

# Project Reviews

## City of Waukesha

**Project Number: SPAR17-00003**

Description: **McDonald's SPAR (Preliminary)**

Applied: **1/24/2017**

Approved:

Site Address: **2340 E MORELAND BLVD**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **McDonald's USA, LLC**

Parent Project:

Owner: **MC DONALD'S CORP 048-0056**

Contractor: **<NONE>**

Details:

**PC17-0010**

### LIST OF REVIEWS

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

2/1/2017	2/20/2017	2/20/2017	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See notes
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Notes:

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

2/1/2017	2/6/2017	2/8/2017	Street Design	Margaret Liedtke	REVIEW COMPLETE	See Comments
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Notes:

A note should be added: Repair limits in street will be determined in field at the time of permanent repair.  
 The concrete sidewalk through the driveway and the approach should be 7-Inch thick.  
 Show grades for match point of curb removal and replacement along Abbott Drive.  
 Show spot grades for sidewalk through the proposed Driveway (Face of Walk and Back of Walk).  
 Cross-slope for City sidewalk should be designed at 1.5%.  
 Add City driveway detail.  
 Add City standard curb and gutter detail.  
 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. Where are trucks parking during deliveries?  
 Show the Public sidewalk that runs from the entrance to Kossow Road.  
 On the Grading Plan (C 4.0) are the existing grades shown on Kossow Road the new installed sidewalk?  
 What happens to the drainage when it gets to the island (Grade 894.40) on the parking lot parallel to USH 18?  
 Several of the islands seem to trap water.  
 More spot grades on the proposed curb, especially at angle points.?  
 Curb Ramp Details.  
 Curb should not extend beyond the Back of the sidewalk in the proposed driveway.

2/1/2017	2/13/2017	2/8/2017	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
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Notes:

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. There is a street light pole base on Abbott Dr. just west of the restaurant drive approach as well. No further comments//JH.

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2/1/2017	2/8/2017	2/8/2017	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
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Notes:

Review Group: AUTO

1/24/2017	2/7/2017	1/24/2017	Building Inspection	Michael Mazmanian	REVIEW COMPLETE	see notes
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Notes:  
suggest adding stone under windows as opposed to masonry

1/24/2017	2/6/2017	1/24/2017	Fire	Brian Charlesworth	REVIEW COMPLETE	See Notes
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Notes:  
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.

1/24/2017	2/6/2017	1/24/2017	General Engineering	DAVID BUECHL	REVIEW COMPLETE	See notes
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Notes:

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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.
  - I. Landscape letter of credit.
  - ii. Transformer letter of credit.
  - 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.
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
3. Provide storm water management plan, and storm water maintenance agreement per City Ordinance.
4. Confirm vision corner and easement requirements are met.
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.
6. The right of ways should be updated on the Survey to conform to the current layout.
7. Provide turning movement analysis for fire trucks, delivery trucks through parking lot.
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.
- 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.
2. Basement floor to be 1 foot above the seasonal high water table.
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.
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.
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.
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.
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.
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.
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.
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;
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;
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;
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;
14. Provide all storm sewer and storm water related sizing computations.
15. Update site plan to correctly show existing sidewalk along row.
16. Provide written documentation that WE-energies easement has been updated.
17. Move garbage dumpster enclosure completely out of City sanitary sewer easement. Provide written easement documentation for proposed work in easement, if applicable.
18. Move private sanitary sewer manhole out of City sewer easement.
19. Provide specifications for connection to City sanitary sewer.
20. Remove proposed sanitary sewer manhole. Manholes are only allowed for connections of at least 8 inches.
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.
21. Dumpster enclosure needs to be removed from the easement (no trees, shrubs, fences, or buildings allowed).
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.
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.
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".
25. Existing sanitary manhole chimney in driveway will need to be rebuilt with Pro-Rings and standard cover.
26. Looks like light pole bases are over the sanitary, This is a fairly shallow sewer.
27. Provide post-construction video of sanitary sewer laterals to City requirements.
28. Provide record drawings of on-site sanitary sewer and storm sewer for City filing.

# Project Reviews

## City of Waukesha

1/24/2017		1/24/2017	Planning	Doug Koehler		
Notes:						
1/24/2017		1/24/2017	Planning Commission	Doug Koehler		
Notes:						
1/24/2017		1/24/2017	Water Utility	CW1		
Notes:						