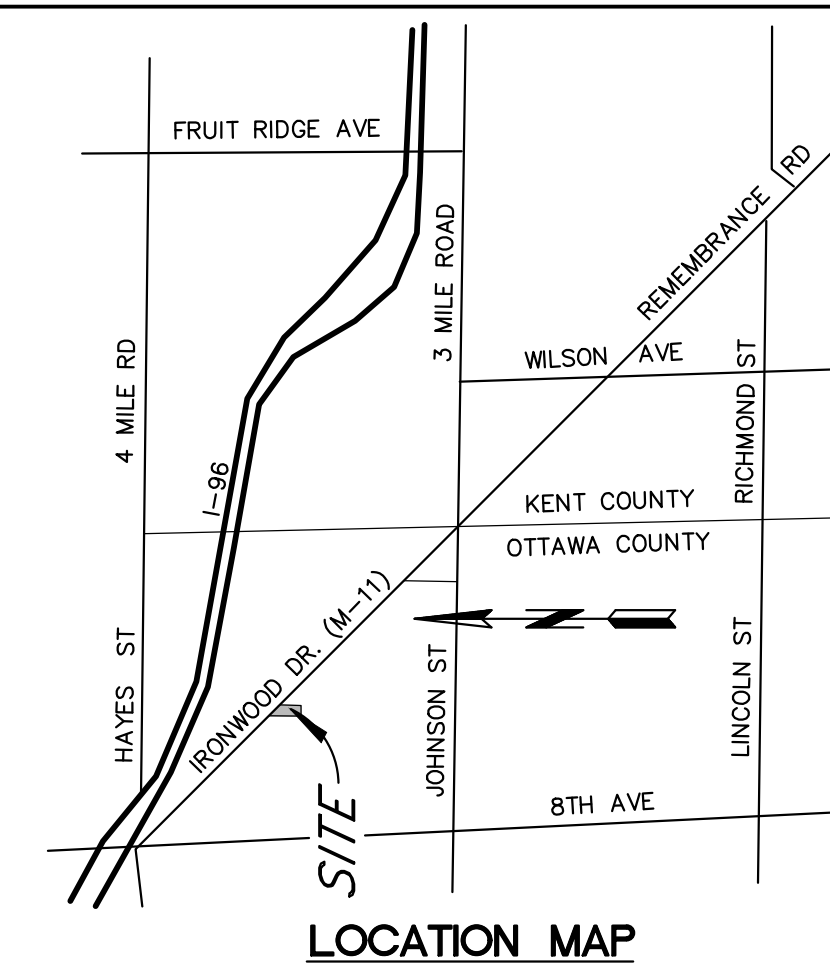


BM #2 - ELEV.=712.90
RR SPIKE SE SIDE OF POWER POLE
LOCATED 15'± N. OF NW PROP. COR.



LOCATION MAP
NOT TO SCALE

C-2 ZONING

SOUTH 1/4 CORNER,
SECTION 1, 17N, R13W,
OTTAWA COUNTY REMON

REVISIONS:	
DRAWN BY: CSN,JEP	



Roosien & Associates
SURVEYING AND ENGINEERING

SITE PLAN
13953 IRONWOOD DRIVE
PART OF THE NE 1/4, SEC. 1, T7N, R13W
TALLMADGE TOWNSHIP, OTTAWA CO., MICHIGAN

CLIENT:
IRONWOOD GROUP
1889 VANBUREN ST
HUDSONVILLE MI 49426
TELE. (616) 299-1703

PROJECT NO.	250228
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C-101

SITE PLAN NOTES:

1. APPLICANT: IRONWOOD GROUP
1889 VANBUREN ST.
HUDSONVILLE, MI 49426
2. PARCEL IDENTIFICATION:
PPN: 70-10-01-400-053 & -055, 13953 IRONWOOD DRIVE
PARCEL SIZES (EXCL. PUBLIC RIGHT-OF-WAY):
PARCEL A: 1.54 ACES (67,078 S.F.), PARCEL B: 1.21 ACES (52,746 S.F.)
4. PARCEL COVERAGE PARCEL A: 14% PARCEL B: 32%
5. BUILDING AREAS: OVERALL BUILDING AREAS LABELED ARE THE GROSS BUILDING AREAS, MEASURED TO EXTERIOR WALLS. INDIVIDUAL UNIT AREAS ARE THE NET INTERIOR AREAS FOR EACH SPACE MEASURED TO INTERIOR WALLS
5. USES
EXISTING - VACANT
PROPOSED - COMMERCIAL (C-2) OFFICE
CONTRACTOR/GENERAL OFFICE/WAREHOUSE (APPROX. 20-30 EMPLOYEES)
6. CURRENT ZONING: C-2 GENERAL COMMERCIAL DISTRICT
MINIMUM LOT WIDTH - 80 FEET
MINIMUM FRONT YARD SETBACK - 75 FEET
MINIMUM SIDE YARD SETBACK - C-2 ZONE 10 FEET
R-P ZONE 25 FEET
APPLICANT HAS APPLIED FOR DIMENSIONAL VARIANCE
TO 10' ADJACENT TO R-P ZONE
MINIMUM REAR YARD SETBACK - 20 FEET
MAX BUILDING HEIGHT - 2 1/2 STORIES OR 35 FT. (WHICHEVER IS LESS)
PROP. BLDG. HT. - 20 FEET TO LOWER EVE, 21'-8" TO UPPER EVE

SITE PLAN NOTES: (CONTD)

7. PARKING REQUIREMENTS (SET FORTH BY ZONING ORDINANCE):

PARKING REQUIRED WAREHOUSE USE

METHOD 1 – Five (5) for each individual Use, unit, or business, plus one (1) for every employee in the largest working shift for each individual Use, unit, or business;

METHOD 2 – Five (5) for each individual Use, unit, or business, plus one (1) for every one thousand, seven hundred (1,700) square feet of gross floor area

METHOD USED SHOULD BE THE GREATER OF THE TWO METHODS. THE DEVELOPMENT IS SPECULATIVE SO THE NUMBER OF EMPLOYEES IS UNKNOWN. IT IS PROPOSED TO USE THE METHOD FOR NOW SINCE THE AREAS ARE KNOWN

PARKING REQUIRED OFFICE USE

1 SPACE/200 S.F. U.F.A.

PARCEL A
USE
WAREHOUSE (5 SPACES + 1 SPACE/1,700 SF GFA)
TOTAL GFA = 9,025/1,700 = 6 SPACES
OF UNITS = 3 * 5 SPACES/UNIT = 15 SPACES
TOTAL REQUIRED = 22
BARRIER-FREE REQUIRED = 1 SPACE
TOTAL PROVIDED PARKING = 30 SPACES (INCL. 2 BARRIER-FREE)
THERE ARE AN EXCESS OF 8 SPACES BASED ON THESE CALCULATIONS

PARCEL B
AREA REQUIRED
USE (S.F.) SPACES
WAREHOUSE (5 SPACES + 1 SPACE/1,700 SF GFA)
TOTAL GFA = 16,800/1,700 = 10 SPACES
OF UNITS = 5 * 5 SPACES/UNIT = 25 SPACES
TOTAL REQUIRED = 36
BARRIER-FREE REQUIRED = 2 SPACES
TOTAL PARKING PROVIDED = 32 SPACES (INCL. 2 BARRIER-FREE)
THIS PARCEL IS SHORT 4 SPACES BASED ON THESE CALCULATIONS

TOTAL PARKING REQUIRED = 58 SPACES
TOTAL PARKING PROVIDED = 62 SPACES
TOTAL OFFICE SPACE SUPPORT BY ADDITIONAL PARKING = 800 S.F.
*THIS DOES NOT INCLUDE THE REDUCTION IN THE WAREHOUSE
SPACE THAT WOULD FURTHER INCREASE EXCESS PARKING
A SHARED PARKING AGREEMENT WILL BE ESTABLISHED

NOTE: THE OWNER AND APPLICANT AGREE TO THE FOLLOWING REQUIREMENT WHEN BUILDING PERMIT APPLICATIONS ARE SUBMITTED TO BUILD OUT THE SPACES AS THEY ARE LEASED. A SUMMARY OF ALL EXISTING USERS WILL BE PROVIDED ALONG WITH THE PROPOSED NEW TENANT THAT DEMONSTRATES THAT THE SITE PROVIDES ADEQUATE PARKING BASED ON THE PARKING REQUIREMENTS IN CHAPTER 15 OF THE ZONING ORDINANCE IN GENERAL AND IN SECTION 15.06 IN PARTICULAR. IF THE REQUIRED ONSITE PARKING CAN NOT BE PROVIDED THEN THE POTENTIAL USER WILL NOT BE ALLOWED TO OCCUPY THE SPACE.

SITE PLAN NOTES: (CONT'D)

8. SURFACE WATER DRAINAGE:
THE STORM WATER RUN-OFF WILL BE COLLECTED IN THE STORM SEWER SYSTEM AND DETAINED IN ACCORDANCE WITH THE OTTAWA COUNTY WATER RESOURCES COMMISSIONER STANDARDS.

9. SITE LIGHTING:
ALL PROPOSED LIGHT WILL BE IN ACCORDANCE WITH THE TALLMADGE TOWNSHIP ZONING ORDINANCE. ALL PROPOSED FIXTURES WILL BE DOWNCAST, FULL CUT-OFF FIXTURES. SEE ARCHITECTURAL AND PHOTOMETRIC PLANS.

10. SIGNAGE:
ALL PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE TALLMADGE TOWNSHIP ZONING ORDINANCE. A SIGN PERMIT APPLICATION FOR SIGNAGE WILL ACCOMPANY THE BUILDING PERMIT APPLICATION

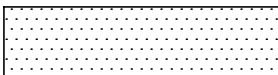
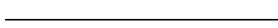
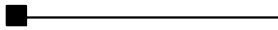
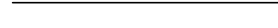
11. UTILITIES:
SERVED BY PUBLIC SANITARY SEWER AND WATER MAIN.

12. STATE AND FEDERAL PERMITS REQUIRED:
A PERMIT FROM MDOT FOR WORK WITHIN THE M-11 RIGHT OF WAY WILL BE REQUIRED.

13. STRIPING:
PARKING LOT STRIPING SHOULD FOLLOW THE BELOW COLOR SCHEDULE.
- PARKING AND STORAGE LOT STALLS SHOULD BE STRIPED IN YELLOW PAINT.
- BARRIERS-FREE STALLS SHOULD BE STRIPED IN BLUE PAINT.
- STRIPING SHALL BE 3" WIDE.
FOR UNCURED SURFACES USE SEITFAST WATERBORNE TRAFFIC MARKING PAINT.

14. LANDSCAPING: TREES, SHRUBS AND PLANTS SHALL BE ADAPTED TO THE CLIMATE.

15. AGREEMENTS BETWEEN THE TWO PROPERTIES WILL BE ESTABLISHED FOR SHARED PARKING, DRIVES, ACCESS, STORM WATER DRAINAGE AND DETENTION.

	EXISTING CONTOUR LINE		SURFACE DRAINAGE
	EXISTING BIT. PAVEMENT		BARRIER-FREE SIGN
	PROPOSED BIT. PAVEMENT		TRAFFIC FLOW
	PROPOSED CONC. PAVEMENT		PROPOSED BOLLARD
	EXISTING WETLAND		PROPOSED LIGHT POLE
	SNOW STORAGE		PROPOSED FLAG POLE
	EXISTING STORM SEWER		
	PROPOSED STORM SEWER		
	EXISTING SANITARY SEWER		
	EXISTING WATERMAIN		

PROPOSED PARCELS
Parcel A: Part of the Southeast 1/4 of Section 1, T7N, R13W, Ottawa County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N04°53'00"W 1959.21' along said line to the North-South 1/4 line of said Section to the Place of Beginning; thence N04°53'00"W 117.88' feet along said 1/4 line; thence N85°07'00"E 110.59' feet; thence N04°53'00"W 414.10' feet parallel with the North-South 1/4 line to the Southerly right of way line of the County Road 221.99' feet; thence S89°00'00"W 166.27' feet along said right of way line to a 228.931' foot radius curve to the right, the long chord of which bears S46°34'36"E 166.27' feet; thence S04°53'00"E 426.72' feet parallel with the North-South 1/4 line; thence S90°00'00"W 221.99' feet to the Place of Beginning.

Parcel B: Part of the Southeast 1/4 of Section 1, T7N, R13W, Ottawa County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N04°53'00"W 1987.82 feet along the North-South 1/4 line of said Section to the Place of Beginning; thence N05°33'00"W 540.10 feet along said 1/4 line to the Southerly right of way line of Ironwood Drive (aka M-11) (158 feet wide); thence Southeasterly 167.65 feet along said right of way line on a 22839.31 foot radius curve to the right, the long chord of which bears S46°09'28"E 167.65 feet; thence S04°53'00"E 414.10 feet parallel with the North-South 1/4 line; thence S85°07'00"W 110.59 feet to the Place of Beginning.

GRAPHIC SCALE

30' 0 15' 30'

(IN FEET)

1 inch = 30 ft.



811 - CALL BEFORE YOU DIG

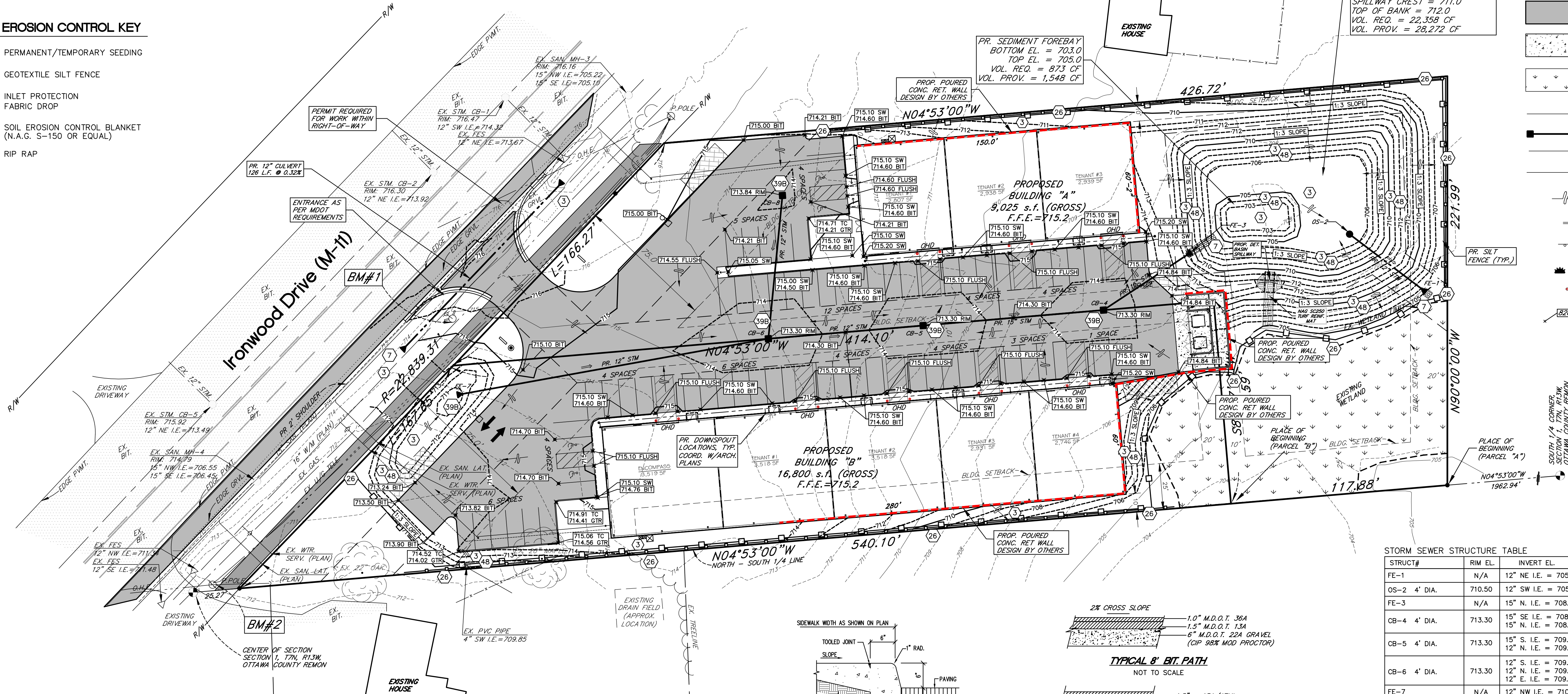
BM #1 - ELEV.=716.35
S. FLANGE BOLT UNDER "W" ON HYDRANT
LOCATED 80'± NW OF ENT. AT E. P. LINE

BM #2 - ELEV.=712.90
RR SPIKE SE SIDE OF POWER POLE
LOCATED 15'± N. OF NW PROP. COR.

SOIL EROSION CONTROL KEY

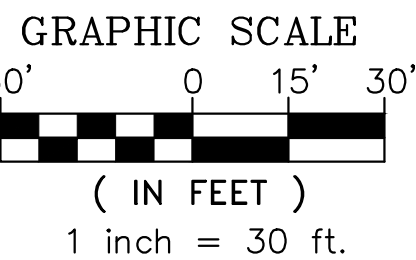
- 3 PERMANENT/TEMPORARY SEEDING
26 GEOTEXTILE SILT FENCE
39B INLET PROTECTION FABRIC DROP
48 SOIL EROSION CONTROL BLANKET (N.A.G. S-150 OR EQUAL)
7 RIP RAP

SESC PLAN



LEGEND

- 750 EXISTING CONTOUR LINE
750 PROPOSED CONTOUR LINE
EXISTING BIT. PAVEMENT
PROPOSED BIT. PAVEMENT
PROPOSED CONC. PAVEMENT
EXISTING WETLAND
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING SANITARY SEWER
EXISTING WATERMAIN
SURFACE DRAINAGE
DIR. FLOW OF STM. SEWER
BARRIER-FREE SIGN
PROPOSED LIGHT
PROPOSED BOLLARD
SPOT ELEVATION

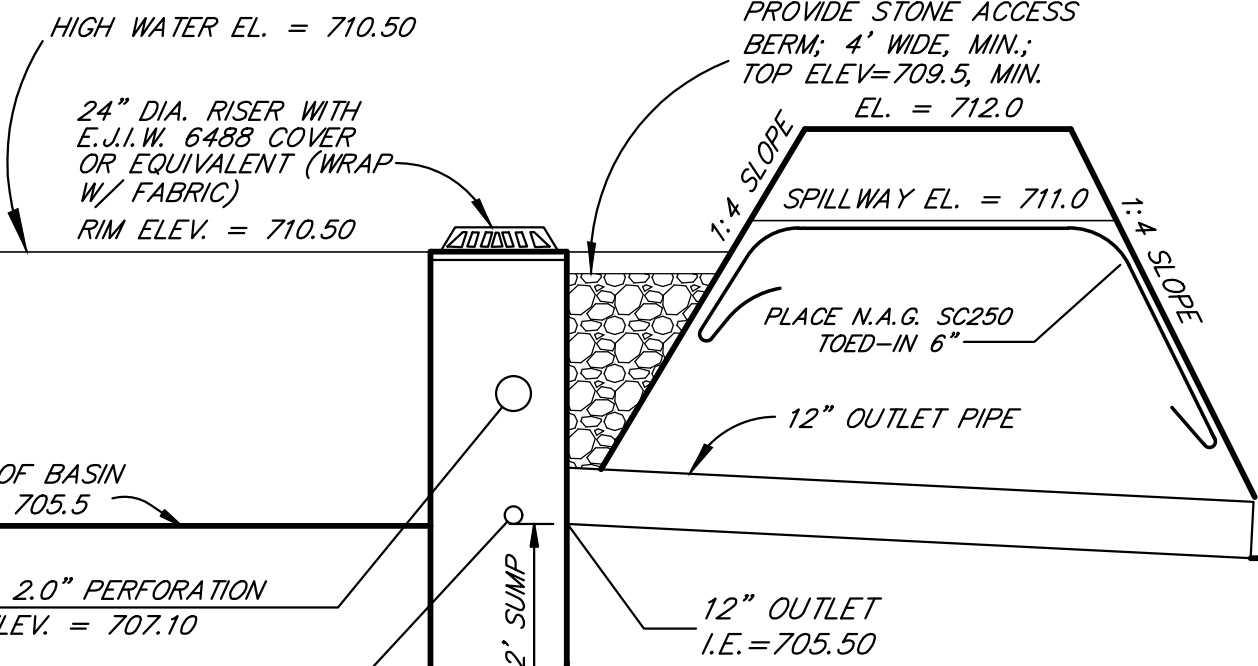
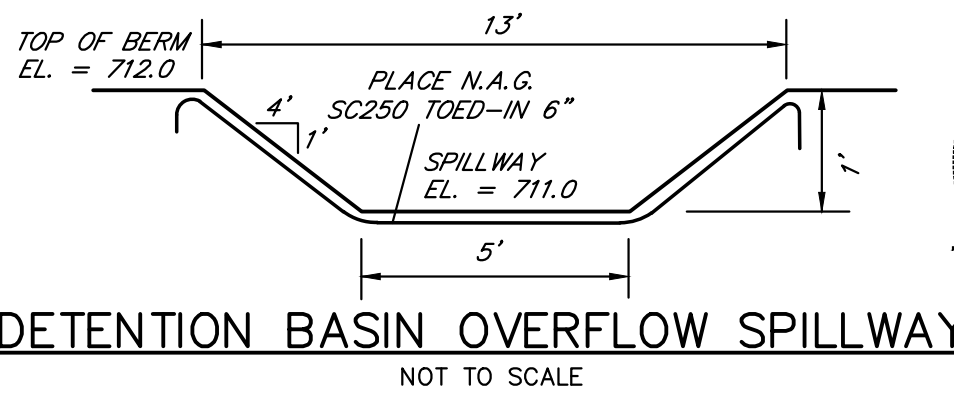


STORM SEWER STRUCTURE TABLE

STRUCT#	RIM EL.	INVERT EL.
FE-1	N/A	12" NE I.E. = 705.33
OS-2 4" DIA.	710.50	12" SW I.E. = 705.50
FE-3	N/A	15" N. I.E. = 708.26
CB-4 4" DIA.	713.30	15" SE I.E. = 708.83
CB-5 4" DIA.	713.30	15" S. I.E. = 709.30
CB-6 4" DIA.	713.30	12" N. I.E. = 709.80
FE-7	N/A	12" NW I.E. = 710.90
CB-8 4" DIA.	713.84	12" W. I.E. = 710.34

STORM SEWER PIPE TABLE

STRUCT#	STORM SEWER PIPE
PR-OS-2	PR. 15" STORM 52 LF @ 0.32% RCP
PR-FE-1	PR. 15" STORM 57 LF @ 1.00% SLOPP
PR-CB-4	PR. 15" STORM 98 LF @ 0.48% SLOPP
PR-CB-5	PR. 12" STORM 84 LF @ 0.48% SLOPP
PR-CB-6	PR. 12" STORM 171 LF @ 0.64% SLOPP
PR-FE-7	PR. 12" STORM 78 LF @ 0.69% SLOPP
PR-CB-8	PR. 12" STORM 78 LF @ 0.69% SLOPP



CONSTRUCTION SEQUENCE

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	REMARKS
INSTALL SILT FENCING AND INLET PROTECTION													REQUIRED
CLEAR VEGETATION AND STRIP AND STOCKPILE TOPSOIL													
ROUGH GRADE SITE													
CONSTRUCT BUILDING													
INSTALL UTILITIES													
INSTALL CURBING AND PAVEMENT													
FINISH GRADE, PLACE PLANTINGS, TOPSOIL AND SEED, AND MULCH BLANKETS													
CLEAN PAVEMENTS AND STORM SEWER													
REMOVE TEMPORARY EROSION CONTROL													

STORM WATER MANAGEMENT SYSTEM MAINTENANCE

THE STORM SEWER AND DETENTION SYSTEMS MUST BE INSPECTED AND MAINTAINED ON A REGULAR BASIS FOR OPTIMAL PERFORMANCE. SEE CHART BELOW FOR SUGGESTED INTERVALS.

TASKS	COMPONENTS				SCHEDULE
	SWALE	CATCH BASIN INLETS	CATCH BASIN SUMPS	STORM SEWER SYSTEM	
INSPECT FOR ACCUMULATION	●	●	●	●	ANNUALLY
REMOVE SEDIMENT ACCUMULATION	●	●	●	●	EVERY 2-5 YEARS AS NEEDED
INSPECT FOR DEBRIS (DEAD VEGETATION AND TRASH)	●	●	●	●	EARLY SPRING, FALL AND AFTER MAJOR STORMS
CLEAN DEBRIS	●	●	●	●	AS NEEDED
INSPECT FOR EROSION ON BANKS AND BOTTOM	●	●	●	●	EARLY SPRING, FALL AND AFTER MAJOR STORMS
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES	●	●	●	●	AS NEEDED
MOWING	●	●	●	●	AS NEEDED (MIN. ANNUALLY)

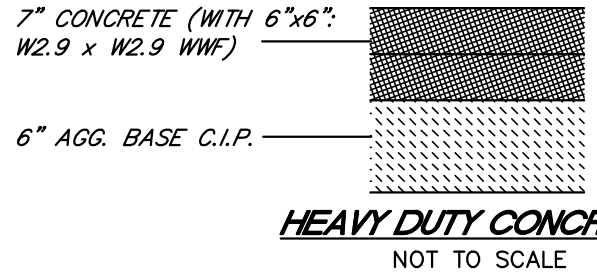
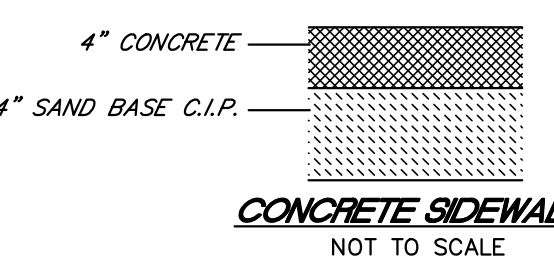
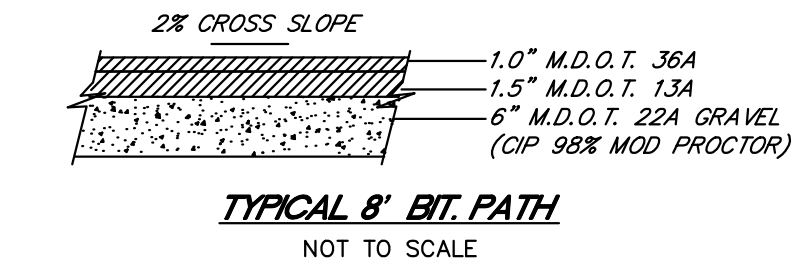
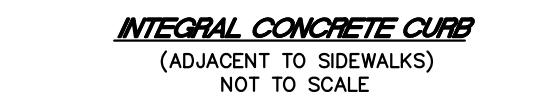
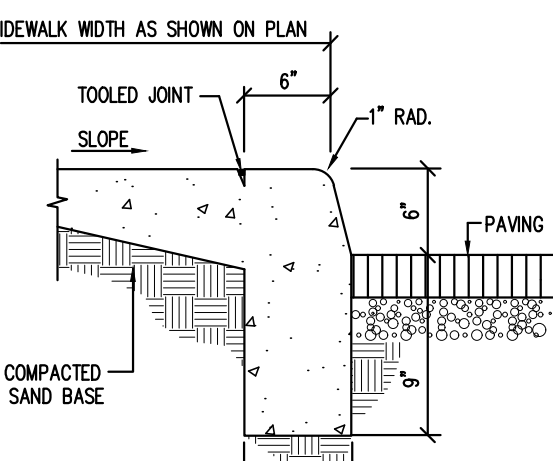
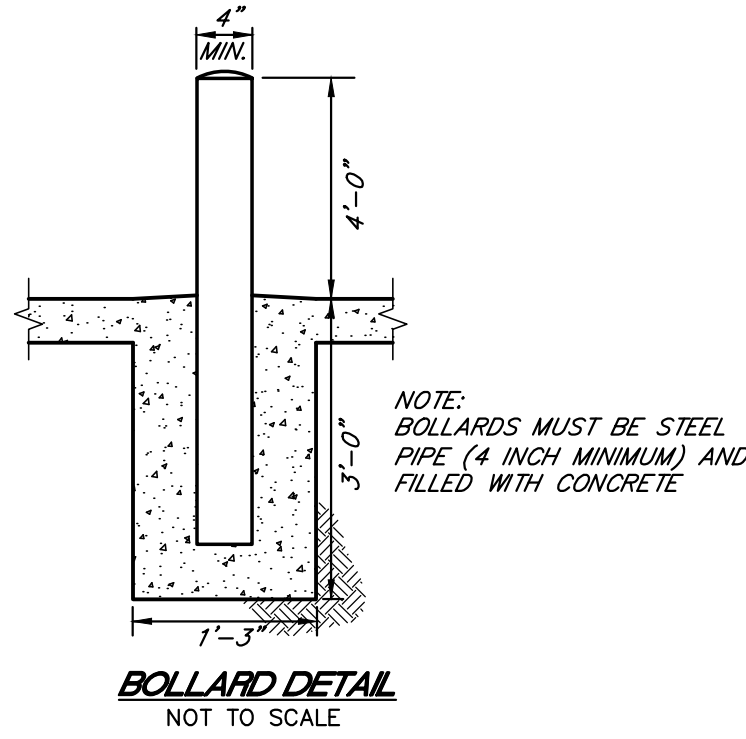
NOTE:
- REFER TO MDOT SOIL EROSION & SEDIMENTATION CONTROL MANUAL.
- CONTRACTOR SHALL PLACE NA-GREEN S-150 (OR APPROVED EQUAL) EROSION CONTROL BLANKET ON ALL SLOPES 1 ON 3 OR STEEPER AND IN THE BOTTOM ONE FOOT OF THE DRAINAGE SWALES.
- THE DETENTION BASIN SHALL BE ONE OF THE FIRST ITEMS CONSTRUCTED, AND SHALL BE CLEANED OUT PRIOR TO OWNER ACCEPTANCE.
- SITE SOILS CONSIST OF LOAM PER USDA NRCS MAPS.
- TOTAL DISTURBED AREA IS 2.84 ACRES.
- CONTRACTOR SHALL SWEEP THE STREET OF ANY DIRT TRACKED ONTO IT BY THE CONSTRUCTION OPERATION AS NEEDED AND AS DIRECTED BY COUNTY SESC AGENT.
- THESE MEASURES ARE MINIMUM REQUIRED. CONTRACTOR MAY NEED ADDITIONAL MEASURES DEPENDING ON WEATHER, TIMING, ETC.

GENERAL STORM SEWER NOTES:

UNLESS NOTED OTHERWISE ON THE PLAN, STORM SEWER PIPE SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE PER AASHTO M294 TYPE S. JOINTS SHALL BE WATER TIGHT IN ACCORDANCE WITH ASTM F477.

UNDERDRAIN SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE TYPE S, PER AASHTO M252 AND PRE-WRAPPED WITH A GEOTEXTILE FILTER SOCK. PIPE SHALL BE PERFORATED AND SOCK-WRAPPED. PAVEMENT SUBGRADE TO BE GRADED TO SLOPE TOWARDS THE PROPOSED UNDERDRAIN TRENCHES THROUGHOUT THE SITE.

MATERIALS, INSTALLATION, AND TESTING OF THE STORM SEWER SYSTEM SHALL CONFORM TO OTTAWA COUNTY WATER RESOURCES COMMISSION STANDARDS.

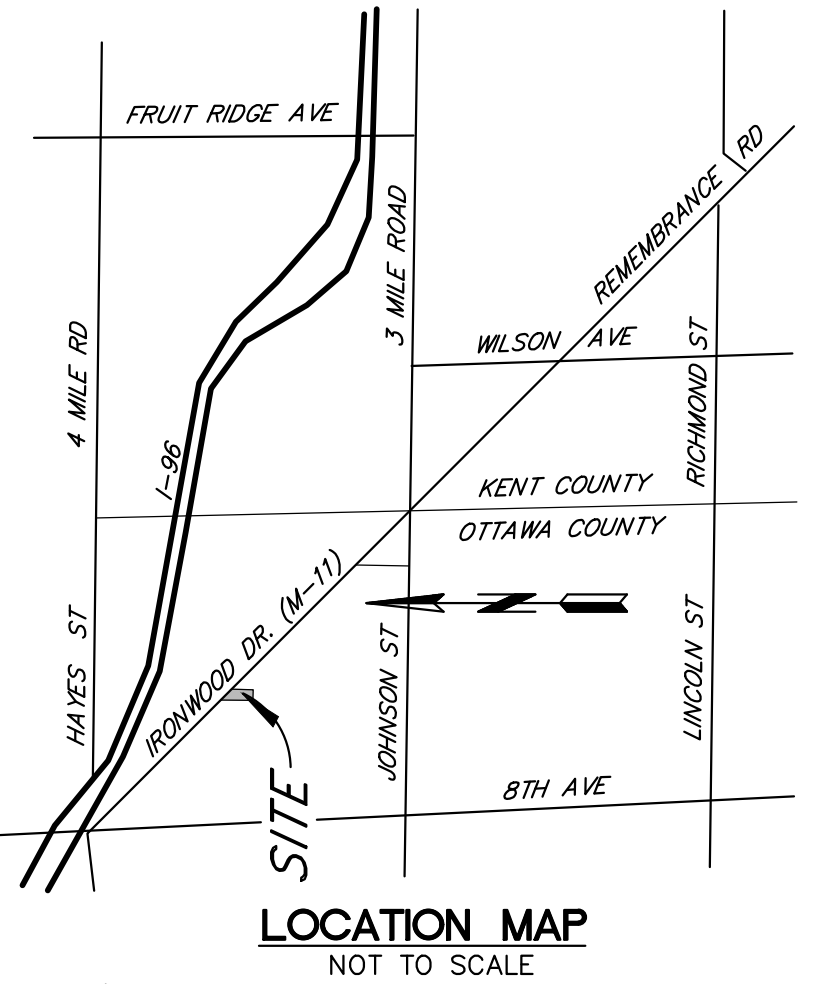


GRADING AND STORM WATER PLAN
13953 IRONWOOD DRIVE
PART OF THE NE 1/4, SEC. 1, T7N, R13W
TALLMADGE TOWNSHIP, OTTAWA CO., MICHIGAN

CLIENT:
IRONWOOD GROUP
1889 VANBUREN ST
HUDSONVILLE MI 49426
TELE: (616) 299-1703

PROJECT NO.
250228

BM #2 - ELEV.=712.90
RR SPIKE SE SIDE OF POWER POLE
LOCATED 15'± N. OF NW PROP. COR.



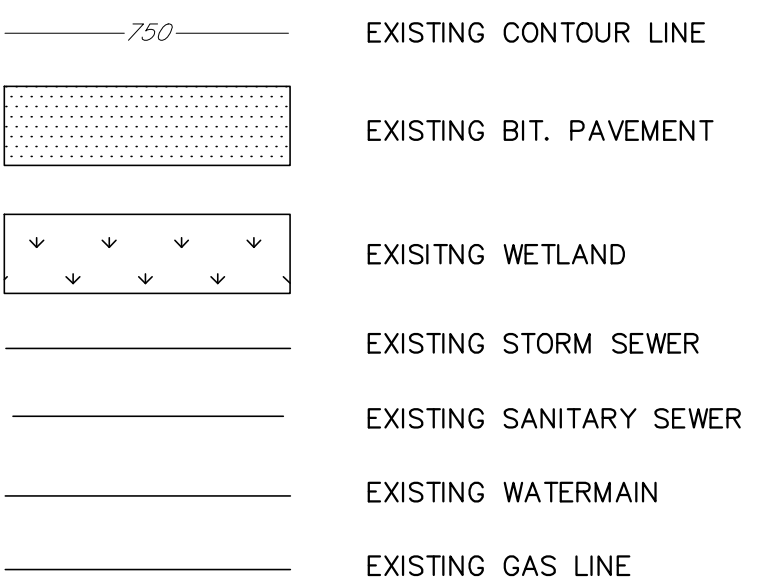
LOCATION MAP
NOT TO SCALE

WETLAND DELINEATION BY
MERJENT - OCT. 2025
(SEE REPORT)

EXISTING NATURAL FEATURES:

- 1) WETLANDS AS SHOWN
- 2) WOODLANDS AS SHOWN

LEGEND



GRAPHIC SCALE

30' 0 15' 30'



(IN FEET)

1 inch = 30 ft.

LEGEND

- o - IRON STAKE - SET
- o - IRON FOUND
- W - WOOD STAKE
- R - RECORDED DIMENSION
- D - DEED DIMENSION
- P - PLATTED DIMENSION
- M - MEASURED DIMENSION
- CL - CENTER LINE
- CC - CENTER OF CONCRETE
- EB - EDGE OF BITUMINOUS
- EC - EDGE OF CONCRETE
- EG - EDGE OF GRASS
- G - GROUND ELEVATION
- GTR - FLOW LINE OF GUTTER
- CH - CHANNEL ELEC/UTILITY LINE
- * - LIGHT POLE
- EX - EX-CONTOUR LINE
- X - - - - - POKE LINE
- X- - - - - CONCRETE
- CONC - CONCRETE
- BIT - BITUMINOUS PAVEMENT
- PROP - PROPERTY LINE ENCROACHMENT
- UTL - UTILITY
- ELEC - ELECTRIC
- RET./A - RETAINING WALL
- F./A - PROPERTY LINE
- P/M/T - PAVEMENT
- W.S. - WATER SERVICE LATERAL
- BM - BENCHMARK
- W.V. - WATER VALVE
- H.Y. - FIRE HYDRANT
- CB - CATCH BASIN
- MH - MANHOLE

PROPOSED PARCELS

Parcel A: Part of the Southeast 1/4 of Section 1, T7N, R13W, Ottawa County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N04°53'00"W 1962.94 feet along the North-South 1/4 line of said Section to the Place of Beginning; thence N04°53'00"W 117.88 feet along said 1/4 line; thence N85°07'00"E 110.59 feet; thence N04°53'00"W 414.10 feet parallel with the North-South 1/4 line to the Southerly right of way line of Ironwood Drive (aka M-11) (158 feet wide); thence Southeasterly 166.27 feet along said right of way line on a 2389.31 foot radius curve to the right, the long chord of which bears S46°34'36"E 166.27 feet; thence S04°53'00"E 426.72 feet parallel with the North-South 1/4 line; thence S90°00'00"W 221.99 feet to the Place of Beginning.

Parcel B: Part of the Southeast 1/4 of Section 1, T7N, R13W, Ottawa County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N04°53'00"E 2087.82 feet along the North-South 1/4 line of said Section to the Place of Beginning; thence N04°53'00"E 540.10 feet along said 1/4 line to the Southerly right of way line of Ironwood Drive (aka M-11) (158 feet wide); thence Southeasterly 167.65 feet to the south-right of way line on a 2883.37 foot radius to the right, the long chord of which bears S46°09'28"E 167.65 feet; thence S04°53'00"E 414.10 feet parallel with the North-South 1/4 line; thence S85°07'00"W 110.59 feet to the Place of Beginning.

PROPOSED PARCELS

Parcel A: Part of the Southeast 1/4 of Section 1, T7N, R13W, Ottawa County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N04°53'00"W 1962.94 feet to the point of beginning, thence continuing N04°53'00"W 210.97 feet, thence N85°07'00"E 113 feet, thence N04°53'00"W 320.14 feet, southeasterly 164.01 feet along a 22,839.31 foot radius curve to right (chord bears S46°09'01"E 164.02 feet, thence S04°53'00"E 426.72 feet, thence W 221.99 feet to the point of beginning.

Parcel B: Part of the Southeast 1/4 of Section 1, T7N, R13W, Ottawa County, Michigan, described as: Commencing at the South 1/4 corner, thence N04°53'00"W 2173.91 feet to point of beginning, thence continuing N04°53'00"W 447.01 feet, southeasterly 169.9 ft along a 22,839.31 foot radius curve to right (chord bears S46°34'28"E 169.9 feet, thence S04°53'00"E 320.14 feet, thence S85°07'00"W 113 feet to the point of beginning.

APPROVED BY: PGH	



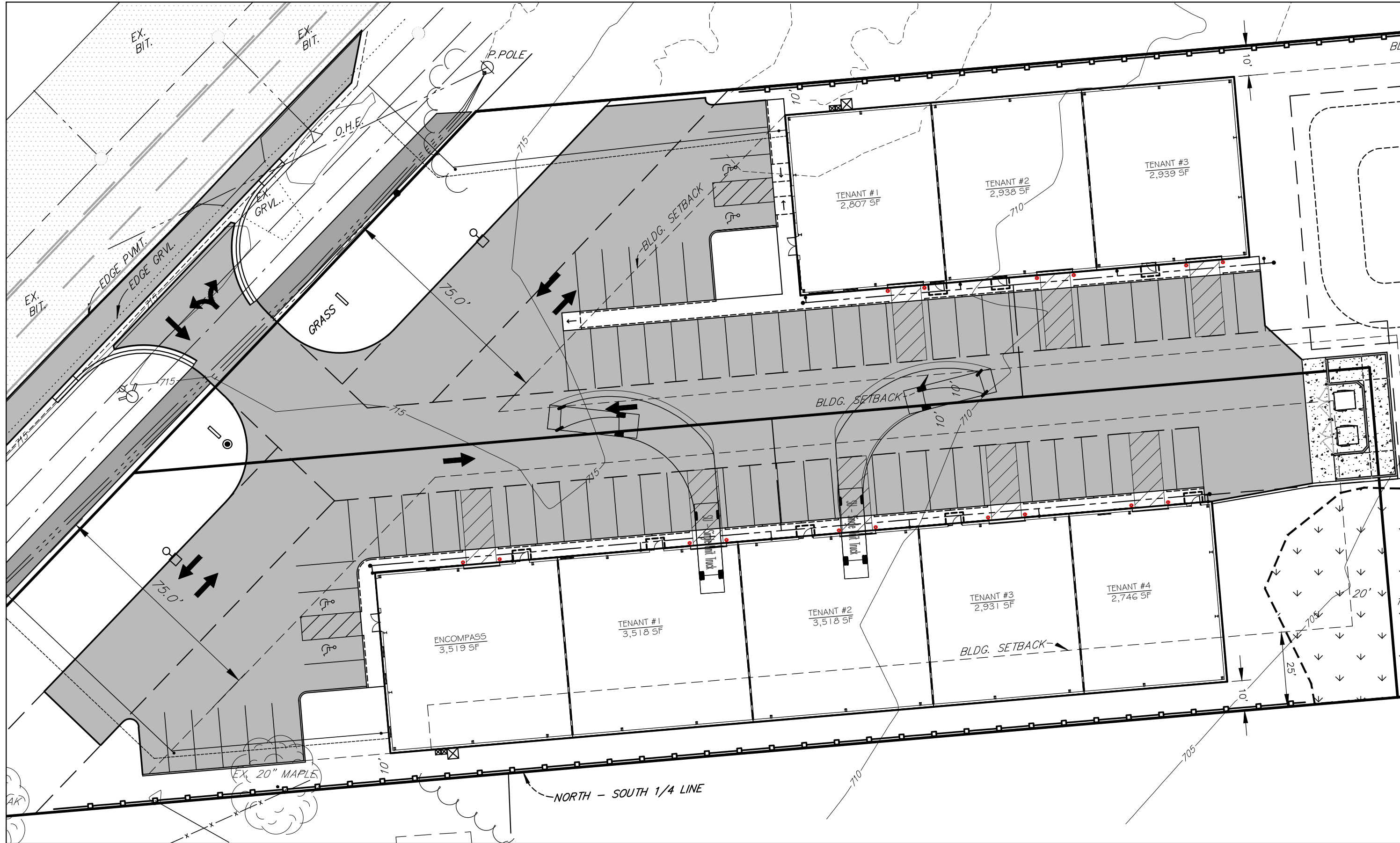
Roosien & Associates

EXISTING CONDITIONS & NATURAL FEATURES PLAN
13953 IRONWOOD DRIVE
DAPT OF THE NE 1/4 SEC 1 T7N R13W

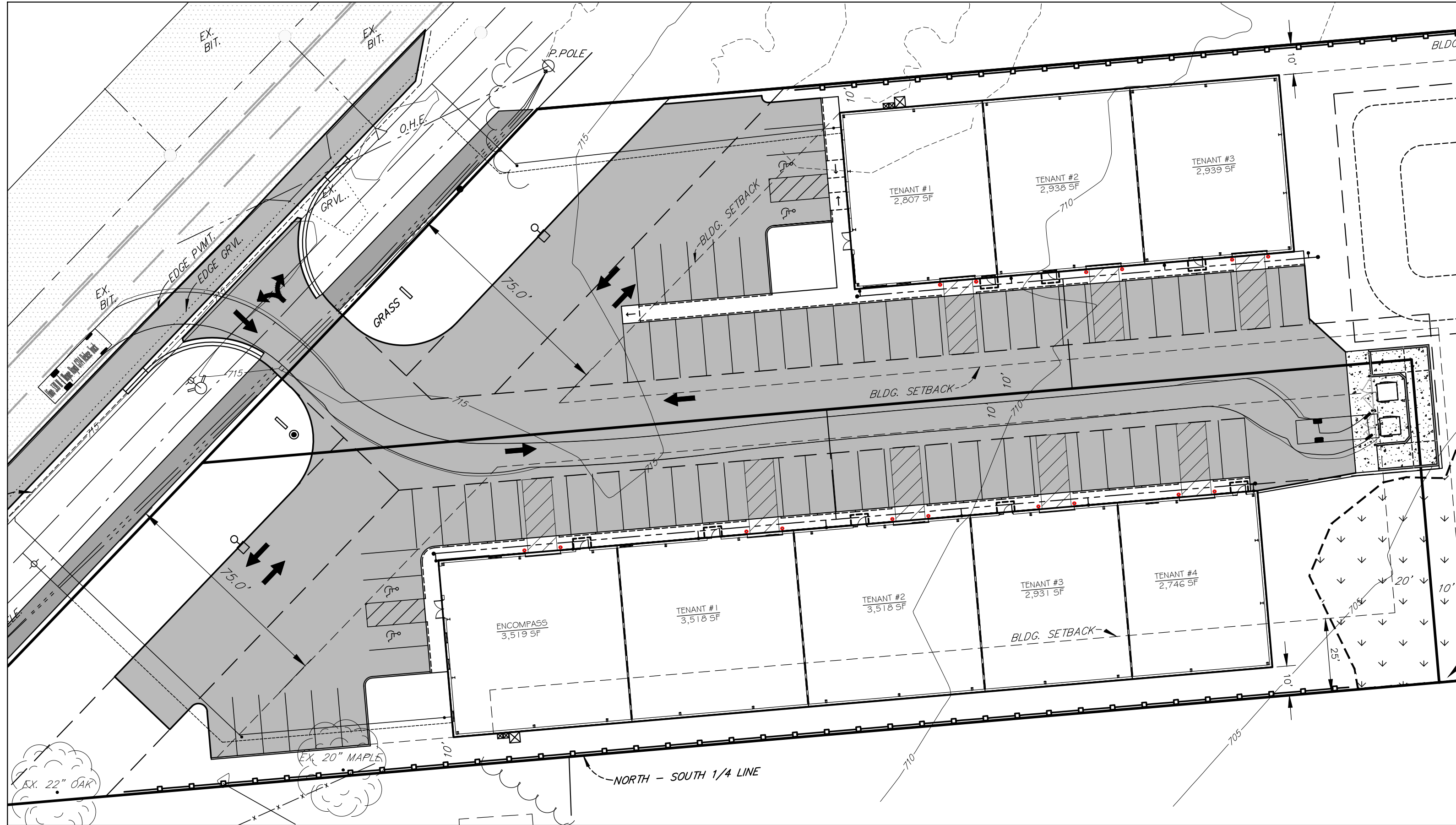
**IRONWOOD GROUP
1889 VAMBUREN ST
HUDSONVILLE MI 49426
TELE. (616) 299-1703**

PROJECT NO.
250228

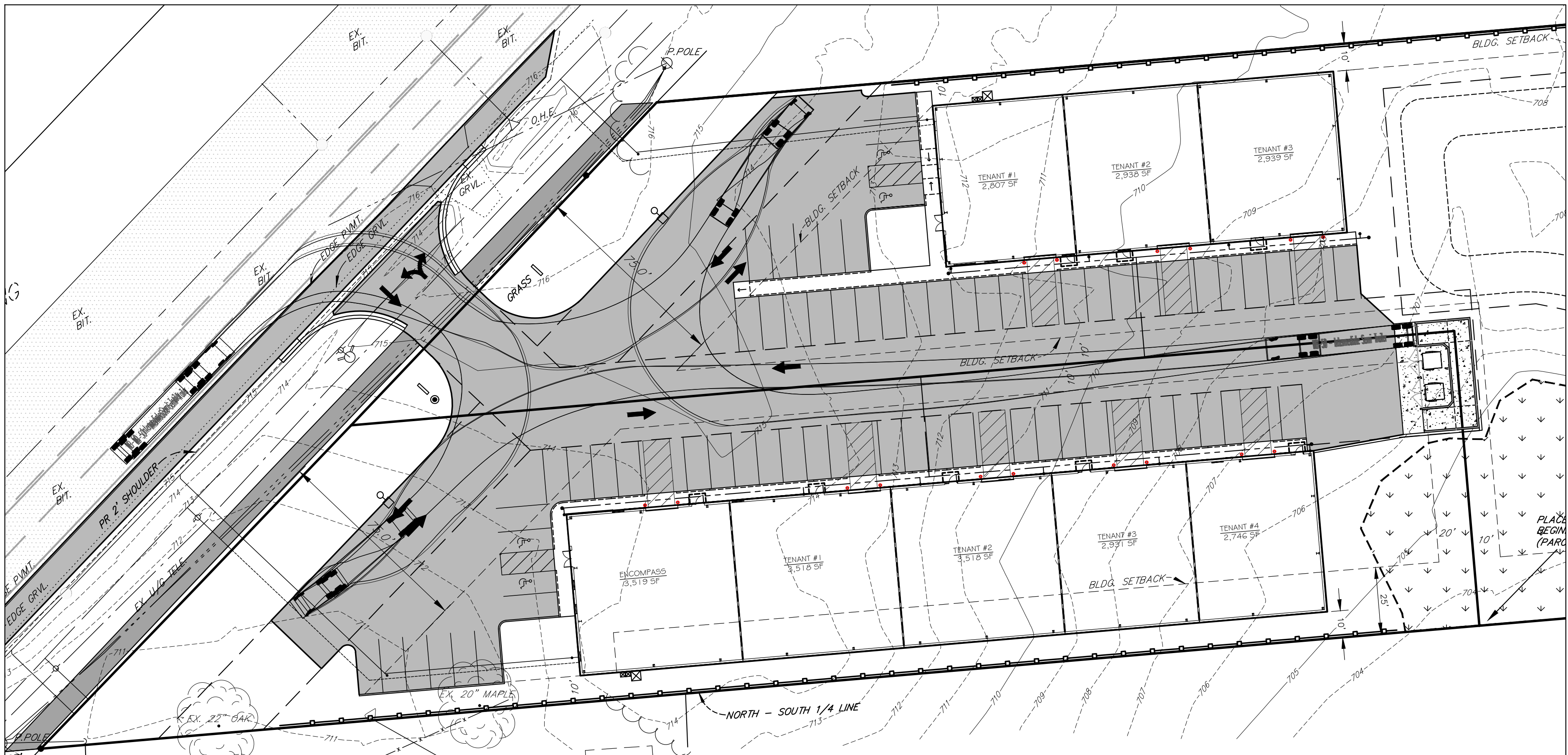
C-103



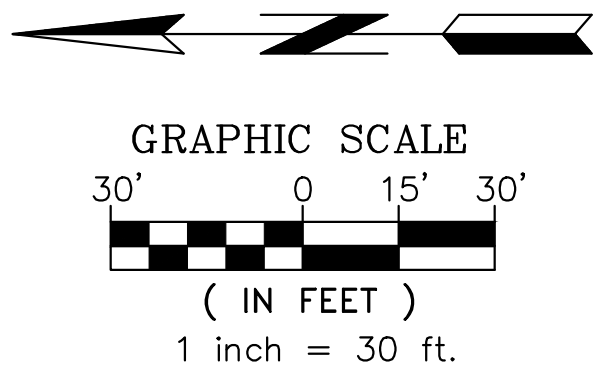
30' BOX UTILITY TRUCK MANEUVERING TO OVERHEAD DOOR



GARBAGE TRUCK MANEUVERING TO DUMPSTER ENCLOSURE



SEMI-TRUCK MANEUVERING TO LOADING DOCK



REVISIONS:

Roosien & Associates
SURVEYING AND ENGINEERING

TRUCK TURNING DETAILS
13953 IRONWOOD DRIVE
PART OF THE NE 1/4, SEC. 1, T7N, R13W
TALLMADGE TOWNSHIP, OTTAWA CO., MICHIGAN

CLIENT:
IRONWOOD GROUP
1889 VANBUREN ST
HUDSONVILLE MI 49426
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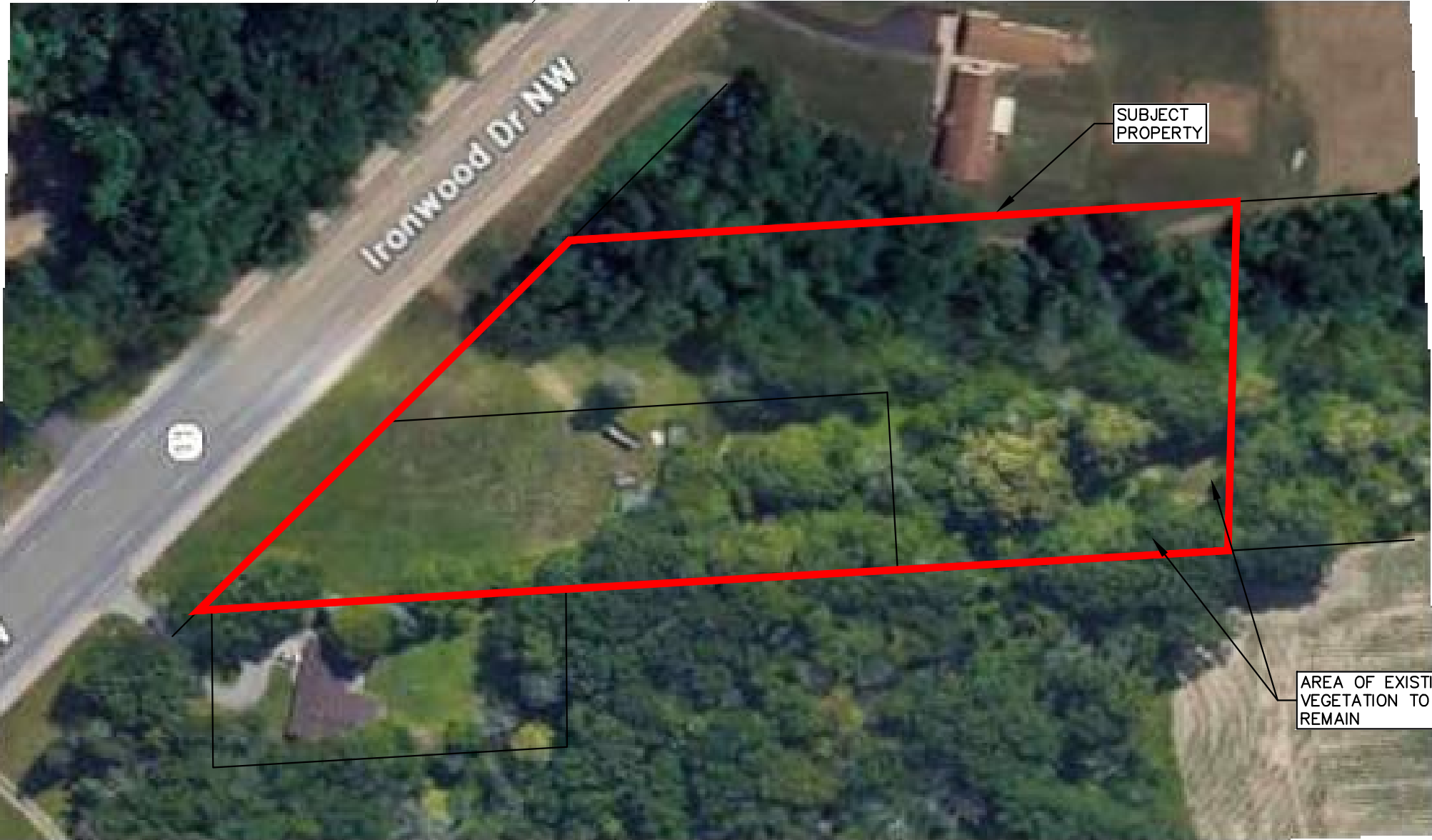
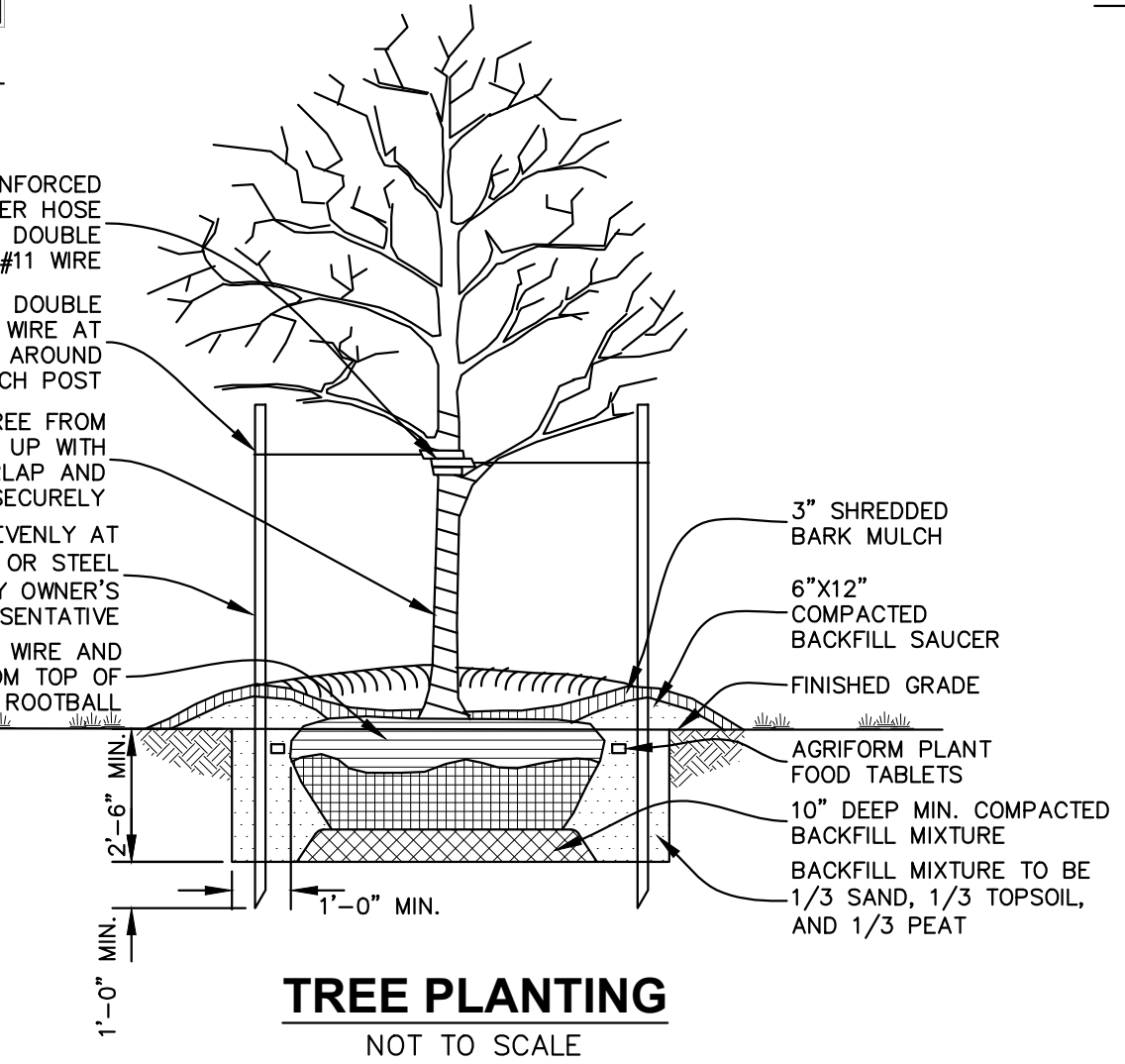
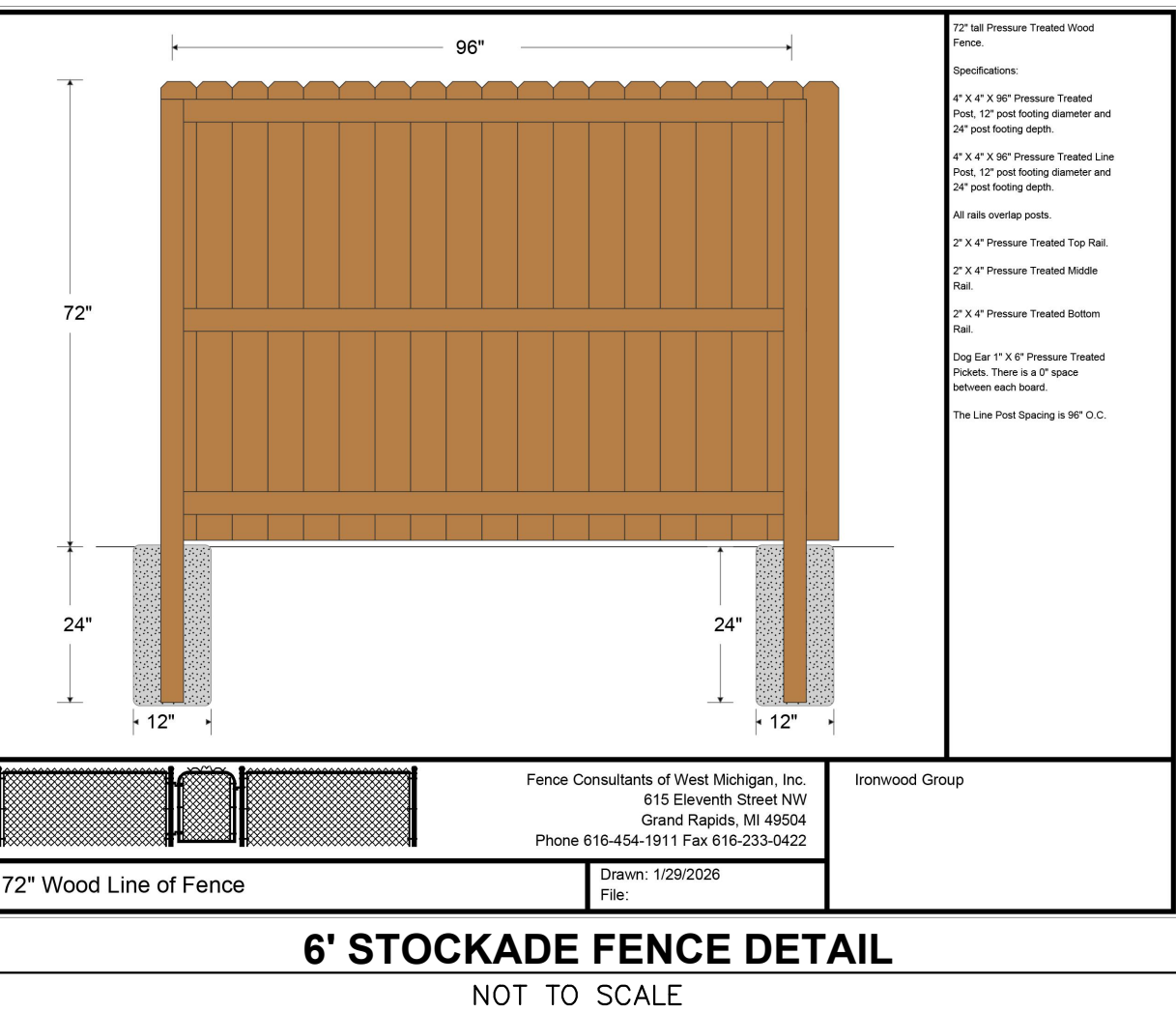
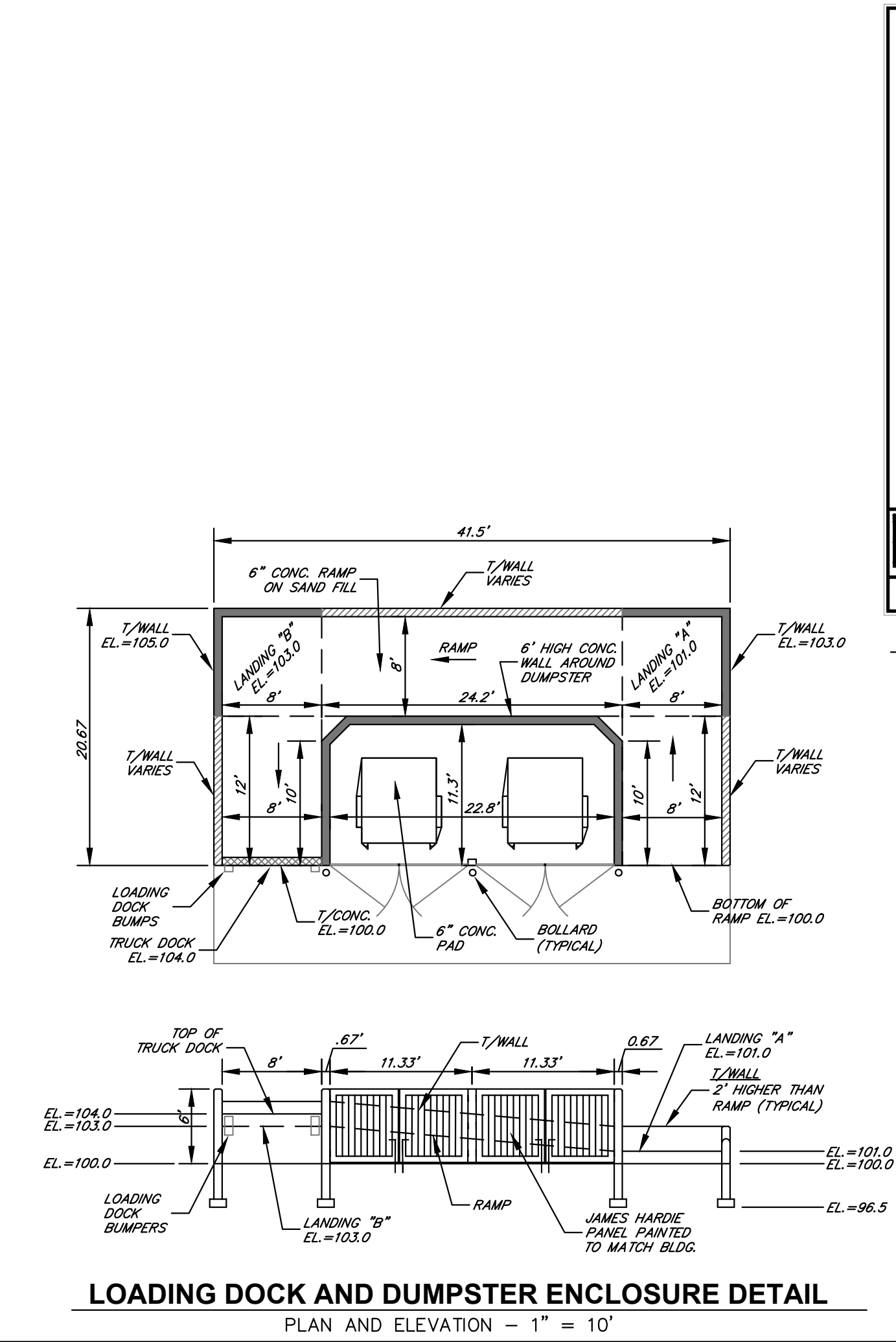
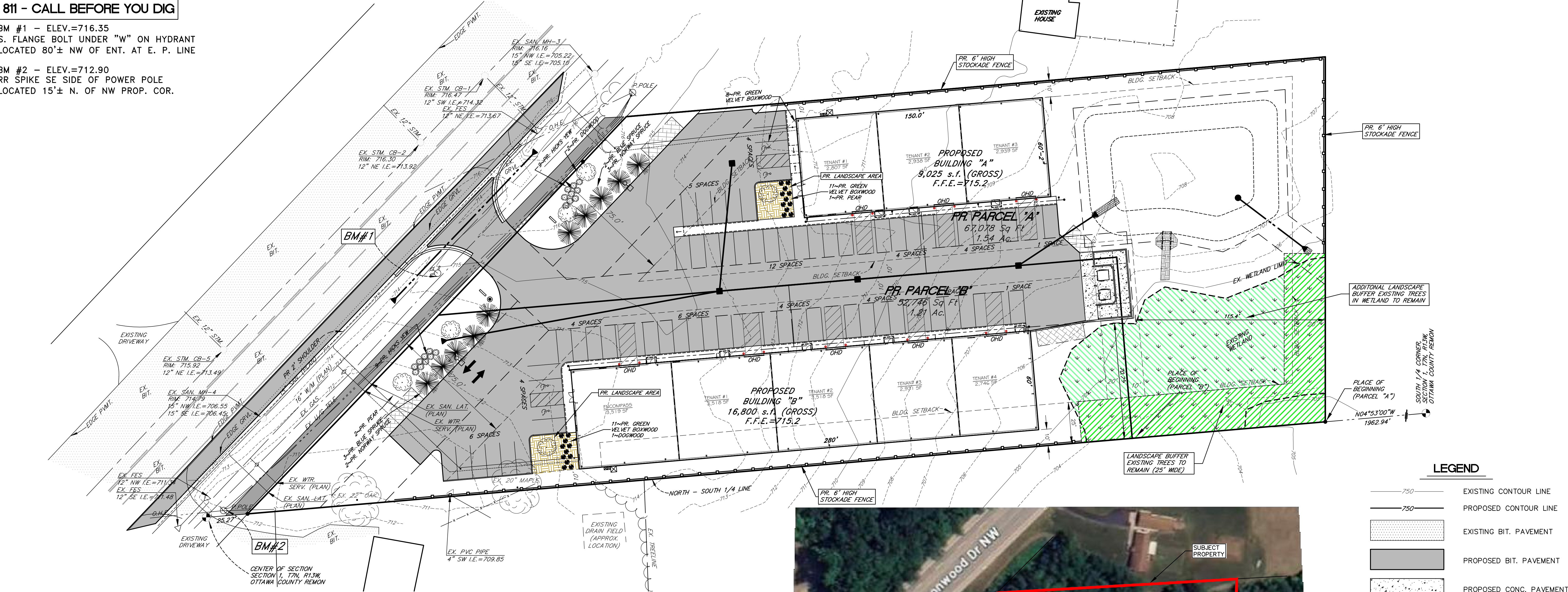
PROJECT NO.
250228

C-104

811 - CALL BEFORE YOU DIG

BM #1 - ELEV.=716.35
S. FLANGE BOLT UNDER "W" ON HYDRANT
LOCATED 80'± NW OF ENT. AT E. P. LINE

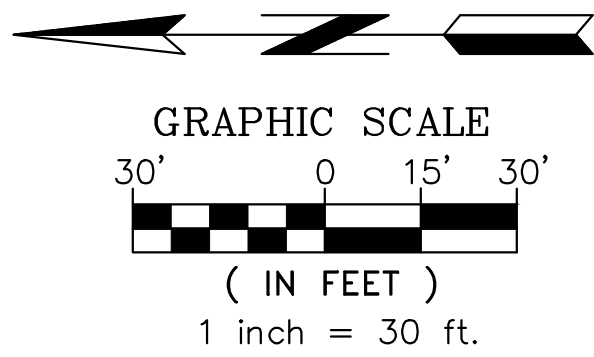
BM #2 - ELEV.=712.90
RR SPIKE SE SIDE OF POWER POLE
LOCATED 15'± N. OF NW PROP. COR.

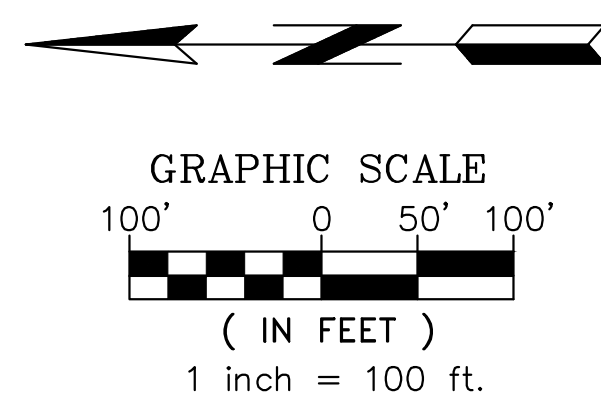


EXISTING VEGETATION AERIAL MAP

- REQUIRED LANDSCAPING NOTES:
- LANDSCAPING ADJACENT TO ROADS:
 - PARCEL A
 - A. TOTAL FRONTAGE ALONG R/W IS 166.27 L.F.
 - B. DEC. OR E.G. TREE/40 L.F. FRONTAGE • 166.27 L.F. = 5 DEC. OR E.G. TREES
 - C. ORNAMENTAL TREE/100 L.F. FRONTAGE • 166.27 L.F. = 2 ORNAMENTAL TREES
 - D. 2 SHRUBS/40 L.F. FRONTAGE • 166.27 L.F. = 9 SHRUBS
 - PARCEL B
 - A. TOTAL FRONTAGE ALONG R/W IS 167.65 L.F.
 - B. DEC. OR E.G. TREE/40 L.F. FRONTAGE • 167.65 L.F. = 5 DEC. OR E.G. TREES
 - C. ORNAMENTAL TREE/100 L.F. FRONTAGE • 167.65 L.F. = 2 ORNAMENTAL TREES
 - D. 2 SHRUBS/40 L.F. FRONTAGE • 167.65 L.F. = 9 SHRUBS
 - OBSCURING GREENBELT
 - A 6 FT. TALL OBSCURING STOCKADE FENCE IS PROPOSED ALONG THE EAST AND WEST PROPERTY LINES ALONG THE PARKING AREAS AND BUILDINGS. THE REMAINDER OF THE GREENBELT SCREENING WILL BE PROVIDED BY EXIST. AND PROP. VEGETATION AS NOTED. IT IS PROPOSED TO LEAVE THE EXISTING VEGETATION IN PLACE ALONG THE WESTERN AND SOUTHERN PROPERTY LINES AS HIGHLIGHTED AND TO PLACE EVERGREEN TREES ALONG THE EASTERN AND SOUTHERN PROPERTY LINES TO PROVIDE THE REQUIRED GREENBELTS.
 - BUILDING FRONTAGE:
 - PARCEL A
 - A. 11 SHRUBS
 - B. 1 DECIDUOUS TREE
 - PARCEL B
 - A. 11 SHRUBS
 - B. 1 DECIDUOUS TREE
 - ALL REQUIRED LANDSCAPING MATERIALS SHALL CONFORM TO TALLMADGE TOWNSHIP'S LANDSCAPING ORDINANCE:
 - TREE SIZE: 10 FT. TALL OR 1-1/2 INCH CALIPER (MIN.) AT THE TIME OF PLANTING
 - SHRUB SIZE: 2 FT. HIGH (MIN.)
 - PROPOSED PLANTING LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL LANDSCAPING DESIGN.
 - ALL DISTURBED AREAS TO BE RESTORED WITH TOPSOIL SEED AND MULCH.

- LEGEND
- EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - EXISTING BIT. PAVEMENT
 - PROPOSED BIT. PAVEMENT
 - PROPOSED CONC. PAVEMENT
 - EXISTING WETLAND
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - SURFACE DRAINAGE
 - DIR. FLOW OF STM. SEWER
 - BARRIER-FREE SIGN
 - PROPOSED LIGHT
 - PROPOSED BOLLARD
 - SPOT ELEVATION
 - PROPOSED E.G. TREE
 - PROPOSED ORN. TREE
 - PROPOSED DEC. SHRUB





C-106	PROJECT NO. 250228	CLIENT: IRONWOOD GROUP 1889 VANBUREN ST HUDSONVILLE MI 49426 TELE: (616) 299-1703	AREA ZONING PLAN 13953 IRONWOOD DRIVE PART OF THE NE 1/4, SEC. 1, T7N, R13W TALLMADGE TOWNSHIP, OTTAWA CO., MICHIGAN	Roosien & Associates SURVEYING AND ENGINEERING 5055 PLAINFIELD AVE. NE GRAND RAPIDS, MI 49525 TEL: (616) 361-7220 MAILED: ROOSIEN-ASSOC.COM	DRAWN BY: CSN/JEP	REVISIONS:
					APPROVED BY: PGH	
					DATE: DECEMBER 9, 2025	
					REVISIONS:	
					JANUARY 2, 2026 - REV. PER TOWNSHIP	
FEBRUARY 6, 2026 - REV. PER TOWNSHIP						
FEBRUARY 10, 2026 - REV. PER TOWNSHIP						