

Official Use Only

Permit No: _____ ZA Review Date: _____ PC Appr/Deny Date: _____

Date Recvd: _____ ZA Aprv/Deny Date: _____ ZBA Aprv/Deny Date: _____

Denial Reason: _____ Issued Date: _____

APPLICATION FOR CSDA PERMIT

Application Notes:

- 1) To construct a project within the designated Critical Sand Dune Area (CSDA) located on the Beaver Island Archipelago of Charlevoix County, this CSDA permit must be completed and approved prior to starting any construction.
- 2) This permit is good for one year from the approval date; a second year may be approved if reasonable progress is made on the project.

1. Project Location Information

Project Address: 28300 High Island Ct.		
County: CHARLEVOIX	Zip Code: 49782	Township: ST. JAMES
Property Tax Identification Number: 15-013-707-537-00		
Name of Nearest Intersection and Direction from Project: Donegal Bay Rd west to Gull Island Rd North to Trout Island Ct.		
Subdivision Plat and Lot Number: Port of ST. JAMES #7 537		
Date Lot was Recorded: Oct 24 1968		

Street addresses (not a requirement for this permit application) and date lot was recorded are obtained from the Charlevoix County Equalization Department at:

www.equalization@charlevoixcounty.org

2. Applicant and Agent Information

If an agent completes this application, it is understood that the Owner has given this permission to do so.

Owner/Applicant: Ernest MARTIN		
Mailing Address: 33280 EAST SIDE DR		
City: BEAVER Island	State: MI	Zip Code: 49782
Contact Phone Number: 231-499-0136		
E-Mail Address: Kmccontractorsllc@gmail.com		
Agent/Contractor:		
Mailing Address:		

City:	State:	Zip Code:
Contact Phone Number:		
E-Mail Address:		

Check if Yes: <input checked="" type="checkbox"/>	Check if No: <input type="checkbox"/>	Is the applicant (incl spouse) the sole owner of all project property? If no, attach letter(s) of authorization from all property owners.
Check if Yes: <input checked="" type="checkbox"/>	Check if No: <input type="checkbox"/>	Is property part of an Association? If yes, name of Association: <i>Port of St. JAMES</i>
Check if Yes: <input checked="" type="checkbox"/>	Check if No: <input type="checkbox"/>	Have you obtained all permits required from this Association?

The Port of St James Association is a residential subdivision. It is NOT the same entity as St James Township.

3. Project Description

If the proposed project property is within 500' of a Lake or Stream, report:

Inland Lake/Stream Name:	Lake Michigan (yes/no): <i>Yes</i>
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Check applicable proposed use:	Residential <input checked="" type="checkbox"/>	Multi-Family <input type="checkbox"/>	Commercial: <input type="checkbox"/>
Public/Govt: <input type="checkbox"/>	If other, what type?		

Date Property Corners and Project Corners are staked:	<i>7/30/23</i>
Estimated month/year of project start:	<i>10/1/23</i>
Estimated month/year of project completion:	<i>10/1/24</i>

Summary of all proposed activities (Attach a separate statement if more room is needed): <i>Excavation For New Home Construction, Including Installation Of Well, Septic System and Driveway.</i>
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4. Property Information

Size of Parcel (Acres): <i>1.74</i>	Size of area being impacted (Sq ft): <i>2574</i>
Height of proposed structures (List separate heights for each structure): <i>26'</i>	
Does any portion of the construction area have slopes that are greater than 25% (or 1-foot vertical rise over 4-foot horizontal plane) – yes or no: <i>NO</i>	

Does any portion of the construction area have slopes that are greater than 33% (or 1-foot vertical rise over 3-foot horizontal plane) – yes or no: **No**

Provide Proof of Ownership:

Attach a copy of a Notice of Assessment or the Charlevoix County Parcel Information which is found at: https://www.charlevoixcounty.org/online_services/

5. Site Plan

The project Site Plan is to be developed as indicated within the directions. The Site Plan is to be attached to this application.

6. Permits that are required to be included with this Application

Type of Permit (If Applicable)	Source of Information	Approved (Y/N)	ID Number	Letter, if deemed not applicable
Part 91 Soil Erosion and Sedimentation Control	Charlevoix County Dept of Building Safety, Soil Erosion Officer. https://www.charlevoixcounty.org	Y	B52023-0123	Yes/No:
Threatened & Endangered Species	Terrestrial Invasive Species Administrator at: invasivespadm.bi@gmail.com or 231-330-0422	REFER TO VAP		Yes/No:
Septic System	https://www.nwhealth.org	Y	C23-253	NA
Driveway/Road Permit	https://www.charlevoixroads.org	Y	D23050	NA
Well Permit	https://www.nwhealth.org	Y	C23-253	NA

The below permits are NOT required to be included with this Application but are required by other entities. These contacts are provided for information only. The building permit needs to be posted at the site.

Building Permit	Charlevoix County Dept of Building Safety https://www.charlevoixcounty.org	NA	NA	NA
Association	https://theportofstjamesassociation.org or another association as needed	NA	NA	NA

7. Vegetative Assurance Plan

A Vegetative Assurance Plan must be attached and is required to address:

- Cutting and removal of trees and other vegetation – in accordance with the current version of the Forest Management Guidelines for Michigan.
- A review of Threatened and Endangered Species and attached applicable state and/or federal permits or letters stating permits are not required. The owner/agent is responsible to pay for these permit fees directly to the issuing agency.
- A review of Terrestrial Invasive Species (TIS) and attached report describing the findings and treatment plan.

Note: The Beaver Island TIS Administrator is available, for a fee payable to the applicable township, to assist the property owner/agent in creating this plan and connecting the owner/agent with the applicable state/federal authorities. The TIS Administrator must perform the T&E and TIS Reviews. Contact the TIS Administrator at invasivespadm.bi@gmail.com or 231-330-0422.

APPLICANT AUTHORIZATION

I hereby authorize the State of Michigan, County, and/or Township Officials to inspect the site of this project. Further, I certify that the information provided in this application is true and accurate.

Applicant's Signature: 

Print Name: <u>Ernest MARTIN</u>	Address: <u>33280 EAST SIDE DR</u>	
City: <u>BEAVER Island</u>	State: <u>MI</u>	Zip Code: <u>49782</u>
Phone number where you can be contacted during the day: <u>231-499-0136</u>		

RETURN APPLICATION/ATTACHMENTS, ALONG WITH FEE PAYMENT(S) TO THE APPLICABLE TOWNSHIP, TO:

Zoning Administrator, via zoningadmin.bi@gmail.com, or P.O. Box 85, Beaver Island, MI 49782.

If you have questions regarding this permit, contact the Zoning Administrator at:

- 231-448-2000 or 231-448-2830 (an alternative office), or
- Via office hours or by appointment

Official use only: (Same check, payable to the applicable township may be used for any combination of these fees)

Application Fee Amount	\$500	Check No:
Vegetation Assurance Plan (VAP) Fee Amount (if requested)	\$250	Check No:
VAP by others; but T&E/TIS review Fee Amount	\$150	Check No:

PURCHASER'S STATEMENT

File No.: 2023050207

Purchaser : Ernest D. Martin and Julie Martin, husband and wife

Seller: Patrick Bonadeo

Settlement Agent: Barron Title Agency
(231)547-8003

Place of Settlement: 309 Petoskey Ave., PO Box 399
Charlevoix, MI 49720

Settlement Date: September 8, 2023

Property Location: High Island Ct
Beaver Island, MI 49782
Charlevoix County, Michigan
Lot 537, Port St James 7

DEBITS

Purchase Price (Real Property)	200,000.00
HOA Prorations 08/08/23 to 03/31/24	43.05
Settlement or Closing Fee Barron Title Agency	250.00
Recording Fees Charlevoix County Register of Deeds	35.00
Gross Amount Due From Purchaser	
TOTAL DEBITS	<u>200,328.05</u>

CREDITS

Deposit or Earnest Money	1,000.00
Tax Prorations 01/01/23 to 08/08/23	1,613.16
Less Total Credits to Purchaser	
TOTAL CREDITS	<u>2,613.16</u>

BALANCE

From Purchaser

APPROVED:

Ernest D. Martin

Julie Martin

197,714.89

Barron Title Agency

SELLER'S STATEMENT

File No.: 2023050207
Purchaser: Ernest D. Martin and Julie Martin, husband and wife
Seller: Patrick Bonadeo
Settlement Agent: Barron Title Agency
(231)547-8003
Place of Settlement: 309 Petoskey Ave., PO Box 399
Charlevoix, MI 49720
Settlement Date: September 8, 2023
Property Location: High Island Ct
Beaver Island, MI 49782
Charlevoix County, Michigan
Lot 537 & 538 PSJ


CREDITS

Purchase Price (Real Property)	200,000.00
HOA Prorations 08/08/23 to 03/31/24	43.05
Total Credits to Seller	<u>200,043.05</u>

DEBITS

Commissions - Total commissions: 6.0000 % = 12,000.00	11,000.00
Less Deposit Retained 1,000.00	
6,000.00 Real Estate One	
6,000.00 Ed Wojan Realty	
Settlement or Closing Fee Barron Title Agency	250.00
2023 Summer Taxes (both lots) St. James Township Treasurer	693.73*
Variance, Legal Work Barron & Engstrom, PLC	400.00
Document Preparation Barron & Engstrom, PLC	75.00
HOA Dues (both lots) Port St. James Association	83.00
Admin Fee Real Estate One	199.00
Title Insurance Fidelity National Title-Michigan	1,287.00
City/County Tax/Stamps Charlevoix County Register of Deeds	220.00
State Tax/Stamps Charlevoix County Register of Deeds	1,500.00
Deposit retained by broker	1,000.00
Tax Prorations 01/01/23 to 08/08/23	1,613.16
Less Total Reductions to Amount Due Seller	<u>18,320.89</u>

BALANCE

To Seller
APPROVED:

Patrick Bonadeo


Barron Title Agency

181,722.16

* TO BE REFUNDED PER TITLE CO. PHONE CALL - OB.

BARRON TITLE AGENCY**WARRANTY DEED**

The undersigned Grantor: Patrick Bonadeo,

whose address is: 32600 Eastside Dr., Beaver Island, MI 49782,

conveys and warrants to Grantee: Ernest D. Martin and Julie Martin, husband and wife,

whose address is: 32280 East Side Dr., Beaver Island, MI 49782,

certain real property situated in the Township of St. James, Charlevoix County, Michigan described as:

See attached Exhibit "A" for complete legal description,

subject to zoning and building regulations, easements, reservations, restrictions and right of ways of record.

The consideration for this Deed consists of the sum of Two Hundred Thousand and 00/100 (\$200,000.00) Dollars.

Effective Date: September 8, 2023


Patrick Bonadeo

NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE

STATE OF Michigan

COUNTY OF Charlevoix

I, Julie Gillespie, a Notary Public of the County and State first above written, do hereby certify that Patrick Bonadeo personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7 day of September, 2023

Julie Gillespie
Notary Public Julie Gillespie (JG)
Notary, Charlevoix County, MI
My Commission Expires: 10-4-25

(SEAL)

DRAFTED BY/RETURN TO:

Daniel B. Barron, Esq.
(without opinion as to title)
Barron & Engstrom, P.L.C.
P.O. Box 309
Charlevoix, MI 49720
(231) 547-9950

File No.: 2023050207

Tax Code No. 15-013-707-537-00 &
15-013-707-538-00

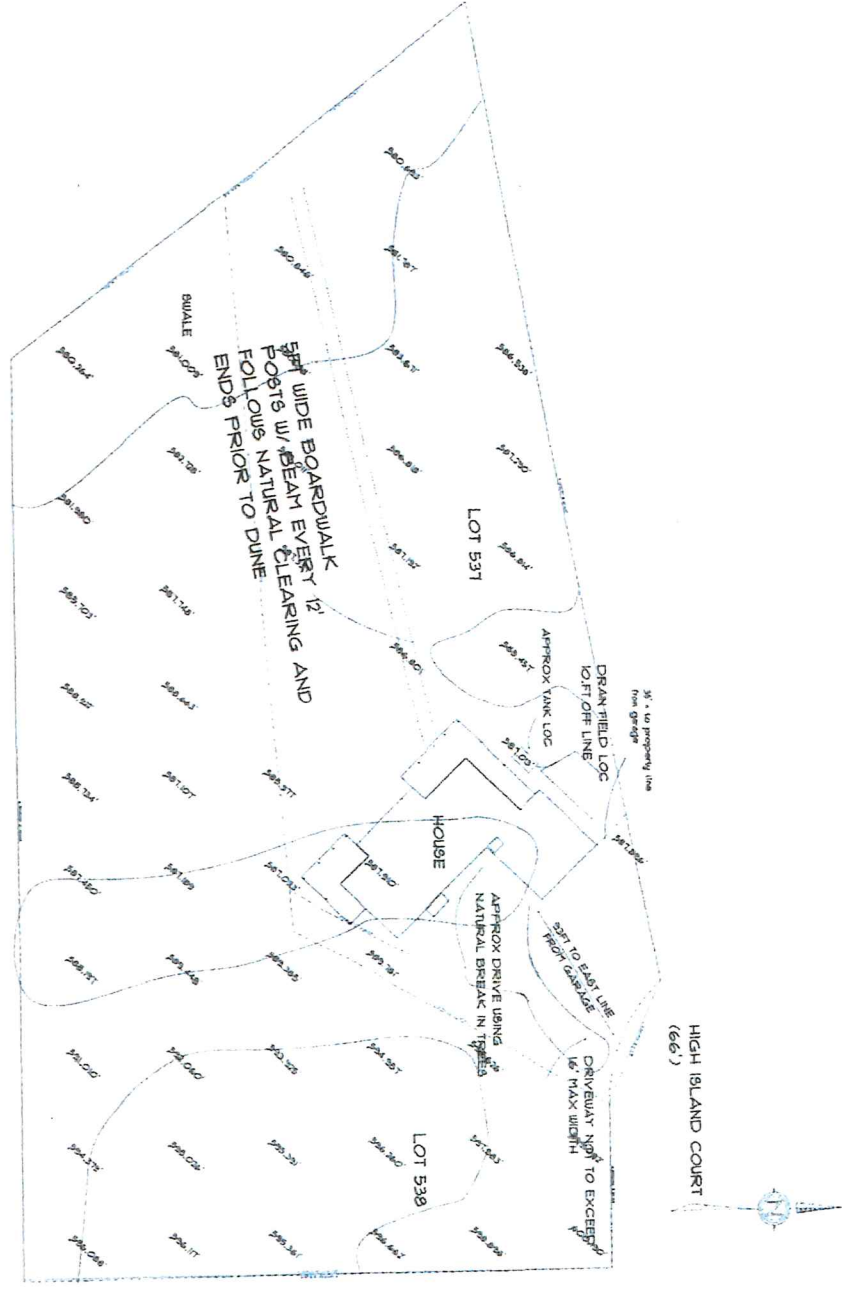
When recorded return to Grantee
Send subsequent tax bills to Grantee

EXHIBIT "A"
Legal Description

Land located in the Township of St. James, Charlevoix County, Michigan:

Lots 537 and 538, Port St. James No. 7, according to the Plat recorded in Liber 2 of Plats Pages 164 through 169, Charlevoix County Records.

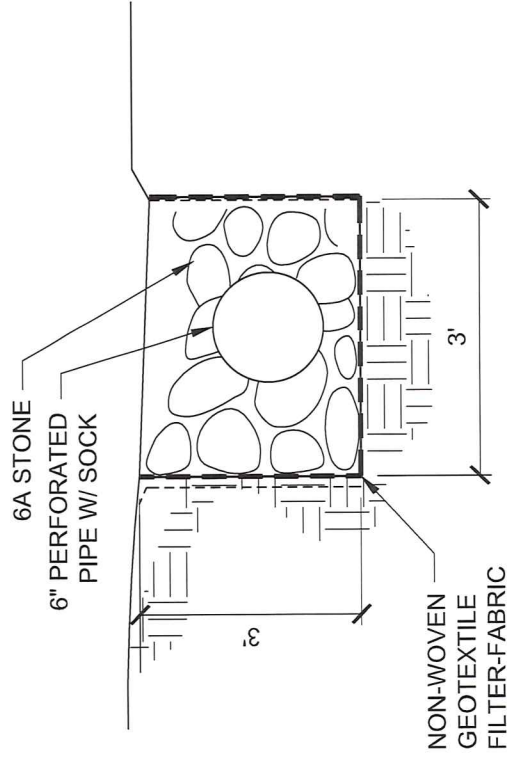
SITE 6.1
SCALE: 1" = 20.0'



[Handwritten signature]
9/14/2011
10:00 AM

SITE 1.0 MARTIN RESIDENCE		JOHN KERRIDGE ARCHITECT PLLC 8140 BEL CHERRIE DR TRAVERSE CITY, MICHIGAN 49686 T 231.520.4200 JKERRIDG@GMAIL.COM	212 RIVER ST, SUITE A3 ELK RAPIDS 231-488-2380 WWW.THOMASBUILDINGDESIGN.COM	SOFTPLAN <small>ARCHITECTURAL DESIGN SOFTWARE</small>
SHEET 1 SITE 1.0	DATE 9/14/2011			

NOTE: LAP FABRIC OVER TOP OF STONE
UNTIL GRADING IS COMPLETE
THEN REMOVE TOP FABRIC



BASIS OF DESIGN
Infiltration Rate = **3 in/hr**
Drainage Area = 3,072 sf
25-Year Storm = 3.62"
Storage Volume Required = 338 CF

Storage Volume of French Drain
Dimensions: 3 ft H x 3 ft W
Void Ratio: 0.40

Storage Volume of Stone:
(3' x 3' x 1' - pi x 3" x 3" / 144) x 0.40
= 3.52 CF per LF of FD

Storage Volume of 6" Pipe:
(pi x 3" x 3" / 144 x 1')
= 0.20 CF per LF of FD

Total Storage Volume of FD
= 3.72 CF per LF

French Drain
100 total linear feet
100 LF x 3.72 CF/LF
= 372 CF

FRENCH DRAIN DETAIL

NOT TO SCALE

COUNTY: CHARLEVOIX COUNTY
MUNICIPALITY: ST JAMES TOWNSHIP
ADDRESS: 28300 HIGH ISLAND COURT
DATE: 10/06/2023
DRAWN BY: MLC

MARTIN RESIDENCE
CHARLEVOIX COUNTY, MICHIGAN
CRITICAL DUNE SITE PLAN
FRENCH DRAIN DETAIL

CHARLEVOIX COUNTY
Department of Building Safety
13513 Division St
Charlevoix, MI 49720
Phone: (231) 547-7236
Fax: (231) 547-7250

Soil Erosion
PERMIT

PERMIT: **PS2023-0123**
Issued: 09/13/2023
Expires: 09/12/2025

APPLICANT

MARTIN ERNEST D & JULIE M
33280 EAST SIDE DR
BEAVER ISLAND MI 49782
Phone: (231) 448 2074

OWNER

MARTIN ERNEST D & JULIE M
33280 EAST SIDE DR
BEAVER ISLAND MI 49782
Phone(231) 448 2074
Fax:

JOB LOCATION: 28300 HIGH ISLAND CT
CITY/TWP: ST JAMES
PROPERTY #: 15-013-707-537-00

Under the provision of Part 91, Soil Erosion & Sedimentation Control, Act 451 of the Public Acts of 1994,
and the Charlevoix County Stormwater Ordinance, authority is hereby granted for:

Work Description: NEW RESIDENTIAL HOME, WELL, SEPTIC & DRIVEWAY

Project Priority: Soil Erosion Tier 2

Responsible Party: MARTIN ERNEST D & JULIE M

CEA Signature
Russell Smith

PERMIT CONDITIONS:

- 1) The Permitted activity shall be completed in accordance with the approved plans and specifications, and the attached general and specific conditions.
- 2) This permit does not waive the necessity for obtaining all other federal, state or local permits.
- 3) Permittee shall notify the permitting agency within one week after completing the permitted activity or one week prior to the permit expiration date, whichever comes first.

REMARKS:

Permit Item	Work Type	Fax:	Fee Basis	Item Total
Administration Fee	Standard Item		1.00	55.00
Res - SF Dwelling up to 1 Acre	Standard Item		1.00	75.00

THIS PERMIT WILL NOT TAKE THE PLACE OF ANY PERMIT THAT MAY BE REQUIRED BY
THE DEQ OR ARMY CORP. OF ENGINEERS. ISSUANCE OF THIS PERMIT WILL AUTHORIZE
ACCESS FOR ONSITE INSPECTIONS BY THIS DEPARTMENT DURING REASONABLE HOURS.

Fee Total: \$130.00
Amount Paid: \$130.00
Balance Due: \$0.00

POST THIS CARD SO IT IS VISABLE FROM THE STREET.

Applicants Job No. _____

**CHARLEVOIX COUNTY
ROAD COMMISSION**
1251 Boyne Avenue
Boyne City, MI 49712
231.582.7330

County Use Only

Permit No. D23050
Issue Date 9-13-23
Permit Fee \$25.00
Bond No. _____
Amount _____

APPLICATION AND PERMIT

To construct, operate, maintain, use and/or remove within a county road right-of-way
If applicant hires a contractor to perform the work, BOTH must complete this form and BOTH assume responsibility for the provisions of this Application and Permit.

APPLICANT	CONTRACTOR
NAME <u>Ernest Martin</u>	NAME <u>KM Contractors</u>
ADDRESS <u>33280 East Side Dr</u>	ADDRESS <u>33280 East Side Dr</u>
CITY/STATE/ZIP <u>Beaver Island MI 49782</u>	CITY/STATE/ZIP <u>Beaver Island MI 49782</u>
TELEPHONE NO. (<u>231</u>) <u>4990136</u>	TELEPHONE NO. (<u>231</u>) <u>4990136</u>
Applicant's Signature <u>[Signature]</u>	Contractor's Signature <u>[Signature]</u>
Title <u>Owner</u> Date <u>9/14/23</u>	Title <u>Owner</u> Date <u>9/14/23</u>
FINANCIAL REQUIREMENTS	ATTACHMENTS REQUIRED
Application Fee \$ _____	Plans and Specs _____
Permit Fee \$ <u>25.00</u>	Bond _____
Est. Inspec. Fee \$ _____	Proof of Insurance
Bond \$ _____	Yes _____ No _____
Other \$ _____	P.L. \$ _____ P.D. \$ _____
To Be Billed \$ _____	Other _____
Receipt Number <u>CC</u>	
Dated <u>9/14/23</u>	

APPLICATION

Applicant and/or Contractor request a permit for the purpose indicated herein and/or in attached plans and specifications at the following location: 28300 High Island Ct. Beaver Island MI 49782

Section 29 Street Names Donkey Bay Rd to Gull Island
Township St. James
Enter street name and distance from nearest intersection or house#

for a period beginning _____ and ending _____ and agrees to the terms of the permit. It is understood that all activity resulting from the granting of this permit is to be in accordance with all Specifications and Conditions referred to or included hereon and any Attachments for Additional Requirements. It is further understood that in the event any facility covered under this Permit interferes with any future use of right-of-way for highway purposes, the Permit Holder, at his/her expense, will move or remove the facility at the direction of the Road Commission.

General Description and Nature of Request

DRIVEWAY

Use: ☐ Commercial ☒ Residential 14 ft width Surface: ☐ Bituminous ☐ Concrete ☒ Gravel

CULVERT

Use: ☐ Drive ☐ Cross Type: ☐ Concrete ☐ Metal ☐ Plastic Size: _____ Dia _____ Length _____

UTILITY

☐ Water ☐ Gas ☐ Power ☐ Sanitary Sewer ☐ Telephone ☐ Cablevision
Length _____ Size _____ Distance from Centerline _____

MISCELLANEOUS
(Specify)

PERMIT

A permit is granted in accordance with the foregoing application for the period stated above, subject to the following terms agreed to by the Permit Holder. When Applicant hires a Contractor the "Permit Holder" is the Applicant and Contractor.

Remarks: PERSONAL ROAD - NOT SNOW PLOWED IN WINTER.

All Road Right-of-Way shall be restored

CHARLEVOIX COUNTY ROAD COMMISSION
Approved by 

Signature Authorized Representative

9-13-23

Date

Manager

Title

Additional Requirements

1. **SPECIFICATIONS.** All work performed under this permit must be done in accordance with the plans, specifications, maps and statements filed with the Commission and must comply with the Commission's current requirements and specifications on file at its office and M.D.O.T. specifications.
2. **FEES AND COSTS.** Permit Holder shall be responsible for and pay all fees established by the Commission in connection with the applications for an issuance of this permit.
3. **BOND.** Permit Holder shall provide a cash deposit, letter of credit or bond in a form and amount acceptable to the Commission at the time permit is issued, if in the sole judgement of the Commission such security is necessary before work commences.
4. **INSURANCE.** Permit Holder shall furnish proof of liability and property damage insurance in the amount stated on this permit naming the Commission as an insured. Such insurance shall cover a period not less than the term of this permit and shall provide that it cannot be cancelled without ten (10) days advance notice by certified mail with return receipt required to the Commission.
5. **INDEMNIFICATION.** Permit Holder shall hold harmless and indemnify and keep indemnified the Commission, its officers and employees from all claims, suites and judgements to which the Commission, its officers, or employees may be subject and for all costs and actual attorney fees which may be incurred on account of injury to persons or damage to property, including property of the Commission, whether due to the negligence of the Permit Holder or the joint negligence of the Permit Holder and the Commission, whether due to the negligence of the Permit Holder or the joint negligence of the Permit Holder and the Commission, arising out of the work under this permit, or in connection with work not authorized by this permit, or resulting from failure to comply with the terms of this permit, or arising out of the continued existence of the work product which is the subject of this permit.

Permit Holder shall also hold harmless and indemnify and keep indemnified the Commission, its officers and employees from all claims, suite and judgements to which the Commission, its officers or employees may be subject and for all costs and actual attorney fees which may be incurred on account of any claims which are made or brought for damage to trees or other natural vegetation arising out of the work under this permit or in connection with work not authorized by this permit, or resulting from failure to comply with the terms of this permit, or arising out of the continued existence of the work product which is the subject of this permit.

PSJA ARCHITECTURAL COMMITTEE BUILDING APPROVAL NOTICE

Project location in Port Saint James. <u>28300 HAH TSCAND CT.</u>	Lot # <u>27</u> Subdivision PSJA # <u>537</u> .
Project description: <u>NEW CONSTRUCTION</u>	Approved by: Architectural Committee. Chairman <u>BOB SMITH</u> . PSJA President. <u>JAMES FLANAGAN</u> in his absence.
Owner: <u>ERNEST MARTIN</u> . Address: <u>33280 EASTSIDE DR.</u> City: <u>BENNETT</u> State <u>MI.</u>	Approval Date: <u>9 / 8 / 23 /</u> Township zoning and all County Permits must be approved and present on project job site.
Project starting date: <u>10 / 23 / 23</u>	Project completion date: <u>10 / 23 / 24</u>



HEALTH DEPARTMENT

of Northwest Michigan

Health Department of Northwest Michigan Charlevoix
220 West Garfield
Charlevoix, MI 49720
(231) 547-6523

Permit Issued To:
Ernest Martin
33280 East Side Dr
Beaver Island, MI 49782
(231) 448-2074

Mail Permit To:
Edward Wojan
26300 Back Hwy
Beaver Island, MI 49782

Permitted Location:		
Address:	28300 High Island	Permit Number: C23-253
County:	Charlevoix	Permit Type: Septic and Well Permit
Township:	St. James	Section: 29
Subdivision:	Port St. James	Lot: 537
Tax ID #:	15-013-707-537-00	Replacement or Repair: No
		Residential/Non-Residential: Residential

Design Criteria		
Number of Bedrooms:	3	Soil Classification: S (Sand)
Gallons Per Day:	375	Seasonal High Water Table: >74 inches

System Design Specifications							
Septic Tank		Gallons	Proposed changes to permit must be approved prior to installation. Call our office at the number listed above if you have any questions regarding this permit.				
		1000					
Design Type	Absorption Area	Size of Pipe	Number of Laterals	Length of Drainbed	Width of Drainbed	Max. Depth of Bed Bottom	Pipe Spacing
Drained	750 Sq. Ft.	4"	7	30 Feet	25 Feet	26"	3.5 Feet

Permit Requirements/Conditions:

1. Isolate all portions of the system a minimum of 50' from all water well(s).
2. Contractor responsible for maintaining 10' from all property lines with any portion of the wastewater system.
3. Drainfield replacement area not available.
4. Provide level area for drainfield by cutting and grading as needed

ALL WELL PERMIT CONDITIONS

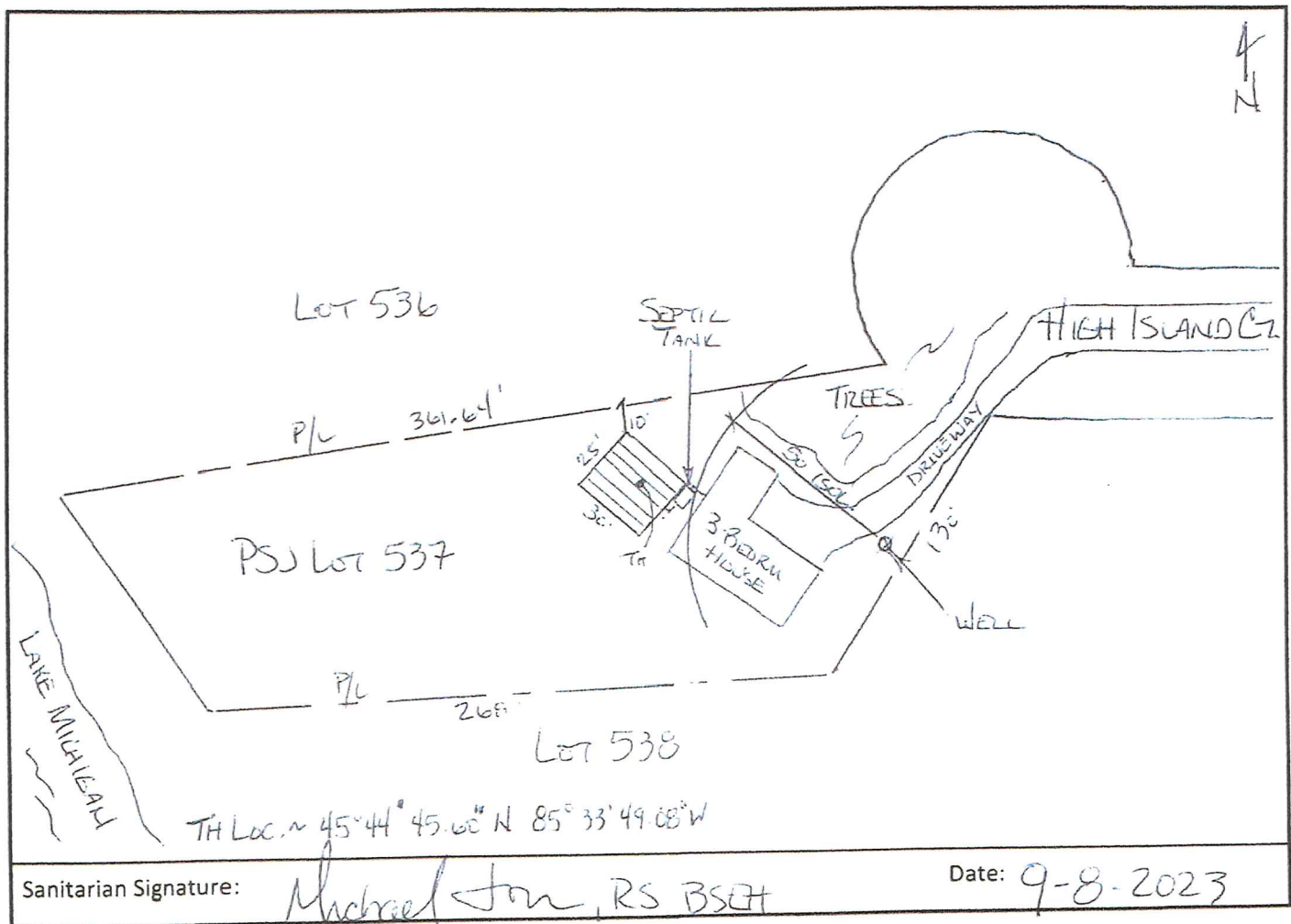
1. Owner responsible to obtain a safe bacteriological water sample prior to use. Sample bottles available at health department offices.
2. Well driller is required to submit a well record to the owner and the health department within 60 days of well completion.
3. Isolate the new well a minimum of 50' from any potential sources of contamination, including all portions of the septic system.
4. If an artesian flow is encountered the flow shall be contained within the permanent well casing as required. No flow shall be allowed outside the casing without written deviation approval from this agency.

Issued by: Michael Jones, RS BSEH
EH Supervisor/Sanitarian

Date Issued: September 06, 2023
Permit Expires 2 years from date issued.

Site Plan Drawing Attached or on Reverse Side

Share your experience with us by visiting www.nwhealth.org and completing a client satisfaction survey.



Sanitarian Signature: Michael Jan, RS BSEH

Date: 9-8-2023

TH – Test Hole, ST – Septic Tank, PC – Pump Chamber, DF – Drainfield, BM – Benchmark, P/L – Property Line, FM – Forcemain

BENCHMARK LOCATION: TBD

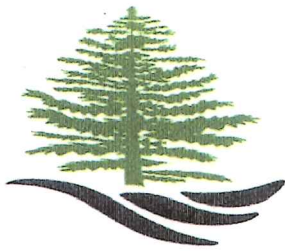
RELATIVE ELEVATION: TBD ft.
BENCHMARK ELEVATION: TBD ft.
BOTTOM OF STONE ELEVATION: TBD ft.

FINAL INSPECTIONS AND APPROVALS (Section 4-15): "...The owner or owner's agent shall notify the Health Officer when the wastewater system is installed and the project is ready for inspection. Notification must be provided a minimum of **TWO (2) WORKING DAYS** prior to anticipated system completion and desired final inspection by the Health Officer..."

BEFORE calling for final inspection: Make sure, at a minimum, the following that apply are **COMPLETED**:

- Septic tank, baffle, filters, solid outlet piping (sch40/SDR35), pump chamber and risers Installed
- Riser Lids comply with **59 pound** weight standard (ASTM 1227 70-C).
- Pump installation is complete and ready for inspection
- Pump chamber is full of water and ready for pressure test, **if applicable**
- Alarm and floats are functional and energized
- All drainfield materials are installed and ready for inspection
- Filter Fabric is placed over stone

Fees may be charged for incomplete installations that require follow-up inspections for system Approval



HEALTH DEPARTMENT

of Northwest Michigan

Well Approval Information and Water Sample Voucher

Address: 28300 High Island	Permit Number: C23-253
County: Charlevoix	Permit Type: Septic and Well Permit
Township: St. James Section: 29	Permit Issued: September 06, 2023
Tax ID #: 15-013-707-537-00	

The Michigan Department of Environmental Quality (MDEQ) has established a well approval process for newly constructed private water well. There are three elements that must be satisfied in order for a newly installed well to be considered approved:

- 1. Approval of the water well record and abandonment log (if applicable).** All well and abandonment records when received from the well driller are reviewed by the Health Department for approval.
- 2. Safe Water Samples.** As part of the well permit service, you are entitled to one Bacteriological and one Partial Chemical test through the Northern Michigan Regional Laboratory. Request forms, sample bottles, and mailing containers are available at any of our branch offices. *Samples must be to the lab within 30 hours of collection - ask about our free sample shipment program. **Please bring this voucher when picking up your sample bottles.**
- 3. An Approved Final Inspection.** Health Departments are only required to conduct final inspections on 10% of permitted wells annually. If you would like to arrange for a final inspection of your well, contact our department **after** well completion.
- 4.** For additional information regarding water wells, visit our website at www.nwhealth.org under Permits and Licenses and New Well or you can call any of our branch offices to have literature sent directly to your home address.

Antrim Office
209 Portage Drive
Bellaire, MI 49659
231-533-8670

Charlevoix Office
220 West Garfield
Charlevoix, MI 49720
231-547-6523

Emmet Office
3434 Harbor-Petoskey Road
Harbor Springs, MI 49740
231-347-6014

Otsego Office
95 Livingston Blvd
Gaylord, MI 49735
989-732-1794

**VEGETATION ASSURANCE PLAN FOR A NEW RESIDENCE
28300 HIGH ISLAND CT, BEAVER ISLAND,
CHARLEVOIX COUNTY
SEPTEMBER 15, 2023**

Property: Tax ID Number 03-707-537-00 and 013-707-537-00; These two 1-acre (more or less) lots are Lot numbers 537 and 538 of Port St James Subdivision #7. They are located just off of Gull Island Road on High Island Ct. The two lots were recorded on 5/27/1968.

The Township required TIS Plan is embedded within this Vegetation Assurance Plan; therefore, a separate TIS report will not be forthcoming.

Project site description: This property is situated on Lake Michigan near the north end of Donegal Bay. The property is located on the northwest portion of Beaver Island. The new home will be sited on the eastmost portion of Lot 537, thereby requiring a short driveway and be located as far away from a swale system located landward for the crest near the shoreline.

The 2.0-acre property is a combination of open and forested dunes. It also contains an interdunal wetland (swale) between the foredune and main dune. The 0.20-acre construction site contains the following plant species:

Invasive species

Spotted knapweed (*Centaurea stoebe*)

Threatened/endangered species

Pitcher's thistle (*Cirsium pitcher*)—state threatened; legally protected

Lake Huron tansy (*Tanacetum bipinnatum* ssp. *huronense*)—state threatened

Native species at construction site

Northern white-cedar (*Thuja occidentalis*)

White spruce (*Picea glauca*)

White pine (*Pinus strobus*)

Tamarack (*Larix laricina*)

Balsam fir (*Abies balsamea*)

Paper birch (*Betula papyrifera*)

Creeping juniper (*Juniperus horizontalis*)

Common juniper (*Juniperus communis*)

Buffaloberry (*Shepherdia canadensis*)

St. John's wort (*Hypericum perforatum*)
Bearberry (*Arctostaphylos uva-ursi*)
Shrubby cinquefoil (*Dasiphora fruticosa*)
Smooth rose (*Rosa blanda*)
Wormwood (*Artemisia campestris*)
Plains puccoon (*Lithospermum carolinense*)
White death-camas (*Zigadenus elegans* ssp. *glaucus*)
Yarrow (*Achillea millefolium*)
Grass-of-parnassus (*Parnassia palustris*)
Starry false Solomon's seal (*Maianthemum stellatum*)
Twinflower (*Linnaea borealis*)
Smooth aster (*Aster laevis*)
Gillman's goldenrod (*Solidago simplex*)
Ohio goldenrod (*Solidago ohioensis*)
Baltic rush (*Juncus balticus*)
Smooth scouring rush (*Equisetum laevigatum*)
Sand reed grass (*Calamovilfa longifolia*)
Little bluestem (*Schizachyrium scoparium*)

An EGLE CSDA representative, Ms. Keri Kent, visited this site on August 31, 2023, and advised that the house/garage, septic, and well locations were staked in acceptable locations given the location of a sensitive and unique swale system behind the crest located near the shoreline.

Proposed development: This project is for the construction of a new 64' by 28' home with two decks attached to the home that are 8' to 12' deep depending on the location. A 28' by 28' garage is attached to the home. The home and garage will be built on a crawlspace foundation. A new septic system and well are part of this project. A new driveway will be constructed in an opening of a blown-up dune near the county road. Both trees and shrubs need to be removed for the construction work. A few Pitcher's thistles were found where the septic system will be located. This requires a DNR permit to 'take' these plants.

Special considerations: This property includes an interdunal wetland (swale) between the shoreline and construction site. This natural feature is considered "imperiled" by Michigan Natural Features Inventory and warrants protection. The plant species in this swale are often rare, threatened, or of special concern. For this reason we are including a list of plants found in the swale on the property:

Native species in interdunal wetland (swale):

Paper birch (*Betula papyrifera*)
Tamarack (*Larix laricina*)
White spruce (*Picea glauca*)
Northern white-cedar (*Thuja occidentalis*)
Shrubby cinquefoil (*Dasiphora fruticosa*)
Kalm's St. John's wort (*Hypericum kalmianum*)
Creeping juniper (*Juniperus horizontalis*)
Blueleaf willow (*Salix myricoides*)
Buffaloberry (*Shepherdia canadensis*)
Scouring rush (*Equisetum hyemale*)
Smooth scouring rush (*Equisetum laevigatum*)
Spikemoss (*Selaginella selaginoides*)
Purple false foxglove (*Agalinis purpurea*)
Northern paintbrush (*Castilleja septentrionalis*)
Limestone calamint (*Clinopodium arkansanum*)
Bastard-toadflax (*Comandra umbellata*)
Sand coreopsis (*Coreopsis lanceolata*)
Linear-leaved sundew (*Drosera linearis*)
Round-leaved sundew (*Drosera rotundifolia*)
Grass-leaved goldenrod (*Euthamia graminifolia*)
Small fringed gentian (*Gentianopsis virgate*)
Bog lobelia (*Lobelia kalmia*)
Balsam ragwort (*Packera paupercula*)
Grass-of-parnassus (*Parnassia glauca*)
Butterwort (*Pinguicula vulgaris*)
Silverweed (*Potentilla anserina*)
Birds-eye primrose (*Primula mistassinica*)
Ohio goldenrod (*Solidago ohioensis*)
Panicked aster (*Symphyotrichum lanceolatum*)
False asphodel (*Triantha glutinosa*)
Common bog arrow-grass (*Triglochin maritima*)
Redtop (*Agrostis gigantea*)
Narrow-leaved reedgrass (*Calamagrostis stricta*)
Leiberg's panic grass (*Dichanthelium leibergii*)

Baltic rush (*Juncus balticus*)
Twig-rush (*Cladium mariscoides*)
Spikerush (*Eleocharis* sp.)

To protect this rare natural community, we propose a raised boardwalk over the swale. This boardwalk will protect the native plants in the swale while allowing beach access for the owners. Any trees removed from the property should not be allowed to fall in the swale and should be transported off the property by hauling them up the dune to the proposed driveway.

Propose actions for maintaining site stability during and after construction: Soil and sedimentation control measures will be placed in accordance with the Part 91 Permit.

Roof drainage will be controlled with gutters and downspouts. Downspouts will be discharged into French drains.

Proposed revegetation of the site: Restoration will include native plantings within the disturbed areas. The property owners will become aware of their two-year obligation to monitor the new growth and replace any plants that did not survive.

Other concerns: The invasive species spotted knapweed (*Centaurea stoebe*) was found on this property, although in very low numbers. Construction equipment may bring more seeds to the site and cause a dramatic increase in the spotted knapweed population. The homeowner will be introduced to spotted knapweed and how to remove it in the future.

This report was prepared by R.S. Welke and with professional input from Drs. Beth and Ed Leuck, retired biology professors who were associated with the Central Michigan University Biological Station on Beaver Island for over 30 years. Dr. Ed Leuck has written a book on the Beaver Island flora (*The Plants of Beaver Island*). Phyllis Higman, a botanist with Michigan Natural Features Inventory (MNFI), identified the plant species in the interdunal wetland.

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM

K M CONTRACTORS LLC.
33280 EAST SIDE DR.
BEAVER ISLAND, MI 49782

CHARLEVOIX STATE BANK
111 STATE ST.
CHARLEVOIX, MI 49720
74-1388724

7772

9/13/2023

PAY TO THE
ORDER OF

St James Twp

\$ **750.00

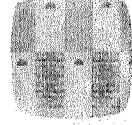
Seven Hundred Fifty and 00/100

DOLLARS

St James Twp
Diane McDonough
PO Box 42
Beaver island, MI 49782

MEMO

GOLDEN SUNRISE



[Signature]
AUTHORIZED SIGNATURE

AP

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7026183⑈

KM CONTRACTORS LLC.

St James Twp

E and J

9/13/2023

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7772

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Details on Back.

Security Features Included