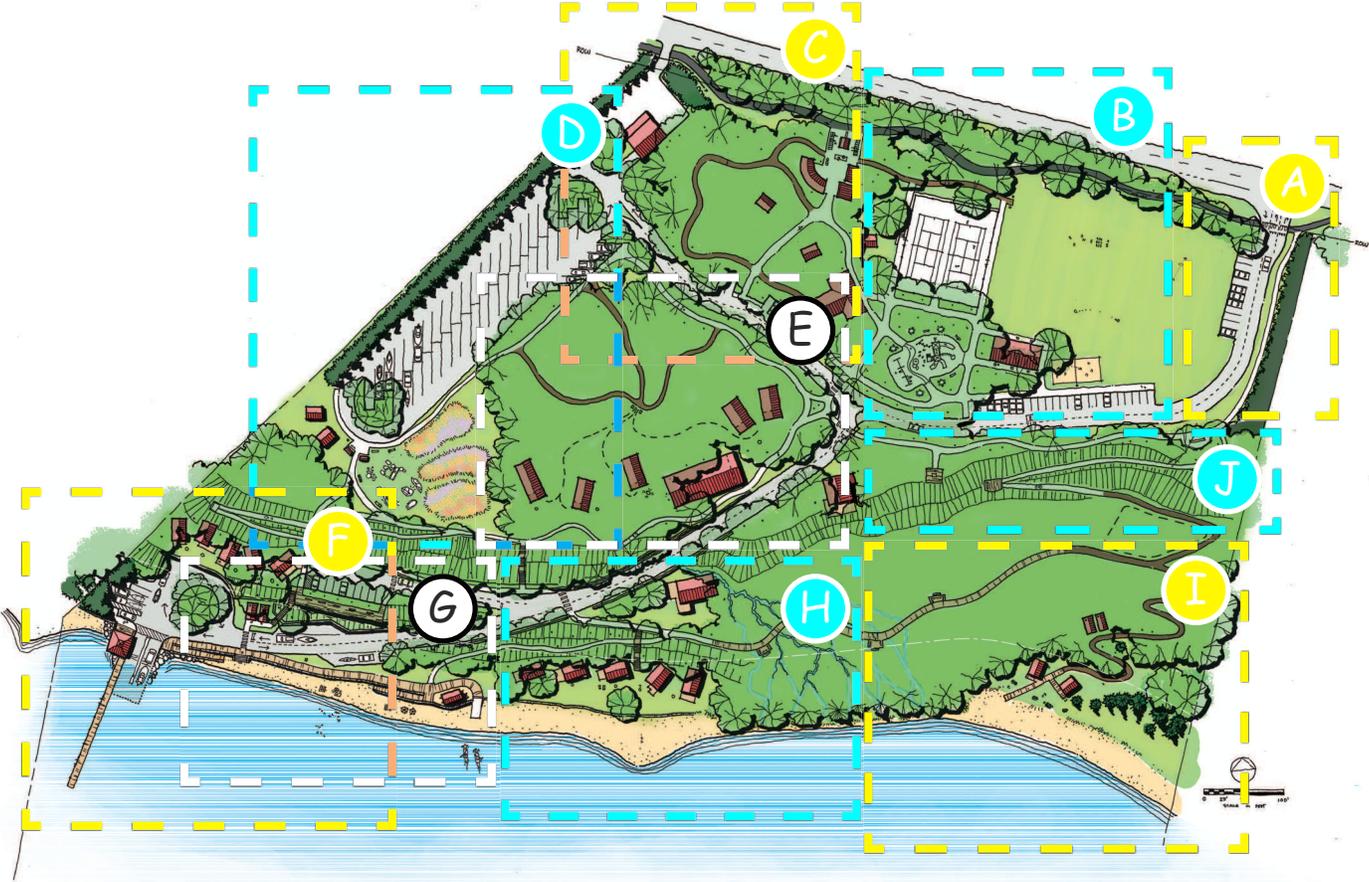
- Existing Facility Upgrades
- Some New Construction

#### Sports Courts/Fields

- Volleyball
- Tennis Courts

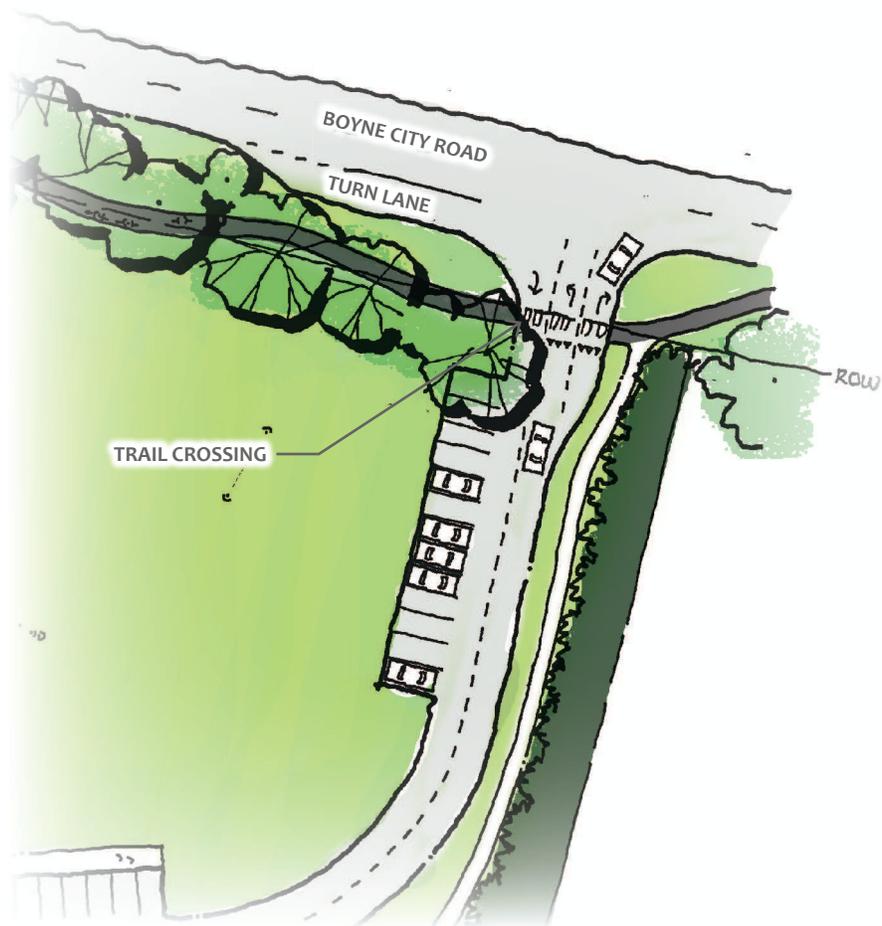
#### Leisure Amenities

- Benches
- Campfire Area



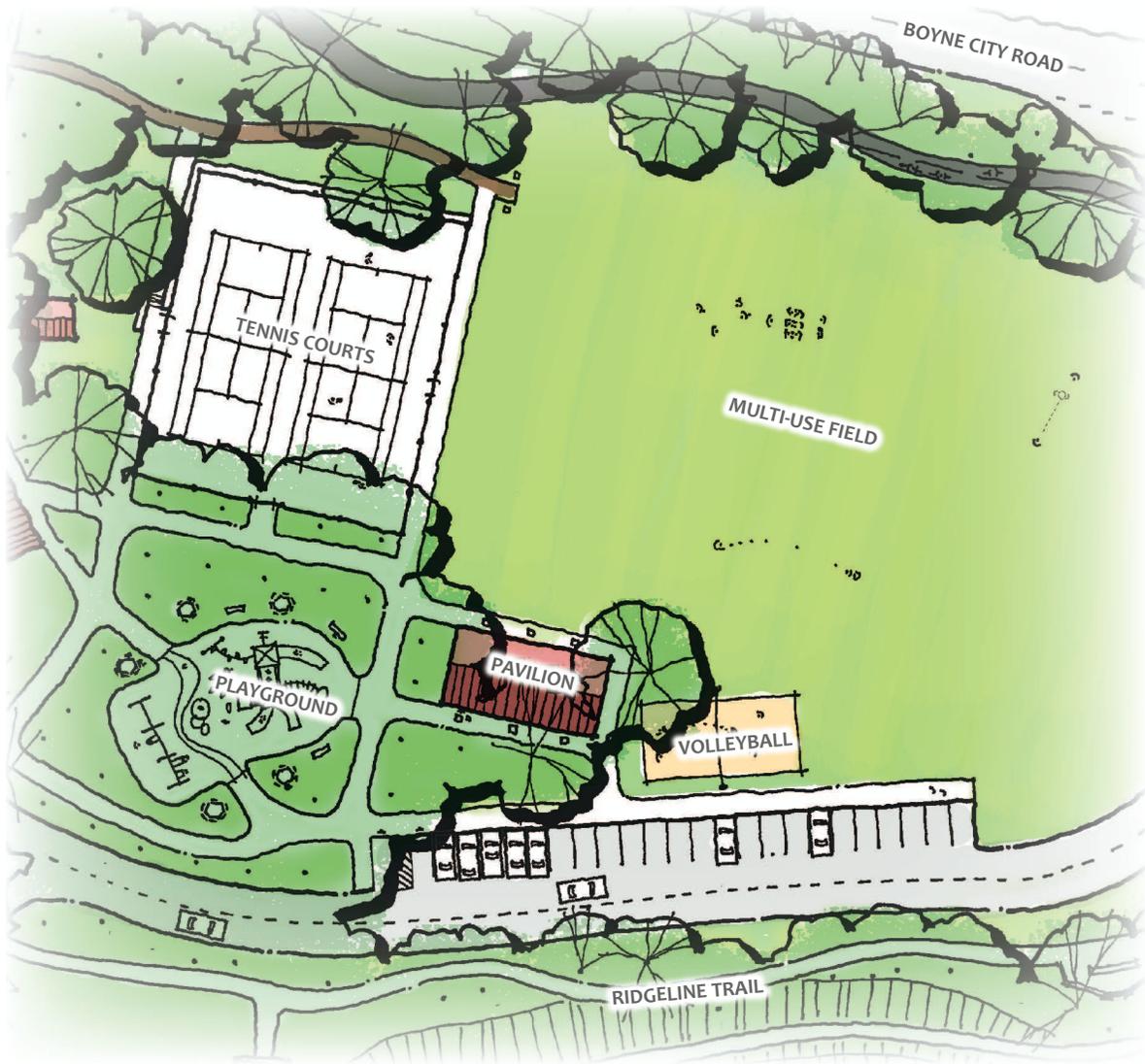
## The Master Plan

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### A - Park Entry Area

- » Entrance located at east end of the park, as requested by the Road Commissioner.
- » Dedicated right turn lane to enter the park.
- » Dedicated left and right turn land to exit the park.
- » Boyne City Road shared use path crosses entry drive at the road Right of Way.
- » Small on-street parking area serves both the path and park users.



### B - Day Use Area

- » Day use area is located in the flat upper plateau .
- » Multi-use field is approximately 180' by 250', will need to be tilled and reseeded, put on a maintenance plan with a regular mowing schedule.
- » Refurbish the northern tennis courts.
- » Retaining wall around the tennis courts should be moved closer to the edge of the pavement so vegetation does not grow between the wall and fencing.
- » Playground located in the space previously occupied by southern tennis courts will be reforested with new vegetation to create a canopy and pleasant shaded space for play.
- » Picnic tables and benches provide seating with unobstructed views to play structures
- » Large pavilion with picnic tables and grills available to rent.
- » Volley ball is provided east of the pavilion.
- » Open lawn to the north and south of the pavilion is a flexible use space for lawn games.
- » 23 parking spaces and two accessible parking spaces provided.

## The Master Plan

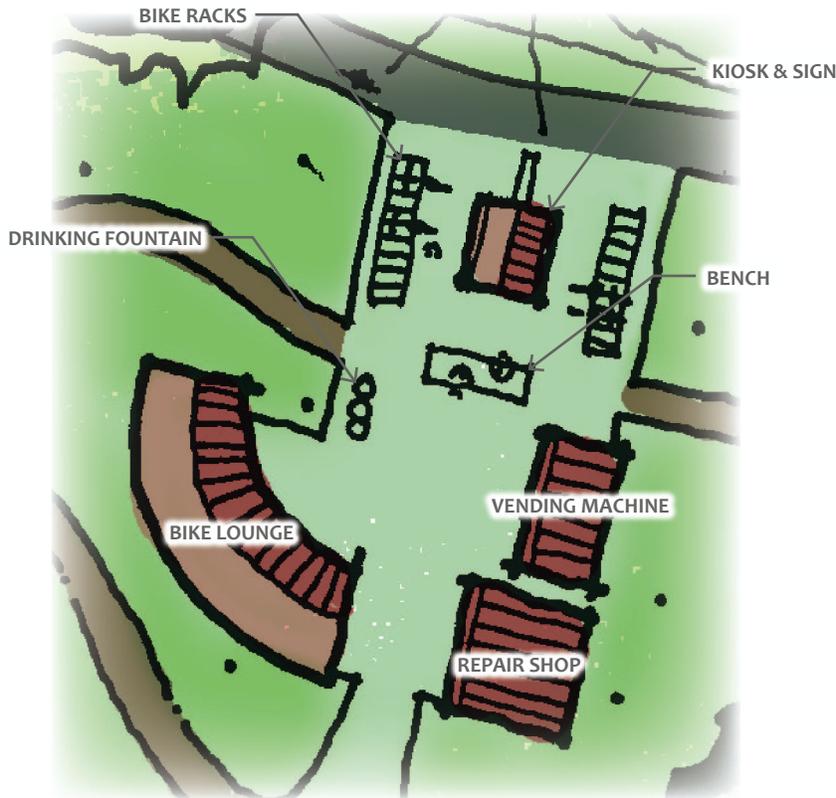


### C - Trailhead Area

- » Minimal impact to the existing site - no tree removal.
- » Restroom with showers centrally located, will service the rest of the park. Use rustic theme.
- » Accessible nature trails designed to avoid existing trees.
- » Parking limited, sensitive to tree locations. Four parking spaces and one accessible parking space.
- » Small shelters covering 1-2 picnic tables, located in open areas to avoid trees.
- » Maintenance barn relocated to the west corner. Includes drive-in storage building and maintenance yard for equipment storage.
- » Split rail fence opened up on north side to allow access for future path. Serves as buffer for maintenance facility and gateway for park.
- » Emergency entrance provided for emergency vehicles only.

### Rustic Restroom





### Information Kiosk



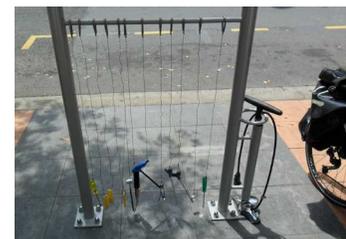
### Bike Racks



### Bike Lounge



### Repair Station



### C - Trailhead Detail

- » Connects to the Boyne City Road Trail.
- » Information Kiosk & Sign - Contains regional trail routes, park maps, other info. Sign identifies bike trailhead.
- » Rustic Bike Racks.
- » Bike Lounge - Shelter for resting with benches and tables.
- » Benches provided in unsheltered areas.
- » Drinking Fountain with water bottle filling & dog dish.
- » Repair Shop - Covered shelter with a fix station for bikes.
- » Vending Machine - Covered shelter with bike part vending machine, energy related food items.

### Bench



### Drinking Fountain



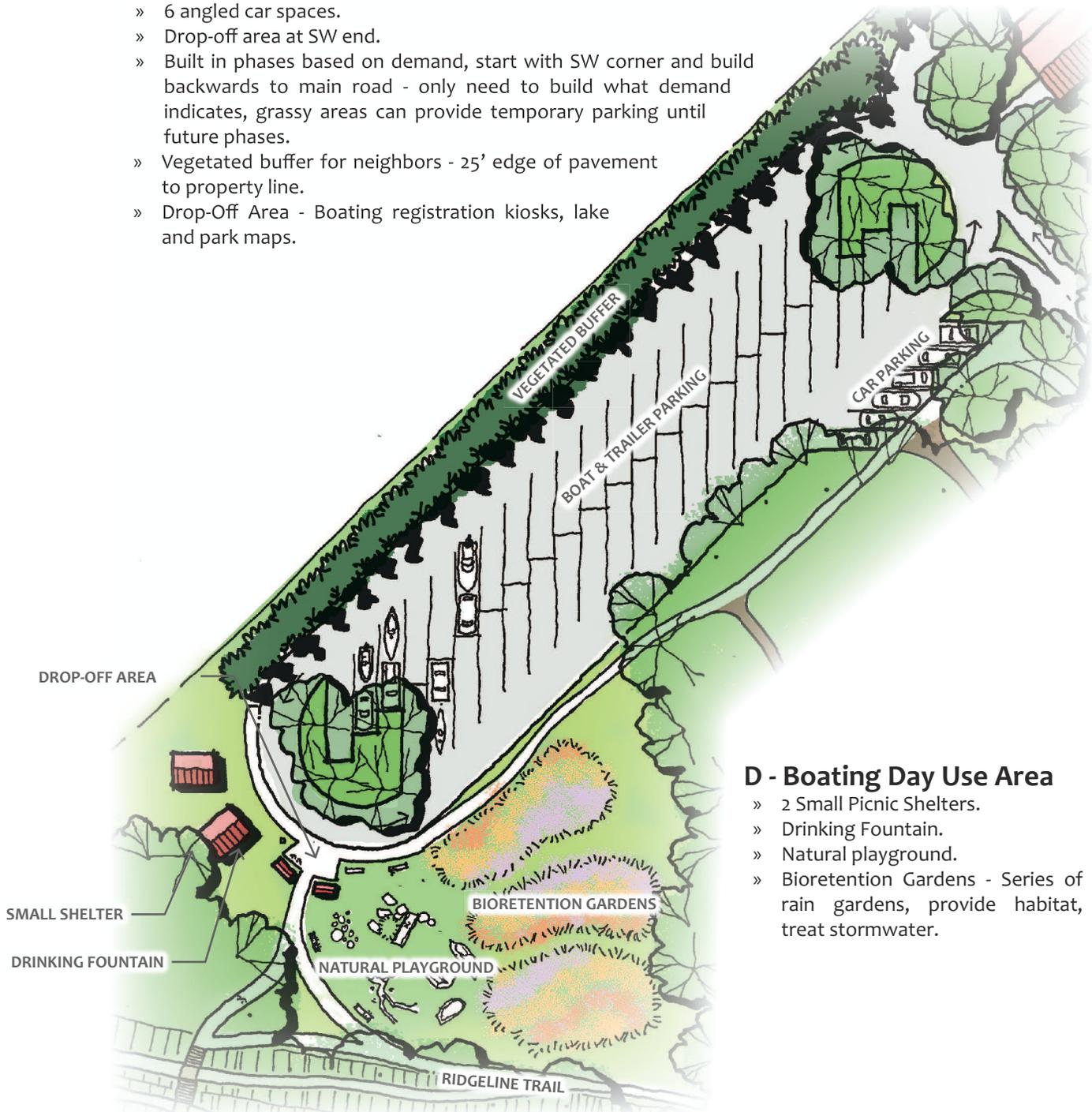
### Vending Machines



## The Master Plan

### D - Boat and Trailer Parking Area

- » Permeable pavement.
- » 40 angled boat and trailer spaces.
- » One way circulation.
- » 6 angled car spaces.
- » Drop-off area at SW end.
- » Built in phases based on demand, start with SW corner and build backwards to main road - only need to build what demand indicates, grassy areas can provide temporary parking until future phases.
- » Vegetated buffer for neighbors - 25' edge of pavement to property line.
- » Drop-Off Area - Boating registration kiosks, lake and park maps.



### D - Boating Day Use Area

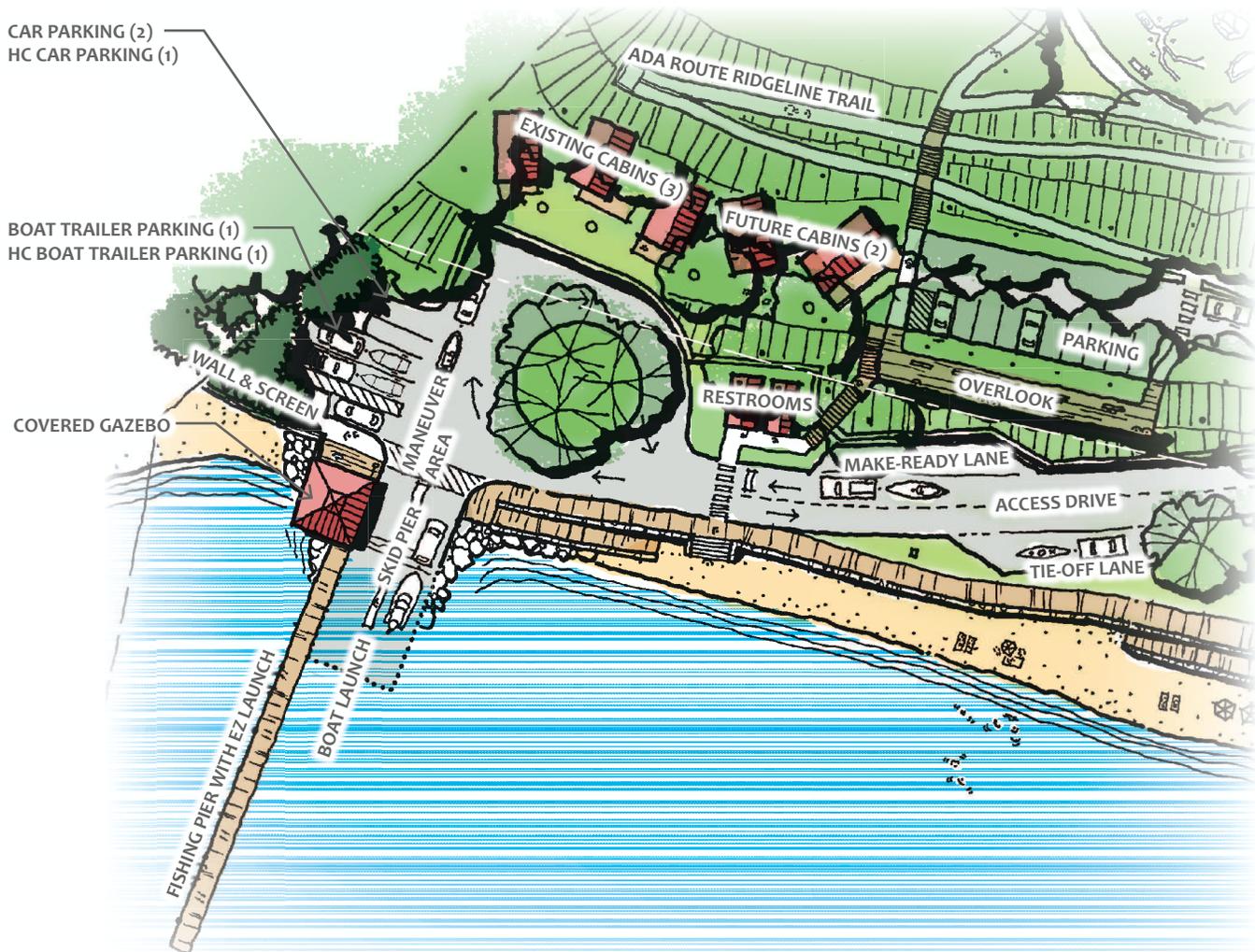
- » 2 Small Picnic Shelters.
- » Drinking Fountain.
- » Natural playground.
- » Bioretention Gardens - Series of rain gardens, provide habitat, treat stormwater.



### E - Mesic Forest Trails and Cabins

- » No tree removal to preserve mesic habitat (identified to be preserved in site inventory).
- » Mesic Forest Trails - Connect to Ridgeline Trail, provide access to cabins.
- » Mesic Forest Cabins - 2 Renovated cabins, 3 new cabins.
- » Lodge - Renovated to be recreation building with table spaces, provide common recreation area for campers and day use visitors. Can be rented for organized events - Eg. Boy Scouts, Weddings, etc.

## The Master Plan

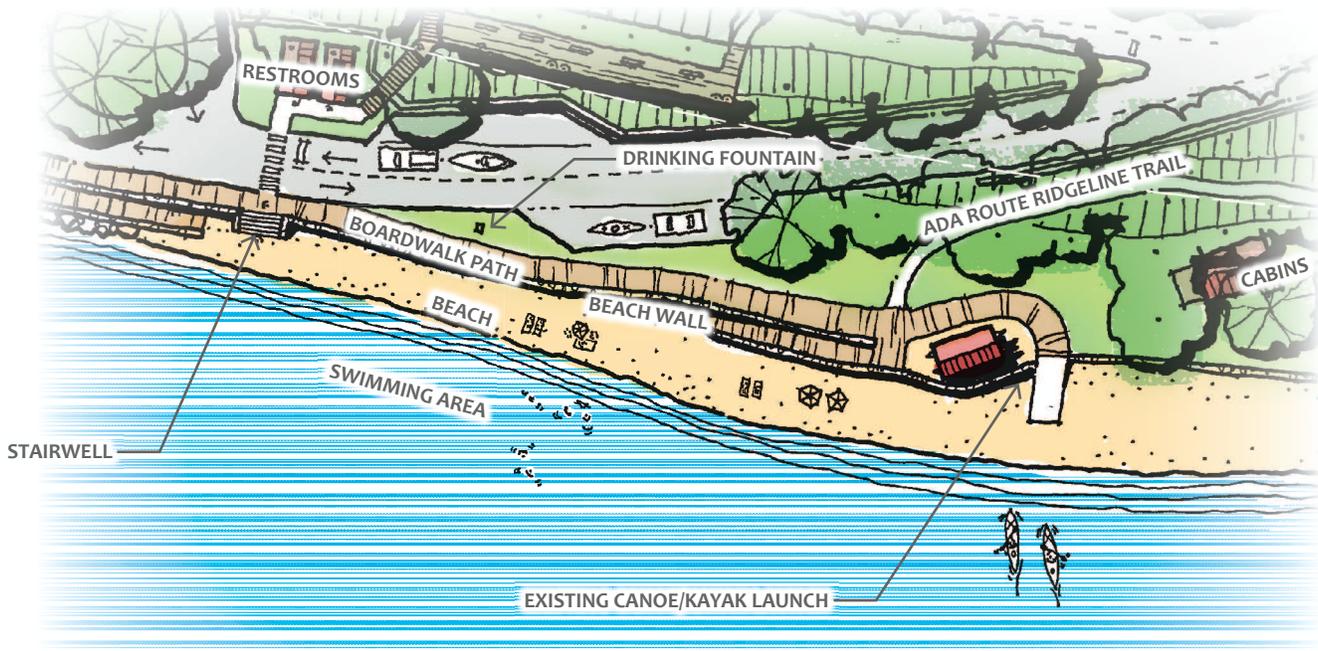


### F - Ridgeline Trail and Upper Plateau

- » Ridgeline Trail - Connects park use areas and Boyne City Road Trail, ADA route from upper plateau to beach and stairs.
- » Cabins - 3 existing and 2 new cabins - new cabin adjacent to parking will be ADA accessible. Parking - Permeable pavement, adjacent to cabins, built on footprint of existing cafeteria building, road uses existing pavement.
- » Overlook - Refurbish or replace deck depending on structural needs.
- » Stairwell adjacent to overlook leads to beach level, restrooms and boat launch.

### F - Boat Launch

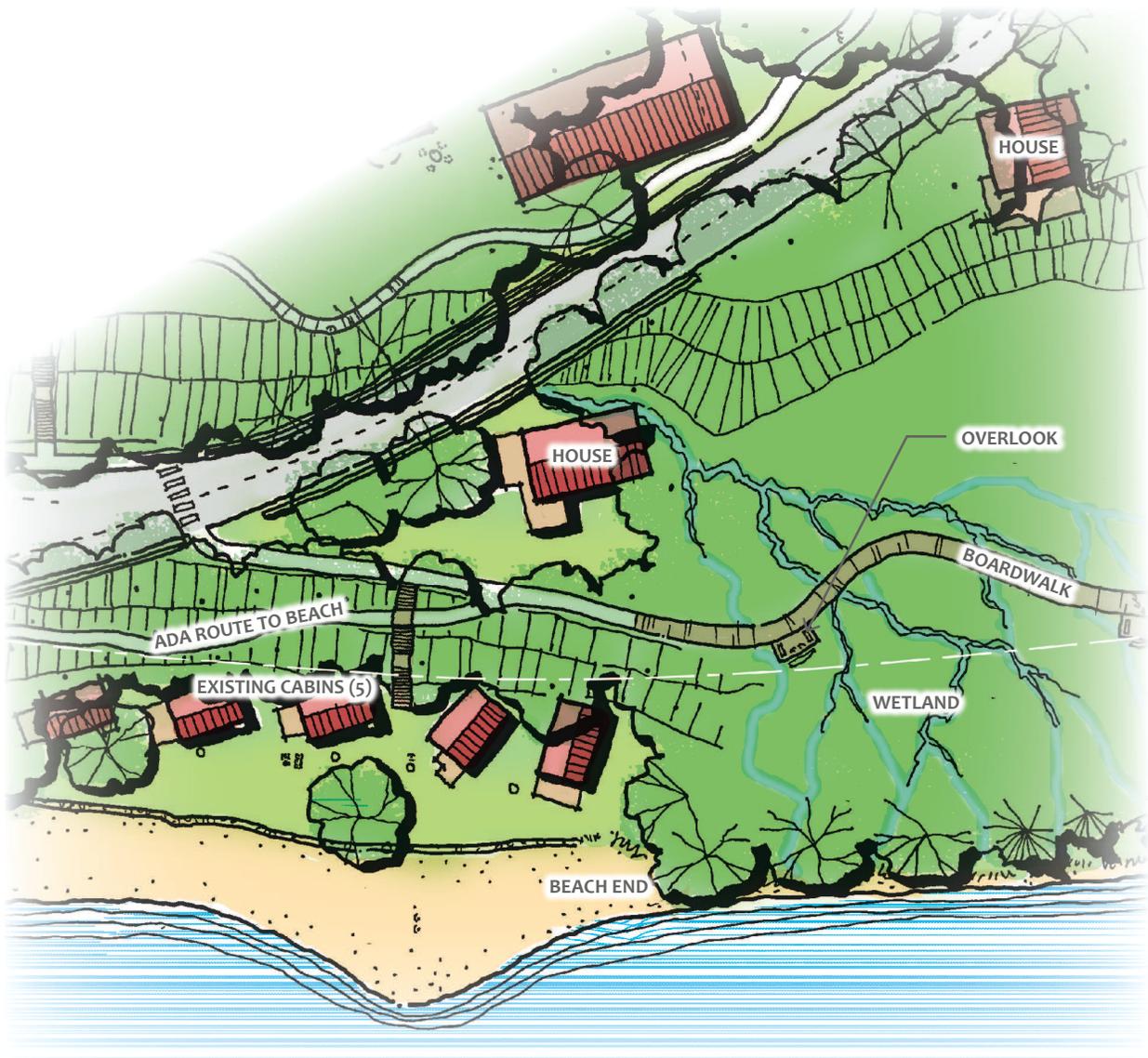
- » Make-ready and tie-off lanes.
- » 1-way roundabout with maneuvering space, 10' wall to cabins.
- » Parking Area - 2 car spaces + 1 ADA accessible space, 1 boat space + 1 ADA accessible boat space.
- » Boat Launch - Two 18' lanes with skid pier in between.
- » Covered Gazebo - Resting area.
- » Dock/Fishing Pier - Removable, could have ADA EZ Launch for Kayaks, temporary boat slips.
- » Wall & Screen - Portion of wall to be rebuilt, vegetated buffer to screen neighbors.



## G - Beach

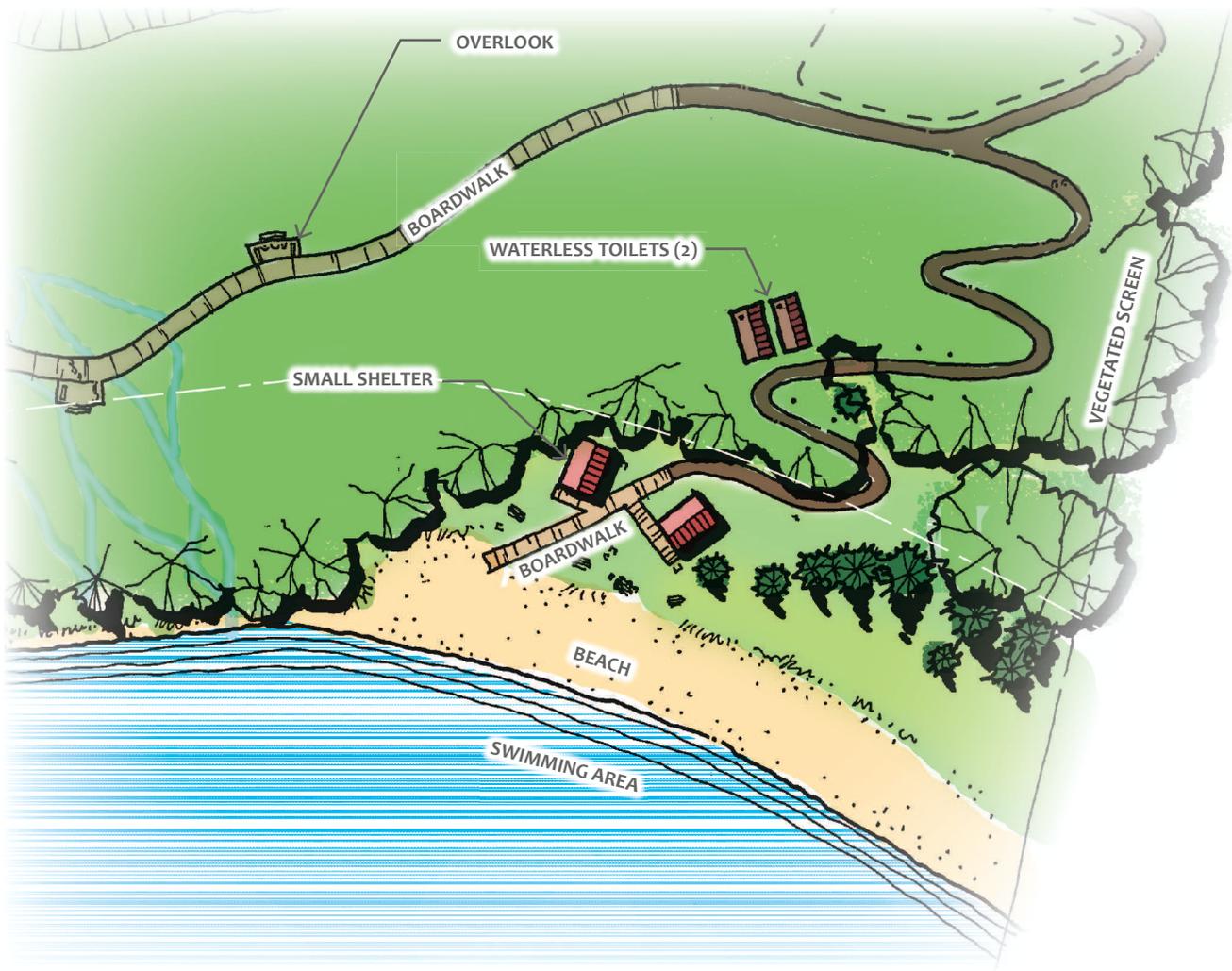
- » Boardwalk path - Direct access to beach from boat launch, ADA ramps to beach.
- » Stairwell - Direct access to restroom from beach.
- » Drinking Fountain.
- » ADA route to beach using Ridgeline Trail.
- » Beach Wall - Will need to be rebuilt due to road grades, ramps, stairwell, etc.
- » Maintain existing kayak launch - add kayak locker.
- » Build kayak/canoe/SUP storage - can be for day use but most useful for overnights in cabins.

## The Master Plan



### H - Lower Plateau Cabins

- » Ridgeline Trail - Connects park use areas and Boyne City Road Trail, ADA route from upper plateau to beach and stairs.
- » Cabins - 5 existing cabins preserved and renovated.
- » Beach runs in front of cabins and ends at wetlands.
- » Houses - 2 need to be renovated.
- » ADA route to beach and wetlands.
- » Wetland - Identified by floristic study to be preserved.
- » Wetland Boardwalk - Interpretive signs, 3 overlooks.

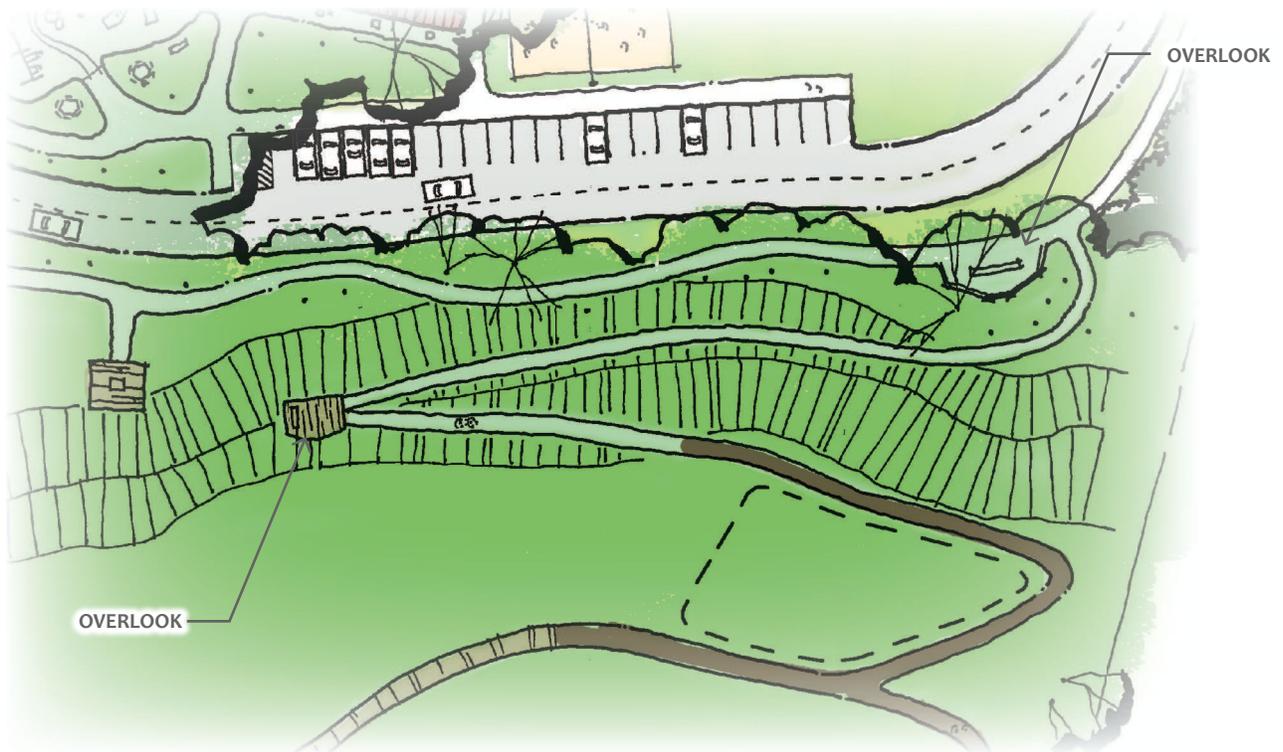


### I - Eastern Beach and Mesic Forest

- » Accessible Nature Trails - Connect to wetland boardwalk, connect restrooms to beach.
- » 2 waterless toilets.
- » 2 small shelters with 1-2 tables each.
- » Boardwalk to beach.
- » Beach and swimming area.
- » Vegetation screen along entire eastern edge.

## The Master Plan

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### J - Ridgeline Trail

- » Ridgeline Trail - ADA route from upper plateau to beach.
- » Connects to accessible nature trails and wetland boardwalk.
- » Scenic overlooks along ridgeline.



# COSTS

10/9/2014

**CAMP SEAGULL MASTER PLAN**  
 HAYES TOWNSHIP  
 Prepared by LAP, Inc.

## PRELIMINARY PLANNING COST ESTIMATE

	<b>COST</b>
<b>MAIN PARK ROAD</b> (Upper Park Road, Small Parking Lots, Paths and East Half of Ridge Line Trail, Interpretive Overlook, Other Costs)	\$ 344,000.00
<b>DAY USE AREA</b> (Large Picnic Pavilion (Rental), Restrooms, Recreation Facilities, Multi-Use Field, Walkways)	\$ 1,068,000.00
<b>SMALL PICNIC SHELTER AREA WEST OF TENNIS COURTS (ALL THREE AREAS)</b> (Shelters and Picnic Facilities, Paths)	\$ 105,000.00
<b>TRAILHEAD</b> (Kiosk and Signage, Bike Racks, Drinking Fountain/Refill Station, Benches, Bike Lounge/Shelter, Repair Station, Bike Parts Vending Machine, Concrete)	\$ 93,000.00
<b>MAINTENANCE FACILITIES</b> (8' High Vinyl Coated Chain Link Fence, Access Gate, Pole Barn 30' x 20' with Electrical and Water, Lean - To - Shed, Aggregate Parking Lot and Drive, Concrete)	\$ 126,000.00
<b>BOAT LAUNCH PARKING AND OVERFLOW PARKING</b> (Parking Area, Storm Water, Paths, Boating Information Area, Other Costs)	\$ 422,000.00
<b>WEST BOATER DAY-USE AREA</b> (Small Picnic Pavilion Area, Play Area)	\$ 190,000.00
<b>STAIRS/RAMP FROM BOAT LAUNCH PARKING TO BOAT LAUNCH</b> (Interpretive Overlooks (1), Pathways)	\$ 31,000.00
<b>LAUNCH ROAD, BOAT LAUNCH, AND PLATEAU PARKING</b> (Access Road to Boat Launch, Boat Launch Area, Plateau Parking (includes access road), Facilities, Pathways, Other Costs)	\$ 1,624,000.00
<b>PATHS FROM BOAT LAUNCH AND PLATEAU PARKING TO WETLAND TRAIL</b> (Pathways)	\$ 37,000.00

## Costs

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<b>WETLAND TRAIL (EAST BEACH AREA TO BOAT LAUNCH BOARDWALK)</b> (Interpretive Overlooks (3), Pathways)	\$	172,000.00
<b>EAST BEACH AREA</b> (Small Picnic Shelter Area, Facilities, Pathways)	\$	214,000.00
<b>ARCHERY</b> (Split Rail Fence, Targets and Backing)	\$	7,000.00
<b>STAIRS/RAMP AND TRAIL FROM EASTERN RIDGELINE TRAIL TO</b> (Interpretive Overlooks (1), Pathways)	\$	119,000.00
<b>MESIC FOREST TRAIL AND WESTERN HALF OF RIDGELINE TRAIL</b> (Pathways)	\$	42,000.00
<b>BUILDING IMPROVEMENTS</b> (Cabins, Houses, Other Facilities)	\$	520,000.00
<hr/>		
<b>Subtotal</b>	<b>\$</b>	<b>5,114,000.00</b>
Contingency (20%)	\$	1,022,800.00
Design and Construction Engineering (10%)	\$	613,680.00
Construction Bidding and Admin (2%)	\$	102,280.00
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<b>Total</b>	<b>\$</b>	<b>6,852,760.00</b>