



City of Madison Site Plan Verification

PROJECT: LNDSPR-2018-00125

Address: 5002 Blazing Star DR

Current Revision #: 0

Submitted by: Professional Engineering, LLC

Contact: Roxanne Johnson
(608) 849-9378
rjohnson@pe-wi.com

Project Type: Permitted Use Site Plan Review

Description: Construct 37,800 sq. ft. addition and expand parking lot

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Oct 11 2018
Engineering Review Main Office	Approved	Daniel Olivares	Nov 5 2018
Fire Review	Approved	William Sullivan	Oct 1 2018
Lighting Review	Approved	Steve Rewey	Oct 24 2018
Traffic Engineering Review	Approved	Timothy Stella	Oct 4 2018
Zoning Review	Approved	Christina Thiele	Nov 28 2018

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ENGINEERING**Supplement Accepted****Comment Date:** 10/08/2018

Applicant shall revise plans to show information regarding pipe under driveway including size, material and elevations.

Supplement Accepted**Comment Date:** 10/08/2018

NOTE: per applicant, no structure was found during the survey and plans accurately represent current conditions.

Applicant shall revise plans as needed to accurately represent the existing sanitary lateral serving this property. Plans that the City has on file show a bend in the lateral with a structure in the same location as the proposed storm pipe P1.1.

Supplement Accepted**Comment Date:** 10/08/2018

The applicant shall submit, prior to plan sign-off but after all revisions are completed, digital PDF files to the Engineering Division (bstanley@cityofmadison.com). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)). 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), h) Private on-site sanitary sewer utilities (including all connections to public sanitary), i) Private on-site storm sewer utilities (including all connections to public storm).

Supplement Accepted**Comment Date:** 10/08/2018

The Applicant shall submit, prior to plan sign-off but after all revisions are completed, a digital CAD file (single file) to the Engineering Division (storm/sanitary section). 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)
THE CAD FILE WILL ONLY BE REQUIRED PRIOR TO FINAL PLAN REVIEW SO THAT MULTIPLE FILES DO NOT NEED TO BE SUPPLIED OR REVIEWED.

NOTE: Email CAD file transmissions are preferred to: bstanley@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.

Supplement Accepted**Comment Date:** 10/08/2018

NOTE: No sanitary connections to be made with project.

The owner or owner's representative shall obtain all necessary sewer connection permits prior to any utility work. These permit applications are available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO 10.05(6)) and MGO 35.02(4)(c)(2))

Supplement Accepted**Comment Date:** 10/08/2018

This site will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Please submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Daniel Olivares (daolivares@cityofmadison.com), City Engineering, for approval.

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This site will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Daniel Olivares (daolivares@cityofmadison.com) at City Engineering.

Supplement Accepted**Comment Date:** 10/09/2018

The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

Supplement Accepted**Comment Date:** 10/09/2018

This project will require a concrete management plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office.

Supplement Accepted**Comment Date:** 10/09/2018

This project appears to require construction dewatering. A dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit application and plan. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. Contact Daniel Olivares, City Engineering, at daolivares@cityofmadison.com.

Supplement Accepted**Comment Date:** 10/09/2018

This project appears to disturb over 1 acre and requires an NR216 Permit (NOI & WRAPP submittal) from the WDNR. The local EC Permit cannot be issued until the NR216 coverage is shown to be in place. Contact Daniel Olivares.

Supplement Accepted**Comment Date:** 10/09/2018

This site will require a Storm Water Management Permit. Please submit the Storm Water Management Permit Application (and associated fee) to Daniel Olivares (daolivares@cityofmadison.com), City Engineering, for approval.

Supplement Accepted**Comment Date:** 10/09/2018

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 Daniel Olivares at daolivares@cityofmadison.com. Final document and fee should be submitted to City Engineering.

Supplement Accepted**Comment Date:** 10/09/2018

The Applicant shall submit prior to plan sign-off, Stormwater Management Plan Narrative & Report, including electronic copies of any Stormwater Management Files including: a) SLAMM DAT files, b) RECARGA files, c) TR-55/HYDROCAD/Etc, d) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided. Report shall be stamped by a Licensed P.E. (POLICY and MGO 37.09(2)) Contact Daniel Olivares, City Engineering, at daolivares@cityofmadison.com.

Note**Comment Date:** 10/09/2018

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Rate Exempt (Broadway TIF)

- Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 2, 10, & 100 -year storm events, matching post development rates to predevelopment rates.

Supplement Accepted**Comment Date:** 10/09/2018

Prior to approval, this project shall comply with Chapter 37.09(3)(a)1.a. of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls.

Supplement Accepted**Comment Date:** 10/09/2018

Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of the Madison General Ordinances.

Note**Comment Date:** 10/09/2018

Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.

Note**Comment Date:** 10/18/2018

No addition plumbing facilities with this addition, no MMSD fees due.

ENGINEERING MAPPING**Supplement Accepted****Comment Date:**

CAD received 10/10/2018.

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) 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.

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Revised plan received 10/11/2018

The east and southern 6 feet of this site is subject to Perpetual Easements for Drainage Purposes and a Drainage Swale Maintenance Agreement per Doc No's 3509584 & 3927405. The easements and references to the documents shall be added to the plans and survey.

Supplement Accepted **Comment Date:**

Revised plan received 10/11/2018

Remove the southern portion of the drive on the west side of the site that lies within the Drainage Easement per Doc No 3509584.

FIRE

Note **Comment Date:** 10/01/2018

IFC 3206.6 Building being used for high-piled storage may need access doors every 100-ft.

ZONING

Supplement Accepted **Comment Date:** 10/16/2018

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.

Applicant provided the date September 5, 2019

Supplement Accepted **Comment Date:** 10/16/2018

Per Sec. 28.142(6)(a), A planting island shall be located at least every twelve (12) contiguous stalls with no break.

Supplement Accepted **Comment Date:** 10/16/2018

Provide one (1) additional accessible stall for a total of three (3) accessible stalls, with at least one being ADA Van Accessible. Provide dimensions of ADA stalls and access aisles on site plan.

Supplement Accepted **Comment Date:** 10/16/2018

Provide floor plans of addition.

Supplement Accepted **Comment Date:** 10/16/2018

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.

Supplement Accepted **Comment Date:** 10/16/2018

Identify existing types of plans on landscape plan.

Supplement Accepted **Comment Date:** 10/16/2018

Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.

Supplement Accepted **Comment Date:** 10/16/2018

Per Sec. 28.142(5)(a), One overstory deciduous tree and five shrubs shall be planted for each 30 lineal feet of lot frontage. Two ornamental trees or two evergreen trees may be used in place of one overstory deciduous tree.

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Show location of refuse disposal area on site plan and provide details of screening. Per Sec. 28.142(9)(a), such area 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.

Note**Comment Date:** 10/16/2018

Per Section 28.071(3)(h), all rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level.