

Responses to SITE PLAN AND ARCHTECTURAL REVIEW from the City of Waukesha dated 3/27/19 are listed below.

1. Two driveway approaches are shown to connect to Meadow Lane. Merge 2 approaches to one approach. Maintain general alignment of existing private drive to connect to Meadow Lane between two approaches shown on drawing.

The plans have been modified to show one driveway approach to address this comment.

2. Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details.

This note has been added to the plans to address this comment.

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

The ADA access route has been labeled on the plans to address this comment.

4. Show and label existing easements.

Existing easements have been labeled on the plans to address this comment.

5. Need grease interceptor?

The hotel property will not require a grease interceptor. The future restaurant will require a grease trap in the future development.

6. Confirm applicability of proposed wet pond design to FAA requirements for separation of wet ponds to airport. See FAA Advisory Circular 150 5200

33B. Dry ponds appear to be needed in lieu of wet ponds within 5 miles of airport. Coordinate with airport staff for written approval.

A Waukesha Airport concurrence letter that is in agreement with the wet pond contingent on wildlife deterrents is included with the Storm Water Management Report. The deterrents mentioned in the letter has been shown in the plans.

7. 32.10(e)11. A storm water BMP maintenance agreement in accordance with section 32.12;The upfront agreement including exhibits A to C should be recorded prior to issuance of the building permit.

Understood.

8. 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 to address this comment.

9. Show spot grades for curb and gutter every 25-Ft along the sidewalk at 1.5% cross slope.

Spot grades for the curb and gutter along the sidewalk every 25-ft have been added to the plans to address this comment.

10. 32.10(e)(12.)H. A cover sheet stamped and signed by a professional engineer registered in the State of Wisconsin indicating that all plans and supporting documentation have been reviewed and approved by the engineer and certifying that they have read the requirements of this ordinance and that, to the best of their knowledge, the submitted comply with the requirements.

Understood

11. Infiltration may be exempt per DNR. Infiltration is not exempt per City and should be incorporated in design. See updated City storm water management ordinance.

The geotechnical report shows high seasonal groundwater and clay soils in the area of the proposed storm water management area. The site is exempt from infiltration per the City of Waukesha storm water management ordinance. A copy of the geotechnical report is included in the Storm Water Management Report.

Vacation

For the Avid Hotel project, access Easements would need to be signed and prepared for the future driveway area to grant access to parcels to west, and recording fees collected. Utility easements to private utilities may also likely be needed. The City would then vacate the full right of way width of the old Meadow Lane. The north half of the right of way would go to the property owner to the north. In the Good Harvest Development, Good Harvest then contacted that owner of the parcel to north to purchase that section so parking spots could be placed within that area. Either way, all existing driveway would need to be removed from the north right of way half parcel and restored to turf if the purchase didn't go through. The south half of the right of way would become part of this development. The CSM would then need to include the south area and possibly north if purchased, in the boundary of the CSM. Additional right of way along Meadow Lane would need to be dedicated to City to "clean up" the right of way lines. You would need to put together some exhibits showing parcel areas.

1. 8.5 inch x 11 inch exhibit(s) showing all properties involved, and portion of adjoining properties showing existing access easements to align with
2. 8.5 inch x 11 inch exhibit(s) showing area to be vacated with bearings and distances labeled and parcel areas dividing north and south right of way
3. 8.5 inch x 11 inch exhibit showing proposed access easements needed
4. Contact Diggers Hotline and do your own research to contact utility companies who have facilities in the right of way, and coordinate with them to prepare draft easements to them for existing utilities. Show all existing utilities on ALTA survey.

The exhibits are in the process and being coordinated with the developer.