

Modification of Development Site – Kasson County
Sleepy Bear Investments, LLC – Aragon Self-Storage Project

Kasson Township Planning/Zoning Application Addendum-Special Use Application – Exhibit A

SECTION 7.5 DATA REQUIRED

A. Each application shall include the following information:

1. The name, address, telephone number and signature of the property owner and applicant;

Property Owner

Sleeping Bear Investments LLC
Michael A Aragon
2602 S Linden Ct
Denver, CO 80222
720-231-1555

Michael A Aragon

Applicant

Jennifer Lynne Aragon
2602 S Linden Ct
Denver, CO 80222
720-937-0354

Jennifer Lynne Aragon

2. A full legal description of the property on which the proposed Special Land Use is to exist or be conducted, including the property tax parcel numbers(s), together with proof of property ownership and applicable options on the property, if any;

Location 3722 W Empire Hwy, Empire, MI 49630

Property Tax Parcel 007-019-008-12

Legal Description: PT SW 1/4 SEC 19 COM SW COR SD SEC TH S 87 DEG 30'05" E 467.41 FT TO POB TH N 00 DEG 57'05" E 660 FT TH S 87 DEG 30'05" E 460 FT TH S 00 DEG 57'05" W 660 FT TH N 87 DEG 30'05" W 460 FT TO POB (A/K/A PARCEL B) SEC 19 T28N R13W 6.98 A M/L 2023 SPLIT FROM 007-019-008-00

Warranty Deed – Exhibit B

3. A detailed description of the proposed Special Land Use for which the permit is requested;
 - Below outlines the amended proposal based on feedback of the January 2024 Planning Commission to help clarify and appease public concerns with our proposed modification. All proposed changes adhere to the **Kasson Township Zoning Ordinance Adopted April 1, 1997 With Amendments Through January 26, 2019.**

- In 2021 Kasson Township approved the special use for our parcel to be developed into a self-storage facility consisting of 7 buildings. The original plan was based on a 6.44 AC parcel. The parcel is actually 6.96 AC (an increase of over 1/2 AC).
 - We are requesting to add one (1) additional building, Building “H”
 - Building “H” is 16’h
 - Building “H” will only be accessible on the East side of the building
 - This proposal alters the widths of the currently approved buildings “C” and “F” from 40’ to 65’
 - Buildings “C” and “F” are not exteriorly accessible on the East side of the building.
 - Building “G”, which was also previously approved, has been amended from 22’h as proposed in the January 2024 meeting down to 16’h.
- I have reached out to all approval entities and received signoffs for their support on our proposed changes. **Exhibit H**
 - **MDOT** – Steve Burzynski – approved the proposed plans for Phase II and said the changes do not affect the approved MDOT Permit. No other action is necessary.
 - **Fire Department** – Andy Dormboss – No issues and no other action necessary.
 - **District Health** – Brett Yonker – No issues with proposed changes. Does not affect the approved On-Site Sewage & Well Permit.
 - **Drain Commissioner** – Steve Christensen – Changes do not alter our current SESC permit. Our storm water basin was oversized to begin with and adequately supports our proposed changes. He also states that we have excellent soil, further alleviating erosion and runoff concerns.
- Low-voltage lights will be installed which prevents tenants from tampering with our equipment, ensuring the units are not habitable.
- The facility will be monitored with high-end cameras and ingress and egress will be tracked with a secured gate.
- Trachte, our building manufacturer, has confirmed there is no additional noise concern on climate-controlled buildings.
- Lighting will adhere to Kasson County’s night sky guidelines Outlined in Section 8.9 3c.
- All buffering is in accordance with Kasson Township’s Zoning Ordinance Requirements for both residential to the North and Commercial to the West and East. For additional buffering, we intend to erect a 6’ fence around the property and we will seek applicable permitting when the time comes.

- Signage has been modified from the January 2024 proposal and adheres to Kasson Township Zoning Ordinance, Chapter 9.
- Site surface drainage grades and retention areas are noted on the Site Plan.
- We are working with a local landscaping company for landscape design and work on our property.

	Proposed	Max Allowed/Required
# of Buildings	8	N/A
Building Coverage	75,600 SF	75,889 (25%)
Building Height	16'	35'
Setback - Front	82'	75'
Setback - Rear	38'	35'
Setbacks - Sides	63.5'	35'
Imperious Surface	150,908 SF	151,779 SF (50%)
Retention Volume	39,650 CF	37,727 CF

4. Project schedule and development plans – **Exhibit C:**

		Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	
Phase II Site	Phase II - Approvals												11 Months
	Phase II - Permitting												
	Phase II - Site Work												
	Phase II - Electrical												
	Phase II - Erect Buildings												
	Phase II - Plumbing												

5. A vicinity map with north point indicated – **Exhibit D**
6. Land uses and existing structures on the subject parcel and adjoining parcels within three hundred (300) feet of the subject parcel **Exhibit D**
7. Written statements relative to project impact on existing infrastructure, including but not limited to traffic, capacity of roads, schools and existing utilities, and upon the natural environment.

Kasson County has previously approved Self-Storage as a special use at our site and this use remains the same. We have met with the utility providers and they have no issue, nor is there any additional impact by altering our project since the utility infrastructure is already in place, as approved in Phase I. All buffering, screening, lighting, setbacks, coverage and imperious surface are in accordance with Kasson Township Zoning Ordinance Requirements.

In accordance with the previously approved plans, all lights will adhere to the night sky guidelines. We have taken the natural environment into consideration and created an extensive tree buffer in the north to serve as a natural buffer between the commercial and adjacent residential zoning. The proposal includes planting trees and adding a 6' fence as part of the Northern buffer.

In addition, Traffic flow on M-72 is managed via the MDOT approved drive cut and ample parking within the facility so there will not be M-72 obstruction.

8. Applicants must clearly demonstrate that all standards of this ordinance, including those in Section 7.7 - Basis for Determination, have been met. It is solely the responsibility of the applicant to procure and present adequate professional expert testimony and/or other information, as may be required by the Planning Commission during the review of the application, describing the methods, proposed conditions, and safeguards that are to be put into place to satisfy all applicable standards.

B. A site plan in accordance with Chapter 8 - Development Site Plan Review.- **Exhibit E** Site Plan updates identified, **Exhibit E2** Site Plan

Zoning Administrator stated approved development site plan does not qualify as a minor change per Section 8.12. Therefore, we are applying for modification of the development site plan in accordance with the procedures of Section 8.7.

Section 8.7 - Modification is considered a minor project according to Section 8.5, since the following statements are true, and thus required submittals are outlined in Section 8.7A.

A minor project, for the purpose of this Chapter, is defined as follows:

- A. The remodeling, alterations, or additions to commercial and industrial buildings of less than twenty-five (25%) percent of the square footage of the existing structure.
- B. Improvements to, erection of, or reconstruction of accessory buildings and structures, parking areas, and similar facilities.
- C. Site changes that do not exceed twenty-five (25%) percent of the existing developed site area.

Section 8.7A – Required Submittals – Minor Projects

All project applicants shall submit to the Zoning Administrator, the development site plan application provided by the Township, and twelve (12) copies of the detailed site plan. The detailed site plan shall consist of the following items for review:

1. A site plan, drawn to scale, showing the property boundaries, the proposed location of structures and other improvements including, where appropriate, roads, driveways, pedestrian walks, off-street parking areas, landscaped areas, fences and walls.

Exhibit E/Exhibit E2

2. A conceptual landscape plan, including required buffers, existing vegetation, water courses, and other significant side features.

Exhibit E/Exhibit E2

3. Architectural drawings of all elevations of the proposed structures as they will appear upon completion.

Exhibit F

4. Accurate scale drawings of all signs indicating their size, material, color and illumination, if any, and the method of installation of any free-standing sign.

Exhibit G

5. Conceptual grading and drainage plans with existing and proposed elevations.

Exhibit E/Exhibit E2

6. Such other data as may be required by the Planning Commission to ensure that the purpose of the Chapter are satisfied. The Commission shall state for the record its reasons for taking such action.

Exhibit H – Approvals

**KASSON TOWNSHIP
PLANNING/ZONING APPLICATION
ADDENDUM – SPECIAL USE PERMIT – ALL OTHERS**

Prior to completing this petition, the Applicant(s) should review the Kasson Township Zoning Ordinance, in particular Chapter 7, and any other section that applies to your petition. A copy of the Ordinance may be obtained from the Kasson Township Clerk.

Applicant Name(s) _____ Tax Parcel Number _____
Sleeping Bear Investments LLC (Jennifer Lynne Aragon) 007-019-008-12

RESOURCES

In preparing the Development Plan, the project applicant should review and become familiar with the Kasson Township Zoning Ordinance, Chapter 7 which outlines the complete process for requesting a Special Use Permit. The applicant may also use the resources available from the Township Zoning Administrator.

REQUIRED SUBMISSION

In addition to this application form, the applicant must submit to the Zoning Administrator the following required information:

- A detailed description of the proposed special use for which the permit is requested.
- A project schedule and development plans.
- A vicinity map:
 - With north point indicated
 - Showing land uses and existing structures on the subject parcel
 - Showing land uses, tax parcel numbers, and existing structures on all adjoining parcels within 500 feet of the subject parcel.
- A written statement detailing how the special use will impact on existing infrastructure, including, but not limited to, traffic, capacity of roads, schools, existing utilities, and the natural environment.
- A site plan, prepared in accordance with the Kasson Township Zoning Ordinance, Chapter 8 – Development Site Plan Review.

SUBMIT THIS APPLICATION, THE REQUIRED FEE AND ALL ATTACHMENTS, AND DRAWINGS TO THE KASSON TOWNSHIP ZONING ADMINISTRATOR

WARRANTY DEED

The Grantor, **Michael Aragon**, of 2602 S. Linden Court, Denver, CO 80222,

hereby conveys and warrants to the Grantee, **Sleepy Bear Investments, LLC**, a Michigan limited liability company, of 2602 S. Linden Court, Denver, CO 80222,

all of the Grantor's right, title and interest in and to the real property situated in the Township of Kasson, County of Leelanau and State of Michigan, as more fully described on **Exhibit A** attached hereto and incorporated herein.

Consideration: One Dollar (\$1.00).

This property may be located within the vicinity of farmland or 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 to Farm Act.

The Grantor grants to the Grantee the right to make all permissible divisions of this property under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This conveyance of real property is exempt from State and County Transfer Tax pursuant to MCL 207.505(a) and MCL 207.526(a).


This transaction is not a "transfer of ownership" under Section 27a of Act 415 of the Public Acts of 1994 (commonly known as "Proposal A") because it constitutes a conveyance between commonly controlled entities as the Grantor is the sole member of the Grantee. MCL 211.27a(7)(l).

[The remainder of this page has been left blank intentionally; signature page follows.]

The Grantor has executed this Warranty Deed on the date set forth below.

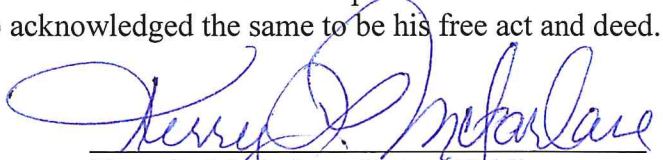
GRANTOR:

Dated: June 8, 2023


Michael Aragon

STATE OF MICHIGAN)
)ss.
COUNTY OF GRAND TRAVERSE)

On this 8th day of June, 2023, before me, a Notary Public in and for this County, personally appeared the Grantor, **Michael Aragon**, to me known to be the same person described in and who executed the within instrument, and who acknowledged the same to be his free act and deed.


Kerry L. McFarlane, Notary Public
Leelanau County, Michigan
Acting in Grand Traverse County, Michigan
My Commission Expires: 06/22/2023

Prepared by and when recorded return to:

Scott D. Harvey, Esq.
PARKER HARVEY PLC
901 S. Garfield Ave., Suite 200
Traverse City, MI 49686
231-929-4878

Parcel Identification Number: 45-007-019-008-12.

Send subsequent tax bills to: Grantee.

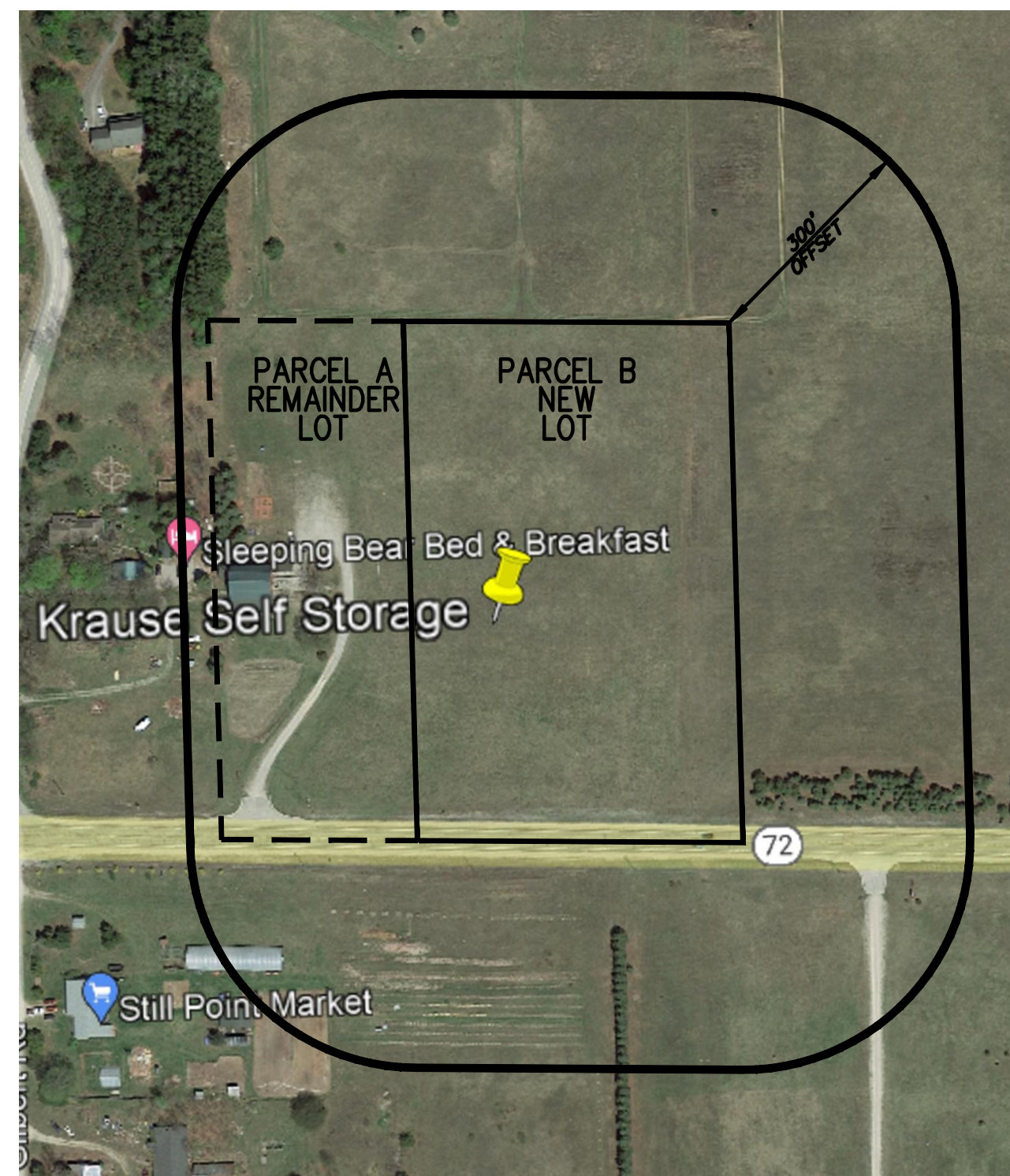
This instrument was prepared at the specific request of the parties based solely on information supplied by one or more of the parties to this conveyance and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The parties hereto signify their assent to this disclaimer by the Grantor's execution and the Grantee's acceptance of this instrument.

EXHIBIT A
LEGAL DESCRIPTION

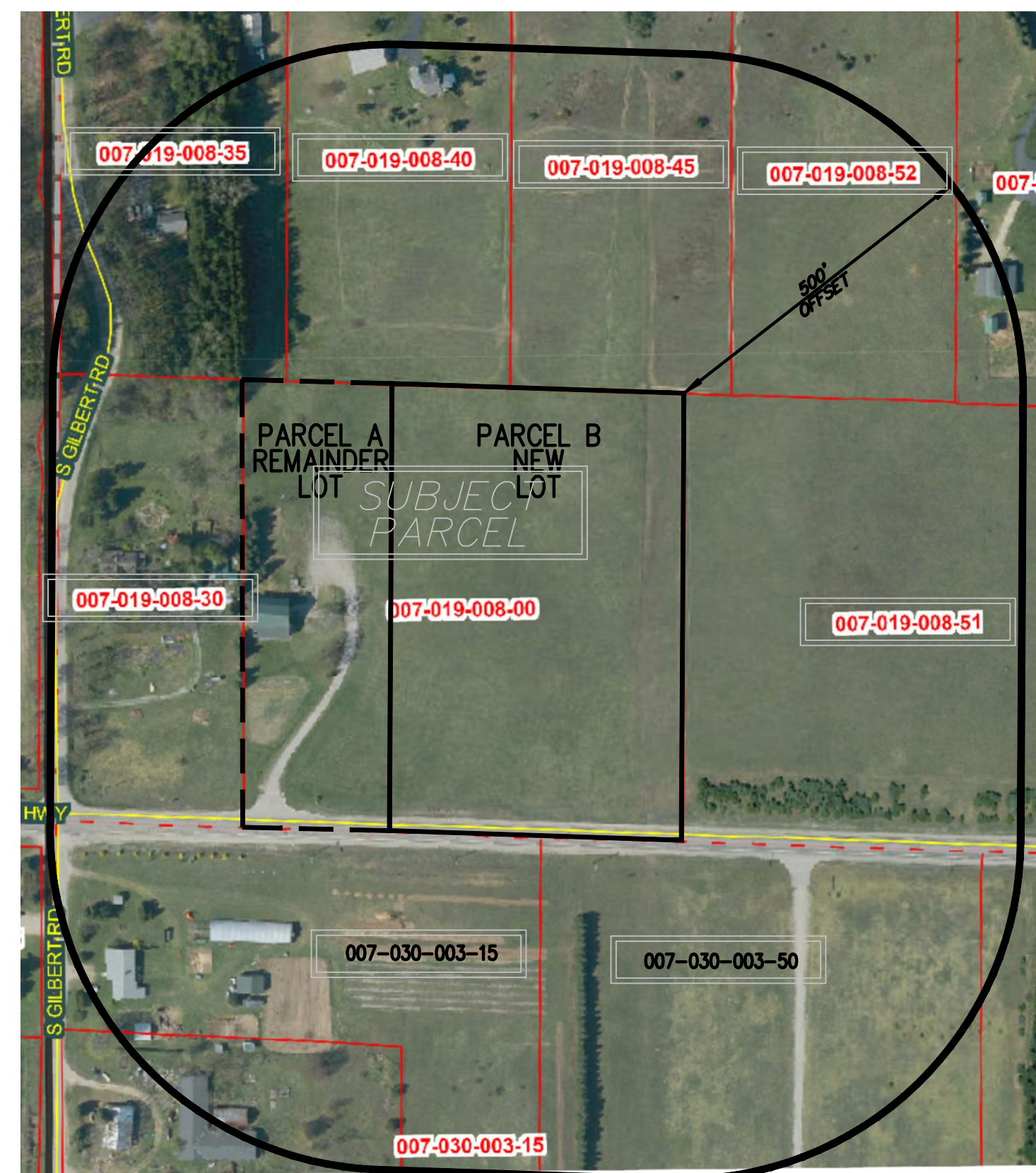
Real property located in the Township of Kasson, County of Leelanau and State of Michigan as follows:

Parcel B

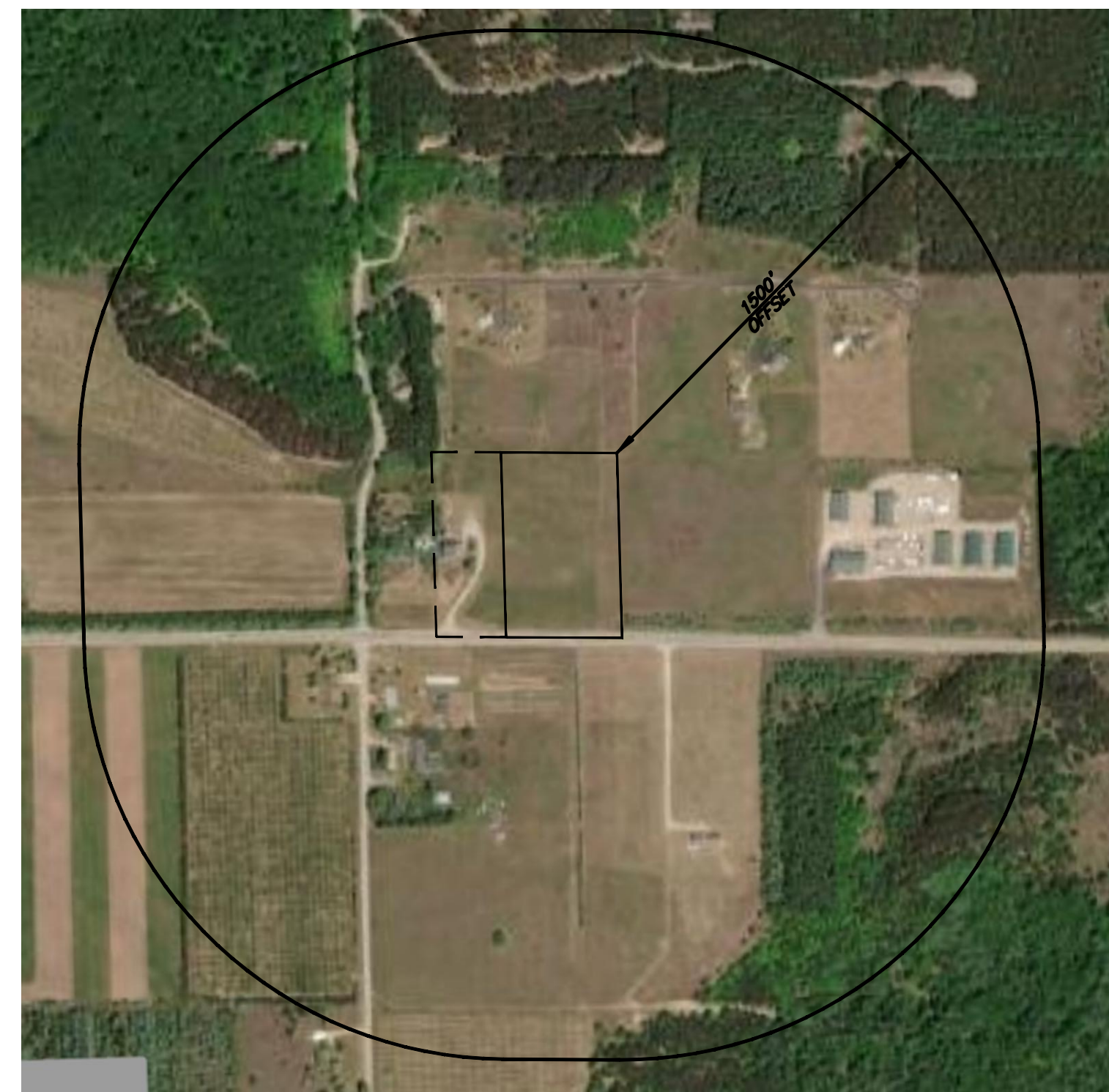
Part of the Southwest 1/4 of Section 19 , Town 28 North, Range 13 West, Kasson Township, Leelanau County, Michigan, more fully described as: Commencing at the Southwest corner of said section; thence South 87°30'05" East, along the South line of said section, 467.41 feet, to the Point of Beginning; thence North 00°57'05" East, 660.00 feet; thence South 87°30'05" East, 460.00 feet; thence South 00°57'05" West, 660.00 feet, to the South line of said section; thence North 87°30'05" West, along the South line of said section 460.00 feet, to the Point of Beginning.



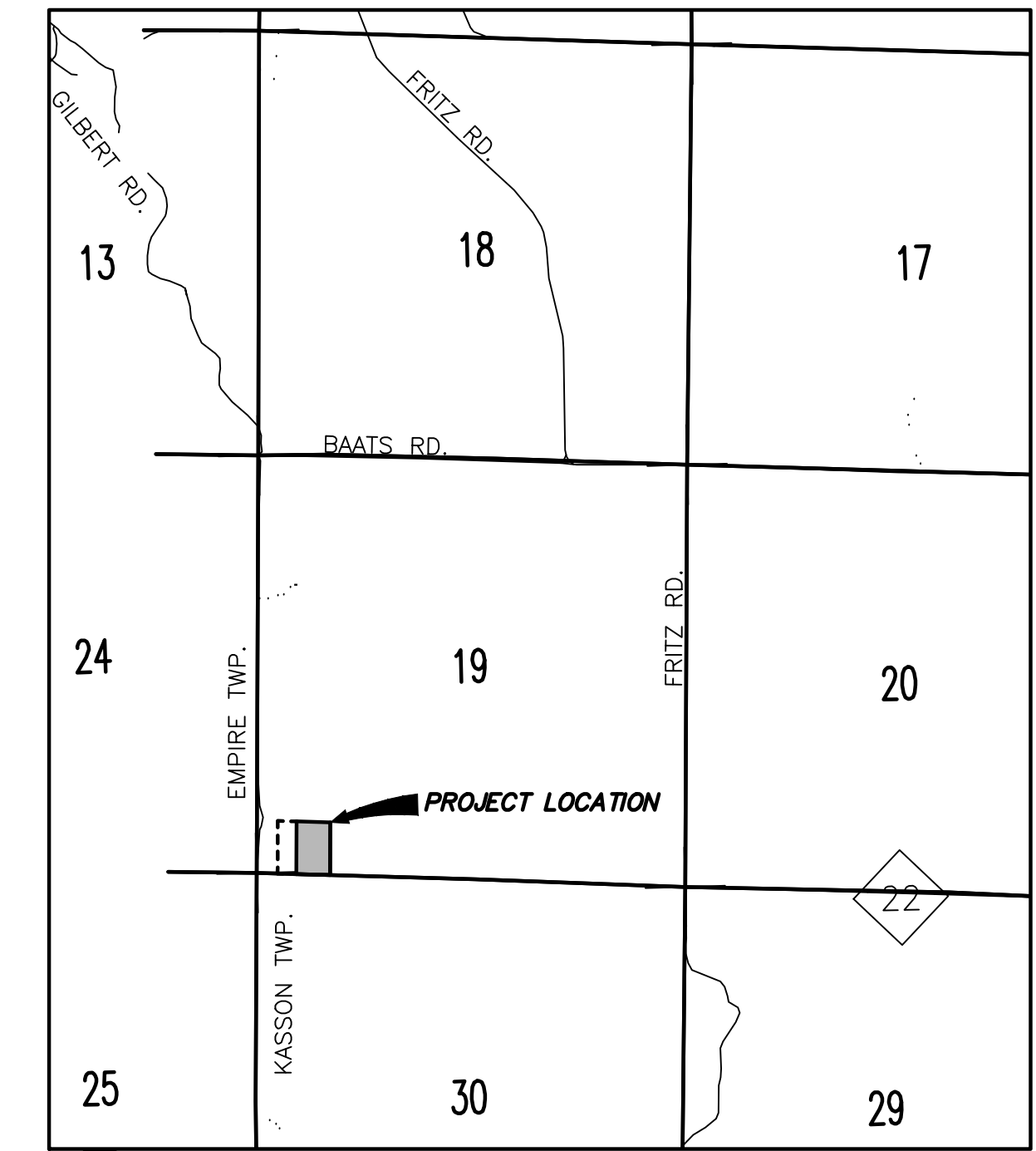
LAND AND STRUCTURES MAP
PROJECT AREA W/300' OFFSET 1"=200'



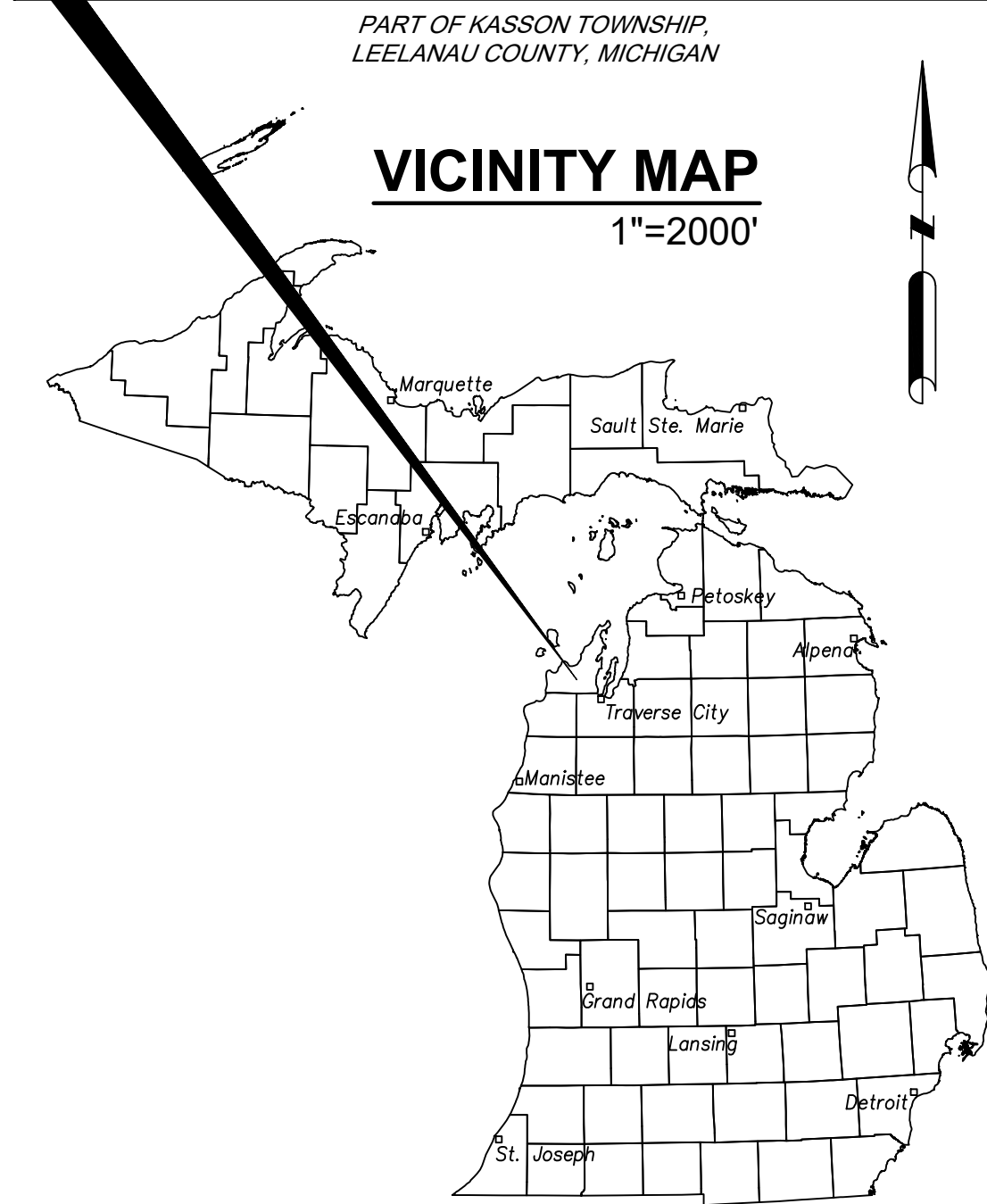
TAX PARCEL No. MAP
1"=200'



NATIONAL WETLANDS INVENTORY
PROJECT AREA W/1500' OFFSET 1"=500'



VICINITY MAP
1"=2000'



MI STATE MAP
1"=2000'

ABBREVIATIONS

AC	ASPHALT CONCRETE	IRR	IRRIGATION
ACP	ASBESTOS CONCRETE PIPE	LAT	LATTICED OR LATERAL
BC	BEGINNING OF CURVE	MC	MIDDLE OF CURVE
BEG	BEGINNING	MH	MANHOLE
BF	BOTTOM OF FOOTING	N	NORTH OR NEW
BIT	BITUMINOUS (N)	NEW	NEW
BOT	BOTTOM	NAT	NATURAL
BP	BOTTOM OF PIPE	NLY	NORTHERLY
BR	BOTTOM OF RISER	NTS	NOT TO SCALE
BTWN	BETWEEN	OC	ON CURB OR ON CURVE
BW	BACK OF WALK	PA	PUBLIC ACT
CB	CATCH BASIN OR CURB BACK	PE	PLAIN END OR POLYETHYLENE
CF	CURB FACE	POC	POINT OF CONNECTION
C/L	CENTERLINE	PP	POWER POLE
CO	CLEANOUT	PROT	PROTECT
CONC	CONCRETE	PT	POINT
CPVC	CHLORINATED PVC	PVC	POLYVINYL CHLORIDE
DI	DRAINAGE INLET	PVMT OR PAVT	PAVEMENT
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DIST	DISTANCE OR DISTRICT	RL	RIDGE LINE
DR	DRIVE	R/W	RIGHT OF WAY
DRWY	DRIVEWAY	S	SOUTH
E	EAST	SD OR ST	STORM DRAIN
(E) OR EX	EXISTING	SS OR SAN	SANITARY SEWER
EC	END OF CURVE	SHT	SHEET
ELEC	ELECTRIC	SHT	SOUTHERLY
ELY	EASTERLY	STL	STEEL
EG	EDGE OF GUTTER OR EX GROUND	ST	STREET
EP	EDGE OF PAVEMENT	TC	TOP OF CURB
ESMT	EASEMENT	TEL	TELEPHONE
FG	FINISHED GRADE	TG	TOP OF GRATE
FH	FIRE HYDRANT	TOP	TOP OF PIPE
FL	FLOW LINE	TT	TOP OF TREAD
FS	FINISHED SURFACE	TW	TOP OF WALL
G	NATURAL GAS	TYP	TYPICAL
GB	GRADE BREAK	VAR	VARIABLE OR VARIES
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	VERT	VERTICAL
GS	GROUND SURFACE	W	WEST
HDPE	HIGH DENSITY POLYETHYLENE	W/	WITH
HMA	HOT MIXED ASPHALT	WLY	WESTERLY
HP	HIGH POINT OR HIGH PRESSURE	W/D	WITHOUT
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING	X	CROSS
INV	INVERT		

GENERAL PROJECT INFORMATION

PROJECT MANAGER: TOM KRAUSE
EMAIL ADDRESS: tomskrause@gmail.com
PHONE NUMBER: (231) 357-2040
RECEIVES TEXTS: YES

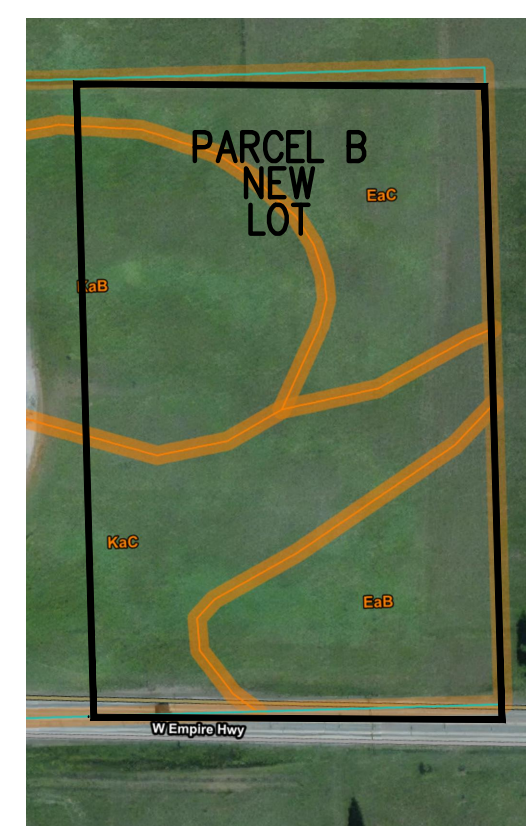
PROJECT ENGINEER: MARK A LUND, PE
EMAIL ADDRESS: markl@princelund.com
PHONE NUMBER: (231) 228-3608
RECEIVES TEXTS: NO

PROJECT OWNER: TOM KRAUSE
MAILING ADDRESS: 1238 S GARFIELD AVENUE, SUITE A TRAVERSE CITY MICHIGAN 49696
EMAIL ADDRESS: tomskrause@gmail.com
PHONE NUMBER: (231) 357-2040
RECEIVES TEXTS: YES

PROJECT LOCATION: EAST OF M72/GILBERT RD
LOT NUMBERS: 007-019-008-00
SECTION 19, T28N, R13W, KASSON TWP LEELANAU COUNTY

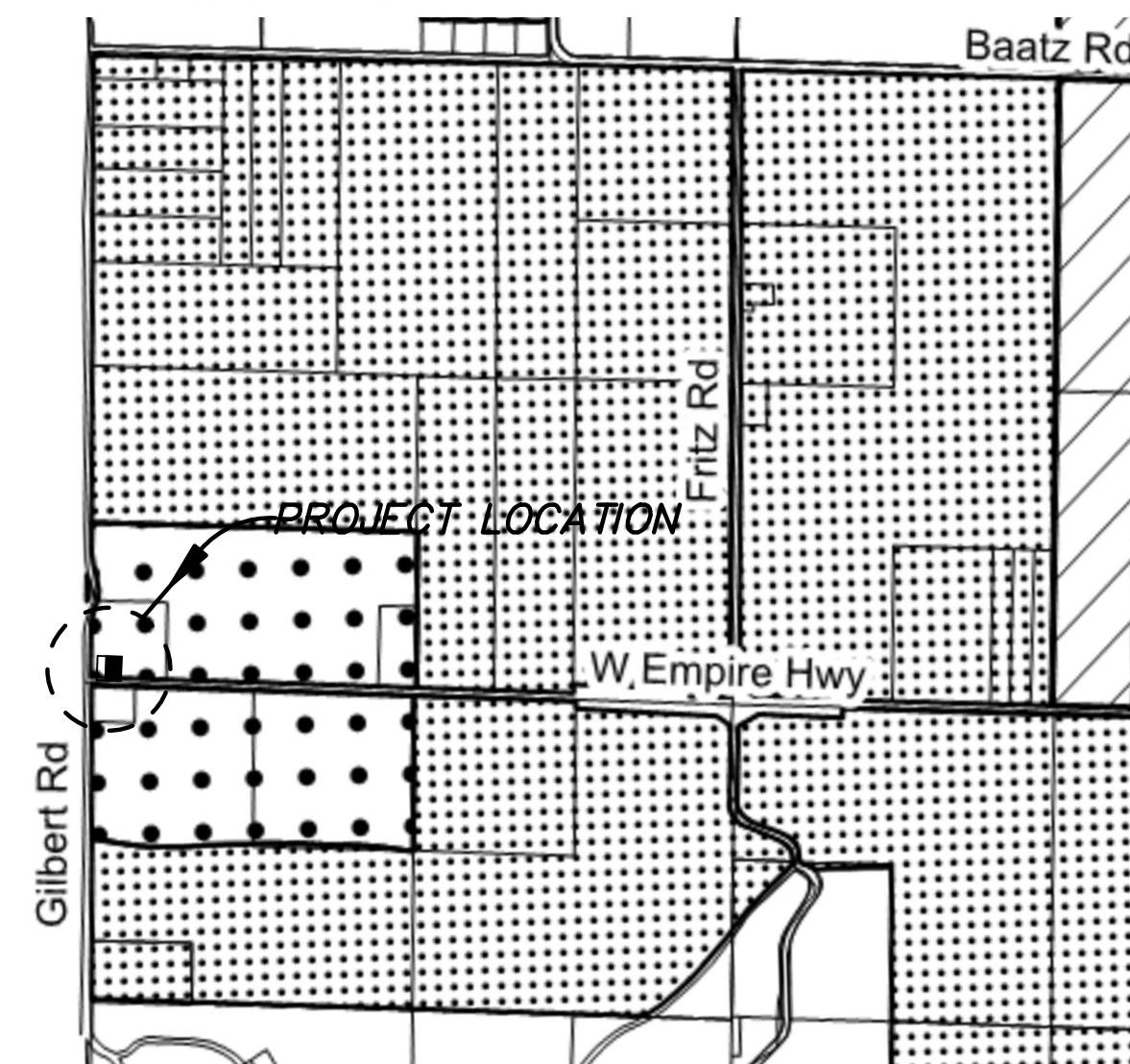
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Grid pattern	East Lake loamy sand, 0 to 6 percent slopes, like moderated	1.4	14.5%
Diagonal lines	East Lake heavy sand, 6 to 12 percent slopes	2.1	21.6%
Horizontal lines	Kalva sand, 0 to 6 percent slopes	3.0	30.8%
Vertical lines	Kalva sand, 6 to 12 percent slopes	3.2	33.1%
Totals for Area of Interest		9.7	100.0%



WEB SOIL SURVEY
1"=200'

- LEGEND**
- Agricultural
 - Forested
 - Gravel
 - Commercial

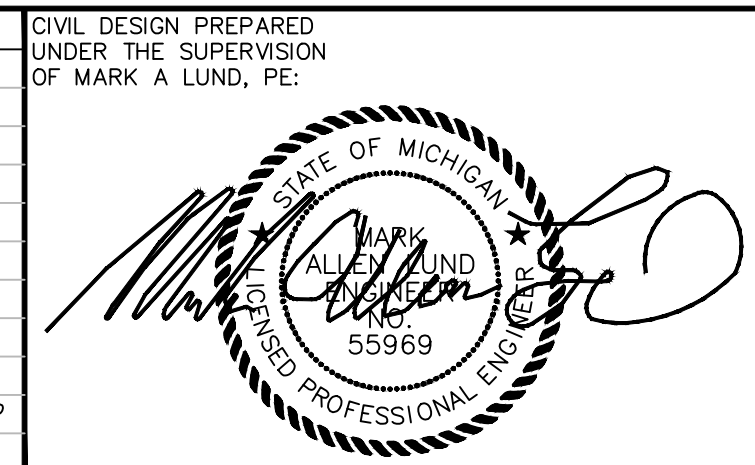


ZONING MAP-PARTIAL
KASSON TWP NTS

PARTIAL DRAFT-NOT FOR CONSTRUCTION

REVISIONS

ISSUED FOR PERMITTING	DESCRIPTION	DATE	REP BY
		04/30/21	



OWNER / DEVELOPER
KRAUSE REALTY SOLUTIONS

Tom Krause
Krause Realty Solutions
1238 South Garfields Ave, Suite A
Traverse City, Michigan 49686
Tel: 231-714-7219
Cell: 231-357-2040

TITLE SHEET

LANDSCAPE AND STRUCTURES AND TAX PARCEL No. MAPS
NATIONAL WETLANDS INVENTORY; VICINITY MAP; MI STATE MAP;
GENERAL INFORMATION; ABBREVIATIONS; WEB SOIL SURVEY;
AND ZONING MAP (PARTIAL)
KRAUSE SELF STORAGE
KRAUSE REALTY SOLUTIONS
TRAVERSE CITY, MICHIGAN 49686

Prince-Lund
Engineering, PLC
P.O. Box 1268, Traverse City, Michigan 49685
(888) 418-2695 www.princelund.com

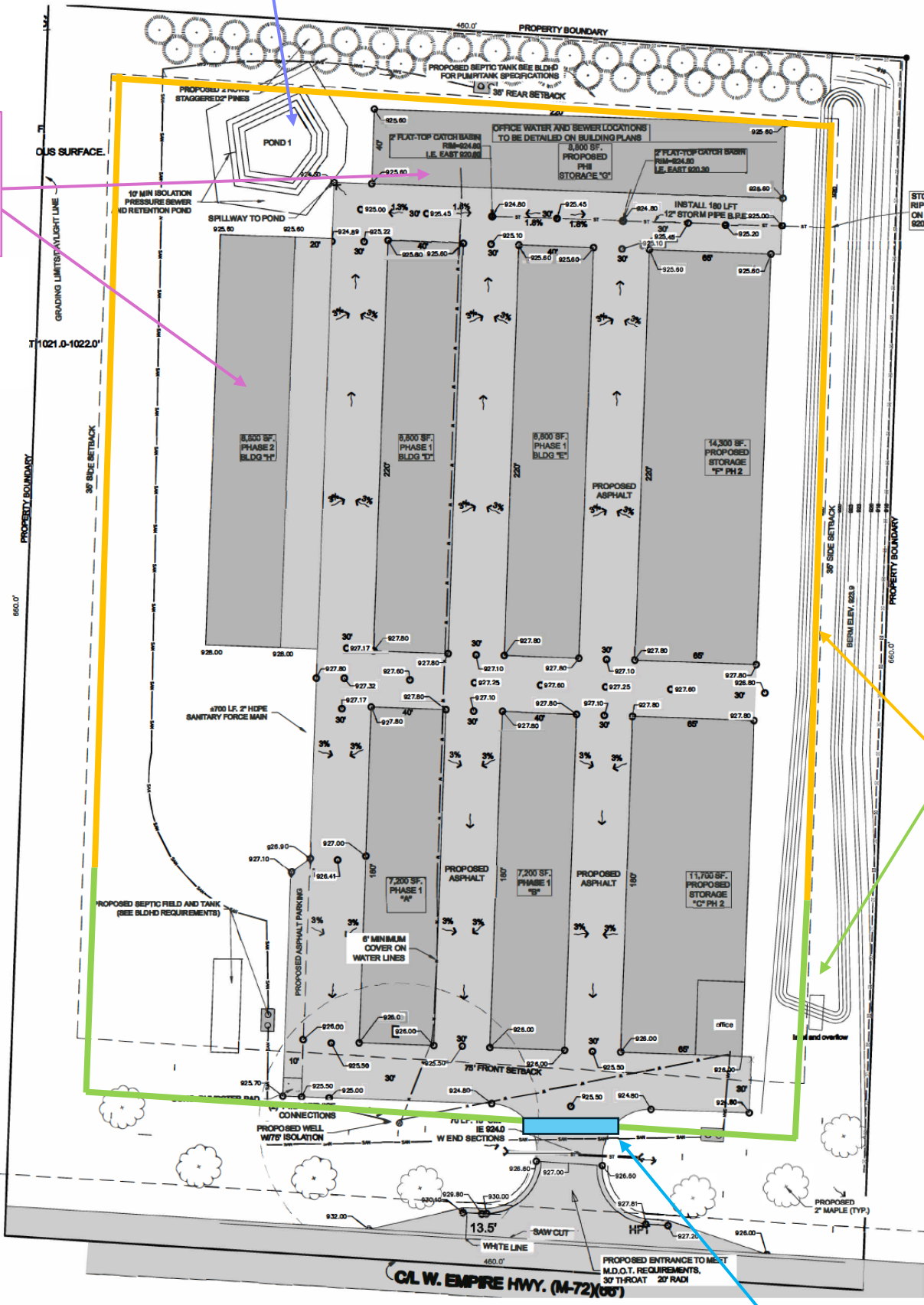
PREPARED BY: MAL
SCALE: AS NOTED
DATE: 11/30/2021
PROJECT ID: MXXX
DRAWING:
SHEET NO: T1.0

Oversized Retention Pond

Heights of Buildings "G" & "H" decreased to 16'

6' Fence around site

Security Gate



DRAINAGE/STORMWATER CALCULATIONS

ASSUMPTIONS:
*SITE CONSISTS OF WELL DRAINED SANDY SOILS, HIGH INFILTRATION RATES, NO HISTORY OF MAJOR RUNOFF EVENTS.

* USING RATIONAL METHOD FOR ENTIRE DRAINAGE DISTRICT. CALCULATED A DEVELOPED 25 YEAR STORM EVENT WITH AN ALLOWABLE RELEASE RATE BASED ON TIME OF CONCENTRATION

PROPOSED TOTAL ADDITIONAL IMPERVIOUS SURFACE: 150,908 SF

PROJECTED ADDITIONAL SITE RUNOFF FROM ADDITIONAL IMPERVIOUS SURFACE. C-FACTOR 0.9 (FOR IMPERVIOUS SURFACE)
ESTIMATED RUNOFF FOR INTO PONDS 1 & 2
150,908 SQ FT (3/12)" 0.9=37,727 CU FEET (REQUIRED)
ESTIMATED INFILTRATION RATE OF 6" PER HOUR

POND #1 CALCULATIONS

BOTTOM OF BASIN: ELEVATION 921.0' -AREA 1,400
TOP OF BASIN: ELEVATION 925.0' -AREA 3,500 SQ FEET
VOLUME PROVIDED 9,800 CU FEET

BOTTOM OF BASIN: ELEVATION 1020.0' -AREA 6,900 SQ FEET
TOP OF BASIN: ELEVATION 1023.0' -AREA 13,000 SQ FEET
VOLUME PROVIDED 29,850 CU feet SLOW RELEASE OUTLET AT 1021.0-1022.0' north end
EMERGENCY OVERFLOW OVER RIP RAP 1023.0' on south end

TOTAL SITE RETENTION VOLUME CALCULATIONS
VOLUME REQUIRED: 37,727 CF.
VOLUME PROVIDED: 39,850 CF.

GENERAL NOTES

1. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE CURRENT APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING THE FURNISHING AND USE OF SAFEGUARDS, SAFETY DEVICES AND PROTECTION EQUIPMENT. THE CONTRACTOR SHALL TAKE ANY NECESSARY PRECAUTIONS TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES AND THE PUBLIC IN THE PERFORMANCE OF THE WORK.
3. CONTRACTOR TO FURNISH RECORD DRAWINGS TO COUNTY DPW, COUNTY ROAD COMMISSION, AND/OR TOWNSHIP UPON COMPLETION OF PROJECT IF REQUESTED.
4. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.
5. ANY CHANGES IN PLANS OR SPECIFICATIONS MUST BE REVIEWED BY THE PROJECT ENGINEER AND/OR THE OWNER.

GRADING AND PAVING NOTES

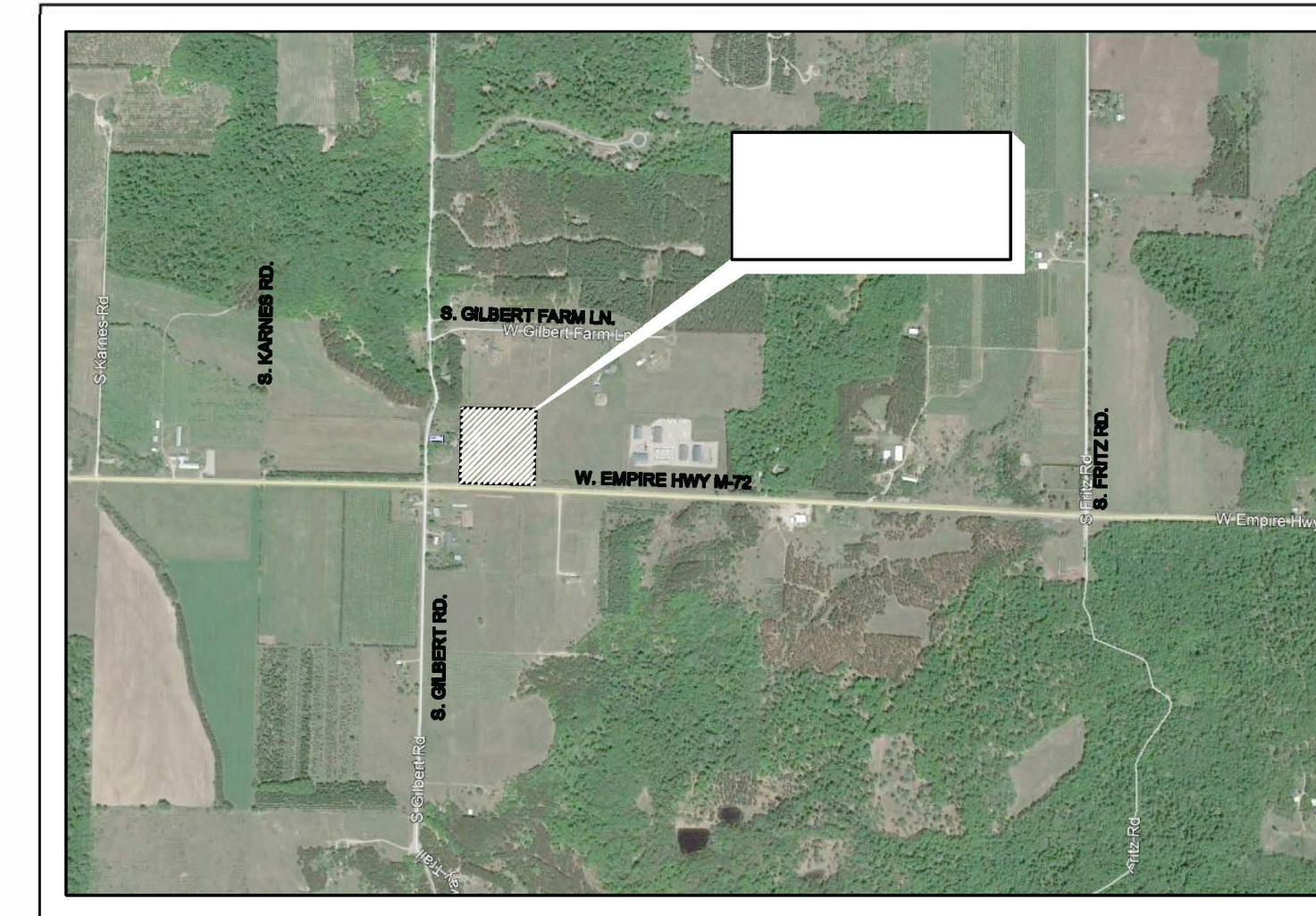
1. THE PRESENCE OF OTHER THAN GRANULAR MATERIALS IN THE SUB-GRADE SOIL WILL REQUIRE A FULL WIDTH, FIFTEEN INCH, GRANULAR SUB-BASE, MDOT CLASS II OR EQUIVALENT.
2. PREPARE SUB-GRADE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED BY THE FIELD ENGINEER/OWNER PRIOR TO PLACEMENT OF GRAVEL.
3. GRAVEL TO BE USED ON PROJECT MUST MEET SPECIFICATIONS FOR MDOT 22-A AND MUST BE TESTED AND/OR REVIEWED BY THE FIELD ENGINEER PRIOR TO PLACEMENT.
4. GRAVEL PLACEMENT MUST COMPLY WITH DIVISION 3 OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION 2003 STANDARD SPECIFICATIONS.
5. PREPARED GRAVEL WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED BY THE PROJECT ENGINEER PRIOR TO PLACEMENT OF BITUMINOUS SURFACE.
6. CONTRACTOR SHALL GIVE THE PROJECT ENGINEER A 48-HOUR NOTICE PRIOR TO PLACEMENT OF BITUMINOUS SURFACE.
7. CMP CULVERTS SHALL HAVE A MINIMUM OF ONE-FOOT COVER FROM TOP OF PIPE UNLESS OTHERWISE SHOWN ON THE PLAN. PLASTIC CULVERTS SHALL HAVE TWO-FOOT MINIMUM COVER OVER TOP OF PIPE. THE COVER ABOVE THE PIPE SHALL BE CLEAN AND FREE OF ALL DEBRIS.

SOIL EROSION PREVENTION NOTES

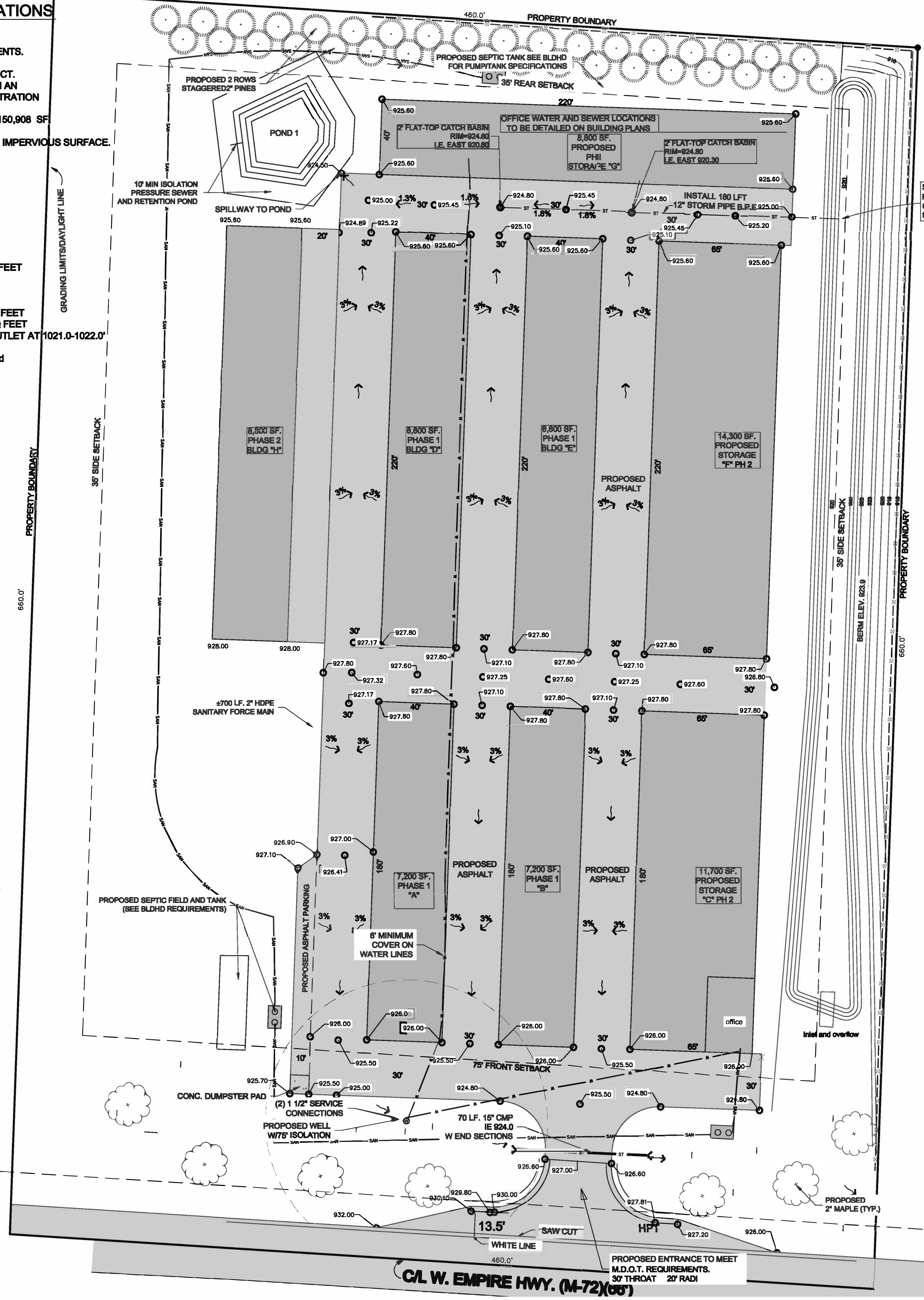
1. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
2. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED OR SOODED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS.
3. CONTRACTOR SHALL OBTAIN SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.
4. NO SLOPES WITHIN SITE SHALL BE GRADED GREATER THAN 1 ON 2 UNLESS SPECIFICALLY NOTED AND ADDITIONAL STABILIZATION SUCH AS TURF REINFORCEMENT MAT OR MULCH BLANKETS ARE PROVIDED. ALL RETENTION BASIN SLOPES TO BE NO GREATER THAN 1 ON 2.
5. ALL SILT FENCE IS TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO MAKE ROUTINE INSPECTIONS OF SILT FENCE AND REPAIR AND MAINTAIN AS NECESSARY UNTIL VEGETATIVE COVER IS RESTORED.
6. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AFTER GROUND COVER IS ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.

SITE PLAN PROPOSED SELF-STORAGE

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 19, T28N, R13W, KASSON TOWNSHIP LEELANAU COUNTY, MICHIGAN



LOCATION MAP
NOT TO SCALE



PROJECT ZONING

OWNER/APPLICANT "SLEEPY BEAR INVESTMENTS, LLC"
ZONING DISTRICT: CD - COMMERCIAL

SETBACKS:
FRONT: 75' FROM STATE HWY RW
PROPOSED -82.0'
REAR: 35' - PROPOSED 35'
SIDES: 35' - PROPOSED 63.5'

MAX. BUILDING HEIGHT: 35'
PROPOSED 16' MAX AT PEAK

SITE AREA 6.96 AC 303,599.85 SQ FT

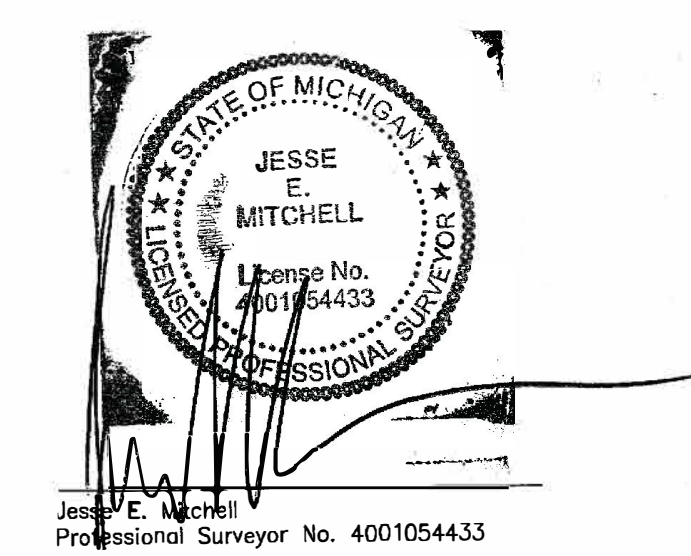
PROPOSED BUILDINGS
PH 1 32,200 SQ FT
PH 2 43,800 SQ FT
TOTAL 76,000 SQ FEET

MAX ALLOWED 25%=75,688

PROPOSED AND EXISTING IMPERVIOUS SURFACE 150,908 SQ FEET
49.7% COVERAGE

MAX ALLOWED 50.0%=151,779 SQ FT

MDOT REQUIREMENTS- SEE MDOT PERMIT, ACCESS TO BE 330' CL TO CL FROM APPROACH TO THE EAST. STANDARD COMM. APPROACH



PHASE II
09-21-2023

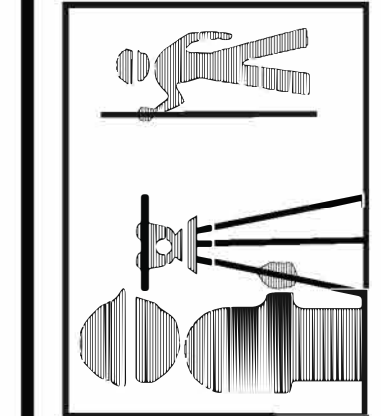
DESCRIPTION: A parcel of land situated in the Township of Kasson, County of Leelanau, State of Michigan and described as follows to-wit:

PARCEL "B"

Part of the Southwest 1/4 of Section 19, Town 28 North, Range 13 West, Kasson Township, Leelanau County, Michigan, more fully described as: Commencing at the Southwest corner of said section; thence South 87°30'05" East, along the South line of said section, 467.41 feet, to the Point of Beginning; thence North 00°57'05" East, 660.00 feet; thence South 87°30'05" East, 480.00 feet; thence South 00°57'05" West, 660.00 feet, to the South line of said section; thence North 87°30'05" West, along the South line of said section, 480.00 feet, to the Point of Beginning. Said parcel contains B.27 acres, more or less.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.

BOB MITCHELL & ASSOCIATES
SURVEYING • MANAGEMENT
PLANNING • ENGINEERING
Northwestern Michigan
404 W. Main Street
P.O. Box 306
Kingsley, MI 49649
Harrison, MI 49625
(989) 539-6676
Fax (989) 539-7921
Toll Free 1-800-533-6627
Email: bm@bobmitchell.com



20230022 Site Plan.dwg
DATE DRAWN: 1-31-2023
DRAWN BY: MJC
FIELD CHECK:
REVIEWED BY: JEM
PROJECT MANAGER: JESSE E. MITCHELL

PROJECT INFORMATION:
**SITE PLAN FOR
PROPOSED M.D.O.T. ENTRANCE**
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 19, T28N, R13W, KASSON TOWNSHIP
LEELANAU COUNTY, MICHIGAN

SITE PLAN

JOB NO.:
20230022

C1
SHEET 1 OF 1

Exhibit F

Building H: Exterior Example



Interior Example:

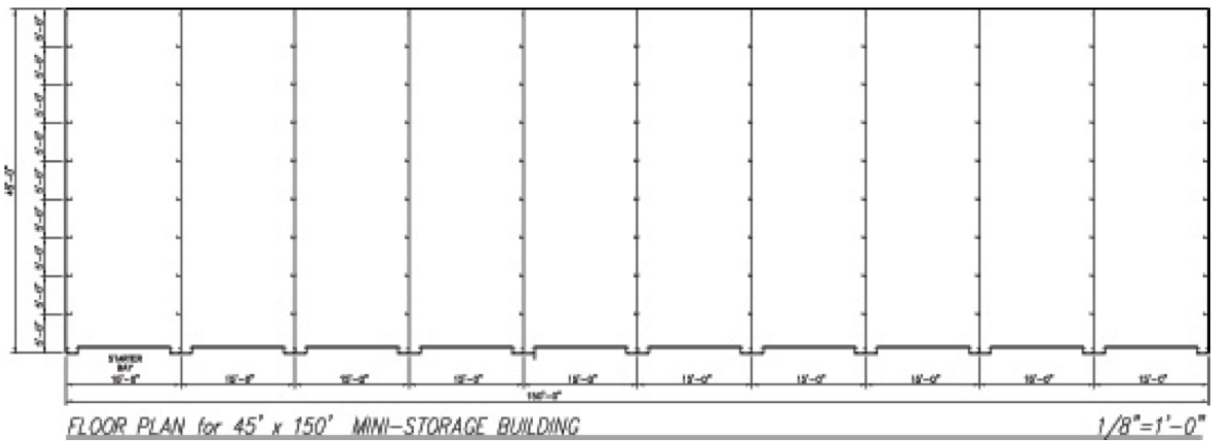
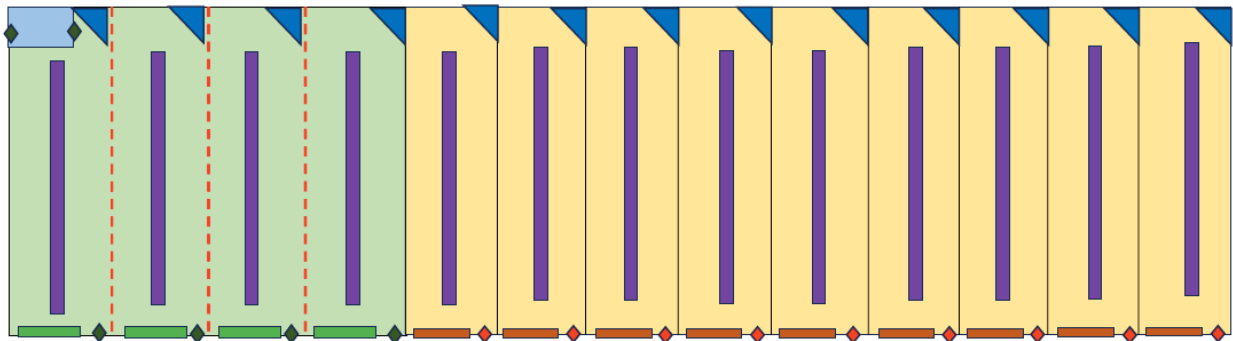


Exhibit F

Building G:

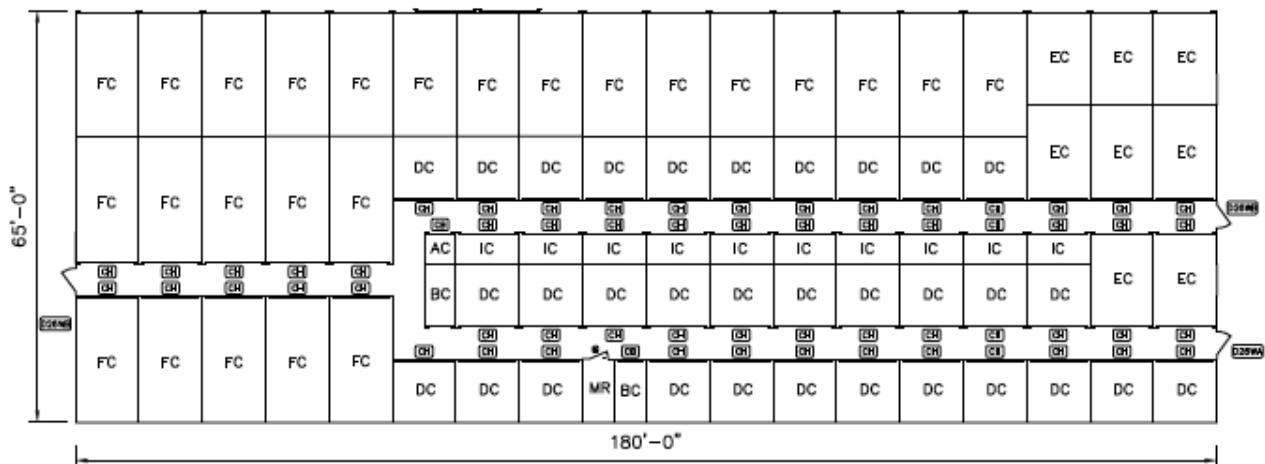
Interior Example:



Building C and F
Exterior Example



Interior Example



A - 65' x 180' x 9'-4" 1/4:12 PITCH GABLE BUILDING SYSTEM

SLEEPING BEAR STORAGE

ES9761 - SIGN PRESENTATION

3722 W EMPIRE HWY,
EMPIRE, MI



EZZI SIGNS
EST. 2005

16611 West Little York Rd
Houston, Texas 77084
EZZISIGNS.COM
713-232-0771

PROJECT:
SLEEPING BEAR STORAGE

ADDRESS:
3722 W Empire Hwy,
Empire, MI

DATE: 10/25/23

PROJECT NUMBER:
ES9761

DESIGNER:
MAURICIO

REVISIONS
R1: 00/00/2021
DESIGN UPDATE
R2: 00/00/2021
DESIGN UPDATE
R3: 00/00/2021
DESIGN UPDATE

APPROVALS / DATE

CLIENT:

LANDLORD:



Ⓢ Installation requirements. This sign is to be installed in accordance with the requirements of article 600 of the national electric code and other applicable local codes. This includes proper grounding and bonding. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the NEC.

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Google Earth



QTY: 1
D/F SIGN

16611 West Little York Rd
Houston, Texas 77084
EZZISIGNS.COM
713-232-0771

PROJECT:
SLEEPING BEAR STORAGE

ADDRESS:
3722 W Empire Hwy,
Empire, MI

DATE: 10/25/23

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FACES: NON ILLUMINATED WHITE ALUMINUM FACES
WITH OPAQUE VINYL APPLIED ON FIRST SURFACE

POLES: 4"X4" ALUMINUM OR WOODEN POSTS EMBEDDED
INTO THE GROUND
PAINT: BLACK

Exhibit - H

Kasson County Approvals

3722 W Empire Hwy – Sleeping Bear Storage – PHII

Road Commission – MDOT (Permit 45021-192095-23-021723)

01.29.2024 - Call with Steve Burzynski

- Mr. Burzynski approved the proposed plans for Phase II and said the changes do not affect the approved MDOT Permit. No other action is necessary.

District Health – On-Site Sewage & Well (Permit L23-031)

01.31.2024 - Brett Yonker

RE: 3722 W Empire Hwy



Brett Yonker <byonker...>

Today at 7:30 AM

To: Jenny Aragon

Hi Jen,

Sorry for the delayed response. After looking over the plans, I have no issues with you going forward with the plans. Just make sure that all setbacks and isolation distances that were previously gone over are maintained. If you need a memo from our office, let me know, and I can write one up for you.

Brett Yonker
Environmental Sanitarian
Benzie-Leelanau District Health Department
7401 E. Duck Lake Rd., Suite 100
Lake Leelanau, MI 49653
(231)-256-0241
byonker@bldhd.org

Drain Commissioner – SESC (Permit 23-001)

01.31.2024 – Steve Christensen

Re: 3722 W Empire Hwy - Sleepy Bear Investments LLC - Phase II



Jenny Aragon <jenny@...>

Today at 1:27 PM

To: Steve Christensen

From: Steve Christensen

<schristensen@leelanau.gov>

Date: Wednesday, January 31, 2024 at 1:26 PM

To: Jenny Aragon <jenny@aragon-properties.com>

Subject: RE: 3722 W Empire Hwy - Sleepy Bear Investments LLC - Phase II

Hi Jenny,

The original sizing of the storm water basins was well over what was needed and will easily accommodate the added size and new building.

That combined with the excellent soils in this area leads me to the conclusion that we have no problems with the changes to the plans.

Sincerely,

Steven R Christensen



CEDAR AREA FIRE & RESCUE

From the Desk of Andrew T. Doornbos ~ Chief of Department

8907 Railroad Ave., Cedar, MI 4962 / Phone: (231) 228-5396 / Cell: (231) 835-1750

January 30, 2024

Ms. Jennifer Aragon
Aragon Properties

Re: 3722 W. Empire Hwy Site Plan Review

Ms. Aragon,

I have had the opportunity to review the plans you submitted. These plans were sent via email which was received Jan 26, 2024. The plans appear to be a revision to plans that were reviewed 2022 for the same property.

The revisions made to the site plan do not change the original recommendations submitted to Mr. Cypher on February 10th, 2022. They also do not require any additional recommendations as the revisions made do not give me any pause for the effect they have on the site. Should you have any additional questions please let me know.

Thank you,

Andy Doornbos
Cedar Area Fire & Rescue