



DEPARTMENT OF PUBLIC WORKS

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ENGINEERING COMMENTS FOR PLAN COMMISSION AGENDA Wednesday August 26, 2015

Time: 6:30 p.m.

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

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Approval of Minutes

[ID#15 -3065](#) Minutes for the Meeting of August 12, 2015.

V. Consent Agenda

[PC15 -0216](#) 901 Northview Road – Certified Survey Map

Certified Survey Map

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.
 - 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. Provide written confirmation of the property acquisitions to the City for filing.
3. Confirm with Waukesha County if additional right-of-way should be dedicated along Northview Road (CTH “FT”). The existing right-of-way width is 50 feet on the north half and 33 feet on the south half of Northview Road. A full 100 foot wide right of way may be needed to fully contain the ditch grading and sidewalk. It appears that additional right-of-way may need to be dedicated along Northview Road.

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WASTEWATER TREATMENT PLANT
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WAUKESHA METRO TRANSIT
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4. Chapter 23.06(3)(g) Subdivision and Platting: Easements across centered on rear or side lot lines should be provided for utilities where necessary and shall be at least 10' wide. These easements shall permit the utilities to extend their services within this area.
 - a. Existing easements of record should be shown on the CSM. The need for new easements should be determined. Coordinate with the applicable utilities to create new recorded easements by separate documents.
5. Wisconsin State Statute 236.20(2)(f) as referenced by 236.34(1)(c): The exact width of all existing easements, if applicable. The document numbers for existing easements should be shown on the CSM.
6. Confirm if a Waukesha County vision corner easement will be added to the CSM which may be more restrictive than the City vision corner easement. If a County easement is not required, a City 20 foot by 20 foot vision corner easement should be added at Northview and Aviation Drive.
7. The proposed storm water facility easements should be shown on the CSM. Add note to reference easements to a separately recorded document.

Construction Drawings

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.
 - 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. Certified Survey Map. A CSM should be submitted to combine the 3 separate parcels. Documentation should be provided to confirm the property conveyances.
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. Waukesha Water Utility approval

Sheet C1

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 airport restrictions are met.

Sheet C2 Existing Conditions

1. The wetland delineation does not continue to the south edge of the pond. Please confirm the location shown is correct and the south edge of the pond was reviewed in the field. Submit a copy of the delineation.
2. Two parcels of land are shown to be acquired. Provide documentation of the property conveyance for project approval.
3. A We-Energies easement is shown passing through the center of the site and where the proposed building will be located. Provide a recorded copy of the easement release for filing.

Sheet C3 Demolition Plan

1. A transformer pad is shown. Confirm if the transformers will be removed.
2. The specifications should be listed for removing the sanitary lateral connected to the City sewer. Contact City staff for details.
3. The existing median at the south driveway in Aviation Drive should be shortened by approximately 25 feet to accommodate proposed traffic turning movements. This work should be added to the Drawings.

Sheet C4

1. The existing median at the south driveway in Aviation Drive should be shortened by approximately 25 feet to accommodate proposed traffic turning movements. This work should be added to the Drawings.
2. Provide documentation that the County will approve the north driveway location along Northview Road (CTH FT). The driveway along Northview Road should be moved south to align with the driveway from the airport.
3. Add sidewalk across driveways per City standard. Sidewalk cross slope should be 1.5%.
4. Provide turning movement analysis for trucks.
5. Confirm with City Staff if sidewalk needs to be added along Aviation Drive and Northview Road.
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. The driveways exceed 90 feet.
7. Add dimension for drive approach width and length.
8. Dimension curb removed on Aviation.

Sheet C5

1. Several proposed retaining walls are shown, including a 9 foot high wall. Typically retaining walls are discouraged if other grading alternatives are available. Please confirm.
2. Add fence along retaining walls.
3. Provide copy of DNR NOI for City filing.
4. Provide spot grades for sidewalk design.
5. Show sawcut lines at removal limits for pavement and curb and gutter.
6. Confirm building meets the Bureau of Aeronautics requirements.
7. Dimension proposed driveways.
8. List if the drive approach is concrete or asphalt.
9. Show grades for walk along Aviation.
10. Add note: Final area of pavement restoration of Aviation Drive will be determined in the field at the time of repair.
11. Show curb to be replaced at new inlet on Aviation, unless design changes.

Sheet C6

1. The City's outlet pipe to the pond is proposed to be relayed. City specifications for the work should be added to the Drawings, including but not limited to grate, marker, backfill, etc.
2. A maintenance agreement for the underground chambers should be prepared.
3. City specification should be added for the sanitary sewer lateral.
4. A permit from Waukesha County appears to be needed for the storm sewer outfall.
5. Catch basins should have a 2 foot sump depth.

Sheet C7

1. Confirm if the south driveway along Aviation Drive will need a tracking pad or will be blocked off during construction.
2. Sediment basins and diversion swales should be added.
3. Dewatering requirements should be added.

Sheet C8

1. The City details for a driveway approach and curb and gutter should be added.

Sheet C9

1. A 2 foot sump should be added to the catch basins.

Traffic Study

1. By request, a traffic study was submitted to the City on April 30, 2015. City staff reviewed the study relative only to the portions pertain to access onto Aviation Drive. Development access to CTH FT (Northview Road) west of Aviation Drive and the Aviation Drive & CTH FT intersection are the jurisdiction of Waukesha County. The traffic study did not have any specific recommendations for the two development access points on Aviation Drive. However, the City has recommended possible changes to the existing medians on Aviation Drive to accommodate semi truck turning movements.
2. Staff wishes to inform the commission that Waukesha County has told the developer that the western most access driveway to CTH FT will not be allowed and the developer will need to move the driveway further east to line up with the main County Expo Center driveway. This requirement has not been officially confirmed at the time of this review. It should be noted that moving the western most driveway further east will have an impact to the site layout of the building and may require revisions to the building or placement on the site.

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. Chapter 32.10(d)(6)(G): Provide storm sewer design computations.
 - a. On-site storm sewer sizing calculation should be prepared.
 - b. The plan proposes to tie into the existing City storm sewer.
 - i. Sizing computations of the City storm sewer should be prepared.
3. Cost estimates for the installation of proposed storm water BMPs shall be provided.
4. The existing storm water pond should be added to the storm water model.
5. The 100-year high water elevation of the pond should be determined and it's impact taken into consideration as a tailwater for the storm sewer that is discharging into the pond.
6. The boundary of the site development has changed since the initial discussions.
 - a. Now that the south parcel is to be acquired, the storm sewer along Aviation Drive should be located on private property.
 - b. The outfalls for the site should be located on this property instead of connecting into the City's storm sewer in Aviation Drive. This relocation would eliminate a new structure that the City has to maintain and avoid compromising the pavement structure in Aviation Drive. Confirm final design with City Staff.
7. The basin maps should account for adjacent lands that drain runoff through the site from the west.

8. The narrative states that “the regional detention basin provides adequate detention for the proposed site, therefore, no on-site detention measures are proposed.” The south wetland area pond was not designed as a regional pond. This area was a wet land area that became a pond over time. No formal engineering calculations were ever completed for this pond.
9. The site area calculation for the existing and proposed site curve numbers includes a portion of the existing wet pond. A curve number of 98 should be used for this area.

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.
6. This development site includes the north one-quarter of the existing wet pond.
 - a. A storm water maintenance agreement should be prepared for that section of the pond.
 - b. The vegetation should be cleared within this lot area.
 - c. The existing rip rap and edge of pond should be inspected. The need for maintenance in this lot area should be determined.
 - d. Confirm that the wetland delineation has been reviewed and approved by the DNR.

Plat of Survey (within storm water management plan)

1. The Plat of Survey should include all lands included in the development.
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. The drawings should be stamped by a Professional Engineer licensed in the State of Wisconsin.

PC15 -0198 Europa Equities, 1604 S. West Avenue – Certified Survey Map

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.
2. Chapter 23.06(3)(g) Subdivision and Platting: Easements across centered on rear or side lot lines should be provided for utilities where necessary and shall be at least 10' wide, if applicable.
 - a. Three power poles are shown along the north lot line. Confirm if easements exist for the poles and who owns the poles.
3. The City Planners name should be updated.
4. The Corporate Owner Certificates use the word "Plat" instead of "CSM" in several locations. The CSM should be updated.
5. Chapter 23.06(3): The minimum right-of-way width for collector streets is 70 feet. An additional 2 feet of right-of-way should be dedicated.
6. Chapter 23.06(7)(h): Slope easements of not less than 10' adjacent to the right-of-way line should be indicated on the CSM. No permanent improvements should be permitted thereon until such time as the concrete sidewalk is installed, and the CSM should so indicate.
7. The Surveyor's Certificate should be signed and dated by the Land Surveyor.
8. An access easement is needed for Lot 2 over Lot 1. The aerial mapping shows cars parking next to building 1604.

The main sewer line in S. West Avenue should be reviewed to confirm if one or two sanitary sewer laterals service the two buildings. If only one lateral services the two buildings, then a sanitary sewer lateral easement will need to be granted from one lot to the other.

VI. Open Public Hearings

PC15 -3168 Public Hearing – Creation for Tax Incremental Finance District No. 25

1. No comments.

VII. Action on Public Hearings

ID#15-3169 Resolution: To approve the creation of the Project Plan for Tax Incremental Finance District No. 25

1. No comments.

VIII. Business Items

PC15 -0191 T-Mobile/Parallel ML53108, 3031 Summit Avenue – Preliminary 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.
 - 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.
2. Sheet C-2 shows a utility and access easement but no easement document, exhibit, or boundary description were submitted for review. A boundary description of the lease area and access easement should be prepared.

PC15 -0217 Skateland, 1931 E. Main Street – Conditional Use

1. The following items should be submitted:
 - a. Bonds or Agreements required by the Plan Commission and Council.
 - b. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub Applicable fees per Chapter 32.07(b). The Engineering Division requires any.(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.

PC15 -0219 Resource Recycling Waukesha, LLC, 220 S. Prairie Avenue – Conditional Use

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.
 - 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.

PC15 -0223 WE Energies Substation, 310 Merrill hills 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.
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. 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.
4. The erosion control plan should be updated to comply with City Ordinance 32.09.
5. Spot grades should be added at back of walk, face of walk and curb and gutter through driveway.
6. Dimension proposed drives and approaches.
7. Existing easements on the site should be shown including source documentation.
8. A note should be added: Repair limits in street will be determined in field at the time of permanent repair.
9. The concrete sidewalk at the apron and the apron should be 7 inch thick concrete sidewalk.
10. Show grades for match point of curb removal and replacement.
11. Show spot grades for sidewalk.
12. Public street specifications will need to be added.
13. Add City driveway detail.

14. Add City standard curb and gutter detail.
15. The proposed driveway crosses property that the title report shows to be owned by Howell Properties, LLC. Either an access easement is needed from the current owner or the property should be conveyed to We-Energies.

PC15 -0206 Grandview Square Subdivision, Madison Street – PUD Amendment

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.
2. It is noted that a second portion of Outlot 1 is adjoining Kilps Drive and also located south of Lot 8 to Lot 14. However, this portion of Outlot 1 has a different tax key number and appears to be owned by a different owner. Confirm that the Outlot is properly described.
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. 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.
5. Specifications for infrastructure including materials and installation procedures for all work should be added to the Drawings including sanitary sewer lateral connection, sidewalk construction, pavement patching, etc. These specifications can be sent to the Engineer.

Museum Apartments, 101 W. Main Street-Certified Survey Map

1. No CSM was submitted for review.
2. Additional right-of-way should be dedicated at the northeast corner of the property. Update lot area for development.
3. 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.

4. Chapter 23.06(3)(g) Subdivision and Platting: Easements across centered on rear or side lot lines should be provided for utilities where necessary and shall be at least 10' wide, if applicable.
5. Chapter 23.06(3): The minimum right-of-way width for collector streets is 70 feet. Confirm with City Staff if an additional 2 feet of right-of-way should be dedicated.
6. Confirm with City Staff if portions or all of the alley should be vacated along the development.

PC15 -0196 Museum Apartments, 101 W. Main Street – 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. Storm water management plan and Agreement, if applicable.
 - c. 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.
 - d. 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.
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

Grading and Erosion Control Plan Sheet 1 of 2

1. The erosion control plan should be updated to comply with City Ordinance 32.09.
2. Show existing street lights.
3. No curb and gutter through sidewalk. Use driveway detail.
4. Spot grades should be added at back of walk, face of walk and curb and gutter through driveway.
5. Spot grades should be added where matching private sidewalk to public sidewalk.
6. Dimension proposed drives and approaches.
7. Show spot grades on Martin Street for proposed driveway.

8. The City will be likely reconstructing this section of Main Street next year. Contact City Staff to coordinate the proposed site development layout with the Main Street drawings.
9. Two driveways are proposed on Martin Street which are located very close. The traffic movements should be reviewed.
10. Two driveways are proposed on Main Street which are located very close. The traffic movements should be reviewed. Confirm what the intent of the U-shape driveway is proposed to be.
11. The feasibility to vacate portions or all of the alley should be reviewed.
12. Confirm setbacks along alley for stairwell.
13. Confirm if the shown sanitary sewer laterals were located by televising records.
14. Cap off sanitary laterals in accordance with City Ordinance that are not needed for immediate development.
15. Existing easements on the site should be shown including source documentation.
16. Confirm with City Engineering Staff if alley or a portion of the alley behind the development site should be vacated as part of the project approval.
17. Adequate snow storage areas along the alley should be provided.
18. Confirm with City Staff if portions or all of the alley should be vacated along the development.
19. Proposed storm water facilities should be shown if applicable.
20. Show sawcut lines at public streets, alleys and sidewalk.
21. A note should be added: Repair limits in street will be determined in field at the time of permanent repair.
22. The concrete sidewalk at the apron and the apron should be 7 inch thick concrete sidewalk.
23. Show grades for match point of curb removal and replacement.
24. Show spot grades for sidewalk.
25. Public street specifications will need to be added.
26. 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.
27. Add City driveway detail. Indicate 7 inch thick concrete.
28. Add City standard curb and gutter detail.
29. Confirm that adequate parking exists on site for the proposed residential and commercial uses. If on site parking is not provided, provide parking agreement for site commercial uses.

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)(xiv): The dates for the grading work should be added to the Drawing.
8. 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.
9. 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.
10. The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each unit.

Plat of Survey Sheet 1 of 1

1. Show existing property corners.