

PROJECT INFORMATION

PROPERTY OWNER/APPLICANT
 RIVER RAT CANOE & KAYAKS
 C/O GERRY AND AMY PERRY
 786 S. 1-1/2 RD.
 HARRIETTA, MI 49638

PROPERTY ADDRESS:
 NW CORNER INTERSECTION OF M-55 AND M-37

SECTION 7, T21N, R12W, SOUTH BRANCH TOWNSHIP
 WEXFORD COUNTY, MICHIGAN

PARCEL: 2112-07-4301

PARCEL SIZE: 20 NET ACRES TO R/W

ZONING

SPLIT ZONED C-1 & R-R
 C-1 COMMERCIAL
 R-R RURAL RESIDENTIAL

PROPOSED IMPROVEMENTS

- 60' BY 200' COMMERCIAL BUILDING FOR RETAIL SALES.
- MUD PIT EVENT AREA.

UTILITIES & INFRASTRUCTURE

- PAVED ACCESS DRIVES
- ONSITE WELL & SEPTIC FOR STORE.

NOTE:
 SITE LIGHTING TO MEET SOUTH BRANCH TOWNSHIP AND WEXFORD COUNTY PLANNING AND ZONING REQUIREMENTS FOR MUD-BOG PARKING, ACCESS GATE AREA, AND PIT EVENT PAVILION. LIGHTING SHALL BE LUMARK PPRV-2,3 OR 4-A60-T4-20 LED FIXTURES AND LUMARK PPRV-1-A60-T3-20 LED FIXTURES OR APPROVED EQUAL. FIXTURES ARE NIGHT SKY COMPLIANT AND WILL CONFINE THE LIGHT TO THE SUBJECT PROPERTY.

PHASE 1

- MUD PIT EVENT AREA
- GUARD RAILING
- EVENT PAVILION
- AREA FOR VENDORS

PHASE 2

- GRANDSTAND/BLEACHERS FOR MUD PIT VIEWING
- ADDITIONAL GUARD RAILING
- BALL FIELD
- POTENTIAL ADDITIONAL SEPTIC SYSTEM

GENERAL NOTES

- ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE CURRENT APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS.
- 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.
- ANY CHANGES IN SPECIFICATIONS MUST BE REVIEWED BY THE PROJECT ENGINEER AND/OR THE OWNER.
- CONTRACTOR TO PLACE SILT SACKS IN DRY WELL INLETS (CB'S) PRIOR TO CONSTRUCTION. REMOVE AFTER RESTORATION COMPLETE.
- ASPHALT AND PAVEMENT REMOVAL SHALL INCLUDE THE FOLLOWING:
 - SAW CUTS AT LIMITS OF REMOVAL ALONG ALL EXISTING PAVEMENT TO REMAIN.
 - REMOVAL OF PAVEMENT AND GRAVEL AND DISPOSAL OFF-SITE AT CONTRACTOR'S EXPENSE.
 - RE-GRADING OF THE AREA TO THE PROPOSED GRADES SHOWN ON PLAN. IF NO PROPOSED GRADES ARE SHOWN, RE-GRADE TO MATCH SURROUNDINGS.
 - UNLESS PLAN SPECIFICALLY SHOWS OTHERWISE, RESTORE ENTIRE DISTURBED AREA WITH 4" OF TOPSOIL, GRASS SEED AND MULCH.

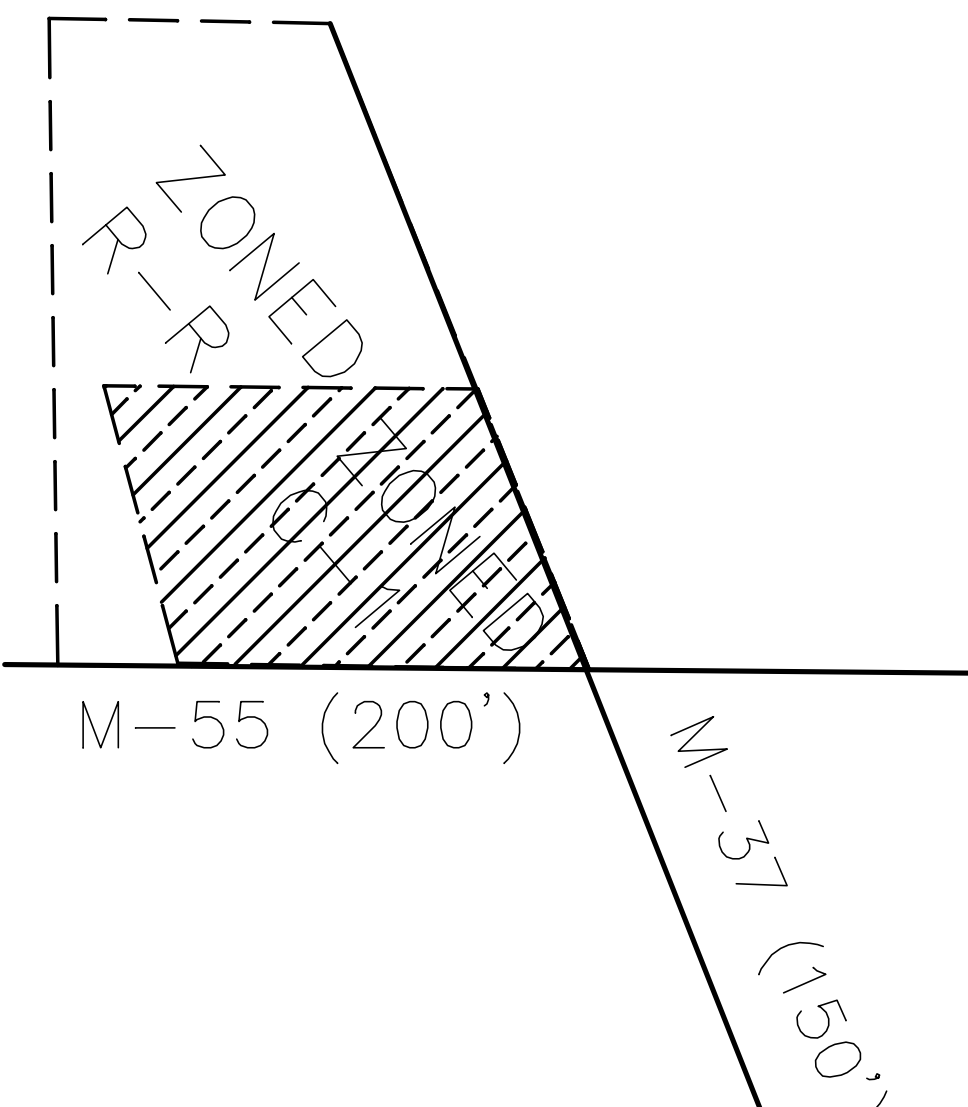
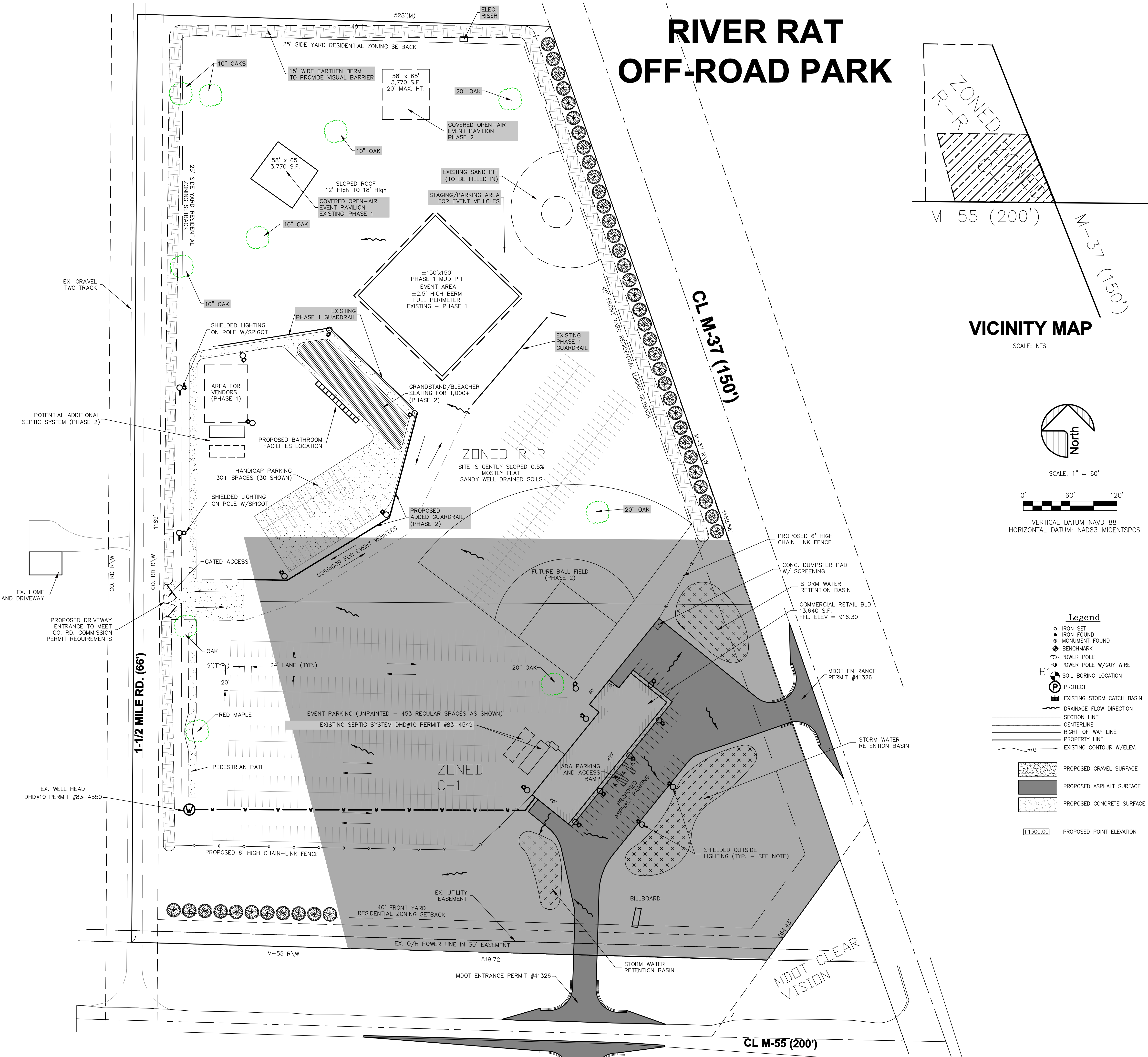
LEGAL DESCRIPTION

PROPERTY DESCRIPTION
 A PARCEL OF LAND SITUATED IN THE TOWNSHIP OF SOUTH BRANCH, COUNTY OF WEXFORD, STATE OF MICHIGAN.

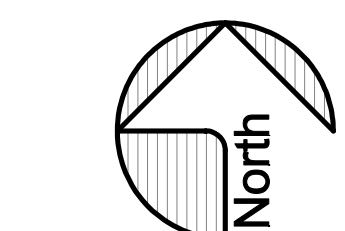
PART OF SE 1/4 DESC AS COM AT S 1/4 POST OF SEC; N ALG N-S 1/4 LN 132.04 FT TO N LN OF HWY M-55 & POB; THENCE, N 1189.59 FT; E 491 FT TO WLY LN OF HWY M-37; S23D02'04"E ALG LN 1152.58 FT S34D06'34"W ALG CLEAR VISION AREA HWY R/W LN 164.43 FT TO N LINE OF HWY M-55; W ALG SD N LN 819.72 FT TO POB. 20 ACRES+/-, M/L SB. SEC. 7 T21N R12W

SAID PARCEL OF LAND CONTAINING 20 ACRES OF LAND MORE OR LESS BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

RIVER RAT OFF-ROAD PARK



VICINITY MAP
 SCALE: NTS



SCALE: 1" = 60'



VERTICAL DATUM NAVD 88
 HORIZONTAL DATUM: NAD83 MICSNTSPCS

Legend

- IRON SET
- IRON FOUND
- ⊕ MONUMENT FOUND
- ⊕ BENCHMARK
- ⊕ POWER POLE
- ⊕ POWER POLE W/GUY WIRE
- ⊕ SOIL BORING LOCATION
- ⊕ PROTECT
- ⊕ EXISTING STORM CATCH BASIN
- DRAINAGE FLOW DIRECTION
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EXISTING CONTOUR W/ELEV.
- ▨ PROPOSED GRAVEL SURFACE
- ▨ PROPOSED ASPHALT SURFACE
- ▨ PROPOSED CONCRETE SURFACE
- ±1300.00 PROPOSED POINT ELEVATION

H. Luzius ENGINEERING, LLC
 (231) 946-2697
 207 Grandview Pkwy., Ste. 213
 Traverse City, Michigan 49684

DATE: 9/22/17
 SUBMITTAL TO JPC: 10/10/17
 COMMENTS FROM JPC DATED: 10/04/17

SP STORE 23 ACRES.dwg
 DATE DRAWN: 6.30.2017
 DRAWN BY: EM
 FIELD CHECK: H.L.
 REVIEWED BY: *
 PROJECT MANAGER: HARRY LUZIUS P.E.

**RIVER RAT OFF-ROAD PARK
 SPECIAL USE PERMIT SITE PLAN**

SECTION 7, T21N, R12W, SOUTH BRANCH TOWNSHIP
 WEXFORD COUNTY, MICHIGAN

SHEET TITLE:
SITE PLAN

HLE JOB#
2017 07 01

C 1
 SHEET 1 OF 1

