

Michigan Office  
629 E. Parent Avenue  
Suite 100  
Royal Oak, MI 48067  
734.769.8888 (F)  
248.330.8395 (C)  
248.330.8395 (T)  
centright@contourlandgroup.com

**CONTOUR LAND GROUP**  
DESIGN • ENGINEERING

Indiana Office  
984 Logan Street  
Suite 204  
Noticesville, IN 46060  
765.430.2842 (C)  
jfranznick@contourlandgroup.com



**RANDY WISE**  
**CHRYSLER • DODGE • JEEP • RAM**  
4082 W. Vienna Road  
Vienna Township, MI 48420



Randy Wise Chrysler / Jeep / Dodge / Ram  
2026  
March 30, 2026



**DRAWING ISSUE**

24 February, 2026  
24 March, 2026  
30 March, 2026  
Revised Site Plan Review

**LOCATION MAP**



**CONTACT INDEX**

<b>OWNER</b> WISEMAN REALTY, LLC 0099 Cedar Ave, Suite 100 Royal Oak, MI 48067 Contact: Christophe Wise onfr@wisemanrealty.com	<b>ARCHITECT</b> Contour Land Group 629 E. Parent Ave, Suite 100 Royal Oak, MI 48067 Contact: Chris Enright, NCARB 248.330.8395 (C) 248.330.8395 (F) centright@contourlandgroup.com	<b>PLANNING &amp; ZONING</b> Vienna Township, MI 30000 Southwood Royal Oak, MI 48063 Contact: Michael Building Administrator michael@viennatwp.org	<b>INDUSTRIAL PRETREATMENT</b> Chrysler, Dodge, Jeep, Ram Division of Water and Waste 211 West County Street Farmington Hills, MI 48332 Contact: 810.327.3262 (P) 810.327.3262 (F) terence@spconline.com	<b>ROADWAY</b> Oakland County Road Commission 211 West County Street Farmington Hills, MI 48332 Contact: Matti Laine Planning Supervisor 810.327.3262 (P) 810.327.3262 (F)
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<b>CIVIL ENGINEER</b> Contour Land Group 629 E. Parent Ave, Suite 100 Royal Oak, MI 48067 Contact: Chris Enright, NCARB 248.330.8395 (C) 248.330.8395 (F) centright@contourlandgroup.com	<b>LAND SURVEYOR</b> Fink & Vandenberg Engineering, Inc 9475 Highland Road, Suite 201 Farmington Hills, MI 48334 Contact: Kevin Vandenberg, PLS 9475 Highland Road, Suite 201 Farmington Hills, MI 48334 k.vandenberg@fve.com	<b>FIRE DEPARTMENT</b> City Area Fire Authority 3531 Vienna Rd. Clio, MI 48825 Contact: Jeff Brown, Chief jrbrown@cafa.net	<b>UTILITIES</b> Cable Comcast DTE J&J Docks J&J Docks J&J Docks Arlene Arlene Contact: Terra Wise 616.246.2606 (P) 616.246.2606 (F)
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<b>LANDSCAPE ARCHITECT</b> LG Worshipp, LLC 3761 N. Winwood Ave. Farmington Hills, MI 48334 Contact: Lynette Bales, P.L.A. 3761 N. Winwood Ave. Farmington Hills, MI 48334 lynette@lgworshipp.com	<b>SANITARY SEWER &amp; WATER</b> Genesee County Drain Commissioner 4810 Boucher Road Farmington Hills, MI 48332 Contact: Lynette Metz Jeff Brown, Chief jrbrown@cafa.net	<b>SIGNAGE</b> Cable Comcast 525 Elmwood Road Farmington Hills, MI 48334 Contact: J&J Docks J&J Docks J&J Docks Arlene Arlene Contact: Terra Wise 616.246.2606 (P) 616.246.2606 (F)
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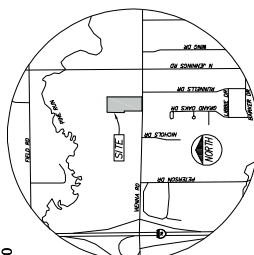
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# ALTA/NSPS LAND TITLE SURVEY FOR:

RANDY WISE CHRYSLER  
 PART OF THE SOUTHEAST 1/4 OF SECTION 16, T9N-R6E  
 VIENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN  
 ADDRESS: 4082 W VIENNA ROAD, CLIO, MI 488420



**ZONING:**  
 ZONED C-2, GENERAL COMMERCIAL -  
 Maximum Building Height - 70 Ft. 2/3 Stories  
 Minimum Lot Area - 10,000 Sq. Ft.  
 Minimum Front Setback - 20 Ft.  
 Minimum Side Yard Setback - 20 Ft.  
 Minimum Rear Yard Setback - 40 Ft.

See Zoning Information from Appendix A, Article 3, Section 307, Page 19 of Vienna Charter Township Zoning Ordinance, Updated Through February 9, 2008.

**NOTE:** PARCELS 1 AND 2 OF TITLE COMMITMENT ARE ASSESSED AS ONE PARCEL ON GENESEE COUNTY TAX ROLLS.

**BENCHMARK:**  
 North side of water valve found in the south east corner of property.  
 ELEV. 707.14' (NAD83)

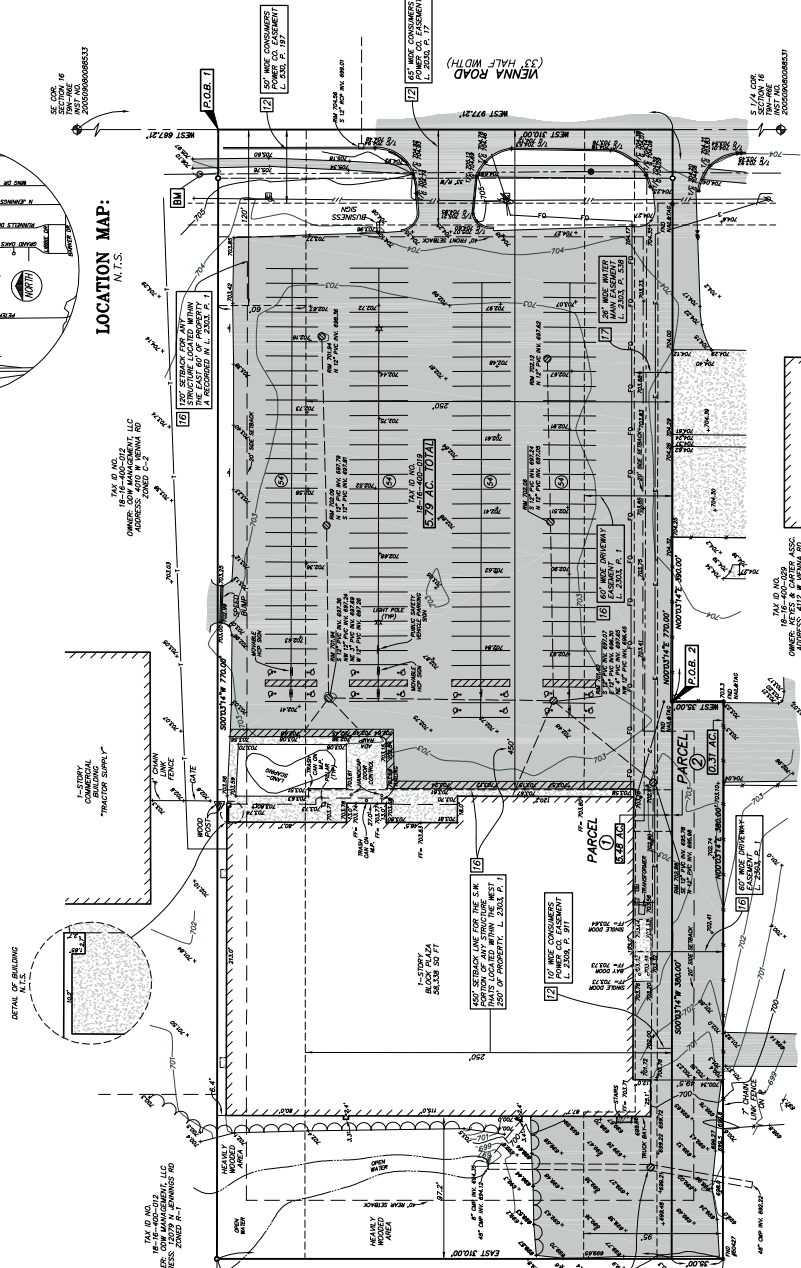
**FLOOD NOTE:**  
 The subject property lies within Flood Unshaded Zone "X" as plotted on the Flood Insurance Rate Map, Community Frame No. 30048C0040, which bears an effective date of 08/01/07. The Flood Unshaded Zone "X" is designated as an area determined to be outside the 0.2% annual chance floodplain.

**GENERAL NOTES:**  
 1. The survey was made on the date of the survey, there are 216 clearly visible regular parking spaces and 16 handicap parking spaces on subject parcel.  
 2. Surveyor cannot always accurately locate and/or verify pipe sizes or otherwise and it is up to the contractor to verify pipe sizes identified on the survey prior to construction. The contractor shall be responsible for the accuracy of the data. Miss Dig and any other involved agencies to locate all utilities prior to construction. Removal, relocation and/or replacement is the responsibility of the contractor.

**LEGAL DESCRIPTION PER TITLE:**  
 TRANSMISSION TITLE AGENCY OF MICHIGAN CENTRAL DIVISION LLC  
 EFFECTIVE DATE: MAY 07, 2021 AT 08:00 AM

**SCHEDULE B - SECTION 16 EXCEPTIONS:**  
 TRANSMISSION TITLE AGENCY OF MICHIGAN CENTRAL DIVISION LLC  
 EFFECTIVE DATE: MAY 07, 2021 AT 08:00 AM

- 1. Right of Way for sanitary sewer, vested in the County of Genesee by Ordinance No. 197, Liber 2003 of Deeds, Page 17, and Liber 2309 of Deeds, Page 917.
- 2. Right of Way for stormwater, vested in the County of Genesee by Ordinance No. 197, Liber 2003 of Deeds, Page 17, and Liber 2309 of Deeds, Page 917.
- 3. Right of Way for stormwater, vested in the County of Genesee by Ordinance No. 197, Liber 2003 of Deeds, Page 17, and Liber 2309 of Deeds, Page 917.
- 4. Right of Way for stormwater, vested in the County of Genesee by Ordinance No. 197, Liber 2003 of Deeds, Page 17, and Liber 2309 of Deeds, Page 917.
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**SURVEYOR'S CERTIFICATION**  
 I, the undersigned, being a duly licensed Professional Land Surveyor in the State of Michigan, do hereby certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for Land Surveys as set forth in the Act adopted by ALTA and NSPS, and include therein 1, 2, 3, 4, 5, 6a, 7a, 8, 9, 11a, and 13 of Table A thereof. The field work was completed on February 04, 2026.

PROFESSIONAL LAND SURVEYOR No. 46678  
 DATE: MARCH 30, 2026

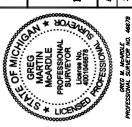
PROFESSIONAL LAND SURVEYOR No. 46678  
 DATE: MARCH 30, 2026

**811**  
 Know what's below.  
 Call before you dig.

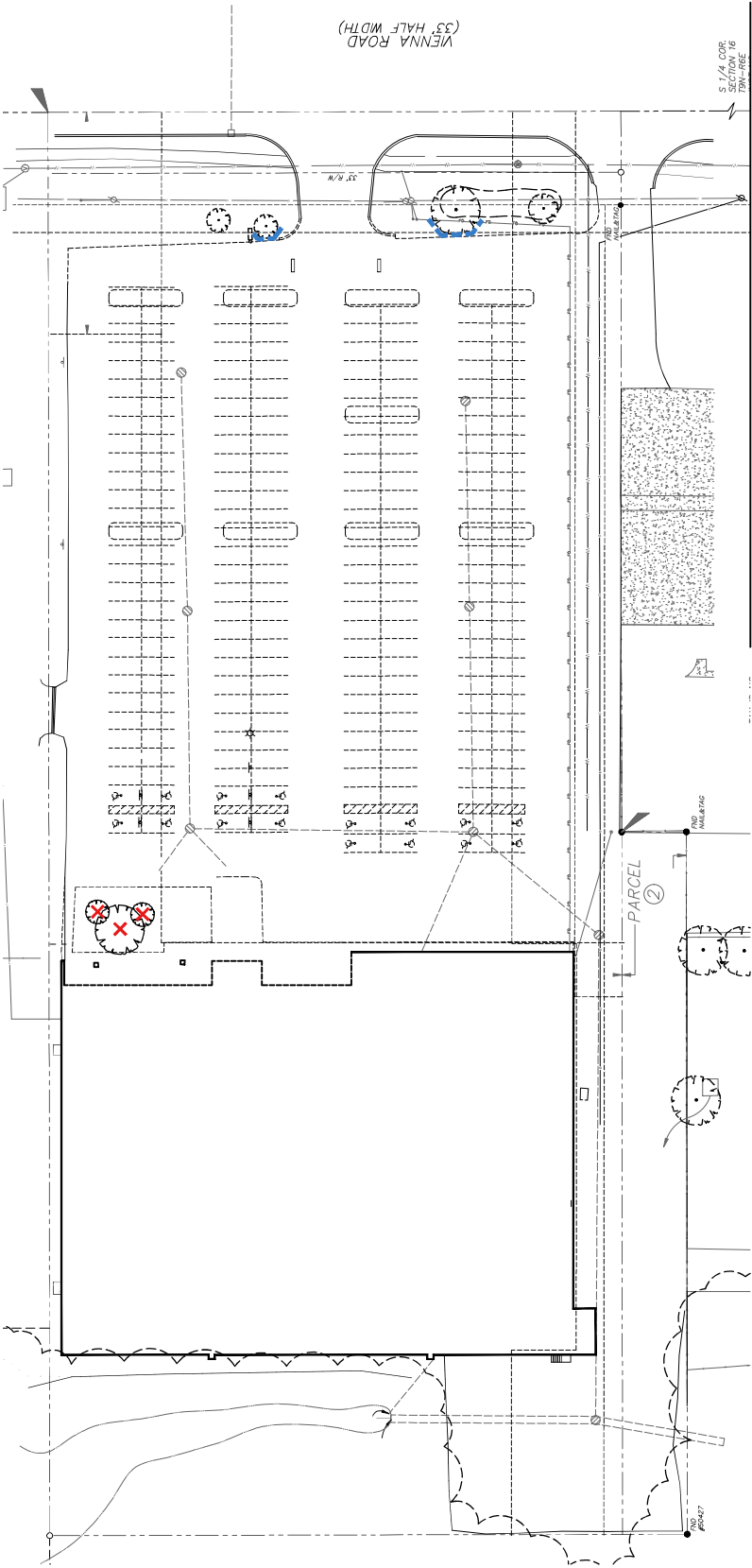
**meridian**  
 LAND SURVEYING  
 6800 SAKA  
 402 S GRAND TRAVELER ST  
 CITY OF GRAND RAPIDS, MI 49508

ALTA/NSPS LAND TITLE SURVEY  
 4082 W VIENNA ROAD  
 RANDY WISE CHRYSLER  
 VIENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN

DATE: 03-30-26 DRAW BY: MA CHECKED BY: DMW SHEET: 1 OF 1







**1 TREE PROTECTION & REMOVAL PLAN**

**TREE PROTECTION & REMOVAL LEGEND**

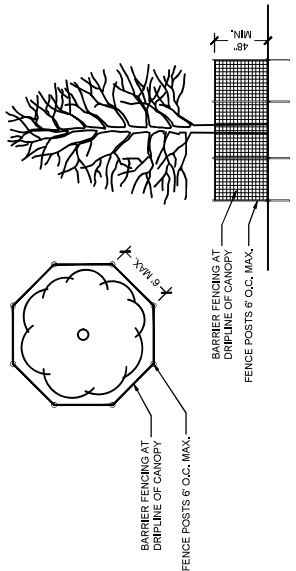
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- BARRIER FENCING TO BE INSTALLED

**EXISTING VEGETATION DESCRIPTION**

THE PROJECT SITE CONSISTS OF A VACANT RETAIL BUILDING. 3 TREES WILL BE REMOVED AS PART OF THIS PROJECT.

**TREE PROTECTION & REMOVAL NOTES**

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE AND/OR TRANSPLANT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT IDENTIFIED AS SUCH SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 48" TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6" O.C. AND SHALL BE ERRECTED ONE FOOT BEYOND THE DRIP LINE OF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.



**2 TREE PRESERVATION BARRIER FENCING DETAIL**











Randy Wise  
 CDJR  
 Vienna Township, MI  
 4652 W Vienna Rd  
 Vienna Township, MI 48450

Site Plan  
 25-200  
 A100A

### PERVIOUS (LANDSCAPE) AREA CALCULATIONS

ITEM	REQUIRED / AMOUNT	PROVIDED
EXISTING LANDSCAPING TO BE REMOVED	2,500 S.F. OF PERVIOUS SURFACE	411 - 57X11 SPACES PROVIDED
REQUIRED PARKING LOT LANDSCAPING	100 S.F. PER 100 S.F. OF PAVED SPACES	SPACES 1-11, 13-14
REQUIRED PARKING LOT LANDSCAPING	200 CARSPACES X 100 S.F. = 20,000 S.F.	
FOUNDATION LANDSCAPING	NONE REQUIRED	
MISCELLANEOUS PERVIOUS AREA	NONE REQUIRED	
TOTALS	2,500 S.F. PERVIOUS AREA NEEDED	

ITEM	REQUIRED / AMOUNT	PROVIDED
LOADING ZONE	5,000 - 8,000 S.F. 1 SPACE PER 800 S.F.	411 - 57X11 SPACES PROVIDED
LANDSCAPING	200 CARSPACES X 100 S.F. = 20,000 S.F.	SPACES 1-11, 13-14
EMPLOYEES	51 - 100 MAIN SHIFT	
HOURS OF OPERATION	MONDAY & THURSDAY 8:00 AM - 2:00 PM TUESDAY, WEDNESDAY, FRIDAY 8:00 AM - 6:00 PM SATURDAY 8:00 AM - 2:00 PM SUNDAY CLOSED	

ITEM	REQUIRED	PROVIDED
ZONING USE	CS - GENERAL COMMERCIAL	VEHICLE SALES - PERMITTED
SITE AREA	10,000 S.F. MINIMUM	292,274 S.F. (6.79 ACRES)
BUILDING FRONT SETBACK	40'	44' - 48.00'
BUILDING SIDE SETBACK	20' EACH	EAST - 64' (EXISTING NON-COMMAND) WEST - 48.00'
BUILDING REAR SETBACK	40'	48.00'
PARKING	1 PER 100 S.F. OF GROSS AREA = 700 S.F. / 100 = 70	51
TOTAL	1 PER EMPLOYEE (MAX. SHIFT) =	148
CUSTOMERS, VISITORS	98	
EMPLOYEES	120	
INVENTORY	120	
TOTAL	298 + 148	
SHRUB TREE SPACE - 1 PER 2,000 S.F.	148 CARSPACES @ 5 =	6 SPACES

