

Project Reviews

City of Waukesha

Project Number: CSM17-00005

Description: **1123 Whiterock CSM**

Applied: **2/16/2017**

Approved:

Site Address: **1123 WHITE ROCK AV**

Closed:

Expired:

City, State Zip Code: **WAUKESHA, WI 53186**

Status: **RECEIVED**

Applicant: **Habitat for Humanity**

Parent Project:

Owner: **MARY SAN FILLIPPO**

Contractor: **<NONE>**

Details:

PC17-0019

PC17-0015 & PC17-0016

Paid with the CSM

LIST OF REVIEWS

| SENT DATE | RETURNED DATE | DUE DATE | TYPE | CONTACT | STATUS | REMARKS |
|--------------------|---------------|-----------|------------------|--------------------|-----------------|-------------|
| Review Group: ALL | | | | | | |
| 3/7/2017 | | 3/7/2017 | Traffic | Michael Grulke | | |
| Notes: | | | | | | |
| Review Group: AUTO | | | | | | |
| 2/16/2017 | 3/3/2017 | 2/16/2017 | CSM/PLAT CLOSURE | Greg Schauer | APPROVED | No Comments |
| Notes: | | | | | | |
| 2/16/2017 | | 2/16/2017 | Common Council | Unassigned | | |
| Notes: | | | | | | |
| 2/16/2017 | 3/7/2017 | 2/16/2017 | Fire | Brian Charlesworth | REVIEW COMPLETE | None |
| Notes: | | | | | | |

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| 2/16/2017 | 3/7/2017 | 2/16/2017 | General Engineering | DAVID BUECHL | | See notes |
|---|----------|-----------|---------------------|--------------|--|-----------|
| <p>Notes:</p> <p>1. The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, Developer’s Agreement, and Bonds should be reviewed, approved and received prior to approval of the CSM. If the location of any lot lines as a result of the approved construction drawings, the CSM should be updated to reflect the needed changes.3. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.5. Chapter 23.05(11): Provide deed restrictions that will be required as part of approval of the Plat.a) Provide grading declaration. 7. Chapter 23.06(3)(g) Subdivision and Platting: Easements across centered on rear or side lot lines should be provided for utilities where necessary and shall be at least 10’ wide. These easements shall permit the utilities to extend their services within this area. Please coordinate with the applicable utilities and add the easements as requested by said utility companies to the Plat. Drainage easements should not overlap utility easements to the maximum extent practicable. If a crossing is needed, drainage easements and utility easements should cross perpendicular to each other.8. Chapter 32.12(b): For subdivisions, all storm water BMPs shall be located on outlots. For all privately owned outlots, ownership shall be by proportional undividable interest for all properties that are within the control of the applicant and drain to the BMP. However, the applicant may combine ownership of more than one BMP within the site. Ownership of storm water facilities shall be the same as those assigned maintenance responsibilities. a) Preparation of the storm water maintenance agreement will include describing the ownership boundaries of the storm water easement facilities.9. The highest seasonal groundwater table listing the lot number, proposed basement floor elevation, and existing highest seasonal high ground water elevation should also be shown on this CSM.10. 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. The drawings should be stamped by a Professional Land Surveyor licensed in the State of Wisconsin.11. Show private drainage easements.12. Chapter 236.20(2)(f) as referenced by 236.34(1)(c): Existing easements should be shown, if applicable. 13. The CSM should follow City Ordinances.15. - Add notes:a) Basement Restriction-Groundwater. Basement floor surface elevations shall be no lower than the proposed basement floor elevations shown in the table due to potential for seasonal high water table. Minimum basement floor elevation changes may only be authorized upon further analysis compliant with the City of Waukesha Storm Water Ordinance and such analysis must be approved by the City of Waukesha Engineering Department.b) Basement floors shall be built at least 1 foot above the seasonal high water table.16. List outlot ownership for storm water management.17. A note should be added after the Outlot note stating: “Each individual lot owner shall also be fractionally responsible for the maintenance costs associated with outlots.18. Outlot ownership should be labeled.19. A City storm water permit is needed for disturbance over 3,000 sf and DNR NOI are needed for disturbance over 1 acre.</p> | | | | | | |

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 - a) Provide grading declaration.
7. Chapter 23.06(3)(g) Subdivision and Platting: Easements across centered on rear or side lot lines should be provided for utilities where necessary and shall be at least 10’ wide. These easements shall permit the utilities to extend their services within this area. Please coordinate with the applicable utilities and add the easements as requested by said utility companies to the Plat. Drainage easements should not overlap utility easements to the maximum extent practicable. If a crossing is needed, drainage easements and utility easements should cross perpendicular to each other.
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| 2/16/2017 | | 2/16/2017 | Planning | Jeff Fortin | | |
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Notes:

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| 2/16/2017 | | 2/16/2017 | Planning Commission | Jeff Fortin | | |
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Notes:

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| 2/16/2017 | 3/7/2017 | 2/16/2017 | Water Utility | Chris Walters | REVIEW COMPLETE | See notes. |
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Notes:

1) The existing parcel is served by a single water service. In order to serve the proposed lots 1,2,&3, two additional water services need to be installed. The developer will need to complete the Water Service – Connections and Meters Application from our website and return it to the Waukesha Water Utility. The Water Utility will invoice the developer based on the size of the meter required.