



City of Madison Site Plan Verification

PROJECT: LNDSPR-2016-00210

Address: 726 Heartland TRL

Current Revision #: 0

Submitted by: Jacobs

Contact: Aaron Rice
(919) 306-5883

Project Type: Permitted Use Site Plan Review

Description: Building addition and alteration/expansion of parking lot

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Architectural Review	Approved	Patrick Anderson	Nov 21 2016
Engineering Mapping	Approved	Lori Zenchenko	Dec 2 2016
Engineering Review Main Office	Approved	Megan Eberhardt	Dec 5 2016
Fire Review	Approved	William Sullivan	Dec 2 2016
Lighting Review	Approved	Frederick Rehbein	Nov 16 2016
Traffic Engineering Review	Approved	Cory Stoughtenger	Nov 15 2016
Zoning Review	Approved	Patrick Anderson	Nov 14 2016

Submitted by: Jacobs**Contact:** Aaron Rice
(919) 306-5883**Project Type:** Permitted Use Site Plan Review**Description:** Building addition and alteration/expansion of parking lot**Status:** Approved**Revision History:** [0](#)**ENGINEERING****Supplement Accepted****Comment Date:** 10/24/2016

This project is subject to City of Madison erosion control permitting requirements. Submit completed 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.

Supplement Accepted**Comment Date:** 10/24/2016

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:** 10/24/2016

This project is subject to City of Madison stormwater management permitting requirements. Submit completed 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.

Supplement Accepted**Comment Date:** 10/24/2016

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:** 10/24/2016

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.

Supplement Accepted**Comment Date:** 10/24/2016

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.

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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:**

CAD received 12/2/2016.

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 to 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

Submitted by: Jacobs**Contact:** Aaron Rice
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Provide fire apparatus access as required by IFC 503 2015 edition, MGO 34.503, as follows:

- a. The site plans shall clearly identify the location of all fire lanes.
- a. Provide a minimum unobstructed width of 26-feet for at least 20-feet on each side of the fire hydrant.
- b. Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28-feet.
- c. Provide a fire lane with the minimum clear unobstructed width of 20-feet.

Accepted per Fire Truck Access Plan received 11-18-16 via email. Updated Fire access plan dated 12-1-16.

Supplement Accepted**Comment Date:** 11/07/2016

MGO 34.503/IFC 503 Appendix D105, If the proposed addition exceeds 30-ft in height: an aerial apparatus access fire lane that is at least 26-feet wide. The near edge of the aerial fire lane shall be within 30-feet and not closer than 15 feet from the structure, and parallel to one entire side. The aerial fire lane shall cover not less than 25% of the building perimeter.

LIGHTING**Note****Comment Date:** 11/16/2016

Please use automatic daylight or time of day controls.

TRAFFIC ENGINEERING**Supplement Accepted****Comment Date:** 10/27/2016

Provide an electronic copy of the site plan, .pdf preferred, e-mail plan to Cory Stoughtenger - cstoughtenger@cityofmadison.com

Supplement Accepted**Comment Date:** 11/01/2016

The applicant shall submit one contiguous plan showing proposed conditions for approval. The plan drawings shall 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:** 11/11/2016

Provide a copy of the approval letter from the Old Sauk Trails architectural review committee.

Supplement Accepted**Comment Date:** 11/11/2016

Provide three (3) copies of the Landscape plan stamped and signed by the Landscape Architect.

Supplement Accepted**Comment Date:** 11/14/2016

Provide detail on site plan with the percentage of lot coverage.

Supplement Accepted**Comment Date:** 11/09/2016

Provide details of Loading area's screening. Screening shall be a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than eight (8) feet. Given the unique characteristics of the street view to the west along with existing screening and landscaping the new loading area is screened within reason.

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Note

Comment Date: 11/07/2016

Provide three (3) full sized hard copies of all revised plan sheets.

Supplement Accepted

Comment Date: 11/11/2016

Provide 3 copies of the building elevations.