



City of Madison Site Plan Verification

PROJECT: LNDSPR-2015-00030

Address: 733 Copeland ST

Current Revision #: 0

Submitted by:

Contact: Heather Marley
(608) 609-8736
heathercmarley@gmail.com

Project Type: Permitted Use Site Plan Review

Description: Demolition and construction of new SFR

Status: Issued / Completed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Mar 19 2015
Engineering Review Main Office	Approved	Timothy Troester	Apr 6 2015
Fire Review	Approved	William Sullivan	Mar 18 2015
Metro Review	Approved	Timothy Sobota	Mar 24 2015
Parks/Forestry Review	Approved	Kay Rutledge	Mar 25 2015
Planning Review	Approved	Jay Wendt	Apr 8 2015
Recycling Coordinator	Approved	George Dreckman	Mar 17 2015
Traffic Engineering Review	Approved	Eric Halvorson	Mar 26 2015
Zoning Review	Approved	Patrick Anderson	Mar 24 2015

Submitted by:

Contact: Heather Marley
(608) 609-8736
heathercmarley@gmail.com

Project Type: Permitted Use Site Plan Review

Description: Demolition and construction of new SFR

Status: Issued / Completed

Revision History: [0](#)

ENGINEERING**Supplement Accepted****Comment Date:** 03/22/2015

The drainage plan included in the plan set only showed direction of drainage using drainage arrows. If drainage arrows are used they also need to be backed up with spot elevations (at the lot corners, corners of the buildings, swale grades, etc.). Alternately a grading plan using contours can also be used. Include the first floor elevation of the house and garage, lowest opening elevations for the house, location and direction of roof down spouts.

Supplement Accepted**Comment Date:** 03/22/2015

Submit PDFs of the final revised plans for Engineering records. Files can be emailed to Tim Troester at ttroester@cityofmadison.com or submitted on CD to City Engineering.

Note**Comment Date:** 03/22/2015

The applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.

Note**Comment Date:** 03/22/2015

All work in the public right-of-way shall be performed by a City licensed contractor.

Note**Comment Date:** 03/22/2015

All damage to the pavement on Copeland Street, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link:
<http://www.cityofmadison.com/engineering/patchingCriteria.cfm>

PARKS FORESTRY**Note****Comment Date:** 03/25/2015

No street tree impacts, plan approved by Forestry.

PLANNING**Supplement Accepted****Comment Date:** 03/20/2015

Per approval condition #18 (2-26-2015 Approval Letter), the applicant shall provide a landscape and grading plan that provides a more gradual transition from the front property line to the front of the building. These details shall be approved by staff and shall be consistent with drainage information required to be approved by City Engineering. Sufficient detail to address this condition was not provided in this packet.

Supplement Accepted**Comment Date:** 03/20/2015

Per condition #19, that prior to final sign-off and any excavating in this area, the applicant shall obtain all necessary approvals under Wis. Stat. 157.70 from the Wisconsin State Historical Society, and provide the City with proof of all such approvals.