FOREST HOME TOWNSHIP

Stephen Barnard
Zoning Admin
231-203-4031

321 North Bridge St.
PO Box 317
Bellaire, MI 49615
Phone: 231 533 8003
Fax: 231 533 5067

FOREST HOME TOWNSHIP **09/21-2026**

OFFICE OF PLANNING AND ZONING

NOTICE OF PUBLIC HEARING

REGARDING REQUEST FOR

Special Land Use for a Planned Unit Development

DOCKSIDE VILLAGE

PLEASE TAKE NOTE; that the Forest Home Township Planning Commission will hold a public hearing on Wednesday, November 4, 2026, at 7:00 P.M. in the Township Hall located at 321 North Bridge Street, Bellaire, MI 49615. To consider a request by Nick McMullen, McMullen Properties, 9382 Clam Lake Rd, Bellaire, MI. 49615, to grant a Special Land Use Permit for the construction of DOCKSDIE VILLAGE with 5 condominium units . In accordance with Sections 1641 and 1602. Subject property Identification No. 05-07-530-015-00, 05-07-530-014-00, 05-07-530-013-00,

6340 Old Torch Lake Dr. Bellaire, MI. 49615

Legal Description; Lots 15, 16, 17, and 18, of Supervisor's Plat of "Helena" recorded Liber 2 of Plats, Page 58, Part of Government Lots 1 and 2, Section 4, T29N-R8W, Forest Home Township, Antrim County, Michigan.

Interested parties are invited to attend this public hearing to present their comments on the request pending.

Written comments regarding this request can be sent to the Forest Home Township Zoning Administrator, PO Box 317, Bellaire, MI 49615 on or before November 4, 2026, those written comments will be considered by the Planning Commission at the Public Hearing.

Stephen C Barnard,
Zoning Adm. FHT

DOCKSIDE
VILLAGE
TORCH LAKE, MICHIGAN

Dockside Village Planned Unit Development Submission

by: McMullen Properties/ Aquadome LLC

October 2026

TAYLOR STUDIOS, INC.
architecture • arts • interiors • sustainability

McMullen Properties
Development • Leasing • Management

Spicer group

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Project Narrative

For over 100 years, the area at the confluence of Clam River and Torch Lake hosted a small village that was first developed to support a small community dedicated to the logging industry in the area. In the 1950's a general store and tavern with housing above was built on the site of the former market that burned down located on property adjacent to the old swing bridge. That building still exists today as the Dockside Restaurant and the adjacent cabin became Watersports rentals. Still popular due to it's proximity to the lake, ample boat dockage and large deck overlooking the river, this former store is beyond it useful lifespan and is in need of renovation.

The project originally began as a simple renovation project for the Dockside Restaurant, however it was determined that this area could become something more. With the Basecamp development less than a quarter mile away and other commercial developments being renovated and expanded, the project team took another look at the property and began to consider what is the highest and best use of this unique property. The culmination of our efforts is presented in this Planned Unit Development for Dockside Village.

Utilizing the existing mixed-use building as a guide, our project contains an expanded Dockside Restaurant and new facilities for Dockside Watersports. In addition, we are proposing a coffee/ ice cream bakery and commercial retail space along with 5 condominium units with views to Torch Lake and Clam River. We also designed the facility to rise away from the adjacent properties to the South which is the extreme corner of Forest Home Township. Additionally, our team added an lighthouse tower feature to both act as a day beacon for boaters and an iconic element that recognizes the importance of the water to the community.

The building is designed with multiple facades and utilizes materials and colors derived from the local area. The façade designs are inspired by structures in Bellaire and Alden with design elements taken from the original swing bridge that crossed Clam River at the adjacent abutment. As stated above, the building rises to the south, with the majority of the structure being one and two stories. Only the Dockside portion is tall and contains the iconic tower element. Balconies and roof decks allow for exterior living spaces while also allowing privacy for the occupants.

Lighting at night will be shaded, using cut-off fixtures and lights that do not shine above horizontal. We are taking cues from Dark Skies International to minimize any light pollution to the neighbors and the community. We are proposing an amber light in the tower for evenings, this will be a muted light with the color chosen specifically to not hinder stargazing from the adjacent lakefront properties. The lamps for this light will be controllable and able to be dimmed or the colors shifted to not be a hinderance to lakefront residents.

The facility will operate utilizing similar hours to the current operations. Business hours may start as early at 7:30am for the Coffee/ Bakery for morning customers. Dockside Watersports will most likely maintain their hours with rentals starting at 9:00am. Retail will follow typical hours of 9am to 7pm. Dockside will maintain their hours of 11am until 9pm during the week and 10pm on Friday and Saturday evenings. The hours may extend to midnight for holidays and special events.

We are proposing residential units above the Commercial level to help maintain the unique character of the property and is a better utilization of the site than more commercial spaces. Per our statements in

Project Narrative

Tab 4 Population Profile, we intend for the residential units to be sold as second/ vacation homes with short term rentals of a minimum of one week stay. We also intend to add quiet hours to our covenants as well as restricting the amount of people that can stay within the units to two per bedroom for overnight stays. Further, we have placed the units facing the water and away from the existing residences to minimize any disruptions from noise and to help maintain privacy. We intend to enforce the rules to the greatest extent possible.

We are also limited by the capacity of the Advanced Treatment System which will treat the sewage from the project to higher standards than a standard septic system and drainfield – see waste statements under Tab 8. Our water usage will be average and have little to no impact to the aquafer. By utilizing low flow fixtures and through smart water management, our water utilization will be about 50% more that the current water usage of the property. Sewage including the waste tanks, grease interceptors and lift station from their current location adjacent to the lake to the road side of the property below the walkway. This pulls the sewage as far away from the lake as possible. The lift station will be located on the property across the right-of-way and connected into the existing force main to the ATS located at the Basecamp Development.

The existing site will stay mostly intact with the docks, boardwalk and existing wood deck will remain. The existing Dockside building as well as the Watersports building will be torn down and the area will be utilized for the new building. The existing sand beach will remail as well as the public access at the end of Old Torch Lake drive will be maintained. Stormwater will be attenuated as required by Antrim County and EGLE regulations. The service area for trash will be relocated to the parking area and utilize an expanded dumpster enclosure located at the Southeast corner of the adjacent parking area.
Parking will utilize the existing parking areas with a pedestrian plaza at the end of Old Torch Lake Drive. This was a request by Forest Home Township to alleviate the tight conditions at the Dockside Restaurant and to remove any conflicts between pedestrians and traffic. This has been approved in concept by the Antrim County Road Commission and is represented in our proposed conceptual design. This removes several parking spaces, however we have entered into written agreements with adjacent property owners for overflow valet parking during peak times. By utilizing Valet parking during peak hours (weekends and holidays) this will allow for parking to be managed and not be a detriment to the surroundintg area. We also intend for our guests to utilize a valet parking service which will remove any issues with parking for guests who can utilize the loading area to unload luggage and supplies. We have also added a loading area per Forest Home Township requirements.

Our major ask and the reason that we are coming before the Planning Commission is to receive permission and entitlements for the following items:

- Allow for a shared Parking arrangement and utilizing Valet services during peak hours and high traffic days
- Increased height allowances at the Dockside Restaurant for a 3 Story mixed used area (44’ to top of Parapet) as well as allowance for the iconic lighthouse tower (Maximum height 71’ to top of dome – note the lantern portion is considered a cupola and is allowed to exceed the maximum building height)
- Allow for residential on the property (Under Special use). This corrects the existing non-conforming apartments that currently exist on the second level of the Dockside Restaurant

Project Narrative

- Reduce the setbacks to Zero on the Old Torch Lake side (meets the current setbacks as defined by the existing Dockside Restaurant), the existing edge of the wood deck on the Clam River (South) side, and 20’-0” on the waterfront side (meet the Waterfront Commercial side setbacks)

We feel we have provided an excellent project for consideration. Our proposal provides for the highest and best use of the site and a great addition to the Forest Home Township and the Community and look forward to the Grand Opening of the New Dockside Village.

- Reduce the setbacks to Zero on the Old Torch Lake side (meets the current setbacks as defined by the existing Dockside Restaurant), the existing edge of the wood deck on the Clam River (South) side, and 20’-0” on the waterfront side (meet the Waterfront Commercial side setbacks)

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Legal Description

Legal description per Farrier Surveying Inc. :

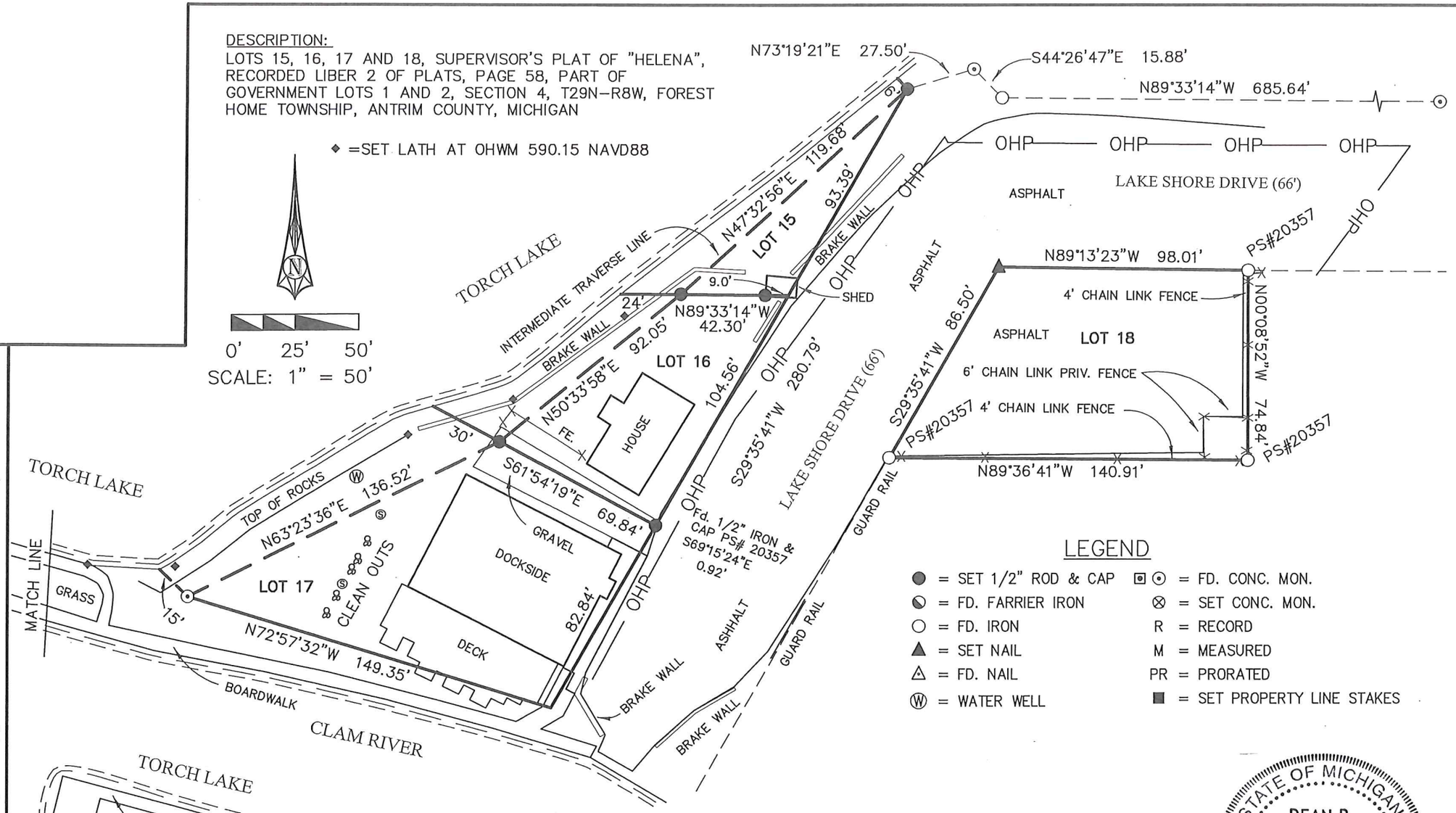
Lots 15, 16, 17 and 18, Supervisor's Plat of "Helena", recorded Liber 2 of Plats, Page 58, Part of Government Lots 1 and 2, Section 4, T29N-R8W, Forest Home Township, Antrim Count, MI.

CERTIFICATE OF SURVEY

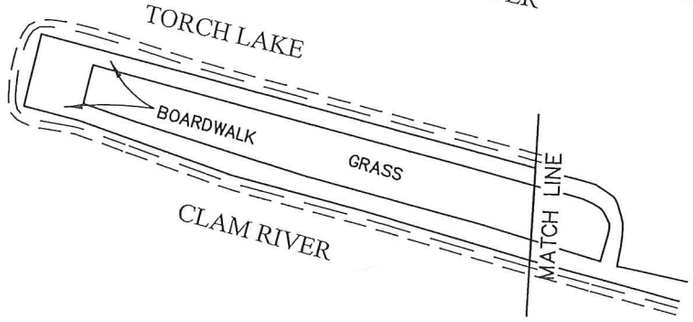
... A CERTIFIED COPY ... SHALL BE RECORDED AT THE TIME OF RECORDING THE CONVEYANCE OF TITLE ... THE PART OF (SEC. 1.(2), ACT 132 OF 1970 AS AMENDED.)

DESCRIPTION:
LOTS 15, 16, 17 AND 18, SUPERVISOR'S PLAT OF "HELENA", RECORDED LIBER 2 OF PLATS, PAGE 58, PART OF GOVERNMENT LOTS 1 AND 2, SECTION 4, T29N–R8W, FOREST HOME TOWNSHIP, ANTRIM COUNTY, MICHIGAN

◆ =SET LATH AT OHWM 590.15 NAVD88



0' 25' 50'
SCALE: 1" = 50'



LEGEND

● = SET 1/2" ROD & CAP	⊡ ⊙ = FD. CONC. MON.
◔ = FD. FARRIER IRON	⊗ = SET CONC. MON.
○ = FD. IRON	R = RECORD
▲ = SET NAIL	M = MEASURED
△ = FD. NAIL	PR = PRORATED
Ⓦ = WATER WELL	■ = SET PROPERTY LINE STAKES

I, DEAN R. FARRIER, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, CERTIFY THAT I HAVE SURVEYED AND MAPPED THE HEREON DESCRIBED PARCEL OF LAND, AND THE RELATIVE POSITIONAL PRECISION IS WITHIN 0.15 FEET FOR EACH OF THE CORNERS SHOWN HEREIN AND THAT I HAVE FULLY COMPLIED WITH THE SURVEY REQUIREMENTS OF ACT 132 OF 1970 AS AMENDED.

Dean Farrier PS# 41098 DATE 12-21-18

DEAN R. FARRIER

STATE OF MICHIGAN
DEAN R. FARRIER
PROFESSIONAL SURVEYOR
No. 41098
LICENSED PROFESSIONAL SURVEYOR

BEARING BASIS: MI STATE PLANE CENTREL ZONE

FARRIER SURVEYING INC.
P.O. BOX 998
244 E.CEDAR STREET
KALKASKA, MI 49646
TEL(231)258-8162 FAX(231)258-3249
office@farriersurveying.com

CLIENT: AQUA DOME CAR WASH LLC & OLD REPUBLIC NATIONAL TITLE INSURANCE CO

DESCRIPTION: PART OF GOVERNMENT LOTS 1 AND 2 SECTION 4, T29N–R8W, FORENT HOME TOWNSHIP, KALKASKA COUNTY, ANTRIM MICHIGAN

FILE No. 28518 | Fd. Bk. 256, Pg. 51 | DATE: 12/21/2018 | SHEET: 1 of 1
CHECK: DRF | DRAWN: DES

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Ownership Statement

I, Nick McMullen, officer and authorized agent of Aqua Dome, LLC am sole owner of the subject properties located at 6340 and 6326 Old Torch Lake Drive, Bellaire, MI (Parcel Numbers 05-07-530-015-00, 05-07-530-014-00 and 05-07-530-013-00) as shown on the provided survey and described via the legal description located under tab #2.

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Population Profile

The area of Torch Lake is a world-class destination attracting millions of visitors to the region for enjoying the water and the pristine natural resources of Northern Michigan, Antrim County and the areas of Bellaire and Alden. The Dockside Restaurant is situated in an historically developed area that has served the needs of the community and tourists alike for over 100 years. The population profile for the Commercial, Retail and Hospitality portions of the project remains the same – local residents and seasonal tourists.

The residential portion of the project is designed for permanent residency, although most adjacent properties around the lake are second homes that are leased out for short-term rentals to visiting families. Our intention is to offer these units as residential with the option for short-term rentals via a management company controlled by the Master Developer. Per our Condominium Agreements, no owner can sublease or rent their unit unless it is through our designated management entity. AirBnB, VRBO, Booking.com or other platforms are not permitted per the same agreements.

It is the intent to offer the products no less than one week rental terms via a management company controlled by the Master Developer. Per our Condominium Agreements, no owner can sublease or rent their unit unless it is through our designated management entity. AirBnB, VRBO, Booking.com or other platforms are not permitted per the same agreements.

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Propsed Financing

We have contacted both Alden State Bank (local) and Synovus Bank (national) for financing our project and are currently awaiting term sheets for the project. We can share these upon receipt/ request.

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Development Staging

The development shall be staged as follows:

The overall building will be permitted as a shell structure with individual tenant build-out permits to allow for individual staged opening/ completion of the rest of the facility.

Demolition of the existing facility is scheduled for Fall of 2027.

Dockside Restaurant is scheduled to be opened by May 2028. It is expected that Watersports and Blue Goose Cafe will open shortly thereafter.

The retail component schedule is undetermined at this time as the team is in negotiations with the tenant. Final schedule is to be determined based on Lease execution and negotiations. It is planned that the construction of this space is to be completed by the end of 2028.

The individual Condo Units may be finished and available for the 2028 season, however they will be fully completed and built-out along with the rest of the village by the end of 2028. Our team reserves the right to delay final buildouts to 2029 based on lease negotiations and sales patterns, however we do not anticipate any issues with a final completion by end of 2028.

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Impact Statements

Roads
The Dockside Village Team has reached out to the Antrim County Road Commission, Mr. Burt Thompson, PE, Engineering Manager. **The Antrim County Road Commission has no issues with our proposed development.** Their response letter is contained within this section.

Schools
The Dockside Village Team has not reached out Superintendent of Bellaire Schools, Terry Starr as it is determined that the project has no impact on the School system due to the anticipated lack of permantent full-time residents.

Utilities (including water and sewer)
The Dockside Village project is not utilizing municipal water supply or sewer conveyance, rather these utilities are to be provided on-site. A detailed utilities statement is provided under Tab 10 – Other Information.

Fire Protection
The Dockside Village Team has reached out to the Bellaire Fire Department Chief Bill Drolinger. **Chief Drolinger verbally stated that the Bellaire Fire Department has no issue with the proposed development**.

Dockside Village is designed to meet the requirements of the following current codes:
- 2015 Michigan Building Code
- 2015 Michigan Residential Code
- 2012 International Fire Code (based on the 2012 NFPA 101 Life Safety Code)

Dockside Village will utilize a monitored Fire Alarm system and a Knox Box shall be provided for emergency access should the need arise. The existing right-of-way allows for fire access and Fire lanes as required by the Fire Chief shall be provided upon request. Additionally, we can provide a dry hydrant to draw lake water if requested by the Fire Chief.

Emergency Services
The Dockside Village Team has reached out to the Antrim County Emergency Services Operations Director, Mr. Matthew Adamek. At the time of submission we have received no comments or response from Emergency Services.

m ipsum

Impact Statements

Emergency Services continued
Dockside Village utilizes a security system and cameras to monitor the public and parking areas. A Knox Box shall be provided for emergency access should the need arise as required by the Michigan Fire Code. The existing right-of-way allows for emergency access to the facility should there be an emergency.

Police
The BaseCamp Team has reached out to the Bellaire Police Department Chief Jesse Fisher as well as Antrim County Sheriff Kevin S. Hoch. At the time of submission we have received no comments or response from either entity.

Dockside Village will be designed utilizing the best practices of Crime Prevention through Environmental Design (CPTED) as detailed in the Crime Prevention through Envronmental Design manual, 3rd Edition by Thomas Crowe. We also intend to utilize security systems and access control in the form of individual entrances for the tenant spaces as well as security cameras at public spaces, entrances and throughout the development. Individual residential units may choose to provide security systems in the form of intrusion alarms or cameras at the discretion of the owner.

Antrim County Road Commission

DIETER AMOS, Kewadin
KEVIN GIAR, Bellaire
GODFREY "PETE" HOOGERHYDE, Elmira
ALLEN MUSALL, Manager

September 2, 2026

Mr. Nick McMullen

Via Email

Dear Mr. McMullen:

We have had time to review the preliminary plans that you set to us at Antrim County Road Commission for the purposed development of Dockside Village. After reviewing I believe there are no issues with the purposed plans at this time.

We would request that a right of way permit be filed for the Pedestrian Plaza area with a more detailed drawing showing the objects that would fall within. Based on that and what we have recently talked about the permit would be no issue. The filing for the permit will be done using Oxcart Permits, which you have done before for the Base Camp project.

As of now, I also don't see any traffic concerns at this point as the new additions will increase volumes in and out. That area is already a hot spot during the summer months and seems to be handling it just fine. That said we are fully aware that it could become a focal point at some point down the road but as of now I feel things should still function as designed.

Any questions please feel free to contact me.

Sincerely,

Allen Musall
Manager

319 E. Lincoln St. • P.O. Box 308 • Mancelona, MI 49659-0308
(231) 587-8521 • FAX (231) 587-8156 • email@antrimcrc.org

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Waste Statements

During Construction
During construction, the site shall be maintained utilizing best practices of waste management including:

- Construction Dumpsters for discarded materials – to be disposed of by dumpster provider at an appropriate facility
- Portable toilets for workers – provided and serviced by a separately contracted vendor
- Wash areas to prevent debris and dust from falling from construction vehicles in the form of a gravel area located at the construction entrance to the site.
- Silt fencing to reduce erosion
- Water trucks to cut down on environmental dust
- Limiting construction activities to daytime hours (between 8am and 5pm, Monday-Saturday)

The site construction will also follow the guidelines as set forth in the Antrim County Soil Erosion, Sedimentation and Stormwater Runoff Control Ordinance.

During Operation
Dockside Village will utilize an liftstation with grease interception and existing forcemain conveyance to an off-site sewer system as described in the Utilities Narrative in Tab 10.

Stormwater facilities will be maintained per the guidelines as set forth in the Antrim County Soil Erosion, Sedimentation and Stormwater Runoff Control Ordinance.

Solid waste shall be disposed of utilizing private dumpsters located in the parking area and collected by the local designated waste hauler.

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Market and Economic Feasibility

Commercially, the Dockside Village will expand upon over 100 years of continued development and community services in this location which pre-dates the development of the Village of Bellaire. The property has consistently attracted locals and visitors to the restaurant and the existing Dockside Watersports maintains a robust rental business. Other businesses located in the area have been expanding including the newly opened Odd Fellows venue and their proposed addition of a riverfront hospitality concept as well as the continued operations of the marinas and commercial facilities located across the Clam River in Helena Township. It is very apparent that the area is still viable for commercial entities and there is strong demand for projects such as this.

Utilizing the information above, our project will rebuild and expand the existing facility including:

- A Coffee/ Ice Cream Parlor concept offering Specialty Coffees and Pastries as well as potential Grab and Go meals
- Retail component or potential professional office space
- 5 units of residential located above the commercial area.

This provides for a mixed-use village that can serve as both a community asset and a destination for locals and visitors alike.

It has been consistently pointed out that second home/ vacation homes are very desirable in the area with summertime residents and vacationers looking for respite away from their typical locales. These part-time residents not only pay taxes, but they also support the economy by shopping in the local stores and patronize the local restaurants. The effect increases when you take into account most people with a second home will be bringing additional guests to visit or potentially leasing them on a short-term basis while the residence is unoccupied adding to the local economic impact of the home. Additionally, the immediate proximity of Torch Lake and the Villages of Bellaire and Alden makes this property very attractive to potential buyers who desire a place for adventure and exploration without being too far from the comforts of civilization.

Overall, there is a robust demand for housing opportunities by families looking for a second home/ vacation home. The proximity of the project to Torch Lake as well as local villages for services and support is a positive aspect while the mixed-use component allows for a uniquely attractive development. Dockside Village creates a great development that will allow for the highest and best uses for the existing property.

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Other Information

Other information provided as part of the Planned Unit Development submission:

- **Utility Narrative**
- **Site Lighting Narrative**

Other Information

Utility Narrative

Domestic Water Supply
The current property is currently being served by a Type IIB well, and the well and equipment are currently located in the Dockside building. At this time, the determination of the viability of the existing well for continued use ater the renovation is currently being studied by Northern Michigan Health Department. It is understood that the existing well equipment is inadequate for the proposed use and will need to be replaced/ upgraded to meet the project requirements.

The new water system will be designed to service the propose facility with submetering for the individual tenants. The operation and maintenance of the well shall be by owner.

If it is determined that the existing well is not viable for the project, the development team has identified an alternate source of water for this project.

Wastewater/ Sewer
The project's wastewater will be conveyed to a centralized pump station that will then pump the wastewater into an advanced wastewater treatment facility located offsite and being constructed as part of the Basecamp development. The treatment facility is separately permitted and approved by the Department of Environment, Great Lakes and Energy (EGLE). The Advance Treatment Facility has been designed with the capacity of treating the wastewater to the limits as set forth by the Part 22 groundwater discharge permit issued by EGLE. The treatment system is currently being constructed and will be put into operation prior to the start of construction of the Dockside Village. The treatment system shall be operated by a wastewater treatment operator licensed by the State of Michigan.

Power
Power is supplied by Consumers Energy via feed from existing overhead power lines. Electrical lines to this facility shall be installed underground by a utilities contractor licensed in the State of Michigan per Consumers Energy requirements. Transformer(s) shall be installed in an unobtrusive and convenient location to service the project.

Natural Gas Service
Underground natural gas service is provided via transmission main located along Old Torch Lake Drive at the eastern edge of the property. Gas service is currently provided to the existing buildings which will be to service individual units.

Internet/ Telecommunications
Internet and Telecommunications shall be provided via underground cables located within the public right-of-way.

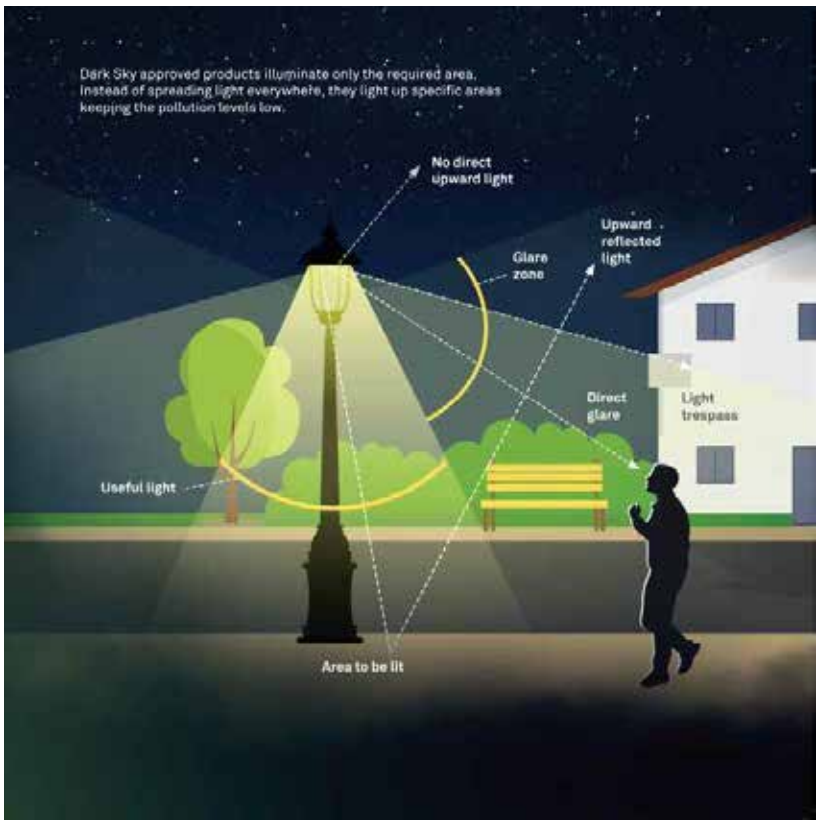
Other Information

Site Lighting Narrative

The site lighting shall be designed to meet the Forest Home Township Zoning Ordinance section 1502 Outdoor Lighting requirements. Due to the unique character of the area as well as the desire to maintain a dark sky, site lighting will be limited to down lighting and low lights for safety and security. Overhead lighting will be limited to areas such as crosswalks, the main site entry and parking areas, while general sidewalk lighting will be provided via low lighting along the pathways. Lights shall not be above horizontal with the exception of lighted signage and flagpoles (if provided). It is desirable to have the site have a glow for safety, not an offensive glare.



What we want to preserve - Milky Way over Torch Lake



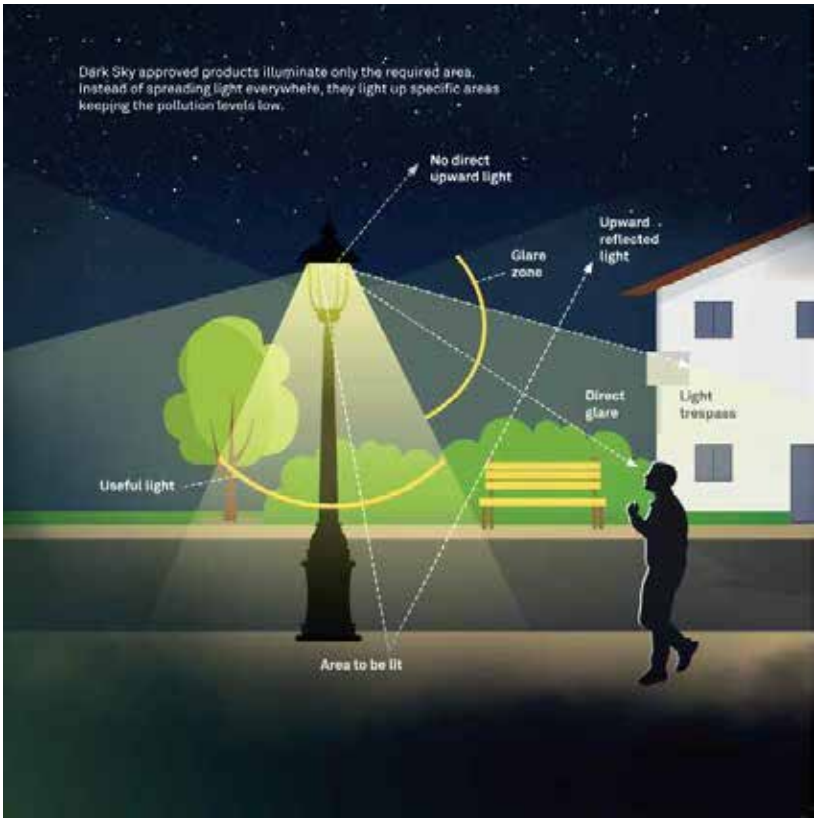
Managing Light Pollution Glare versus Glow

Site Lighting Narrative

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What we want to preserve - Milky Way over Torch Lake



Managing Light Pollution Glare versus Glow

Other Information

Site Lighting Examples





Pathway/ Sidewalk Lighting utilizing low scale directed fixtures





Street Lighting utilizing downlights and shielded fixtures

TAYLOR STUDIOS, INC.
architecture • arts • interiors • sustainability

McMullen Properties
Development • Leasing • Management

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Other Information

Building Lighting Examples



Utilize cut-off and shaded lights. Reduce glare and light trespass. Preserve dark skies and eliminate light pollution

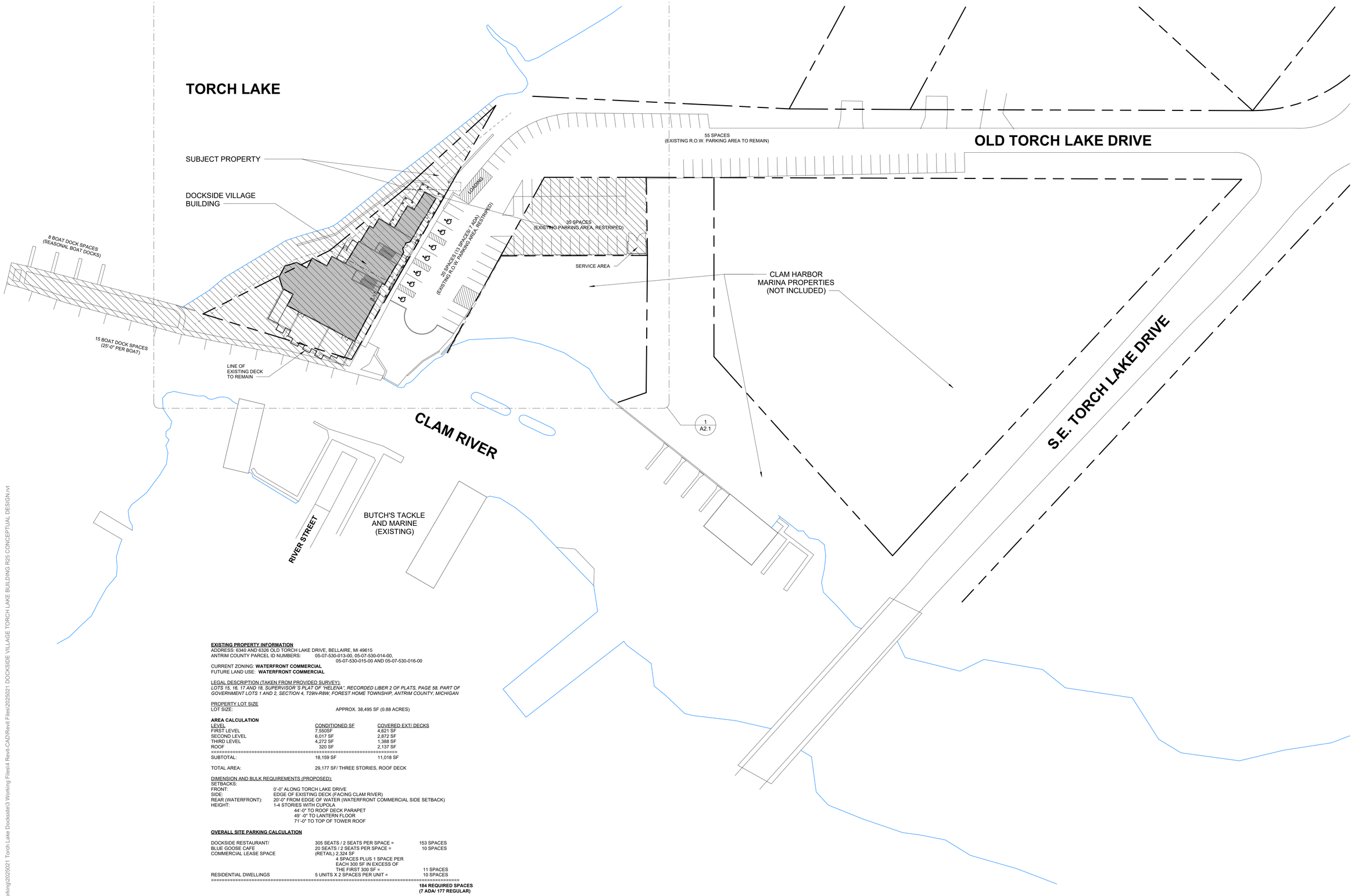






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Market and Economic Feasibility	9
Other Information	10
Site and Building Plans	**11**



EXISTING PROPERTY INFORMATION
ADDRESS: 6340 AND 6326 OLD TORCH LAKE DRIVE, BELLAIRE, MI 49615
ANTRIM COUNTY PARCEL ID NUMBERS: 05-07-530-013-00, 05-07-530-014-00, 05-07-530-015-00 AND 05-07-530-016-00

CURRENT ZONING: **WATERFRONT COMMERCIAL**
FUTURE LAND USE: **WATERFRONT COMMERCIAL**

LEGAL DESCRIPTION (TAKEN FROM PROVIDED SURVEY):
LOTS 15, 16, 17 AND 18, SUPERVISOR 'S PLAT OF "HELENA", RECORDED LIBER 2 OF PLATS, PAGE 58, PART OF GOVERNMENT LOTS 1 AND 2, SECTION 4, T29N-R8W, FOREST HOME TOWNSHIP, ANTRIM COUNTY, MICHIGAN

PROPERTY LOT SIZE
LOT SIZE: APPROX. 38,495 SF (0.88 ACRES)

AREA CALCULATION

LEVEL	CONDITIONED SF	COVERED EXT/ DECKS
FIRST LEVEL	7,550SF	4,821 SF
SECOND LEVEL	6,017 SF	2,872 SF
THIRD LEVEL	4,272 SF	1,388 SF
ROOF	320 SF	2,137 SF
SUBTOTAL:	18,159 SF	11,018 SF

TOTAL AREA: 29,177 SF/ THREE STORIES, ROOF DECK

DIMENSION AND BULK REQUIREMENTS (PROPOSED):
SETBACKS:
FRONT: 0'-0" ALONG TORCH LAKE DRIVE
SIDE: EDGE OF EXISTING DECK (FACING CLAM RIVER)
REAR (WATERFRONT): 20'-0" FROM EDGE OF WATER (WATERFRONT COMMERCIAL SIDE SETBACK)
HEIGHT: 1-4 STORIES WITH CUPOLA
44'-0" TO ROOF DECK PARAPET
49' -0" TO LANTERN FLOOR
71'-0" TO TOP OF TOWER ROOF

OVERALL SITE PARKING CALCULATION

DOCKSIDE RESTAURANT/	305 SEATS / 2 SEATS PER SPACE =	153 SPACES
BLUE GOOSE CAFE	20 SEATS / 2 SEATS PER SPACE =	10 SPACES
COMMERCIAL LEASE SPACE	(RETAIL) 2,324 SF 4 SPACES PLUS 1 SPACE PER EACH 300 SF IN EXCESS OF THE FIRST 300 SF =	11 SPACES
RESIDENTIAL DWELLINGS	5 UNITS X 2 SPACES PER UNIT =	10 SPACES

184 REQUIRED SPACES
(7 ADA/ 177 REGULAR)

PROVIDED SPACES: 110 SPACES (INCLUDING R.O.W. PARKING) + 23 BOAT PARKING SPACES **= 133 SPACES**
ADDITIONAL SPACES PROVIDED OFF-SITE THROUGH PARKING AGREEMENTS

ARCHITECTURAL SITE PLAN 1

1" = 40'-0"

N

DOCKSIDE VILLAGE
TORCH LAKE, MICHIGAN

TAYLOR STUDIOS, INC.
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4501 Manatee Avenue West, #174
Bradenton, FL 34209
tel. 941.238.9800
info@taylorstudios.biz

DOCKSIDE VILLAGE
6340 OLD TORCH LAKE DRIVE, BELLAIRE, MI
ARCHITECTURAL SITE PLAN

Project No.	2020012.00
Drawn By	jbt
Checked By	JBT
Date	09.18.26

Revisions:

Jason Brian Taylor
AR 94800 / ID1963

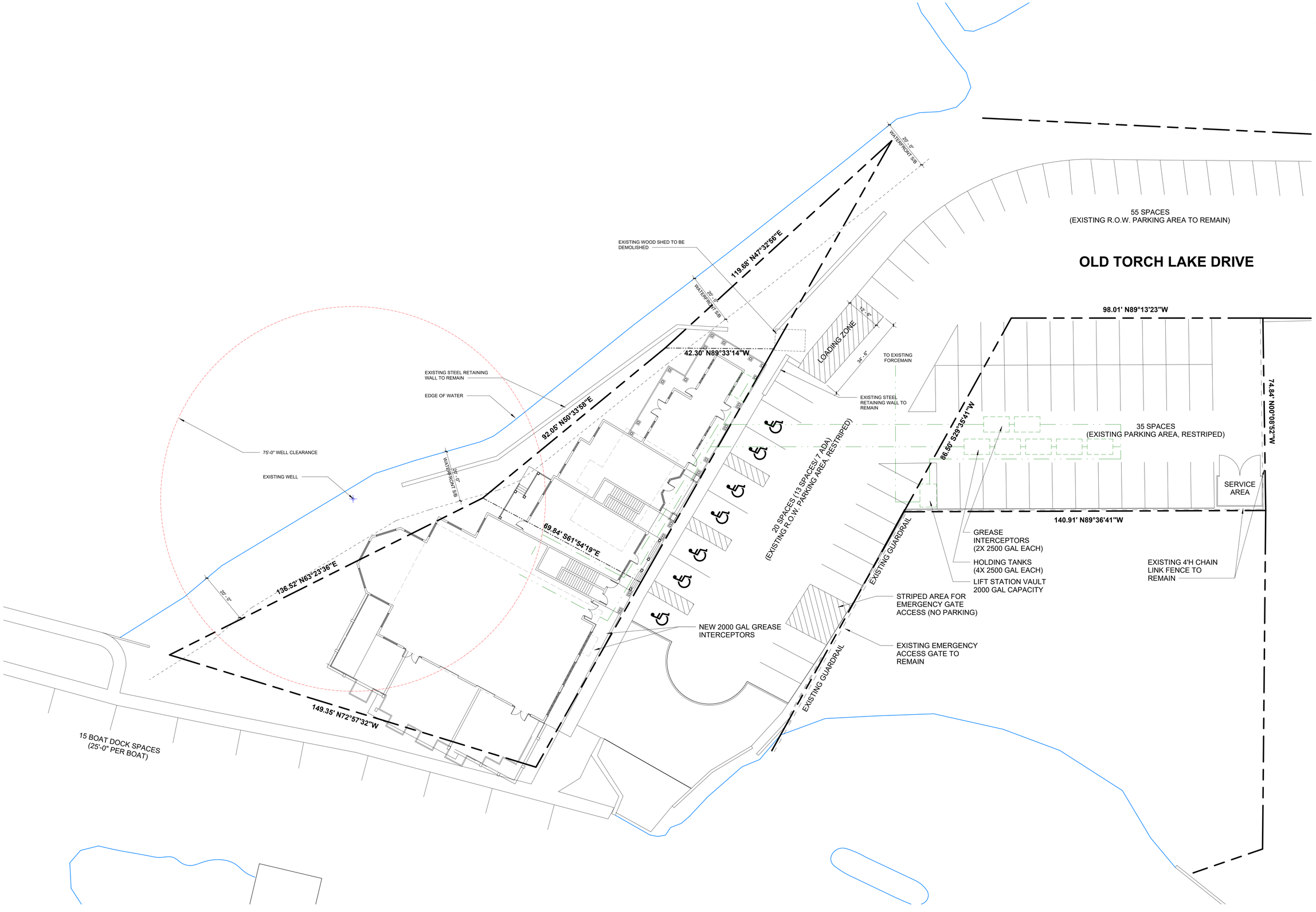
"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the minimum standards of the building codes and applicable fire safety standards as defined by local authority in accordance with Chapter 553 Florida Statutes."

CONCEPTUAL DESIGN

A2.0

Originals printed @ 24" x 36" scale as required
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PARTIAL SITE PLAN 1

1/16" = 1'-0"

DOCKSIDE VILLAGE
TORCH LAKE, MICHIGAN

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DOCKSIDE VILLAGE
6340 OLD TORCH LAKE DRIVE, BELLAIRE, MI
ARCHITECTURAL SITE PLAN

Project No.	20200512.00
Drawn By	Author
Checked By	Checker
Date	09.18.26

Revisions:

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the minimum maximum building codes and applicable fire safety standards that are determined by local authority in accordance with Chapter 553, Florida Statutes, and Chapter 633, Florida Statutes."

Jason Brian Taylor
AR 94809 / ID 1963

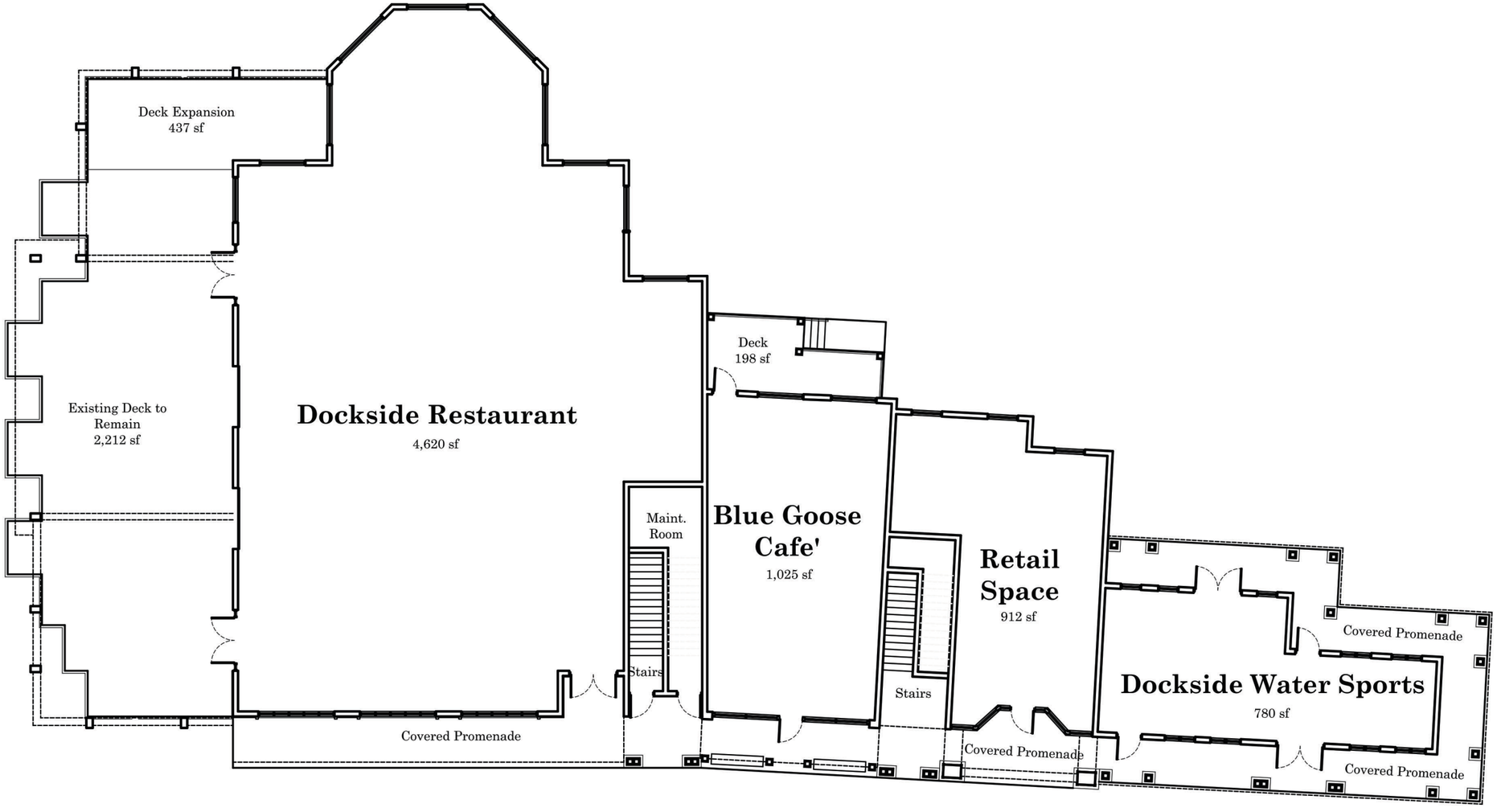
CONCEPTUAL DESIGN

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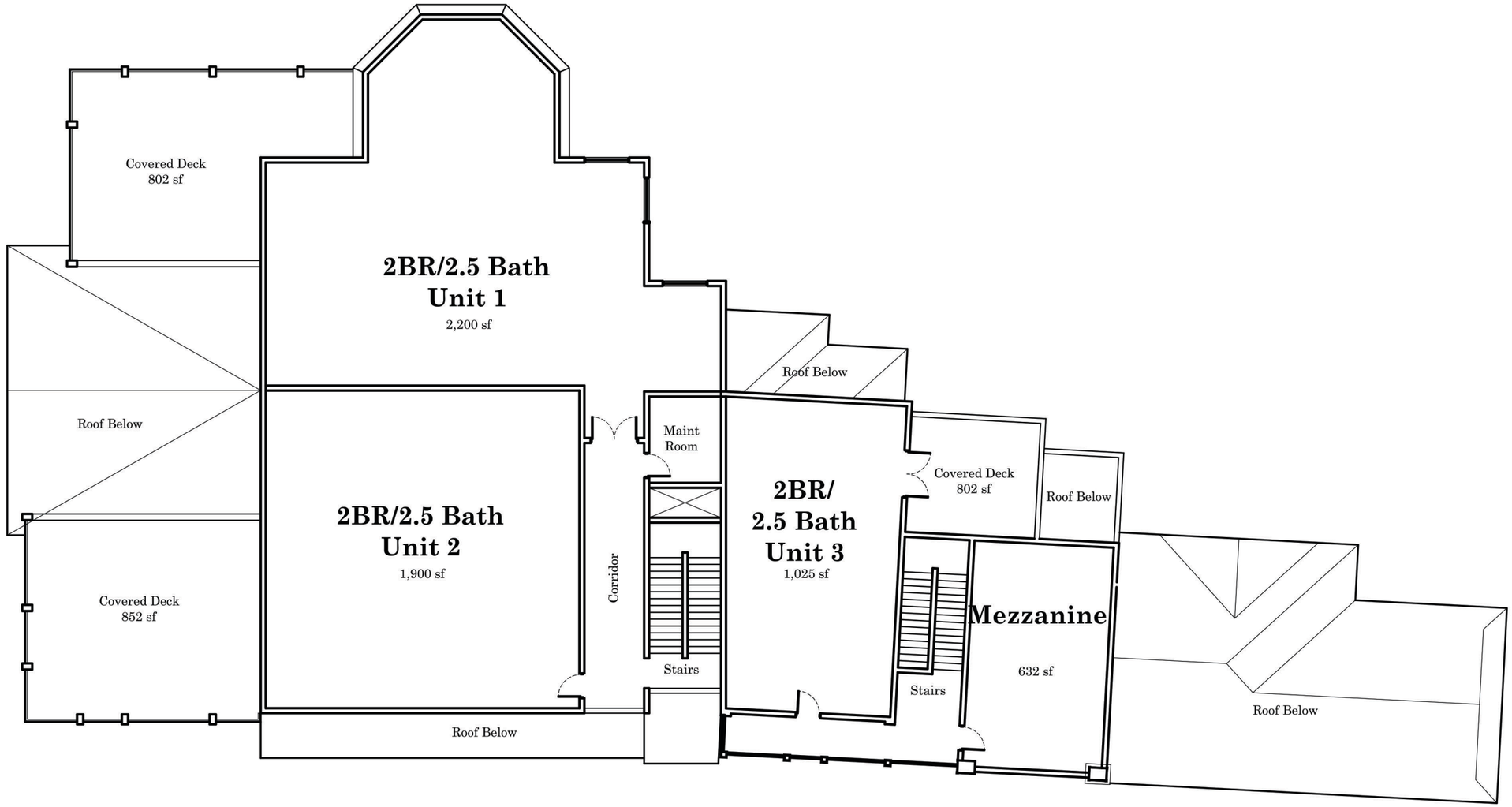
Dockside Village First Level Plan

Scale: $\frac{1}{16}$" = 1'-0"

0 4' 8' 16' 32'
1/16" = 1'-0"

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Dockside Village
Proposed First Level Floor Plan



Dockside Village Second Level Plan

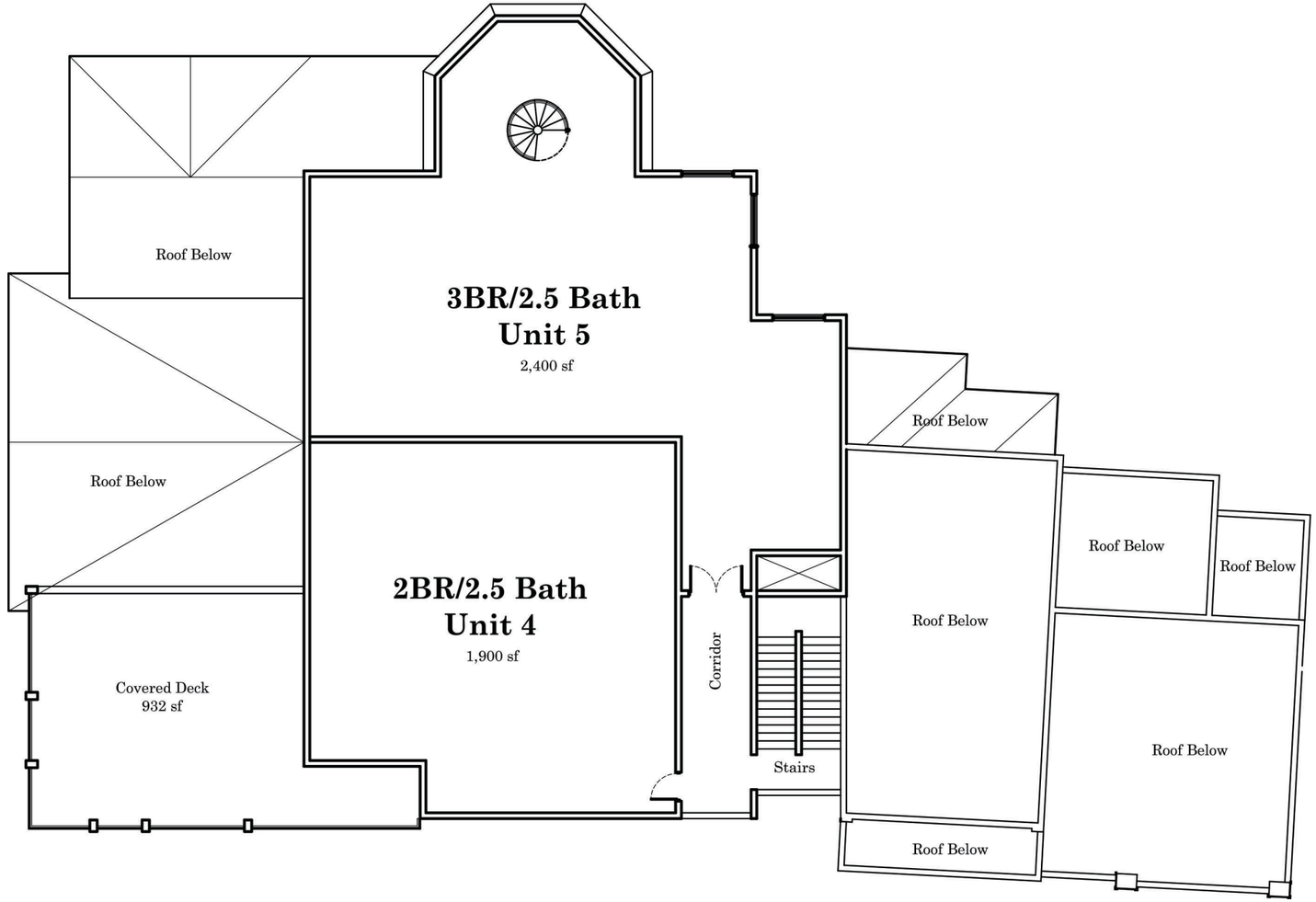
Scale: $\frac{1}{16}$" = 1'-0"

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Dockside Village
Proposed Second Level Floor Plan



Dockside Village Third Level Plan

N

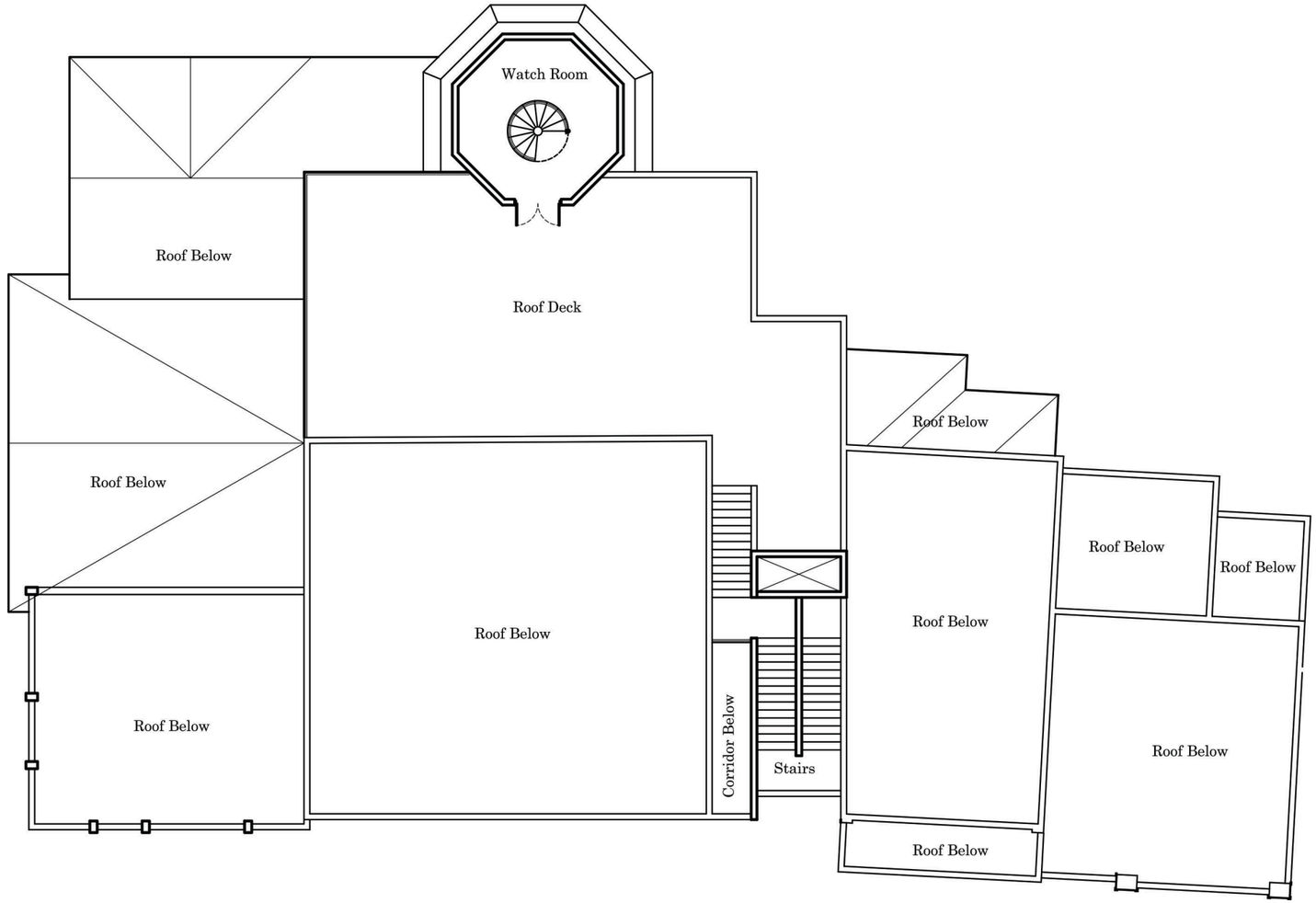
Scale: $\frac{1}{16}$" = 1'-0"

0 4' 8' 16' 32'

1/16" = 1'-0"

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Dockside Village
Proposed Third Level Floor Plan



Dockside Village Roof Deck Level Plan

N

Scale: $\frac{1}{16}$" = 1'-0"

0 4' 8' 16' 32'

1/16" = 1'-0"

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Dockside Village
Proposed Fourth (Roof) Level Floor Plan



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Dockside Village
Conceptual Rendering - Front View



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Dockside Village
Conceptual Rendering - Rear View

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Dockside Village
Conceptual Rendering - From Torch Lake



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Dockside Village
Conceptual Rendering - From Clam River

Parcel Number	Range	Owner Name	
Parcel Nun 05-07-545-005-00	Owner Nan CLAM RIVER HARBOR INC	Mailing Adc 831 N SHERIDAN RD	WAUKEGAN, IL 60085
Parcel Nun 05-07-530-013-00	Owner Nan AQUA DOME CAR WASH LLC	Mailing Adc 5131 KESTRAL PARK PLACE	SARASOTA, FL 34231
Parcel Nun 05-07-545-008-00	Owner Nan CLAM RIVER HARBOR INC	Mailing Adc 831 N SHERIDAN RD	WAUKEGAN, IL 60085
Parcel Nun 05-07-530-014-00	Owner Nan AQUA DOME CAR WASH LLC	Mailing Adc 5131 KESTRAL PARK PLACE	SARASOTA, FL 34231
Parcel Nun 05-07-530-016-00	Owner Nan AQUA DOME CAR WASH LLC	Mailing Adc 5131 KESTRAL PARK PLACE	SARASOTA, FL 34231
Parcel Nun 05-07-530-015-00	Owner Nan AQUA DOME CAR WASH LLC	Mailing Adc 5131 KESTRAL PARK PLACE	SARASOTA, FL 34231
Parcel Nun 05-07-545-001-00	Owner Nan CLAM RIVER HARBOR INC	Mailing Adc 831 N SHERIDAN RD	WAUKEGAN, IL 60085
Parcel Nun 05-07-530-009-10	Owner Nan CLAMELOT, LLC	Mailing Adc 10553 WELLINGTON BLVD	POWELL, OH 43065
Parcel Nun 05-08-340-002-10	Owner Nan BUDS COTTAGES LLC	Mailing Adc 6235 CRYSTAL SPRINGS RD	BELLAIRE, MI 49615
Parcel Nun 05-08-410-001-00	Owner Nan BARTZ CHARLES E SR & ELIZABETI	Mailing Adc 6382 RIVER ST	BELLAIRE, MI 49615
Parcel Nun 05-08-340-001-00	Owner Nan BARTZ CHARLES E SR	Mailing Adc 6235 CRYSTAL SPRINGS RD	BELLAIRE, MI 49615

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