

May 12, 2022

Greg Ransford
Planning Director
0-1451 Leonard St NW
Grand Rapids, MI 49534

**Re: Site Plan Review Submittal – Ironwood Manufacturing
13960 Ironwood Dr. NW, Tallmadge Township, MI 49544**

Greg,

Please see attached for the submittal for site plan review for Ironwood Manufacturing. This project is located at 13960 Ironwood Dr. NW, Tallmadge Township, MI 49544. The permanent parcel number for the site is 70-10-01-200-037.

The owner for the site is DEG Development Co., located at 1946 Turner Ave. NW, Grand Rapids, MI 49504. The applicant is Patrick Fate with Visser Brothers at 1946 Turner Ave. NW, Grand Rapids, MI. Plans have been prepared by Laura Schaner at Progressive AE located at 1811 4 Mile Road NE, Grand Rapids, MI 49525.

The legal description for the property is as follows:

PART OF SE 1/4 OF NW 1/4 BEG 414.5 FT S OF NE COR THEREOF, TH CONT S ALG N&S 1/4 LI TO CEN LI OF IRONWOOD DR, NW'LY ALG SD CEN LI 682 FT, TH NE'LY TO BEG, EXC COM N 1/4 COR, TH S 1810.09 FT TO PT OF BEG, TH CONT S 383.35 FT, S 47D 19M 14S W 198.68 FT, N 42D 40M 46S W 286.92 FT, TH N 47D 57M 26S E 458.58 FT TO BEG ALSO EXC COM N 1/4 COR, TH S 2193.44 FT TO PT OF BEG, TH S 47D 19M 14S W 198.68 FT, S 42D 40M 46S E 20 FT, N 47D 19M 14S E TO N&S 1/4 LI, TH N TO BEG, ALSO W 660 FT OF NE 1/4 LYING S OF I-96 & NE'LY OF IRONWOOD DR. SEC 1 T7N R13W

Existing Conditions

The existing parcel is primarily field and wooded areas. The southern portion of the property contains an old house, barn, and associated concrete driveway areas. The lot is 21.25 acres in size and is zoned Industrial (I-1).

Proposed Development

Development will include construction of a 140,000 sf building with a future plan to expand the facility an additional 175,000 sf in two 87,000 sf future expansions. At completion of the development, the building will total 315,000 sf.

The building will be connected to existing public water and sanitary in Ironwood Drive. We understand the plans must also be submitted to the Ottawa County for soil erosion and sedimentation control, storm water, City of Grand Rapids for sanitary and watermain connection, MDOT for driveway and stormwater permit, and EGLE for wetland and NPDES permit.

Stormwater on site will be collected in proposed catch basins throughout the site. These catch basins will be connected to a system of stormwater pipes that will route the rainfall to a proposed detention pond in the northwest corner of the property. Stormwater detention and pipes will be designed to comply with MDOT and Ottawa County Water Resources stormwater standards.