

# Project Reviews

## City of Waukesha

**Project Number: CSM20-00022**

Description: **Glen at Standing Stone**

Applied: **11/18/2020**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **Glen at Standing Stone LLC**

Parent Project:

Owner: **David Smart / Smart Realty LLC**

Contractor: **<NONE>**

Details:

**PC20-0115**

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
11/18/2020	12/1/2020	12/4/2020	CSM/PLAT REVIEW & CLOSURE	Megan Roessler	REVIEW COMPLETE	

Notes:

Meets all requirements of review checklist and addressing guidelines.

“Stella Doro Acres” is misspelled as “Steela Dora Acres” in legal description, this does not match the map labels and appears to be a typo--please correct before recording.

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11/18/2020	11/30/2020	12/4/2020	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
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Notes:

Site Plan/Condo Plat/CSM - West side

1. Several outlots are created to contain parcels to establish Village of Waukesha connection to Village parcels along Big Bend Road. Notes should be added to state who will own these parcels. As shown, the parcel along the City pond lot should be conveyed to City. For the remaining outlots, a note should be added to CSM to prohibit conveyances of private outlots from parent parcels. For example, Outlot 2 and Outlot 3 shall not be conveyed separately from Lot 1.
2. Provide location for CBU mailbox structure on private outlot owned and maintained by the HOA/Condo Association.
3. The City will not sign the Final CSM and accept the improvements until all public improvements have been formally accepted and approved by Engineering.
- 4.
5. Per City Development Handbook: 4.2.12.2.6: Verify that public sidewalk is designed at 0.5 feet inside right of way line.
6. Existing wetlands are shown property. 4-Inch x 4 Inch x 6 ' long cedar posts should be installed to delineate boundaries of wetlands.
7. 32.10(d)(6).A. Drainage easement. Perpetual drainage easements or other deed restrictions shall be recorded on the property to preserve major storm water flow paths and permanent storm water BMP locations. Covenants in these areas shall not allow buildings or other structures and shall prevent any grading, filling or other activities that interrupt or obstruct flows in any way. Covenants shall also specify maintenance responsibilities and authorities in accordance with section 32.12.
8. A temporary 10 foot wide sidewalk slope easement along the street frontages of all lots shall be in effect until concrete sidewalks are installed. Said easement area shall not be permanently improved.
- 9.
- 9/28/2020 11:13:04 AM (David Buechl)
- 11.
12. Maintenance responsibility of all surface water swales, drainage ditches, ponds, and other such facilities, and all private outlots shall remain with the unit owners and homeowners association.
- 13a. 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.
- 13b. A table should be added to the grading/erosion plan showing, at a minimum, the Building/Lot #, yard grade, minimum basement elevation, and elevation of the highest seasonal water table elevation, soil boring/pit utilized. List name of report, date, Author.
14. 23.06(3)(g) Easements. Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least 10' wide. These easements permit the utilities to extend their services within this area, but do not prohibit the individual owner from landscaping, building or developing this area, unless specifically mentioned on the final plat or in the individual easement agreements.
15. Show proposed easements for bridge under Tenny Avenue extending outside of right of way.
16. Big Bend Road right of way should be labeled.
17. Show and label storm water drainage easements around storm water facilities.
18. Show all cross slopes on street cross sections.
19. Sidewalk on west side of Tenny Avenue shown from 1+50 to 10+50 shown as possible future sidewalk.
20. Remove retaining walls holding up right of way in the vicinity from 20+50 to 19+25. Regrade slopes without retaining walls.

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- 11.
12. Maintenance responsibility and conformance to the master grading plan of all yard areas, surface water swales, drainage ditches, ponds, and other such facilities, shall remain with the condominium association.
- 13a. 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.
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14. 23.06(3)(g) Easements. Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least 10' wide. These easements permit the utilities to extend their services within this area, but do not prohibit the individual owner from landscaping, building or developing this area, unless specifically mentioned on the final plat or in the individual easement agreements.
15. Show proposed easements for bridge under Tenny Avenue extending outside of right of way.
- 16.
- 17.
- 17a.
2. Provide location for CBU mailbox structure on private outlot owned and maintained by the Condo association.
3. The City will not sign the CSM and accept the improvements until all improvements have been formally accepted and approved by Engineering.
- 4.
5. Per City Development Handbook: 4.2.12.2.6: Verify that public sidewalk is designed at 0.5 feet inside right of way line.
6. Existing wetlands are shown on Lots and Outlots. 4-Inch x 4 Inch x 6 ' long cedar posts should be installed to delineate boundaries of wetlands.
7. 32.10(d)(6.)A. Drainage easement. Perpetual drainage easements or other deed restrictions shall be recorded on the property to preserve major storm water flow paths and permanent storm water BMP locations. Covenants in these areas shall not allow buildings or other structures and shall prevent any grading, filling or other activities that interrupt or obstruct flows in any way. Covenants shall also specify maintenance responsibilities and authorities in accordance with section 32.12.
8. A temporary 10 foot wide sidewalk slope easement along the street frontages of all lots shall be in effect until concrete sidewalks are installed. Said easement area shall not be permanently improved.
- 9.
10. City access easement to pond is shown along pond. A separate easement is needed to document rights and conditions prior to building permits being issued. The PUD should state City is not responsible to maintain path.
11. Submit geotechnical report to City for filing with submittal. Streets may be proposed to be extended through wetlands and likely poor soils. The geotechnical report should include recommendations from the Geotechnical Engineer the depth and limits of street cross section that should be removed and replaced and the materials to utilize.
12. Label existing water main main easement.
13. A 20 foot wide drainage easement is shown on construction drawings along Lots 1-5 of Stella Dora. What is easement for? The easement is not on CSM.

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**General**

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; FEMA floodplain fill;
  - d. DNR Chapter 30 permit.
  - e. Wetland delineation concurrence
  - f. DNR sanitary sewer extension
  - g. State of Wisconsin Private sanitary sewer approval-Private streets
  - h. City of Waukesha – Engineering Division Construction Permit if working in right of way
  
2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:
  - a. Pavement marking and signage plan
  - b. A Developers Agreement will need to be prepared by the City, and approved prior to the start of construction.
  - c. Impact fees
  - d. Letter of credits
  - e. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
  - f. 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 Plat and 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.

**Submit**

1. Confirm how pedestrian connection to Big Bend Road will allow for public use. Show easement. Maintenance responsibility for sidewalk to remain with Condominium association.

11/18/2020	12/1/2020	12/4/2020	Water Utility	Chris Walters	APPROVED	No comments
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Notes:

