



DEPARTMENT OF PUBLIC WORKS

Fred Abadi, PhD, PE, Director

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ENGINEERING COMMENTS FOR PLAN COMMISSION AGENDA Wednesday October 14, 2015

Time: 6:30 p.m.

Place: Waukesha City Hall, 201 Delafield Street, Council Chambers

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Approval of Minutes

ID#15 -3335 Minutes for the Meeting of September 23, 2015.

V. Consent Agenda

PC15 -0229 Professional Construction, Inc., 108 Wilmont Drive – Final Site Plan & Architectural Review

1. The following items should be submitted:

- a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council.
- b. 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.
- c. 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.

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262-524-3615
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WASTEWATER TREATMENT PLANT
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WAUKESHA METRO TRANSIT
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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.

- d. Property Survey per Wisconsin Administrative Code A-E 7
- e. Erosion Control Plan per City Ordinance 32.09
- f. Site Plan per City Ordinance 32.10(d)(6)
- g. Permits will be needed including but not limited to:
 - i. City of Waukesha Storm water/erosion control permit

VI. Business Items

ID#15-3527 River Hills Park access path.

PC15 -2239 The Gund Company, Inc. 809 Philip Drive – Final Conditional Use Permit

1. The following items should be submitted:
 - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council.
 - b. 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.
 - c. 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.

PC15 -0233 Klink Commercial Development, Sunset Drive and S. Prairie Avenue – Final Site Plan & Architectural Review

1. The following items should be submitted:
 - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council.
 - b. 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.
 - c. 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.

2. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:
 - a. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit.
 - b. City of Waukesha Storm Water Permit
 - c. Private sanitary sewer approval
 - d. Town of Waukesha right-of-way permit

Demo Plan C-1.0

1. COMPLETE-The easement lines appear to be turned off on the plot.
2. COMPLETE-Work shown on this plan should be added to the construction sequence.

Site Plan C-1.1

1. Confirm location to add bus stop with City Staff along Sunset Drive.
2. Add sidewalk ramps at northwest corner of Sunset and Prairie. A radius should be added around the corner.
3. Provide turning movement analysis for fire trucks, delivery trucks through parking lot and drive through.
4. The site storm sewer is understood to discharge to the regional storm water pond constructed in 1999 behind the Culvers and west of the Berkshire Apartments. An exhibit showing the storm sewer route and ultimate outfall location should be included as part of the submittal. The City records show the pond parcel to be owned by 78 Waukesha LLC. The storm water maintenance agreement lists the Town of Waukesha as the regulatory agency for the property located in the City. It appears that an amendment is needed to the recorded document.
5. Confirm that a legal access easement has been prepared and recorded for this site. If not, a legal access easement should be prepared and submitted for review and approval.

Grading Sheet 1.2 (Also certified as a Plat of Survey)

1. A Surveyor's Certificate is shown as a Survey but no legal description is shown. Confirm if this sheet is a Property Survey or a Grading Plan.
2. The erosion control plan should be updated to comply with City Ordinance 32.09.
3. Label curb and gutter around parking lot.
4. Spot grades should be added at back of walk and face of walk.
5. Existing easements on the site should be shown including source documentation.
6. Adequate snow storage areas along the alley should be provided.
7. Proposed storm water facilities should be shown if applicable. The City encourages the incorporation of infiltration and bio-retention of roof runoff prior to site discharge.
8. Show sawcut lines at public streets, alleys and sidewalk.

9. Show grades for match point of curb removal and replacement.
10. Show spot grades for sidewalk.
11. Add City standard curb and gutter detail.
12. Confirm that adequate parking exists on site for the proposed commercial uses. If on site parking is not provided, provide parking agreement for off-site parking.
13. Dewatering specifications should be added.
14. Confirm that permission is granted to work on the adjoining property.
15. Show rest of adjoining parking lot on an additional sheet.
16. Confirm if an access easement is in place for between lots that describes the rights and conditions of the access easement. If no document exists, a new easement document should be prepared and submitted for review and approval.
17. Confirm if the number of parking spots meets the City's Ordinance.
18. Confirm proposed drainage in drive-through lane. The design includes a high point at inlet and reject curb on both sides of lane.
19. Confirm grades, slopes and ramps along accessible walk ways.
20. The cross slope of the public and private sidewalk should be designed at 1.5% cross slope.
21. Show proper ADA ramp detail.
22. Show dimensions between curb and sidewalk in r.o.w.
23. The longitudinal slope of the private sidewalk should be adjusted to less than 5% slope.
24. Chapter 32.09(c)(9): Dewatering specifications should be added to the plan.
25. Chapter 32.09(d)(2)(xiii): Final site stabilization instructions should be included in the plan set including seed rates, methodology, fertilizer and erosion matting locations and specifications, and maintenance requirements.
26. Chapter 32.09(d)(2)(xiv): Detailed construction notes for the dewatering plan should be included on the plan.
27. Chapter 32.09(d)(2)(iv): All woodland areas, those proposed to be lost or transplanted during construction and acres or numbers of each. For woodlands proposed to be lost, show individual trees larger than eight (8) inches in diameter that are located within twenty (20) feet of proposed grading boundaries.
28. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
29. Chapter 32.09(d)(2)(xv): Location of soil evaluations with surface elevations and unique references to supplemental soil evaluations report forms in accordance with section 32.11(c). A separate map should show estimated seasonal water table depths down to planned excavation depths with references to the proposed site plan.

30. A minimum 1-foot vertical separation between the seasonal high groundwater table elevation and the basement floor surface should be included in the design.
31. Chapter 32.10(d)(4)(E): Subsurface drainage. Lowest building floor surfaces shall be built one (1) foot above the seasonal high water table elevation, as documented in the soil evaluations and shall avoid hydric soils.
32. The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each unit.
33. Note 10 should indicate City instead of County.

Utility Plan Sheet C1.3

1. Provide storm sewer sizing computations.
2. Confirm that this site meets the storm water requirements set forth in the initial approved storm water plan for this area.
3. Confirm if on-site storm water measures will be included in the design.
4. Confirm if the downstream storm water measures are adequately sized to handle the storm water from this site.
5. Confirm that easements exist to discharge storm water from this site.
6. Based on the asbuilt information for Prairie Ave, the laterals were extended out of the street. The laterals should be shown on the drawing. The proposed slopes and elevations should be shown.
7. Based on televising the laterals appear to be PVC and inactive; however, the status of all the laterals (on both sides of the lot) including if and how these are terminated would need to be confirmed as part of the development requirements. Any deficiencies found, including proper abandonment if required, will also need to be addressed.
8. You are proposing extending the existing sewer south under the building instead of going around as shown on the site plan submitted for the Plan Commission review. The City does not recommend running any sewers under buildings due to operational/structural issues that could impact the building.
9. If the storm sewer inlet connection is not used along Sunset, then the inlet should be bulkheaded and pipe abandoned in place. Specifications should be added. The easement should be released.
10. A post-construction television report and video of the sanitary should be provided for review and approval.
11. Confirm how downspouts will be drained to ultimate discharge.

C1.4 Details

1. Sidewalk cross slope detail should be 1.5%.
2. The curb and gutter reject detail should be consistent named between the sheets.
3. We recommend a minimum of 4-inch asphalt thickness.

C1.5 Landscape

1. No comments.

C1.6 Photometric

1. No comments.

PC15 -0225 McDonald's Restaurant, 801 Meadowbrook Road – Final Site Plan & Architectural Review

1. The following items should be submitted:
 - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project.
 - b. 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.
 - c. 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.

Site Plan C1.1

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.
2. Specifications for infrastructure including materials and installation procedures for all work should be added to the Drawings including, sidewalk construction, driveway approach, sawcut lines, spot grades, erosion control, , City details, pavement patching, etc. These specifications can be sent to the Engineer.
3. The erosion control plan should be prepared to comply with City Ordinance 32.09.
4. Curb Ramp Detail. Detectable warning fields required at bottom of ramp?
5. It is noted that the West Waukesha Bypass is planned to be constructed in 2016.

ALTA Survey

1. No comments.

C200 Grading Plan

1. No comments.