



DEPARTMENT OF PUBLIC WORKS

Fred Abadi, PhD, PE, Director

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ENGINEERING COMMENTS FOR PLAN COMMISSION AGENDA Wednesday July 13, 2016 **REVISED**

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#16-1016 Minutes for the Meeting of June 22, 2016.

- V. Consent Agenda
- VI. Business Items

PC16-0054 La Casa de Esperanza, Concordia Avenue – Street Vacation

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.
- ~~2. Submit all vacation / discontinuance of right of way documents to City for review and approval.~~
 - a. The vacation documents appear to adequately include the right of way lands intended to be vacated and discontinued by the City.
- ~~3. The full length of Concordia Avenue should be vacated as part of approval of this project.~~
 - a. The existing lot at 1001 Caroline Street has a driveway that currently meets Concordia Avenue. La Casa will need to meet with this owner and determine how they prefer to have their future driveway

ENGINEERING DIVISION
 Alex Damien, P.E.
 City Engineer
 130 Delafield St
 Waukesha, WI 53188
 262-524-3600
 Fax – 262-524-3898

MUNICIPAL PARKING SERVICES
 Patti Cruz
 Parking Supervisor
 241 South St
 Waukesha, WI 53188
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STREETS DIVISION
 300 Sentry Dr
 Waukesha, WI 53186
 262-524-3615
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WASTEWATER TREATMENT PLANT
 Jeff Harenda
 WWTP Manager
 600 Sentry Dr
 Waukesha, WI 53186
 262-524-3625
 Fax – 262-524-3632

WAUKESHA METRO TRANSIT
 Brian Engelking
 Transit Director
 2311 Badger Dr
 Waukesha, WI 53188
 262-524-3594
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~~configured. The driveway can either access Caroline via an access easement on La Casa property or La Casa can construct a new driveway on the north half of the vacated portion of Concordia Street to connect to Caroline Street. The La Casa driveway will then need to be shifted south onto La Casa property with their own driveway access.~~

- ~~b. It appears that the new driveway would be located on the north half of the vacated Concordia. Provide copy of purchase agreement to verify La Casa owns the land that the driveway would be located on.~~
- ~~4. Confirm ultimate boundary of La Casa lands and CSM. Confirm if La Casa will purchase the north half of Concordia Avenue if the vacation occurs. If no, the boundary description of the parcel to the north will need to be updated simultaneous to the vacation occurring.~~

PC16-0040 La Casa de Esperanza Charter School, 410 Arcadian 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.

Certified Survey Map

1. Chapter 236.20(2)(f) as referenced by 236.34(1)(c): Existing easements should be shown, if applicable. Confirm that a title report with easement search has been obtained.
2. The document used to determine the railroad right-of-way line location and width should be listed.
3. If applicable, 23.06(3)(g): Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least 10' wide.
4. Confirm ownership of existing storm sewer that is shown to be located under existing building. Provide copy of existing recorded easement for City review and filing. If the pipe is owned by the City, the City storm sewer should be relocated around building if located under building.
5. Show all existing easements on site. If existing, show City Storm sewer easement. City to confirm if storm sewer easement is needed for pipe along railroad right-of-way. If an easement is needed, convey storm sewer easement to City if no recorded storm sewer easement exists. Confirm if this storm sewer pipe is owned by the railroad and only drains the railroad right-of-way.
6. Add 20 foot x 20 foot vision corner easement at intersection of railroad right of way and Arcadian Avenue on updated CSM.
7. The full vacation process of of Concordia Avenue should occur prior to City approval of the CSM.

8. Confirm ultimate boundary of CSM includes lands to be purchased by La Casa that were vacated. ~~Confirm if La Casa will purchase the north half of Concordia Avenue if the vacation occurs. If yes, the CSM will need to be updated. If no, the boundary description of the parcel to the north will need to be updated.~~

PC16-0041 La Casa de Esperanza Charter School, 410 Arcadian Avenue – Final Site Plan & Architectural Review

La Casa de Esperanza Charter School, Final Site Plan and 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.
 - c. Sewer lateral video. 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.
 - d. Certified Survey Map. The City has received the DRAFT CSM to combine the existing parcels into one lot. The CSM would also be used to attach the potential areas of Concordia Avenue to be vacated to the parent lot.
 - ~~e. Vacation documents for Concordia Avenue.~~
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. Confirm area of site disturbance is over 1 acre.
 - b. City of Waukesha Storm Water Permit
 - c. Private sanitary sewer approval

Cover Sheet

- ~~1. Gittner Place is shown as a public right of way in the site on the location map. Confirm that Gittner Place has been formally vacated as a City public right of way. Provide recorded document for City filing.~~

Sheet 1-Site Plan

- ~~1. Improvements are shown south of Arcadian Avenue on this submittal. We understood that only improvements located north of Arcadian Avenue, east of Carol Street, west of the Canadian National Railroad and south of Concordia Avenue were proposed at this time. The proposed improvements located outside of the area described above should be removed from the plan set.~~
- ~~2. Confirm if this document is intended to be a Property Survey or a Proposed Site Plan or Existing Site Plan. Depending on the intent, the document should follow the applicable requirements.~~

Demolition Plan C-101

- ~~1. Label limits of storm sewer pipe removals. Show easement boundaries.~~
- ~~2. Confirm if any additional pipe removals should be added to Drawing.~~
3. Add note to drawing stating, "Final pavement removal locations to be marked in field prior to paving by City of Waukesha Engineering representative."
4. Add note: The sanitary sewer lateral connection to the main should be abandoned in accordance with City specifications. The City should be notified for inspection of the work.
 - a. List sewer main and lateral abandonment specifications on Drawings.

Site Plan C-102

- ~~1. This site plan is the second site plan in the Drawing set. Please confirm the intent of having two site plans and which plan is correct.~~
2. Provide turning movement analysis for fire trucks, delivery trucks through parking lot.
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. Sidewalk cross slope should be 1.5%.
- ~~5. Concordia Avenue is an existing public right-of-way. City requirements should be followed for design, layout, specifications, and construction.~~
- ~~6. A driveway approach is shown at the intersection of Caroline Street and Concordia Avenue. Driveway approaches are typically not located at City street intersections.~~
- ~~7. The City driveway approach detail should be added.~~
- ~~8. The full length of Concordia Avenue should be vacated as part of approval of this project.~~
 - a. The existing lot at 1001 Caroline Street has a driveway that currently meets Concordia Avenue. La Casa will need to meet with this owner and determine how they prefer to have their future driveway configured. The driveway can either access Caroline via an access easement on La Casa property or La Casa can construct a new

~~driveway on the north half of the vacated portion of Concordia Street to connect to Caroline Street. The La Casa driveway will then need to be shifted south onto La Casa property with their own driveway access.~~

- ~~b. It appears that the new driveway would be located on the north half of the vacated Concordia. Provide copy of purchase agreement to verify La Casa owns the land that the driveway would be located on.~~
- ~~9. Confirm ultimate boundary of La Casa lands and CSM. Confirm if La Casa will purchase the north half of Concordia Avenue if the vacation occurs. If no, the boundary description of the parcel to the north will need to be updated simultaneous to the vacation occurring.~~
10. Proposed work is shown on private property along Concordia Avenue. A temporary construction easement should be provided to the City for filing.
11. Show sawcut lines at public streets, alleys and sidewalk.
12. Show grades for match point of curb removal and replacement.
13. Add City standard curb and gutter detail.
14. Show proper ADA ramp detail.
15. Show dimensions between curb and sidewalk in r.o.w.
16. 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.
17. A minimum 1-foot vertical separation between the seasonal high groundwater table elevation and the basement floor surface should be included in the design.
18. 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.
- ~~19. Remove south driveway approach along Caroline.~~
20. A trench patch is shown in Caroline Street. The patch should be removed because the storm sewer should be moved onto private property behind the sidewalk.

Site Geometric and Traffic Control Plan C-103

1. Confirm if existing street signs are located along street. If not, street signs should be added.
2. A note states existing street sign to remain. The public street sign should be removed and provided to City Garage.

Site Grading Plan C104

1. The City does not want new storm sewer installed in Caroline Street. The site drainage should be connected to a storm sewer pipe on private property.
2. Confirm patterns of drainage basins through site.

3. Add sidewalk spot grades and slopes.
4. The grades shown on the plan do not appear to show that all runoff will be drained to the storm sewer.
5. Show spot grades for sidewalk.
6. Confirm grades, slopes and ramps along accessible walk ways.
7. The cross slope of the public and private sidewalk should be designed at 1.5% cross slope.
8. The longitudinal slope of the private sidewalk should be adjusted to less than 5% slope.

Site Utility Plan C105

1. Confirm ownership of existing storm sewer that is shown to be located under existing building. This storm sewer appears to be privately owned by La Casa.
2. Show all existing easements on site.
3. Confirm if this storm sewer pipe is owned by the railroad and only drains the railroad right-of-way.
- ~~4. Unused sanitary sewer laterals in Caroline Street should be abandoned at main in accordance with City specifications.~~
5. ~~The City recently received a Demolition Permit Application for the La Casa owned house on the north side of Concordia Avenue. The public sanitary sewer only serviced this property.~~ This sanitary sewer pipe in Concordia Avenue should be bulkheaded at the intersection of Concordia Avenue and Caroline Street and the remaining pipe and manhole should be abandoned in accordance with City requirements.
6. Show design information and specifications for sanitary sewer lateral extensions and connections.
7. Confirm if any areas of existing flooding are located on the property.
- ~~8. A catch basin is located in the railroad right of way. Please confirm need for catch basin through contours, grades, etc.~~
9. Prepare storm sewer design calculations and a basin map for storm sewer.
- ~~10. Confirm need for storm sewer within Caroline Street area.~~
11. Confirm if existing on-site storm sewer is properly sized.
12. An existing low area exists on site along railroad. Confirm extent of ponding area.
13. The City records show additional storm sewer located north of what is shown. Please confirm that all existing below ground pipes are shown on Drawing.
 - a. Determine if proper drainage is occurring behind the existing homes along Caroline Street. It appears that a low spot located north of Concordia Avenue exists.
14. The City does not want new storm sewer installed in Caroline Street. The site drainage should be connected to a storm sewer pipe on private property.

Site Erosion Control Plan C106

1. The erosion control plan should be updated to comply with City Ordinance 32.09.

Site Details Plan C107

1. No comments.

Site Details Plan C108

1. No comments.

Site Details Plan C109

1. No comments.

Site Details Plan C110

1. No comments.

Landscape Plan L101

1. Show railroad vision corner easements.

Landscape Plan L102

1. No comments.

General Storm Water

- ~~1. Since the initial submittal of this project, the Applicant has also submitted for approval the development of the School site across Arcadian Avenue. As stated in the email to Engineer Bradley Jors of Kapur on March 21, 2016, this site should be looked at as one development as a whole with the La Casa School site located north of Arcadian and not individual sites in regards to storm water. It appears that the total impervious area is decreasing. Please confirm and provide documentation for City filing.~~
 - a. Confirm how the impervious area calculation compared to the previously completed historical analysis to look at recent expansions.
2. Past flooding of the railroad tracks has occurred adjoining this site. The Engineer should model the existing storm sewer to verify the extent of existing flooding during the 2-year, 10-year, and 100-year storm events. Confirm that increased flooding will not occur. Efforts should be made to minimize flows and flow rates directed from this site to the existing storm sewer. Confirm if ponding areas for localized flooding storage around railroad right of way are proposed to be filled. The localized flood storage areas should be preserved. Drainage easements may be needed. Please confirm.
 - a. ~~32.10(d)(6.)F. Open channels. All open channel drainage systems shall at a minimum be designed to carry the peak flows from a 10-year, 24-hour design storm using planned land use for the entire contributing watershed area. Side slopes shall be no steeper than 3h:1v unless otherwise approved by the Authority for unique site conditions. Open channels that carry runoff from more than 130~~

~~acres shall at a minimum be designed to carry the peak flows from a 25-year, 24-hour design storm.~~

- i. Confirm and show overland drainage paths through site.
3. 32.10(d)(6.)B. Site grading. Site grading shall ensure positive flows away from all buildings, roads, driveways and septic systems, be coordinated with the general storm water drainage patterns for the area, and minimize adverse impacts on adjacent properties.
 4. 32.10(d)(6.)A. Drainage easement. Perpetual drainage easements or other deed restrictions shall be recorded on the property to preserve major storm water flow paths. Covenants in these areas shall not allow buildings or other structures and shall prevent any grading, filling or other activities that interrupt or obstruct flows in any way. Covenants shall also specify maintenance responsibilities and authorities in accordance with section 32.12.
 - a. Show overland drainage path arrows for railroad right of way area and that railroad right of way areas will drain with parking lot addition.
 5. 32.10(d)(6.)G. Storm sewers. All storm sewers shall be designed in accordance with the City of Waukesha's technical standards and specifications.
 - a. The appropriate tailwater elevations should be used.

Storm Water Management 2A

1. Edit the hatch patterns so the different areas are more legible.
2. This set includes Sheet C102 which is not included in the hatch pattern analysis. Please confirm.

Storm Water Management 2B

1. Edit the hatch patterns so the different areas are more legible.
2. This set includes Sheet C102 which is not included in the hatch pattern analysis. Please confirm.

Storm Water Management 3

1. Edit the hatch patterns so the different areas are more legible.
2. This set includes Sheet C102 which is not included in the hatch pattern analysis. Please confirm.

Site Plan C102

1. There are two sheet C102's. Please confirm.
2. The storm water impervious analysis did not include this area. Please confirm.
3. Proposed work is shown on land not currently owned by La Casa. Please confirm.

4. A driveway connection is shown to an adjoining property. The recorded access easement should be prepared, submitted for review, approved and recorded prior to approval of the Drawings.

Storm Water Management Plan

1. Design computations for water quality will be needed.
2. A storm water facility maintenance agreement is needed for the underground water quality structure. A City template can be sent to the Engineer.

PC16-0053 Burger King, 1190 W. Sunset Drive, Suite 114 – 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.
 - 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. Post construction Sanitary Sewer Lateral Video
 - d. Waukesha Water Utility approval.
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. Private sanitary sewer approval.

Sheet 1.0 Site Plan

1. A drive through is being added that does not exist today. The developer shall submit a technical memorandum for constructing a fast food restaurant and drive-through identifying the traffic impacts generated for this site use and parking lot layout which is different use than the land use in the original TIA.
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. Provide turning movement analysis for fire trucks, delivery trucks through parking lot.
4. Show existing underground pipes on site and adjoining site, and in public right of ways.

5. Confirm if grease trap added to drawing.
6. Provide site plan in accordance with City Ordinances. The plan should include contours and spot grades.
7. Show sawcut lines.

Sheet C-2 Grading and Erosion Control Plan

- ~~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. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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;
10. 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;
11. 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;
12. 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;

Traffic Study

1. “It is unclear if the building in question as been previously approved with a drive through. The original traffic study from 2007 does not show a drive through for this building. The City will require the developer to submit a technical memorandum for constructing a fast food restaurant with a drive-through and identifying the traffic impacts generated for this site use and also review the existing parking lot layout to see if a drive through for this type of restaurant will be able to accommodate the flow of traffic and parking needs for patrons.”

PC16-0052 Escape Chambers Jr., 2246 W. Bluemound Road – Conditional Use Permit

1. The following items should be submitted:
 - d. 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
 - e. 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.
 - f. Sanitary Sewer Lateral Video
 - i. 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.

PC15-0240 CFT Waukesha, 2720 N. Grandview Blvd. – 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. 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
 - d. Property Survey per Wisconsin Administrative Code AE-7
 - e. Erosion Control Plan per City Ordinance
 - f. Certified Survey Map (CSM). A CSM is needed to update the boundary description and remove the historical lot lines in this parcel.
 - g. Developer's Agreement
 - h. Waukesha Water Utility Approval
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. State of Wisconsin Department of Safety and Professional Services Sanitary Sewer approval
 - e. Waukesha County approval
3. A preconstruction meeting is needed prior to starting work.
4. As-builts will be needed for:
 - a. Public sanitary sewer and storm sewer.
 - b. Storm water facilities

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. Chapter 32.10(d)(6)(B) as referenced by Chapter 32.09(c)(17): Site grading should ensure positive flows away from all buildings, roads, driveways, and be coordinated with the general storm water drainage patterns for the area, and minimize adverse impacts on adjacent properties.
3. Show proposed contours, existing spot grades and proposed spot grades in parking lot.
4. Show correct lot line locations.
5. Show grease trap, sanitary sewer lateral and connection to City main. Show all removal notes.
6. Show driveway removal locations and parking lot removal from public right of way.
7. Show public street improvement removals.
8. The specifications should be listed for removing the sanitary lateral connected to the City sewer. Contact City staff for details.

Sheet C2

1. 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.
 - a. Label each driveway width.
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. These easements shall permit the utilities to extend their services within this area.
3. Show vision corner easements.
4. Confirm airport height restrictions are met.
5. Show handrail.
6. Show ADA access to public street.
7. Confirm if bus stop should be added with City transit.
8. Show public street improvement work.
9. The precise limits of pavement and curb removal should be indicated on this sheet.
10. Indicate removal of northern driveway on Grandview Blvd, including curb and gutter and possibly sidewalk depending on slope/condition, etc.
11. Based on the utility connections for the north building, it appears there will be additional sidewalk removal along Grandview Blvd. These limits should be indicated.
12. The storm sewer easement is noted as 15' wide. This does not appear accurate based on the size shown.

Sheet C3

1. Chapter 32.10(e)(8): Location of soil evaluations with surface elevations and unique references to supplemental soil evaluations report forms in accordance with section 32.11(e).
2. Erosion control plan should comply with City Storm water Ordinance 32.09.
3. Show overland drainage paths through site.
4. The north building appears to be much higher than the existing building. Please confirm. It appears that the first floor elevation should be lowered several feet.
5. It appears that the south building first floor elevation should also be lowered. Please confirm elevation with City Staff.
6. Storm sewer is shown connecting to pipes to west. Provide easement document copy to City and confirm this site can drain to easement.
7. The exact locations for inlet protection are difficult to determine. Please show more clearly.
8. At each building, provide greater detail for the grading transition from the handicap parking area to the building entrance to insure proper accessible sloping is provided.

Sheet C4

1. 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. Show grease trap design locations.
3. Specifications for connecting to the City's sanitary sewer will need to be added to the Drawings.
4. Show existing and proposed storm sewer.
5. Show downstream storm sewer sizing and locations.
6. The existing sanitary manhole downstream of the proposed connection point indicates all 8" sewers. However the connection note indicates connecting to a 6" sewer stub.
7. Sanitary MH #1 and #2 indicate 8" sewer lines but the notes for the adjacent sewers callout 6" sewers.
8. Provide information for the water quality structure (diameter, material, inverts at key locations, etc.)
9. The outlet pipe from the water quality structure is noted as an 18"; however the invert callout at the structure indicates a 12".
10. Storm CB #5 has a sump elevation only 0.1' lower than the outlet pipe.

11. It appears the dumpster locations are proposed for asphalt. Is this correct?

Sheet C5

1. Provide a more detailed cross-section for the water quality structure (material, backfill, elevations, etc).
2. Show storm manhole detail although none appears to be proposed.
3. Provide sanitary manhole detail.

CSM

1. 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.
2. 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.
3. The proposed storm water facility easements should be shown on the CSM. Add note to reference easements to a separately recorded document.

TRAFFIC STUDY REVIEW COMMENTS

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. The report should be stamped and signed by a Professional Engineer licensed in the State of Wisconsin.
2. Traffic Study was completed while Good Harvest Store area is empty – was anything added to compensate for the vehicle trips that store could generate? (MAL 9/21/2015)
3. Node 204 Grandview Boulevard & South Driveway – Was the possibility of adding a deceleration lane evaluated? Personal experience that turning into South Driveway and the Walgreens Driveway vehicles in the platoon do not want to slow down for someone turning to those driveways. (MAL 9/21/2015)
4. Additional review comments will be added after a detailed review of the Traffic Study is completed. The comments may be issued as part of a separate correspondence.

ROAD IMPROVEMENT SHEETS

1. Widen terrace on Grandview Blvd. and Silvernail Rd. to standard 11-Ft - 5-Ft Sidewalk with 5.5-Ft from face of walk to face of curb. (MAL)
2. Sidewalk should be designed at 1.5% to meet ADA. (MAL)
3. Use WISDOT SDD for Curb Ramp detail. Curb Ramps should align with push buttons for traffic signals. (MAL)
4. Use City of Waukesha driveway detail. (MAL)
5. Show dimensions of terrace, sidewalk, driveways. (MAL)
6. Proposed sidewalk grades should be shown every 25-Ft at face and back of sidewalk.
7. Show match grades at sidewalk. (MAL)
8. Show match grades of new concrete curb and gutter. (MAL)
9. Show approximate match limits of pavement (and grades). Add note “Pavement limits shown on the plan are approximate – actual limits will be determined in the field by the City Engineer.” (MAL)
10. Public Street lighting plan.
11. Other off-site public improvements may be required including but not limited to: signals, turn lanes, r.o.w. dedications, signage, medians, etc.

SITE IMPROVEMENT SHEETS

1. Widen terrace on Grandview Blvd. and Silvernail Rd. to standard 11-Ft -- 5-Ft Sidewalk with 5.5-Ft from face of walk to face of curb.
2. The Silvernail right-of-way appears to have a jog in the area around the northern building trash enclosure. The right-of-way limits should be examined and possibly modified as a part of this development.
3. The development should connect to the public sanitary sewer manhole located near the northeast corner of the site in the Grandview roadway. A private sewer line will need to be brought into the site to serve both buildings.
4. Confirm if recorded cross access easements exist on existing site and adjoining properties. An ALTA survey will be needed.
 - a. Confirm if easements are needed to access the site.
5. We recommend that a joint meeting with Waukesha County be held to review the traffic study review comments and requirements.
6. Water quality improvement measures will need to be incorporated in the plan.
7. A CSM will be likely needed to combine lots for this site.
8. The proposed garbage dumpster is shown in the existing public right-of-way. Proposed site facilities should be removed from this area unless the right-of-way is property discontinued in this area.
9. Confirm the addition of a vision corner easement at Silvernail Road and N. Grandview Blvd.

10. Additional right-of-way dedications may be needed depending on the street improvements that are needed.
11. Show the locations of the private sanitary sewer and laterals.
12. Confirm the airport height restrictions are met.
13. Show internal accessible pedestrian path.
14. Show dimensions of parking aisles, parking stalls, driving lanes, sidewalks.
15. Signage plan sheet.
16. Show dimensions of drive thru's

SHEET A100

1. No comments.

Storm Water Management Plan

1. 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 connection area should be included and utilizing the appropriate tailwater elevations.
2. Cost estimates for the installation of proposed storm water BMPs shall be provided.
3. The drainage basin maps should account for adjacent lands that drain runoff through the site.
4. Water quality computations should be prepared.

Transportation Improvements Summary

1. The review comments in the "Transportation Improvements Summary" should also be completed addressed by the developer.

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. Chapter 32.10(e)(12)(i): Cost estimates for the installation of the proposed BMPs.
3. 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.

4. 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.

PC16-0033 Panda Express, near 2720 N. Grandview Blvd. – Conditional Use Permit
1. No comment

PC16-0056 Linden Grove, 425 N. University Drive – 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.
 - 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
 - d. Waukesha Water Utility approval.
 - e. Certified Survey Map.
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., if over 1 acre of disturbance
 - b. City of Waukesha Construction Permit.
 - c. City of Waukesha Storm Water Permit.
 - d. Private sanitary sewer approval.

Certified Survey Map

- a. A CSM should be completed to reconfigure the lot lines since the lot lines are shown going through the existing building.

Sheet A002 Site Plan

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. The diesel fuel tank should not be located in the public sanitary sewer easement. Confirm public sanitary sewer as shown does not go through the fuel tank.

3. Show existing underground pipes on site and adjoining site, and in public right of ways.
 - a. The sanitary sewer line is shown outside the easement. Please confirm.

Sheet Grading and Erosion Control Plan

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. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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;
10. 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;
11. 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;
12. 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;