

**Storm Water Management Report**  
2335 City View Parking Lot Expansion  
City of Madison, Dane County

**Legal Description of Property: 2335 City View Drive**

Lot 51 of High Crossing Fifth Addition Plat, located in the SE ¼ of the NE ¼ of Section 27 NE, T8N, R10E  
City of Madison, Dane County, Wisconsin

**1.0 Introduction**

**1.1 Project Description**

**1.2**

The existing parking lot has a total of 266 stalls, including seven ADA accessible stalls. The parking lot was reconstructed in the fall of 2017 following the purchase of the property by American Family Insurance. The existing number of stalls is not adequate to serve the number employees scheduled to move into the office building later this year.

To serve employees and visitors to the office building, a new parking lot is proposed in the northwest corner of the site. In addition, the existing parking lot will be expanded in the northeast corner. Combined, the new parking areas will have an impervious area of 18,510 square feet.

**1.2 Existing Storm Water Management**

The 5.74-acre lot is in the Starkweather Creek watershed as per the Wisconsin DNR Watershed Restoration Viewer. The Starkweather Creek watershed is within the bounds of the greater Rock River TDML Watershed, subjecting runoff to more stringent performance standards. In this case storm water runoff is treated on a plat level. Outlot 4, located southwest of the 2335 City View, treats runoff from the site for sediment control. The existing parking lot has permanent inlet filters in all the inlets to meet oil and grease removal requirements.

**1.3 Methods, Materials, and Equipment**

The project will be installed using traditional excavation, hauling, and grading equipment. Actual construction equipment and installation methods will be determined by the contractor. The project will be installed using construction equipment including but not limited to: backhoes, dump trucks, bull dozers, asphalt pavers, rollers, bobcats, saws, etc.

**1.4 Erosion and Sediment Control Approach**

Temporary erosion control measures consist of silt fence, stone tracking pad, inlet protection, erosion matting, and temporary seeding if necessary. Refer to the attached drawings for specific locations and

descriptions of proposed erosion control measures. Most of the disturbed area will promptly be paved, covering the bare soil. In other locations, permanent erosion control measures consisting of permanent seeding and class 1, type A erosion matting that will be installed and maintained as soon as disturbed areas are brought to finish grade. Erosion control methods are shown on the attached plans and will conform to the Wisconsin Department of Natural Resources Technical Standards.

## **2.0 Storm Water Management Performance Standards**

### **Runoff Rate Control:**

Rate control is handled at the regional level at Outlot 4. Additional measures are not required.

### **Sediment Control:**

Runoff is treated for sediment control at a regional level at Outlot 4 to achieve necessary TSS reduction. Additional measures are therefore not required.

### **Thermal Control:**

Starkweather Creek is not a thermally sensitive watershed and therefore will not require thermal controls

### **Oil and Grease Control:**

Permanent inlet filter will be installed in the two proposed inlets with the completion of paving.

### **Infiltration:**

Development will not increase the impervious area by an area greater than 20,000 square feet. Infiltration requirements are therefore not applicable.

### **Protective Areas:**

Impervious surfaces are outside of protective areas. An explanation for protective area disturbance is not necessary.

### **CARPC Requirements:**

Not Applicable.

### **3.0 Construction Schedule**

The following construction schedule proposed by Ruckert & Mielke is preliminary and subject to change over the course of construction.

- Start of Construction: April 23, 2018
- Substantial Completion: Paving is expected to be substantially complete by June 4, 2018.
- Final Completion: June 11, 2018

### **4.0 Maintenance Plan**

The Owner or the Owner's representative shall install and maintain catch basin inserts as noted on the approved plans. Said insert is installed for mitigation of oil and grease in the storm water runoff. Installation and maintenance shall be in accordance with the manufacturer's guidelines, which, at minimum, shall be subject to three (3) inspections per year, two (2) cleanings per year, and one (1) filter replacement per year. More specifically, debris shall be removed, and the filter medium is to be replaced any time the filter medium appears to be 50% coated with oil or grease.

Owner shall maintain records of inspections, cleaning, and replacement of the device or components of the device all in accordance with Chapter 37 of the Madison General Ordinances.