



City of Madison Site Plan Verification

PROJECT: LNDMAC-2018-00012

Address: 1502 Troy DR

Current Revision #: 0

Submitted by: M & A Design Inc.

Contact: Joseph Navin
(920) 922-8170

Project Type: Minor Alteration to Approved Conditional Use

Description: Site changes including construction of accessible ramps, replacement of parking lots and drives, construct splash pad adjacent clubhouse. Interior and exterior remodeling of 6 apartment buildings.

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Feb 5 2018
Engineering Review Main Office	Approved	Brenda Stanley	Feb 15 2018
Fire Review	Approved	William Sullivan	Feb 22 2018
Lighting Review	Approved	Harry Sulzer	Mar 7 2018
Planning Review	Approved	Heather Stouder	Mar 9 2018
Traffic Engineering Review	Approved	Timothy Stella	Feb 1 2018
Urban Design Commission Review	Approved	Janine Glaeser	Feb 6 2018
Zoning Review	Approved	Matthew Tucker	Mar 12 2018
Plan Director Review	Administrative Approval	Heather Stouder	

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Less than 4,000 sf disturbed area, no Erosion Control or Storm Water Management Permits required. All parking lot paving is maintenance only.

Note **Comment Date:** 01/30/2018

Applicant shall contact Digger's Hotline prior to installation of the stop sign at private driveway onto Troy Drive. A 30" public storm sewer pipe is located in the utility easement in this area.

ENGINEERING MAPPING**Supplement Accepted** **Comment Date:** 01/31/2018

REVISED CAD received 2/19/2018.

CAD received 2/5/2018.

The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Mapping Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines or parcel lines if unplatted
- g) Lot numbers or the words unplatted
- h) Lot/Plat dimensions
- i) Street names

All other levels (contours, setbacks, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

FIRE**Note** **Comment Date:** 02/22/2018

The fire alarm system shall be audible throughout all spaces.

Note **Comment Date:** 02/22/2018

Smoke detection tied to the building fire alarm system shall be provided in all common corridors.

Note **Comment Date:** 02/22/2018

All WHEDA "A" units shall have interconnected smoke alarms within each unit as well as low frequency sounders in sleeping rooms in accordance with NFPA 72.

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TRAFFIC ENGINEERING

Supplement Accepted**Comment Date:** 01/30/2018

Provide a revised electronic copy of the site plan, .pdf preferred, e-mail plan to Tim Stella - tstella@cityofmadison.com

Supplement Accepted**Comment Date:** 01/30/2018

The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; ADA stall dimensions; secured parking facility; sidewalk dimensions; drive aisle dimensions; bike stall dimensions and detail; underground parking dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

Supplement Accepted**Comment Date:** 01/30/2018

Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages showing improvements in the ROW that states: The Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at any time per the recommendation/plan of Traffic Engineering and City Engineering Depts.

Supplement Accepted**Comment Date:** 01/30/2018

The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet – 25 feet behind the property line at streets and 10 feet at driveways.). If applicant believes public safety can be maintained, they shall apply for a waiver of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer. Place and dimension all vision triangles in the proposed plan.

Supplement Accepted**Comment Date:** 01/30/2018

Stop signs shall be installed at a height of seven (7) feet at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

Supplement Accepted**Comment Date:** 01/30/2018

Secure parking facility. This is usually done with continuous six (6) inch curb, timbers, preformed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper.

ZONING

Supplement Required**Comment Date:** 03/07/2018

Provide Alder Recommendation. Alder Kemble can be reached at district18@cityofmadison.com

Supplement Required**Comment Date:** 03/07/2018

Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

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Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.