



City of Madison Site Plan Verification

PROJECT: LNDSPR-2016-00053

Address: 2219 Monroe ST

Current Revision #: 0

Submitted by: Edgewood High School

Contact: Mike Elliott
(608) 257-1023
michael.elliott@edgewoodhs.org

Project Type: Permitted Use Site Plan Review

Description: Site Plan Review for Edgewood High School Parking lot Improvements

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Nov 23 2016
Engineering Review Main Office	Approved	Megan Eberhardt	Jan 25 2017
Fire Review	Approved	William Sullivan	Apr 26 2016
Lighting Review	Approved	Frederick Rehbein	Aug 31 2016
Traffic Engineering Review	Approved	Timothy Stella	May 18 2018
Zoning Review	Approved	Jenny Kirchgatter	Jun 21 2018

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michael.elliott@edgewoodhs.org**Project Type:** Permitted Use Site Plan Review**Description:** Site Plan Review for Edgewood High School Parking lot Improvements**Status:** Closed**Revision History:** [0](#)**ENGINEERING****Supplement Accepted****Comment Date:** 04/18/2016

Erosion Control Permit application and fee were submitted last September for this proposed project. The check included with this permit application is over 6 months old so it will need to be voided and a new check provided. Submit completed current permit application, permit fee, erosion control plan, USLE calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Erosion Control Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding erosion control permitting requirements can be sent to Megan at meberhardt@cityofmadison.com. Note: A copy of the hard copy report that was submitted with the plan review has been forwarded to Megan. Megan will provide separate comment on the stormwater report directly to the design consultant.

Supplement Accepted**Comment Date:** 04/18/2016

This project will disturb an acre or more of land area and will be subject to WDNR permitting requirements for erosion control and stormwater management. Submit a copy of the approved WDNR Construction Site Storm Water Runoff permit (WDNR NOI permit) to City Engineering. The City of Madison erosion control and stormwater management permits cannot be issued until WDNR has granted their permit approval.

Supplement Accepted**Comment Date:** 04/18/2016

Stormwater Management Permit application and fee were submitted last September for this project. The check included with this permit application is over 6 months old so it will need to be voided & a new check provided. Submit completed current permit application, permit fee, stormwater management plan stamped by a Wisconsin P.E., modeling calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Stormwater Management Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding stormwater management requirements or stormwater permitting requirements can be sent to Megan at meberhardt@cityofmadison.com. Note: A copy of the hard copy report that was submitted with the plan review has been forwarded to Megan. Megan will provide separate comment on the stormwater report directly to the design consultant.

Supplement Accepted**Comment Date:** 04/18/2016

The plans provided refer to the proposed stormwater basin as a rain garden. In order to send stormwater from a parking area to a rain garden or infiltration basin it must first be treated for oil/grease removal and also remove a minimum of 60% TSS to meet WDNR practice standards. Either this rain garden area needs to be re-designed as a bioretention area with requisite engineered soil layer to provide oil/grease treatment and sediment removal prior to infiltration or additional measures must be installed upstream to meet the pretreatment requirements.

Supplement Accepted**Comment Date:** 04/18/2016

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Megan Eberhardt at Meberhardt@cityofmadison.com. The final document and fee should be submitted to City Engineering, attention: Megan Eberhardt.

Supplement Accepted**Comment Date:** 04/18/2016

Submit electronic data files for the stormwater management modeling and calculations. Files can be emailed to Megan Eberhardt at Meberhardt@cityofmadison.com or submitted on CD to City Engineering.

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Submit PDFs of the final plans for Engineering records. Files can be emailed to Tim Troester at ttroester@cityofmadison.com or submitted on CD to City Engineering.

Supplement Accepted**Comment Date:** 04/18/2016

The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. 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) Plat name and lot lines (metes & bounds parcel lines if unplatted)
- g) Platted lot numbers (noted "unplatted lands" if not platted)
- h) Lot/Plat property dimensions
- i) Street names
- j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
- k) Private on-site storm sewer utilities (including all connections to public storm)

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

NOTE: Email CAD file transmissions are preferred to: ttroester@cityofmadison.com . The party responsible for the CAD file email transmission shall include the project site address in the email subject line. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal to City by applicant.

ENGINEERING MAPPING**Supplement Accepted****Comment Date:** 04/13/2016

Revised Sheet received 6/24/2016

Sheet C3.2 shall label the unit line between Units 1 and 3 of the Edgewood Condominium and also shall label the portions of each unit on each side of the line.

Note**Comment Date:** 04/13/2016

The Edgewood Condominium Declaration will need to be amended if a new agreement or an amendment to the existing Declaration of Conditions, Covenants and Restrictions for the Maintenance of Stormwater Management Measures is required by Engineering staff. This would be necessary as section 7.01 of the Condominium Declaration sets forth the storm water management areas that each unit is responsible to maintain.

Supplement Accepted**Comment Date:** 06/24/2016

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CAD received 11/23/2016.

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, 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.

LIGHTING

Note **Comment Date:** 08/31/2016

Please use automatic daylight or time of day controls.

TRAFFIC ENGINEERING

Supplement Accepted **Comment Date:** 04/15/2016

A TIA/Turn movement study will be needed for the approval of this permit. The study shall include the Monroe street intersections of Edgewood College Dr, Woodrow St, and Edgewood Ave.

Supplement Accepted **Comment Date:** 04/21/2016

The applicant shall submit one contiguous plan showing the overall proposed site 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; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

ZONING

Supplement Accepted **Comment Date:** 08/22/2016

Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets.

Supplement Accepted **Comment Date:** 06/21/2018

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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Landscape islands shall be installed in the new parking lot areas per Section 28.142(6) Interior Parking Lot Landscaping. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.

Supplement Accepted**Comment Date:** 06/21/2018

Show the entire central parking lot including the existing accessible stalls. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e).

Supplement Accepted**Comment Date:** 06/21/2018

Show the existing bicycle parking stalls adjacent the central parking lot.

Supplement Accepted**Comment Date:** 08/05/2016

Complete the Amendment to the Edgewood College Master Plan for the modified central parking lot.

Supplement Accepted**Comment Date:** 06/21/2018

The final site compliance date is September 1, 2018.

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.