

City of Waukesha

Department of Public Works 130 Delafield Street Waukesha, WI 53188 Waukesha-wi.gov

# Site, Grading and Drainage Plan Conditional Use Permit Checklist

Attachment C (Rev 04/18)

Perspective Cercultostra m: The Signa Grap, Inc. Project Name: Engineering & Design Firm: \_\_\_\_\_

#### **General Requirements**

YES	NO	N/A	
đ			Applicant's name
Ø			Name and location of development
DA I			Scale and north arrow
X			Date of original and revisions noted
Ø			License number and seal (if applicable)
Ø.			CAD format submission of the site layout & building plan layout
			Pay impact fees

#### **Building Plans**

YES	NO	N/A	
			Contact Community Development Department

#### Site Plans

YES	NO	N/A	
02			Dimensions of development site
Ø			Location, footprint, and outside dimensions
X			Existing and proposed pedestrian access points
X			Existing and proposed vehicular access points
0x			Parking lots, driveways shown
X			Front, side and rear yard setbacks shown and labeled
Ø			Location and dimensions of all existing or planned easements (if applicable)
Ø			Identification of all land to be dedicated (if applicable)
X.			Location, elevation, and dimensions of walls and fences
<b>M</b> -			Location, elevation, and dimensions of outdoor lighting
		X	Sign complies with City Code Book
		X	Location of existing and proposed signs

## Site Access

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YES	NO	N/A	
X			Legal description or certified survey of property
X			Development compatible with its zoning district
X			Sidewalks to be shown
Ø			Site entrance drive dimensions
Ø			Individual development vehicular entrances at least 125 feet apart
		A	Adjacent development share driveway where possible
X			At least one vehicular and pedestrian access point to each adjoining site granted by cross easements
Ľ.			Cross access to be provided with minimum paved width of 24 feet
		æ	Design detail for all new public streets

## Parking/Traffic

YES	NO	N/A		
8			5-foot-wide paved walkway to building entrance	
0×			7-foot parking separation from front building	
$\boxtimes$			Minimum parking spaces provided	
		<b>X</b>	Service truck parking in designated service areas	
X			Parking spaces and layout dimensioned	
azi			Lot paved with bituminous concrete or Portland cement concrete	
a		Ģ	Handicap parking provided	
		0Å	Minimum required stacking distance	
0×1			Concrete curb and gutter around parking lot	

## Grading and Drainage Plans

YES	NO	N/A	
0¢			Show existing tree lines and any obstructions (fences, structures, power poles, etc.) within the project limits.
Ø			All proposed lot lines and lot numbers or addresses
X			Lot line dimensions
		0a	Outline of buildable areas for each lot
*			Typical setbacks of buildable area to front, side and back lot lines
4			All existing buildings, structures and foundations
Ø			All existing drainage channels and watercourses
0X			Emergency overflow routes
Ø			Drainage clarified by flow arrows, high points, sags, ridges, and valley gutters
Ø			Proposed retaining wall locations with top and bottom of wall elevations at key locations
		0x1	100-year flood plain limit (both pre-and post-project)
x			100-year storm water surface elevation
		R	Wetlands. Wetland limits labeled with bearings and distances and dimensioned to lot lines. Bearings and distances may be shown in tabulated format.

		0z	All environmental corridors, & or environmentally sensitive areas as required by DNR
Ø.			All existing and proposed easements.
X			Existing topography of the site and all areas within 50 feet of the site shown at a one foot contour interval using City of Waukesha datum. Existing contours shown as thin, dashed screened or grey lines with a readily discernable heavier line used for the 5-foot contour intervals.
Æ			Proposed grading shown at a contour interval of 1 foot using City of Waukesha datum. Proposed contour lines shown as solid medium lines, with a discernible heavier line use for the 5-foot contour intervals.
<b>∲</b> ≮			The yard grade and first floor elevation of proposed building and any existing buildings located within 150 feet of the parcel boundary.
06			Proposed road(s), curb and gutter, all storm sewer grates and storm sewer manholes (or cross-culverts for open ditches). Show any off-road storm inlets and discharge locations with surface entry elevations.
æ			Spot grades as necessary to ensure proper drainage and compliant ADA slopes and routing where applicable.
		X	At front setback line show a typical house shell on each lot and the proposed yard grade to the nearest tenth of a foot (assumed to be 0.7' below the top of block) for each building. Show proposed finished elevations to the nearest tenth of a foot at all lot corners and alongside lot lines adjacent to the front and back corners of the typical house. Show proposed finished elevations to the nearest tenth of a foot at high and low points along any side or back lot lines, and at high and low points if roads to demonstrate proposed drainage.
		Ø	The grading plan for any house that will require special design due to topography, clearly show separate grades for the garage and yard grade if extra steps are needed. Separate spot finish elevations shown for rear or side exposure or walkout.
		Ø\$	Indicate minimum finished floor elevations adjacent to floodplains, ponds, creeks/channels, etc.
Ó			Proposed storm inlets shown on each grading plan. Each plan also includes specific details on all applicable retention/detention basins, ponds, overflows, etc. Separate sheets or notes as required.
S'			Locations of existing and proposed streets, drives, alleys, easements, right-of-way, parking as required, vehicular and pedestrian access points, and sidewalks
		6X	Outline of any development stages
		×	Location and details on any required emergency access roads
\$			Soil characteristics, where applicable
Ø			Existing and proposed topography shown for the site and or adjacent properties
		2	Floodplain, shore land, environmental and wetlands shown
æ			Location and dimensions of on-site storm water drainage facilities
Ø			Location and footprint of all existing buildings
	ø		Locations and names of existing trees
	×		Berm detail
K			Lot grades and swales shown
A			Drainage calculations provided

#### **Erosion Control**

YES	NO	N/A	
X			Location Map
(SL			Soils Survey Map - In stern weter reageneab plan
A C			Existing Land Use Mapping
NZ)			Predeveloped Site Conditions
Ø			Existing contours
Ø			Property lines
Ø			Existing flow paths and direction
Ø			Outlet locations
Å			Drainage basin divides and subdivides
A			<ul> <li>Existing drainage structures on and adjacent to the site</li> </ul>
		Ø	Nearby watercourses
		24	<ul> <li>Lakes, streams, wetlands, channels, ditches, etc.</li> </ul>
		2	Limits of the 100-year floodplain
Ø			Practice location/layout/cross sections
A			Construction Details
		X	Name of receiving waters
ø			Site description/Nature of construction activity
ČX.			Sequence of construction
Ø			Estimate of site area and disturbance area
X			Pre- and post-developed runoff coefficients
Ø			Description of proposed controls, including
Ø			Interim and permanent stabilization practices
Ø			Practices to divert flow from exposed soils
¥			Practices to store flows or trap sediment
			Any other practices proposed to meet ordinance
œ			Existing topography of the site and all areas within 50 feet of the site shown at a one foot contour interval using City of Waukesha datum. Existing contours shown as thin, dashed screened or grey lines with a readily discernable heavier line used for the 5-foot contour intervals.
Ø			Proposed grading shown at a contour interval of 1 foot using City of Waukesha datum. Proposed contour lines shown as solid medium lines, with a discernible heavier line use for the 5-foot contour intervals.
<i>C</i>			List the total disturbed acreage including offsite areas.
Ø			Provide free survey in accordance with City Erosion Control Ordinance
Ø.			Proposed limits of disturbance including proposed tree cutting areas.
×			Location and dimensions of all temporary topsoil and dirt stockpiles.
æ			Location and dimensions of all appropriate best management practices (BMP).
Ø			Phasing of BMP's with the construction activities listed / described.
	X		Schedule of anticipated starting and completion date of each land disturbing and land developing activity, including the installation of the BMP measures that are needed.
R			Location of all channels, pipes, basins or other conveyances proposed to carry runoff to the nearest adequate outlet, including applicable design assumptions and computations.

R		Areas to be sodded or seeded and mulched or otherwise stabilized with vegetation, describing the type of final vegetative cover.
		Areas of permanent erosion control (other than vegetation).
X		Boundaries of the construction site
Ø		Drainage patterns/slopes after grading activities
<i>Q</i>		Areas of land disturbance
X		Locations of structural and nonstructural controls
R		Drainage basin delineations and outfall locations

## Optional Submittals as Determined by Review Authority

YES	NO	N/A	
		0×	Traffic impact analysis
		6¥	Environmental impact statement
		AL.	Plot of effect of exterior illumination on site and adjacent properties
		04	Description of any unusual characteristics
		6XG	Street perspectives showing view corridors
		0K	Historic site
		A	Economic feasibility study
		K	Contaminated Waste Site

I hereby certify that I have reviewed the City ordinances and provided one (1) full-sized set of all required information along with all the required reduced copies of plans.

Applicant's Signatur<u>e:</u>