

Waukesha Project Reviews

City of Waukesha

Project Number: SPAR17-00022

Description: **Panda Express**

Applied: **6/13/2017**

CC Meeting:

Site Address: **2720 N GRANDVIEW BL**

Mtg Date: **6/14/2017**

City, State Zip Code: **WAUKESHA, WI 53188**

Status: **UNDER REVIEW**

Applicant: **<NONE>**

Project Manager: **Maria Pandazi**

Owner: **CFT NV DEVELOPMENTS LLC**

Project Type: **SITE PLAN AND ARCHITECTURAL REVIEW**

Contractor: **<NONE>**

Details:

PC178-0063

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
6/13/2017		6/13/2017	Addressing	Greg Schauer		
Notes:						
6/13/2017		6/13/2017	Sanitary Sewer	Chris Langemak		
Notes:						
6/13/2017		6/13/2017	Storm Sewer	Chris Langemak		
Notes:						
6/13/2017		6/13/2017	Street Lighting	Jeff Hernke		
Notes:						
6/13/2017		6/13/2017	Traffic	Michael Grulke		
Notes:						
Review Group: AUTO						
6/13/2017		6/23/2017	Building Inspection	Michael Mazmanian		
Notes:						

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6/13/2017		6/23/2017	Fire	Brian Charlesworth		
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Notes:

6/13/2017	6/13/2017	6/23/2017	General Engineering	DAVID BUECHL	REVIEW COMPLETE	see notes
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Notes:

1. A complete plan set resubmittal has not been received by Engineering. The following including but not limited to submittals, shall be submitted, prior to City approval of the Certified Survey Map and any building permit: storm water management plan, site plan for entire site, site plan for street and right of way improvements, traffic control plan, erosion control plan, construction drawings, easements, Certified Survey Map, impact fees, letter of credits, Developers Agreement, traffic signal drawings, signage plans.
2. All items listed in the letter from City of Waukesha to Developer that stipulated the required site and adjoining right of way improvements shall be addressed and included in the next plan submittal.
3. All review comments from Waukesha County shall be addressed in drawings.
4. The following items should be submitted:
 - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project.
 - b. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.
 - c. Sanitary Sewer Lateral Video
 - d. Property Survey per Wisconsin Administrative Code AE-7
 - e. Erosion Control Plan per City Ordinance
 - f. Certified Survey Map (CSM). A CSM is needed to update the boundary description and remove the historical lot lines in this parcel.
 - g. Developer's Agreement
 - h. Waukesha Water Utility Approval
 - i. Construction drawings for site work
 - j. Construction drawings for street improvements to public right of ways
 - k. Easements (on and off site, Cross access easements, storm water maintenance agreement, storm sewer easements, parking easements, etc.)
 - l. Land conveyances from City
 - m. Impact fees
 - n. Letter of credits, Bonds
 - o. Review fees
 - p. Traffic Control plan
2. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:
 - a. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit.
 - b. City of Waukesha Construction Permit.
 - c. City of Waukesha Storm Water Permit.
 - d. State of Wisconsin Department of Safety and Professional Services Sanitary Sewer approval
 - e. Waukesha County approval
3. A preconstruction meeting is needed prior to starting work.
4. As-builts will be needed for:
 1. Public sanitary sewer and storm sewer.
 2. Storm water facilities

Sheet C1

1. In accordance with Wisconsin Administrative Code A-E 2.02(4): Each sheet of plans, drawings, documents, specifications and reports for architectural, landscape architectural, professional engineering, design or land surveying practice should be signed, sealed, and dated by the registrant or permit holder who prepared, or directed and controlled preparation of, the written material.
2. Chapter 32.10(d)(6)(B) as referenced by Chapter 32.09(c)(17): Site grading should ensure positive flows away from all buildings, roads, driveways, and be coordinated with the general storm water drainage patterns for the area, and minimize adverse impacts on adjacent properties.
3. Show proposed contours, existing spot grades and proposed spot grades in parking lot.
4. Show correct lot line locations.
5. Show grease trap, sanitary sewer lateral and connection to City main. Show all removal notes.
6. Show driveway removal locations and parking lot removal from public right of way.
7. Show public street improvement removals.
8. The specifications should be listed for removing the sanitary lateral connected to the City sewer. Contact City staff for details.

Sheet C2

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1. Chapter 6.13 Driveways (4): The driveway width should not be greater than 35' at the curb and 30' at the sidewalk, unless the property is in a district zoned for industrial use. In a district zoned for industrial use, the driveway width cannot be greater than 50' at the curb and 45' at the property line. The total frontage of all driveways servicing the premises in any district cannot exceed 90' without approval of the Council.
 - a. Label each driveway width.
2. Chapter 23.06(3)(g) Subdivision and Platting: Easements across centered on rear or side lot lines should be provided for utilities where necessary and shall be at least 10' wide. These easements shall permit the utilities to extend their services within this area.
3. Show vision corner easements.
4. Confirm airport height restrictions are met.
5. Show handrail.
6. Show ADA access to public street.
7. Confirm if bus stop should be added with City transit.
8. Show public street improvement work.
9. The precise limits of pavement and curb removal should be indicated on this sheet.
10. Indicate removal of northern driveway on Grandview Blvd, including curb and gutter and possibly sidewalk depending on slope/condition, etc.
11. Based on the utility connections for the north building, it appears there will be additional sidewalk removal along Grandview Blvd. These limits should be indicated.
12. The storm sewer easement is noted as 15' wide. This does not appear accurate based on the size shown.

Sheet C3

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

Sheet C4

1. The existing building has a sanitary sewer lateral connecting the City's sewer main. Please provide a sewer lateral video to City for review and approval. Contact the City Engineering Department for the video format. If lateral maintenance is needed, then the lateral improvements may need to be included as part of this project. The lateral pipe and connection to the main may need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.
2. Show grease trap design locations.
3. Specifications for connecting to the City's sanitary sewer will need to be added to the Drawings.
4. Show existing and proposed storm sewer.
5. Show downstream storm sewer sizing and locations.
6. The existing sanitary manhole downstream of the proposed connection point indicates all 8" sewers. However the connection note indicates connecting to a 6" sewer stub.
7. Sanitary MH #1 and #2 indicate 8" sewer lines but the notes for the adjacent sewers callout 6" sewers.
8. Provide information for the water quality structure (diameter, material, inverts at key locations, etc.)
9. The outlet pipe from the water quality structure is noted as an 18"; however the invert callout at the structure indicates a 12".
10. Storm CB #5 has a sump elevation only 0.1' lower than the outlet pipe.

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

Sheet C5

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

CSM

1. Wisconsin State Statute 236.20(2)(f) as referenced by 236.34(1)(c): The exact width of all existing easements, if applicable. The document numbers for existing easements should be shown on the CSM.
2. Confirm if a Waukesha County vision corner easement will be added to the CSM which may be more restrictive than the City vision corner easement. If a County easement is not required, a City 20 foot by 20 foot vision corner easement should be added at Northview and Aviation Drive.
3. The proposed storm water facility easements should be shown on the CSM. Add note to reference easements to a separately recorded document.

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TRAFFIC STUDY REVIEW COMMENTS

1. In accordance with Wisconsin Administrative Code A-E 2.02(4): Each sheet of plans, drawings, documents, specifications and reports for architectural, landscape architectural, professional engineering, design or land surveying practice should be signed, sealed, and dated by the registrant or permit holder who prepared, or directed and controlled preparation of, the written material. The report should be stamped and signed by a Professional Engineer licensed in the State of Wisconsin.
2. Traffic Study was completed while Good Harvest Store area is empty – was anything added to compensate for the vehicle trips that store could generate? (MAL 9/21/2015)
3. Node 204 Grandview Boulevard & South Driveway – Was the possibility of adding a deceleration lane evaluated? Personal experience that turning into South Driveway and the Walgreens Driveway vehicles in the platoon do not want to slow down for someone turning to those driveways. (MAL 9/21/2015)
4. Additional review comments will be added after a detailed review of the Traffic Study is completed. The comments may be issued as part of a separate correspondence.

ROAD IMPROVEMENT SHEETS

1. Widen terrace on Grandview Blvd. and Silvernail Rd. to standard 11-Ft - 5-Ft Sidewalk with 5.5-Ft from face of walk to face of curb. (MAL)
2. Sidewalk should be designed at 1.5% to meet ADA. (MAL)
3. Use WISDOT SDD for Curb Ramp detail. Curb Ramps should align with push buttons for traffic signals. (MAL)
4. Use City of Waukesha driveway detail. (MAL)
5. Show dimensions of terrace, sidewalk, driveways. (MAL)
6. Proposed sidewalk grades should be shown every 25-Ft at face and back of sidewalk.
7. Show match grades at sidewalk. (MAL)
8. Show match grades of new concrete curb and gutter. (MAL)
9. Show approximate match limits of pavement (and grades). Add note "Pavement limits shown on the plan are approximate – actual limits will be determined in the field by the City Engineer." (MAL)
10. Public Street lighting plan.
11. .

SITE IMPROVEMENT SHEETS

1. Widen terrace on Grandview Blvd. and Silvernail Rd. to standard 11-Ft -- 5-Ft Sidewalk with 5.5-Ft from face of walk to face of curb.
2. The Silvernail right-of-way appears to have a jog in the area around the northern building trash enclosure. The right-of-way limits should be examined and possibly modified as a part of this development.
3. The development should connect to the public sanitary sewer manhole located near the northeast corner of the site in the Grandview roadway. A private sewer line will need to be brought into the site to serve both buildings.
4. Confirm if recorded cross access easements exist on existing site and adjoining properties. An ALTA survey will be needed.
 - a. Confirm if easements are needed to access the site.
5. We recommend that a joint meeting with Waukesha County be held to review the traffic study review comments and requirements.
6. Water quality improvement measures will need to be incorporated in the plan.
7. A CSM will be likely needed to combine lots for this site.
8. The proposed garbage dumpster is shown in the existing public right-of-way. Proposed site facilities should be removed from this area unless the right-of-way is property discontinued in this area.
9. Confirm the addition of a vision corner easement at Silvernail Road and N. Grandview Blvd.
10. Additional right-of-way dedications may be needed depending on the street improvements that are needed.
11. Show the locations of the private sanitary sewer and laterals.
12. Confirm the airport height restrictions are met.
13. Show internal accessible pedestrian path.
14. Show dimensions of parking aisles, parking stalls, driving lanes, sidewalks.
15. Signage plan sheet.
16. Show dimensions of drive thru's

SHEET A100

1. No comments.

Storm Water Management Plan

1. Chapter 32.10(d)(6)(G): Provide storm sewer design computations.

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- a. On-site storm sewer sizing calculation should be prepared.
- b. The plan proposes to tie into the existing City storm sewer.
- i. Sizing computations of the City storm sewer connection area should be included and utilizing the appropriate tailwater elevations.
2. Cost estimates for the installation of proposed storm water BMPs shall be provided.
3. The drainage basin maps should account for adjacent lands that drain runoff through the site.
4. Water quality computations should be prepared.

Storm Water Maintenance Agreement

1. Chapter 32.12: The storm water agreement should comply with said Section. The City's storm water facility easement agreement template can be sent to the Engineer.
2. Chapter 32.10(e)(12)(i): Cost estimates for the installation of the proposed BMPs.
3. Chapter 32.12(b): For subdivisions, all storm water BMPs shall be located on outlots. For all privately owned outlots, ownership shall be by proportional undividable interest for all properties that are within the control of the applicant and drain to the BMP. However, the applicant may combine ownership of more than one BMP within the site. Ownership of storm water facilities shall be the same as those assigned maintenance responsibilities.
- a. Preparation of the storm water maintenance agreement will include describing the ownership boundaries of the storm water easement facilities.
4. Chapter 32.12(b)(5): Authorization for vehicle access, including a minimum 15-foot wide access easement dedicated to the local municipality and connecting to a public road right-of-way to allow for future BMP maintenance work.

6/13/2017	6/13/2017	6/13/2017	Planning	Maria Pandazi	UNDER REVIEW	see comments
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Notes:

GENERAL SUBMISSION COMMENTS:

- 1) In final submittal, all ROW/access improvements should be illustrated.
- 2) The developer must prepare legal documents for the ROW vacation that will be incorporated into this site plan.
- 3) A CSM must be submitted that combines all lots.
- 4) The final SPAR submission should include all items on the Plan Commission submittal check list.
- 5) For additional staff (water, fire, and engineering) comments, refer to original 2016 submission staff comments.

SITE PLAN COMMENTS:

- 1) An additional green island should be included in the long parking aisle between the buildings.
- 2) Explore removal of additional parking spaces along the common access drive.
- 3) A final landscape plan should be submitted with the final SPAR that reflects the new layout.

PANDA EXPRESS BUILDING ARCHITECTUR COMMENTS:

- 1) As in previous comments, additional detail should be added to the south and west facades.
- 2) Better integrate the top and lower portions of the façade. Consider bringing the corner elements that are on the upper portion of the façade down to the lower portion of the façade - particularly at the southwest corner.

MULIT-TENANT BUILDING ARCHITECTURE COMMENTS:

- 1) Verify that the storefront glazing on the Silvernail façade of the building is vision glass and not tinted.
- 2) Extend the glazing the corner tower piece lower and wrap the two sides of the corner with glazing as in the west tower piece.
- 3)Continue to work with staff on developing the corner signage details.

6/13/2017		6/23/2017	Planning Commission	Maria Pandazi		
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Notes:

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City of Waukesha

6/13/2017		6/23/2017	Water Utility	Chris Walters		
Notes:						