



DEPARTMENT OF PUBLIC WORKS

Fred Abadi, PhD, PE, Director

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ENGINEERING COMMENTS FOR PLAN COMMISSION AGENDA Wednesday June 24, 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 #15-2528 Minutes for the Meeting of June 10, 2015.

V. 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.

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WASTEWATER TREATMENT PLANT
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WWTP Manager
600 Sentry Dr
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WAUKESHA METRO TRANSIT
Brian Engelking
Transit Director
2311 Badger Dr
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262-524-3594
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PC15-0175 Stillwater Villas, Rivers Crossing Subdivision – Rezoning

1. No Comments.

PC15-0176 Stillwater Villas, Rivers Crossing Subdivision - PUD Amendment and 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. Condominium Plat per Wisconsin State Statute 703.
 - i. The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, Developer’s Agreement, and Bonds should be reviewed and approved prior to the Condominium Plat being finalized. If the location of any units need to be changed as a result of the approved construction drawings, the Plat should be updated to reflect the needed changes.
 - d. Waukesha Water Utility approval

Sheet T1-Cover Sheet

1. No comments.

Sheet C1.0 – Existing Site Plan

1. Existing wetlands are shown along the areas adjoining the Fox River. The date of delineation and name of the wetland delineator should be listed on the Drawing. If the delineation was completed over 5 years ago, a current wetland delineation should be completed and surveyed for addition to this Drawing.
2. The Waukesha County GIS shows existing wetlands along the west side of this property that are not shown on this Drawing. A copy of the latest wetland delineation should be submitted for review confirming the presence of no wetlands in this area. If no wetland confirmation can be submitted dated within the previous 5 years, a current wetland delineation should be completed and surveyed for addition to this Drawing.
3. A Primary Environmental Corridor is shown on the Drawing. A note stating the source of this information should be added to the Drawing.
4. A 100-year floodplain line is shown on the Drawing. A note stating the source of this information should be added to the Drawing. The elevation of the floodplain line at locations along the east lot line should be listed.
5. Existing easements on the site should be shown including source documentation.

Sheet C1.1-Proposed Site Plan

1. Buildings 1 and 4 appear to be placed within the building setback area. The buildings should be moved.
2. If wetlands are present, the buildings should be outside the wetland setbacks.
3. Adequate snow storage should be provided at the north end of the cul-de-sac.
4. Proposed easements including utility easements should be shown.

5. The Non-Disturbance Area should be labeled as a “Non-Disturbance Area Easement”. An easement document will be needed. Applicable notes describing the easement covenants, conditions, and restrictions should become part of the easement. The easement should include an access easement stating, “The City of Waukesha, or their designee are authorized access in these areas for purposes of inspecting the Non-Disturbance Easement area practices or enforcing the terms of the Easement.” A note should be added stating, “The City of Waukesha, or their designee are authorized access in the areas of the Isolated Natural Resource Areas designated on the Plat for purposes of inspecting the Isolated Natural Resource Area practices or enforcing the terms of the Isolated Natural Resource Area restrictions.”
6. Dimensions to the Non-Disturbance Easement from the lot lines should be added to the Plat so the area can be retraced in the field at a later date.
7. An access easement should be added to the Plat for the City of Waukesha or their designee to access each Non-Disturbance Easement Area for inspections. The easement note can read, “The City of Waukesha or their designee are authorized access to these areas for purposes of inspecting the Isolated Natural Resource Areas in the Non-Disturbance Area Easements or enforcing the terms of the Isolated Natural Resource Areas in the Non-Disturbance Area Easements.”

Sheet C1.2 Master Grading Plan

1. Existing storm sewer is shown on this property connecting to City storm sewer in Stillwater Circle. The same segment is shown on Sheet C1.2 with no limits indicated of existing versus proposed pipe. The invert at the end and end of pipe of the existing storm sewer pipe should be listed to confirm the limits of installation.
2. Locations of soil test pits should be shown.
3. The Non-Disturbance area within the Primary Environmental Corridor area should be labeled and protected with the appropriate boundary fencing.
4. Existing topography should be extended at least 100 feet off site.
5. A note should be added: Repair limits in street will be determined in field at the time of permanent repair.
6. The concrete sidewalk at the apron and the apron should be 7 inch thick concrete sidewalk.
7. Show grades for match point of curb removal and replacement along Stillwater Circle.
8. Show spot grades for sidewalk.
9. Show removal limits for whole street from flange to flange. The street will need to be milled and paved.

Sheet C1.3 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): Inspection requirements should be added to verify that critical elements of the plan are successfully accomplished such as protecting the wetland areas, marking and protecting trees in the Primary Environmental Corridor Areas from damage from the Contractors, installation of the rain gardens.
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)(C)(iii): Open channel design and stabilization data should be prepared to support the selected BMP(s) for stabilization.
9. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
10. 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.
 - b. Two soil borings are needed in each proposed rain garden.
11. 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.
12. The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each lot. A note on the Condominium Plat should reference to this information.
13. The Non-Disturbance area within the Primary Environmental Corridor area should be labeled and protected with the appropriate boundary fencing.

Sheet C1.4 Roadway and Storm Sewer Plan and Profile

1. Confirm that the cul-de-sac is sized properly for the City's fire trucks.

Sheet C1.5 Sanitary Sewer and Water Main Plan & Profile

1. Specifications for public sanitary sewer work should be added to Sheet C1.7.

Sheet C1.6 Construction Notes and Details

1. Add City driveway detail. Indicate 7 inch thick concrete.
2. Add City standard curb and gutter detail.

Sheet C1.7 Construction Notes and Details

1. 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 new construction. These specifications can be sent to the Engineer.
2. Chapter 32.10(e)(4)(c): A scaled cross section of the pond, soil tests, and outlet structure detail should be shown.

Landscape Plan

1. A Landscape Plan was submitted showing proposed trees and bushes around the site. Rain gardens are proposed as part of the development. Proposed landscaping of the rain gardens should be included in the Plan.

Storm water Management Plan

1. The storm water management plan was not provided on this submittal, but should be submitted.
2. 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.
3. The appropriate tailwater elevations should be used.
4. Chapter 32.10(d)(6)(G): Provide storm sewer design computations.
5. Chapter 32.10(b)(E): Impervious surfaces, such as the private drive, should drain to vegetated areas for pollutant filtering. Pretreatment should be provided for the inlet structures from the private drive prior to discharging runoff to the public storm sewer.
6. Cost estimates for the installation of proposed storm water BMPs shall be provided.
7. Chapter 32.10(d)(2): For new land development, 80% reduction in total suspended solids should be provided.
8. Chapter 32.10(d)(3): Provide infiltration compliance documentation.
9. Rain gardens should not be used for regional site storm water ponds. Infiltration or dry pond should be used lieu of rain gardens for this type of development.

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.

Condominium Plat

1. 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. A minimum 1-foot vertical separation between the seasonal high groundwater table elevation and the basement floor surface should be included in the design.
2. The Condominium Plat should include a table listing the minimum basement elevation based on the existing water table for each Unit. A note on the Condominium Plat should reference to this information.
3. A note on the Plat should be "Basement Restriction-Groundwater. Basement floor surface elevations shall not be lower than the proposed basement floor elevations shown in the table below due to potential for seasonal high water

table. Minimum basement floor elevation changes may only be authorized upon further analysis compliant with the City of Waukesha Storm Water Ordinance and such analysis must be approved by the City of Waukesha Engineering Department.”

PC15-0159 Fox Lake Village Addition No. 2 - Final Plat Review

General

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).
 - b. Permits and approvals
 - i. FEMA CLOMR approval when received.
 - ii. Developer’s Agreement.
 - iii. DNR NOI
 - iv. Water Utility
 - v. Fire Department
2. As-built Drawings should be submitted after construction is complete for the utilities listed below.
 - a. Storm Water Facilities
 - b. Sanitary sewer
 - c. Storm sewer
3. 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.
4. The Developer must comply with all conditions listed in Waukesha County Ordinance 162-60 dated 10-29-07.
5. The remainder of the storm water facilities need to be built in the next phase.
6. Additional drawings needed include:
 - a. Signage Plan
 - b. Intersection detail sheets
 - c. Street Lighting

Storm Water Management Plan dated as revised January 25, 2015

1. Ultimate storm water model
 - a. Chapter 32.10(6)(H)(i): The lowest elevation of the structure exposed to the ground surface shall be a minimum of two feet above the maximum water elevation produced by the 100-year storm. The 100-year high water level of pond PR2B is listed as 10.96. The basement floor of the adjacent home is 11.82 which is within the 2’ vertical requirement. The original design drawings stated the first floor to be 12.0 which also would have been within the 2-foot vertical separation distance. This lot will be considered to be non-conforming.
 - b. Photographs and an as-built survey of the existing weirs have been submitted, but are not labeled. The labels should be added for reference where the photo was taken.
 - i. The gravel weirs appear to have been washed out. The matting and recirculating pipes are exposed. The weirs need to be reconstructed to function properly.
 - ii. The existing constructed weirs appear to not match the proposed storm water management model.
 - iii. Detailed engineered cross-sections of the proposed weirs are

needed in the Construction drawings.

- c. Weir PR1
 - a. A detailed as-built survey is needed of the weir for pond PR1.
 - b. The model lists PR1 with a weir width of 9 feet. The actual weir width appears to be more like 30 feet. Please confirm.
 - c. An engineered design of the weir is needed.
 - d. The weir should not be higher than the adjacent pond berms.
 - e. Tailwater elevations are needed in the model.
- d. Pond PR2A
 - a. Show location of overland flow path and drainage easement to central pond.
- e. Pond PR2B
 - a. The water levels of the central and north pond areas are at different elevations with a weir in between. Therefore, modeling the ponds as one pond does not appear to be appropriate. Please confirm.
 - b. A detailed survey and engineered design of the weir is needed.
 - c. The model lists PR1 with a weir width of 9 feet. The actual weir width appears to be more like 30 feet. Please confirm.
 - d. North central pond weir
 - i. The weir is not functioning properly where all the flow is bypassing at one location.
 - e. Tailwater elevations are needed in the model.
- f. Pond PR3
 - a. A clay wall will be needed around the weir location.
 - b. The bottom of the pond is listed as 8.0 in the model. However, the outlet elevation is listed as 8.3. The model needs to be updated.
 - c. The weir is modeled for the 2nd tier to be at elevation 8.8 with a width of 8 feet. The actual width shown on the plan is 13 feet.

Storm Water Maintenance Agreement

- 2. Submit full size pond as-built scaled sheets for review.
 - a. When south pond is added to subdivision, add additional storm water easement areas to storm water maintenance agreement. The upfront section of Exhibits A to C are needed for the areas of the ponds that weren't included in the first storm water maintenance agreement using Addendum 1.
 - b. Add language to require maintenance of underdrain pipe.
 - c. A pond recirculation system is incorporated in the pond network. The as-built of the system should be included in the Agreement. The maintenance procedure of the system should be included.
 - d. The contour labels on Exhibit E are reversed.
 - e. After City approval, the documents should be recorded.

CLOMR-Conditional Letter of Map Revision (Based on Fill) (FEMA)

- 1. It is noted that the Design Engineer has lowered the pond outlet weir from 8.3' to 8.0'. Therefore, the FEMA floodplain area will back up into the Fox Lake pond areas.

PLAN SHEET REVIEW

- 1. A signage plan should be prepared showing all proposed signs, including stop signs and street signs, etc. Warning signage should be installed at the dead end streets such as three OM4-1 signs.
- 2. A Street Light plan should be prepared showing all proposed lights and

connections.

Cover Sheet – Sheet C0:

1. No comments.

Master Grading & Drainage – General:

1. Chapter 32.10(d)(6)(H)(i): Flows generated by the 100-year, 24-hour design storm under planned land use conditions may exceed the design capacity of conveyance systems, but should not come in contact with any buildings. The lowest elevation of the structure that is exposed to the ground surface should be a minimum of two (2) feet above the maximum water elevation produced by the 100-year, 24 hour design storm. The structure should be set back at least 40 feet horizontally from any storm water facility. Setback distance should be measured from the closet edge of water at the elevation produced by the 100-year, 24-hour design storm.
2. 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.

Master Grading & Drainage Plan-Sheet C1

1. It appears that the building envelope for Lot 35 does not meet the 40 foot setback. The envelope should be reduced.
2. Missing grades for curb in front of lots 31 & 32.
3. There should be two ramps on each corner of Cynacoux Road and Mohican Trail.
4. There should be two ramps on each corner of Marameg Trail and Mohican Trail.
5. There must be receiving ramps opposite Cynacoux Road (Lots 28 & 29).
6. There must be receiving ramps opposite Marameg Trail (Lots 27 & 28).
7. Grades missing for end radius and center radius.
8. Grades for curb ramps from flow line to back of the curb (meet ADA requirements).
9. Centerline should go through the center of the cul-de-sac at the south end of Mohican Trail.
10. Label low points and high points.
11. A 30 foot drainage easement should be created instead of the 20 foot wide easement to align with the existing 30 foot wide easement.
12. Proposed grading of the infiltration pond is now shown on multiple sheets. All plan sheets from both areas of construction should be submitted so it is clear all the construction being completed in this phase.
13. Road runoff is directed to the infiltration basin. Pretreatment should be provided.
14. The storm sewer sizing calculations are shown.
 - a. The storm sewer is designed for a 5-year storm event but should be a 10-year event.
 - b. Basin maps should be prepared and submitted.
 - c. The storm sewer sizing should be part of a separate submittal package.
15. Specifications are needed.

Master Grading & Drainage Plan-Sheet C2

1. Label low points and high points.
2. A diversion ditch detail and calculations are shown. Confirm location.
3. The storm sewer sizing calculations are shown.
 - a. The storm sewer is designed for a 5-year storm event but should be a 10-year event.

- b. Basin maps should be prepared and submitted.
- c. The storm sewer sizing should be part of a separate submittal package.
4. Specifications are needed.

Master Grading & Drainage Plan-Sheet C3

1. Label low points and high points.
2. Grades for curb ramps from flow line to back of the curb (meet ADA requirements).

Paving and Storm Sewer – General:

1. Storm Sewer and paving plans should be shown on separate sheets – too much detail to place together.
2. Chapter 23.06(5)(a)(4): The grades of local streets shall not exceed 8%, except that where unusual or exceptional conditions exist, the Commission may modify this Chapter.
3. Chapter 23.06(5)(c): All changes in street grades in excess of 1% shall be connected by vertical curves of a minimum length equal to 15 times the algebraic difference in the rate of grade. The length of curve of 150 feet should be at least 179 feet.

Paving and Storm Sewer Plan-Sheet C4

1. Place sidewalk, curb and street centerline grades on this plan sheet.
2. Missing curb ramp detail.
3. Label low points and high points.
4. 20' Radius at corners.
5. Walk radius not labeled.
6. Centerline should go through the center of the cul-de-sac at the south end of Mohican Trail.
7. Show grades on curb around island.
8. There should be two ramps on each corner of Cynacoux Road and Mohican Trail.
9. There should be two ramps on each corner of Marameg Trail and Mohican Trail.
10. There must be receiving ramps opposite Marameg Trail (Lots 27 & 28).
11. There must be receiving ramps opposite Cynacoux Road (Lots 28 & 29).
12. Profile labeling incorrect. Scaling notes 1"=4'. However, labeling jumps elevation from 28 to 30.

Paving and Storm Sewer Plan-Sheet C5

1. Place sidewalk, curb and street centerline grades on this plan sheet.
2. Label low points and high points.
3. Profile on stationing does not match plan stationing.
4. Profile labeling incorrect. Scaling notes 1"=4'. However, labeling jumps elevation from 28 to 30.

Paving and Storm Sewer Plan-Sheet C6

1. Place sidewalk, curb and street centerline grades on this plan sheet.
2. Label low points and high points.
3. Profile on stationing does not match plan stationing.
4. Rotate plan to line up with profile.
5. Profile labeling incorrect. Scaling notes 1"=4'. However, labeling jumps elevation from 28 to 30.
6. 20' Radius at corners.
7. Walk radius not labeled.
8. Grades for ramps from flow line to back of the curb (meet ADA requirements).
9. Centerline stationing for Cynacoux Rd. is not in the plan view.
10. There should be two ramps on each corner of Cynacoux Road and Mohican Trail.
11. There must be receiving ramps opposite Cynacoux Road (Lots 28 & 29).

Paving and Storm Sewer Plan-Sheet C7

1. Place sidewalk, curb and street centerline grades on this plan sheet.
2. Label low points and high points.
3. Profile on stationing does not match plan stationing.
4. Rotate plan to line up with profile.
5. Profile labeling incorrect. Scaling notes 1"=4'. However, labeling jumps elevation from 28 to 30.
6. Profile labeling missing on right side of sheet.
7. 20' Radius at corners.
8. Walk radius not labeled.
9. Grades for ramps from flow line to back of the curb (meet ADA requirements).
10. **COMPLETED (MAL - 5/22/2015)** Centerline stationing for Marameg Trail is not in the plan view.
11. There should be two ramps on each corner of Marameg Trail and Mohican Trail.
12. There must be receiving ramps opposite Marameg Trail (Lots 27 &28).

Sanitary Sewer General

1. Install a plug in sanitary sewer prior to starting at most downstream manhole.

Sanitary Sewer Plan-Sheet C8

1. Profile labeling incorrect. Scaling notes 1"=4'. However, labeling jumps elevation from 28 to 30.
2. MH109 should have at least 0.1' of fall across the manhole.

Sanitary Sewer Plan-Sheet C9

1. Profile labeling incorrect. Scaling notes 1"=4'. However, labeling jumps elevation from 28 to 30.
2. MH109 should have at least 0.1' of fall across the manhole.
3. Profile stationing not lined up with plan view stationing.
4. Where is the EXMH66 shown in the profile? Why is it shown here?

Sanitary Sewer Plan-Sheet C10

1. Profile labeling incorrect. Scaling notes 1"=4'. However, labeling jumps elevation from 28 to 30.
2. Profile labeling missing on right side of sheet.
3. The actual field verified elevations for the rim and invert of Existing MH103 should be indicated.
4. MH 105 should have at least 0.1' of fall across the manhole.
5. MH 106 should have at least 0.2-0.25' of fall across the manhole.
6. Pipe 111 appears to be future. If so, it should be labeled as such.
7. What structure/cleanout is being indicated on the extreme far left of the profile view?
8. Lot 8 is shown with two water services and two sanitary sewer laterals.
9. The plan view indicates "Future Watermain" and "Future Storm Sewer" while the profile indicates "Proposed" for each of these utilities.
10. In the sheet title block, it indicates "Future Marameg Trail." No other sheet indicates streets in this manner.

Specifications

1. NOT INCLUDED.

Water Main C-11 to C15

1. Profile labeling incorrect. Scaling notes 1"=4'. However, labeling jumps elevation from 28 to 30.

Cross Sections

1. Sidewalk should be designed to 1.5%.

Erosion Control & Construction Sequence Plan-Sheet ECP4

1. No comments

Grading & Drainage Plan G4

1. Plan indicated on cover sheet but missing from set.

Infiltration Basin Plan Sheet G5

1. No comments

Infiltration Basin Plan Sheet G6

1. No comments

Phasing Plan

1. Add storm water swale and southwest pond.

Final Plat dated as revised May 4, 2015

1. The following items should be submitted for review and approval:
 - 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.
2. The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, Developer's Agreement, and Bonds should be reviewed and approved prior to approval of the Final Plat. If the location of any lot lines as a result of the approved construction drawings, the Final Plat should be updated to reflect the needed changes.
3. Chapter 23.06(7)(f): Side lot lines shall be approximately at right angles or radial to the right-of-way line of the street on which the lot faces.
4. 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.
5. Chapter 23.05(11): Verify if deed restrictions will be required as part of approval of the Plat.
6. The vision corner easement note should reference that no driveways shall be permitted within the vision corner.
7. 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. Please coordinate with the applicable utilities and add the easements as requested by said utility companies to the Plat. Drainage easements should not overlap utility easements to the maximum extent practicable. If a crossing is needed, drainage easements and utility easements should cross perpendicular to each other.
8. 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.
9. Soils note #4 should reference that the lowest basement floor elevations are listed on the Sheet 1.0 Master Grading Plan.
10. 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.
11. 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 Land Surveyor licensed in the State of Wisconsin.

12. Show the location of the cul-de-sac island to be maintained by the Lot owners. Include note for maintenance of the cul-de-sac islands stating: Maintenance of the cul-de-sac islands is required by Lot owners of the subdivision. If the Lot Owner(s) do not complete the required maintenance or repairs, the City of Waukesha is authorized, but not required, to perform the specified inspections, maintenance or repairs. The City of Waukesha may levy the costs and expenses of such inspections, maintenance or repair related actions as a special charge against the Lots in the subdivision and collected as such in accordance with the procedures under s. 66.0627 Wis. Stats. or subch. VII of ch. 66 Wis. Stats.
13. Per the City of Waukesha's Addressing Guidelines, proposed street names shall meet certain criteria to qualify for approval, including: (6) Street names are preferred from the English language origin and easy to spell and pronounce. The use of street names difficult to pronounce shall not be permitted. Rename Marameg Trail and Cynagoux Road to conform with the City's guidelines, and submit for City approval.
14. The source of the drainage easement on Lot 34 should be listed.
15. The drainage easement on Lot 26 and Lot 27 should be 30 feet wide to match the easement of the existing lots to the east. The source of the easement to the east should be listed.
16. Chapter 236.20(2)(f) as referenced by 236.34(1)(c): Existing easements should be shown, if applicable.
17. A 15 foot wide storm water maintenance easement is shown. The rights, conditions, restrictions, grantor, and grantees should be listed.
18. A Planning Commission Approval Certificate should be added.

PC15-0194 Dolphin Court Office Building, Preliminary Site Plan & Architectural Review

General

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).
2. Storm water management plan
3. Erosion Control Plan
4. Permits
 - i. DNR NOI
 - ii. City Storm Water Permit
 - iii. Waukesha Water Utility approval
5. 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.

Sheet CS-1-Plat of Survey

1. Several existing and proposed facilities, setbacks, proposed utilities, and proposed block walls are located in close vicinity to the existing lot lines so an accurate identification of the lot lines is needed to be shown on the Plat of Survey and on the property. At a minimum, the property corners should be set along the

right-of-way lines to identify and monument the lot lines in these areas of development. No legend is shown regarding found or set monuments on the Survey.

2. Wisconsin Administrative Code A-E 7.05 Maps:
 - a. (4) Describe all monuments used for determining the location of the parcel.
3. Per Wisconsin Administrative Code A-E 7.03, the Surveyor shall set monuments marking the corners of the parcel unless monuments already exist.
 - a. Wisconsin Administrative Code A-E 7.01(2): If an agreement to exclude work from the requirements of this chapter has been made, a note should be prepared that includes the names of the parties making the agreement.

Sheet C100-Site and Utility Plan

1. Design computations for the storm sewer will need to be prepared.
2. City specifications should be added for the sanitary sewer lateral work.
3. Chapter 32.10(c)(21): Locations of existing and proposed easements or other known site restrictions should be shown.
 - a. If existing easements are located on the property in the vicinity of the proposed building location, then the easements should be shown on all the Drawings. Please verify if a title report was obtained for the property or if the presence of existing easements has been reviewed.
4. Additional storm water pipe design details will be needed.

Sheet C200-Grading Plan

1. Extend sidewalk across driveway. The cross-slope of all City sidewalk should be designed as 1.5% across the driveway entrances.
2. Confirm sidewalk and ramp are designed per ADA requirements.
3. Proposed grading is shown on the adjacent property located to the east. Provide grading easement.
4. Confirm the location of the 100-year overland flow path from the adjoining property to the east and potentially routing the runoff through the drainage easement. Confirm the size of the swale needed.
5. 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. A minimum 1-foot vertical separation between the seasonal high groundwater table elevation and the basement floor surface should be included in the design.

Sheet Landscape Plan

1. Minimize trees and shrubs in pond areas.

Storm Water Management Plan

1. A storm water management plan should be prepared and submitted for review and approval.
2. Depending upon the final design of the storm water pond, additional areas of storage volume or infiltration areas may be needed.
3. A storm water facility maintenance agreement will be needed.

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. A Certified Survey Map should be prepared to combine the several existing lots into one lot.

Plat of Survey

1. No comments.

PC15-0195 Museum Apartments, 101 W. Main Street - Certified Survey Map

1. This item has been removed from the Agenda.

PC15-0196 Museum Apartments, 101 W. Main Street - Preliminary Site Plan & Architectural Review

1. This item has been removed from the Agenda.