

Project Reviews

City of Waukesha

Project Number: SPAR22-00058

Description: **Final SPAR -Tsunami Express Car Wash, 300-316 W Sunset Dr**

Applied: **12/5/2022**

Approved:

Site Address: **300 W SUNSET DR**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **Peak, Inc., Tracey Erickson**

Parent Project:

Owner: **RAMKRISHNA SUBEDI**

Contractor: **<NONE>**

Details:

PC23-0350

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
12/7/2022		12/19/2022	Erosion Control	VELVET WEIER		
Notes:						
12/7/2022		12/19/2022	Sanitary Sewer	Chris Langemak		
Notes:						
12/7/2022	12/21/2022	12/19/2022	Storm Sewer	Jonathan Schapekahm	REVIEW COMPLETE	See notes
Notes:						
<ol style="list-style-type: none">Sheet C-1, correct spelling of Stormwater Engineer is Jonathan Schapekahm.Most sheets missing street names.Sheet C-7, none of the pavement indications (shading) appears to be shown on the plan. Limits and type of pavement restoration for proposed storm sewer in S Grand Ave need to be shown.Sheet C-7, curb to close removed driveways not indicated on W Sunset Dr nor S Grand Ave.Sheet C-8 sewer and watermain specifications are to be in conformance with standards outlined in the City's Development Handbook, City's Standard Construction Specifications, and Waukesha Water Utility specifications.Sheet C-9, STM MH 1.0 indicates an incoming proposed elevation lower than the existing sewer elevation.Sheet C-9, modify items listed in notes as necessary to refer to and be in conformance with City's Development Handbook, City's Standard Construction Specifications, and Waukesha Water Utility specifications.Sheet C-9, notes refer to City of Oak Creek.Sheet C12, use City standard detail for public manhole in S Grand Ave.In general, use standard City details for any work in City right of way.There does not appear to be a detail of Detention System Outlet Structure 2.0. Provide.Sheet C-14, is labeled "Existing Conditions" and has items referencing Peak Car Wash in Oak Creek, WI.Proposed storm sewer in S Grand Ave shall be televised following construction in accordance with the Development Handbook.Record drawings shall be submitted following construction of the new storm manhole in S Grand Ave in accordance with the Development Handbook.						

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12/7/2022		12/19/2022	Street Design	Brandon Schwenn		
Notes:						
12/7/2022	1/3/2023	12/19/2022	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes:						
<ol style="list-style-type: none"> 1. There are no comments regarding city owned fiber. 2. There is a city owned underground electric in the project limits that will need relocation, owner/developer to pay all costs for relocation, all work performed to meet City of Waukesha Standard Construction Specifications. 3. Contact City of Waukesha Engineering Division, Jeffrey Hernke, 262-524-3592, jhernke@waukesha-wi.gov for questions and inspections. 						
12/7/2022	12/8/2022	12/19/2022	Traffic	DERRIN WOLFORD	REVIEW COMPLETE	See notes
Notes:						
<ol style="list-style-type: none"> 1. Shorten the eastbound channelization pavement marking to 150' then provide a straight 8" dot pattern (3' line with 9' skip) from the start of the channelization pavement marking to where the double yellow exists on the east side of Sunset Drive & Victoria Drive (approximately 115'). 2. Install an END plaque (MUTCD R3-9dP) and Two-Way Left Turn Only (MUTCD R3-9b) in the terrace on south side of Sunset Drive and west of Victoria Drive on a new sign pole. 3. Remove the BEGIN plaque (MUTCD R3-9cP) and Two-Way Left Turn Only (MUTCD R3-9b) that is in the western median at Sunset Drive and Grand Avenue and relocated it to the terrace on north side of Sunset Drive and west of Victoria Drive on the existing light pole. 4. Create a signing plan along with an existing and proposed pavement marking plan. 						
12/7/2022	1/11/2023	12/19/2022	Wastewater Quality	TIM YOUNG	REVIEW COMPLETE	See notes
Notes:						
Salt-based water softener(s) shall meet the City's standard of a minimum of 4000 grains of hardness exchange per pound of salt, shall be equipped with brine reclamation, and shall be optimized for salt use by a City-approved optimizer company in accordance with Waukesha Municipal Code Section 29.08(i)(2)(B) at the time of installation.						
1/13/2023		1/19/2023	Erosion Control	Cali Bonie		
Notes:						
1/13/2023		1/19/2023	General Engineering	David Buechl		
Notes:						
1/13/2023		1/19/2023	Sanitary Sewer	Chris Langemak		
Notes:						
1/13/2023	1/16/2023	1/19/2023	Storm Sewer	Jonathan Schapekahn	REVIEW COMPLETE	See notes
Notes:						
<ol style="list-style-type: none"> 1. Sheet C-9, STM MH 1.0, based on pipe diameters and configuration appears to require a 60" diameter manhole. 2. As there are two storm manhole details in the plan set, provide indication of which detail applies to what structure. 						

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1/13/2023		1/19/2023	Street Design	Brandon Schwenn		
Notes:						
1/13/2023	1/17/2023	1/19/2023	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	see notes
Notes:						
There are no comments regarding city owned fiber.. In regards to city owned streetlights, the electrical junction box appears to be in the terrace and not the drive approach. If this is the case, relocation will not be necessary.						
1/13/2023		1/19/2023	Traffic	DERRIN WOLFORD		
Notes:						
1/13/2023		1/19/2023	Wastewater Quality	TIM YOUNG		
Notes:						
Review Group: AUTO						
12/5/2022	1/5/2023	12/27/2022	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes:						
12/5/2022	12/16/2022	12/19/2022	Fire	Brian Charlesworth	REVIEW COMPLETE	
Notes:						
12/5/2022	12/7/2022	12/19/2022	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
Notes:						
1. Verify if underground tanks have been removed. 2. More clearly label what the intent is for each sanitary sewer lateral. Abandon unused sanitary sewer laterals at sewer main. 3. Provide financial guarantees. 4. Remove and replace sidewalk along frontage of property if cracked or out of slope specification. Add more spot grades to sidewalk in public right of way. 5. Also, show existing and proposed pavement marking and signing plan. 6. Impact fees and financial guarantees will be owed prior to issuance of building permit. 7. Provide soil evaluation report listed in storm water management plan. 8. Is hatched curb and gutter reverse pitch on C-5? 9. 32.10(e)11. A storm water BMP maintenance agreement in accordance with section 32.12; 9. a. Submit storm water maintenance agreement using City template. City template can be sent to Engineer. 10. Storm sewer connection to Grand Ave appears to be below downstream pipe elevations. Please confirm. If yes, redesign. Label sewer crossing elevation. Label structure elevations of storm sewer in Sunset. Label flow directions of all pipes.						

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12/5/2022	1/19/2023	12/19/2022	Planning	CHARLIE GRIFFITH	REVIEW COMPLETE	
Notes: • Exterior lighting color temperature may not exceed 4,000k.						
12/5/2022	12/8/2022	12/19/2022	Water Utility	Chris Walters	UNDER REVIEW	See comments
Notes: This parcel has an existing 1" service from 1959. For the new car wash, a new 6" service is likely needed. Therefore a new tap to the water main is required which is installed only by Waukesha Water Utility. A 12" x 6" tap is \$2,877.51 which includes the tapping sleeve and valve, valve box, and inspection. The contractor is responsible for providing trench excavation and shoring, traffic control and means for lowering the tapping machine. A new water service application is also required. Please contact Tom Krause at tkrause@waukesha-water.com or 262-409-4462 to obtain a permit application. Once the permit is approved, the new service can be installed and an appointment can be made for Waukesha Water Utility to install the new meter.						