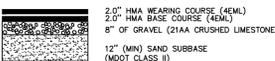
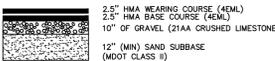
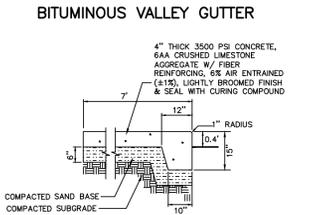
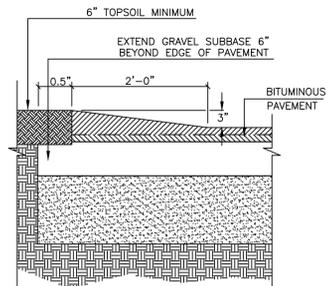
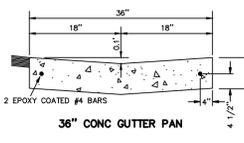


SCALE : 1"=20'
1' CONTOUR INTERVAL

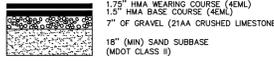
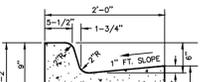
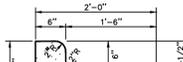
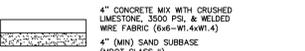
LEGEND

- = IRON STAKE FOUND
- = IRON STAKE SET
- ⊗ = SET "X" IN CONC.
- ⊙ = MONUMENT
- ⊕ = UTILITY POLE & GUY WIRE
- ⊛ = LIGHT POLE
- ⊠ = SIGN
- ⊞ = HYDRANT
- ⊚ = WATERMAIN VALVE
- ⊜ = CATCH BASIN
- ⊞ = MANHOLE
- ⊞ = MAILBOX
- ⊞ = HAND HOLE
- ⊞ = TELEPHONE BOX
- ⊞ = BURIED GAS LINE MARKER
- ⊞ = BURIED TELEPHONE MARKER
- ⊞ = BURIED WATERMAIN MARKER
- — — = FENCE LINE
- — — = OVERHEAD WIRES



REFER TO SOIL REPORT BY SOILS AND STRUCTURES PROJECT NUMBER 2024.0139

REFER TO SOIL REPORT BY SOILS AND STRUCTURES PROJECT NUMBER 2024.0139



SITE PLAN INDEX

SITE LAYOUT PLAN	— SHEET 1
SITE UTILITY PLAN	— SHEET 2
SITE GRADING PLAN	— SHEET 3

SITE LAYOUT PLAN
7537 20TH AVENUE

FOR: 7537 20TH AVE LLC
ATTN: MATT VANWOERKOM
5445 32ND AVENUE; SUITE 120
HUDSONVILLE, MI 49426

PART OF THE SW 1/4, SECTION 15, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

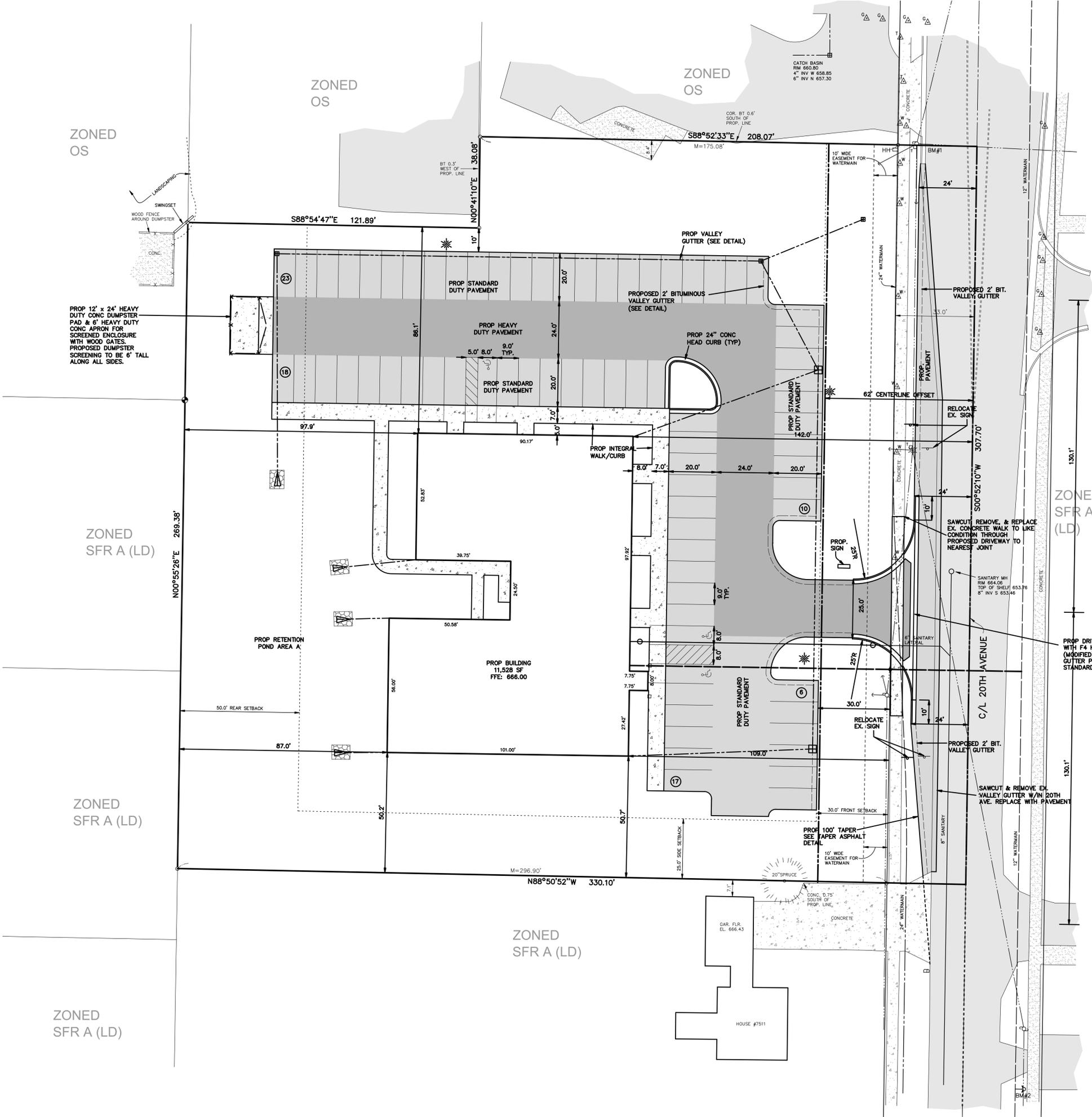
04/17/25	REVISED PARKING NOTES	JVD
09/20/24	REV. UTILITIES PER DPW	JVD
09/12/24	REV. DETENTION DESIGN	JVB
08/26/24	REVISED PER DEVELOPER	JVD
08/18/24	REVISED PER OCWR	JVD
08/15/24	REVISED PER OCWR	JVD
04/15/24	REVISED STORMWATER & PARKING LOT	JVD
03/13/24	REVISED DRIVEWAY PER OCWR	JVD
03/07/24	REVISED BUILDING LAYOUT	JVD
DATE	REVISION	BY

exxel engineering, inc.
planners • engineers • surveyors
4252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 • www.exxelengineering.com

DRAWN BY: MK
APPROVED BY: DDG
FILE NO.: 231946E

PROJ. ENG.: JSV
PROJ. SURV.: VAD
DATE: 01-22-24

SHEET 1 of 3



V:\501P\Public\Projects\2023\231946\Drawings\231946.dwg, S01_SLP_4172025_4:42:41 PM, jvanoye

To:
Georgetown Township
1515 Baldwin St.
Jenison, MI 49428

From:
7537 20th Ave, LLC
Matt VanWoerkom, Manager
5445 32nd Ave Ste 120
Hudsonville, MI 49426

To whom it may concern,

This letter is being provided to revise the general notes regarding the Special Land Use Application submitted by 7537 20th Ave and include the special conditions that were submitted with the application as an attachment. Special condition #4 was revised to provide additional details.

Revision to the General Notes

The parking calculation has been modified as the following:

5 PARKING:
 REQUIRED:
 RESTAURANT USE: 36 (2,500 UFA / 70 = 36 REQUIRED)
 DENTIST OFFICE: 42 (14 EXAM ROOMS * 3 = 42 REQUIRED)
 COUNSELING OFFICE: 1660 SF (1660 GFA / 300 = 6 REQUIRED)
 VACANT TENANT (IF OFFICE USE PROPOSED): 1320 SF (1320 GFA / 300 = 6 REQUIRED)
 TOTAL: 36 + 42 + 6 + 6 = 89 SPACES
 25% PARKING REDUCTION PER SEC 23.6 (K) 89 * 0.75 = 67 SPACES

 TOTAL PARKING REQUIRED = 67 SPACES (3 ADA)

 PARKING PROVIDED = 74 SPACES (3 ADA)

Special Conditions

1. Be designed, constructed, operated, and maintained so as to be harmonious and of appropriate appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.

7573 20th Ave received final site plan approval from Georgetown Township in 2024. The building being constructed on the property has an attractive façade that will aligns with the standards required by Georgetown Township. Including a restaurant as a tenant will not have an impact on the site plan, façade of the building or character of the area.

2. Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools.

7573 20th Ave is currently adequately served by essential public facilities and services, as determined during the site plan approval process. Having a restaurant as a tenant will not have a significant impact on public facilities and services.

3. Not create additional requirements at public cost for public facilities and services.

7537 20th Ave is maintained by the property owner and there will be no additional cost to the public. A restaurant may use water than a typical office / medical user, but this cost will be paid by the tenant and / or landlord.

4. Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by any reason of excessive production of traffic, noise, smoke, fumes, flare, or odors.

Although rare, a restaurant may have smells associated with it. There is adequate boundary between the restaurant and the neighboring residential properties for these smells to diffuse before becoming a disturbance to neighbors. For additional precautions, the venting to the restaurant will be on the west (backside) side of the building. The venting will be located at the center of the 2.2 acre parcel.

A restaurant may bring additional traffic, but considering the location of the property is near the 20th Ave and Baldwin St, it is unlikely to have a significant impact.

As per MDOT, the daily traffic count for Baldwin near the 20th Ave intersection is 20,900 vehicles. The traffic along 20th Ave near the intersection is 9,300 vehicles.

The restaurant parking requirements are 36 parking spaces required. Should 100% of these parking spaces turn over four times per day, that would be 144 additional vehicles per day. This is a 0.7% increase in traffic along Baldwin St and a 1.5% increase in traffic along 20th Ave. Overall, a restaurant would have minimal impact on traffic in the area.

Regards,



Matt VanWoerkom