

Project Reviews

City of Waukesha

Project Number: SPAR20-00052

Description: **The Village at Fox River, SE- STH59 & Saylesville**

Applied: **11/23/2020**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **RECEIVED**

Applicant: **P2 Development Co**

Parent Project:

Owner: **P2 Development Co**

Contractor: **<NONE>**

Details:

PC20-0100

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: ALL

12/3/2020	12/3/2020	12/3/2020	Sanitary Sewer	Chris Langemak	AWAITING RECEIPTS	See comments
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Notes:

Revised civil plans have not been received as of 10/03/2020.

1. Public sanitary sewers shall be designed and built to the City's standards.
2. An updated easement is needed for the existing public sanitary sewer.
3. Provisions shall be made for the sewer service to properties tributary to the service area. This includes the sewer that was installed across Genesee Rd (HWY 59). If the sewers are run through the site for these connection(s), additional easement(s) would be required.
4. Per City Code 13.04(4) the City may charge for the installation of the existing sanitary sewer that was installed from the existing end of River Rd to Hwy 59.
5. 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.

12/3/2020	12/3/2020	12/3/2020	Storm Sewer	Chris Langemak	AWAITING RECEIPTS	See comments
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Notes:

Revised civil plans have not been received as of 12/03/2020

1. Public storm sewers shall be designed and built to the City's standards.
2. 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.

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Review Group: AUTO

11/23/2020	12/3/2020	12/9/2020	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
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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. Wisconsin DOT/Waukesha County//grading/erosion control
 - b. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
 - c. Wisconsin DNR NOI, and NOI for fill site, if disturbance over 1 acre
 - d. DNR Chapter 30 permit.
 - e. Wetland delineation concurrence and wetland disturbance permit.
 - 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. 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.
 - e. 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 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 sanitary sewer easement for extension of sewer to connect to sewer recently installed under STH 59 Genesee Rd based on extension of sewer design to north to sewer pipe under STH 59 bypass. Sanitary sewer easement will be needed across this subject parcel for construction. Contact Chris Langemak for details in Engineering Dept. at 262-524-3600. Extend sanitary sewer design to north pipe under Saylesville to confirm gravity drainage can be achieved and easement location can be determined.
6. TIA includes past site layout. Confirm if DOT wants TIA resubmitted with updated layout.
7. TIA should be resubmitted addressing previous review comments.
8. Sewer was shown to extend to DOT surplus parcel. Provide easement for sanitary sewer through Owner parcel, and DOT surplus parcel.
9. Sidewalk has already been extended along the Saylesville Road and STH 59 frontage as shown on drawing. Extend sidewalk along Les Paul Parkway frontage right of way frontage in both directions for full length of lots, and Extend sidewalk to DOT surplus parcel to west. Extend sidewalk for remaining distance along River Valley Road frontage.
10. Add note that all work within City right of way, City infrastructure and City easements to be in accordance with current City Standard Specifications and details.
11. Confirm 36 inch culvert pipe in River Valley Road is properly sized for 2-yr, 10-yr and 100-yr storm events. Provide design computations.
12. Road profile thicknesses to follow City standard.

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1. Confirm applicability of proposed wet pond design to FAA requirements for separation of wet ponds to airport. See FAA Advisory Circular 150 5200 33B. Dry ponds appear to be needed in lieu of wet ponds within 5 miles of airport. Coordinate with FAA staff for written approval to utilize wet ponds or dry ponds.
2. 32.10(e)11. A storm water BMP maintenance agreement in accordance with section 32.12;
 2. a. Submit storm water maintenance agreement using City template. City template can be sent to Engineer.
3. Use appropriate tailwater elevations for 2yr., 10yr, and 100-year storm events
4. 8. 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.
- 5 32.10(b)B. Reserve adequately sized areas for storm water infiltration, detention and treatment early in the site planning process; 32.10(b)I. Distribute storm water bioretention and infiltration BMP(s) throughout the site plan for large land developments
6. 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.
 - 6 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.
7. 32.10(d)(6.)D. Bridges and cross-culverts. All new or modified cross-culverts shall comply with applicable design standards and regulations, and prevent increased flooding or channel erosion upstream or downstream from the structure. Design flow depths at the road centerline for all crossings shall not exceed six (6) inches during the peak flows generated by the 100-year, 24-hour design storm, using planned land use conditions for the entire contributing watershed area. All predevelopment runoff storage areas within the flow path upstream of bridges and cross-culverts shall be preserved and designated as drainage easements, unless compensatory storage is provided and accounted for in modeling. As-built documentation shall be submitted in accordance with section 32.08 for all new or modified structures that are located within a mapped floodplain or that the Authority determines to be necessary to maintain floodplain modeling for the applicable watershed.
- 8.32.10(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
The structure shall be set back at least 40 feet horizontally from any storm water BMP that may temporarily or permanently store water at a depth of greater than one (1) foot. Setback distance shall be measured from the closest edge of water at the elevation produced by the 100-year, 24-hour design storm.
- 9.32.09 (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;
10. Provide location for CBU mailbox structure
11. Label ADA access route from ADA parking spot to building and from public sidewalk to building.
12. 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.

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11/23/2020	11/30/2020	12/9/2020	Water Utility	Chris Walters	UNDER REVIEW	See comments
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Notes:

1. GM letter formally requesting the water main extension (example in last attachment) – this allows us to open the project and create a file internally, as well as take it to our water commission for approval.
2. Template of the Developer’s Agreement –
 - a. The Developer’s Agreement will need to be signed and the original copies sent to the Water Utility for signature
 - b. The Waukesha Water Utility Commission must approve of the DA and they meet typically on the third Thursday of the month.
2. Developer Fees
 - a. The developer fees need to be outlined in the DA must be paid prior to construction. The fee amount is based on the total footage of the project. How many feet of 8-inch water main will be installed?
 - b. The Guarantee and Improvements fee is based on the footage of water main on the project (send me the total footage and I can provide you this amount)
 - c. The tap fee only applies if a tap is needed, which it would for connecting to the 20-inch to the west.
 - d. The Engineering & Inspection Deposit is \$10,000, and any amount unused during design review and construction inspection is returned to the developer.
3. Insurance requirements
 - a. COI’s for the Developer and General contractor must be submitted and approved prior to the start of construction.
 - b. See the attached requirements for what is needed.
4. Easement Agreement template
 - a. The easement agreement must also be signed and approved by the water commission prior to the start of construction
 - b. Please provide signed digital or original copy with exhibits.