



City of Madison Site Plan Verification

PROJECT: LNDSPR-2018-00119

Address: 2300 S Park ST

Current Revision #: 0

Submitted by: Strang, Inc

Contact: Jeff Connelly
608-276-9201 X131
jconnelly@strang-inc.com

Project Type: Permitted Use Site Plan Review

Description: Adding dumpster enclosures, adding parallel parking in alley, and restriping asphalt in select locations

Status: Agency Reviews in Process

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Add'l Info Req'd	Jeffrey Quamme	Sep 7 2018
Engineering Review Main Office	Approved	Timothy Troester	Sep 11 2018
Fire Review	Approved	William Sullivan	Sep 13 2018
Traffic Engineering Review	Approved	Timothy Stella	Sep 12 2018
Urban Design Commission Review	Approved	Janine Glaeser	Oct 25 2018
Zoning Review	Add'l Info Req'd	Christina Thiele	Sep 14 2018

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Provide additional details for the grading being proposed. This should consist of spot elevations and drainage arrows or contour lines that adequately show the final grade and drainage for the property.

Supplement Required**Comment Date:** 09/11/2018

Include a detail of the proposed French drain system. Include cross section of the system, elevation of the top (intake) of the drain, and invert elevations of the discharge location(s).

Supplement Required**Comment Date:** 09/11/2018

There is public storm sewer located at the intersection of S Randal Avenue and Vilas Avenue. There are inlets located adjacent to this property on both streets. Consider connecting the drain system to one or both of these inlets to avoid discharging over the public sidewalk and creating a potential icing issue during the colder weather seasons.

Supplement Required**Comment Date:** 09/11/2018

Provide PDF of the final plan for Engineering records.

ENGINEERING MAPPING**Supplement Required****Comment Date:**

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.

Note**Comment Date:**

Applicant shall be aware that there are likely underground utilities near or within the proposed dumpster enclosure areas and a locate through Digger's Hotline should be made to locate the facilities prior and during construction.

FIRE**Supplement Accepted****Comment Date:** 09/07/2018

Provide documentation that the proposed dumpsters comply with IFC 304.3.3 & 304.3.4.

TRAFFIC ENGINEERING**Supplement Accepted****Comment Date:** 09/06/2018

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

Supplement Accepted**Comment Date:** 09/06/2018

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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/striped 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:** 09/06/2018

Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages 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 Departments.

Supplement Accepted**Comment Date:** 09/06/2018

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:** 09/06/2018

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.

Supplement Accepted**Comment Date:** 09/06/2018

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. Alternatively, use "Small Vehicles" parking design standards 10.08(6)(b)3 items S = 8.5", L = 16", E = 22' & F = 18' where all parking shall be clearly identified and properly controlled for use by only such vehicles.

Supplement Accepted**Comment Date:** 09/06/2018

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:** 09/06/2018

Applicant shall provide a copy of all cross access agreements. Email to tstella@cityofmadison.com

URBAN DESIGN COMMISSION**Note****Comment Date:** 10/25/2018

Proposed updates are in keeping with the original UDC approved design intent.

ZONING**Supplement Required****Comment Date:** 09/14/2018

Per Sec. 28.142(9)(a), refuse disposal areas shall be screened on four (4) sides (including a gate for access) by a solid, commercial grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.

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Supplement Required

Comment Date: 09/14/2018

Provide impervious surface calculations, before and after, for lot.

Supplement Required

Comment Date: 09/14/2018

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.

Supplement Required

Comment Date: 09/14/2018

Provide lists of tenants for building to determine maximum number of parking stalls allowed for lot.