

Project Reviews

City of Waukesha

Project Number: PLAT21-00001

Description: **Skyline Subdivision**

Applied: **1/26/2021**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **BIELINSKI HOMES INC**

Parent Project:

Owner: **BIELINSKI HOMES INC**

Contractor: **<NONE>**

Details:

PC21-0005

LIST OF REVIEWS

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

2/3/2021	2/15/2021	2/9/2021	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments
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Notes:

General – A full review will be completed when a complete set of plans showing all utilities and details is submitted.

General – Any sewers deeper than 15 require ASTM D-3034 SDR 26 and may want to considered going to C-900 for the deeper runs. Fittings shall match the material and class of pipe used. Pipe material/class cannot be mixed between structures.

General – All public sanitary and storm sewer manholes shall be supplied with the “City of Waukesha” lids.

General – Do not have a plan/profile sheet for EX MH 1 to MH 2 to MH 3 to MH 4 across/along Summit Ave to Oakmont Drive. This will need permitting by DOT which may include a casing to cross the roadway.

General – Need to show laterals.

General – Any laterals requiring a riser shall be constructed to City standards. Vertical risers are not allowed. The lateral shall be connected to the main with a wye and run at a maximum 1:1 slope to the desired depth.

Sheet T1 – General Note 1 need to update to current edition of Waukesha’s Standard Spec

Sheet C3.04 – MH#1 and MH #2 could be confused as duplicate manhole numbers with the on-site manholes MH1 and MH2

Sheet C4.00 – This work will need to be permitted by DOT, which may include a casing to cross the roadway.

Sheet C4.00 – How will the flow from the west be directed to the proposed sewer heading north instead of heading south to the existing sewer as it currently does.

Sheet C5.01 – Consider and outside drop for the sewer heading to MH 10 to help reduce the depth and slope.

Sheet C5.04 – MH41 to MH62 can an outside drop be installed in the downstream end to help reduce the slope of the pipe.

Sheet C5.05 – EX MH 35 is shown as an existing manhole and that the downstream sewer is in. This section of the sewer in White Oak Way does not exist at this time.

Sheet C5.05 – Can the slope between MH 35, MH 36, MH 37 and MH 38 be more consistent? The helps reduce the depths at the MH 36 and MH 37 as well as help keep flow moving more uniformly

Sheet C5.11 – MH 32 needs to be constructed in such a way the flow from the north and south do not impede each other as the sewage comes down the steep slopes from each direction.

Sheet C5.16 - MH 44 to MH 55 can an outside drop be installed in the downstream end to help reduce the slope of the pipe.

Sheet C6.01 – Sanitary Sewer – Where is the contractor dealing with active flows ?

Sheet C6.01 – Sanitary Sewer – Pipe material class is based on depth. Consider using pressure pipe with matching fittings on the extremely deep sewers.

Sheet C6.01 Chimney replacement – Where is the contractor replacing manhole chimneys? Are they all not new ?

2/3/2021	2/15/2021	2/9/2021	Storm Sewer	Chris Langemak	REVIEW COMPLETE	See comments
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Notes:

1. Storm sewer information has not been submitted as of 2/15/21. A review will be completed when information is received.



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2/3/2021	2/9/2021	2/9/2021	Stormwater	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
<p>Notes:</p> <ol style="list-style-type: none"> 1. Label overland flow routes through subdivision. 2. An HOA will be needed for maintenance of private common areas, some sidewalk areas, boulevard island, etc. 3. 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 airport staff for written approval. 4. Outlot 2 and 3 have pond discharge pipes that drain towards Woodland Hills subdivision. Coordinate means of discharge to not cause drainage problems with development to east. Provide adequate armoring of flow with field stone as needed. 5. Add storm sewer inlets and pipe connection to collect drainage at street connection with Hawthorne Hill Drive. Existing storm in Woodland Hills appears to not be shown correctly. 6. Collect drainage from behind lots 16, 17, and 18. 7. Private sump connection will be needed if no storm sewer present at lot for connection. Each lot will need to be designed to allow sump drainage on master grading plan to public storm sewer or private sump line. 						
2/3/2021	2/3/2021	2/9/2021	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
<p>Notes:</p> <p>No comments regarding City owned street lights or fiber.</p>						
2/3/2021	2/16/2021	2/9/2021	Traffic	Michael Grulke	REVIEW COMPLETE	See Comments
<p>Notes:</p> <p>City traffic engineering has review the proposed new Plat of Survey for the Skyline Subdivision. We will refer to our previous comment from a plan review and traffic study dated 1-23-2020. Our comments are as follows:</p> <p>The City has concerns about Oakmont Drive, the main entrance to the subdivision, ending at the eastern side of the property and connecting to White Oak Way at a midpoint in the road. This will cause addressing and difficulty locating roadways. The City is suggesting to remove the name Oakmont Drive and have this main roadway be White Oak Way. Or, end Oakmont Drive at Outlook Avenue and to continue the street name White Oak Way westward to the intersection of Outlook Ave. It is clearer to end to different named streets at a cross street.</p> <p>The developer will be responsible for paying for street signing. At the intersection of Summit Avenue (USH 18) & Oakmont Drive, the developer will install a stop sign per Wisconsin DOT standards.</p> <p>Additionally, the City will require the following signing installations: Street Name signs at every intersection 30"x30 stop signs on Viewpoint Avenue at Oakmont Drive on each end (south and north end) 30"x30 stop signs on Panorama Drive at Oakmont Drive and at Viewpoint Drive 30"x30 stop signs on Hawthorne Hill Drive at Panorama Drive 30"x30 stop signs on Outlook Ave at Oakmont Drive 30"x30 stop signs on Vantage Drive at Outlook Avenue and at Shagbark Trail 30"x30 stop signs on Outlook Ave at Shagbark Trail</p> <p>The developer can request the City of Waukesha to manufacture and install the signs and the developer will be invoiced for installations. Or, the developer can hire their own sign installer. All signs installed by other will need to be reviewed and approved by the City.</p>						
Review Group: AUTO						
1/26/2021	2/5/2021	2/9/2021	CSM/PLAT REVIEW & CLOSURE	Megan Roessler		
<p>Notes:</p> <p>Newly created streets (public or private) must follow the City's Addressing Guidelines. Any new street that is the natural or assumed continuation of an existing street must be named accordingly, and cannot change names arbitrarily mid-block, at intersections, or at curves unless explicitly allowed by Address Managers approval. See addressing review for more detail.</p>						

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1/26/2021	2/5/2021	2/9/2021	ADDRESSING	Megan Roessler	REVIEW COMPLETE	
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Notes:

- Proposed Oakmont Drive should be named White Oak Way to maintain consistency with connected streets.
- Approved pending the above change re: Oakmont Drive/White Oak Way.

1/26/2021	2/9/2021	2/9/2021	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
 - 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.
 - e. DNR sanitary sewer extension
 - f. City of Waukesha – Engineering Division Construction Permit if working in right of way to connect into existing streets
2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:
 - a. Easements, if applicable
 - b. A Developers Agreement will need to be prepared by the City, and approved prior to the start of construction.
 - c. Letter of credits
 - d. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
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.

General

1. This development is proposed to connect into White Oak Way and Shagbark Trail. White Oak Way and Shagbark Trail have not been installed to the east of this development. The timing for installation is unknown.
2. Outlot 5 and Outlot 7 are proposed to be conveyed to City by fee title and not by easements for parks and trail. The City will acquire the ownership, liabilities, and maintenance responsibilities for these outlots.
- 3.
- 4.
5. Show proposed sidewalk grading along Summit Avenue (STH18) for full length of development.
6. Provide intersection detail at Skyline drive and Summit Avenue.
7. Sidewalk ramps should align across Summit Avenue.
8. Lot owners to maintain boulevard island.
9. Extend White Oak Way street name to Summit. Remove Oakmont Drive street name.
- 10.
11. Provide location for CBU mailbox structure on private outlot owned and maintained by the HOA. The west CBU structure should be moved out of the proposed City park. Obtain post office approval for design.
12. Drainage and storm sewer easements outside the public right of way will be conveyed to the lot owners of the subdivision and the Home Owners Association.
13. Maintenance responsibility of all surface water swales, drainage ditches, ponds, and other such facilities, and all outlots and boulevard islands shall remain with the lot owners and homeowners association.
14. Add Seasonal High Ground Water Table Elevation Summary including Lot #, Proposed basement floor elevation, seasonal high water table elevation, source of water table information, soil pit/boring log reference #. Submit source information for filing. The street elevation and grade layout may need to change based on ground water report information and final design.
15. 23.06 (1)(a)4. No land shall be subdivided for residential use which is determined by the Plan Commission to be unsuitable for such use by reason of flooding or bad drainage, adverse earth or rock formation, topography, or any other feature likely to be harmful to the health, safety or welfare of the future residents in the proposed subdivision of the City.

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- 16. Reference City of Waukesha Developer Handbook for current subdivision design requirements.
- 17. Street grades and radii should follow Subdivision and Platting Ordinance Chapter 23.06 (5).
 - a. The maximum street slope is 8%. Confirm design grade meets the City Ordinance.
- 18.
- 19. 23.04(5) STREET PROFILES. Provide proposed street profiles for centerline and building line grades extending 300' beyond the boundaries of the subdivision be approved by the City Engineering Department prior to consideration of the preliminary plat.

Provide street profiles extending past boundaries of past at street dead ends.

- 20. 23.07(3)(a)2. The cross-section of each proposed street, showing the width of pavement, curb, and gutter; the location and width of sidewalks and terraces; and the location and size of the utility mains; utility mains;
 - a. Label cross slopes of sidewalk, street crown, terrace
 - b. Outside edge of sidewalk to be shown 0.5 ft inside right of way line.
- 21. The subdivision should not be platted until the downstream and offsite sanitary sewer is installed to allow adequate capacity. This development submittal should include the utility drawings showing the proposed downstream and off-site sanitary sewer.
- 22. Provide proposed grading plan for lot and street areas at final design.
- 23. Parks should be aware of proposed dedications. Who will build trail, etc. in park outlots?
- 24.
- 25. The drawings will need to be updated to show the connection to the end of Hawthorne Hill drive. An approximately additional 20 to 30 feet of street construction will be needed into Woodland Hills subdivision and shown on proposed drawings.
- 26. Extend storm sewer through out full limits of subdivision streets. Lots 63, 64, 65 need storm sewer added for con.
- 27. The 2021 City of Waukesha Construction specifications should be referenced instead of the 2018 specifications.
- 28. 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 airport staff for written approval.
- 29. 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.
- 30. 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.
- 23.06(7)(e): (e) Double- frontage lots shall not be permitted except where necessary to overcome topographical problems.
- 31. If multiple phases are proposed, prepare phasing plan. All storm water facilities to be platted and completed in phase one.
- 32. Alternate A or B sanitary sewer must be installed and approved by City as part of this project prior to any building permits being issued.
- 33. Update specifications to match current City standards.
 - 33a. Revise backfill specifications within public right of way to be in conformance with Table 39 of SWS 8.43.4.
 - 33b. Update asphalt specifications.

1/26/2021	2/12/2021	2/9/2021	Water Utility	Chris Walters	APPROVED	No comments
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Notes: