



January 22, 2016

Paul G. Day, P.E.
City Engineer
130 Delafield Street
Waukesha, WI 53188

Subject: La Casa - Final Site Plan & Architectural Review

Dear Mr. Day:

I am writing this letter to address the final site plan & architectural review comments for the La Casa Charter School project. Below you will find Engineering review comments in *italicized text* and Kapur & Associates' corresponding responses in **bold color**.

La Casa-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.*

To be provided by Owner.

- 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.*

To be completed by Uihlein Wilson Architects, Inc.

- c. *Sewer lateral video. 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.*

To be completed by Owner.

- d. *Certified Survey Map. A CSM should be prepared and submitted for review and approval to combine the existing parcels into one lot. The CSM would also be used to attach the potential areas of Concordia Avenue to be vacated to the parent lot. The parcels north of Concordia Avenue should also be included.*

To be completed by Owner.

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. Confirm area of site disturbance is over 1 acre.*

The site area is over 1 acre - Kapur & Associates will obtain all necessary permits from the WDNR for construction.

- b. *City of Waukesha Storm Water Permit*
Kapur & Associates will obtain the Storm Water Permit from the City of Waukesha.
- c. *Private sanitary sewer approval*
Kapur & Associates will obtain the private sanitary sewer permit from the City of Waukesha.

Cover Sheet

1. *Gittner Place is shown as a public right-of-way in the site on the location map. Confirm that Gittner Place has been formally vacated as a City public right-of-way. Provide recorded document for City filing.*

Vacation to be confirmed by Owner's attorney.

Sheet 1-Site Plan

1. *Improvements are shown south of Arcadian Avenue on this submittal. We understood that only improvements located north of Arcadian Avenue, east of Carol Street, west of the Canadian National Railroad and south of Concordia Avenue were proposed at this time. The proposed improvements located outside of the area described above should be removed from the plan set.*
2. *Confirm if this document is intended to be a Property Survey or a Proposed Site Plan or Existing Site Plan. Depending on the intent, the document should follow the applicable requirements.*

Survey included for informational purposes only.

This is a property survey.

Demolition Plan C-101

1. *Label limits of storm sewer pipe removals. Show easement boundaries.*
2. *Confirm if any additional pipe removals should be added to Drawing.*

Label added to storm sewer pipe removals. Easement boundaries to be completed by owner's surveyor.

Additional storm sewer pipe will be removed and will be shown on the C101 Demolition Plan.

Site Plan C-102

1. *This site plan is the second site plan in the Drawing set. Please confirm the intent of having two site plans and which plan is correct.*
2. *Provide turning movement analysis for fire trucks, delivery trucks through parking lot.*
3. *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.*
4. *Sidewalk cross slope should be 1.5%.*
5. *Concordia Avenue is an existing public right-of-way. City requirements should be followed for design, layout, specifications, and construction.*
6. *A driveway approach is shown at the intersection of Caroline Street and Concordia Avenue. Driveway approaches are typically not located at City street intersections.*

Site Plan C-102 is the site plan.

Kapur & Associates will provide a separate site plan indicating turning movement for City review.

A professional engineer and landscape architect will stamp and sign plans and specifications.

The sidewalk cross slope will be adjusted to 1.5%.

Concordia Ave. is to be vacated under this plan. Vacation process to be undertaken by Owner's attorney and reflected on new CSM to be provided by Owner.



- Driveway to be located at vacated Concordia Ave. per City requirements.**
7. *The City driveway approach detail should be added.*
Kapur & Associates will include the City of Waukesha driveway approach detail.
 8. *The full length of Concordia Avenue be vacated as part of approval of this project.*
 - a. *The existing lot at 1001 Caroline Street has a driveway that currently meets Concordia Avenue. La Casa will need to meet with this owner and determine how they prefer to have their future driveway configured. The driveway can either access Caroline via an access easement on La Casa property or La Casa can construct a new driveway on the north half of the vacated portion of Concordia Street to connect to Caroline Street. The La Casa driveway will then need to be shifted south onto La Casa property with their own driveway access.*
Property at 1001 Caroline Street has been acquired by the Owner and is to be demolished.
 9. *Proposed work is shown on private property along Concordia Avenue. A temporary construction easement should be provided to the City for filing.*
See 8 above.
 10. *Show railroad vision corner easement.*
To be indicated on survey by Owner's surveyor.
 11. *Show sawcut lines at public streets, alleys and sidewalk.*
Sawcut lines will be shown on the C101 Site Demolition Plan.
 12. *Show grades for match point of curb removal and replacement.*
All match point grades will be shown on the C104 Site Grading Plan.
 13. *Show spot grades for sidewalk.*
Spot grades for the sidewalk will be shown on the C104 Site Grading Plan.
 14. *Add City standard curb and gutter detail.*
Kapur & Associates will include the City of Waukesha standard curb and gutter detail.
 15. *Confirm grades, slopes and ramps along accessible walk ways.*
Kapur & Associates will confirm all grades, slopes, and ramps with ADA requirements.
 16. *The cross slope of the public and private sidewalk should be designed at 1.5% cross slope.*
Kapur & Associates will design all cross slopes of public and private sidewalks at 1.5% cross slope.
 17. *Show proper ADA ramp detail.*
Kapur & Associates will provide a proper ADA ramp detail.
 18. *Show dimensions between curb and sidewalk in r.o.w.*
Kapur & Associates will provide dimensions between curb and sidewalk on C103 Site Geometric & Traffic Control Plan.
 19. *The longitudinal slope of the private sidewalk should be adjusted to less than 5% slope.*
Kapur & Associates will design the private sidewalk not to exceed a maximum longitudinal slope of 5%.
 20. *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.*
Soil borings and report to be prepared by Owner.
 21. *A minimum 1-foot vertical separation between the seasonal high groundwater table elevation and the basement floor surface should be included in the design.*
Will comply.



22. *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.*

Will comply.

23. *Remove south driveway approach along Caroline.*

Kapur & Associates will indicate removal of the driveway approach along Caroline Street.

Site Geometric and Traffic Control Plan C-103

1. *Confirm if existing street signs are located along street. If not, street signs should be added.*

Existing street signs present. Kapur & Associates will show existing street sign to remain on the C103 Site Geometric & Traffic Control Plan.

Site Grading Plan C104

1. *Confirm patterns of drainage basins through site.*

Kapur & Associates will confirm drainage patterns throughout site.

2. *Add sidewalk spot grades and slopes.*

Kapur & Associates will add spot grades and slopes on the C104 Site Grading Plan.

3. *The grades shown on the plan do not appear to show that all runoff will be drained to the storm sewer.*

Kapur & Associates will verify and/or correct the C104 Grading Plan to make sure that all storm water runoff will drain to the storm sewer to the maximum extent practicable.

Site Utility Plan C105

1. *Confirm ownership of existing storm sewer that is shown to be located under existing building. Provide copy of existing recorded easement for City review and filing. If the pipe is owned by the City, the City storm sewer should be relocated around building if located under building.*

Existing storm sewer on owner's property is under private ownership.

2. *Show all existing easements on site. If existing, show City Storm sewer easement. City to confirm if storm sewer easement is needed for pipe along railroad right-of-way. If an easement is needed, convey storm sewer easement to City if no recorded storm sewer easement exists. Confirm if this storm sewer pipe is owned by the railroad and only drains the railroad right-of-way.*

To be confirmed by Owner's surveyor.

3. *Unused sanitary sewer laterals in Caroline Street should be abandoned at main in accordance with City specifications.*

Kapur & Associates will show the sanitary sewer lateral in Caroline Street to be abandoned on the C101 Site Demolition Plan.

4. *The City recently received a Demolition Permit Application for the La Casa owned house on the north side of Concordia Avenue. The public sanitary sewer only serviced this property. This sanitary sewer pipe in Concordia Avenue should be bulkheaded at the intersection of Concordia Avenue and Caroline Street and the remaining pipe and manhole should be abandoned in accordance with City requirements.*

Kapur & Associates will address the removal of public sanitary sewer.

5. *Show design information and specifications for sanitary sewer lateral extensions and connections.*
Sanitary sewer will be handled internally; the building addition will be piped into the existing building.

6. *Confirm if any areas of existing flooding are located on the property.*

Kapur & Associates will confirm if there are any areas of existing flooding on the property.

7. *A catch basin is located in the railroad right-of-way. Please confirm need for catch basin.*



Kapur & Associates will confirm the need for the existing catch basin located in the railroad right-of-way. Preliminary analysis shows this existing catch basin is to remain to collect storm water.

8. *Prepare storm sewer design calculations and a basin map for storm sewer.*
Kapur & Associates will prepare sewer design calculations and a basin map for storm sewer.
9. *Confirm need for storm sewer within Caroline Street area.*
Kapur & Associates will confirm need for storm sewer within Caroline Street.
10. *Confirm if existing on-site storm sewer is properly sized.*
Kapur & Associates will confirm if existing on-site storm sewer is properly sized.
11. *An existing low area exists on site along railroad. Confirm extent of ponding area.*
Kapur & Associates will confirm extent of ponding area and correct/improve drainage issue.
12. *The City records show additional storm sewer located north of what is shown. Please confirm that all existing below ground pipes are shown on Drawing.*
 - a. *Determine if proper drainage is occurring behind the existing homes along Caroline Street. It appears that a low spot located north of Concordia Avenue exists.*
Kapur & Associates will determine if proper drainage is occurring.

Site Erosion Control Plan C106

1. *The erosion control plan should be updated to comply with City Ordinance 32.09.*
Kapur & Associates will update the erosion control plan to comply with City Ordinance 32.09

Site Details Plan C107

1. *No comments.*

Site Details Plan C108

1. *No comments.*

Site Details Plan C109

1. *No comments.*

Landscape Plan L101

1. *Show railroad vision corner easements.*
To be completed by Owner's surveyor.

Landscape Plan L102

1. *No comments.*

Storm Water Management 2A

1. *Edit the hatch patterns so the different areas are more legible.*
Kapur & Associates will adjust hatch patterns to make the plan more legible.
2. *This set includes Sheet C102 which is not included in the hatch pattern analysis. Please confirm.*
Kapur & Associates will confirm.

Storm Water Management 2B

1. *Edit the hatch patterns so the different areas are more legible.*
Kapur & Associates will adjust hatch patterns to make the plan more legible.
2. *This set includes Sheet C102 which is not included in the hatch pattern analysis. Please confirm.*
Kapur & Associates will confirm.

Storm Water Management 3

1. *Edit the hatch patterns so the different areas are more legible.*



Kapur & Associates will adjust hatch patterns to make the plan more legible.

2. *This set includes Sheet C102 which is not included in the hatch pattern analysis. Please confirm.*
Kapur & Associates will confirm.

Site Plan C102

1. *There are two sheet C102's. Please confirm.*
Second sheet C-102 us for conceptual review of proposed additional parking. To be submitted for review at future meeting.
2. *The storm water impervious analysis did not include this area. Please confirm.*
See 1 above.
3. *Proposed work is shown on land not currently owned by La Casa. Please confirm.*
See 1 above.
4. *A driveway connection is shown to an adjoining property. The recorded access easement should be prepared, submitted for review, approved and recorded prior to approval of the Drawings.*
Access easement will be prepared and submitted by Owner's surveyor at future meeting.

Storm Water Management Plan

1. *Design computations for water quality will be needed.*
Kapur & Associates will proved design computations for water quality.
2. *A storm water facility maintenance agreement is needed for the underground water quality structure. A City template can be sent to the Engineer.*
Please forward City template to Brad Jors at bjors@kapur-assoc.com

The above referenced comments will be addressed by Kapur & Associates in preparing final engineering plans and specifications.

Sincerely,

Kapur & Associates, Inc.

Brad Jors, P.E.
Project Engineer