

06/05/2015

Fred Abadi
201 Delafield Street
Waukesha, WI 53188

Re: 901 Northview Rd- Preliminary Site Plan & Architectural Review

Dear Mr. Abadi,

Please find enclosed the response to 901 Northview Road comments dated April 8th, 2015. Revised plans dated June 8th, 2015 are enclosed for your review.

General

1. The following items should be submitted:
 - a) The existing building has a sanitary sewer lateral connecting the City's sewer main. Please provide a sewer lateral video to City for review and approval. Contact the City Engineering Department for the video format. If lateral maintenance is needed, then the lateral improvements may need to be included as part of this project. The lateral pipe and connection to the main may need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity. **Understood**
 - b) Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council. **Understood**
 - c) Chapter 32.07(b) (2): Once all submittal items are completed, submit all items listed in sub. (b)(1)(A)- (G) in digital form for City filing. **Understood**
 - d) Certified Survey Map. A CSM should be submitted to combine the 3 separate parcels. Documentation should be provided to confirm the property conveyances. **Understood**
 - e) A Traffic Study was received. Engineering staff are still reviewing the study. **Understood**

Sheet C1

1. In accordance with Wisconsin Administrative Code A-E 2.02(4): Each sheet of plans, drawings, documents, specifications and reports for architectural, landscape architectural, professional engineering, design or land surveying practice should be signed, sealed, and dated by the registrant or permit holder who prepared, or directed and controlled preparation of, the written material. **Noted**
2. It appears that a printer error occurred because the font is incorrect. **The error has been corrected**

Sheet C2

1. The wetland delineation does not continue to the south edge of the pond. Please confirm the location shown is correct and the south edge of the pond was reviewed in the field. Submit a copy of the delineation. **The location shown is correct. A copy of the delineation is attached.**
2. Two parcels of land are shown to be acquired. Provide documentation of the property conveyance for project approval. **The documentation of the property conveyance for project approval is in progress and will be provided upon further submittal.**
3. A We-Energies easement is shown passing through the center of the site and where the proposed building will be located. Provide a recorded copy of the easement release for filing. **A recorded copy of the easement release is in progress.**

Sheet C3

1. A transformer pad is shown. Confirm if the transformers will be removed. **The transformer pads will be removed and coordinated with WE Energies.**
2. The existing sanitary sewer lateral is shown. A new lateral is shown on another sheet so the existing lateral should be listed for removal in conformance with City requirements. The specifications should be listed. Contact City staff for details. **The existing lateral has been listed to be removed in conformance with City requirements. The specifications are listed on the sheet.**
3. Depending on final plan review, the existing median at the south driveway in Aviation Drive may need to be adjusted to appropriate traffic turning movements. **Noted.**

Sheet C4

1. Depending on final plan review, the existing median at the south driveway in Aviation Drive may need to be adjusted to appropriate traffic turning movements. **Noted.**
2. Provide documentation that the County will approve the north driveway location along Northview Road (CTH FT). We understand that the driveway needs to be moved south to align with the driveway from the airport. **Documentation of approval from the County is in progress.**
3. Add sidewalk across driveways per City standard. Sidewalk cross slope should be 1.5%. **Sidewalks per city standards have been added to the plans.**
4. Provide turning movement analysis for trucks. **Turning movement exhibits have been attached.**
5. Confirm with City Staff if sidewalk needs to be added along Aviation Drive and Northview Road. **Sidewalks are needed for possible future sidewalks added by the City.**

Sheet C5

1. Confirm that the driveway slopes are appropriate for large semi-truck traffic after sidewalk has been added to Drawing. **The driveway slopes are appropriate for large semi-truck traffic after sidewalks have been added.**
2. Several proposed retaining walls are shown, including a 9 foot high wall. Typically retaining walls are discouraged if other grading alternatives are available. Please confirm. **Per additional discussion**

with the planning commission along with the engineering department the retaining walls are acceptable.

3. Provide copy of DNR NOI for City filing. **DNR NOI is attached.**
4. Provide spot grades for sidewalk design. **Spot grades have been added to the plans.**
5. Show sawcut lines at removal limits for pavement and curb and gutter. **Sawcut lines have been added to the plans.**
6. Confirm building meets the Bureau of Aeronautics requirements. **Yes, have filled out application for airport height requirements and are in contact with Jason Fruth and Kurt Stanich.**

Sheet C6

1. The City's outlet pipe to the pond is proposed to be relayed. City specifications for the work should be added to the Drawings, including but not limited to grate, marker, backfill, etc. **City specs and details have been added to the plans.**
2. A storm water plan for the underground chambers should be provided. **The storm water plan for the underground chambers is attached.**
3. Confirm if the boundary of the south parcel to be obtained includes the pond area. **Per the attached survey and legal description the pond is within the boundary.**
4. A maintenance agreement for the underground chambers should be prepared. **A maintenance agreement for the chambers will be provided upon approval.**
5. Based on the proposed design, the existing manhole in Aviation Drive should be replaced. **The "manhole" shown on the storm line is actually the property corner marker.**
6. City specification should be added for the sanitary sewer lateral. **City specs have been added for the sanitary sewer lateral.**
7. A permit from Waukesha County appears to be needed for the storm sewer outfall. **The necessary permits will be provided upon city approval. (Utility Permit and Street Opening Permit Required)**
8. Catch basins should have a 2 foot sump depth. **Noted.**

Sheet C7

1. Confirm if the south driveway along Aviation Drive will need a tracking pad or will be blocked off during construction. **The existing curb will remain throughout construction to prevent vehicles from entering at that location.**
2. Sediment basins and diversion swales should be added. **Sediment basins and diversion swales were added where necessary.**
3. Dewatering requirements should be added. **Dewatering requirements were added where necessary.**

Sheet C8

1. The City details for a driveway approach and curb and gutter should be added. **The details have been added.**

Sheet C9

1. A 2 foot sump should be added to the catch basins. **The details have been modified to show the 2 foot sump.**