

**Benzie County Office**  
6051 Frankfort Hwy.  
Suite 100  
Benzonia, MI 49616  
Phone: 231-882-4409  
Fax: 231-882-2204



**Benzie-Leelanau**  
**DISTRICT HEALTH DEPARTMENT**  
CAREING FOR OUR COMMUNITIES  
www.bldhd.org

**Leelanau County Office**  
8527 Government Center Dr.  
Suite LL-007  
Suttons Bay, MI 49682  
Phone: 231-256-0201  
Fax: 231-256-0225

## EXISTING SEWAGE SYSTEM EVALUATION REPORT

**Evaluated For:**  
Suzy Voltz

**Evaluating Office:**  
Benzie County

, MI

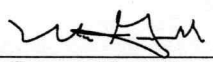
Property Location:	Property Owner:
Tax ID Number: 10-09-012-011-00	M3B LLC 8160 Cadillac Hwy. Benzonia, MI 49616
Address: 8160 Cadillac Hwy, Benzonia MI	
County: Benzie	
Township: Joyfield Section: 12	
Subdivision: Lot:	

BUILDING INFORMATION	
Facility type: Single Family Residential	Reason for Evaluation: Point of Sale
Number of bedrooms: 0	Is the building currently occupied? Yes

SEWAGE SYSTEM INFORMATION	
Date Evaluated: February 06, 2025	Septic Tank Size: 1200 Gallons
Type: Private	Septic Tank(s) Last Serviced Date: 3/25/25
Permit Number: B2185	Absorption Type: Gravity Bed
Date Installed: July 20, 1992	Absorption Size: 600 Sqft.

SEWAGE SYSTEM EVALUATION SUMMARY
The Sewage Treatment System was inspected on February 06, 2025. The inspection has determined the system's construction, location, and condition to be <b>Satisfactory, with Recommendations (see comments)</b> .

SEWAGE SYSTEM EVALUATION COMMENTS
<p>The building is served by a 1200 gallon septic tank and 600 square feet of drainfield installed in 1992 for a small business use with no more than 4 employees (non food service). Borings into the drainfield revealed no evidence of biomat formation. However, moist to wet drainfield stone was encountered in one boring, which can create anaerobic conditions in the drainfield, possibly leading to drainfield failure. The septic tank was then pumped in April 2025, by "The Pumping Service", who indicated there was no flowback into the septic tank from the drainfield. A subsequent visit was made thereafter, with tow more borings into the drainfield stone, both of which showed no evidence of saturation. The system can be used until an increase in use is proposed, or a failure occurs. Maintenance practices include diverting surface water drainage away from the system, keeping the area mowed, not driving heavy vehicles or plowing snow over the drainfield, limiting water usage, diverting water softener discharge out of system, spreading clothes washing loads over long periods, checking for leaking fixtures, and routine pumping of the tank (i.e., every 3-5 yrs). Future requests for a change in use of either of the structure is typically handled under what is called a "remodel review" from this office, and is usually due to a referral from the building department. Remodel reviews take into consideration what the proposed new use might be in order to make a determination as to whether the existing system(s) are large enough to handle the (new) expected sewage flow, as well as determine any construction / isolation deficiencies that may need correction. Commercial flow estimates are taken from the document "Michigan Criteria for Subsurface Sewage Disposal". Significant changes in use that require a new sewage disposal system will also need an equal size replacement area available in order to be deemed suitable.</p>

  
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Marc Grossnickle, R.S.  
Environmental Health Sanitarian  
bldhd\_eh@bldhd.org

Date: April 17, 2025

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## EXISTING WATER WELL EVALUATION REPORT

**Evaluated For:**  
Suzy Voltz

**Evaluating Office:**  
Benzie County

, MI

Property Location:	Property Owner:
Tax ID Number: 10-09-012-011-00	M3B LLC 8160 Cadillac Hwy. Benzonia, MI 49616
Address: 8160 Cadillac Hwy, Benzonia MI	
County: Benzie	
Township: Joyfield Section: 12	
Subdivision: Lot:	


BUILDING INFORMATION	
Facility type: Well	Reason for Evaluation: Point of Sale
Number of bedrooms: 0	Is the building currently occupied? Yes

WATER WELL SYSTEM INFORMATION	
Date Evaluated: February 06, 2025	Well Diameter: 5 Inches
Type: Private	Well Casing Material: PVC
Permit Number: 07-012	Well Depth: 135 Feet
Date Installed: February 20, 2007	Well Cap Satisfactory: Yes
Well Contractor: B&Z Well Drilling	Isolation Distance to Nearest Septic System: 92 Feet

WATER SAMPLE RESULTS	
DATE OF SAMPLE	PARAMETER AND RESULTS
February 10, 2025	Coliform Bacteria = Negative
	Nitrates in Compliance: Yes - NO3 (1.47 mg/L)
Water sample(s) acceptable: Yes	

WATER WELL EVALUATION SUMMARY
The Water Well System was inspected on February 06, 2025. The inspection has determined the system's construction, location, and condition to be <b>Satisfactory</b> .

WELL EVALUATION COMMENTS
The business is served by a 5" diameter well with a pitless adaptor and submersible pump. The well depth is 143 feet and was installed in 2007, according to the well log on file. According to the current use, this well is considered a Type III / semi-public well. Type III water supplies are typically required to be sampled for bacteria and nitrates annually. It will remain classified as a type III as long as it does not serve 25 or more persons 60 days per year. If a new usage occurs that exceeds the numbers threshold for classification, the well may be re-classified, which may subject it to more frequent sampling and / or restrictions. Water samples collected on 2/6/25 indicated satisfactory water quality for the parameters tested. Periodic water testing is recommended, especially if the well is not used during long periods of time.

  
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Marc Grossnickle, R.S.  
Environmental Health Sanitarian  
bldhd\_eh@bldhd.org

Date: April 17, 2025



4125 Cedar Run Rd., Suite B  
Traverse City, MI 49684  
Phone 231-946-6767  
Fax 231-946-8741  
www.sosanalytical.com

COMPANY: BENZIE LEELANAU DISTRICT HEALTH  
DEPT  
NAME: M3B LLC  
PROJECT NO:  
WSSN:  
WELL PERMIT: B25-009E  
TAX ID: 100901201100  
LOCATION: 8160 CADILLAC HWY

SOS PROJECT NO: 250660 - 1  
SAMPLED BY:: MG

DATE RECEIVED: 2/11/2025  
TIME RECEIVED: 2:56 PM  
SAMPLE ID: BATH TAP

DATE SAMPLED: 2/10/2025  
TIME SAMPLED: 9:00 AM  
SAMPLE MATRIX: DRINKING WATER

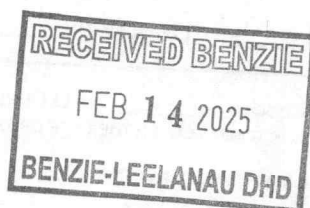
COUNTY: MI  
TWP: BENZIE  
JOYFIELD

### INORGANICS

<u>Analysis</u>	<u>Concentration</u>	<u>LOD</u>	<u>Units</u>	<u>Analyst</u>	<u>Date Completed</u>	<u>Drinking Water Reg Limit(MCL)</u>
NITROGEN, NITRATE - EPA 353.2	1.47	0.10	mg/L (PPM)	KMJ	2/12/2025	10

### SM9223 COLIFORM BACTERIA - PRESENCE/ABSENCE

	<u>SAMPLE RESULT</u>	<u>Drinking Water Reg Limit(MCL)</u>
TOTAL COLIFORM BACTERIA	ABSENT	ABSENT
E. coli BACTERIA	ABSENT	ABSENT



ND = NOT DETECTED  
LOD = LIMIT OF DETECTION  
SMCL = FEDERAL NON-ENFORCEABLE LIMIT  
MCL = MAXIMUM CONTAMINANT LEVEL

APPROVED BY:

CYNTHIA GERHARD  
MANAGER, DRINKING WATER COMPLIANCE



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# COMMUNITY HEALTH DEPARTMENT CHAIN OF CUSTODY

\*\*\*\*\*FOR LABORATORY USE ONLY\*\*\*\*\*

SOS Analysis Number (To be assigned by the laboratory):

250660

Received in lab by: Dan Bick Date: 2/11/25 Time: 2:56

Please Complete Entire Form

Does Sample Contain Chlorine?

☐ YES

☒ NO

Check The Type of Test Requested:

☒ Bacteria & Nitrate

☐ Bacteria ONLY

☐ Nitrate ONLY

☐ Other (Specify):

Report Results To:

Benzie-Leelanau DHD

Mailing Address:

6051 Frankfort Highway, Suite 100

City:

Benzon, MI 49616

Phone: ( )

231-882-4409 231-882-2204 (fax)

E-mail Address:

waterresults@bldhd.org

Site/Owner Name:

M3B LLC

Property Address:

8160 CADILLAC HWY

City:

State: MI Zip:

County / Township:

Benzie / Toxfield

Collected By:

MG

Collection Point:

BATH TAP

Date:

2/10/25

Time:

9:00AM

Well Drilling Co.:

Location:

Longitude

Latitude

Complete this section only if reporting to a County Health Department

WSSN (Public Water Supply Serial Number):

Well Permit #:

B25-009E

Property Tax ID #:

10-09-012-011-00

Computer ID #:

Payment Amount:

☐ Cash

☐ Check #

☐ Credit Card

SOS ANALYTICAL, INC. IS CERTIFIED FOR COMPLIANCE MONITORING UNDER THE SAFE DRINKING WATER ACT.

(White: Lab Copy) (Yellow: Customer Copy)



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*CARING FOR OUR COMMUNITIES*

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6051 Frankfort Hwy. Suite 100  
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Phone: (231) 882-2103  
Fax: (231) 882-2204

## Receipt

14351

Payment ID <b>EPUY-DDJL7Y</b>	Check # / Detail <b>4974 / Suzanne Voltz</b>	Payment Date <b>03-Feb-2025</b>
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**Establishment**  
10-09-012-011-00  
8160 Cadillac Hwy  
Benzonia MI 49616

<b>Payment Date</b> 03-Feb-2025	<b>Payment Type</b> Check	<b>Payment ID</b> EPUY-DDJL7Y	<b>Payment Details</b> Office: Benzie, 4974 / Suzanne Voltz	<b>Payment Amount</b> \$245.00
<b>Fee Date</b> 03-Feb-2025	<b>Fee Type</b> S/W Eval w/Eval or Pmt 1990 - Lid Ex~2232	<b>Fee ID</b> EPUY-DDJL7W	<b>Fee Amount</b> \$245.00	<b>Amount Paid</b> \$245.00
				<b>Balance</b> \$0.00