



DEPARTMENT OF PUBLIC WORKS

Fred Abadi, PhD, PE, Director

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ENGINEERING COMMENTS FOR PLAN COMMISSION AGENDA Wednesday July 27, 2016

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#16-1056 Minutes for the Meeting of July 13, 2016.

- V. Consent Agenda

PC16-0059 La Casa, 423 Arcadian and 816 N. Hartwell – Certified Survey Map

La Casa 423 Arcadian and 816 N. Hartwell--Certified Survey Map (south of Arcadian)

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. City of Waukesha Engineering Department Storm Water Permit.
 - c. City of Waukesha Engineering Department street opening permit.
 - d. City of Waukesha Engineering Department construction permit.

Certified Survey Map

1. The CSM should be completed and recorded prior to final approval of the parking lot site development.

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
262-524-3622
Fax – 262-650-2573

STREETS DIVISION
300 Sentry Dr
Waukesha, WI 53186
262-524-3615
Fax – 262-524-3612

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
Fax – 262-524-3646

- ~~2. The CSM boundary includes lands owned by the City of Waukesha. Please submit written City approval to create the lot to be conveyed from the City to La Casa.~~
- ~~3. The remainder of the City's lot should be included in the CSM boundary as Outlot 1. Two outlots will be needed.~~
- ~~4. Confirm the City's obligation to provide an access easement to the lot south of the CSM. An access easement may be needed across Lot 1 to provide a access to the lot to the south. The lot number and grantee should be listed.~~
 - a. A separate document will be needed to convey the easement rights and conditions.
- ~~5. Confirm shed offset to lot line.~~
6. The document used to determine the railroad right-of-way line should be listed.
7. 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.
- ~~8. Confirm location of existing City storm sewer pipe and easement within CSM boundary area.~~
- ~~9. Chapter 23.06(7)(a): The size, shape, and orientation of lots shall be appropriate for the location of the proposed subdivision and for the type of development contemplated, provided no lot shall contain less than the square footage required by the Zoning Code.~~
- ~~10. If this development is approved, a second CSM should be provided to combine the two La Casa lots.~~
- ~~11. 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.~~
- ~~12. Wisconsin State Statute 195.29 Railroad highway crossings.(6) Every person or corporation owning or occupying any land adjacent to any railroad highway grade crossing shall keep all brush cut and adequately trim all trees on the land within the triangles bounded on 2 sides by the railway and the highway, and on the 3rd side by a line connecting points on the center lines of the railway and the highway, 330 feet from the intersection of the center lines. This vision triangle should be shown on the Drawings.~~
- ~~13. Add 20 foot x 20 foot vision corner easement at intersection of railroad right of way and Arcadian Avenue on updated CSM.~~
14. 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.
- ~~15. A City storm sewer pipe exists on the lot. Provide storm sewer easement to City.~~
 - a. A separate document will be needed to convey the easement rights and conditions.
16. If applicable, provide easement to railroad for electrical box and wires.
17. Wisconsin State Statute 236.34: "Parcel 1" should be labeled "Lot 1".

Parking Lot Site Plan

General

- ~~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.~~

- ~~2. Confirm resubmittal status of past submittal of Certified Survey Map.~~
- ~~3. A City storm sewer pipe exists on the lot. Provide storm sewer easement to City. The Applicant should prepare the Exhibit A which contains the boundary description of the property, Exhibit B which contains a picture of the easement on Sheet 1 of 2, and the easement boundary description on Sheet 2 of 2.~~
4. 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.
- ~~5. A fence should be added between the parking lot and the Railroad.~~

Sheet C101

1. Confirm owner of existing fence shown for removal.
2. Permit needed by Contractor for work in City right-of-way.

Sheet C102

1. The parking lot opens at the southeast corner to another existing lot for access. Confirm intent and owner of adjoining property. An access easement through the lot will be needed.

Sheet C103

1. Show adjoining lot lines and adjoining lot owner names.
2. The railroad is currently using this site to access lot to south. Confirm with railroad that another access route to their yard storage areas will be possible since this access route is proposed to be closed off.

Sheet C104

1. Confirm that no trapping off runoff or drainage ponding areas will occur along the outside edges of the property with adjoining lot owners.
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.
3. A note should be added: Repair limits in street will be determined in field at the time of permanent repair.
4. The concrete sidewalk at the apron and the apron should be 7 inch thick concrete sidewalk.
5. 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.
6. 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.
7. 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.
8. The appropriate tailwater elevations should be used.
9. Drive approach onto Arcadian Avenue exceeds 10%.

Sheet C105

- ~~1. Provide a pre televising and post televising video of the City storm sewer pipe through this property.~~
- ~~2. Provide engineering analysis to confirm that pipe is structurally sound to accommodate a parking lot being built over the top of pipe. If pipe is not structurally sound at this time, the pipe should be replaced in those applicable sections prior to constructing a parking lot over the pipe.~~
3. Provide specifications for storm sewer and connecting to City storm sewer pipe.

4. List diameter of existing City storm sewer manholes. Confirm manholes can accommodate proposed new pipes.
5. It appears that a T-connection is shown at the inlet connecting to the railroad right of way. A new manhole should be added at this location.

Sheet C106

1. Land owner name is incorrect.
2. Confirm area of land disturbance and if an NOI permit is needed.

Sheet C108

1. Add City standard details.
2. No steel/wire mesh in public sidewalk.
3. Detail 6 – in City sidewalk joints are placed every 5-Ft.
4. Use WISDOT curb ramp details.

Sheet C109

1. Add City standard details.

Sheet L101

~~18. Wisconsin State Statute 195.29 Railroad highway crossings. (6) Every person or corporation owning or occupying any land adjacent to any railroad highway grade crossing shall keep all brush cut and adequately trim all trees on the land within the triangles bounded on 2 sides by the railway and the highway, and on the 3rd side by a line connecting points on the center lines of the railway and the highway, 330 feet from the intersection of the center lines. This vision triangle should be shown on the Drawings.~~

Lighting

1. Show all street light utilities on plans, not just the street light to be relocated.
2. Base detail for street light must be added to details, the detail they have for the parking lot lights is not sufficient. The correct base is a WisDOT Type 5 base.
3. Wire information, the City of Waukesha uses #4 copper type XLP/SE insulated wire. No underground splices. Splices are made in street light poles only.
4. Conduit information, the City of Waukesha uses 2" PVC schedule 40 conduit or 2" HDPE schedule 40 duct.
5. All trenching, conduit, wiring, and the base (prior to concrete) must be inspected before covering. Contact Jeffrey Hernke at Engineering for inspections, 262-524-3592. Inspections must be scheduled at least 24 hours in advance.
6. Show proposed location of relocated street light. Verify that new location will not interfere with any other utilities or structures. Proposed location shall be staked for approval before relocation. Contact Jeffrey Hernke to verify new location stake.

7. Any damage to the pole or luminaire during the project will require direct replacements. No “like products” or “equals” allowed. The pole is a 30’ Flagpoles Inc. pole and the luminaire is a Cooper Lumark LED Type 3 fixture.
8. Contractor will need appropriate permits to work in City right of way.

VI. Business Items

PC16-0055 Sunset Outlot Building, 120 E. Sunset – 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. No Certified Survey Map (CSM) was ever completed to create an outlot. Please confirm is it’s intended to have this building on a separate lot. If yes, a CSM is needed and the maintenance agreement may need an addendum, and access easements would be needed.
2. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:
 - a. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit.
 - b. City of Waukesha Construction Permit.
 - c. City of Waukesha Storm Water Permit.
 - d. Private sanitary sewer approval.

ALTA Survey

- a. The survey is dated December 15, 2014 and does not show the additional site improvements that have occurred.

Sheet C-1 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. Provide turning movement analysis for fire trucks, delivery trucks through parking lot and drive through.
3. Show existing underground pipes on site and adjoining site, and in public right of ways.
4. Provide copies of existing cross-access easements on adjoining parcels for City filing.
5. Provide on-site cross-access easements to adjoining parcels. Prepare documents for City review and approval. Developer to record access easements after City approval.

6. Confirm proposed plan does not violate terms of existing storm sewer easements.

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;

Sheet C-3 Paving and Utility Plan

1. The east edge of the proposed building is shown along the west edge of the existing City storm sewer easement. It appears that the building should be moved west. The footings may encroach into the City easement. Also, if the storm sewer pipe were relaid in the future, it appears that the building foundation structure could be compromised.
2. The word “grave” is shown on building. Please confirm.

C-4 Standard Details

1. No comments.

PC16-0057 Badgerland Outdoor Storage, 1217 S. Grandview Blvd. – 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.
 - 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.
3. 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 Storm Water Permit for grading in excess of 3,000 square feet.

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. A site plan, in accordance with City requirements, should be submitted showing proposed site work including, but not limited to the “Proposed Future driveway extension.”

Grading and Erosion Control Plan

1. An erosion control plan is needed for grading in excess of 3,000 square feet.
2. The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each building.
3. 32.09(c)1 Access Drives and Tracking. Provide access drive(s) for construction vehicles that minimize tracking of soil off site using BMP(s) such as stone tracking pads, tire washing or grates. Minimize runoff and sediment from adjacent areas from flowing down or eroding the access drive.
4. 32.09(c)3 Inlet Protection. Protect inlets to storm drains, culverts and other storm water conveyance systems from siltation until the site is stabilized.
5. 32.09(c)9 Site Dewatering. Treat pumped water to remove sediment prior to discharge from the site, using BMPs such as sediment basins and portable sediment tanks.
6. 32.09(c)10 Dust Control. Prevent excessive dust from leaving the construction site through construction phasing and timely stabilization or the use of BMPs such as site watering and mulch - especially with very dry or fine sandy soils.
7. 32.09(c)13 Sediment Cleanup. By the end of each workday, clean up all off-site sediment deposits or tracked soil that originated from the permitted site. Flushing shall not be allowed unless runoff is treated before discharge from the site.
8. 32.09(c)14 Final Site Stabilization. All previous cropland areas where land disturbing activities will not be occurring under the proposed grading plans, shall be stabilized upon permit issuance. Stabilize all other disturbed areas within 7 days of final grading and topsoil application. Large sites shall be treated in stages as final grading is completed in each stage. Any soil erosion that occurs after final grading or the application of stabilization measures must be repaired and the stabilization work redone.
9. 32.09(c)15 Temporary Site Stabilization. Any disturbed site that remains inactive for greater than 7 days shall be stabilized with temporary stabilization measures such as soil treatment, temporary seeding or mulching. For purposes of this subsection, "inactive" means that no site grading, landscaping or utility work is occurring on the site and that precipitation events are not limiting these activities. Frozen soils do not exclude the site from this requirement.
10. 32.09(d)(2.)(B.)(xii) Location of proposed utilities, including: standard cross-section for buried utilities, associated easements, labeling the type of utility and notes on erosion control and restoration plans;
11. 32.09(d)(2.)(B.)(xiii) Final site stabilization instructions for all other disturbed areas, showing areas to be stabilized in acres, depth of applied topsoil, seed types, rates and methodology, fertilizer, sod or erosion matting specifications, maintenance requirements until plants are well established, and other BMP(s) used to stabilize the site;
12. 32.09(d)(2.)(B.)(xiv) Detailed construction notes clearly explaining all necessary procedures to be followed to properly implement the plan, including estimated starting date of grading, timing and sequence of construction or demolition, any construction stages or phases, utility installation, dewatering plans, refuse disposal, inspection requirements, and the installation, use, and maintenance of BMP(s) proposed in the plan;

13. 32.10(c)21. Location and descriptive notes for any existing or proposed easements, right-of-ways, vision corners or other known site restrictions. Road right-of ways and building setbacks shall be in compliance with all applicable administrative codes, adopted plans and ordinances;

PC16-0058 Villas at Timber Ridge Condominiums, Timber Ridge Drive – PUD
Amendment

1. The following items should be submitted:
 - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project.
 - b. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.
 - 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.
 - ii. 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.”
 - d. Waukesha Water Utility approval.
2. Permits will be needed for the Stillwater Villas 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, if work proposed in right of way
 - c. City of Waukesha Storm Water Permit.
 - d. Private sanitary sewer approval.

Sheet C1.0 –Site Plan

1. Confirm if east driveway approach is installed as drawn being not perpendicular to street.
2. Add notes to remove existing center driveway approach. Confirm if removal and replacement of is needed to City design standards along removal of driveway approach area.
3. Add City curb and gutter detail.

4. The 40 foot setback from the 100-year high water elevation from the pond is shown encroaching on 7 proposed condominium units.
5. 32.10(d)(6.)(H.)(i) (Am. #6-06) The lowest elevation of the structure that is exposed to the ground surface shall be a minimum of two (2) feet above the maximum water elevation produced by the 100-year, 24 hour design storm, including flows through any storm water BMP that may temporarily or permanently store water at a depth of greater than one (1) foot; and
 - a. The structure shall be set back at least 40 feet horizontally from any storm water BMP that may temporarily or permanently store water at a depth of greater than one (1) foot. Setback distance shall be measured from the closest edge of water at the elevation produced by the 100-year, 24-hour design storm.
6. Existing easements on the site should be shown including source documentation.

Sheet C2 Master Grading & Drainage Plan

1. A note on the Grading Plan 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.”
2. A table should be including the Building number, yard grade, basement elevation, highest seasonal groundwater elevation, etc. The person responsible, and contact information for providing the ground water information, and date information for the groundwater elevation should be added.
 - a. The table listed should provide the elevation of the highest seasonal groundwater table elevation, per the submittal on July 18, 2016. Show test pit locations.
3. List 2-year, 10-year, 100-year high water, and normal water elevations of both ponds.
4. Show storm water facility easement location with easement bearings and distances. Confirm that high water elevation of 100-year storm event is contained with easement.
5. An additional sheet is needed to show contours south of Unit 704. Show drainage path from low spot, associated culvert if applicable and determine 100-year high water ponding elevation of low spot.
6. Show better drainage around building 305.
7. Provide written copy of private covenant to follow approved Master Grading Plan and requirement to install driveway lamp post for City filing prior to City issuing building permits.
8. Add landscape wall height and elevations.
9. A construction sequence should be added.
10. Chapter 32.09(c)(9): Dewatering specifications should be added to the plan.
11. Chapter 32.09(d)(2)(xiv): Detailed construction notes for the dewatering plan should be included on the plan.
12. 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.
13. 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.

14. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
15. Chapter 32.09(d)(2)(C)(iii): Open channel design and stabilization data should be prepared to support the selected BMP(s) for stabilization.
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.
 - 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.
17. 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.
18. Show limits and grades for match point of curb removal and replacement.
19. Show spot grades for sidewalk (Face of Walk and Back of Walk)..
20. Show removal limits for whole street from flange to flange. The street will need to be milled and paved.
21. Add Note: Removal limits of repair are approximate and will be determined in the Field by the City.

Sheet C3 Utility Plan

1. The site has a private sanitary sewer main connecting the City's sewer main. Please provide a sewer lateral video to City for review and approval. Contact the City Engineering Department for the video format. If lateral maintenance is needed, then the lateral improvements may need to be included as part of this project. The lateral pipe and connection to the main may need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.
2. Chapter 32.10(d)(6)(G) as referenced by Chapter 32.09(c)(17): Sizing calculations and basin maps for the on site storm sewer should be prepared.
3. Chapter 32.10(c)(18): Location and descriptive notes for existing and proposed structures, including sanitary sewer, storm sewer pipes, culverts and existing utilities should be shown. Elevations and pipe sizes should be listed.
4. If applicable, existing sanitary sewer laterals that are not proposed to be reused should be abandoned at the sanitary sewer main and filled with slurry.
5. Specifications for public sanitary sewer work should be added.
 - a. Details for connecting to the City's public sanitary sewer should be added.
6. Specifications for infrastructure including materials and installation procedures for all work should be added to the Drawings including, but not limited to: bedding, backfill, sanitary sewer laterals and connections, curb and gutter, sidewalk construction, asphalt restoration, base course, etc.

Sheet L1 Landscape Plan

1. No comments.

Storm water Management Plan

1. This development is part of an approved storm water management plan. The curve number for the proposed site is less than the curve number used in the plan for this area of the overall development.

Storm Water Maintenance Agreement

1. Prepare addendum to add the proposed condominium units to the responsible parties for maintenance and ownership of the storm water facility easement areas.

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.”

PC16-0006 Mad Rooster Restaurant, NW Barstow & Bank Street – Final Site Plan & Architectural Review

1. The following items should be submitted:
 - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project.
 - b. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.
 - c. Sanitary Sewer Lateral Video
 - d. Waukesha Water Utility approval.
 - e. Property Survey per Wisconsin Administrative Code AE-7
 - f. Erosion Control Plan per City Ordinance
 - g. Storm Water Management Plan

- h. Certified Survey Map (CSM). A CSM is needed to update the boundary description and remove the historical lot lines in this parcel.
1. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:
 - a. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit.
 - b. City of Waukesha Construction Permit.
 - c. City of Waukesha Storm Water Permit.
 - d. Private sanitary sewer approval.
2. A preconstruction meeting is needed prior to starting work.

Cover Sheet 1.0

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.

Master Site & Utility Plan 1.1

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. It appears that the total driveway width exceeds the maximum amount.
2. 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.
3. Confirm if grease trap should be replaced.
4. Specifications for connecting to the City's sanitary sewer will need to be added to the Drawings.
5. Show existing and proposed storm sewer.
6. 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.
 - a. Verify that the FEMA 100-year high water elevation adjacent pond and FEMA floodplain elevation of Fox River.
 - b. Show floodplain limits and elevations on drawings.
7. 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).

8. Show proposed contours, existing spot grades and proposed spot grades in parking lot.
9. Label if pipes are existing or proposed.

Landscape Plan 1.3

1. Show correct lot line locations.

Existing Floor Plans 2.0

1. No comments.

Proposed Floor Plans 2.1

1. No comments.

Plans General:

1. Need a plan sheet that has grades for the proposed walk adjacent to the building. (MAL)
2. Curb ramps at ADA path. (MAL)

PC16-0042 Cousins Subs, 2260 N. Grandview Blvd. – Final Site Plan & Architectural Review

1. The following items should be submitted:
 - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project.
 - b. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.
 - c. The existing buildings have 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. Erosion Control Plan per City Ordinance
1. 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 applicable.
 - b. City of Waukesha Storm Water Permit

Site Plan C-1.0

1. Confirm area of proposed disturbance.

2. Add curb and gutter with 6-inch curb head to new parking lot. Add detail for private curb and gutter detail.
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. A 3 foot high retaining wall is shown. Confirm if a fence should be added along the wall for safety purposes.
5. Confirm if parking lot setbacks are met.
6. Confirm if proposed parking in existing easements will violate easement terms and conditions.
7. 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 driveway widths.
8. Show location of existing building sanitary lateral locations from building to main.
9. Confirm amount of additional proposed impervious area for site. All site runoff is proposed to discharge across the parking lot to the lot to the north. Confirm if the downstream storm water measures are adequately sized to handle the storm water from this site. Provide drainage basin map.

Erosion Control Plan

1. A construction sequence should be added.
2. Chapter 32.09(c)(9): Dewatering specifications should be added to the plan.
3. Chapter 32.09(d)(2)(xiii): Final site stabilization instructions should be included in the plan set including seed rates, methodology, fertilizer and erosion matting locations and specifications, and maintenance requirements.
4. Chapter 32.09(d)(2)(xiv): Detailed construction notes for the dewatering plan should be included on the plan.
5. Chapter 32.09(d)(2)(iv): All woodland areas, those proposed to be lost or transplanted during construction and acres or numbers of each. For woodlands proposed to be lost, show individual trees larger than eight (8) inches in diameter that are located within twenty (20) feet of proposed grading boundaries.
6. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
7. The erosion control plan should be updated to comply with City Ordinance 32.09.
8. 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.
9. Show inlet protection, silt fence, etc.