



# DEPARTMENT OF PUBLIC WORKS

Fred Abadi, PhD, PE, Director

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## ENGINEERING COMMENTS FOR PLAN COMMISSION AGENDA Wednesday September 23, 2015

Time: 6:30 p.m.

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

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I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Approval of Minutes

[ID#15 -3243](#) Minutes for the Meeting of September 9, 2015.

V. Business Items

[PC15 -0176](#) Stillwater Villas, Rivers Crossing Subdivision – PUD Amendment and Preliminary 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. Condominium Plat per Wisconsin State Statute 703.
    - i. The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, Developer's Agreement, and Bonds should be reviewed and approved prior to the Condominium Plat being finalized. If the location of any units need

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**ENGINEERING DIVISION**  
Paul G. Day, PE  
City Engineer  
130 Delafield St  
Waukesha, WI 53188  
262-524-3600  
Fax – 262-524-3898

**MUNICIPAL PARKING SERVICES**  
Patti Cruz  
Parking Supervisor  
241 South St  
Waukesha, WI 53188  
262-524-3622  
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**STREETS DIVISION**  
300 Sentry Dr  
Waukesha, WI 53186  
262-524-3615  
Fax – 262-524-3612

**WASTEWATER TREATMENT PLANT**  
Jeff Harenda  
WWTP Manager  
600 Sentry Dr  
Waukesha, WI 53186  
262-524-3625  
Fax – 262-524-3632

**WAUKESHA METRO TRANSIT**  
Brian Engelking  
Transit Director  
2311 Badger Dr  
Waukesha, WI 53188  
262-524-3594  
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to be changed as a result of the approved construction drawings, the Plat should be updated to reflect the needed changes.

- d. Waukesha Water Utility approval.
2. Permits will be needed for the Stillwater Villas 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 Construction Permit.
  - c. City of Waukesha Storm Water Permit.
  - d. Private sanitary sewer approval.

#### Sheet T1-Cover Sheet

1. No comments.

#### Sheet C1.0 – Existing Site Plan

1. COMPLETE-Existing wetlands are shown along the areas adjoining the Fox River. The date of delineation and name of the wetland delineator should be listed on the Drawing. If the delineation was completed over 5 years ago, a current wetland delineation should be completed and surveyed for addition to this Drawing.
2. The Waukesha County GIS shows existing wetlands along the west side of this property that are not shown on this Drawing. A copy of the latest wetland delineation should be submitted for review confirming the presence of no wetlands in this area. If no wetland confirmation can be submitted dated within the previous 5 years, a current wetland delineation should be completed and surveyed for addition to this Drawing.
3. A Primary Environmental Corridor is shown on the Drawing. A note stating the source of this information should be added to the Drawing.
4. COMPLETE-A 100-year floodplain line is shown on the Drawing. A note stating the source of this information should be added to the Drawing.
5. A 100-year floodplain line is shown on the Drawing. The elevation of the floodplain line at known locations along the east lot line should be listed.
6. Existing easements on the site should be shown including source documentation.

#### Sheet C1.1-Proposed Site Plan

1. COMPLETE-Buildings 1 and 4 appear to be placed within the building setback area. The buildings should be moved.
2. If wetlands are present, the buildings should be outside the wetland setbacks.
3. Adequate snow storage should be provided at the north end of the cul-de-sac.
4. Proposed easements including utility easements should be shown.

5. Proposed street signage should be added to the plan. Signs should include but not be limited to: street name sign, etc.

#### Sheet C1.2 Master Grading Plan

1. COMPLETE-Existing storm sewer is shown on this property connecting to City storm sewer in Stillwater Circle. The same segment is shown on Sheet C1.2 with no limits indicated of existing versus proposed pipe. The invert at the end and end of pipe of the existing storm sewer pipe should be listed to confirm the limits of installation.
2. COMPLETE-Locations of soil test pits should be shown.
3. COMPLETE-Existing topography should be extended at least 100 feet off site.
4. The proposed basement floor elevations are listed with different elevations than the proposed exposure elevations for buildings 5 to 10. Please confirm.
5. It is noted that several items in the storm water management plan comments relate to the layout shown on this plan.

#### Sheet C1.3 Erosion Control Plan

1. COMPLETE-A construction sequence should be added.
2. COMPLETE-Chapter 32.09(c)(9): Dewatering specifications should be added to the plan.
3. COMPLETE-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.
4. COMPLETE-Chapter 32.09(d)(2)(xiv): Detailed construction notes for the dewatering plan should be included on the plan.
5. COMPLETE-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.
6. COMPLETE-Chapter 32.09(d)(2)(xiv): Inspection requirements should be added to verify that critical elements of the plan are successfully accomplished such as protecting the wetland areas, marking and protecting trees in the Primary Environmental Corridor Areas from damage from the Contractors, installation of the rain gardens.
7. COMPLETE-Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
8. COMPLETE-Chapter 32.09(d)(2)(C)(iii): Open channel design and stabilization data should be prepared to support the selected BMP(s) for stabilization.
9. COMPLETE-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.

- a. A minimum 1-foot vertical separation between the seasonal high groundwater table elevation and the basement floor surface should be included in the design.
  - b. Two soil borings are needed in each proposed rain garden.
10. COMPLETE-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.
  11. COMPLETE-The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each lot. A note on the Condominium Plat should reference to this information.
  12. COMPLETE-The Non-Disturbance area within the Primary Environmental Corridor area should be labeled and protected with the appropriate boundary fencing.

#### Sheet C1.4 Roadway and Storm Sewer Plan and Profile

1. Confirm that the cul-de-sac is sized properly for the City's fire trucks.
2. A note should be added: Repair limits in street will be determined in field at the time of permanent repair.
3. The concrete sidewalk at the apron and the apron should be 7 inch thick concrete sidewalk.
4. Show grades for match point of curb removal and replacement along Stillwater Circle.
5. Show spot grades for sidewalk (Face of Walk and Back of Walk).
6. Show removal limits for whole street from flange to flange. The street will need to be milled and paved.
7. Add Note: Removal limits of repair are approximate and will be determined in the Field by the City.

#### Sheet C1.5 Sanitary Sewer and Water Main Plan & Profile

1. Specifications for public sanitary sewer work should be added to Sheet C1.7.
2. Dimension distance from back of sidewalk to sanitary manhole #1 – make sure manhole is entirely on private property.
3. The City has experienced maintenance related issues with laterals connected directly to manholes. Manhole #3 shows two lateral connections. The engineer may want to consider connecting these laterals instead to the sewer main to avoid these potential maintenance issues.

### Sheet C1.6 Construction Notes and Details

1. Add City driveway detail. Indicate 7 inch thick concrete.
2. Add City standard curb and gutter detail.

### Sheet C1.7 Construction Notes and Details

1. Specifications for infrastructure including materials and installation procedures for all work should be added to the Drawings including outlet structure material, bedding, backfill, sanitary sewer, frames and lids, sidewalk construction, etc. The City requires polypropylene chimney rings on new construction. These specifications can be sent to the Engineer.
2. Chapter 32.10(e)(4)(c): A scaled cross section of the pond, soil tests, and outlet structure detail should be shown.
3. COMPLETE- Rain gardens are proposed as part of the development. Proposed landscaping of the rain gardens should be included in the Plan.

### Landscape Plan

1. No comments.

### Storm Water Management Plan

1. The storm water management plan states, "The subject property is a 4.18 acre lot that was created as part of the River's Crossing Addition No. 3 subdivision and all storm water runoff from the proposed site was accounted for in the wet storm water detention basin located further south, behind the homes on the east side of Stillwater Circle."
  - a. A copy of the original storm water management plan showing that the detention basin referenced in the note was intended to provide the storm water detention flow reduction for this 4.18 acre site was included in the plan.
  - b. In the documents submitted for the storm water plan for River's Crossing Addition #3, the basin existing and proposed basin areas are difficult to review if they match. It appears that only portions of the storm water plan are submitted. Please confirm the existing and proposed basin areas directed to the pond.
2. The storm water management plan states, "The original master plan for the proposed site envisioned 20 single family condominium homes on a private drive. Bielinski Homes is now proposing 20-units of duplex condominiums, .....while still meeting the intent of the master plan."
  - a. It appears that the existing downstream pond is undersized. Confirm that the downstream pond is adequately sized to handle the proposed flows to be directed to the pond and confirm that no adverse flooding or adverse ponding heights will not occur at the City pond located behind Lot 362

- to Lot 366 of Rivers Crossing Addition No. 2. Confirm if the addition of this flow will cause any adverse flooding or ponding at any upstream connected ponds or connected back yard areas in relation to the most downstream City pond. Additional storm water facility area should be provided if flooding or storm water Ordinance design criteria are not met.
3. Chapter 32.10(d)(4)(H)(i): The lowest elevation of a structure must be a minimum of two (2) feet above the maximum water elevation produced by the 100-year, 24 hour storm. The buildings must be set back 40 feet horizontally from the location of this high water elevation from the ponds.
    - a. Confirm that this requirement is not worsened for homes tributary to the south City pond that is receiving runoff from this site.
  4. The appropriate tailwater elevations should be used.
  5. Chapter 32.10(d)(6)(G): Provide storm sewer design computations.
  6. Chapter 32.10(b)(E): If possible, impervious surfaces, such as the private drive, should drain to vegetated areas for pollutant filtering prior to discharging downstream. If possible, pretreatment should be provided for the inlet structures from the private drive prior to discharging runoff to the public storm sewer.
  7. Cost estimates for the installation of proposed storm water BMPs shall be provided.
  8. Chapter 32.10(d)(2): For new land development, 80% reduction in total suspended solids should be provided.
    - a. The report states that “this plan does not recreate the larger Rivers Crossing Add. 3 storm water management plan, which met City requirements for peak flow reduction and water quality;”. The current plan does not address the water quality for the private drive tributary area and appears to assume that the downstream City pond provides adequate water quality removal. It appears that the existing pond is undersized. Confirm that the downstream City pond was adequately sized for water quality. Additional storm water facility area should be provided if the existing facilities are under sized.
  9. COMPLETE-Chapter 32.10(d)(3): Provide infiltration compliance documentation.
  10. The report lists the soils are loamy soils. The water quality calculations input the soils as silty soils. Please confirm.

#### Storm Water Maintenance Agreement

1. Chapter 32.12: The storm water agreement should comply with said Section. The City’s storm water facility easement agreement template can be sent to the Engineer.
2. Submit maintenance plan for catch basins and environmental catch basins.
3. Chapter 32.10(e)(12)(i): Cost estimates for the installation of the proposed BMPs.

4. Chapter 32.12(b): For subdivisions, all storm water BMPs shall be located on outlots. For all privately owned outlots, ownership shall be by proportional undividable interest for all properties that are within the control of the applicant and drain to the BMP. However, the applicant may combine ownership of more than one BMP within the site. Ownership of storm water facilities shall be the same as those assigned maintenance responsibilities.
  - a. Preparation of the storm water maintenance agreement will include describing the ownership boundaries of the storm water easement facilities.
5. Chapter 32.12(b)(5): Authorization for vehicle access, including a minimum 15-foot wide access easement dedicated to the local municipality and connecting to a public road right-of-way to allow for future BMP maintenance work.

#### Condominium Plat

1. 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. A minimum 1-foot vertical separation between the seasonal high groundwater table elevation and the basement floor surface should be included in the design.
2. The Condominium Plat should include a table listing the minimum basement elevation based on the existing water table for each Unit. A note on the Condominium Plat should reference to this information.
3. A note on the Plat should be “Basement Restriction-Groundwater. Basement floor surface elevations shall not be lower than the proposed basement floor elevations shown in the table below due to potential for seasonal high water table. Minimum basement floor elevation changes may only be authorized upon further analysis compliant with the City of Waukesha Storm Water Ordinance and such analysis must be approved by the City of Waukesha Engineering Department.”

#### **PC15 -0205** Courtyards at Prairie Song, Summit Avenue – PUD Amendment and Preliminary 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. Waukesha Water Utility approval

- d. Certified Survey Map. A CSM is needed to combine the two existing lots into one lot.
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 Right of Way Opening Permit
  - c. City of Waukesha Storm Water Permit
  - d. Private sanitary sewer approval from State of Wisconsin
  - e. Wisconsin DOT approval to construct intersection at Koenig Drive and Summit Avenue.

#### Sheet T1-Cover Sheet

1. No comments.

#### Sheet C1.0 – Overall Existing Site Plan

1. The existing City right-of-way known as Koenig Drive is shown. The proposed ultimate extension of this street does not align with the existing right-of-way and includes a proposed dead end.
2. An Isolated Natural Resource area line is shown on the Drawing. A note stating the date of marking of this information should be added to the Drawing.
3. Existing easements on the site should be shown including source documentation. Existing easements may affect site development.

#### Sheet C1.1-Proposed Site Plan

1. The proposed buildings are located very close to an existing drainage swale passes through the site that conveys off-site drainage. Show the measures to accommodate the flows through and past the downstream site. Confirm the flow height for the 100-year storm. A 30 foot wide drainage easement is likely needed.
2. Chapter 23.06(2)(2): Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions or unless, in the opinion of the Commission, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts. Dead end streets of a length of not over 500 feet will be approved where, in the opinion of the Commission, they are appropriate for the type of development contemplated. A properly sized cul-de-sac will be needed since the timing of development of the lands to the south is unknown at this time. The cul-de-sac radius should meet City Standards.



3. COMPLETE-A 90 degree bend is shown in Prairie Song Drive approximately 180 feet south of Summit Avenue. In accordance with Chapter 23.06(5)(d)(1): The radii of curvature, measured at the center line, shall not be less than the following:
  - a. Local streets, 100 feet.
4. A section of Koenig may need to be vacated to provide a continuous alignment in the location the Developer is proposing. The Developer will need to work with the adjoining land owner to realign the street.
5. The driveway for the parcel to the east should be connected to the proposed Koenig Drive and removed from Summit Avenue (USH 18). The existing driveway should be removed.
6. COMPLETE-The appropriate acceleration and deceleration lanes should be shown on the Drawing.
7. Sidewalk should be shown on both sides of Koenig Drive.
8. Two proposed ponds are shown in Koenig Drive. The ponds should be removed and relocated to on the development site, unless this area of right-of-way is vacated. The ponds would be located on private property.
9. Proposed public storm sewer is shown in Koenig Drive. The overall drainage basins will need to be prepared and submitted to determine the ultimate proposed flow patterns through the site.
10. A sidewalk ramp is shown at the private driveway. The sidewalk ramp should be located at the intersection of Koenig Drive and Summit Avenue (USH 18).
11. COMPLETE-Proposed sidewalk should be shown along Summit Avenue (USH 18) and connect into the sidewalk to the north of this parcel.
12. Adequate snow storage areas should be provided adjacent to the parking lot.
13. Proposed easements including utility easements should be shown.
14. An Isolated Natural Resource area line is shown on the Drawing. A second forest tree drip line is shown approximately 50 feet to the north and within the proposed building envelopes. Confirm if the Isolated Natural Resource Area is properly shown.
15. The INRA Non-Disturbance Area should be labeled as a "Non-Disturbance Area Easement". An easement document will be needed. Applicable notes describing the easement covenants, conditions, and restrictions should become part of the easement. The easement should include an access easement stating, "The City of Waukesha, or their designee are authorized access in these areas for purposes of inspecting the Non-Disturbance Easement area practices or enforcing the terms of the Easement." A note should be added stating, "The City of Waukesha, or their designee are authorized access in the areas of the Isolated Natural Resource Areas designated on the Plat for purposes of inspecting the Isolated Natural Resource Area practices or enforcing the terms of the Isolated Natural Resource Area restrictions."

16. An access easement should be added to the Plat for the City of Waukesha or their designee to access each Non-Disturbance Easement Area for inspections. The easement note can read, “The City of Waukesha or their designee is authorized access to these areas for purposes of inspecting the Isolated Natural Resource Areas in the Non-Disturbance Area Easements or enforcing the terms of the Isolated Natural Resource Areas in the Non-Disturbance Area Easements.”
17. If this street layout is approved, a portion of the north end of Koenig Drive at Summit Avenue should be vacated because that section of right-of-way would appear to not be needed.
18. The north end of Prairie Song Drive at Summit Drive has not been updated to the City standard cross section. The work should be included as part of this plan set. The proposed curb line on the Drawings should be revised to allow the extension of Prairie Song Drive as shown.
19. Chapter 23.06(5): A preliminary vertical street profile should be shown for the future portions of Prairie Song Drive to verify that the horizontal location of the proposed street will not contain slopes that exceed the City maximum slopes. A local street cannot exceed an 8% grade.
20. A preliminary site development layout for the lands to the south should be provided to confirm that the new location of the street alignment appears to be feasible.
21. Chapter 23.06(3)(d) and Chapter 23.06(4)(d): All dead end streets shall terminate with a circular cul-de-sac with a minimum diameter of 120 feet, unless the Commission approves or suggests a “T” or “Y” shaped paved space in place of the required turning circle. The current design shows two proposed dead end streets.
22. The lot owners to the east have voiced their concerns over flooding that occurs at the lot line of their property from storm water passing through this parcel proposed to be developed. The storm water plan should show information related to the flow rates, volumes, existing and proposed drainage patterns through the two proposed sites to be developed to review the impact of this development on the parcels to the east.
23. The street names in this area should be reviewed for approval. Confirm with City Staff.

#### Sheet C1.2 Proposed Site Plan

1. Existing sanitary sewer main is shown. The existing pipe inverts and slopes should be shown at the manholes. Gravity sanitary sewer flow should be verified. Design drawings for the public sanitary sewer in Koenig Drive should be prepared in accordance with City requirements.
2. Chapter 23.06(3)(d) and Chapter 23.06(4)(d): All dead end streets shall terminate with a circular cul-de-sac with a minimum diameter of 120 feet, unless the Commission approves or suggests a “T” or “Y” shaped paved space in place of the required turning circle. The current design shows two proposed dead end streets.

3. The proposed right-of-way width of Prairie Song Drive is 60 feet. In accordance with Chapter 23.06(3)(c): The minimum right-of-way of collector streets is 70 feet. Confirm that the future extension of the proposed street design will adequately be contained with the 60 foot wide to connect with the adjoining side slopes.
4. Proposed storm water facilities are shown on the Drawing that include a wet forebay, infiltration basin, dry pond, and rain gardens. Depending upon the final design of the storm water facilities and grades, the site layout may need to change to accommodate the size and locations of the storm water facilities.
5. Locations of soil test pits should be shown.
6. The Non-Disturbance area within the Primary Environmental Corridor area should be labeled and protected with the appropriate boundary fencing.
7. A note should be added: Repair limits in street will be determined in field at the time of permanent repair.
8. The concrete sidewalk at the apron and the apron should be 7 inch thick concrete sidewalk.
9. Show City details for:
  - a. Concrete Curb and Gutter.
  - b. Sidewalk.
  - c. Pavement Cross-Section.
  - d. Curb Ramp – the City follow WISDOT detail.
  - e. Drive Approach.
10. Use City driveway detail for driveway layout.
11. Show spot grades for sidewalk – every 25-Ft.
12. Storm water facility easements will be needed.
13. Public street specifications will need to be added.
14. Proposed Public Road Profile with grades for sidewalk, curb and gutter, pavement centerline every 25-Ft
15. Grades at Curb ramps at top and bottom of ramp.
16. Cross Section every 25-Ft will need to be prepared.

#### Sheet C1.3 Proposed Site Plan

1. Provide confirmation that the DOT is aware of the proposed intersection improvement. Provide copy of DOT approval.

#### Utility Plan Sheet C3.0

1. Specifications for infrastructure including materials and installation procedures for all work should be added to the Drawings including outlet structure material, bedding, backfill, sanitary sewer, frames and lids, sidewalk construction, etc. The City requires polypropylene chimney rings on City manhole construction. These specifications can be sent to the Engineer.

2. Show limits of public versus private sanitary sewer.
3. Confirm ultimate extension of public sanitary sewer to south with City Staff. Show sanitary stub to south.
4. At sanitary MH #1, elevation drop from the west invert to the north invert should be at least 0.25 feet because of the 90 degree change in direction.
5. It appears the sewer line labeled east should be west at sanitary MH #1.
6. It appears the sewer line labeled northwest should be southwest at sanitary MH #3.
7. There does not appear to be a northwest connection as noted to sanitary MH #4.

Grading and Drainage Plan/Erosion Control Plan C2.0

1. Adequate snow storage should be provided. The cul-de-sac should be extended further south to allow more room for snow storage.
2. A construction sequence should be added.
3. Chapter 32.09(c)(9): Dewatering specifications should be added to the plan.
4. 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.
5. Chapter 32.09(d)(2)(xiv): Detailed construction notes for the dewatering plan should be included on the plan.
6. 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.
7. Chapter 32.09(d)(2)(xiv): Inspection requirements should be added to verify that critical elements of the plan are successfully accomplished such as protecting the wetland areas, marking and protecting trees in the Primary Environmental Corridor Areas from damage from the Contractors, installation of the rain gardens.
8. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
9. Chapter 32.09(d)(2)(C)(iii): Open channel design and stabilization data should be prepared to support the selected BMP(s) for stabilization.
10. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
11. 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.
  - a. Also confirm if bedrock exists in future street area.
  - b. A minimum 1-foot vertical separation between the seasonal high groundwater table elevation and the basement floor surface should be included in the design.

- c. Two soil borings are needed in each proposed rain garden.
- 12. 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.
- 13. The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each unit. A note on the Condominium Plat should reference to this information.
- 14. The Non-Disturbance area within the Primary Environmental Corridor area should be labeled and protected with the appropriate boundary fencing.
- 15. The sidewalk should be rounded at the southwest corner of Summit and Koenig.

### General Comments

- 1. Specifications for public sanitary sewer work should be added to Sheet.
- 2. Add City driveway detail. Indicate 7 inch thick concrete.
- 3. Add City standard curb and gutter detail.
- 4. Specifications for infrastructure including materials and installation procedures for all work should be added to the Drawings including outlet structure material, bedding, backfill, sanitary sewer, frames and lids, sidewalk construction, etc. The City requires polypropylene chimney rings on new construction. These specifications can be sent to the Engineer.
- 5. Chapter 32.10(e)(4)(c): A scaled cross section of the pond, soil tests, and outlet structure detail should be shown.
- 6. A landscape plan should be prepared. Proposed landscaping of the rain gardens should be included in the Plan.

### Storm Water Management Plan

- 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. Confirm that lots 91, 92 and 99 aren't also tributary to this site.
- 3. The appropriate tailwater elevations should be used.
- 4. Chapter 32.10(d)(6)(G): Provide storm sewer design computations. Confirm sizing of existing storm sewer system.
- 5. Confirm that existing drainage patterns are being maintained.
- 6. Cost estimates for the installation of proposed storm water BMPs shall be provided.
- 7. Chapter 32.10(d)(2): For new land development, 80% reduction in total suspended solids should be provided.
- 8. Verify the ultimate drainage discharge path through the site.

## Storm Water Maintenance Agreement

1. Chapter 32.12: The storm water agreement should comply with said Section. The City's storm water facility easement agreement template can be sent to the Engineer.
2. Submit maintenance plan for catch basins and environmental catch basins.
3. Chapter 32.10(e)(12)(i): Cost estimates for the installation of the proposed BMPs.
4. Chapter 32.12(b): For subdivisions, all storm water BMPs shall be located on outlots. For all privately owned outlots, ownership shall be by proportional undividable interest for all properties that are within the control of the applicant and drain to the BMP. However, the applicant may combine ownership of more than one BMP within the site. Ownership of storm water facilities shall be the same as those assigned maintenance responsibilities.
  - a. Preparation of the storm water maintenance agreement will include describing the ownership boundaries of the storm water easement facilities.
5. Chapter 32.12(b)(5): Authorization for vehicle access, including a minimum 15-foot wide access easement dedicated to the local municipality and connecting to a public road right-of-way to allow for future BMP maintenance work.

## Landscape Plan

1. No comments.

### **PC15 -0204** Villas at Prairie Song, Summit Avenue – PUD Amendment and Preliminary 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. Condominium Plat per Wisconsin State Statute 703.
    - i. The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, Developer's Agreement, and Bonds should be reviewed and approved prior to the Condominium Plat being finalized. If the location of any units need to be changed as a result of the approved construction drawings, the Plat should be updated to reflect the needed changes.
  - d. Waukesha Water Utility approval

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 Construction Permit
  - c. City of Waukesha Storm Water Permit
  - d. Private sanitary sewer approval

#### Sheet T1-Cover Sheet

1. No comments.

#### Sheet C1.0 – Existing Site Plan

1. The existing lot lines shown do not match the current City Geographic Information System. If recent property transactions have been made within the development limits, documentation of the land transfers should be submitted for review.
2. An Isolated Natural Resource area line is shown on the Drawing. A note stating the source of this information should be added to the Drawing.
3. Existing easements on the site should be shown including source documentation.

#### Sheet C1.1-Proposed Site Plan

1. Chapter 23.06(2)(2): Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions or unless, in the opinion of the Commission, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts. Dead end streets of a length of not over 500 feet will be approved where, in the opinion of the Commission, they are appropriate for the type of development contemplated.
2. Adequate snow storage should be provided at the north end of the cul-de-sac.
3. Proposed easements including utility easements should be shown.
4. The INRA Non-Disturbance Area should be labeled as a “Non-Disturbance Area Easement”. An easement document will be needed. Applicable notes describing the easement covenants, conditions, and restrictions should become part of the easement. The easement should include an access easement stating, “The City of Waukesha, or their designee are authorized access in these areas for purposes of inspecting the Non-Disturbance Easement area practices or enforcing the terms of the Easement.” A note should be added stating, “The City of Waukesha, or their designee are authorized access in the areas of the Isolated Natural Resource Areas designated on the Plat for purposes of inspecting the Isolated Natural Resource Area practices or enforcing the terms of the Isolated Natural

Resource Area restrictions.”

5. Dimensions to the Non-Disturbance Easement from the lot lines should be added to the CSM so the area can be retraced in the field at a later date.
6. An access easement should be added to the Plat for the City of Waukesha or their designee to access each Non-Disturbance Easement Area for inspections. The easement note can read, “The City of Waukesha or their designee is authorized access to these areas for purposes of inspecting the Isolated Natural Resource Areas in the Non-Disturbance Area Easements or enforcing the terms of the Isolated Natural Resource Areas in the Non-Disturbance Area Easements.”
7. COMPLETE-Extend sidewalk on both sides of street along Prairie Song Drive to north.
8. If this street layout is approved, a portion of the north end of Prairie Song Drive at Summit Avenue should be vacated because that section of right-of-way would appear to not be needed.
9. Chapter 23.06(5): A preliminary vertical street profile should be shown for the future portions of Prairie Song Drive to verify that the horizontal location of the proposed street will not contain slopes that exceed the City maximum slopes. A local street cannot exceed an 8% grade. The proposed filling and cutting limits should be reviewed. If a large amount of filling is needed to grade the lots and build the road, the quantity of fill should be calculated.

#### Sheet C1.2 Proposed Site Plan

1. Chapter 23.06(3)(d) and Chapter 23.06(4)(d): All dead end streets shall terminate with a circular cul-de-sac with a minimum diameter of 120 feet, unless the Commission approves or suggests a “T” or “Y” shaped paved space in place of the required turning circle. Staff recommends that a circular cul-de-sac be designed and installed. The cul-de-sac radius should meet City Standards.
2. The proposed right-of-way width of Prairie Song Drive is 60 feet. In accordance with Chapter 23.06(3)(c): The minimum right-of-way of collector streets is 70 feet. Confirm that the future extension of the proposed street design will adequately be contained with the 60 foot wide to connect with the adjoining side slopes.

#### Sheet C2.0 Preliminary Grading and Drainage Plan

1. Proposed storm water facilities are shown on the Drawing that include a wet forebay, infiltration basin, dry pond, and rain gardens. Depending upon the final design of the storm water facilities and grades, the site layout may need to change to accommodate the size and locations of the storm water facilities.
2. Locations of soil test pits should be shown.



3. The Non-Disturbance area within the Primary Environmental Corridor area should be labeled and protected with the appropriate boundary fencing.
4. Proposed grading is shown off the site on the existing lots to the south. It appears that some grading is outside the easement area. Proposed grading cannot occur outside the City easement areas. Calculations should be provided to confirm the high-water elevations during the 2-yr, 10-yr and 100-yr storm events. The overland drainage path should be labeled.
5. A note should be added: Repair limits in street will be determined in field at the time of permanent repair.
6. The concrete sidewalk at the apron and the apron should be 7 inch thick concrete sidewalk.
7. Show grades for match point of curb removal and replacement along Prairie Song Drive.
8. Show spot grades for sidewalk.
9. Show removal limits for whole street from flange to flange. The street will need to be milled and paved.
10. Storm water facility easements will be needed.
11. Public street specifications will need to be added.
12. Show City details for:
  - a. Concrete Curb and Gutter.
  - b. Sidewalk.
  - c. Pavement Cross-Section.
  - d. Curb Ramp – the City follow WISDOT detail.
  - e. Drive Approach.
13. Proposed Public Road Profile with grades for sidewalk, curb and gutter, pavement centerline every 25-Ft
14. Grades at Curb ramps at top and bottom of ramp.
15. Cross Section every 25-Ft will need to be prepared.

### Sheet C3.0 Utility Plan

1. Specifications for infrastructure including materials and installation procedures for all work should be added to the Drawings including outlet structure material, bedding, backfill, sanitary sewer, frames and lids, sidewalk construction, etc. The City requires polypropylene chimney rings on City manhole construction. These specifications can be sent to the Engineer.
2. Show limits of public versus private sanitary sewer.
3. Show sanitary stub to north.

## Erosion Control Plan

1. A construction sequence should be added.
2. Chapter 32.09(c)(9): Dewatering specifications should be added to the plan.
3. 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.
4. Chapter 32.09(d)(2)(xiv): Detailed construction notes for the dewatering plan should be included on the plan.
5. 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.
6. Chapter 32.09(d)(2)(xiv): Inspection requirements should be added to verify that critical elements of the plan are successfully accomplished such as protecting the wetland areas, marking and protecting trees in the Primary Environmental Corridor Areas from damage from the Contractors, installation of the rain gardens.
7. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
8. Chapter 32.09(d)(2)(C)(iii): Open channel design and stabilization data should be prepared to support the selected BMP(s) for stabilization.
9. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
10. 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.
  - a. Also confirm if bedrock exists in future street area.
  - b. A minimum 1-foot vertical separation between the seasonal high groundwater table elevation and the basement floor surface should be included in the design.
  - c. Two soil borings are needed in each proposed rain garden.
11. 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.

12. The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each unit. A note on the Condominium Plat should reference to this information.
13. The Non-Disturbance area within the Primary Environmental Corridor area should be labeled and protected with the appropriate boundary fencing.

#### General Comments

1. Specifications for public sanitary sewer work should be added to Sheet C1.7.
2. Add City driveway detail. Indicate 7 inch thick concrete.
3. Add City standard curb and gutter detail.
4. Specifications for infrastructure including materials and installation procedures for all work should be added to the Drawings including outlet structure material, bedding, backfill, sanitary sewer, frames and lids, sidewalk construction, etc. The City requires polypropylene chimney rings on new construction. These specifications can be sent to the Engineer.
5. Chapter 32.10(e)(4)(c): A scaled cross section of the pond, soil tests, and outlet structure detail should be shown.
6. A landscape plan should be prepared. Proposed landscaping of the rain gardens should be included in the Plan.

#### Storm Water Management Plan

1. Chapter 32.10(d)(4)(H)(i): The lowest elevation of a structure must be a minimum of two (2) feet above the maximum water elevation produced by the 100-year, 24 hour storm. The buildings must be set back 40 feet horizontally from the location of this high water elevation from the ponds.
2. The appropriate tailwater elevations should be used.
3. Chapter 32.10(d)(6)(G): Provide storm sewer design computations. Confirm sizing of existing storm sewer system.
4. Confirm that existing drainage patterns are being maintained.
5. COMPLETE-Chapter 32.10(b)(E): Impervious surfaces, such as the private drive, should drain to vegetated areas for pollutant filtering. Pretreatment should be provided for the inlet structures from the private drive prior to discharging runoff to the public storm sewer.
6. Cost estimates for the installation of proposed storm water BMPs shall be provided.
7. Chapter 32.10(d)(2): For new land development, 80% reduction in total suspended solids should be provided.
8. Chapter 32.10(d)(3): Provide infiltration compliance documentation.
9. COMPLETE-Rain gardens should not be used for regional site storm water ponds. Infiltration or dry pond should be used lieu of rain gardens for this type of development.

## Storm Water Maintenance Agreement

1. Chapter 32.12: The storm water agreement should comply with said Section. The City's storm water facility easement agreement template can be sent to the Engineer.
2. Submit maintenance plan for for catch basins and environmental catch basins.
3. Chapter 32.10(e)(12)(i): Cost estimates for the installation of the proposed BMPs.
4. Chapter 32.12(b): For subdivisions, all storm water BMPs shall be located on outlots. For all privately owned outlots, ownership shall be by proportional undividable interest for all properties that are within the control of the applicant and drain to the BMP. However, the applicant may combine ownership of more than one BMP within the site. Ownership of storm water facilities shall be the same as those assigned maintenance responsibilities.
  - a. Preparation of the storm water maintenance agreement will include describing the ownership boundaries of the storm water easement facilities.
5. Chapter 32.12(b)(5): Authorization for vehicle access, including a minimum 15-foot wide access easement dedicated to the local municipality and connecting to a public road right-of-way to allow for future BMP maintenance work.

## Condominium Plat

1. 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. A minimum 1-foot vertical separation between the seasonal high groundwater table elevation and the basement floor surface should be included in the design.
2. The Condominium Plat should include a table listing the minimum basement elevation based on the existing water table for each Unit. A note on the Condominium Plat should reference to this information.
3. A note on the Plat should be "Basement Restriction-Groundwater. Basement floor surface elevations shall not be lower than the proposed basement floor elevations shown in the table below due to potential for seasonal high water table. Minimum basement floor elevation changes may only be authorized upon further analysis compliant with the City of Waukesha Storm Water Ordinance and such analysis must be approved by the City of Waukesha Engineering Department."

PC#15-0225 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.

PC#15-0226 Metal-Era, 1600 Airport 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 two existing buildings have 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.
  - d. Certified Survey Map. A previous CSM was approved with conditions. The CSM should be updated and resubmitted for review and approval. After the CSM is approved, the CSM should be recorded.
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

Plat of Survey

1. Wisconsin Administrative Code A-E 7.04 Descriptions:
  - a. A legal description for the property should be included on the Property Survey. The CSM number in the legal description has been left blank and should be updated.

Ultimate Site Plan C-1.0

1. Add detail for private curb and gutter taper to drive approach/sidewalk.
2. 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.
3. Confirm if parking lot setbacks are met.
4. Confirm if proposed parking in existing easements will violate easement terms and conditions.

5. Chapter 32.10(d)(6)(G): Provide storm sewer design computations.
6. Chapter 6.13 Driveways (4): The driveway width should not be greater than 35' at the curb and 30' at the sidewalk, unless the property is in a district zoned for industrial use. In a district zoned for industrial use, the driveway width cannot be greater than 50' at the curb and 45' at the property line. The total frontage of all driveways servicing the premises in any district cannot exceed 90' without approval of the Council.

#### Phase 1 Site Plan C-1.1

1. Detail for private curb and gutter taper to drive approach/sidewalk.
2. Confirm if existing sidewalk by building meets current ADA standards.

#### Ultimate Grading and Utility Plan Sheet 2.0

1. Confirm with City Staff if sidewalk should be added along Aviation Drive.
2. Confirm with City Staff if the proposed building expansion area meets the City's requirements for a traffic study.
3. Confirm if the shown sanitary sewer laterals were located by televising records.
4. Show grades for match point of curb removal and replacement.
5. Show sidewalk through driveway areas. Show spot grades for sidewalk.
6. Add City standard curb and gutter detail.
7. Confirm if the number of parking spots meets the City's Ordinance.
8. Show location of existing building sanitary lateral location from building to main. Records appear to indicate existing lateral connection is to first manhole north of intersection of Aviation Drive and Airport Road.
9. The proposed sanitary lateral shall be connected to the existing 8" PVC sanitary using a wye fitting. Gasketed PVC connectors shall be used for PVC to PVC connections. The connection to the main shall be witnessed by City Engineering staff. Contractor to contact Engineering for inspection.
10. Proposed sanitary lateral information should be indicated (length, slope, inverts, etc.).

#### Phase 1 Site Grading and Storm Sewer Plan Sheet C2.1

1. Confirm if the downstream storm water measures are adequately sized to handle the storm water from this site.

#### Erosion Control Plan

1. A construction sequence should be added.
2. Chapter 32.09(c)(9): Dewatering specifications should be added to the plan.
3. 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.

4. Chapter 32.09(d)(2)(xiv): Detailed construction notes for the dewatering plan should be included on the plan.
5. 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.
6. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
7. 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.
  - a. A minimum 1-foot vertical separation between the seasonal high groundwater table elevation and the basement floor surface should be included in the design.
8. 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.
9. The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each unit.
10. The erosion control plan should be updated to comply with City Ordinance 32.09.
11. 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.
12. Show inlet protection, silt fence, etc.

#### Site Details Sheet C3.0

1. No comments.

#### Landscape Sheet LSP1.1

1. No comments.

#### Landscape Sheet LSP1.2

1. No comments.



### Landscape Sheet LSP1.3

1. No comments.

### Lighting Plan PSP1.1

1. This plan was not able to be reviewed prior to this meeting.

### Storm water Management Plan

1. Prepare basin map showing off-site tributary drainage area.
2. Chapter 32.10(d)(4)(H)(i): The lowest elevation of a structure must be a minimum of two (2) feet above the maximum water elevation produced by the 100-year, 24 hour storm. The buildings must be set back 40 feet horizontally from the location of this high water elevation from the ponds.
3. The appropriate tailwater elevations should be used.
4. COMPLETE-Chapter 32.10(d)(6)(G): Provide storm sewer design computations. Confirm sizing of existing storm sewer system.
5. Confirm that existing drainage patterns are being maintained.
6. COMPLETE-Chapter 32.10(b)(E): Impervious surfaces, such as the private drive, should drain to vegetated areas for pollutant filtering. Pretreatment should be provided for the inlet structures from the private drive prior to discharging runoff to the public storm sewer.
7. Cost estimates for the installation of proposed storm water BMPs shall be provided.
8. COMPLETE-Chapter 32.10(d)(2): For redevelopment, 40% reduction in total suspended solids should be provided.
9. COMPLETE-Chapter 32.10(d)(3): Provide infiltration compliance documentation.

### Storm Water Maintenance Agreement

1. Chapter 32.12: The storm water agreement should comply with said Section. The City's storm water facility easement agreement template can be sent to the Engineer.
2. Submit maintenance plan for for catch basins and environmental catch basins.
3. Chapter 32.10(e)(12)(i): Cost estimates for the installation of the proposed BMPs.
4. Chapter 32.12(b): For subdivisions, all storm water BMPs shall be located on outlots. For all privately owned outlots, ownership shall be by proportional undividable interest for all properties that are within the control of the applicant and drain to the BMP. However, the applicant may combine ownership of more than one BMP within the site. Ownership of storm water facilities shall be the same as those assigned maintenance responsibilities.

- a. Preparation of the storm water maintenance agreement will include describing the ownership boundaries of the storm water easement facilities.
5. Chapter 32.12(b)(5): Authorization for vehicle access, including a minimum 15-foot wide access easement dedicated to the local municipality and connecting to a public road right-of-way to allow for future BMP maintenance work.

**PC#15-0227** Skipper Bud's, 851 Silvernail Road – Rezoning

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.

**PC#15-0228** Skipper Bud's, 851 Silvernail Road – 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 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.