

ENGINEERING REVIEWER:

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DATE:

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Proposed Grand Appliance in the Commerce Park

REVIEW COMMENTS

MSA has reviewed the Site Plans submitted for the Grand Appliance site on Lot 14 in the Commerce Park received on April 1, 2021.

INCLUDED

1. Civil Engineering Plans
2. Lighting Plan
3. Floor Plan, Elevations and Renderings

MSA has the following comments on the civil engineering plans and is recommending approval noting these comments are addressed prior to construction.

Site Plan Comments:

1. Verify the door entrances between the site plans and floor plans. The floor plans and elevations show an egress door on the east and south sides of the building where the site plan shows an egress door on the west side of the building. The west entrance on the site plan has grades well above the finish floor elevation. The east side may be difficult due to grades and allow a concrete landing outside an entrance.
2. The Owner/Contractor shall contact the property to the east to let them know of the grading on their property. The grading is contained within the shared drainage easement for the purpose being shown on the plans.
3. Verify the handhole shown at the northwest corner of the site will be out of the proposed sidewalk and ramp.

PROJECT REVIEW

4. Verify the safety of the main building entrance and the handicap parking. Asphalt is shown to the building entrance with no demarcation of a sidewalk along the building. Concern is with pedestrians leaving the building at the same time as someone is pulling into the stall and appears that a conflict point could exist.
5. Verify that someone parked in the southeast most parking stall could maneuver to exit the parking if a truck were parked at the loading dock directly east of the parking.

Stormwater Comments:

1. MSA would recommend Scour Stop in lieu of rip rap at the outfall for ease of maintenance since it is within the easement area.
2. Verify the overall grading of the entrance location. It appears a good amount of the site could exit through the entrance drive onto Limestone Pass and not through the flume on the east side of the drive. Curb and an inlet could be added at the west side of the drive entrance to collect water and discharge to the swale.
3. Verify the capacity of the flume to handle the 100-year storm event runoff from the parking area.
4. Verify the capacity of the ditch to handle the 100-year storm event. The 24-inch pipe should handle at minimum the 10-year event but verify the 100-year event overtops to the roadway prior to the property to the east or has capacity for the large event.