

# SOIL EROSION CONTROL PERMIT

Leelanau Conservation District  
Leelanau County Erosion Control Office  
8527 E. Government Center Dr., Suite 205  
Suttons Bay, MI 49682  
Phone: 231-256-9783 Fax: 231-256-7851

**PERMIT NUMBER: 23-058**

Fee Paid: \$218.00 Visa  
Site Visit Date: 4/5/23  
Date Issued: 4/11/23  
Expiration Date: 4/11/24  
Extension Date: Fee:

Under the provisions of Soil Erosion and Sedimentation Control, Part 91 of Act 451, authority is hereby granted to:

**OWNER /PERMITTEE**

**Name: Joel Peterson**

**Address: 7270 Thornapple River Dr**

**City: Ada**

**State/Zip: MI 49301**

**Phone: 616-291-1816**

**CONTRACTOR**

**Name: J Peterson Homes**

**Address: 516 E Front St**

**City: Traverse City**

**State/Zip: MI 49686**

**Phone: 616-291-1816**

**LOCATION OF PROJECT**

**No. & Street: N Main St**

**Property Tax #: 009-750-210-00**

**Township: Leland**

**Subdivision: N/A**

**ON-SITE RESPONSIBLE PERSON: Joel Peterson 616-291-1816**

**EGLE PERMIT NUMBER: N/A**

**DESCRIPTION OF EARTH CHANGE:**

**Soil disturbance across site for filling building construction, driveway, stormwater facilities.**

**PERMIT CONDITIONS (SPECIFIC):**

**NO SEDIMENT OR ADDITIONAL STORM WATER IS ALLOWED TO FLOW ONTO NEIGHBORING PROPERTY AND NO SEDIMENT IS ALLOWED INTO THE ROAD.**

**INSTALL SILT FENCE AS PER THE PLAN AND MAINTAIN FOR THE DURATION OF THE PROJECT. REMOVE ONLY AFTER THE SITE IS STABLE.**

**INSTALL STORMWATER CONTROLS (SWALE, STONE UNDER DRIVEWAY, AND STORMWATER OUTLET) AS PER THE PLAN. STORMWATER GENERATED MUST NOT REACH EROSION VELOCITIES.**

**THIS PERMIT IS CONTINGENT UPON THE INSTALLATION OF A GREEN ROOF CAPABLE OF HOLDING UP TO 4" OF STORMWATER. A DETAILED PLAN FOR THE GREEN ROOF WILL BE SENT TO L.C.D. FOR APPROVAL BEFORE CONSTRUCTION BEGINS.**

  
Erosion Control Officer

**THIS PERMIT MUST BE POSTED AT THE PROJECT SITE**

**YOU MUST NOTIFY THE CONSERVATION DISTRICT UPON COMPLETION OF YOUR PROJECT.**

**ADDITIONAL CONDITIONS WILL BE FOUND ON THE REVERSE SIDE**



There is a \$25.00 fee for an address assignment. Please make checks payable to Leelanau County.  
Only 1 address assignment per application.

**LEELANAU COUNTY APPLICATION FOR ADDRESS ASSIGNMENT**

Leelanau County Planning & Community Development  
8527 E. Government Center Dr., Ste. 108  
Suttons Bay, MI 49682  
(231) 256-9812 [planning@leelanau.gov](mailto:planning@leelanau.gov)

PLEASE FILL IN ALL SECTIONS COMPLETELY.  
FAILURE TO DO SO WILL RESULT IN A DELAY IN ASSIGNING  
AN ADDRESS.

FOR OFFICE USE ONLY

- Paid CC/Cash/Check  
 Pending  
 Processed  
 Entered in Computer

A.  
Applicant's name Joel Peterson Phone # 616-291-1816  
(Please print) *joel @ joel peterson homes. com*  
Owner's name Joel Peterson Email \_\_\_\_\_  
(If different than applicant)  
Owner's mailing address 7270 Monongahela River Drive, Ada, MI 49301

B.  
I hereby request the Leelanau County Planning & Community Development Office to assign an address  
for a structure on the following parcel of land. (Please attach a copy of survey or site-plan if available)  
COUNTY \_\_\_\_\_  
Tax Parcel Number 4S-009-750-210-00 Is this a new split? \_\_\_\_\_ YES  NO

C.  
Is there currently a structure on the property? \_\_\_\_\_ YES  NO  
If yes, what type \_\_\_\_\_  
Does this structure have an address? \_\_\_\_\_ YES \_\_\_\_\_ NO Address # \_\_\_\_\_

Reason for address request. Circle which one(s) apply.  
Home                      Apartment                      Industrial                      Garage  
Mobile Home              Commercial                      Pole Barn                      Other \_\_\_\_\_

Have permits been pulled? YES  NO



D.

**DRAW A MAP OF YOUR PROPERTY.** Show the proposed structure and all existing structures on the parcel and the location of your driveway. Include adjacent roads and any other landmarks. If you have a site plan already completed that includes this information, you do not need to fill out this portion. Just return a copy of it with this application.

NORTH

Please see next page for  
Residential Addresses.  
-J.H.

WEST EAST

SOUTH

I understand that the Planning & Community Development Office will assign an address based on the information I have furnished herein (legal description /survey/ site plan). I further understand that if the information that I provided is subsequently found to be in error, that a change in address might be required. I hereby agree to hold Leelanau County and its officers/employees harmless in the event of such an address change. I also understand that issuance of an address is **not** to be interpreted as approval to build on the lot specified on this application. **A COMPLETED ADDRESS APPLICATION WILL BE REQUIRED WHEN APPLYING FOR A BUILDING PERMIT IN LEELANAU COUNTY.**

Signature of applicant



Date

4/3/23

**DO NOT WRITE BELOW THIS LINE — FOR OFFICE USE ONLY**

Please be informed of the following official address in accordance with the Leelanau County Address Ordinance adopted 12/19/89 with amendments through June 2015. *Retail Addresses*

Your official address has two parts:

(1) ADDRESS NUMBER: 211, 215, 219, 223

(2) ROAD NAME: N. Main St.

Signed

Jenny N. Herman

Date

4/6/23

Only with this line properly signed by the Leelanau County Planning & Community Development Office are copies of this sufficient evidence that an address has been issued. **NOTE:** It is the owner's responsibility to use copies of this form to notify others of the address, including utilities, post office, driver's license, and other records. Private road owners are responsible for private road signage.

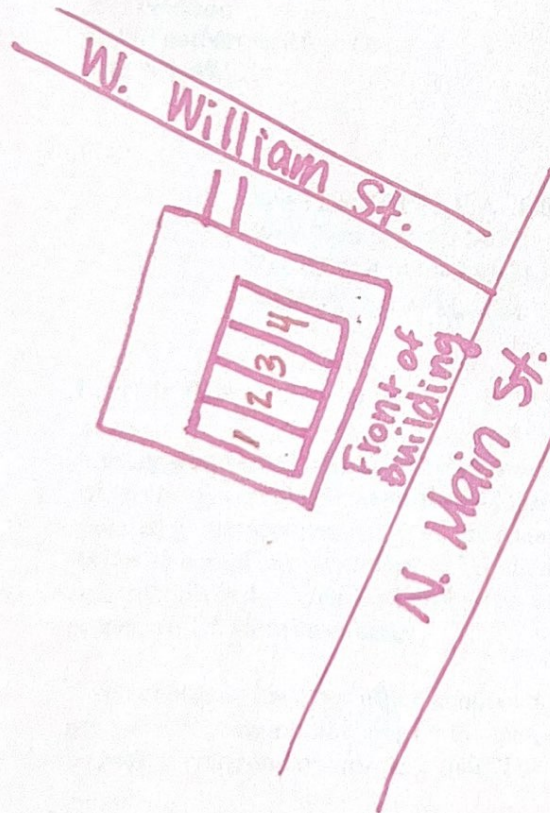


009-750-210-00

★(4) Retail units

↓

(4) Residential units above Retail



All addresses will be  
N. Main St.

Retail	Residential
(1): 211	(1): 231
(2): 215	(2): 235
(3): 219	(3): 239
(4): 223	(4): 243

First level: garages / Retail  
Second level: Living space  
Third level: Bedroom / Bath



# ***Benzie-Leelanau District Health Department***

**BENZIE OFFICE**  
6051 Frankfort Highway  
Suite 100  
Benzonia, Michigan 49616  
Phone (231) 882-4409  
Fax (231) 882-2204

**LEELANAU OFFICE**  
7401 E. Duck Lake Road  
Suite 100  
Lake Leelanau, Michigan 49653  
Phone (231) 256-0201  
Fax (231) 256-0225

*Website: [www.bldhd.org](http://www.bldhd.org)*

9 March 2023

Joel Peterson  
7270 Thornapple River Dr  
Ada MI 49301

## **WATER SUPPLY ACCEPTANCE**

Well Permit #: L23-033  
Tax ID #: 45-009-750-210-00  
Address: 211 N Main Str

Dear Mr. Peterson,

A water well record submitted by your well driller has been reviewed and appears to be satisfactorily completed. Additionally, satisfactory water sample results have been collected and reported to our department. With the exception of a final construction inspection, your new water well is in compliance with Part 127 of the Public Health Code, 1978 PA 368, the State well construction code. Your well driller is a Michigan Registered Well Driller and is familiar with the proper well drilling procedures.

If you choose to have our office conduct a final inspection an appointment will be required as we need to access your home interior to conduct this inspection. Please notify our office at 231-256-0201 to make arrangements for this visit. The inspection should take no more than 15 minutes.

Please consider this letter a health department acceptance of your new water supply. If you have any questions regarding this matter, please do not hesitate to contact our office.

Sincerely,



Clay McNitt, R.S.  
Environmental Health Sanitarian  
[bldhd@bldhd.org](mailto:bldhd@bldhd.org)  
Benzie-Leelanau District Health Department

Attachments: Water Sample and Water Well & Pump Record



**Subject:** RE: William and Main  
**Date:** Monday, March 20, 2023 at 11:12:28 AM Eastern Daylight Time  
**From:** Steve Patmore  
**To:** Joel Peterson  
**Attachments:** image002.png, MX-M266N\_20230320\_112102.pdf

These comments on the Site Plan are in addition to the previous comments:

- I believe that I calculated the total REU's as 5.25 with 1.0 already paid for. The calculations only show the flow as 4.25 REU's.
- The existing tank needs to be properly removed or abandoned.
- The existing sewer line to the system needs to be properly capped.
- The preferred two tank layout is shown on the attached sketch.
- The septic tanks need to be accessible from the top of the pavement. We cannot be removing pavers to access the tank.
- The existing sewer line on Main Street is 4" pvc gravity effluent sewer main. It flows to the south. If the new connection cannot be made at one of the existing wyes, we will require that the connection to the existing sewer be made using an approved saddle.
- We will require a damage waiver for installing the new tanks in the parking area.

Steve

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**From:** Joel Peterson <Joel@joelpetersonhomes.com>  
**Sent:** Monday, March 13, 2023 7:30 AM  
**To:** Steve Patmore <zoningadmin@suttonsbaytwp.com>  
**Subject:** William and Main

Hi Steve, Hope you had a great weekend. I'm checking in to make sure you received the information last week regarding the sizing and placement of the tanks at the Main street property. Please let me know if you have any questions. This approval is the last in our pre-permitting process prior to me giving the architect the go ahead to finish the construction drawings. An update would be most appreciated. Thank you,

Joel Peterson  
[joel@joelpetersonhomes.com](mailto:joel@joelpetersonhomes.com)  
616-291-1816  
516 East Front St, Traverse City, MI 49686





**Subject:** Re: Main St. Leland (J. Peterson) - Septic Design  
**Date:** Monday, March 6, 2023 at 12:39:48 PM Eastern Standard Time  
**From:** Steve Patmore  
**To:** Eric Wilde  
**CC:** Joel Peterson

Septic tanks must be concrete monolithic single compartment tanks or approved equal.  
The tank sizes shall be designed to provide for 24 hours of the design flow.  
There needs to be a grease trap for commercial food service.  
Tanks must be reinforced if located in parking or driving areas - and a waiver will be required.

The existing 4-inch main shown on the plans is a plastic gravity main flowing to the south.

Per my conversations with Mr. Peterson, a flow meter is required on the water system for billing purposes.

Steve Patmore  
Leland Sewer Administrator

On Thu, Mar 2, 2023 at 10:50 AM Eric Wilde <[ericw@maaeps.com](mailto:ericw@maaeps.com)> wrote:

Morning Steve,

Just wondering if you had a chance to look over these questions? Appreciate the help!

Thank you,  
Eric Wilde, P.E.

**Mansfield Land Use Consultants**

*Planners – Civil Engineers – Surveyors*

830 Cottageview Dr., Suite 201  
P.O. Box 4015  
Traverse City, MI 49685

Office: (231) 946-9310

Cell: (815) 236-0940

E: [ericw@maaeps.com](mailto:ericw@maaeps.com)

I: [www.maaeps.com](http://www.maaeps.com)





## Leland Township Fire & Rescue

203 Grand Avenue

P.O. Box 578

Leland, MI 49654

(231) 256-7760

### Plan Submittal Review

Property ID: "Leland Mixed Use"  
211 N. Main Street  
Leland Township (Leland); MI 49654

Per the plans submitted this is a conceptual design for a C-1 zoned property north of downtown Leland. There is no specific property site listed but the property is easy to locate and, as stated above, is conceptual in nature.

Submitted by: J. Peterson Home  
ATTN: Joel Peterson  
516 E. Front Street  
Traverse City, MI 49686

On Behalf of:  
AMDG Architects  
Grand Rapids, MI

Plans Submitted: Conceptual Floor Plan of

- Main Level Garage and Retail
- Second Level Living
- Third Level Living
- Conceptual Elevation

References: Michigan Building Code 2015  
National Fire Protection Association (NFPA)  
1 – *Fire Prevention Code* (2009) and 101- *Life Safety Code* (2009)

Reviewed by: Fire Chief Dan Besson  
- Certified Fire Inspector - Michigan  
- Certified Fire Inspector I - NFPA  
- Certified Fire Plans Examiner - NFPA