



## PLAN CORRECTIONS REPORT SP2023-0006 FOR CITY OF WAUWATOSA

**PLAN ADDRESS:** 11400 Bluemound Rd  
Wauwatosa, WI 53226

**PARCEL:** 4110175004

**APPLICATION DATE:** 02/06/2023

**SQUARE FEET:** 0.00

**DESCRIPTION:** Demolition of existing buildings and parking deck and construction of a 41-unit residential building with parking on the 1st floor and rear parking at grade.

**EXPIRATION DATE:**

**VALUATION:** \$10,500,000.00

### CONTACTS

#### Applicant

#### Name

Steve Pape  
Jonathan Ward

#### Company

Revel Investments  
Altius Building Company

#### Address

**We've moved: 325 E.  
Chicago Street, Suite 300,  
Milwaukee, WI 53202**

#### Architect

Ryan Thacker  
Ed Haydin  
Joseph Galbraith

Harydin Thacker Architects  
Haydin Thacker Architects  
Galbraith Carnahan Architects

6404 W North Ave  
Wauwatosa, WI 53213

#### Engineer

Christopher Carr

The Sigma Group

### Site Plan - Parking Lot Review

#### REVIEW ITEM

#### STATUS

#### REVIEWER

Engineering - Site plan review v.1

Requires Re-submit

Jen Stilling email: jstilling@wauwatosa.net

Review conducted by the engineering department for site plans/parking lot permits

Correction: Plan Set Requirements - Jen Stilling (4/17/23) - Not Resolved

Comments: After the Tax Key ID Number and Address of the property has been determined, please include or update this information on all sheets.

**Sigma's Response: Tax Key ID Number and Address of the properties have been added to the site survey.**

Correction: Plan Set Requirements - Jen Stilling (4/17/23) - Not Resolved

Comments: Please edit the existing public utilities (water, sanitary, storm, street light, and fiber optic conduit) on all sheets according to the plan redlines and the City GIS printout and existing water tap cards located in the online plan attachments.

**Sigma's Response: All missing public utilities mentioned have been added to the site survey. Notes have been added to the C002 Erosion Control plan and the C300 Utility plan about protection for the street light conduits.**

Correction: Plan Set Requirements - Jen Stilling (4/17/23) - Not Resolved

Comments: Show the square footage and number of stories of the proposed building(s) on all applicable sheets.

**Sigma's Response: Square footage has been added to the site survey. The number of stories has been added with a new table on the C100 Site Plan.**

Correction: Lighting Plan Requirements - Jen Stilling (4/17/23) - Not Resolved

Comments: Is any outdoor lighting proposed? If so, a photometric plot must be submitted for Engineering review. Cut sheets of fixtures should also be provided with the next submittal.

**Sigma's Response: No free standing outdoor lighting is proposed for this site. All lighting will be building mounted**

Correction: General - Jen Stilling (4/17/23) - Not Resolved

Comments: No parking to bus stop sign is shown on google street view (Jul 2022) on the north side of W. Blue Mound Road, adjacent to the development. Because this bus stop is no longer in use, the no parking signs can be removed. Does the applicant desire any specific parking regulations on the north side of W. Blue Mound adjacent to the proposed development? Note that all parking lot regulations is set by ordinance and must be approved by the City's Transportation Affairs Committee and Common Council.

**Altius Response: Our site fence will go to the top or bottom of the curb along the street. We would apply no parking signs to the construction fence. I don't believe anyone would park along the construction fence.**

Correction: General - Jen Stilling (4/17/23) - Not Resolved

Comments: City plans on pavement and utility construction in 115th Street approximately May -September 2023. Applicant shall coordinate location of proposed utilities, drive approach, and construction activities on 115th Street with City staff.

**Altius Response: Understood**

Correction: Contractor Trucking - Jen Stilling (4/17/23) - Not Resolved

Comments: Show or describe the trucking route. Trucking is not allowed on residential streets.

**Altius Response: Trucking / Construction traffic in and out of the site will need to be from both 114<sup>th</sup> and 115<sup>th</sup> Street. It is labeled on the staging map.**

Correction: Contractor Parking & Staging - Jen Stilling (4/17/23) - Not Resolved

Comments: Identify Contractor Parking Location(s) on the plan. If contractors will utilize public street parking, local parking regulations must be followed.

## PLAN CORRECTIONS REPORT (SP2023-0006)

Correction: Contractor Parking & Staging - Jen Stilling (4/17/23) - Not Resolved

Comments: Identify the crane's swing radius. If the crane swing radius encroaches within the public right-of-way, the encroachment is subject to approval by the Board of Public Works. If the crane swing radius encroaches onto adjacent private property, the applicant will be required to work with affect adjacent property owners for crane swing rights and encroachment.

**Sigma's Response:** See updated construction sequence exhibit and is show on the staging map.

Correction: Tree Protection - Jen Stilling (4/17/23) - Not Resolved

Comments: The plan must identify existing trees and landscaping that are to remain and how those features will be protected during construction. Existing trees that will remain shall have perimeter tree protection shown at the tree drip line. If any existing public street trees are damaged during construction, the applicant will be required to pay a street tree replacement fee.

**Sigma's Response:** All existing trees that are to remain have perimeter tree protection added to them, with a detail for said protection added to the C400 Erosion Control Details.

Correction: Construction Schedule - Jen Stilling (4/17/23) - Not Resolved

Comments: Show the Anticipated Construction Schedule (including start and end date); approximate month/year is sufficient.

**Altius Response:** The approx.. dates are listed in the undated construction sequence. Demo of Existing Building  
**Summer 2023 - Construction Start August 2023 – Completion August 2024**

Correction: Construction Sequence - Jen Stilling (4/17/23) - Not Resolved

Comments: Edit the construction sequence with project specifics.

**Sigma's Response:** Construction sequence has been updated with project specifics and approximate dates.

Correction: Construction Detail - Jen Stilling (4/17/23) - Not Resolved

Comments: Please specify that Type D inlet protection is to be used. There appears to be sufficient depth available.

**Sigma's Response:** Type D inlet protection has been specified on the erosion control legend.

Correction: Provide the number of units broken down by type - Jen Stilling (4/19/23) - Not Resolved

Comments: Provide the number of units broken down by type (number of 1-bedroom, 2-bedroom, etc.) within the Site Data Table.

**Sigma's Response:** A new table with the number of units and a breakdown by type has been added to the C100 Site Plan.

Correction: Bicycle Parking - City Code Section 24.11.080 - Jen Stilling (4/19/23) - Not Resolved

Comments: Provide short and long term bike parking in accordance with City Code Section 24.11.080. Clearly identify bike parking locations on the plans and quantify compliance in the site data table.

**Sigma's Response:** Exterior bike parking shown on plans

Correction: Handicap Parking Standards - Jen Stilling (4/19/23) - Not Resolved

Comments: Please address redlines noted on the plans regarding handicap parking access to the front door.

**Sigma's Response:** Handicap parking access has been revised; the accessible path has been moved to the front of the ADA parking spaces.

Correction: Pavement Markings - Jen Stilling (4/19/23) - Not Resolved

Comments: Note the width and color of all pavement markings.

**Sigma's Response:** Width and color of pavement markings has been added to the C100 Site Plan.

Correction: Site Plan Details - Jen Stilling (4/19/23) - Not Resolved

Comments: The asphalt pavement depths must be specified on the detail.

**Sigma's Response:** Asphalt pavement detail has been updated.

Correction: Spot Grades - Jen Stilling (4/19/23) - Not Resolved

Comments: Show spot grades for all proposed public sidewalk as indicated on the redlined plans.

**Sigma's Response:** Spot grades have been added to all proposed public sidewalk.

Correction: Overland Flow - Jen Stilling (4/19/23) - Not Resolved

Comments: Show the 100-year overland flow path with arrow on the plans.

**Sigma's Response:** 100-year overland flow path is now shown with arrows on the C200 Grading Plan.

Correction: Spot Grades - Jen Stilling (4/19/23) - Not Resolved

Comments: Show spot grades at curb ramp locations on the plans to verify ADA compliance.

**Sigma's Response:** Spot grades have been added to proposed ADA curb ramp, as well as proposed ADA parking stalls.

Correction: Parking Lot Drainage - City Code Section 8.44.110 - Jen Stilling (4/19/23) - Not Resolved

Comments: Drainage from the parking lot is required to be conveyed to a City storm sewer through underground piping, not overland. There is parking lot area that should be directed to a storm sewer inlet instead of overland flow over the sidewalk and drive approach. See redlined comments.

**Sigma's Response:** Drainage for the parking lot has been revised in line with redlined comments.

Correction: Abandonment of Existing Laterals - Jen Stilling (4/19/23) - Not Resolved

Comments: Any existing laterals that will not be re-used must be abandoned at the main per City standards. See redlines. Verify that all existing lateral abandonments are accounted for on the plans.

**Sigma's response:** All existing laterals that will not be re-used have been accounted for on the plans per city redlines.

Correction: Water Supply Calculations - Jen Stilling (4/19/23) - Not Resolved

Comments: The proposed development is located near a geographic high point and lower water pressures may exist. Fire and domestic water demand calculations must be submitted prior to Final PUD plan approval. Fire flow calculations must be in accordance with City Code Section 14.20.080 and NFPA 13. Existing pressures based on the hydrant test conducted on April 12th must be derated by 3.5 PSI to account for a lower water level in the City water tower.

**Sigma's Response:** Detailed calculations are in progress or have been provided. Domestic and fire pumps will be provided as required.

Correction: General - Jen Stilling (4/19/23) - Not Resolved

Comments: Any public sidewalk damaged during construction must be replaced as directed by the Engineering Department and will require a

## PLAN CORRECTIONS REPORT (SP2023-0006)

Correction: Storm Sewer - Jen Stilling (4/19/23) - Not Resolved

Comments: Provide storm sewer calculations. How does the proposed 10-year flow rate at the northwest corner of 114th and Blue Mound compare to existing flow rates?

**Sigma's Response: Storm calculations are now provided, proposed 10-year flow rate is comparable to existing flow rates.**

Correction: Street Lighting - Jen Stilling (4/19/23) - Not Resolved

Comments: The proposed construction entrances are located on top of City Street lighting electrical. Spare steel conduits are required. See redlines.

**Sigma's Response: Notes have been added to the C002 Erosion Control Plan and C300 Utility Plan addressing city redlines.** Correction: Street Lighting - Jen Stilling (4/19/23) - Not Resolved

Comments: Existing City Fiber optic Pullbox is located within the proposed 115th Street driveway. See GIS attachments for approximate location and show on the plans. The pull box cannot be located in the middle of the proposed drive approach. Further coordination with the Engineering Department is required.

Correction: Construction Detail - Jen Stilling (4/19/23) - Not Resolved

Comments: Proposed catch basins must have a 36" sump.

**Sigma's Response: Proposed catch basins have been updated, along with the catch basin detail.**

Correction: Storm Sewer - Jen Stilling (4/19/23) - Not Resolved

Comments: Provide Inlet capacity calculations with a 50% clogging factor for any proposed inlets that do not have a 100-year overland flow path

**Sigma's Response: All inlets have 100 year overland path away from building.**

Correction: Dumpster Enclosures - 24.12.040.3 - Jen Stilling (4/19/23) - Not Resolved

Comments: Dumpsters and refuse/recycling containers are required to be screened from view of streets and all abutting lots per City Code 24.12.040.3. Provide a detail of the proposed screening within the Landscaping plans.

**Sigma's Response: A detail of the proposed dumpster screening has been provided on sheet L200. This is temporary location for dumpster only.**

Correction: Fire - Jen Stilling (4/20/23) - Not Resolved

Comments: The location of the FDC must be shown on the utility and landscaping plans.

**Sigma's Response: FDC location has been added to the plans.**

Correction: Landscape Plan - Jen Stilling (4/20/23) - Not Resolved

Comments: Show all proposed utilities (including the FDC) and lighting (if applicable) on the landscaping plans. Verify that at least 36 inches of clear space is provided for around the FDC and a direct access path from the street right-of-way is provided.

**Sigma's Response: Proposed utilities are shown on the landscape plan. FDC is now shown on sheet L100 and landscaping has been updated to maintain 36-inches clear space around the FDC.**

Correction: Water - Jen Stilling (4/20/23) - Not Resolved

Comments: Based on the proposed use of the development, a 16" gate valve should be installed in the main on the north side of the proposed lateral location. In the event of a water main break or repair, the existing valve to the south and the propose valve to the north would be able to isolate the service disruption and the proposed development would still be able to receive water service.

**Sigma's Response: A 16" gate valve has been added to the north side of the proposed lateral location.**

Correction: General - Jen Stilling (4/20/23) - Not Resolved

Comments: Verify that the civil plans match what is shown in the most recent landscaping plans received by Engineering on 02-27-23.

**Sigma's Response: Revised civil and landscaping plans now match each other.**

### Sheet C002

Comments: The construction staging plan shows a tracking pad in this location. Add tracking pad to this sheet to maintain consistency.

**Sigma's Response: Additional tracking pad and notes have been added to maintain consistency with the construction staging plan.**

### Sheet C100

Comments: Include the City's Standard Driveway Detail and City Standard Curb and Gutter Detail and reference both on the C100 sheet. Show new curb and gutter to use where the existing driveway apron will be replaced.

**Sigma's Response: Both city details have been added to the detail sheets and referenced on the C100 plan. Additional curb and gutter has been added to cover the existing driveway aprons.**

Comments: Provide one-way traffic signage.

**Sigma's Response: Additional signage has been added.**

Comments: Note the width and color of all pavement markings.

**Sigma's Response: Additional notes have been added noting the width and color of the pavement markings.**

Comment: Call out van accessible stalls and provide additional signage.

**Sigma's Response: Note and additional dimension have been added to ADA parking stalls.**

Comments: Additional dimensions for the C100 plan, including dimensions of parking stalls, bike parking and distances from proposed parking lot to existing structures.

**Sigma's Response: Additional dimensions have been added to the plan.**

Comments: Include the square footage of the building, the number of stories, and the amount of bike parking provided to the site information table.

**Sigma's Response: Additional information has been added.**

Comments: Revise note to include "All work within the public right-of-way requires a street occupancy permit from the City" and include on all applicable sheets.

**Sigma's Response: Legend note has been revised.**

## PLAN CORRECTIONS REPORT (SP2023-0006)

### Sheet C200

Comments: Remove reject curb from the legend if there will be no reject curb as part of this project.

**Sigma's Response: Reject curb has been added to the site plan.**

Comments: Reference bike parking detail shown on L200, show bike rack locations.

**Sigma's Response: Detail has been referenced, and bike rack locations are now shown.**

### Sheet C300

Comments: Label existing utility pole. Will this be removed/relocated?

**Sigma's Response: Additional poles have been labeled and notes have been added for their removal.**

Comments: Specify material for proposed water and sanitary laterals.

**Sigma's Response: Material has been specified.**

Comments: Where are the existing storm sewer connections from both buildings and parking structures?

**Sigma's Response: No storm connections to the existing structures were present on the City GIS printout.**

### Sheet C400-C402

Comments: Revise the erosion control notes to include the City's standard notes in order to comply with the City's construction site erosion control ordinance.

**Sigma's Response: Erosion control notes have been revised with City's standard notes.**

Comments: Call out all curb tapers in the plan set.

**Sigma's Response: All curb tapers have been called out.**

Comment: Remove this detail if there will be no reject curb.

**Sigma's Response: Reject curb has been added to the site plan.**

Fire v.1  
Review by the fire department

Approved

Dan Schmocker email: dschmocker@wauwatosa.net

Landscaping v.1

Requires Re-submit

Stephanie Wilson email: swilson@wauwatosa.net

## PLAN CORRECTIONS REPORT (SP2023-0006)

**CONDITION(S)** Performance Guarantee - City Code Section 24.12.070 - A performance guarantee is required prior to Site Plan approval, per City Code Section 24.12.070. Provide a quote from a contractor for City review to determine the cost of the financial surety that will be required. The cost estimate is only required to include costs for plant material and and installation.

**Sigma's Response: Landscape Quote has been provided.**

**Altius' Response: The quote was based on the original LS plan so the revisions will add approximately \$6,300.**

MMSD Approval - MMSD approval of the capacity of the sanitary sewer basin is required.

**Sigma's Response: Assume City will request this approval.**

Building Addressing Assignments - Engineering reviews and approves building addressing assignments. There are two existing addresses that are available (11430 or 11400 W Blue Mound Road). Does the applicant prefer the use of either existing number? Please note that an updated floor plan layout of the building by floor showing the numbering of each proposed unit will be required at the time of address assignment.

**Altius Response: Please use the 11400 address**

Plan Set Requirements - PE stamped plans in PDF format and CAD (AutoCAD version 2018 and in coordinate system NAD27) files will be required at final submittals.

**Sigma's Response: Understood.**

Landscape Plan - City Code Section 24.12.060 - Landscape Plan must be stamped by a Wisconsin registered Landscape Architect

**Sigma's Response: Understood.**

General Condition - The construction staging plan shows public sidewalk closures on the east, south and west sides of the proposed development. If the public sidewalks are proposed to be closed for long term duration, the sidewalk closure is subject to approval by the Board of Public Works.

**Sigma's Response: Understood.**

General Site Plan-Parking Lot Permit Requirement - Private construction that disturbs underground utilities is required to install and maintain enclosed rat traps or bait stations.

Comment: The attached rat abatement form must be completed and submitted online to the Building Department at the time of Erosion Control permit application.

**Sigma's Response: Understood.**

# PLAN CORRECTIONS REPORT (SP2023-0006)

eReview Session for Site Plan - Parking Lot Review v.1

**FILES:** Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf  
 Construction Staging Plan 2-1-23.pdf  
 CSM 1-31-23.pdf  
 Landscape Plans 11400 Bluemound 1-31-23.pdf  
 Stormwater Explanation Email 1-31-23.pdf  
 Survey 21393-ALTA-11.28.22.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Jen Stilling	City street tree may be impacted by drive approach construction	03/02/2023 7:19 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	4
Jen Stilling	It is strongly recommended that the accessible path from the access aisle is to the front of the parking (see green line). This is more desirable than crossing behind parked cars and using the drive aisle near the approach to gain access to the accessible path (according to the orange line).	03/02/2023 11:05 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	3
Jen Stilling	City Fiber optic Pullbox is located in this area. See GIS attachments for approximate location. Show on the plans. The conduit is open right now but the City does not want the pull box to be in the middle of the proposed drive approach. Further coordination with the Engineering Department is required.	03/03/2023 4:05 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	5
Jen Stilling	Spare conduit for City street light required. See note on 114th Street side.	03/03/2023 4:06 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	5
Jen Stilling	Show City street light conduit per attachments. Steel conduit is required under tracking pad to help minimize damage to street light cable during construction.	03/03/2023 4:07 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	2
Jen Stilling	EXISTING STREET LIGHT CABLE UNDER PROPOS DRIVE APPROACH IS DIRECT BURY. CITY WILL REQUIRE THAT A 2" SCHEDULE 40 HEAVYWALL PVC STREET LIGHT CONDUIT BE INSTALLED BY THE CONTRACTOR AT THE SAME DEPTH OF THE EXISTING DIRECT BURY CABLE. CONDUIT SHOULD EXTEND AT LEAST ONE FOOT BEYOND THE EDGE OF THE FINISHED DRIVE APPROACH EDGE AND BE OFFSET FROM THE EXISTING STREET LIGHT CABLE LOCATION BY ONE FOOT. AT EACH END OF THE PVC CONDUIT TERMINATION, CONTRACTOR SHALL FURNISH AND INSTALL A BELL BUSHING (PVC) TO PROVIDE SMOOTH EDGES FOR CABLE ENTRY INTO THE CONDUIT RUN. EACH END OF THE CONDUIT SHALL BE COVERED WITH A SUITABLE ALL-WEATHER TAB TO PREVENT DEBRIS FROM ENTERING THE CONDUIT. STEEL CONDUIT INSTALLED UNDER CONSTRUCTION ENTRANCES MAY BE RE-USED FOR THIS PURPOSE IF THE LENGTH IS SUFFICIENT.	03/03/2023 4:39 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	5
Jen Stilling	Where are the existing storm sewer connections from both buildings and parking structures? Does the proposed development change existing storm sewer connection points or drainage patterns?	03/03/2023 9:21 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	5
Jen Stilling	Provide proposed flow rates for the 10-year storm. How does this compare to existing?	03/03/2023 9:23 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	5
Stephanie Wilson	Show utility poles in this area if they are to remain	03/13/2023 7:36 pm	Landscape Plans 11400 Bluemound 1-31-23.pdf	1



## PLAN CORRECTIONS REPORT (SP2023-0006)

Jen Stilling	Existing water lateral per tap cards?	04/06/2023	4:26 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	1
Riley.Stone	Provide tax key ID numbers for both parcels on all applicable sheets.	04/07/2023	2:23 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	1
Riley.Stone	Show existing 6" water main	04/07/2023	2:32 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	1
Riley.Stone	Show existing sanitary lateral	04/07/2023	2:33 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	1
Riley.Stone	Show two valves and hydrant lead	04/07/2023	2:36 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	1
Riley.Stone	Show existing gas main	04/07/2023	2:40 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	1
Riley.Stone	Show existing gas main	04/07/2023	2:41 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	1
Riley.Stone	Revise the note to include "All work within the public right-of-way requires a street occupancy permit from the City" and include on all applicable sheets.	04/07/2023	2:43 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	3
Riley.Stone	Include the square footage and number of stories of the proposed building.	04/07/2023	2:45 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	3
	Include the amount of existing parking stalls.				
	Include the amount of bicycle parking that will be provided.				
Riley.Stone	Revise the construction sequence so that it is applicable to this project. Also, provide an anticipated schedule including start and end dates.	04/07/2023	3:40 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	6
Riley.Stone	Where will contractor parking be located? If contractor staff is going to park on City streets, add a note to the plans stating that local parking regulations must be followed.	04/07/2023	3:41 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	2
	Show crane location and swing radius on the construction staging plan or this sheet.				
Riley.Stone	Sufficient depth is available so Type D inlet protection is required.	04/07/2023	3:44 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	2
Riley.Stone	Street view shows a tree near this location. Will it need to be protected given the nearby utility removals?	04/07/2023	3:51 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	2
Riley.Stone	Will this tree remain? If so, show tree protection extending to the drip line, at a minimum and include a detail.	04/07/2023	3:52 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	2
	If the tree will be removed, note it on this sheet along with any other trees.				
Riley.Stone	Revise the erosion control notes to include the City's standard notes in order to comply with the City's construction site erosion control ordinance.	04/07/2023	3:55 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	6
Riley.Stone	Provide the number of units broken down by type.	04/07/2023	4:00 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	3
Riley.Stone	Call out van accessible stalls and provide appropriate signage.	04/07/2023	4:13 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	3
Riley.Stone	Provide one-way traffic signage.	04/07/2023	4:14 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	3
Riley.Stone	Include the City's Standard Driveway Detail with the plans and reference it on this sheet.	04/07/2023	4:18 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	3
Riley.Stone	Note the width and color of all pavement markings. Pavement markings shall be 3-inch wide stripes of white or yellow traffic paint.	04/07/2023	4:20 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	3
Riley.Stone	Show new curb and gutter. Add the City Standard Curb and Gutter detail to use where the existing driveway apron will be replaced.	04/07/2023	4:23 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	3
Riley.Stone	Specify pavement depths.	04/07/2023	5:00 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	7
Riley.Stone	Provide additional spot grades at all curb ramps to verify that ADA requirements are met.	04/07/2023	7:14 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	4

## PLAN CORRECTIONS REPORT (SP2023-0006)

Riley.Stone	Remove from the legend if there will not be reject curb as part of this project.	04/07/2023	7:15 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	4
Riley.Stone	Remove this detail if there will not be reject curb.	04/07/2023	7:15 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	7
Riley.Stone	Can this curb line be raised so that runoff is directed towards Storm CB 1.0 rather than 114th Street?	04/07/2023	7:18 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	4
Riley.Stone	The site should be graded in a way so that the majority of the runoff will be conveyed to a City storm sewer rather than directly to adjacent streets. Additional inlets may be required near the driveways.	04/07/2023	7:22 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	4
Riley.Stone	Provide the 100-year overland flow path on this sheet.	04/07/2023	7:23 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	4
Riley.Stone	Spot grades are needed where sidewalk ties into the existing walk as well as at driveway crossing.	04/07/2023	7:24 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	4
Riley.Stone	Provide storm sewer calculations with the next submittal. Inlet capacity calculations should also be provided with a 50% clogging factor for any proposed inlets that do not have a 100-year overland flow path.	04/07/2023	7:42 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	5
Riley.Stone	Revise catch basins to have a minimum sump of 36".	04/07/2023	7:44 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	7
Riley.Stone	Will this lateral remain in service? If not, it should be abandoned at the main.	04/07/2023	7:48 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	5
Riley.Stone	Specify material	04/07/2023	7:49 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	5
Riley.Stone	Specify material	04/07/2023	7:49 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	5
Riley.Stone	Call out all curb tapers in the plan set.	04/07/2023	7:52 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	7
Riley.Stone	Provide a detail of the proposed bicycle racks.	04/07/2023	7:56 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	4
Riley.Stone	The construction staging plan shows a tracking pad in this location. Add tracking pad to this sheet to maintain consistency.	04/07/2023	8:14 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	2
Riley.Stone	If construction will impact travel lanes along W. Bluemound Road, a minimum 7-day notification to WisDOT is required.	04/07/2023	8:54 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	2
Riley.Stone	Provide screening for trash storage area.	04/07/2023	8:56 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	3
Jen Stilling	City curb and gutter must be specified here.	04/19/2023	9:41 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	3
Jen Stilling	Show location of existing water main valve	04/19/2023	9:43 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	5
Jen Stilling	Label existing utility pole. Will this be removed/relocated?	04/19/2023	10:36 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	5
Jen Stilling	A spare steel conduit will be required under tracking pad to help minimize damage to street light cable during construction.	04/19/2023	10:56 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	2
Jen Stilling	Reference detail shown on L200. Show bike rack locations.	04/19/2023	11:12 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	4
Jen Stilling	Dimension concrete pads for bike parking	04/19/2023	11:14 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	3
Jen Stilling	Specify terrace grass restoration in existing driveway removal areas.	04/19/2023	11:20 pm	Landscape Plans 11400 Bluemound 1-31-23.pdf	1
Jen Stilling	A 16" gate valve must be added to the main north of the proposed tap to isolate the proposed lateral.	04/20/2023	2:37 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	5
Jen Stilling	and water lateral for 11400 building per tap card.	04/20/2023	2:59 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	1
Jen Stilling	Existing sanitary lateral is shown as removed on the EC plan. Remove line work from this sheet to avoid confusion.	04/20/2023	3:07 pm	Civil Plan Set 21393 11400 Bluemound 1-31-23 .pdf	5