

Project Reviews

City of Waukesha

Project Number: SPAR20-00051

Description: **Fox Den Apartments**

Applied: **11/19/2020**

Approved:

Site Address: **2330 Fox Run Blvd**

Closed:

Expired:

City, State Zip Code: **Waukesha, WI**

Status: **UNDER REVIEW**

Applicant: **VJS CONSTRUCTION SERVICES**

Parent Project:

Owner: **Fox Run 3 LLC**

Contractor: **<NONE>**

Details:

PC20-0104

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
11/25/2020	12/3/2020	12/7/2020	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments

Notes:

1. A record drawing of the sanitary/storm sewer facilities sealed by a professional engineer or registered land surveyor shall be submitted to the Engineering Division.

At a minimum the drawing should include:

- Rim/cover elevation
- Invert elevation
- Distances
- Slopes
- Materials
- Contractor
- Installation dates (month and year completed)
- Any notes related to major field changes (ie additional/deleted structures, etc)
- Signed and sealed by professional engineer or registered land surveyor
- Autocad drawing for importing into GIS

A redlined copy of the plans with the proposed information crossed out and the actual information next to it is acceptable and helps the review process.

2.The City may be replacing the sanitary sewer that is located along the northern property line in the northwest corner of the site. The development shall cooperate with the the City if this replacement moves forward.

Project Reviews

City of Waukesha

11/25/2020	12/3/2020	12/7/2020	Storm Sewer	Chris Langemak	REVIEW COMPLETE	See comments
<p>Notes:</p> <p>1. A record drawing of the sanitary/storm sewer facilities sealed by a professional engineer or registered land surveyor shall be submitted to the Engineering Division.</p> <p>At a minimum the drawing should include:</p> <ul style="list-style-type: none"> • Rim/cover elevation • Invert elevation • Distances • Slopes • Materials • Contractor • Installation dates (month and year completed) • Any notes related to major field changes (ie additional/deleted structures, etc) • Signed and sealed by professional engineer or registered land surveyor • Autocad drawing for importing into GIS <p>A redlined copy of the plans with the proposed information crossed out and the actual information next to it is acceptable and helps the review process.</p> <p>2.The City may be replacing the sanitary sewer that is located along the northern property line in the northwest corner of the site. The development shall cooperate with the the City if this replacement moves forward.</p>						
11/25/2020	11/30/2020	12/7/2020	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
<p>Notes:</p> <p>No comments regarding City owned street lights or fiber.</p>						
Review Group: AUTO						

Project Reviews

City of Waukesha

11/19/2020	12/2/2020	12/7/2020	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
------------	-----------	-----------	---------------------	--------------	-----------------------------	-----------

Project Reviews

City of Waukesha

Notes:

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. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
 - b. Wisconsin DNR NOI, if disturbance over 1 acre
 - c. City of Waukesha – Engineering Division Construction Permit if working in right of way or City easement
2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:
 - a. Impact fees
 - b. Letter of credits
 - c. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
 - d. Sewer assessments, if applicable.
3. 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 need to be changed as a result of the approved construction drawings, the drawings should be updated to reflect the needed changes.
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.
5. Provide location for CBU mailbox structure
6. 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.
7. 32.09 (2)(b): (iv) All woodland areas, those proposed to be lost or transplanted during construction and acres or numbers of each. For woodlands proposed to be lost, show individual trees larger than eight (8) inches in diameter that are located within twenty (20) feet of proposed grading boundaries;
8. Label ADA access route from ADA parking spot to building and from public sidewalk to building.
9. An area of past Soil Contamination exists on the development site. The submitted report states that the DNR should be contacted regarding the next steps related to how the site should be handled. Have the remaining DNR concerns been addressed by VJS regarding the contamination after August 26, 2020 letter from DNR? Provide documentation to City.
10. 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. Some storm sewer designs are listed as "surcharged". Should or Can the pipes be upsized? Why is surcharging occurring?
- 10c. What is proposed curve number for this site? How does proposed curve number compare to site design curve number?
- 10a. Badger Drive floods approximately 3" just past the bowling alley as determined through a floodplain study. That would be a tailwater elevation of approximately 24.60 in the 100-year event. The flooding exhibit was sent to Pinnacle on 9-2-2020 as part of Eaton devt, and discussed with the design Engineer in late October, 2020. The storm sewer design of underground parking appeared to indicate that the underground parking garage will flood in the 100-year storm event since the tailwater elevation is 24.60 and the basement floor elevations were designed at 22.00, 24.00 and 24.00. The design has been updated to keep the basement floors at least elevation 26.6.
- 10b. The storm sewer and site grading have been redesigned to alternatively modeled to take into consideration of the 24.6 tailwater condition in 100-yr storm.
11. 32.10(d)(6.)E. Subsurface drainage. Basement floor surfaces shall be built one (1) foot above the seasonal high water table elevation, as documented in the submitted soil evaluations, and shall avoid hydric soils as much as possible. The Authority shall be notified of any drain tiles that are uncovered during construction, which the Authority may require to be restored or connected to other drainage systems. No discharge of groundwater from tile lines, sump pumps or other means shall be allowed onto another persons land or any public space without the written approval of the owner or unit of government.
- 11a. a. A table should be added to the grading/erosion plan showing, at a minimum, the Building #, yard grade, minimum basement elevation, and elevation of the highest seasonal water table elevation, soil boring/pit utilized. List name of report, date, Author.
12. 32.10(e)(12.)J. For sites where changes are proposed in storm water flow paths, or where proposed storm water discharges may otherwise have a significant negative impact on downstream property owner(s), the Authority may require the applicant to submit written authorization or complete other legal arrangements with the affected property owner(s);
- 12a. Confirm with soils Engineer and DNR that no special considerations are needed to deal with potentially contaminated groundwater, based on drain tile elevation in relation to on-site contaminated material or groundwater.
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. For buildings designed for human occupation on a regular basis, the following additional requirements shall apply:
 - a. 32.10(d)(6.)H.(i) (Am. #6-06) The lowest elevation of the structure that is exposed to the ground surface shall be a minimum of two (2) feet above the maximum water elevation produced by the 100-year, 24 hour design storm, including flows through any storm water BMP that may temporarily or permanently store water at a depth of greater than one (1) foot; and
- 13a. The basement floor elevations have been raised to allow for the 2 foot vertical seperation.

Project Reviews

City of Waukesha

11/19/2020	12/1/2020	12/7/2020	Water Utility	Chris Walters	UNDER REVIEW	See comments
Notes: A water service application must be submitted for each of the two water services. These are new 6-inch laterals. Contact Tom Krause at trkrause@waukesha-water.com to obtain a copy of the permit application.						