

# Project Reviews

## City of Waukesha

**Project Number: SPAR24-00006**

**Description: 1631 Arcadian Ave - Final SPAR**

**Applied: 2/26/2024**

**Approved:**

**Site Address: 1631 ARCADIAN AVE**

**Closed:**

**Expired:**

**City, State Zip Code: WAUKESHA, WI 53186**

**Status: RECEIVED**

**Applicant: BERGHAMMER CONSTRUCTION**

**Parent Project:**

**Owner: Central Disposal, Inc.**

**Contractor: <NONE>**

**Details:**

**PC24-0502**

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: ALL

2/26/2024	3/5/2024	3/11/2024	EROSION CONTROL	Cali Bonie	REVIEW COMPLETE	No Comments
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Notes:

2/26/2024	3/5/2024	3/11/2024	SANITARY SEWER	Chris Langemak	REVIEW COMPLETE	See comments
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Notes:

- Existing sanitary sewer information (location, inverts, size, etc) shall be shown on the plans.
- The proposed sanitary lateral is in an area that potentially was part of a landfill. Additional measures may be necessary to ensure that the proposed gravity line does not settle and cause sags.
- A record drawing of the sanitary/storm sewer facilities sealed by a professional engineer or registered land surveyor shall be submitted to the Engineering Division.

At a minimum the drawing should include:

- Rim/cover elevation
- Invert elevation
- Distances
- Slopes
- Materials
- Contractor
- Installation dates (month and year completed)
- Any notes related to major field changes (ie additional/deleted structures, etc)
- Signed and sealed by professional engineer or registered land surveyor
- Autocad drawing for importing into GIS

A redlined copy of the plans with the proposed information crossed out and the actual information next to it is acceptable and helps the review process.

A video of the completed sanitary lateral from the building to the mainline sewer shall be submitted to the Engineering Division.

# Project Reviews

## City of Waukesha

2/26/2024	2/28/2024	3/11/2024	STORM SEWER	Jonathan Schapekahn	REVIEW COMPLETE	See comments
<p>Notes:</p> <p>Plans</p> <ol style="list-style-type: none"> <li>1. The proposed north building appears to encroach on an existing 20 foot drainage easement shown on CSM 5808 which runs along the east property line. There is also an existing asphalt flume in this easement which directs surface water north into the Arcadian ROW which is not indicated on the drawings.</li> <li>2. The soil borings in the area of the proposed pond indicated the presence of strong petroleum odor. Sheets have a note indicating unsuitable soils to be handled appropriately. Further the note appears to indicate "A soil and water management will be prepared...". Please share this management document with us. Revise the plans to indicate an environmental consultant is to be on site when the pond is excavated so any unsuitable soils management can be addressed.</li> <li>3. Label existing contours on plans.</li> <li>4. Revise the site statistics table on Sheet C200. Crushed aggregate material is considered an impervious surface per Municipal Chapter 32 definitions. However, existing gravel shall be considered 50% impervious only for the purpose of determining the amount of additional new impervious surface area.</li> <li>5. Sheet C201 refers to Proposed Heavy Duty Asphalt Pavement. However, the pavement section on Sheet 500 refers to a standard duty. Also, this pavement section refers to the geotechnical report for pavement sections to be constructed. Please provide a copy of the full geotechnical report.</li> <li>6. On sheet C300, there is a specific grading ridge between Watershed P-2 and Watershed P-3 that is designed to direct water from Watershed P-3 into the pond. This ridge is subtle and is only indicated by opposing grading arrow. Call out this critical grading ridge more clearly (notes, lines, etc) so it is not missed by the grading and paving contractor.</li> <li>7. What material is the proposed storm sewer?</li> <li>8. The proposed 100-year high water elevation of 858.83 is only 0.17 feet from the emergency spillway elevation of 859.00. This leaves very little construction tolerance and tolerance for future soil settlement of the overflow weir area.</li> <li>9. Pond detail on Sheet C502 refers to "Topsoil Above Safety Shelf – Elevation 1025.00" in two locations. Review elevation notation.</li> <li>10. Reviewing the pond outlet control structure, with a rim elevation of 860.10, it appears the bottom of deck elevation would be approx. 858.68 (860.1 – 9" frame – 8" deck thickness). With a high water of 858.83 in the 100-year event, it appears the flow over the top of the plate will be constricted and not match the release rates in the calculations.</li> </ol> <p>Storm Water Management Plan</p> <ol style="list-style-type: none"> <li>11. In accordance with Wisconsin Administrative Code A-E 2.02(4), the Storm Water Management Report is to be signed, sealed, and dated by the registrant or permit holder who prepared or directed and controlled preparation of the written material.</li> <li>12. Further investigation revealed, according to Community Development records, the last development approval for this site was in 2017. The site plan submitted at that time by Jahnke &amp; Jahnke Associates, dated May 11, 2017, indicated a site which had approximately 1.9 acres of "gravel" with "islands" which were not gravel for vehicle parking. For the purposes of the pre-development runoff rates, the impervious coverage from 2017 should be utilized. The 2017 site plan can be furnished upon request.</li> <li>13. An uncontrolled area east and north of the proposed north building is outlined on the Proposed Hydrology Exhibit. How is the area being accounted for or addressed?</li> <li>14. Include sizing calculations for the overflow weir. For freeboard, ensure the top of the embankment is a minimum of one vertical foot above the flow depth routed through the pond for the 100-year, 24-hour storm in accordance with WDNR Technical Standard 1001.</li> <li>15. Provide drainage easement for permanent storm water BMP location in accordance with Municipal Chapter 32(d)6.a.</li> </ol> <p>Stormwater Maintenance Agreement</p> <ol style="list-style-type: none"> <li>16. Please utilize the City's standard sample agreement as base which has some differing language and utilizes Exhibit A, B, &amp; C. This allows consistency across city projects. A copy can be provided.</li> <li>17. Indicate the owners name on page 1, first line, first paragraph and elsewhere as appropriate.</li> <li>18. For Exhibit A, utilize a referenced document that is (or will be) recorded at the Register of Deeds. A copy should not reference outdated easements, Town of Waukesha, etc.</li> <li>19. Check the language in the "minimum maintenance requirement" section and remove language not applicable to this project (forebay).</li> <li>20. The maintenance requirements indicate removed sediment is to be placed in an appropriate upland disposal site. Where on the site would this be located?</li> <li>21. It appears the aerators/fountains line is incomplete.</li> </ol>						
2/26/2024	2/29/2024	3/11/2024	STREET DESIGN	Craig Ausen	REVIEW COMPLETE	See notes
<p>Notes:</p> <p>Where is "heavy duty" vs "standard duty" asphalt being used?</p>						

# Project Reviews

## City of Waukesha

2/26/2024	2/28/2024	3/11/2024	STREET LIGHTING	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes: No comments regarding city owned streetlights or fiber.						
2/26/2024	2/28/2024	3/11/2024	TRAFFIC	DERRIN WOLFORD	REVIEW COMPLETE	See notes
Notes: Show the truck turning template with the WB-65 coming from the east and leaving back to the east. It would make more sense that trucks are coming and going to USH 18 instead of downtown.						
2/26/2024	2/27/2024	3/11/2024	ENGINEERING CONSTRUCTION	Mathew Vincent	REVIEW COMPLETE	No comments
Notes: Review Group: AUTO						
2/26/2024	2/27/2024	3/15/2024	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes: DNR approval and E Plan Exam preliminary approval for micropiles						
2/26/2024	2/27/2024	3/11/2024	Fire	Brian Charlesworth	REVIEW COMPLETE	See Notes
Notes: Fire department access will need to comply with the international fire code. The building will be required to have an automatic fire sprinkler system per municipal ordinance 21.07.						
2/26/2024	3/2/2024	3/11/2024	General Engineering	Brandon Schwenn	REVIEW COMPLETE	See Notes
Notes: 1. The below listed permits or approvals will be needed. Please submit digital copies of permits to City for filing prior to starting construction. a. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf b. Wisconsin DNR NOI, and NOI for fill site, if disturbance over 1 acre c. City of Waukesha – Engineering Division Construction Permit for all RW work. d. Recorded Stormwater Maintenance Agreement. e. Revised CSM for water main and stormwater easements. 2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include: a. Financial guaranties b. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project. c. City Storm Water Permit. This permit will need to be obtained prior to starting work, and obtaining a building permit. 3. The construction drawings, and financial guarantees should be reviewed and approved prior to the construction being started and building permit issued. If the location of any work needs to be changed as a result of the approved construction drawings, the drawings should be updated to reflect the needed changes. 4. 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. 5. Submit copy of geotechnical report. Confirm elevation of water table on site. 6. A financial guarantee will be required for the submission of post construction sewer lateral televising. 7. See all other comments, including stormwater requirements. 8. If trucks are to primarily utilize gravel area through site, recommend paving this area. If not paved, dust management shall be a constant challenge. 9. Revise CSM to encompass stormwater facilities per Chapter 32 of the Municipal Code. 10. Proposed building falls within a 20' drainage easement on the east side of the property. Revise building location.						

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## City of Waukesha

2/26/2024		3/11/2024	Parks	Melissa Lipska		
Notes:						
2/26/2024		3/11/2024	Planning	Unassigned		
Notes:						
2/26/2024		3/11/2024	Planning Commission	Unassigned		
Notes:						
2/26/2024	3/7/2024	3/11/2024	Water Utility	Chris Walters	REVIEW COMPLETE	See comments
Notes:						
<p>Please add the following note to the Utility Plan sheet and the Water Main Plan sheet. Water main construction must comply with the "Specifications for Water Main &amp; Service Lateral Materials and the Installation of Water Main &amp; Appurtenances for Waukesha Water Utility, City of Waukesha" dated November 21, 2019.</p> <p>The connection call-out to the existing water main should be as follows: 12"x8" TAPPING SLEEVE &amp; 8" TAPPING VALVE &amp; BOX (MATERIALS TO BE PROVIDED AND INSTALLED BY THE WAUKESHA WATER UTILITY – CONTRACTOR TO PROVIDE TRENCH, SHIELD AND MEANS FOR LOWERING TAPPING MACHINE).</p> <p>Please use an 8"x6" Anchor Tee with a 6" Gate Valve for the hydrant connection, the hydrant lead needs to be ductile iron pipe (Class 52). After the anchor tee, install an 8" – 90 degree bend, the 8"x6" Reducer and then a 6" Gate Valve at the easement line. The hydrant can stay on the south side of the fence, but we will need access.</p> <p>The 6" water service will need to be either ductile iron (Class 52) pipe or PVC (DR-14) pipe.</p> <p>The 1-1/2" water service will require a 6"x1-1/2" Tapping Saddle and a 1-1/2" Corporation with a tracer wire nut. The water service is going to be PE (CTS) piping, so you don't need to call-out bends for the service, the pipe will just be formed to that shape. There also needs to be a curb stop, rod and a box, if WWU has 24 hour access to the fenced in area, it can be installed south of the fence, otherwise it should probably be north of the fence.</p>						