



March 10, 2017

Ms. Maria Pandazi
City of Waukesha
201 Delafield Street
Waukesha, Wisconsin 53188-3690

RE: Waukesha Project Number: SPAR17-00003 - McDonald's SPAR (Preliminary)
McDonald's Rebuild Project at 2340 E. Moreland Boulevard (Site ID: 48-0107)

Dear: Maria Pandazi

We are in receipt of the Plan Commission Staff Report, dated February 20th, 2017 regarding the above subject project. In response to your comments, we offer the following.

Sanitary Sewer

Comment 1: Provide utility plan in accordance with City requirements and specifications.

Response: Sanitary sewer call-outs have been added to the plan.

Street Design

Comment 1: A note should be added: Repair limits in street will be determined in field at the time of permanent repair.

Response: The note has been added to Sheet C3.1.

Comment 2: The concrete sidewalk through the driveway and the approach should be 7-Inch thick.

Response: The concrete sidewalk within the driveway will be 7" thick and has been noted in the Pavement Legend on Sheet C3.0. See Sheet C3.1.

Comment 3: Show grades for match point of curb removal and replacement along Abbott Drive.

Response: The tie-in grades have been added. See Sheet C-4.0.

Comment 4: Show spot grades for sidewalk through the proposed Driveway (Face of Walk and Back of Walk).

Response: The spot grades have been added. See Sheet C-4.1.

Comment 5: Cross-slope for City sidewalk should be designed at 1.5%.

Response: V3 has reviewed ADA compliant areas and updated grading to meet a maximum cross-slope of 1.5%.

Comment 6: Add City driveway detail.

Response: The City driveway detail has been added.

Comment 7: Add City standard curb and gutter detail.

Response: The City CC&G detail has been added.

Comment 8: 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. The driveways exceed 90 feet.

Response: The driveway configuration has been changed such that it is 30' wide at the sidewalk and 35' wide at the curb.

Comment 9: Where are trucks parking during deliveries?

Response: The delivery trucks will be using the doors on the east side of the building for drop offs meaning they will likely be parking in the area parallel to the drive-thru queuing area. Deliveries typically occur during McDonald's off-peak hours (9:30-11:30 am, 1:30-5:30pm, after 7pm, etc.) and while the delivery truck will likely block some of the parking spaces on this side of the building, the drive-thru will remain open.

Comment 10: Show the Public sidewalk that runs from the entrance to Kossow Road.

Response: A new survey of the surrounding Abbott Drive and Kossow Road improvements is being completed and will be incorporated into the next submittal.

Comment 11: On the Grading Plan (C 4.0) are the existing grades shown on Kossow Road the new installed sidewalk?

Response: The existing grades show the old sidewalk. A new survey of the surrounding Abbott Drive and Kossow Road improvements is being completed and will be incorporated into the next submittal.

Comment 12: What happens to the drainage when it gets to the island (Grade 894.40) on the parking lot parallel to USH 18?

Response: The storm runoff will drain to either side of the island at this location and toward one of the proposed curb cuts toward the USH 18 right-of-way. A curb cut has been added to the island itself as well.

Comment 13: Several of the islands seem to trap water.

Response: The proposed grading intent is to match the existing drainage patterns which convey runoff to Moreland Boulevard. To help with conveyance, we are proposing curb openings.

Comment 14: More spot grades on the proposed curb, especially at angle points?

Response: More spot grades have been added.

Comment 15: Curb Ramp Details.

Response: A curb ramp detail has been added.

Comment 16: Curb should not extend beyond the Back of the sidewalk in the proposed driveway.

Response: There will not be a curb through the sidewalk in the driveway.

Street Lighting

Comment 1: It shall be noted that there is a new street lighting conduit in the south side right-of-way of Abbott Dr that does cross under the drive approach of the existing McDonald's. This conduit should be noted in the site plans.

Response: The new street light conduit has been shown and labelled on the plan set.

Comment 2: There is a street light pole base on Abbott Dr. just west of the restaurant drive approach as well.

Response: A new survey of the surrounding Abbott Drive and Kossow Road improvements is being done and will be incorporated into the next submittal that shows the location of this new light fixture and the conduit under the driveway.

Building Inspection

Comment 1: Suggest adding stone under windows as opposed to masonry.

Response: This comment was discussed during the Plan Commission Meeting and the architect has prepared updated Building Elevations to meet the intent of that discussion.

Comment 1: Per City of Waukesha Municipal Ordinance 21.07, any new commercial building greater than 6,000 sq. ft. or an assembly capacity of 100 or more, will be required to be fully protected by an automatic fire sprinkler system throughout the building. The sprinkler system is also required to be monitored

by an automatic fire alarm system in accordance with International Fire Code Chapter 9.

Response: In reviewing the building code with the architect, the rebuilt restaurant will have a fire sprinkler system. Therefore, our Utility Plan has been updated to reflect a 6" water service.

Comment 1: The following items should be submitted:

Comment 1.a: Applicable fees per Chapter 32.07

Response: All applicable fees will be submitted upon Planning Review approval.

Comment 1.b: The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08

Response: Please forward Bond or Agreement documentation as the McDonald's Legal Department reviews prior to posting a Bond or signing an Agreement.

Comment 1.c: Development fees will be owed to the City for this project.

Response: All applicable fees will be submitted upon Planning Review approval.

Comment 1.d: Landscape letter of credit.

Response: A landscape letter of credit will be provided upon Planning Review approval.

Comment 1.e: Transformer letter of credit.b. Chapter 32.07(b)(2):

Response: A transformer letter of credit will be provided upon Planning Review approval.

Comment 1.f: Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.

Response: An electronic copy of all submittal items will be provided.

Comment 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. State of Wisconsin Private sanitary sewer approval
- d. Town of Waukesha right-of-way permit
- e. City of Waukesha - Engineering Division Construction Permit
- f. City of Waukesha - Engineering Division Street Opening Permit

Response: All applicable permits will be completed and submitted upon Plan Review approval.

Comment 3: Provide storm water management plan, and storm water maintenance agreement per City Ordinance

Response: We have received a sample Stormwater Management Agreement from the Waukesha Engineering Department and have submitted to the McDonald's Legal team for review. We were told by the Engineering Department that this agreement wasn't necessary until completion of the general engineering plan review. We are not proposing any major sewer improvements and intend to keep the drainage patterns for the site as they are currently. Therefore, we believe that our Grading Plan and Erosion Control plan will provide all necessary information regarding Stormwater Management.

Comment 4: Confirm vision corner and easement requirements are met

Response: This will be further analyzed when updated survey information has been incorporated into the plans.

Comment 5: Survey-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.

Response: Noted.

Comment 6: The right of ways should be updated on the Survey to conform to the current layout.

Response: A new survey of the surrounding Abbott Drive and Kossow Road improvements is being done and will be incorporated into the next submittal.

Comment 7: Provide turning movement analysis for fire trucks, delivery trucks through parking lot.

Response: AutoTurn Exhibits have been provided for the McDonald's delivery truck and fire truck.

Comment 8: Drainage is shown to be directed south into the E. Moreland right of way. The redevelopment drainage should be treated on site per City Ordinance prior to release. Confirm downstream flow path is adequate to drain site.

Response: The drainage being directed south toward E. Moreland will flow through 3 foot sections of depressed curb with small sections of rip-rap behind the curb to serve as a means of treatment before it leaves the site. The drainage ditch parallel to E. Moreland should be sufficient to handle the proposed site runoff.

Comment 9.1: The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each building.

Response: *The new building will not have a basement.*

Comment 9.2: Basement floor to be 1 foot above the seasonal high water table.

Response: *The new building will not have a basement.*

Comment 9.3 32.09(c)1 Access Drives and Tracking. Provide access drive(s) for construction vehicles that minimize tracking of soil off site using BMP(s) such as stone tracking pads, tire washing or grates. Minimize runoff and sediment from adjacent areas from flowing down or eroding the access drive.

Response: *We are proposing a stabilized construction entrance for the singular site access drive. Please refer to Sheet C2.1 and C2.2 for location and specification details.*

Comment 9.4: 32.09(c)3 Inlet Protection. Protect inlets to storm drains, culverts and other storm water conveyance systems from siltation until the site is stabilized.

Response: *Inlet filter baskets are being proposed in and around all storm drains, inlets, and catch basins throughout construction. Please refer to Sheet C2.1 and Sheet C2.2 for location and specification details.*

Comment 9.5: 32.09(c)9 Site Dewatering. Treat pumped water to remove sediment prior to discharge from the site, using BMPs such as sediment basins and portable sediment tanks.

Response: *A note has been added to Erosion Control Plan (Sheet C-2.1).*

Comment 9.6: 32.09(c)10 Dust Control. Prevent excessive dust from leaving the construction site through construction phasing and timely stabilization or the use of BMPs such as site watering and mulch - especially with very dry or fine sandy soils.

Response: *A note has been added to Erosion Control Plan (Sheet C2.1).*

Comment 9.7: 32.09(c)13 Sediment Cleanup. By the end of each workday, clean up all off-site sediment deposits or tracked soil that originated from the permitted site. Flushing shall not be allowed unless runoff is treated before discharge from the site.

Response: *A note has been added to Erosion Control Plan (Sheet C2.1).*

Comment 9.8: 32.09(c)14 Final Site Stabilization. All previous cropland areas where land disturbing activities will not be occurring under the proposed grading plans, shall be stabilized upon permit issuance. Stabilize all other disturbed areas within 7 days of final grading and topsoil application. Large sites shall be treated in stages as final grading is completed in each stage. Any soil erosion that occurs after final grading or the application of stabilization measures must be repaired and the stabilization work redone.

Response: *A note has been added to Erosion Control Plan (Sheet C2.1).*

Comment 9.9: 32.09(c)15 Temporary Site Stabilization. Any disturbed site that remains inactive for greater than 7 days shall be stabilized with temporary stabilization measures such as soil treatment, temporary seeding or mulching. For purposes of this subsection, "inactive" means that no site grading, landscaping or utility work is occurring on the site and that precipitation events are not limiting these activities. Frozen soils do not exclude the site from this requirement.

Response: A note has been added to Erosion Control Plan (Sheet C2.1).

Comment 9.10: 32.09(d)(2.)(B.)(xii) Location of proposed utilities, including: standard cross-section for buried utilities, associated easements, labeling the type of utility and notes on erosion control and restoration plans;

Response: Noted.

Comment 9.11: 32.09(d)(2.)(B.)(xiii) Final site stabilization instructions for all other disturbed areas, showing areas to be stabilized in acres, depth of applied topsoil, seed types, rates and methodology, fertilizer, sod or erosion matting specifications, maintenance requirements until plants are well established, and other BMP(s) used to stabilize the site;

Response: A note has been added to Erosion Control Plan (Sheet C2.1).

Comment 9.12: 32.09(d)(2.)(B.)(xiv) Detailed construction notes clearly explaining all necessary procedures to be followed to properly implement the plan, including estimated starting date of grading, timing and sequence of construction or demolition, any construction stages or phases, utility installation, dewatering plans, refuse disposal, inspection requirements, and the installation, use, and maintenance of BMP(s) proposed in the plan;

Response: Notes have been added to the Erosion Control Plan (Sheet C-2.1).

Comment 9.13: 32.10(c)21. Location and descriptive notes for any existing or proposed easements, right-of-ways, vision corners or other known site restrictions. Road right-of ways and building setbacks shall be in compliance with all applicable administrative codes, adopted plans and ordinances;

Response: Noted.

Comment 9.14: Provide all storm sewer and storm water related sizing computations.

Response: Please find all applicable storm water calculations attached with this submittal.

Comment 9.15: Update site plan to correctly show existing sidewalk along row.

Response: A new survey of the surrounding Abbott Drive and Kossow Road improvements is being done and will be incorporated into the next submittal.

Comment 9.16: Provide written documentation that WE-energies easement has been updated.

Response: *Please find the updated easement document pertaining to WE-energies.*

Comment 9.17: Move garbage dumpster enclosure completely out of City sanitary sewer easement. Provide written easement documentation for proposed work in easement, if applicable.

Response: *The trash enclosure has been moved outside of the 15' sanitary sewer easement.*

Comment 9.18: Move private sanitary sewer manhole out of City sewer easement.

Response: *The proposed sanitary manhole has been moved out of the City sewer easement.*

Comment 9.19: Provide specifications for connection to City sanitary sewer.

Response: *A callout has been added for the sanitary service connection at the existing main to be a wye connection.*

Comment 9.20: Remove proposed sanitary sewer manhole. Manholes are only allowed for connections of at least 8 inches

Response: *V3 has reached out to the McDonald's Construction, Real Estate, and Legal Departments to discuss modifications to the existing easement.*

Comment 9.20: Update sanitary sewer easement to require that City is not responsible for restoration of parking lot if pipe relay or maintenance to pipe is required. Lot owner is responsible for all restoration costs. Provide easement to City for review and approval. Lot owner shall record easement and provide documentation to City.

Response: *A note has been added to the utility plan sheet saying that the City is not responsible for restoration costs of the parking lot in the event the sanitary main needs maintenance within the sanitary sewer easement.*

Comment 9.21: Dumpster enclosure needs to be removed from the easement (no trees, shrubs, fences, or buildings allowed).

Response: *The site layout has been revised such that the trash enclosure is no longer in the sanitary easement.*

Comment 9.22: Need to address parking lot restoration issues; however, the actual sewer seems to fall outside the parking lot so it may not be as big of an issue.

Response: *The parking lot will be completely demolished and reconstructed based on recommendations from the Geotechnical Engineer regarding pavement sections.*

Comment 9.23: Need to research the 30' and 15' easement because the 30' may have been vacated and replaced with the 15' easement when the road was constructed.

Response: V3 has requested an updated Title Commitment to rectify this issue.

Comment 9.24: City does not allow new lateral connections to manholes nor do we want an additional manhole on our sanitary. Their proposed connection would need to be a "wye".

Response: *The manhole has been removed and a callout for a wye connection has been added.*

Comment 9.25: Existing sanitary manhole chimney in driveway will need to be rebuilt with Pro-Rings and standard cover.

Response: *A note calling for the adjustment of the existing sanitary manhole has been added to the utility sheet.*

Comment 9.26: Looks like light pole bases are over the sanitary, This is a fairly shallow sewer.

Response: *V3 has relocated the light poles so they are not directly above the sanitary sewer.*

Comment 9.27: Provide post-construction video of sanitary sewer laterals to City requirements.

Response: *A note has been added on the utility sheet for the contractor to provide a post-construction video of the sanitary sewer lateral.*

Comment 9.28: Provide record drawings of on-site sanitary sewer and storm sewer for City filing.

Response: *Post-construction record drawings will be provided by the General Contractor.*

Please find enclosed our revised Engineering Plans for your review and approval. If you have any questions, please do not hesitate to contact our office. Thank you.

Sincerely,
V3 COMPANIES OF ILLINOIS, LTD.

A handwritten signature in blue ink that reads "Andrew Uttan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Andrew Uttan, P.E.
Project Manager

Enclosures

cc: V3 File
Chris Langemak – City of Waukesha
Margaret Liedtke – City of Waukesha
Jeff Hernke – City of Waukesha
Michael Mazmanian – City of Waukesha
Brian Charlesworth – City of Waukesha