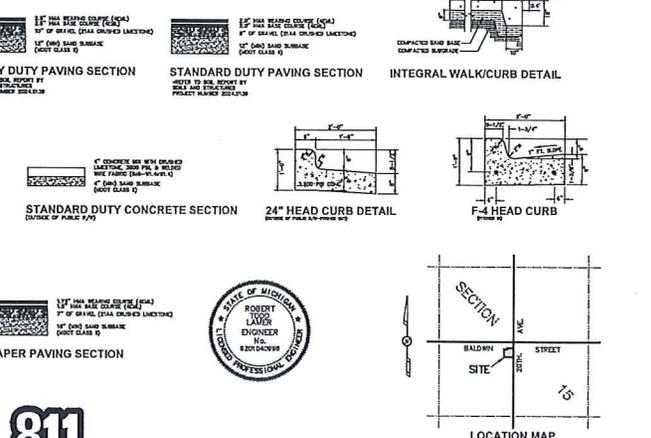
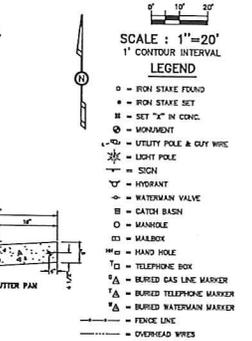


BENCHMARK #1 ELEV. 858.88 (NAVD83)
 TOP OF IRON FLANGE BOLT ON HYDRANT
 UNDER 76.1, 25' EAST OF C/L 20TH AVENUE,
 25' NORTH OF NORTH LINE OF TRUSSE #1500

BENCHMARK #1 ELEV. 852.84 (NAVD83)
 TOP OF 80 SPIRE, 24.5' SOUTH UTILITY POLE
 (0.5' S/W), 25' WEST OF C/L BALDWIN STREET,
 220' SOUTH OF C/L BALDWIN STREET

- GENERAL NOTES:**
- DESCRIPTION:
 THE EAST 300 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, EXCEPT THE SOUTH 1/8, 1/400 ACRES, COMMENCING AT THE NORTHEAST CORNER THEREOF, THENCE WEST 333 FEET; THENCE SOUTH 261 FEET; THENCE EAST 122 FEET; THENCE NORTH 30 FEET; THENCE EAST 203 FEET; THENCE NORTH 223 FEET TO THE POINT OF BEGINNING, SECTION 15, TOWNSHIP 4 NORTH, RANGE 13 WEST, TOWNSHIP OF GEORGETOWN COUNTY OF OTTAWA, STATE OF MICHIGAN.
 - CURRENT PROPERTY INFORMATION:
 7537 20TH AVENUE - PARCEL #73-14-15-027-024
 - CURRENT ZONING:
 MINIMUM LOT AREA = 11,250 SF
 MINIMUM LOT WIDTH = 65'
 - SETBACKS:
 FRONT = 32' (NO PARKING IN FRONT SETBACKS)
 SIDE = 15' (ADJACENT TO RESIDENTIAL (SOUTH))
 REAR = NO PARKING WITHIN EDGE YARD ADJACENT TO REFEEDLINE
 HEIGHT = 35'
 - PARKING:
 REQUIRED:
 RESTAURANT USE: 36 (2,500 UFA / 70 + 36 REQUIRED)
 DINING OFFICE: 42 (14 (8 X 14) ROOMS / 3 + 42 REQUIRED)
 CONSIDERED OFFICE: 1000 SF (1000 SF / 100 + 1000 REQUIRED)
 VACANT TENANT (IF OFFICE USE PROPOSED): 1300 SF (1300 SF / 100 + 1300 REQUIRED)
 TOTAL: 36 + 42 + 1000 + 1300 = 2778 SPACES
 25% PARKING PROVIDED PER SEC 218 (69' 8" / 0.75 + 47 SPACES)
 TOTAL PARKING REQUIRED = 47 SPACES (3 ADA)
 PARKING PROVIDED = 74 SPACES (3 ADA)
 - SEWERAGE AND LIGHTING SHALL MEET TOWNSHIP REQUIREMENTS
 - LANDSCAPING:
 REQUIRED LANDSCAPE:
 FRONT STREETSCAPE: 1 TREE PER 20' ROUNDING UP.
 20' / 20' = 1 TREE
 GREENBELTS: 1 TREE PER 20' ROUNDING UP.
 REAR: 203.20 / 20 = 10 TREES
 SOUTH SIDE YARD: 330 / 20 = 17 TREES
 - NO REGULATED WETLANDS EXIST ON SITE
 - THIS SITE IS NOT SUPPLEMENTED BY A FLOOD PLAN
 - STORM SEWER PIPES SHOWN ON PLAN TO BE EITHER SLOPE OR CONCRETE



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

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 VANWERKOW
 5445 32ND AVENUE, SUITE 120
 HUDSONVILLE, MI 49428
 PART OF THE SW 1/4, SECTION 15, T8N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

| | | |
|----------|----------------------------------|------|
| 04/17/23 | REVISED PARKING NOTES | JVD |
| 06/29/24 | REV. UTILITIES PER DPW | JVD |
| 07/22/24 | REV. SEWER/STORM DESIGN | LMB |
| 08/28/24 | REVISED PER DEVELOPER | JVD |
| 08/16/24 | REVISED PER DCHM | JVD |
| 08/17/24 | REVISED PER DCHM | JVD |
| 09/15/24 | REVISED STORMWATER & PARKING LOT | JVD |
| 03/17/24 | REVISED DRIVEWAY PER DCHM | LMB |
| 03/07/24 | REVISED BUILDING LAYOUT | JVD |
| DATE | DESIGNED | DATE |

exxel engineering, Inc.
 planners • engineers • surveyors
 3225 Ochs Park, S.W. • Grand Rapids, MI 49508
 Phone: (616) 531-3550 • www.exxeleng.com

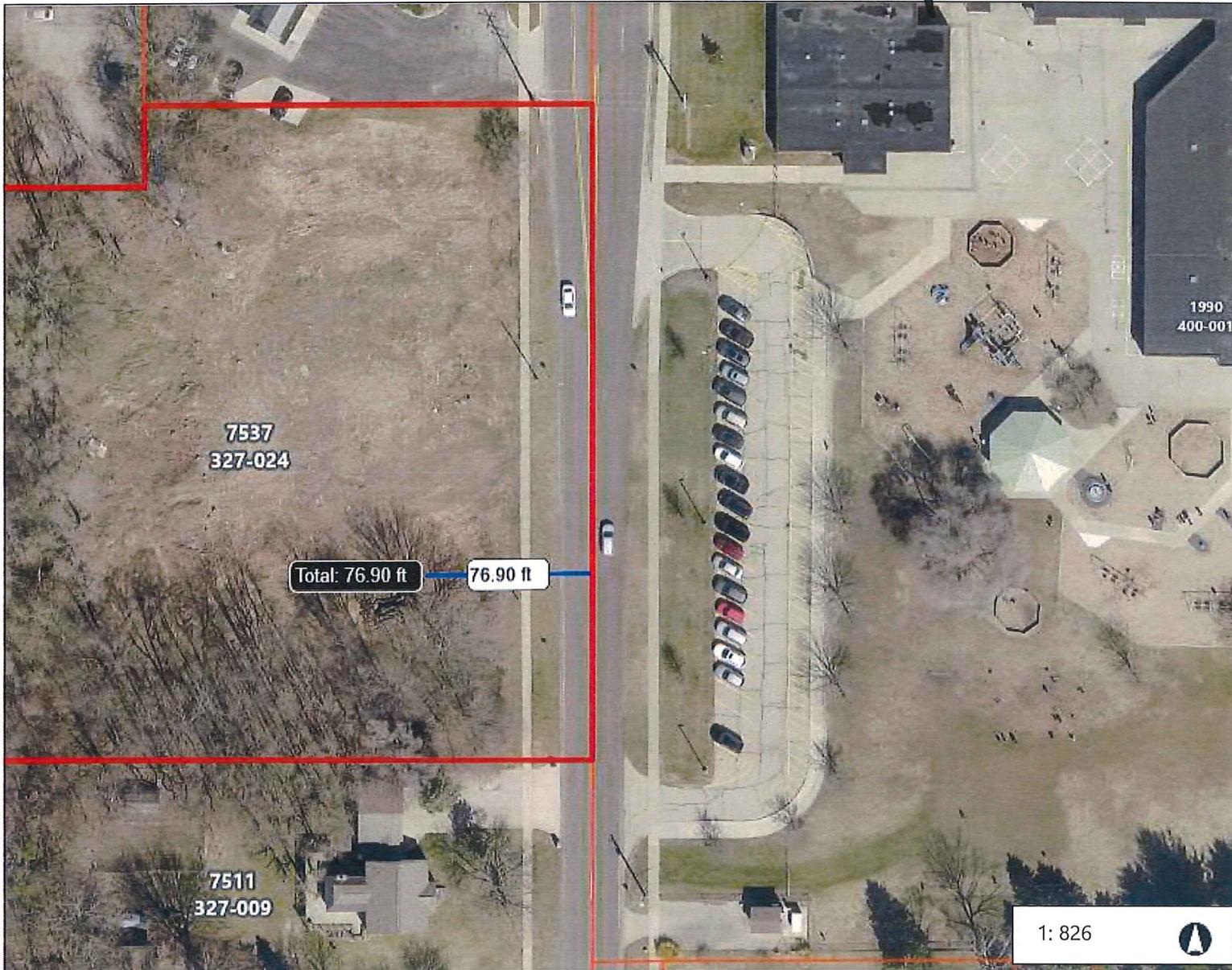
PROJ. ENGR. - JVD
 PROJ. SURV. - VAD
 DATE: 01-22-24

SHEET 1 of 3

W:\2024\7537 20th Ave\7537 20th Ave.dwg, 2024-01-22 10:42:11 PM, jvd



Required Setback

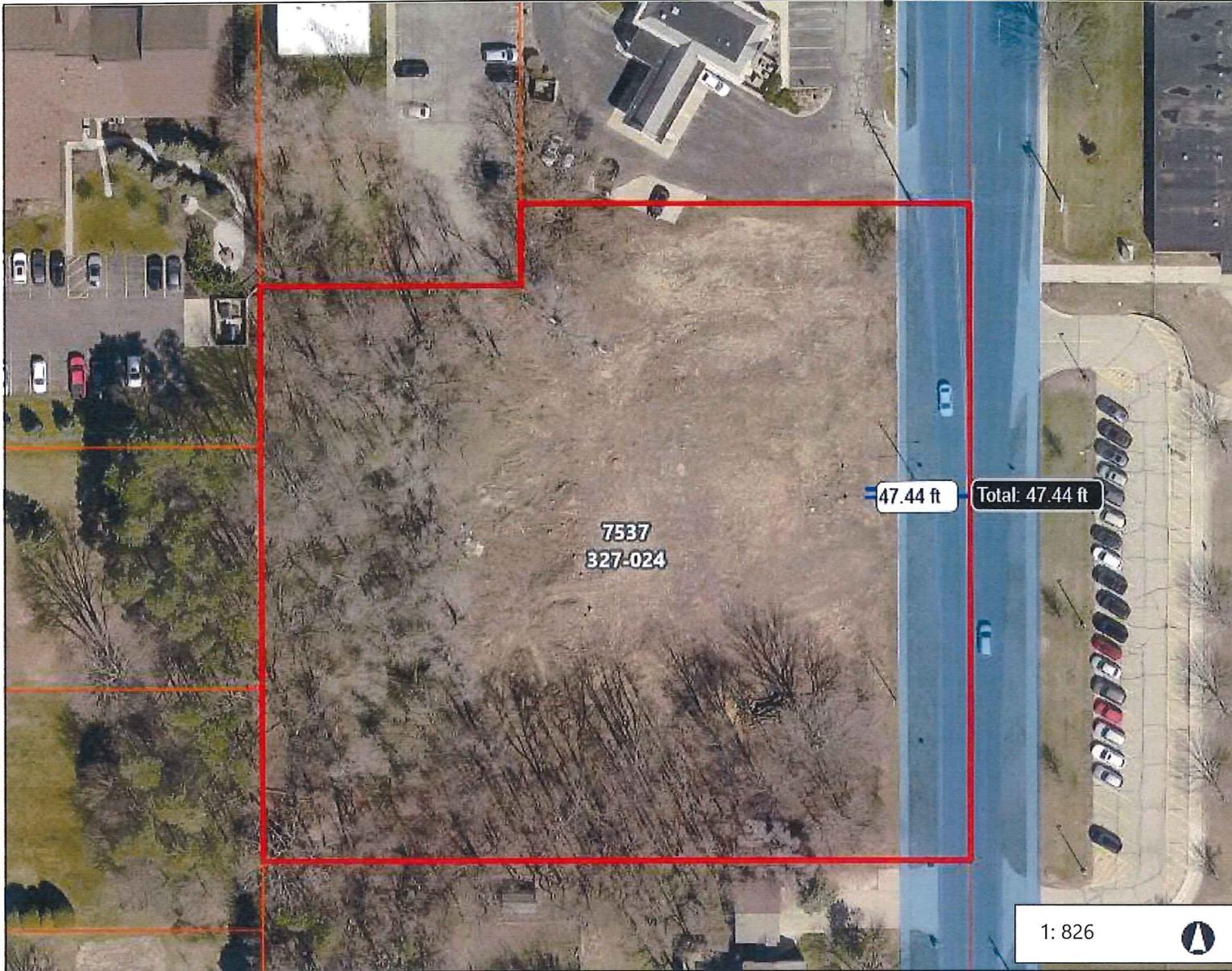


Legend

Parcels

Notes

137.7 0 68.84 137.7 Feet



Legend

- Right of Ways & Easements
- Parcels

Notes

137.7 0 68.84 137.7 Feet