

ENGINEERING REVIEWER:

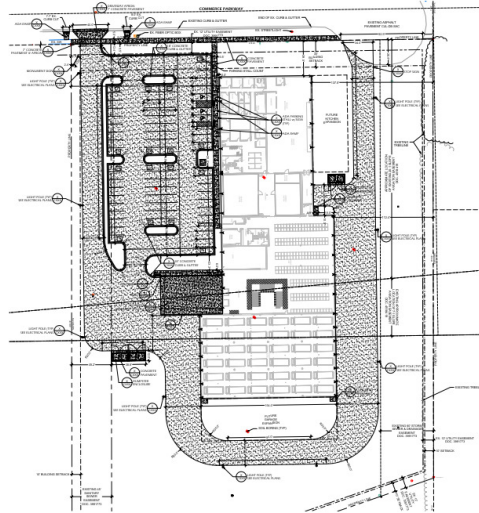
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DATE:

May 3, 2021

**Proposed Atlantis Site in the Commerce Park****REVIEW COMMENTS**

MSA has reviewed the Site Plans submitted for the Atlantis Site on Lot 3 of CSM 11263 in the Commerce Park along Commerce Parkway received on April 29, 2021.

INCLUDED

1. Civil Engineering Plans
2. Lighting Plan
3. Landscape Plan
4. 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 locations as it appears there are additional doors on the floor plan (east side) compared to the renderings and site plan.
2. Recommended to extend the roadway curb and gutter through the easterly driveway to direct roadway drainage to the existing swale.
3. Include an ADA compliant sidewalk entrance at the east end of the sidewalk.
4. The westerly driveway is above an existing sanitary sewer easement and should be noted that the Village has the right for maintenance of the sanitary sewer without the cost of replacing the driveway.

PROJECT REVIEW

5. Recommend using scour stop in lieu of the rip rap at the storm sewer outfall for long term maintenance for Village mowing.
6. Show the storm sewer piping grades to ensure the outfall is above the NWL elevation.
7. Will need a reducer at the water service to transition from the 8" to 6".
8. Verify the water service location in the field as the previous plans show the end of the stub near the end of the sanitary stub.
9. Provide a cleanout at the branch of the 6" sanitary service and the 4" service to provide an access for cleaning.
10. Include the details referred to in sheet C900.

Stormwater Comments:

1. As with all lots in the Commerce Park, peak discharge rate control and water quality treatment are provided via the existing regional stormwater management ponds.
 - a. Planning for the commerce park included full development of commercial lots at 85% impervious coverage. I would ask for confirmation that the impervious calculation is fully built-out and require that (for stormwater management purposes) the calculation include the floor area of the proposed infiltration basin.
2. Post-construction infiltration (90% of predevelopment levels) will need to be provided on site. These calculations need to be supported by on-site soil investigations.
 - a. Soil borings may be used to establish an exemption (in whole or part) but need to comprehensively cover the site.
 - b. Soil pit investigations are necessary to support the design of any infiltration practice.
3. The on-site stormwater collection/management system is required to convey 100-yr flows to either the swale to the east or directly to the pond to the south (preferred). Calculations need to be provided indicating that the proposed system of on-site pipes, swales, and surface water collection systems have 100-yr capacity. Of particular concern is any capacity limitation which may cause discharges to the east. The existing system of bioretention systems serving the lot to the west was not sized to accommodate runoff from this site.
4. A recorded long term maintenance agreement will be required for the site.