



# DEPARTMENT OF PUBLIC WORKS

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## ENGINEERING COMMENTS FOR PLAN COMMISSION AGENDA Wednesday November 9, 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#16-1565** Minutes for the Meeting of October 12, 2016.

- V. Consent Agenda

**PC16-0093** Faith Baptist Church, 3250 Summit Avenue – Storage Garage

- 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. Permits to be submitted include:
    - i. City storm water erosion control permit.
  - d. 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.

☒ **ENGINEERING  
DIVISION**  
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☐ **MUNICIPAL PARKING  
SERVICES**  
Patti Cruz  
Parking Supervisor  
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☐ **STREETS  
DIVISION**  
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☐ **WASTEWATER  
TREATMENT PLANT**  
Jeff Harenda  
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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.

**PC16-0031**    1121 Baxter Street – Certified Survey Map

1. The following items should be submitted:
  - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council 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.
2. ~~The boundary of the CSM includes lands that the City records show are owned by the City of Waukesha. The CSM boundary includes what is labeled at the “north half of vacated Burr Street, and northwest half of vacated alley, Dousman’s Addition to the Plat of Prairieville.” Please provide written or digital copy of recorded vacation documents for City filing. If vacated, list document numbers for vacations on CSM. If the parcels have not been formally vacated, then the CSM boundary should be revised.~~ As drawn, the existing garage is constructed in the City alley.
3. The name of the secretary of the Plan Commission should be updated to Maria Pandazi.
4. Confirm if all adjoining right of way has been formally dedicated. If not, the right of way should be formally dedicated.
5. In accordance with Wisconsin State Statute 236.20(2)(f) as referenced by 236.34(1)(c): Show existing easements, if applicable.
6. Confirm cross walk location in relation to lot layout with City staff. Contact City Staff Engineer Mike Grulke.
7. 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.
8. The bearings and distances back to the section corner do not appear to match prior surveys. Please verify.

VI. Business Items

**ID#16-1363**    US Cellular Tower, 915 Magnolia Drive – 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. Permits to be submitted include:
  - i. Provide area of site disturbance. Wisconsin DNR NOI permit is needed if over 1 acre of disturbance is proposed.
  - ii. City storm water erosion control permit.
- d. 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.

#### Construction Drawings

- 1. Provide access easement to lease area for tower.
- 2. Provided boundary description for tower lease area.
- 3. Show drop zone limit for tower.

#### **PC16-0088**

#### Panda Express, Sunset Drive & Tenny Avenue – 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.
    - 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 (post construction)
  - d. Waukesha Water Utility approval.
  - e. Development agreement will be needed for project.
- 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.

#### Sheet C0.0 Title Sheet

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.

#### Sheet C-1 Layout Plan

1. Provide turning movement analysis for fire trucks, delivery trucks through parking lot.
2. Confirm with City staff whether cross-access to the adjoining lot to east should be provided.
3. Correct the existing lot numbers shown on Plan.
4. Confirm intent of proposed Lot 2B. A CSM will be needed to subdivide lots.
5. Provide copies of existing cross-access easements on adjoining parcels for City filing.
6. The dumpster enclosure is in the building setback area. Please confirm.
7. Provide on-site cross-access easements to adjoining parcels subject to final parking lot layout. Prepare documents for City review and approval. Developer to record access easements after City approval.

#### Sheet C-2 Grading 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. Basement floor to be 1 foot above the seasonal high water table.
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;

#### Sheet C-3 Utility Plan

1. Show existing underground pipes on site and adjoining site and in public right of ways.
2. Convey easement for private sanitary sewer lateral to Lot 2 to east. Provide documentation to City prior to issuance of building permit.
3. A proposed storm sewer easement is shown. Provide City a digital copy of final easement for filing prior to issuance of building permit.
4. Provide specifications for lateral construction.

### Storm water Management

1. Verify curve number does not exceed design curve number for site.

### **PC16 -0089**

#### Villas at Timber Ridge, Timber Ridge Drive – PUD Amendment and 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. 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.
  - e. A Developer's Agreement will be needed for this phase of work.
2. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:
  - a. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit., if over 1 acre of disturbance.
  - b. City of Waukesha Construction Permit, for 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.
  - a. 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
  - b. 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.
  - c. A variance or PUD agreement is needed to approve reduced pond offsets to buildings.
- ~~5. Existing easements on the site should be shown including source documentation.~~
6. There appear to be several sanitary and water laterals that will need to be installed in the public street. Please add to the plan the location at each lateral where the curb and gutter and sidewalk will need to be replaced. (MAL)
7. In the area of the sanitary sewer and water main laterals will be installed in the public street the repair of the street for those locations will be a minimum (MAL)

#### 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.~~
  - a. Label easement boundary, and document source information.
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. Add proposed spot grades.~~
7. Provide written recorded 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.
  - b. A note should be added that the laterals have to be installed to City of Waukesha specifications.
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.
7. Clearly show all existing and proposed sanitary sewer laterals. Some proposed laterals are not shown.

#### 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 -0090** Kwik Trip Express, 1700 Pewaukee Road – 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.
  - 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. Permits to be submitted include:
    - i. Provide area of site disturbance. Wisconsin DNR NOI permit is needed if over 1 acre of disturbance is proposed.
    - ii. City storm water erosion control permit.
    - iii. City street opening permit
    - iv. Private sanitary sewer approval.

### Sheet T-100 Title Sheet

1. No comments.

## Sheet C-100-Erosion Control Plan

- ~~1. Add construction sequence.~~
- ~~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;
13. The erosion control plan should be updated to comply with 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.
- ~~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.~~
16. Chapter 32.09(d)(2)(xiv): Detailed construction notes for the dewatering plan should be included on the plan.
- ~~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.~~
18. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
19. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
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.

#### Sheet C101 Erosion control notes

1. Submit maintenance plan for catch basins and environmental catch basins.

#### 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.

2. Add Note: Removal limits of repair in Gascoigne Road are approximate and will be determined in the Field by the City.
3. ~~Remove south driveway approach along Pewaukee Road. Confirm with City staff.~~

#### Sheet C-300 Proposed site and Utilities Plan

1. Show existing site storm sewer. It appears that runoff from site is being directed two directions. Please confirm.
2. 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.
3. 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.
4. Post construction: Televiser sanitary sewer lateral and storm sewer lateral from building to mains.
5. The DNR BRRT site shows an inactive sanitary sewer to west side of property from Peters Drive. Show lateral on plan. Lateral should be abandoned at main and work added to the Drawing.
6. 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.
7. ~~Confirm how runoff from building roof and canopy will be drained from site to storm sewer.~~
8. ~~Curb and gutter transition detail should be labeled on both sides of driveway.~~
9. ~~Pewaukee Road is also labeled as CTH F. Confirm that the County jurisdiction ends further to the north, and update plan.~~
10. 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.
11. ~~Label all driveway widths.~~
  - a. ~~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.~~

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. It appears that there may be vegetation or a pole in this area.

#### Sheet C-301 Truck movement Plan

1. No comments.

#### Sheet C-400 Grading Plan

- ~~1. Site runoff should be directed to environmental catch basins. Please confirm.~~
2. The cross slope of proposed City sidewalk should be designed at 1.5%.
3. The concrete sidewalk at the apron and the apron should be 7 inch thick concrete sidewalk.
4. Show grades for match point of curb removal and replacement.
5. Show removal limits for whole street from flange to flange. The street will need to be milled and paved.
- ~~6. Add Note: Removal limits of repair in Gascoigne Road are approximate and will be determined in the Field by the City.~~
7. Add City driveway detail.
8. Add City standard curb and gutter detail.
- ~~9. Runoff should be directed to an environmental catch basin.~~
10. 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.

#### Sheet C-401 ADA Grading Plan

- ~~1. Site runoff should be directed to environmental catch basins. Please confirm.~~
2. The cross slope of proposed City sidewalk should be designed at 1.5%.
- ~~3. Show ADA walkway to street.~~

#### Sheet C500 Site Details

1. Add City curb and sidewalk details.

#### Sheet C-600 Restoration Plan

1. Provide written DNR confirmation that the restorations will comply with the DNR cap maintenance plan.

Sheet C-601 Planting Plan

1. 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.

Sheet E-600 to E602 Photometric Plan

1. No comments.

Storm Water Maintenance Agreement

1. Use City template and follow City ordinance 32.12. for environmental catch basins.

**PC16 -0091** 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.
2. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:
  - a. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit, if over 1 acre of disturbance.
  - b. City of Waukesha Construction Permit.
  - c. City of Waukesha Storm Water Permit.
  - d. Private sanitary sewer approval.
3. A preconstruction meeting is needed prior to starting work.

4. Provide site disturbance area, pre and post impervious areas.

#### Plat of Survey 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.~~
2. Mary Street is incorrectly named. Update street name.
3. Per Wisconsin Administrative Code A-E 7.03, the Surveyor shall set monuments marking the corners of the parcel unless monuments already exist. The current property lines shown on the map do not appear to match the legal descriptions of record.
  - 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.
4. Several existing and proposed facilities, setbacks, 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 to identify and monument all lot lines. No legend is shown regarding found or set monuments on the Survey.
5. Wisconsin Administrative Code A-E 7.04 Descriptions:
  - a. A legal description for the property should be included on the Property Survey.
  - b. The Survey should be updated.
6. Wisconsin Administrative Code A-E 7.05 Maps:
  - a.(3) Show the length and boundaries of all parcels surveyed.
  - b. (4) Describe all monuments used for determining the location of the parcel.
  - c.(5) Identify the person whom the survey was made.
7. Confirm right of way widths shown are correct. Show found monumentaion on opposite side of right of way.
8. Chapter 32.10(c)(4) & (5) of the City's Site Plan requirements list that ownership boundaries, bearings, and lengths, lot numbers and dimensions be shown. This information should be shown on the Property Survey in lieu of the Site Plan to preserve clarity on the Site Plan.

#### C2.0 Demolition Plan



1. Show pavement removals.
2. Existing sanitary sewer lateral in Barstow should be abandoned at the main since a new sanitary sewer lateral is being installed to west of building.

#### Master Site & Utility Plan 3.0

1. The proposed parking lot is shown to be built on the We-Energies property. Please update the drawing to remove the proposed parking lot on the neighboring lot. Provide proper setback. If written approval has been received, provide copy to City for filing.
2. Provide easement to utilize storm sewer on We-Energies lot.
3. 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.
4. 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.
5. Confirm if grease trap should be replaced.
6. Specifications for connecting to the City's sanitary sewer will need to be added to the Drawings.
7. Show existing and proposed storm sewer.
8. 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.
9. 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).
10. Show proposed contours, existing spot grades and proposed spot grades in parking lot.

11. Label if pipes are existing or proposed.
12. Add City driveway detail. Update driveway layout design.
13. Add City sidewalk detail.
14. Add grades for sidewalk.
15. Show concrete pavement detail.
16. Prepare traffic control plan for work on Barstow.
17. Provide documentation for site where hazard materials and existing fill are present. Update drawings with pertinent information how to proceed if hazard materials are discovered.

#### Erosion Control Plan C4.0

1. Add construction sequence.
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. 32.09(d)(2)(C.)(ii): A professional engineer, licensed in the State of Wisconsin, shall stamp and sign a statement approving all designs and certifying that they have read the requirements of this ordinance and that, to the best of their knowledge, the submitted plans comply with the requirements.
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;
14. The erosion control plan should be updated to comply with City Ordinance 32.09.
15. Existing easements on the site should be shown Chapter 32.09(c)(9): Dewatering specifications should be added to the plan.
16. 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.
17. Chapter 32.09(d)(2)(xiv): Detailed construction notes for the dewatering plan should be included on the plan.
18. 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.
19. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.

20. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
21. 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.

#### Grading Plan C5.0

1. Add proposed spot grades across driveway areas.
2. Add concrete sidewalk across all driveway entrances.
3. Add existing spot grades.
4. Show ADA path from building to City sidewalk, and from ADA parking spots to building.
5. Driveway entrances should match City detail layout.
6. Show truck turning template through parking lot for fire trucks, and semi delivery trucks.

#### Sheet C6.0 Detail Plan

1. No comments.

#### Landscape Plan

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)