

Project Reviews

City of Waukesha

Project Number: SPAR18-00048

Description: **Brelie Gear**

Applied: **12/10/2018**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **Brelie Gear**

Parent Project:

Owner: **Brelie Gear**

Contractor: **<NONE>**

Details:

PC18-0162

Responses to review comments shown in red (dated 01-21-19)

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
12/12/2018		12/20/2018	Sanitary Sewer	Chris Langemak		
Notes:						
12/12/2018	12/21/2018	12/20/2018	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes:						
There is City owned street lighting behind the curb on the proposed site. Appears to be included on site plans. No City owned fiber conflicts. Contact Digger's Hotline for marking.						
Proposed lighting fixtures on site appear to be 5000K, check with planning, 5000K may not be allowed.						
12/12/2018	12/14/2018	12/20/2018	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
Notes:						
12/19/2018	12/26/2018	12/19/2018	Stormwater	THOMAS MILES	ADDITIONAL INFO REQUIRED	See notes.
Notes:						
1. (C2.0) Minimum generally accepted pipe slope for a 12" storm sewer is 0.0030 FT/FT. <i>Revised storm sewer to confirm to the minimum slope requirement</i>						
2.						
Review Group: AUTO						
12/10/2018		12/20/2018	Building Inspection	KRISTIN STONE		
Notes:						

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12/10/2018		12/20/2018	Fire	Brian Charlesworth		
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Notes:

12/10/2018	12/26/2018	12/20/2018	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
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Notes:

1. Depending on the final design, the following permits or approvals may be needed:

- a. City of Waukesha Storm Water Erosion Control Permit
- b. Wisconsin DNR NOI, and NOI for fill site, if applicable.
- c. City of Waukesha - Engineering Division Construction Permit

-After approval of the plans, all required permits will be applied for

2. Additional required submittals include:

- a. Easements, if applicable
- b. Letter of credits. Provide contract amounts for landscape, and work in City right of way including driveway approach, sidewalk section, curb and gutter remove and replacement, storm sewer remove and replacement, re-ditching north swale and turf restoration.
- c. Review fees
- d. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
- e. The storm water calculations, construction drawings, easements, and Bonds should be reviewed and approved prior to the construction being started and building permit issued. If the location of any work needs to be changed as a result of the approved construction drawings, the drawings should be updated to reflect the needed changes.

Storm water calculations are included in the submittal. All required fees will be paid prior to construction.

3. The construction drawings, easements, and Bonds should be reviewed and approved prior to the construction being started. If the location of any units need to be changed as a result of the approved construction drawings, the CSM should be updated to reflect the needed changes.

OK – plans are submitted for review and approval.

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.

All plans are stamped and signed

5. Show curb head transition detail at connection to public sidewalk.

Detail added to sheet C1.0

6. The proposed building will have a sanitary sewer lateral connecting the City's sewer main. Please provide a post construction 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.

Note has been added to the utility plan, sheet C3.0

7. Label driveway width at entrance to street.

The driveway width dimension has been added to the plans

8. Label ADA access route from ADA parking spot to building and from public sidewalk to building.

The ADA accessible route is shown on the plans.

Stormwater

1. The proposed swale along the north lot line is shown outside the existing drainage easement. The swale should be within the drainage easement. Some alternatives are:

- a. Relocate swale and show proposed swale within easement.
- b. Notify owners of lots to north that there facilities cannot be located within the drainage easement. Coordinate with adjoining owners to north to remove their parking facilities from within drainage easement so swale can be fully centered and located within easement.
- c. Dedicate additional drainage easement on this parcel to contain drainage swale.

- The property owner will dedicate an additional 7' of easement for drainage so that the new swale is within the easement and all new grade work will only be done of this parcel of land.

2. The relocated City storm sewer should be within an easement. Convey additional storm sewer easement area to City to contain relocated City storm sewer.

- We are proposing a new 20' easement over the area of the new storm sewer from the drainage ditch and easement to the right-of-way. This is shown on the plans.

2a. The pipes carrying drainage are 15 inch and 18 inch. Confirm sizing is correct.

The sizing has been confirmed. We will be replacing the 15" storm sewer with a new 18" RCP sewer.

2b. Eliminate manhole within segment of City storm sewer. Contact Chris Langemak of City Engineering for review if feasible.

- The storm sewer from proposed development and drainage swale will connect to the catch basin in the street. The frame

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and grade will be modified to accommodate the new driveway entrance. This is been shown and noted on the utility plan, sheet C3.0

2d. Show existing trees to be removed at existing inlet.

A note has been added to the plans that the brush and trees near the inlet will be removed.

2e. Label existing rip rap and stones to be removed.

- *The label has been added to the plans.*

2f. Show proposed ditch armoring in new ditch at inlet.

- *New rip-rap at the endsection has been added and noted on the plans and shown on the endsection details.*

2g. Label proposed end section.

- *The endsection has been labeled*

2h. Label proposed storm sewer to be RCP with class.

- *The proposal 18" storm sewer from the ditch to the storm sewer in the right-of-way has been labeled as RCP class 3 pipe. All private storm sewer within the property will be ADS/HDPE or PVC pipe. This is shown in the notes on sheet C3.0.*

2i. Based on the existing storm sewer inlet at Corporate drive in the ditch, "after the fact" armoring looks to have been needed to control the heavy flows in ditch. Provide swale and pipe sizing computations for area draining to this location with drainage basin. The outlet pipe from Center Road draining to this swale is greater than 18 inches so it appears that the proposed pipe sizes may be undersized. Ponding of water is not desired in the ditch. Confirm sizing of upstream pipe diameter from Corporate drive. The City does not want runoff draining over the curb and into the street.

- *Including in the submittal are the storm sewer calculations including the offsite contributing areas.*

3. The proposed concrete sidewalk across the driveways should be shown with a 1.5% cross slope.

- *This is shown on the plans and detail.*

4. Add note, "Current City standard specifications shall be followed for all work in the public right of way."

- *The note has been added to the plans.*

5. Add note to drawings: Limits of final City street pavement and curb and gutter removal and replacements to be marked by City Engineering staff in field.

- *This note has been added to the plans.*

6. Update construction dates. Plan shows start date of October 2017, and end date October 2018.

- *No dates are included in the erosion control plan. Exact construction dates will be provided to the City as part of the final plan approval and permitting.*

7. Add to construction sequence the following: to obtain City storm water permit and perform weekly erosion control inspections, and submit inspections to City erosion control inspector. At end of project, coordinate permit termination with City erosion control inspector.

- *This has been added to the construction sequence schedule on the erosion control plan, sheet C4.0*

8. Show dashed lines for future sidewalk along right of way line, and outside of driveway area to north and south with spot grades every 25 feet so this area is graded to proper grades at this time. The terrace should be 2% slope with sidewalk at 1.5% slope.

- *The future walk and future grades have been added to the plan. The proposed grades are based on the existing top of curb grade and the above slopes.*

9. An as-built and topographical survey will be required for full length of north lot line to ensure swale, pipes, and on site facilities are not installed within easement.

- *The existing conditions along the north line are shown on the submitted survey. If required the owner will provide a post construction as-built survey of this area.*

10. 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.

10a. Confirm flooding limits of drainage swale in 100-year event remain within drainage easement. If not, the swale grading should be revised to keep 100-year event in easement.

- *Storm water analysis of the swale has been included in the submitted storm water calculations the swale has the capacity to accommodate the 100-year storm event.*

11. 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.

- *The new storm water swale / ditch has been designed to meet the above criteria.*

12. 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.

- *The Storm sewer calculations are included in this submittal to our knowledge meet the City's standards.*

13. 32.10(d)(6).H. Structure protection and safety. Flows generated by the 100-year, 24-hour design storm under planned land use conditions may exceed the design capacity of conveyance systems, but shall not come in contact with any buildings.

- *The 100-year storm does not come into contact with the building.*

14. Provide storm sewer and swale sizing computations for all proposed storm sewer. Utilize correct tailwater elevations.

- *Storm water calculations are included in this submittal.*

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Plat of Survey

1. Provide title policy showing all existing easements on property. Reference title policy on survey. Show all easements on survey.
- *Title policy is included with this submittal. All existing easements are shown on the survey and on the construction plans.*
2. The survey shows the storm sewer easement to be 30 feet wide along the north lot line with 20 feet on the lot to north and 10 feet on this lot.
- *The easement location is based on the CSM and recorded documents and is shown on the survey and construction plans.*

Landscape Plan

1. The 3 proposed trees should be moved outside of the drainage swale along the north lot line.
The trees have been moved outside of the swale area.