

October 12, 2016

Alex Damien, P.E. – City Engineer
City of Waukesha Department of Public Works – Engineering Division
130 Delafield St.
Waukesha, WI 53188

RE: Plan Review Response for PC16-0078 Kwik Trip Express Store 527 Conversion, 1700 Pewaukee Road

Dear Mr. Damien:

Thank you for your plan review letter dated September 28, 2016. We have prepared the following information to address your review comments. Please note that for your convenience each review item is restated below along with our corresponding response.

Sheet T-100 Title Sheet

1. No comments.
 - a. *Response: No response required.*

Sheet C-100-Erosion Control Plan

1. Add construction sequence.
 - a. *Response: Construction sequence is provided on plan sheet C-100.*
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.
 - a. *Response: A tracking pad is provided at the south entrance to the site as shown on plan sheet C-100.*
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.
 - a. *Response: Inlet protection is provided for nearby storm structures as shown on plan sheet C-100.*
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.
 - a. *Response: Construction notes for dewatering are provided on plan sheet C-101.*
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.
 - a. *Response: Construction notes for site stabilization, air pollution and dust control are provided on plan sheet C-101.*

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.
 - a. *Response: Construction notes for sediment tracking are provided on plan sheet C-101.*
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.
 - a. *Response: Construction notes for final site stabilization are provided on plan sheet C-101.*
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.
 - a. *Response: Construction notes for temporary site stabilization and timelines for exposed areas are provided on plan sheet C-101.*
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;
 - a. *Response: Proposed utility locations are provided on plan sheet C-101. Typical cross section for buried utilities is provided on plan sheet C-501.*
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;
 - a. *Response: Construction notes for final site stabilization are provided on plan sheet C-101. Disturbed areas are to be sodded according to plan sheets C-600 and C-602.*
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;
 - a. *Response: Construction notes for 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) are provided on plan sheets C-100 and C-101.*

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;
 - a. *Response: Property lines, setbacks and vision corners are shown on plan sheet C-100.*
13. The erosion control plan should be updated to comply with City Ordinance 32.09.
 - a. *Response: Erosion control plan has been updated to include the requirements of City Ordinance 32.09.*
14. Existing easements on the site should be shown Chapter 32.09(c)(9): Dewatering specifications should be added to the plan.
 - a. *Response: There are no known easements on the site as shown in the ALTA Survey by R.A. Smith National, Inc. Dewatering Specifications will be provided by Kwik Trip.*
15. 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.
 - a. *Response: Construction notes for final site stabilization are provided on plan sheet C-101. Disturbed areas are to be sodded according to plan sheets C-600 and C-602.*
16. Chapter 32.09(d)(2)(xiv): Detailed construction notes for the dewatering plan should be included on the plan.
 - a. *Response: Construction notes for dewatering are provided on plan sheet C-101. Dewatering Specifications are included in this submittal.*
17. 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.
 - a. *Response: Trees larger than 8" in diameter are shown on plan sheet C-100.*
18. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
 - a. *Response: The approximate start and end dates are provided on plan sheet C-100.*
19. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
 - a. *Response: The approximate start and end dates are provided on plan sheet C-100.*
20. 32.10(e)10. A detailed construction inspection plan, outlining the critical elements in the plan that need to be surveyed or inspected by a representative of the project engineer, or the Authority, and the timing and notification requirements involved.
 - a. *Response: Erosion control BMP's shall be inspected as indicated on plan sheet C-101. All other items shall be inspected according to the project specifications included in this submittal.*

Sheet C101 Erosion control notes

1. Submit maintenance plan for catch basins and environmental catch basins.
 - b. *Response: A maintenance plan has been included in this submittal.*

Sheet C-200 Existing site and removals plan

1. The Wisconsin DNR BRRTS website states that the some continuing obligations are applicable to this location (e.g. an asphalt cap or other barrier covering the contamination). Provide written approval from DNR that this proposed work is shown to be properly completed within these drawings and the Cap Maintenance Plan is being followed.
 - a. *Response: Kwik Trip is coordinating plan review with the Wisconsin DNR and will provide written approval once obtained.*
2. Add Note: Removal limits of repair in Gascoigne Road are approximate and will be determined in the Field by the City.
 - a. *Response: The note has been added to plan sheet C-200.*
3. Remove south driveway approach along Pewaukee Road. Review traffic safety of proposed site layout with City Engineering staff.
 - a. *Response: The driveway will be removed as shown on plan sheet C-200.*

Sheet C-300 Proposed site and Utilities Plan

1. Show sanitary sewer lateral from building to main. Label box structure in parking lot. Confirm if this is a grease trap. Confirm if a grease trap should be added to drawing.
 - a. *Response: The structure is a sanitary clean out and is labeled on sheet C-200. A grease trap is provided in the building meeting the applicable requirements.*
2. The building will 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.
 - a. *Response: Kwik Trip is coordinating the televising of the lateral and will provide a copy of the video to the City.*
3. Televiser sanitary sewer lateral and storm sewer lateral from building to mains.
 - a. *Response: Kwik Trip is coordinating the televising of the lateral and will provide a copy of the video to the City.*
4. The DNR BRRT site shows an inactive sanitary sewer to west side of property from Peters Drive. Confirm with City staff if this lateral should be abandoned at main and work added to the Drawing.
 - a. *Response: A note has been added to plan sheet C-200.*
5. Site runoff should be directed to environmental catch basins and connected to on-site storm sewer. Runoff should be directed to an environmental catch basin. Fueling and vehicle maintenance areas shall have BMP(s) designed, installed and maintained to reduce petroleum within runoff, such that the runoff that enters waters of the state contains no visible petroleum sheen.
 - a. *Response: Storm sewer and an environmental catch basin have been added to plan sheet C-300. Details for the structures are provided on plan sheet C-501.*

6. Confirm how runoff from building roof and canopy will be drained from site to storm sewer.
 - a. *Response: A 6" PVC pipe is provided to drain the canopy to the proposed storm sewer on site as shown on plan sheet C-300. A detail for the connections is provided on plan sheet C-501.*
7. Curb and gutter transition detail should be labeled on both sides of driveway.
 - a. *Response: Curb and gutter transitions have been labeled on both sides of the driveway as shown on plan sheet C-300.*
8. Pewaukee Road is also labeled as CTH F. Confirm that the County jurisdiction ends further to the north, and update plan.
 - a. *Response: All sheets have been updated to remove CTH F.*
9. 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. *Response: Storm sewers have been designed according to the appropriate technical standards and specifications.*
10. Label all driveway widths.
 - a. *Response: Driveway widths have been labeled as shown on plan sheet C-300.*
11. 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. The driveways exceed 90 feet.
 - a. *Response: Driveway widths have been revised to meet the above requirements.*
12. 22.53(1) TRAFFIC VISIBILITY. (Am. #38-02) In all districts no structures, fences, or vegetation shall be permitted on a corner lot within twenty (20) feet of the point of intersection of the right-of-way lines (the "corner") which obstructs or interferes with traffic visibility.
 - a. *Response: Vision corners have been shown on all plan sheets and no structures, fences or vegetation are proposed that would obstruct or interfere with traffic visibility.*

Sheet C-301 Truck movement Plan

1. No comments.
 - a. *Response: No response required.*

Sheet C-400 Grading Plan

1. Site runoff should be directed to environmental catch basins. Please confirm.
 - a. *Response: Storm sewer and an environmental catch basin have been added to plan sheet C-300. Details for the structures are provided on plan sheet C-501.*
2. The cross slope of proposed City sidewalk should be designed at 1.5%.
 - a. *Response: Cross slopes of sidewalk have been designed to be at 1.5% or less as shown on plan sheets C-400 and C-401.*
3. The concrete sidewalk at the apron and the apron should be 7 inch thick concrete sidewalk.
 - a. *Response: Sidewalk and apron are shown as 7" thick on plan sheet C-501.*

4. Show grades for match point of curb removal and replacement.
 - a. *Response: Match points have been added to plan sheet C-400.*
5. Show removal limits for whole street from flange to flange. The street will need to be milled and paved.
 - a. *Response: Approximate removal limits are shown on plan sheet C-200 and will be determined in the field by City staff.*
6. Add Note: Removal limits of repair in Gascoigne Road are approximate and will be determined in the Field by the City.
 - a. *Response: Note has been added to plan sheet C-400.*
7. Add City driveway detail.
 - a. *Response: Driveway detail has been added to plan sheet C-501.*
8. Add City standard curb and gutter detail.
 - a. *Response: Curb and gutter detail has been added to plan sheet C-501.*
9. Runoff should be directed to an environmental catch basin.
 - a. *Response: Storm sewer and an environmental catch basin have been added to plan sheet C-300. Details for the structures are provided on plan sheet C-501.*

Sheet C-401 ADA Grading Plan

1. Site runoff should be directed to environmental catch basins. Please confirm.
 - a. *Response: Storm sewer and an environmental catch basin have been added to plan sheet C-300. Details for the structures are provided on plan sheet C-501.*
2. The cross slope of proposed City sidewalk should be designed at 1.5%.
 - a. *Response: Cross slopes of sidewalk have been designed to be at 1.5% or less as shown on plan sheets C-400 and C-401.*
3. The concrete sidewalk at the apron and the apron should be 7 inch thick concrete sidewalk.
 - a. *Response: Sidewalk and apron are shown as 7" thick on plan sheet C-501.*
4. Show grades for match point of curb removal and replacement.
 - a. *Response: Match points have been added to plan sheet C-400.*
5. Show removal limits for whole street from flange to flange. The street will need to be milled and paved.
 - a. *Response: Approximate removal limits have been shown on plan sheet C-200 and will be determined in the field by City staff.*
6. Add Note: Removal limits of repair in Gascoigne Road are approximate and will be determined in the Field by the City.
 - a. *Response: Note has been added to plan sheet C-401.*

6. Add City driveway detail.
 - a. *Response: Driveway detail has been added to plan sheet C-501.*
8. Add City standard curb and gutter detail.
 - a. *Response: Curb and gutter detail has been added to plan sheet C-501.*
9. Runoff should be directed to an environmental catch basin. Fueling and vehicle maintenance areas shall have BMP(s) designed, installed and maintained to reduce petroleum within runoff, such that the runoff that enters waters of the state contains no visible petroleum sheen.
 - a. *Response: Storm sewer and an environmental catch basin have been added to plan sheet C-300. Details for the structures are provided on plan sheet C-501.*

Sheet C500 Site Details

1. Add City curb and sidewalk details.
 - a. *Response: Curb and sidewalk details have been added to plan sheet C-501.*

Sheet C-600 Restoration Plan

1. Provide written DNR confirmation that the restorations will comply with the DNR cap maintenance plan.
 - a. *Response: Kwik Trip is coordinating plan review with the Wisconsin DNR and will provide written approval once obtained.*

Sheet C-601 Planting Plan

1. Provide written DNR confirmation that the restorations will comply with the DNR cap maintenance plan.
 - a. *Response: Kwik Trip is coordinating plan review with the Wisconsin DNR and will provide written approval once obtained.*
2. 22.53(1) TRAFFIC VISIBILITY. (Am. #38-02) In all districts no structures, fences, or vegetation shall be permitted on a corner lot within twenty (20) feet of the point of intersection of the right-of-way lines (the "corner") which obstructs or interferes with traffic visibility.
 - a. *Response: Vision corners have been shown on all plan sheets and no structures, fences or vegetation are proposed that would obstruct or interfere with traffic visibility.*

Sheet E-600 Photometric Plan

1. No comments.
 - a. *Response: No response required.*

Storm Water Maintenance Agreement

1. Use City template and follow City ordinance 32.12.
 - a. *Response: A maintenance agreement has been included in this submittal.*



Please contact me at 608-789-2034 with any questions or requests for further information.

Sincerely,

Kristopher Roppe
Designer

