



MEMORANDUM

TO: Mr. Gregory L. Ransford, MPA
FROM: Alan Pennington, P.E.
DATE: June 1, 2022
SUBJECT: 13960 Ironwood Drive Plan Review

We have reviewed the site plan for Ironwood Manufacturing at 13960 Ironwood Drive. The plans were prepared by Progressive AE and are dated May 12, 2022.

Storm water details and calculations will need to be submitted for review.

The site is within the Utility Service District for sanitary sewer and water main. The water main and sanitary sewer are on the southwest side of Ironwood Drive and will need to cross Ironwood drive to provide service to this site.

The water main shall be extended the full width of the property along Ironwood Drive.

The sanitary sewer does not need to be extended as it would be a dry sewer. It shall be shown as a future sanitary sewer on the plans and an agreement will be required for the property owner to provide any necessary easements and pay for the sanitary sewer along their frontage.