



Know what's below.
Call before you dig.

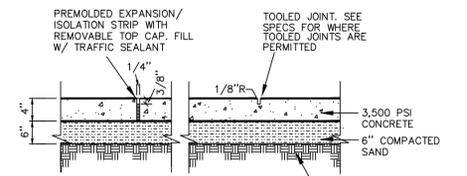
PROPERTY DESCRIPTION:
PART OF 70-10-31-200-047
4450 PIERCE ST.
30.83 AC

SETBACK REQUIREMENTS :
FRONT YARD SETBACK = 30'
SIDE YARD SETBACK = 25' or 0' (NON-RESIDENTIAL)
REAR YARD SETBACK = 50'

NOTE : THIS SITE IS NOT WITHIN A 100 YEAR FLOOD PLAIN

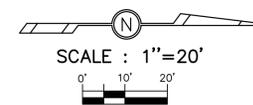
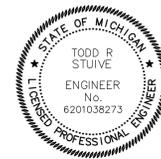
REQUIRED PARKING = 1 SPACE PER 70 SF OF USABLE FLOOR AREA = 920 SF / 70 SF = 14 SPACES

PARKING PROVIDED ON SITE = 14 SPACES



NOTES :
LOCATE CONTROL JOINTS AND
EXPANSION JOINTS AS PER
LAYOUT PLANS

4" CONCRETE WALKWAY DETAIL



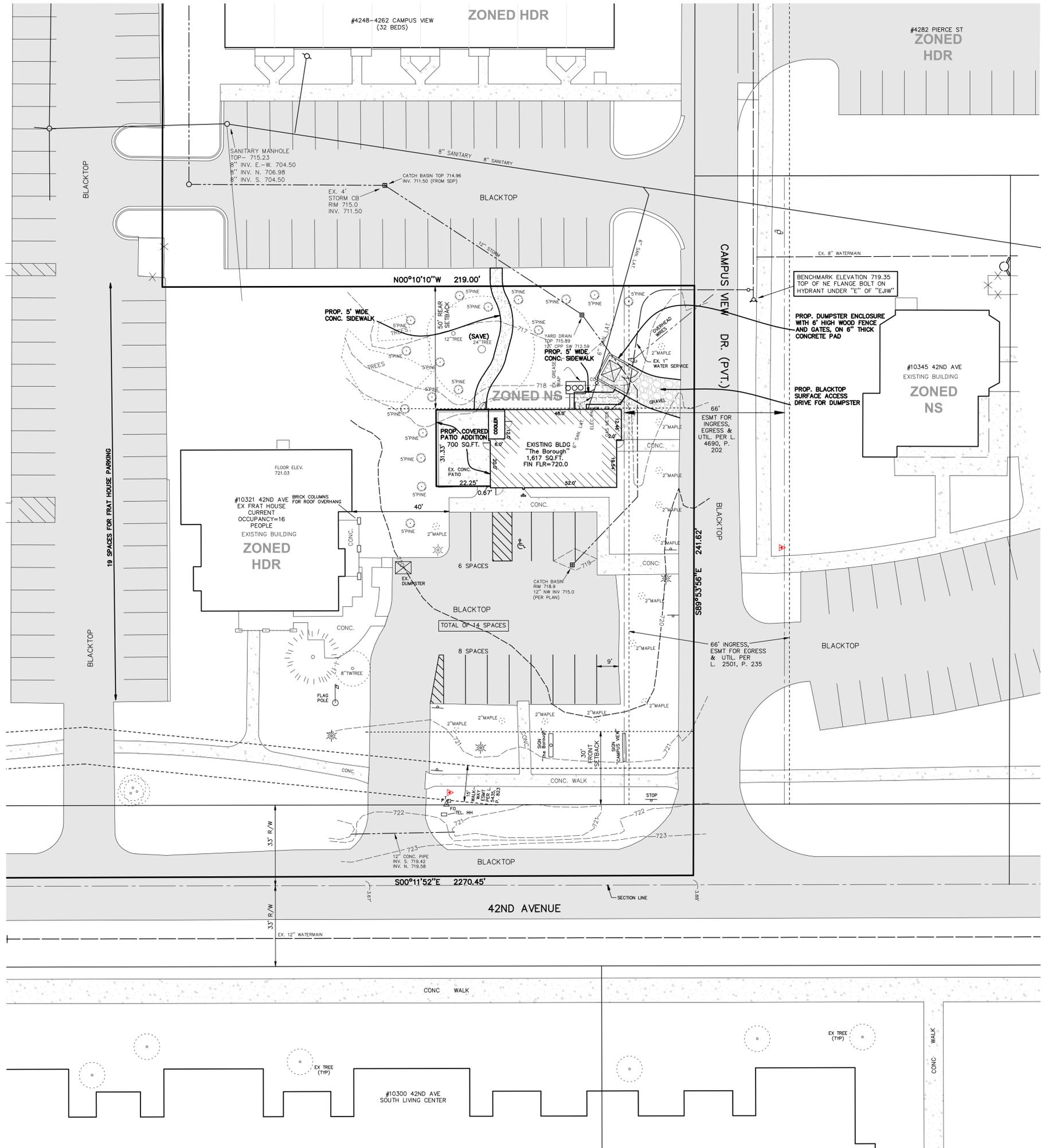
LOCATION MAP

SITE DEVELOPMENT PLAN
PROPOSED "The Borough" BUILDING ADDITION
 FOR: BBG LAND COMPANY WEST, LLC
 ATTN: BRIAN GARDNER
 10265 42ND AVENUE
 ALLENDALE, MI 49401
 PART OF SECTION 31, T7N, R13W, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

excel engineering, inc.
 planners • engineers • surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 www.excelengineering.com

10/10/25	PROPERTY COMBINATION	JB	DRAWN BY: CDG	PROJ. ENG.: TRS	SHEET 1 of 1
DATE	REVISION	BY	APPROVED BY: TRS	PROJ. SURV.: FILE NO.: 231149E	

DATE: 12-23-24



P:\Projects\2023\231149\Drawings\231149 DEC 2024.dwg - SDC_SDP - 10/13/2025 1:37:16 PM, jmale