

ENGINEERING REVIEWER:

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Movin' Out Glen Grove Apartments

REVIEW COMMENTS

MSA has reviewed the General Development plans submitted for the Movin' Out Glen Grove Apartments on September 23, 2020.

INCLUDED

1. Precise Implementation Plan

The plans provided did not include numerous details that should be reviewed and approved prior to any construction approval. MSA has the following comments on the plan provided.

Site Plan Comments:

1. Sidewalk should be along and within the public right-of-way on CTH N to match to the future sidewalk when extended from the intersection of CTH N and School Road.
2. A 6" watermain connection is planned along the north property line from the existing Village 16" main. A valve shall be included on the proposed 6" water connection.
3. A clean out or manhole should be located within the property where the connection to the 8" sanitary service stub and 6" sanitary lateral to the building is shown where a change in direction is shown.
4. Sign locations should be shown on the site plans to not interfere with traffic visibility, sidewalk visibility, and existing utilities along the right-of-way. The signs are noted on the submittal as the east and west entry and I assume are meant for the north and south entry locations however are the same size proposed for both locations. A sign permit will be required.

PROJECT REVIEW

5. Stormwater appears to be planned for underground storage and a bioretention basin which seems appropriate for the planned site. Details of the stormwater should be submitted for approval.
6. Site should be internally drained as much as possible. Detailed storm and grading plan should limit the amount of water leaving the site directly through the drive aprons to Windsor Avenue.
7. Site details of curb, sidewalk and bioretention to be included.
8. Grading details showing ADA compliance should be included showing sidewalk ramps.
9. Coordination should occur with this project and the potential Cottage Grove Commons Phase 2 development. Both sites have retaining walls within their properties based on individual grading needs. However the buildings are only 2' different in first floor elevations and the existing grades between the buildings could be 10' higher. Both retaining walls could be removed if planned accordingly however the depth of the watermain and utilities would have to be verified

CSM Comments:

1. Easements that exist through the middle of the lot should be released.