

## Two K Farms Special Events Permit Plan 2020

Two K Farms has been growing fruit on the property at 3890 SW Bay Shore Drive for 7 seasons. Our one-year anniversary of the tasting room being open to the public was celebrated on September 21, 2019. Two K Farms is now requesting a special event permit for the calendar year of 2020 from Bingham Township in Leelanau County, MI. Special Events are important for establishing the Two K Farms Cidery brand, but importantly for the economic viability of the business. The income derived during late Spring to the Fall when most events take place, is an important diversification generating income to support our ability to hire and keep good

employees:

### Number and Size of Events

- REDUCED  
NEW  
SP
1. Events with 1-50 guests: 32
  2. Events with up to 150 or more: 12
  3. Total Events per Calendar Year: 44
  4. No more than three events shall occur in seven days, and no more than one event with more than 100 guests in seven days.

### Sound Management

To address concerns about sound level and ensure that the impact in regards to our neighbors and the surrounding Two K Farms community is minimal, we have developed a sound management plan that we believe will provide more than adequate control over the level and intensity of music played at an event in the tasting room or on the adjacent spaces (orchard, mound in front of tasting room). Two K Farms will direct noise amplification devices away from Woodland Lane and York Condominiums. All outside music will cease at 8:00PM. Inside music and event facilities will cease music at 10:00PM. Two K Farms has had live music on the patio since the beginning of June 2020 on Thursday and Saturday every week. There have not been any noise complaints since the opening of Two K Farms in September of 2018.

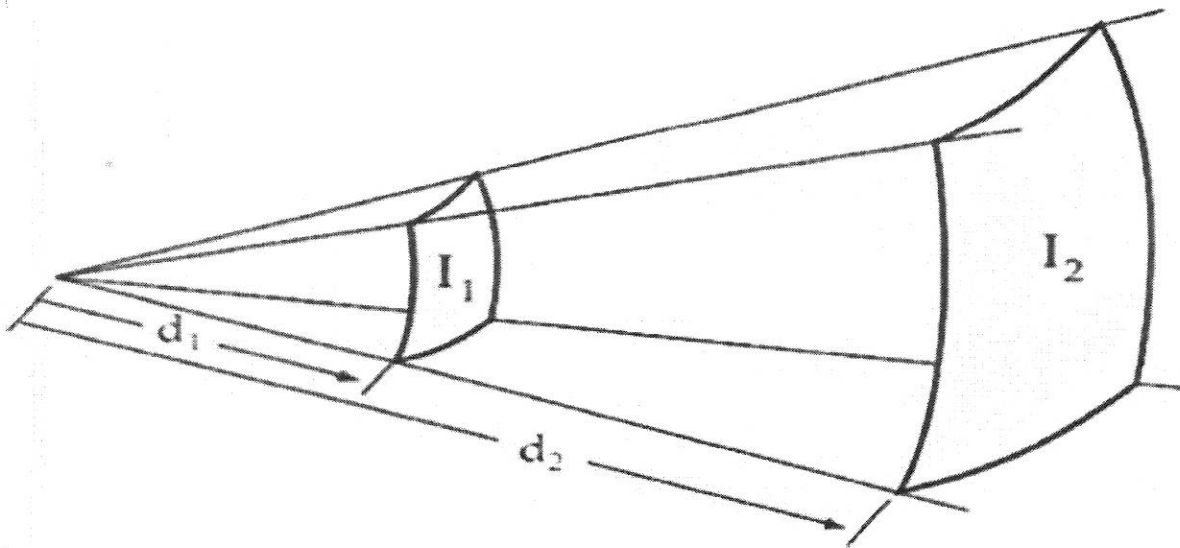
- Normal Conversational Level is between 60-70 dB (at 3-Sft)
- Hear.net establishes conversational intensity as a range between 60-70dB  
(Sourced from Marshall Chasin, M.Sc., Aud (CJ, FAAA, Centre for Human Performance & Health, Ontario, Canada).
- American Speech and language Association marks conversational levels at 60 dB.
- Engineeringtoolbox.com sets the conversational level at 70dB.
- Caltrans - California Department of Transportation (south Redding project) sets conversational level at 70dB.

## Estimating Sound Levels with the Inverse Square Law

In the real world, the inverse square law is always an idealization because it assumes exactly equal sound propagation in all directions. If there are reflective surfaces in the sound field, then reflected sounds will add to the directed sound and you will get more sound at a field location than the inverse square law predicts. If there are barriers between the source and the point of measurement, you may get less than the inverse square law predicts. Nevertheless, the inverse square law is the logical first estimate of the sound you would get at a distant point in a reasonably open area.

### Parameters:

- Sound level maximum set at 90 dB as measured by Two K Farms.
- Two K, contractually, will retain exclusive control of sound volume.
- This will be written into all event contracts.



The Inverse Square Law gives us a logical first estimate for the intensity of sound as it travels over a distance. If we know the Intensity 1 ( $i_1$ ) at a given Distance 1 ( $d_1$ ) then we can calculate the Intensity 2 ( $i_2$ ) at a given Distance 2 ( $d_2$ ).

$$i_2 / i_1 = [d_1 / d_2]^2$$

Farm Diagram shows that the distance between the designated location of the band/DJ and the nearest possible point of the property perimeter is 386 feet and the distance between that same origin point and the center of SW Bay Shore Drive (M22) is 414 feet. The nearest neighbor to the north of the venue is 502 feet and directly north is 527.5 feet. These are all the minimum possible distances sound would travel and represent a small section of the area surrounding Two K encompassing the absolute nearest points of interest.

Referencing D-1, D-2, D-3 we can see that calculation of sound intensity of those distances, all beginning with a level of 90dB at 1 meter (3.28 feet).

- o Property line = 48.58 dB
- o Center line of SW Bay Shore Drive = 47.97 dB
- o Nearest Residence = 46.30 dB & 45.87 dB

#### D1 calculations - Property Line

d1 = 3.28 feet  
d2 = 386 feet  
i1 = 90 dB  
i2 = 48.58 dB

#### D2 calculations - M22 Center Line

d1 = 3.28 feet  
d2 = 414 feet  
i1 = 90 dB  
i2 = 47.97 dB

#### D3 calculations - Nearest Neighbor(s)

d1 = 3.28 feet	d1 = 3.28 feet
d2 = 502 feet	d2 = 527.5 feet
i1 = 90 dB	i1 = 90 dB
i2 = 46.30 dB	i2 = 45.87 dB

#### Grounds and Space Rental

Two K Farms expects to hold events mainly in the tasting room and the surrounding or adjacent land visible from the building. If an event is deemed outside of the winery's normal operations, the winery will require a signed contract, proof of liability insurance, and proof of licensing when needed. During normal business hours, the winery will remain open to the public.

~~George Koskela and/or Max Koskela are the designated contact person for complaints about or during any Special Events, with phone number(s) as follows:~~

George: 231-866-4241 ext. 101      Max: 231-866-4241 ext. 100

## **Septic System**

“The existing on-site tank (1,600-gallon, double chamber) and drain field (1,000 sq. Ft) have been designed to accommodate the Cidery and Tasting Room loads. The current (conservative) capacity of the system is 500 gpd. Outdoor events exceeding these permanent wastewater loads will be accommodated with temporary facilities placed as needed.” – James B. Schiffer, P.E.

## **Bathrooms**

There are currently a men's and women's bathroom in the tasting room that can accommodate up to 75 guests. Two K Farms depending on events size and scale, would bring in bathroom facilities to accommodate the appropriate crowd(s). Events where there are more than 52 guests would prompt additional toilets being rented on-site from a licensed facilities company. There are additional fixed bathroom sites outside of the tasting room. One location is the production building, and the other the field office building at the entrance.

## **Renting the Tasting Room**

The tasting room can be rented to any potential group for work engagements, social club gatherings, family reunions, corporate functions, weddings, etc. Rental fee(s) will be negotiated based on number of guests and scope of event.

## **Weddings**

Wedding gathering of 52 people or less can easily be accommodated within the tasting room and its surrounding patio and lawn areas. Larger events of 52 or more people will require the rental of a tent or structure to accommodate the influx of patrons. All weddings and patrons must be finished by 10pm of the event day. There will be an event manager from Two K Farms at events like weddings. Catering will also be provided by regional caterers in good standing with the community and Two K Farms. Two K Farms always asks guest to consume alcohol responsibly, and we encourage ride service or shuttle services to and from the events.

## **New Wedding Site**

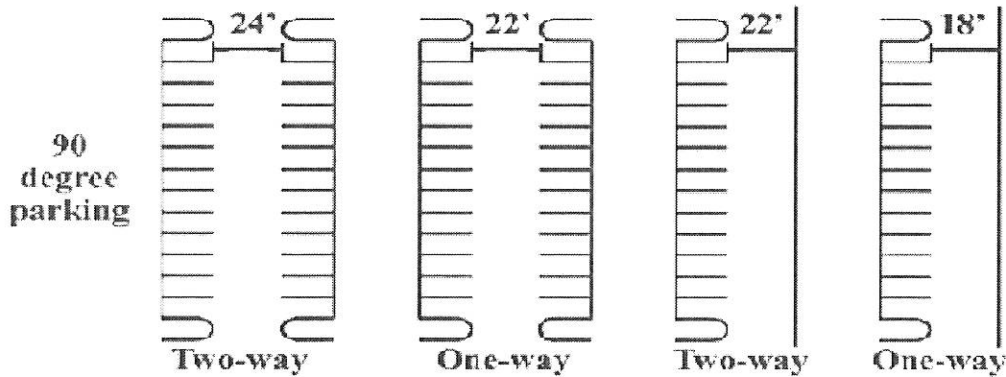
Weddings and other events will be held in the tasting room and/or on the earth mound directly in front of the tasting room. The area is over an acre, so plenty of space to put a tent, live music, bathroom facilities (if needed). The site is also far enough distance from major road ways and neighbor as to noise. All speakers will be oriented toward the tasting room (direction west / southwest). No speakers shall be oriented at neighbors on E. Woodland Lane, S. West Bay Shore Drive, or York condo residents. See Site Plan.

## Signage




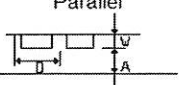
Two K Farms has installed two signs at the entrance of E. Woodland Ln., one sign identifies it as a private road & residents only, and the other directs traffic 500 ft. down M-22 to the Two K Farms entrance. Two K Farms intends on installing a sign on the northeast corner of the property facing North and South on S. West Bay Shore Drive directing customers to the correct entrance.

## New Parking Lot

The new parking lot will be approximately 73,000 sq. feet, and will be set up in a 90 degree – Two-way access layout. With the design that we feel works best for safety and efficiency of our site – the new parking lot should be able to accommodate an additional 210 parking spaces.



[https://www.uh.edu/facilities-services/departments/fpc/design-guidelines/09\\_parking.pdf](https://www.uh.edu/facilities-services/departments/fpc/design-guidelines/09_parking.pdf)

PARKING ANGLE 	STALL WIDTH 		STALL DEPTH 		AISLE WIDTH
	STANDARD	COMPACT	STANDARD	COMPACT	
90	9'	8 1/2'	18'	16'	25'
60	9'	8 1/2'	20'	18'	18'
45	9'	8 1/2'	19'	17'	12'
30	9'	8 1/2'	17'	15'	12'
Parallel 	W=8'	W=8'	D=22'	D=20'	A=12'

[http://www.cityofredbluff.org/citydepartments/planning/reg\\_parkingdrivewaystandards.php](http://www.cityofredbluff.org/citydepartments/planning/reg_parkingdrivewaystandards.php)

## Parking Attendant

There will be at least one parking attendant when events larger than 100 occur.

## **Driveway Entrance**

Two K Farms installed an MDOT entrance across from Lee Point Road on S. West Bay Shore Drive in the summer of 2018 as a condition for approval of the tasting room permit.

## **Children**

Children are always welcome and have the same access to winery grounds as adults. Small children must be supervised at all times and not allowed to wander off the property or into secure

areas.

## **Damage**

The person or organization making the reservation assumes full responsibility for the conduct of persons in attendance on the contact's behalf or by their invitation, and also assumes full responsibility for any damages or loss as a result of actions by said persons during their reserved event. Willful and malicious damage will be fully prosecuted by Two K Farms.

## **Smoking**

No smoking is allowed within 8 feet of any structure. Please use the receptacles provided for cigarette butts. Excessive littering may be considered damage.

## **Alcohol Use**

All alcohol consumption is by person(s) 21 years of age or older. Adult guests should be mindful and supportive of preventing underage drinking. Two K Farms has the right to ask the entire party to leave if a minor is seen consuming alcohol or shows signs of intoxication. All guests should bear in mind it is illegal to be publicly intoxicated. A designated driver or chauffeured service provides a measure of traveling safely, but does not excuse public intoxication of passengers.

## **Authority**

The winery seeks to respect the privacy of groups using the facility, but retains the authority to intervene at ANY time, especially if an unlawful or unsafe situation is suspected. Winery staff (or any concerned individual) may call for emergency medical help on behalf of a guest and such intervention in no way constitutes an admission of fault neither is it an agreement to pay for medical services. The winery has a right to refuse alcohol service to anyone. The winery may request the help of local law enforcement in asserting the winery's authority.