

**ENGINEERING REVIEWER:**

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**DATE:**

September 3, 2020



Proposed Dolphin Swim Academy

**REVIEW COMMENTS**

MSA has reviewed the concept plans submitted for the Dolphin Swim Academy on September 2, 2020.

**INCLUDED**

1. Site Erosion Control Plan
2. Architectural Site Plan
3. First Floor Plan
4. Building Elevation Plan

MSA has the following comments on the plans provided.

## Site Plan Comments:

1. A detailed construction plan will be required for review.
2. Parking areas should have curb and gutter around the perimeter per Section 325-75 F.(2) of the Village code. Parking stalls shall meet the Village standards.
3. A lighting plan will be required.
4. Consider breaking up long parking runs with 20 or more stalls with landscape islands. Landscaping to meet Village code.
5. ADA stalls and pathways shall be noted on the final plans.
6. Sidewalk should be installed on the west side of the property along with a planned crossing of Limestone Pass to the south for a continued sidewalk on the easterly side of Landmark Drive. Sidewalk on the entire south frontage is not included within properties further to the east of this development.

## PROJECT REVIEW

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7. Utility plans and sizes will need to be included.

### Stormwater Comments:

1. MSA is currently working on evaluating the soils based on soil borings on the site and plan to initiate a correspondence with the WDNR to determine if infiltration is exempt on the site or to what rate would have to be provided for the site based on the soil conditions. The final stormwater design will reflect the DNR response.
2. The Developer will have to provide a rain garden equal to 10% of the roof area per the Commerce Park covenants.
3. A Long Term Maintenance Agreement will be required for the site and approved by the Village prior to being recorded by the Developer.