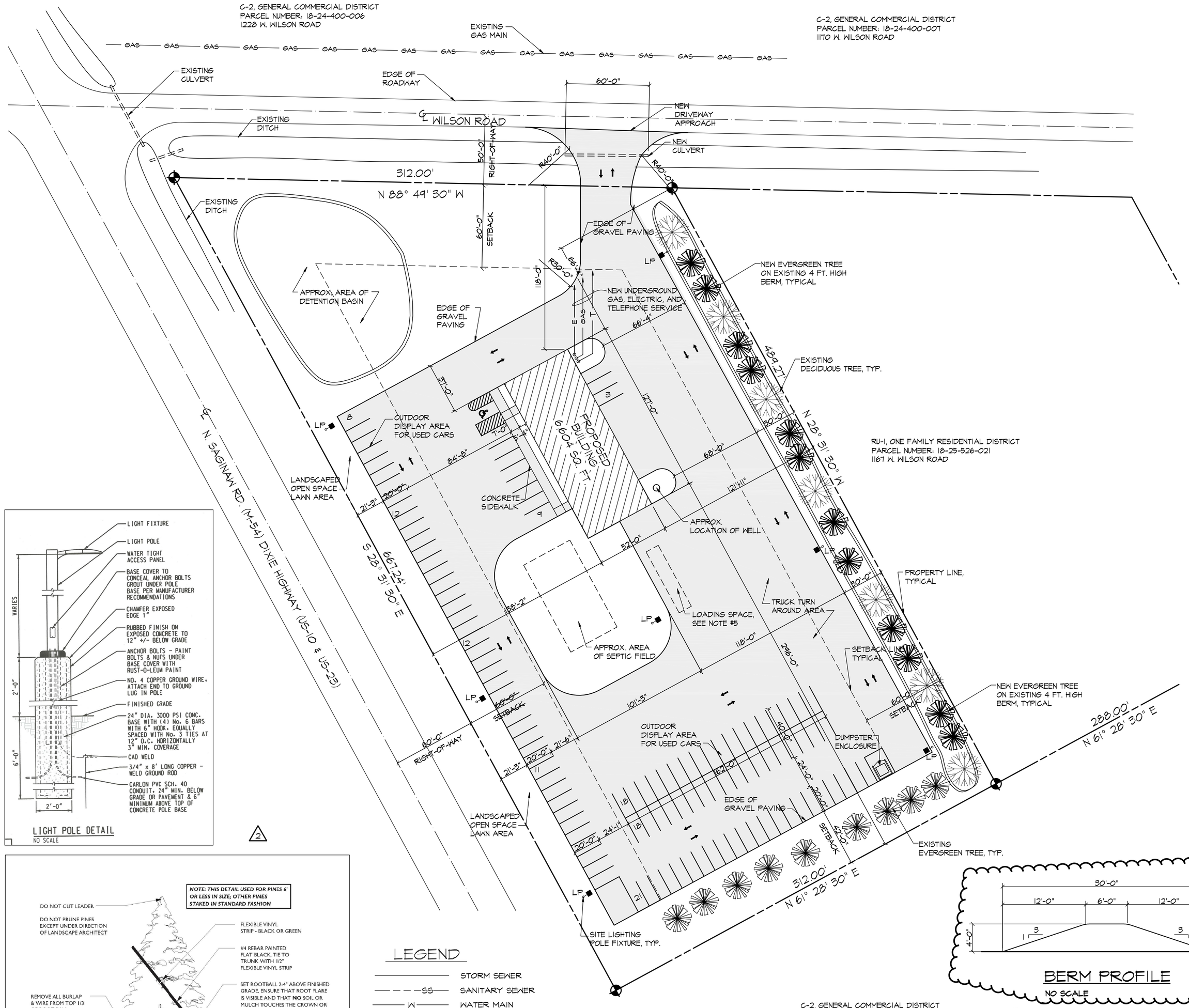
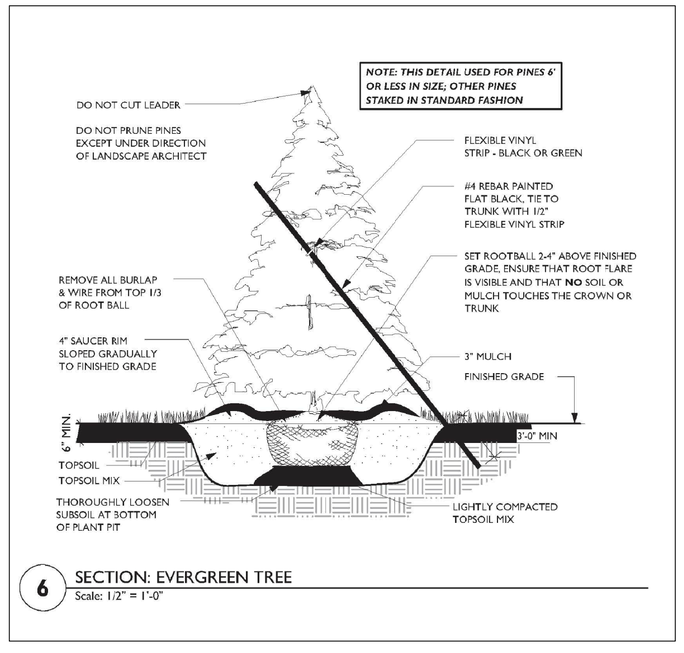


LIGHT POLE DETAIL
NO SCALE

2



6 SECTION: EVERGREEN TREE
Scale: 1/2" = 1'-0"

LEGEND

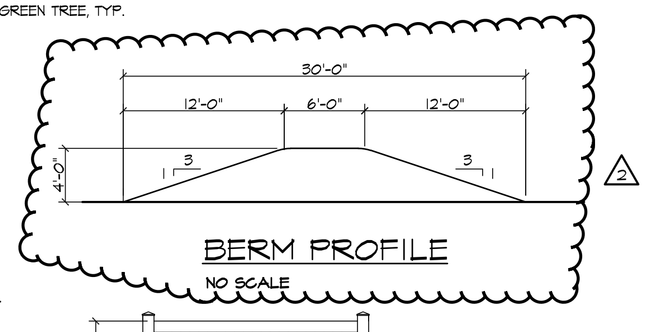
- STORM SEWER
- SS SANITARY SEWER
- W WATER MAIN
- GAS GAS SERVICE
- E ELECTRICAL SERVICE
- T TELEPHONE SERVICE
- X SILT FENCE
- LP LIGHTPOLE
- FIRE HYDRANT
- C.B. CATCH BASIN
- POWERPOLE
- MH MANHOLE
- C.O. CLEANOUT
- TRAFFIC FLOW
- DRAINAGE FLOW

2

N

SITE/PLOT PLAN
1" = 40'-0"

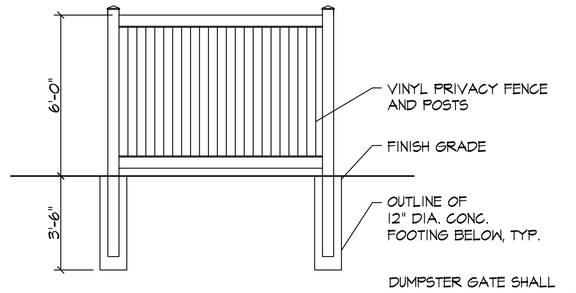
0' 20' 40' 80' 160'
SCALE: 1" = 40'-0"



BERM PROFILE
NO SCALE

2

C-2, GENERAL COMMERCIAL DISTRICT
PARCEL NUMBER: 18-25-526-017
10308 N. SAGINAW ROAD



DUMPSTER GATE SHALL BE OF SAME MATERIAL AS ENCLOSURE AND BE SOLID.

DUMPSTER ENCLOSURE ELEVATION
1/4" = 1'-0"

PROJECT INFORMATION

OWNER / DEVELOPER: MONSTER X METALS & GOLD, INC
GREGORY HETZER
1128 W. WILSON ROAD
CLIO, MI 48420
CELL PHONE: (810) 282-6055

ZONING: C-2, GENERAL COMMERCIAL DISTRICT
PARCEL#: 18-25-526-020

SCHOOL DISTRICT: MT. MORRIS (25040)

GENERAL REGULATIONS (SECTION 1800):

MAXIMUM HEIGHT:	80 FEET
MINIMUM FRONT YARD SETBACK:	60 FEET
MINIMUM SIDE YARD SETBACK:	14 FEET
MINIMUM REAR YARD SETBACK:	42 FEET
SETBACK FROM RESIDENTIAL:	60 FEET
FRONT YARD OPEN SPACE:	50%
MAXIMUM COVERAGE:	0%

EXISTING USE: VACANT SITE
PROPOSED USE: USED CAR SALES/VEHICLE STORAGE/OFFICE BUILDING

BUILDING & LOT COVERAGE: TOTAL GROSS LOT AREA: 180,415 S.F. (4.14 ACRES)
NEW BUILDING AREA: 6604 SF

IMPERVIOUS/ PAVED AREA: GRAVEL PAVING: 84,722 S.F. =50% OF SITE
STRUCTURE: 6604 S.F. =3.6 % OF SITE

PARKING REQUIREMENTS: INDUSTRIAL USES: 5 SPACES PLUS ONE PER 450 SQ. FT. OF USEABLE FLOOR AREA
BUSINESS OFFICE AREA: 1 PER 200 SQ. FT. FLOOR AREA
INDUSTRIAL USE AREA: 1,200 S.F./ 450 S.F.= 3 SPACES
OFFICE AREA: 900 S.F./100= 9 SPACES
TOTAL REQUIRED:12 SPACES TOTAL PROVIDED: 12 SPACES

BARRIER-FREE: 1 SPACE REQUIRED/1 SPACE PROVIDED
OUTDOOR VEHICLE DISPLAY SPACES: 100 SPACES PROVIDED
LOADING/UNLOADING: 1 SPACE REQUIRED/PROVIDED

LEGAL DESCRIPTION

LOTS 5 THRU 8, EXCEPT THE EASTERLY 288 FEET OF CUDA'S ACRES.

NOTES

1. SITE DATA OBTAINED FROM CHARTER TOWNSHIP OF VIENNA ASSESSMENT DIVISION, GENESEE COUNTY ROAD COMMISSION, GENESEE COUNTY WATER AND WASTE SERVICES, MICHIGAN DEPT. OF TRANSPORTATION, AND PARCEL/REAL PROPERTY LOOK UP ON STATE OF MICHIGAN OFFICIAL WEBSITE.
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 CURRENT 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 10.0' WIDE (MIN.) x 50.0' LONG (MIN.)
6. VAN ACCESSIBLE, BARRIER-FREE PARKING SPACE TO BE 9' WIDE MIN. x 20' LONG, WITH AN 9' WIDE ACCESS AISLE, (SEE NOTE #7)
7. PROVIDE BARRIER-FREE SIGNAGE AND GRAPHICS AS PER "MICHIGAN BARRIER-FREE DESIGN" REQUIREMENTS.
2 8. ALL EXTERIOR LIGHT FIXTURES SHALL BE SHIELDED AND REFLECTED TO PREVENT GLARE ON ADJACENT PROPERTIES. 25 FT. TALL, 1400 LUMENS MAX.
9. NEW 9" CONCRETE DRIVEWAY APPROACH AND CURBING LOCATED WITHIN THE WILSON ROAD RIGHT-OF-WAY SHALL CONFORM TO GENESEE COUNTY ROAD COMMISSION REQUIREMENTS.
10. THERE WILL NOT BE ANY EXPOSED OR VISIBLE ROOFTOP EQUIPMENT.
11. 8" THICK CONCRETE PAD WITH 6' FOOT HIGH PVC FENCE AND DOUBLE GATE TRASH ENCLOSURE.

SCHEDULE OF DRAWINGS

C1 SITE/PLOT PLAN AND NOTES
A1 FLOOR PLAN AND EXTERIOR ELEVATIONS

S.U.W. REVIEW 3-5-2023
REVISION #1 12-6-2023
REVISION #2 2-4-2024

2-15-2024

JOHN K. COSTA ARCHITECT NO. 1301038437 LICENSED ARCHITECT STATE OF MICHIGAN

PROJECT LOCATION

N

VICINITY MAP
NO SCALE

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

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

SITE/PLOT PLAN AND NOTES

REVISIONS
1 12-6-2023
2 2-4-2024

JOB NO: 023-014
DATE: 2-28-2023
DRAWN BY: JKC
SCALE: AS NOTED
SHEET NO: C1
OF