

Project Reviews

City of Waukesha

Project Number: SPAR16-00142

Description: **Fields Auto Waukesha (Final)**

Applied: **12/28/2016**

Approved:

Site Address: **1901 E MORELAND BL**

Closed:

Expired:

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

Status: **UNDER REVIEW**

Applicant: **The Redmond Company**

Parent Project:

Owner: **LRG LLC**

Contractor: **<NONE>**

Details:

PC16-0117

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
1/5/2017	1/11/2017	1/5/2017	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	No Comments
Notes:						
1/5/2017	1/10/2017	1/5/2017	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
Notes: No Comments						
1/24/2017	1/31/2017	2/2/2017	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	No Comments
Notes:						
1/24/2017	1/27/2017	2/2/2017	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
Notes:						
Review Group: AUTO						
12/28/2016	2/2/2017	2/2/2017	Building Inspection	Michael Mazmanian	REVIEW COMPLETE	no comments
Notes:						
12/28/2016		1/6/2017	Fire	Brian Charlesworth		
Notes:						

Project Reviews

City of Waukesha

12/28/2016	1/6/2017	1/6/2017	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	See notes
<p>Notes:</p> <p>General</p> <p>1. The following items should be submitted:</p> <p>c. 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.</p> <p>d. 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.</p> <p>2. Permits will be needed for the project, including, but not limited to:</p> <p>a. City storm water/erosion control permit</p> <p>b. City street construction permit</p> <p>c. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit., if applicable.</p> <p>d. Confirm if Wisconsin DOT permit is needed for project work. Provide copy for City filing.</p> <p>Sheet G000</p> <p>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.</p> <p>Sheet T 1.0</p> <p>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.</p> <p>2. Add dates to Drawings.</p> <p>3. 2. The CSM shall be recorded prior to issuance of the building permit.</p> <p>Sheet C1.0 Existing Conditions and Demolition</p> <p>1. No comments.</p> <p>Sheet 2.0 Site Plan</p> <p>1. Confirm using turning templates that City fire trucks, and delivery trucks can adequately drive around the site.</p> <p>2. Confirm parking lot sideyard setbacks are met.</p> <p>Sheet 3.0 Grading and Erosion Control Plan</p> <p>1. Add proposed contours.</p> <p>2. Confirm existing drainage patterns are maintained.</p> <p>3. Several proposed retaining walls are shown directly adjacent to existing lot lines. Confirm adequate area is available for turf and wall maintenance.</p> <p>4. Confirm drainage paths from tributary areas along side lot lines is maintained and not pushed onto adjoining properties. Provide drainage basin maps to document.</p> <p>5. Confirm how runoff is captured at E. Moreland Drive.</p> <p>6. Confirm that runoff is adequately conveyed past building on adjoining parcel at southwest corner of property.</p> <p>7. The grade is being raised approximately 13 feet at the edge of the new parking lot at the northeast corner of the property. The drainage path along the east lot line should be centered on the lot line. Label contour elevations on adjoining properties to east and west.</p> <p>8. The proposed building is shown crossing existing utility lines to building on adjacent property to west. Provide documentation that easement and lines are relocated.</p> <p>9. Show proposed grading for future sidewalk along E. Moreland. The terrace should be 2% cross slope and sidewalk should be 1.5% cross slope. The future sidewalk lines should be shown on plan with BOW spot grades.</p> <p>10. Per City standard, proposed sidewalk should be installed across the driveway approach. Add City driveway detail to drawings.</p> <p>11. Show accessible ADA route to future City sidewalk location.</p> <p>2. 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.</p> <p>3. The erosion control plan should be updated to comply with City Ordinance 32.09.</p> <p>4. 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.</p> <p>5. Show inlet protection, silt fence, etc.</p> <p>Sheet 5.0 to 5.3 Construction Details</p> <p>1. Update construction sequence.</p> <p>Confirm that adequate parking spaces are reserved for employees.</p>						

Project Reviews

City of Waukesha

12/28/2016	2/2/2017	1/6/2017	Planning	Doug Koehler	REVIEW COMPLETE	
Notes: All comments from preliminary SPAR have been addressed.						
12/28/2016		1/12/2017	Planning Commission	Doug Koehler		
Notes:						
12/28/2016	2/2/2017	1/6/2017	Water Utility	Chris Walters	REVIEW COMPLETE	
Notes: From preliminary SPAR submittal: Records indicate the existing service is an existing 2" copper service and a 6" fire suppression service to the property.						
Review Group: FIRST REVIEW						
1/5/2017	1/6/2017	1/5/2017	Sanitary Sewer	DAVID BUECHL	ADDITIONAL INFO REQUIRED	See notes
Notes: 1. Add notes as listed below. 2. Televisе sanitary sewer lateral after construction and provide video to City Engineering for review and approval. 3. Reuse inside drop to City standards at connection to manhole. 4. Rebuild chimney to City standards and specifications. Prorings are required for chimney rings. City Engineering staff can send specifications to Engineer to add to Drawings. 5. Add sanitary sewer lateral specifications for connection.						
1/5/2017	1/6/2017	1/5/2017	Stormwater	DAVID BUECHL	ADDITIONAL INFO REQUIRED	See notes
Notes: Sheet AS-100 1. A storm water management plan and DNR NOI permit are needed for the site development.						
1/5/2017	1/11/2017	1/5/2017	Street Design	Margaret Liedtke	REVIEW COMPLETE	
Notes: C 3.0 – How will a handicap person access the sales building? Is there a curb ramp not shown? C 5.1 – Where is the bike path pavement going? C 5.1 – The proposed thickness for the Bituminous Pavement Drives (4-Inches) and Bituminous Pavement Parking Lot (3-Inches) seem a little thin, would recommend 5-Inches in the drives and 4-Inches in the parking lot. C 5.3 - Detail for Handicap striping – color should be white. COMPLETED COMMENTS (MAL 1/11/17): C 2.0 – Is the number of handicap parking stalls correct for the number of different operations? The parking lot layout on the proposed Preliminary Landscape plan does not match the other parking lot drawings.						

Project Reviews

City of Waukesha

Review Group: SECOND REVIEW

1/24/2017	1/24/2017	1/24/2017	Stormwater	DAVID BUECHL	REVIEW COMPLETE	See notes
-----------	-----------	-----------	------------	--------------	-----------------	-----------

Notes:

1. Provide digital copy of storm water management plan.
2. Provide digital copy of DNR NOI permit.
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. Catch basins should have 2-foot sumps.
5. Confirm if dewatering requirements, and diversion berms are included in erosion control plan.
6. 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.
7. Cost estimates for the installation of proposed storm water BMPs shall be provided.
8. A free discharge is modeled for discharge into the storm sewer in Moreland. The tailwater elevation of the existing storm sewer should be determined and it's impact taken into consideration as a tailwater for the storm water design.
9. Show emergency overflow route through site.
10. 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.
11. 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.
12. Confirm if off-site tributary areas are passing through the site. A basin map should be provided to document the impact of the off-site basins. If off-site areas are passing through the site, then the impact of the on-site storm water facilities should be reviewed and included.
13. Show time of concentration paths on basin maps.
14. The existing and proposed site time of concentrations are shown as 6 minutes and as user defined. Confirm what the actual time of concentration would be for both cases.

1/24/2017		2/2/2017	General Engineering	David Buechl		
-----------	--	----------	---------------------	--------------	--	--

Notes:

1/24/2017		2/2/2017	Sanitary Sewer	DAVID BUECHL		
-----------	--	----------	----------------	--------------	--	--

Notes:

1/24/2017	1/24/2017	2/2/2017	Street Design	Margaret Liedtke	REVIEW COMPLETE	See notes
-----------	-----------	----------	---------------	------------------	-----------------	-----------

Notes:

C 3.0 – How will a handicap person access the Volvo sales building? Is there a curb ramp not shown?

C 5.1 – Where is the bike path pavement going?

C 5.1 – The proposed thickness for the Bituminous Pavement Drives (4-Inches) and Bituminous Pavement Parking Lot (3-Inches) seem a little thin, would recommend 5-Inches in the drives and 4-Inches in the parking lot.

C 5.3 - Detail for Handicap striping – color should be white.