



City of Madison Site Plan Verification

PROJECT: LNDSPR-2014-00133

Address: 2701 S Stoughton RD

Current Revision #: 0

Submitted by:

Contact: Tim Thorson
(608) 274-0500
tthorson@royaloakengineering.com

Project Type: Permitted Use Site Plan Review

Description: Building additions to Weir Minerals.

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Sep 29 2014
Engineering Review Main Office	Approved	Jeffrey Benedict	Sep 26 2014
Fire Review	Approved	William Sullivan	Sep 5 2014
Traffic Engineering Review	Approved	Eric Halvorson	Sep 4 2014
Zoning Review	Approved	Daniel McAuliffe	Sep 29 2014

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ENGINEERING**Supplement Accepted****Comment Date:** 08/29/2014

The Applicant shall submit prior to sign-off, digital PDF files to the Engineering Division (attention: Jeff Benedict, email: jbenedict@cityofmadison.com). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints
- b) Internal walkway areas
- c) Internal site parking areas
- d) Lot lines and right-of-way lines
- e) Street names
- f) Stormwater management facilities
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)

Supplement Accepted**Comment Date:** 08/29/2014

Any outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to plan approval. Contact: Mark Moder, mmoder@cityofmadison.com

ENGINEERING MAPPING**Supplement Accepted****Comment Date:** 08/21/2014

CAD received 9/3/2014.

The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering 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, 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.

Supplement Accepted**Comment Date:** 08/28/2014

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9-4--14 Easement releases will be completed as part of the CSM approval process as agreed to by the plant manager.

There currently exists a Sanitary Sewer Easement per Document No. 1115213 underlying the existing building and the proposed addition. This sanitary sewer easement along with several other sanitary sewer and utility easements will be required to be released conjunction with the pending CSM application for this site. The CSM approval will provide authorization for all easement releases. Coordinate the releases and required information required to set up and have the Office of Real Estate Service administer the releases with Jeff Quamme @ jrquamme@cityofmadison.com or 266-4097.

Supplement Accepted**Comment Date:** 08/28/2014

New easements will be created as part of the CSM approval process.

New easements for Public Sanitary Sewer and Public Water Main within this site will be required to be created by the pending CSM application for this site or other by separate documents in conjunction with the approval of the CSM.

Supplement Accepted**Comment Date:** 08/28/2014

Final Document sent to owner from ORES, okayed by owner 9-25-14, final draft sent for signatures 9-26-14.

The public drainage easement for the greenway bisecting this property shall be amended to define: permissible uses within the easement, routine maintenance by the property owner, conditions for the crossings already constructed by the property owner, the City's responsibilities for repair and maintenance of the cunette and adequate provisions for the City to access the drainageway for maintenance and emergencies. Coordinate the amendment to set up and have the Office of Real Estate Service administer the amendment with Jeff Quamme @ jrquamme@cityofmadison.com or 266-4097.

Supplement Accepted**Comment Date:** 08/28/2014

9-4-14 Releases and new easements will be completed as part of the CSM approval process. Revised Plan provided showing current easements.

Show and label on the site plans the locations of all of the easements as they are to exist upon the required releases and recording of the CSM.

Supplement Accepted**Comment Date:** 08/28/2014

9-4-14 Building addition does not cross underlying lot lines. CSM will be completed in a separate process to clean up title.

The pending Certified Survey Map application for this property and all easement releases and amendments shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record

FIRE**Supplement Accepted****Comment Date:** 08/20/2014

Provide a site plan that indicates the location of all fire lanes for the site.

Note**Comment Date:** 08/20/2014

A minimum of 5-ft clearance is required around all sides of fire hydrants. Plans indicate existing light poles right next to (2) fire hydrants. Relocation could be required based on site inspection during construction.

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MGO 34.507 Fire service mains serving fire hydrants shall be the same size as the public main unless hydraulically calculated to provide the minimum required fire flow. Mains do not need to exceed 10-inches but shall be at least 6-inch in size. Provide main sizes on the updated plans.

Piping is existing per updated plans.

Note **Comment Date:** 08/20/2014

Additional comments regarding compliance with building and fire code requirements may be warranted as the project develops. Review exiting, high piled storage, and use requirements of the IBC & IFC.

TRAFFIC ENGINEERING

Supplement Accepted **Comment Date:** 08/25/2014

"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:** 08/25/2014

The applicant shall show dimensions for the proposed and existing parking stalls items S = 9 ft, L = 18 ft, E = 24 ft, F = 20 ft, and degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. Signs and planting areas are to be excluded from the rectangular stall areas including the two (2) feet of vehicle overhang. The two (2) feet of vehicle overhang shall be shown on the plan and dimensioned.

Supplement Accepted **Comment Date:** 08/25/2014

Remove conflicts between the parking stalls / parking lot features and entrances / drive aisles on Tompkins Dr.

ZONING

Supplement Accepted **Comment Date:** 09/29/2014

Bike parking is required at a rate of 1 bike parking stall per 10 employees present during maximum working shift. Submit employment information and if necessary revise site plan to show additional bike parking stalls and proposed fixtures compliant with 28.141(11).

Note **Comment Date:** 09/02/2014

Building additions greater than 10% of the floor area require the entire site to come into compliance with current landscape standards.

Supplement Accepted **Comment Date:** 09/02/2014

Submit required landscape worksheet and calculations. Landscape worksheet can be found at:
<http://www.cityofmadison.com/developmentCenter/nonresidential/documents/LandscapeWorksheet.pdf>

Supplement Accepted **Comment Date:** 09/02/2014

Parking area landscaping requires planting islands at spacing no greater than every twelve parking stalls or landscape strips between rows of parking stalls. See 28.142(6).

Supplement Accepted **Comment Date:** 09/29/2014

Show compliant development frontage landscaping. Existing decorative fencing meets this requirement; existing chain link fencing does not. Between developed areas (buildings, parking areas, etc) and the street, provide decorative fencing or equivalent or a combination of trees and shrubs as specified in section 28.142(5).

Supplement Accepted **Comment Date:** 09/29/2014

Revised landscape plan must be prepared and stamped by a registered landscape architect.