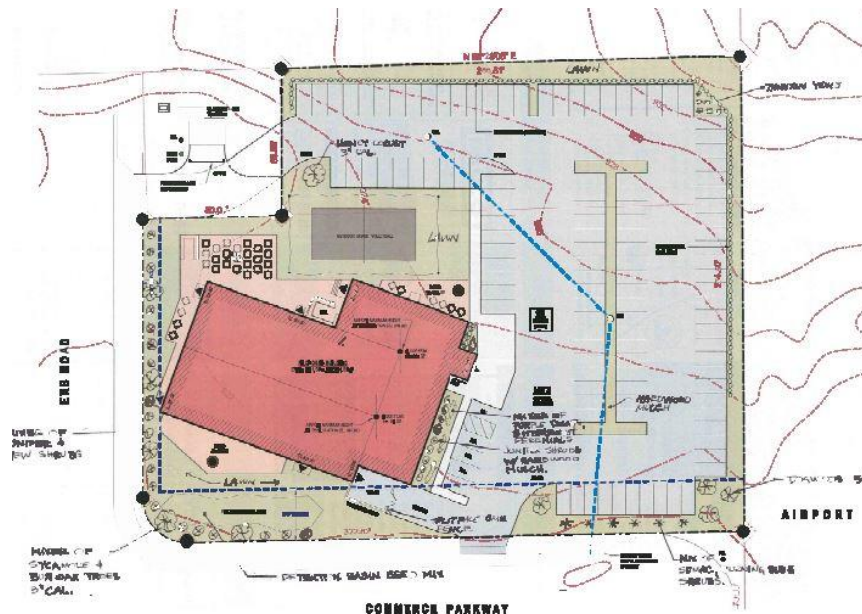


CLIENT LIAISON:

Michael Maloney, P.E.
 Phone: (608) 242-7779
 mmaloney@msa-ps.com

DATE:

March 18, 2019



Proposed Oakstone Recreational Building

REVIEW COMMENTS

MSA has reviewed the Civil Site Plan set re-submitted March 8, 2019 for the proposed Oakstone Recreational Building on Commerce Parkway.

INCLUDED

1. Title Sheets
2. Site Plan
3. Grading & Erosion Control Plan
4. Grading Plan
5. Utility Plan
6. Construction Details Plan
7. Exterior Lighting & Photometrics Plan
8. Proposed Landscaping Plan
9. Landscape Details Plan
10. Stormwater Calculations
11. Construction Site Erosion Control Calcs

NOT PROVIDED

1. Project Details/ Plumbing Plan
2. Access Easement

The required changes and additions should be made to the plans. Revised copies of the plans should then be submitted to the Village engineer prior to the start of construction.

PROJECT REVIEW

Access

1. Prepare an easement document for the rear access drive that crosses Village of Cottage Grove land. This land is used by the Village Sewer Utility to operate and maintain the Commerce Park Sewerage Lift Station. This easement will have conditions such as, but not limited to:
 - a. Provide a lockable gate. The gate shown on the site plan is too small and does not cover the public facility area adequately. **The gate will need two wings** to provide further delineation and protection from vehicles **parallel with the common egress** way shown on the site plan.
 - b. Village staff or contractors may block the rear egress during maintenance operations. Typical maintenance will occur during daytime, weekday hours, but emergency services may occur at any time of day and day of the week.
2. Use the Village Standard for driveway access points and aprons. This standard creates an easy approach angle. Include detail for drive entrance per Village standards.

Site Plan- C2

1. **Provide location of existing street utilities per provided** record drawings (attached).
2. **Connect water service on Commerce Parkway at existing service stub as provided** on attached record drawings.
3. **Connect sanitary service at existing service stub** at north end of lot within sanitary sewer easement **as provided** on attached record drawings,
4. **Extend sidewalk and curb & gutter on Commerce Parkway to east property line.** Sawcut and patch existing pavement as necessary.
5. Provide additional fencing **extending a minimum of 10 feet** from each side of the gate on Village property as described in "Access 1.a" above.
6. **Add note "Contractor to verify final location and dimensions with Village public works prior to order and installation of gate and fencing".**

Grading and Erosion Control Plan- C3

1. Show inlet protection for all street and on-site inlets – **include existing inlets at Commerce Parkway and Erb Road intersection, and east along Commerce Parkway.**
2. **Show areas** where erosion matting is required for stabilization.

Utility Plan – C5

1. Utilize existing sanitary and water services stubbed out to the site, no need to go into roadway. **Location of existing services provided per attached record drawings. There is no sanitary sewer on Commerce Parkway east of Erb Road.**

Site Details – C6

1. **Provide fence and gate details.**

Final Drawings and Details

1. Provide the plans indicated above as "not provided" in order to complete the engineering review.