



January 17, 2017

Maria Pandazi, City Planner
City of Waukesha
201 Delafield Street
Waukesha, WI 53188

RE: Panda Express
Sunset Drive & Tenny Avenue
Commercial Final Plan Review Submittal
PC16-0088

Dear Ms. Pandazi:

We are in receipt of the review comments, dated November 9, 2016 from the City Administrator, the Public Works Department, the Fire Department and the Water Utility Department regarding the above subject project. In response to your comments, we offer the following.

City Administrator Cover Sheet: dated November 9, 2016

Comment 1: Staff recommends preliminary approval of the site plan and architectural review with the condition that the landscaping plan be enhanced, the north elevation be improved, grading plan include proposed topo lines, a new CSM be created for the new outlot configuration, and all comments from the Engineering Dept., Fire Dept. and Water Utility be addressed

Response: The requested revisions have been completed. The proposed CSM has been updated to include both Lot 2 and Lot 3 in order to shift the shared lot line between the lots. The Lots will remain as Lot 2 and Lot 3, only their areas will change. The proposed CSM has been enclosed. Responses to the Engineering Dept, Fire Dept, and Water Utility comments are noted below.

Department of Public Works – Engineering Comments: dated November 9, 2016

Comment 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. Impact fees
 - ii. Letter of Credits

- 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. Sanitary Sewer Lateral Video (post construction)
- d. Waukesha Water Utility approval.
- e. Development agreement will be needed for project.

Response: These items will be submitted prior to construction (a., b., d., e.) or after construction (c.).

- 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 Construction Permit.
 - c. City of Waukesha Storm Water Permit.
 - d. Private sanitary sewer approval.

Response: Copies of the required permits will be forwarded to the city as they become available, prior to construction.

Sheet C0.0 Title Sheet

- Comment 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.

Response: Applicable plans are signed and sealed.

Sheet C-1 Layout Plan

- Comment 1: Provide turning movement analysis for fire trucks, delivery trucks through parking lot.

Response: An exhibit for a WB40 delivery truck has been enclosed.

- Comment 2: Confirm with City staff whether cross-access to the adjoining lot to east should be provided.

Response: Cross-access to the lot to the east has not been proposed.

- Comment 3: Correct the existing lot numbers shown on Plan.

Response: The existing lot numbers shown on the plan were corrected. See Sheet C1.0 Layout Plan.

- Comment 4: Confirm intent of proposed Lot 2B. A CSM will be needed to subdivide lots.

Response: A CSM to change the shared lot line between Lot 2 and Lot 3 has been prepared. The lots will remain as Lot 2 and Lot 3 as shown on the latest proposed CSM.

Comment 5: Provide copies of existing cross-access easements on adjoining parcels for City filing.

Response: Panda is working with Meijer on the agreements and they will be provided to the City upon completion.

Comment 6: The dumpster enclosure is in the building setback area. Please confirm.

Response: The dumpster enclosure was shifted out of the building setback area. See Sheet C1.0 Layout Plan.

Comment 7: Provide on-site cross-access easements to adjoining parcels subject to final parking lot layout. Prepare documents for City review and approval. Developer to record access easements after City approval.

Response: Panda is working with Meijer on these agreements and they will be provided to the city upon completion.

Sheet C-2 Grading Plan

Comment 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: Not applicable, there is no basement proposed.

Comment 2: Basement floor to be 1 foot above the seasonal high water table.

Response: Not applicable, there is no basement proposed.

Comment 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: Access drive was added to the plan along with a note. See Sheet C2.0 Grading and Stormwater Management Plan.

Comment 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 were added to the plan along with a note. See Sheet C2.0 Grading and Stormwater Management Plan.

Comment 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 was added to the plan. See Sheet C2.0 Grading and Stormwater Management Plan.

Comment 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 was added to the plan. See Sheet C2.0 Grading and Stormwater Management Plan.

Comment 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 was added to the plan. See Sheet C2.0 Grading and Stormwater Management Plan.

Comment 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 was added to the plan. See Sheet C2.0 Grading and Stormwater Management Plan.

Comment 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 was added to the plan. See Sheet C2.0 Grading and Stormwater Management Plan.

Comment 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: Location of utility structures shown on Sheet C2.0 Grading and Stormwater Management Plan. Utility pipes and easements shown on Sheet C3.0 Utility Plan and note #18 has been added to C2.0. Buried utility cross-sections will be provided on final engineering construction documents prior to construction.

Comment 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 was added to the plan. See Sheet C2.0 Grading and Stormwater Management Plan.*

Comment 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 were added accordingly to the plan. See Sheet C2.0 Grading and Stormwater Management Plan. Additional detailed construction notes will be provided on final engineering construction documents prior to construction.*

Comment 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: *All proposed easements were added to the plan and setbacks are in compliance. See Sheet C3.0 Utility Plan.*

Sheet C-3 Utility Plan

Comment 1: Show existing underground pipes on site and adjoining site and in public right of ways.

Response: *Existing underground pipes were added to the plan. See Sheet C3.0 Utility Plan.*

Comment 2: Convey easement for private sanitary sewer lateral to Lot 2 to east. Provide documentation to City prior to issuance of building permit.

Response: *Proposed easement and piping/structures for private sanitary sewer lateral extension to Lot 3 was added to the plan. See Sheet C3.0 Utility Plan.*

Comment 3: A proposed storm sewer easement is shown. Provide City a digital copy of final easement for filing prior to issuance of building permit.

Response: *Proposed easement documents will be provided under separate cover, upon completion.*

Comment 4: Provide specifications for lateral construction.

Response: Invert elevations, pipe slopes, and material specifications were added to the plan. See Sheet C3.0 Utility Plan. Detailed specifications and details will be provided on final engineering construction documents prior to construction.

Storm water Management

Comment 1: Verify curve number does not exceed design curve number for site.

Response: Proposed impervious of 80% was permitted in the approved stormwater report for Meijer (prepared by GreenbergFarrow, dated June 11, 2014). The proposed site consists of 70% impervious area. See enclosed Impervious Exhibit.

Fire Department – Comments: dated November 9, 2016

Comment 1: Per City of Waukesha Municipal Ordinance 21.07 and the State of Wisconsin Building Code, any assembly occupancy with a capacity of 100 persons or more will be required to be fully protected by an automatic fire sprinkler system.

Response: Building was confirmed to not have a capacity of 100 persons or more, therefore not requiring a fire sprinkler system.

Waukesha Water Utility – Comments for the Plan Commission: dated November 9, 2016

Comment 1: There are two (2) water mains on Tenny Avenue which are from two separate pressure zones. Due to minimum pressure requirements, this development is required to tap from the western-most water main in Tenny Avenue, which is an 8-inch water main on the Southeast Pressure Zone.

Response: Water connection was changed to the existing stub that was anticipated to serve this lot, located in the northeast corner of the existing Lot 2. We have confirmed with Waukesha Water Utility staff that this is appropriate as long as an easement is provided over the portion of Lot 2 that will be combined with Lot 3. Proposed easement shown on Sheet C3.0 Utility Plan.

Comment 2: The designer/owner will need to complete the Water Service – Connections and Meters Application from the website and return it and the associated fee to the Waukesha Water Utility. If a fire line/water lateral service is needed then it will need to be a minimum of 6” Ductile Iron Pipe, Thickness Class 52 or PVC pressure class 200 (DR-14).

Response: The water service application will be filled out and submitted under separate cover prior to construction. The proposed building does not require fire protection sprinklers as noted in response to Comment #1 of the Fire Department. As such, a 2 inch water service is proposed to serve the building.

Comment 3: The tap shall be installed with an 8”x6” tapping sleeve and 6” tapping valve and valve box (to be supplied and installed by Waukesha Water Utility). The

contractor shall perform excavation to the main, provide trench, shield, and means for lowering tapping machine.

Response: Not applicable per the response to Comment #2 above.

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, appearing to read 'Matt Vogel', is written over the typed name.

Matt Vogel
Design Engineer

Enclosures

cc: Kevin Lahner, City Administrator – City of Waukesha
Rich Abbott, Finance Director – City of Waukesha
Brian Running, City Attorney – City of Waukesha
V3 File