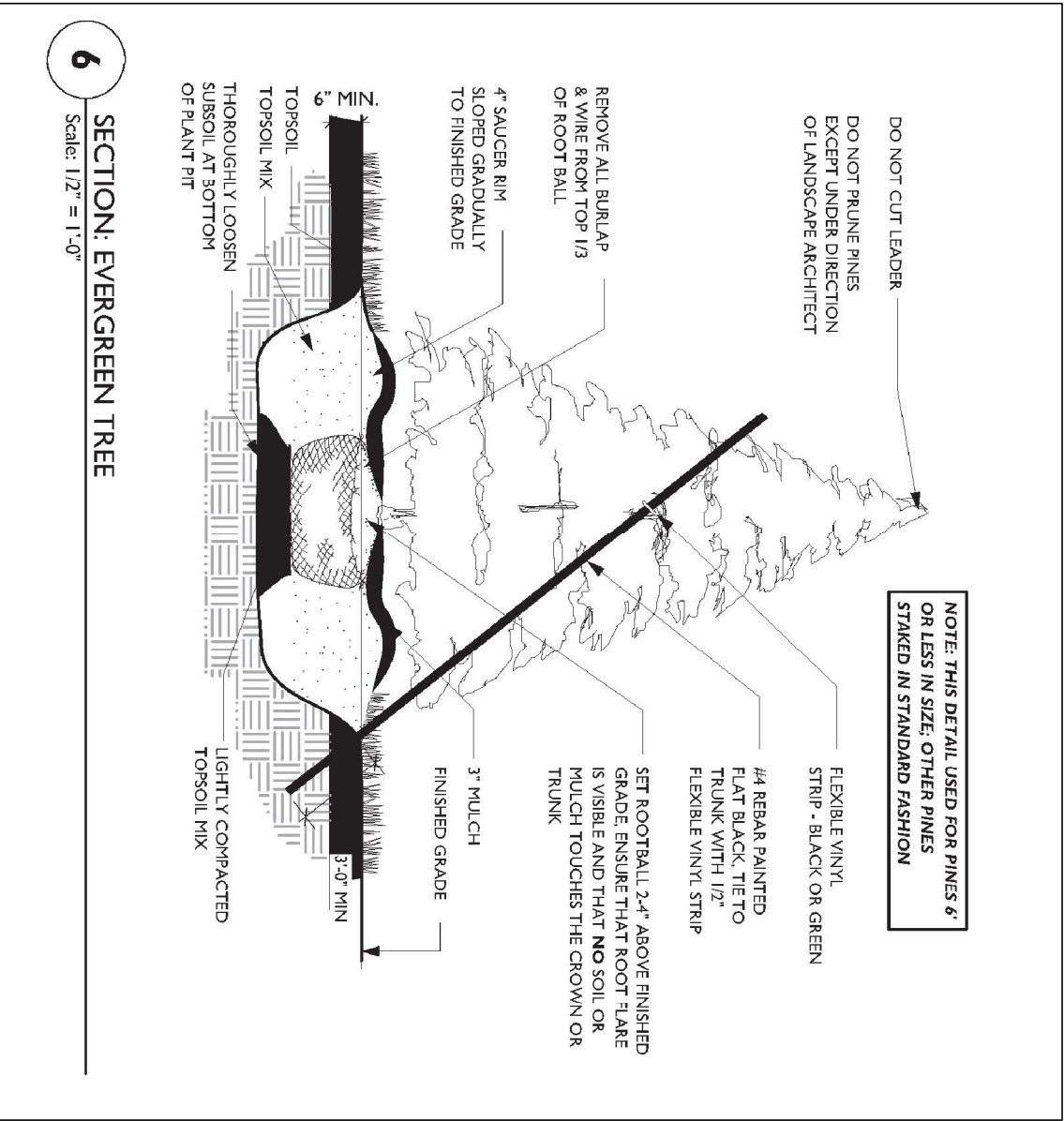
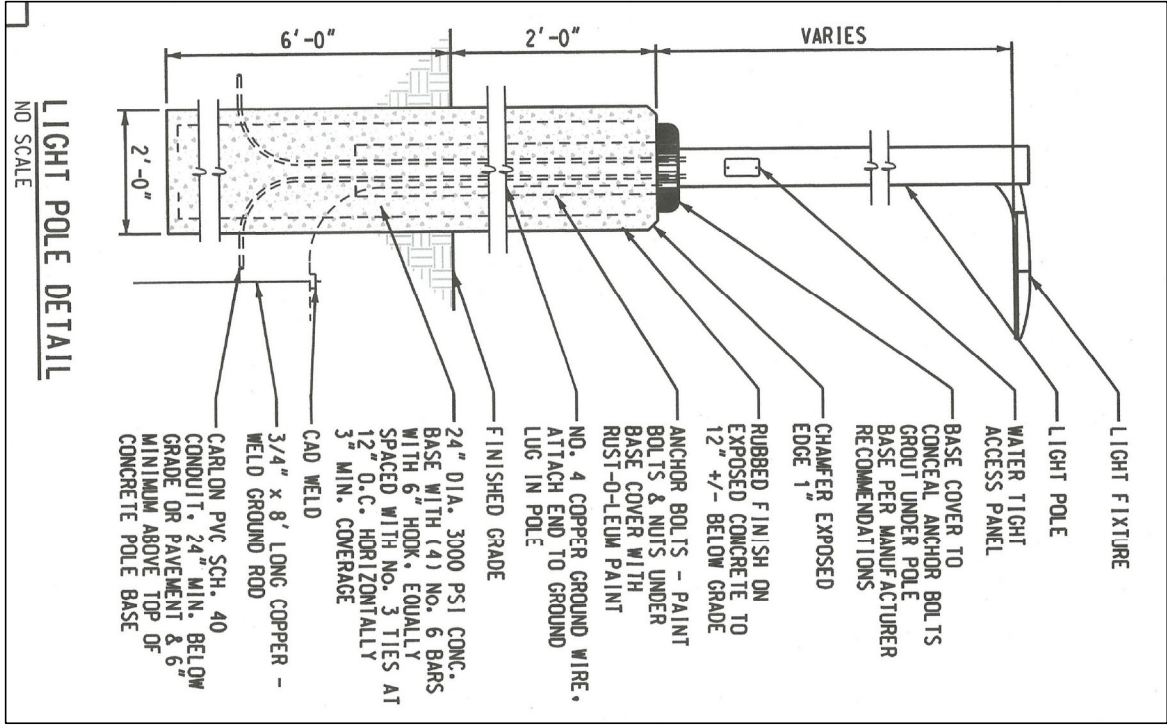
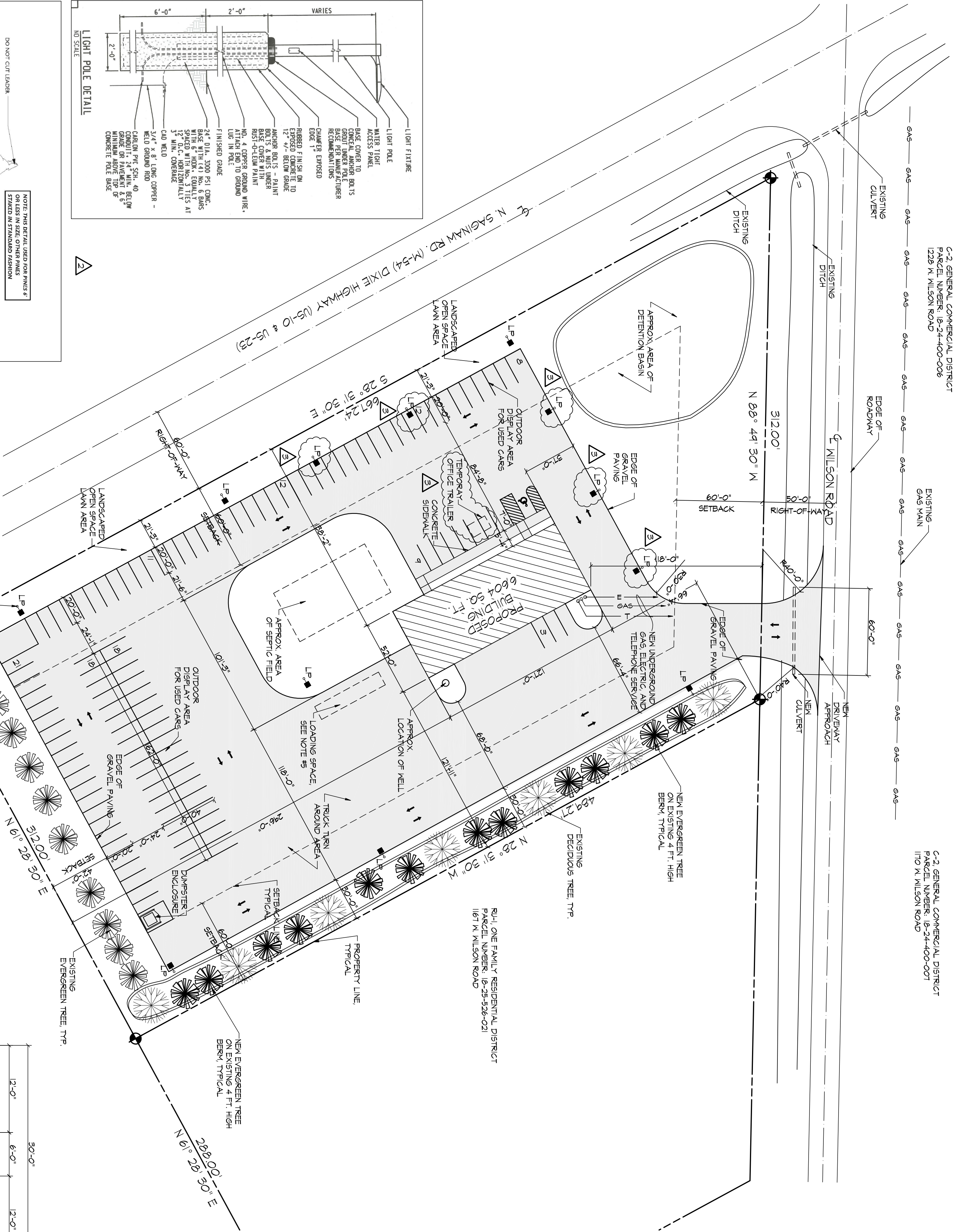
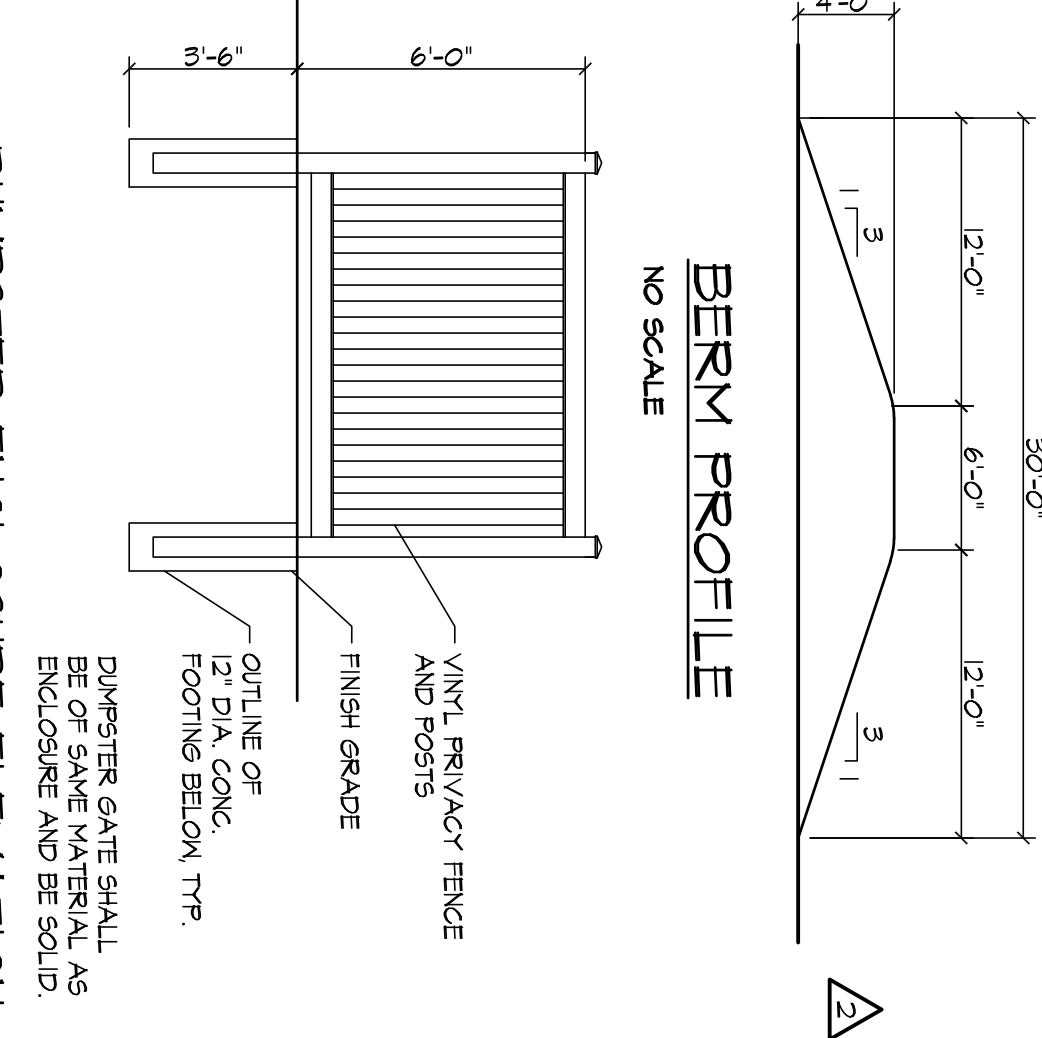
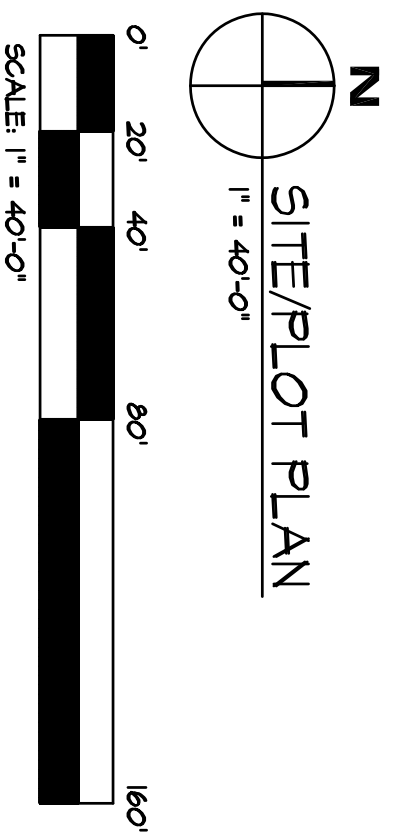


C-2 GENERAL COMMERCIAL DISTRICT
PARCEL NUMBER: 18-24-400-006
1228 N WILSON ROAD

C-2 GENERAL COMMERCIAL DISTRICT
PARCEL NUMBER: 18-24-400-007
1170 N WILSON ROAD



- LEGEND**
- SS --- SANITARY SEWER
 - M --- WATER MAIN
 - GAS --- GAS SERVICE
 - E --- ELECTRICAL SERVICE
 - T --- TELEPHONE SERVICE
 - X --- SILT FENCE
 - OLP --- LIGHTPOLE
 - OH --- FIRE HYDRANT
 - CB --- CATCH BASIN
 - PM --- POWERPOLE
 - MH --- MANHOLE
 - C.O. --- CLEANOUT
 - TRAF --- TRAFFIC FLOW
 - DRAIN --- DRAINAGE FLOW



PROJECT LOCATION

VICINITY MAP

NO SCALE

DATE: 10-28-2025

DESIGNER: JOHN K. COSTA, AIA

ARCHITECT: JOHN K. COSTA, AIA

STATE OF MICHIGAN LICENSED ARCHITECT

72 HOURS BEFORE YOU DIG CALL MISS DIG 800-482-7171 811

PROJECT INFORMATION

OWNER / DEVELOPER: MONSTER X METALS & GOLD, INC.

DESIGNER: GREGORY HETTER

CELL PHONE: (616) 282-6055

GENERAL REGULATIONS (SECTION 1800)

MINIMUM FRONT YARD SETBACK: 60 FEET

MINIMUM SIDE YARD SETBACK: 14 FEET

MINIMUM REAR YARD SETBACK: 42 FEET

MINIMUM FRONT SETBACK: 60 FEET

MINIMUM SIDE SETBACK: 14 FEET

MINIMUM REAR SETBACK: 42 FEET

MINIMUM FRONT SETBACK: 60 FEET

MINIMUM SIDE SETBACK: 14 FEET

MINIMUM REAR SETBACK: 42 FEET

MINIMUM FRONT SETBACK: 60 FEET

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MINIMUM SIDE SETBACK: 14 FEET

MINIMUM REAR SETBACK: 42 FEET

MINIMUM FRONT SETBACK: 60 FEET

MINIMUM SIDE SETBACK: 14 FEET

MINIMUM REAR SETBACK: 42 FEET

LEGAL DESCRIPTION

LOTS 5 THRU 6 EXCEPT THE EASTERLY 288 FEET OF CUDAS ACRES.

NOTES

1. SITE DATA OBTAINED FROM CHARTER TOWNSHIP OF VERNIA, MICHIGAN DIVISION, GENESEE COUNTY, MICHIGAN. ALL DIMENSIONS AND LOCATIONS ARE BASED ON THE LATEST AVAILABLE RECORDS AND FIELD SURVEY. THE OWNER AND DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE APPROPRIATE AGENCIES.
2. CALL "MISS DIG" PRIOR TO EXCAVATION FOR BUILDING OR UTILITIES. 1-800-482-7171
3. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. PERPENDICULAR PARKING SPACES TO BE 9' WIDE (MIN.) X 20' LONG (MIN.)
5. LOADING/UNLOADING SPACES TO BE 100' WIDE (MIN.) X 500' LONG (MIN.)
6. VAN ACCESSIBLE BARRIER-FREE PARKING SPACE TO BE 9' WIDE MIN. X 20' LONG, WITH AN 8' WIDE ACCESS AISLE. (SEE NOTE #7)
7. PROVIDE BARRIER-FREE SIGNAGE AND GRAPHICS AS PER MICHIGAN BARRIER-FREE DESIGN REQUIREMENTS.
8. ALL EXTERIOR LIGHT FIXTURES SHALL BE SHIELDED AND REFLECTED TO PREVENT GLARE ON ADJACENT PROPERTIES. 25 FT. TALL, 1400 LUMENS MAX.
9. NEW 4" CONCRETE DRIVEWAY APPROACH AND CURBING LOCATED WITHIN THE WILSON ROAD RIGHT-OF-WAY SHALL CONFORM TO GENESEE COUNTY ROAD COMMISSION REQUIREMENTS.
10. THERE SHALL NOT BE ANY EXPOSED OR VISIBLE ROOFTOP EQUIPMENT.
11. 8" THICK CONCRETE PAD WITH 6" FOOT HIGH P.V.C. FENCE AND DOUBLE GATE TRASH ENCLOSURE.

SITE/PLOT PLAN AND NOTES

PROPOSED VEHICLE STORAGE BUILDING/USED CAR SALES/OFFICE FOR
MONSTER X METALS & GOLD, INC.
SEC WILSON RD. AND N. SAGINAW RD.
CLIO, MI 48420

JOHN K. COSTA, AIA
ARCHITECTURAL DESIGN
& CONSULTATION, PLLC
417 OLDMILL DRIVE
FLUSHING, MICHIGAN 48433
810-659-5275 FAX 810-659-5399

REVISIONS
1-26-2023
2-24-2024
10-28-2025
JOB NO. 028-014
DATE: 2-28-2023
DRAWN BY: JKC
SCALE: AS NOTED
SHEET NO. 1