



City of Madison Site Plan Verification

PROJECT: LNDSPR-2016-00026

Address: 1110 Spring Harbor DR

Current Revision #: 1

Submitted by: Plunkett Raysich Architects

Contact: Steven Kieckhafer
608-240-9900 X357
skieckhafer@prarch.com

Project Type: Permitted Use Site Plan Review

Description: Spring Harbor Middle School addition and parking lot changes

Status: Closed

Revision History: [0](#) [1](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Jun 5 2017
Engineering Review Main Office	Approved	Timothy Troester	Jun 5 2017
Fire Review	Approved	William Sullivan	Mar 3 2017
Landmarks Commission Review	Approved	Amy Scanlon	Feb 24 2017
Lighting Review	Approved	Frederick Rehbein	Jun 12 2017
Traffic Engineering Review	Approved	Eric Poffenberger	Jun 9 2017
Urban Design Commission Review	Approved	Alan Martin	Feb 23 2017
Zoning Review	Approved	Jenny Kirchgatter	Apr 24 2017

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ENGINEERING**Supplement Accepted****Comment Date:** 03/06/2017

This project will disturb 4,000 sf or more land area so a City of Madison Erosion Control Permit will be required. Submit completed permit application, permit fee, erosion control plan, USLE calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Erosion Control Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding erosion control permitting requirements can be sent to Megan at meberhardt@cityofmadison.com.

Supplement Accepted**Comment Date:** 03/06/2017

Provide stormwater memo to Megan Eberhardt (meberhardt@cityofmadison.com) detailing stormwater management requirements or how requirement thresholds are not met. Include break down of disturbed area totals, new impervious areas, redeveloped impervious areas, maintenance paving areas, etc. From plans submitted it appears actual stormwater measures for treatment will not be required subject to final review of area information requested.

Supplement Accepted**Comment Date:** 03/06/2017

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

Supplement Accepted**Comment Date:** 03/06/2017

The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Plat name and lot lines (metes & bounds parcel lines if unplatted)
- g) Platted lot numbers (noted "unplatted lands" if not platted)
- h) Lot/Plat property dimensions
- i) Street names
- j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
- k) Private on-site storm sewer utilities (including all connections to public storm)

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email CAD file transmissions are preferred to: ttroester@cityofmadison.com . The party responsible for the CAD file email transmission shall include the project site address in the email subject line. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal to City by applicant.

Note**Comment Date:** 03/06/2017

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.

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All work in the public right-of-way shall be performed by a City licensed contractor. Prior to work taking place in the public right-of-way the contractor must obtain the appropriate Street Terrace Permit or Permit to Excavate in the Right-of-Way. Permit application instructions can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>

ENGINEERING MAPPING

Supplement Accepted **Comment Date:** 03/03/2017

Revised CAD received 6/5/2017.

If the impervious area has changed, a new CAD is needed.

CAD received 3/31/2016.

The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number: a) Building Footprints b) Internal Walkway Areas c) Internal Site Parking Areas d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.) e) Right-of-Way lines (public and private) f) Lot lines or parcel lines if unplatted g) Lot numbers or the words unplatted h) Lot/Plat dimensions i) Street names All other levels (contours, setbacks, elevations, etc) are not to be included with this file submittal. NOTE: Email file transmissions preferred izenchenko@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

TRAFFIC ENGINEERING

Supplement Accepted **Comment Date:** 03/27/2017

The applicant shall show dimensions for the proposed and existing parking stalls items S = 9 ft, L = 18 ft, E = 24 ft, F = 20 ft, and degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. Signs and planting areas are to be excluded from the rectangular stall areas including the two (2) feet of vehicle overhang. The two (2) feet of vehicle overhang shall be shown on the plan and dimensioned.

Note **Comment Date:** 05/15/2017

The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

Note **Comment Date:** 05/15/2017

Email Gabe about calling me for a conversation about what I need to approve the project. 05/15/17.

Supplement Accepted **Comment Date:** 05/15/2017

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The Driveway Approach form is already filled out in Traffic Engineering Office and requires only the fee / deposit to be paid as noted prior to site approval. The Driveway Approach Fee of \$ 200.00 and Deposit to Insure Conduit of \$600.00 is payable to the City of Madison Treasurer to be delivered or mailed to Attention Eric Poffenberger, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

Supplement Accepted**Comment Date:** 05/18/2017

Complete line work of pavement behind the building.

Note**Comment Date:** 06/01/2017

Email with Wade/Gabe comments and they are not addressed yet. 6/1/17

ZONING**Note****Comment Date:** 02/23/2017

Change in scope of project.

Note**Comment Date:** 04/24/2017

The project meets the Zoning Code requirements per section 28.191 Nonconforming Uses.

Note**Comment Date:** 04/24/2017

Per Section 28.186(4)(b), The property owner or operator is required to bring the property into compliance with all elements of the approved site plan by May 31, 2018, as established by the Zoning Administrator.