

Project Reviews

City of Waukesha

Project Number: SPAR20-00048

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:

PC20-0114

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
-----------	---------------	----------	------	---------	--------	---------

Project Reviews

City of Waukesha

Review Group: AUTO

11/18/2020	12/2/2020	12/4/2020	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
------------	-----------	-----------	---------------------	--------------	-----------------------------	-----------

Notes:

1. No parking allowed on public street on west side of Tenny Avenue on garbage and recycling pick up day. Signage to be paid for by Developer. Building and Grounds approval is planned. Language in PUD agreement and signage should be generic in case garbage pick up day changes in the future.
2. Back of public sidewalks to be designed 0.5 feet from right of way lines per Development Handbook.

2. Storm Water Plan

1. A second analysis should be completed utilizing a tailwater elevation for ponds 45B, 80P, 100B using proposed new FEMA floodplain 100-year elevation.
2. 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 are required in lieu of wet ponds within 5 miles of airport. Coordinate with airport staff for written approval for wet ponds. Provide written documentation of approval using wet ponds. Additional requirements may need to be added to storm water maintenance agreement. Provide documentation from airport.
3. Are parking lot impervious areas included in assumptions for Sub area 10?
4. 32.10(e)11. A storm water BMP maintenance agreement in accordance with section 32.12;
 - a. Submit storm water maintenance agreement using City template. City template can be sent to Engineer.
5. 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.
6. 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.
7. 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:
 - 7a. 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.
 - 7b. Basins 20P, and 70 do not meet this requirement. Label offset distances. If not, a variance may be needed to be applied for or design change is needed.
 - 7c. Requirement not met between buildings 19 and 20, and 25 and 26.
8. Show soil boring locations in ponds.
9. Move pond off proposed park property Outlot 2.

Preliminary Plat - East side

- 1.
2. Provide location for CBU mailbox structure on private outlot owned and maintained by the HOA.
3. The City will not sign the Final plat 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. 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. A 30 foot wide landscape easement is shown along the east side of Tenny Avenue. Who is 30 ft wide landscape easement dedicated to?
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. Minimum sewer slope to be 0.45% instead of 0.40%.

Project Reviews

City of Waukesha

1. Revise street cross section detail to place back of sidewalk 0.5 feet inside right of way line. Revise asphalt depth and base course depth.
2. Provide location for CBU mailbox structure on private outlot owned and maintained by the HOA/Condo Association.
- 3.
- 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.
- 8.
- 9.
- 11.
- 12.
- 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. The backfill note should be updated to follow City Specifications which is 8.43.7 Table 39 of the Sewer and Water Specifications .
17. The correct version of 2020 City specifications should be referenced on sheet C4.1. No deviations from City specifications are acceptable to place on drawings.
18. Update asphalt specifications.
19. Update all specifications to match City current specifications.
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. If the Developer does not want to install sidewalk at this time, the area should be graded for installation of sidewalk and City will collect funds from Developer to install sidewalk at a later date in this section of Tenny Avenue.
20. The City does not want retaining walls holding up the right of way. Shift sidewalk design in towards street and evaluate design removing retaining walls holding up right of way in the vicinity from 20+50 to 19+25. Regrade slopes without retaining walls.

Project Reviews

City of Waukesha

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; Town approval;
 - 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.

5. 4-Inch x 4 Inch x 6 ' long cedar posts should be installed to delineate boundaries of wetlands.
- 6.

11/18/2020	12/1/2020	12/4/2020	Water Utility	Chris Walters	UNDER REVIEW	See comments
------------	-----------	-----------	---------------	---------------	--------------	--------------

Notes:

The following are requirements that were e-mailed (with attachments) to True Vine Development last week.

1. 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. Insurance requirements
 - a. COI’s for the Developer and General/Utility contractors must be submitted and approved prior to the start of construction.
 - b. See the attached requirements for what is needed.
3. Easement Agreement template (if applicable)
 - 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.
4. 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.
5. Also, 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 and what size 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.

We will need to get approval of the DA and Easement agreement from our Water Commission. They typically meet on the third Thursday of every month.