

November 11, 2019

Attn: City of Waukesha
Department of Public Works
130 Delafield Street,
Waukesha, WI 53188

Re: Prairie Song Courtyards
Project # SPAR19-00036



Dear City of Waukesha Department of Public Works:

Enclosed you will find our responses, in bold, to the review of Prairie Song Courtyards dated 9/6/2019.

Erosion Control:

1. Add permanent velocity control at 100-yr spillway.
 - **Note added to the erosion control plan at pond spillways.**
2. Erosion mat all slopes 4:1 and greater.
 - **Note added to the erosion control plan.**

Sanitary Sewer:

1. The public sewer in Koenig Street will need to be designed and constructed to the City's standards.
 - **Noted. City Standards and notes to reference the City's standards added to the plans.**
2. The limits of the public sanitary sewer will need to be determined based on the current and future street layout.
 - **An 8" sanitary sewer stub has been added to accommodate the future extensions.**
3. A record drawing of the all sanitary/storm sewer facilities sealed by a professional engineer or registered land surveyor shall be submitted to the Engineering Division.
 - **Noted. As-built drawings to be done following completion of construction.**

Storm Sewer:

1. Define a low point with double inlets on both sides of the roadway at the intersection of the private and public roadway to ensure all private roadway water is captured and treated.
 - **A low point with double inlets is now located within the private drive near the future roadway connection.**

Stormwater:

1. Provide confirmation from the FAA that the proposed wet basin is allowed to be utilized at this location.
 - **The basin does not fall within 10,000 ft. (1.89mi) of an airport. The nearest airport is approximately 3 miles from this basin.**
2. Grade and label emergency spillway location per DNR technical standard and provide permanent erosion control at spillway location.
 - **An emergency spillway with proper erosion matting has been added to the pond.**
3. Grade and provide an 8' wide maintenance access path to the proposed wet basin from the proposed roadway.
 - **An 8' wide maintenance access route is provided between Building 4 & 5 allowing access to the wet basin.**

The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, Developers Agreement, and Bonds should be reviewed and approved prior to the Condominium Plat being finalized. If the location of any units need to be changed as a result of the approved construction drawings, the Plat should be updated to reflect the needed changes.

Submit maintenance plan for catch basins and environmental catch basins.

32.06(a) Construction Site Erosion Control. Unless otherwise exempted under sub. (c) below, a storm water permit under section 32.07 of this Code shall be required and all erosion control provisions of this ordinance shall apply to all proposed land disturbing activity that meets any of the following: 32.06(a)1. Disturbs a total land surface area of 3,000 square feet or more;

32.06(a)2. Involves excavation or filling, or a combination of excavation and filling, in excess of 400 cubic yards of material;

32.06(a)4. Land disturbing activity regardless of size that the City of Waukesha requires as a condition of approval, or that the City determines is likely to cause an adverse impact to an environmentally sensitive area or other property.

- **All necessary items will be provided to the City in accordance to the City's standards.**

General Engineering:

1. Depending on the final design, the below listed permits or approvals may be needed. Please submit digital copies of permits to City for filing.

- a. Wisconsin DOT
- b. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
- c. Wisconsin DNR NOI,
- d. DNR sanitary sewer extension
- e. City of Waukesha – Engineering Division Construction Permit if working in right of way

- **The required permits will be obtained and provided to the City for filing.**

2. Additional required submittals, fees, financial guaranties include:

- a. A Developers Agreement will need to be prepared by the City, and approved prior to the start of construction.
- b. Impact fees
- c. Letter of credits
- d. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.

- **Noted.**

4. The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, Developer 's Agreement, and Bonds should be reviewed and approved prior to the construction being started and building permit issued. If the location of any units needs to be changed as a result of the approved construction drawings, the drawings should be updated to reflect the needed changes.

- **Noted.**

5. 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.

- **Noted. All documents and plans will be signed by a professional engineer, as needed.**

6. Provide copy of recorded condominium plat to City for filing prior to issuance of building permits.

- **The recorded condo plat will be provided to the City when available.**

7. A CSM is needed to combine the two lots.

- **Noted. A CSM will be created and provided to the City.**

8. As of now, it is not known which direction Koenig St./Prairie Song Drive will be constructed either to the north or south side of Koenig lands. Based on past planning, it is more likely to be located to east. Move end of proposed City street back to where potential future road alignment angles to the east. The proposed driveway should be shown connecting to the revised street location.
 - **Future right of way for Koenig Street/Prairie Song Drive is shown on the plans.**
9. Show sidewalk along both sides of Koenig Street/Prairie Song Drive.
 - **Sidewalk is provided along the western side of Koenig Street/Prairie Song Drive up to the Prairie Song Courtyards site. A proposed wall and match grading restrict a sidewalk from being constructed along the east side with this project. The eastern portion of sidewalk will have to be constructed with the future road extension.**
10. City should rename street.
 - **Noted. Street names will be updated as needed.**

Water Utility:

1. Water service locations are not shown on the utility plans. Please provide water service notes and locations. A water service application is required for each service. Please contact Tom Krause at tkrause@waukesha-water.com to obtain a permit application.
 - **Water Services and notes added to the updated plans.**
2. A plan and profile drawing with full design details is required for our review and DNR submittal.
 - **Water Main design is now included in the updated plans.**
3. A long dead end main without loop is not allowed. It is recommended to extend water main south to connect with Prairie Song Villas. An easement agreement is required for all main outside of public right of way, however we will lift our restriction for plantings within the conservation wooded area. The assumption is that this portion would be directionally drilled.
 - **A looping segment of water main is being proposed north along building 1 and connecting to the existing main at Summit Ave.**

Please feel free to contact me with any questions, comments or to further discuss the updated plans.

Sincerely,



Josh Pudelko, M.S., P.E.
President
Trio Engineering

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LAND PLANNING

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