

Project Reviews

City of Waukesha

Project Number: SPAR22-00007

Description: **Final Site Plan Review - Tallgrass Villas, LLC**

Applied: **2/21/2022**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **RECEIVED**

Applicant: **Tallgrass Villas, LLC**

Parent Project:

Owner: **Tallgrass Villas, LLC**

Contractor: **<NONE>**

Details:

PC22-0218

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
2/23/2022	3/10/2022	3/7/2022	Erosion Control	DAVID BUECHL	REVIEW COMPLETE	see notes

Notes:

1.

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2/23/2022	3/11/2022	3/7/2022	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments
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Notes:

1. The proposed sanitary sewers on the development site will be private.
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.
At a minimum the drawing should include:
 - Rim/cover elevation
 - Invert elevation
 - Distances
 - Slopes
 - Materials
 - Contractor
 - Installation dates (month and year completed)
 - Any notes related to major field changes (ie additional/deleted structures, etc)
 - Signed and sealed by professional engineer or registered land surveyor
 - Autocad drawing for importing into GIS
 A redlined copy of the plans with the proposed information crossed out and the actual information next to it is acceptable and helps the review process.
3. The sanitary sewers (including the existing) and laterals shall be televised.
4. A 20-foot-wide easement adjacent to the southern edge of the Northview Rd right-of-way shall be granted to the City for future sewer extension to the properties located on the southside of Northview Rd to the east of this development.
5. The existing sanitary manholes located along the existing easement on the westerly portion of the development shall be adjusted to match the proposed grades and protected from surface water flowing over them. The chimneys shall be replaced, and chimney seals install per the City's standards. The City will provide new bolt down frames and covers for the developer's contractor to install per detail File 32 of the Standard Specifications for Sewer & Water Construction in Wisconsin, Current Edition.
6. The existing sanitary manhole located south and west of Unit 8 shall be raised so it is not impacted by the water flowing along the swale around the southern limits of the development. This could also be accomplished by lowering the swale to channel the water away.
7. The storm outfalls going to the west shall be extended across the existing sanitary easement to help alleviate water flowing over and soaking in the sanitary trench.
8. The bench of the existing manhole the proposed sewer is connecting to shall be modified to prevent debris from building up on it.

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2/23/2022	3/11/2022	3/7/2022	Storm Sewer	Chris Langemak	REVIEW COMPLETE	See comments
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Notes:

1. The proposed storm sewers on the development site will be private.
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.
At a minimum the drawing should include:
 - Rim/cover elevation
 - Invert elevation
 - Distances
 - Slopes
 - Materials
 - Contractor
 - Installation dates (month and year completed)
 - Any notes related to major field changes (ie additional/deleted structures, etc)
 - Signed and sealed by professional engineer or registered land surveyor
 - Autocad drawing for importing into GIS
 A redlined copy of the plans with the proposed information crossed out and the actual information next to it is acceptable and helps the review process.
3. The existing sanitary manhole located south and west of Unit 8 shall be raised so it is not impacted by the water flowing along the swale around the southern limits of the development. This could also be accomplished by lowering the swale to channel the water away.
4. The storm outfalls going to the west shall be extended across the existing sanitary easement to help alleviate water flowing over and soaking in the sanitary trench.
5. There may be bedrock present where the water main crosses Northview Rd. How will damage to the existing storm sewer be prevented?

2/23/2022	3/11/2022	3/7/2022	Stormwater	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
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Notes:

- 1.
- 1a.
- 1a.
- 1c.
- 1d.
- 2.
- 3.
- 4.
5. Include planting plan for bio-retention basins in landscape plan.
- 6.
- 7.
- 8.
8. a.
9. 32.10(e)11. A storm water BMP maintenance agreement in accordance with section 32.12;
 - a.
 - b. The upfront agreement including exhibits A to C should be recorded prior to issuance of the building permits.
- 10.
- 11.
- 12.

New comments

13. Page 2: Add Owners name.
14. Page 1: Add parcel tax key number.
15. Exhibit A: Replace legal description with updated legal description from CSM
16. Exhibit B: Add metes and bounds boundary descriptions and exhibits for storm water facility easements.

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2/23/2022	3/14/2022	3/7/2022	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
<p>Notes:</p> <p>Previous comments were addressed, it appears that the existing street lighting and communications manholes are outside of the paving limits. The city owned street light and communications line can be located for construction by notifying Digger's Hotline. Both of these facilities are active. Any issues, please contact Jeffrey Hernke, 262-524-3592.</p>						
3/11/2022	3/14/2022	3/13/2022	Addressing	Megan Roessler	ADDITIONAL INFO REQUIRED	see notes
<p>Notes:</p> <ul style="list-style-type: none"> - Preliminary address plan created. - Proposed street names should be submitted to the City for review prior to recording. 						
3/11/2022		3/13/2022	Traffic	DERRIN WOLFORD		
<p>Notes:</p>						
<p>Review Group: AUTO</p>						
2/21/2022	3/13/2022	3/11/2022	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
<p>Notes:</p>						
2/21/2022		3/7/2022	Fire	Brian Charlesworth		
<p>Notes:</p>						

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2/21/2022	3/11/2022	3/7/2022	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 prior to starting construction.
 - a.
 - b.
 - c.
 - d.
 - e.
 - f.
 - g.
2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:
 - a.
 - b. Developers Agreement will need to be prepared by the City, and approved prior to the start of construction.
 - i.
 - 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.
 - i. Deferred sanitary sewer/pump station assessment of \$860 per developable acre
 - g. The right of way area around the cross culvert in Northview Road should be dedicated to City. A CSM should be prepared.

We understand the a CSM will be submitted to dedicate right of way and easements. Right of way may also needed to be dedicated for acceleration and deceleration lanes.
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.

Site Plan

- 1.
- 2.
- 3.
- 4.
- 5.
- a.
- b.

New comments

1. Add intersection plan showing existing pavement markings and signage in Northview Road for adequate distance each direction.
2. Add acceleration and deceleration lanes along Northview Road. Confirm design with City Traffic Engineer, Derrin Wolford. 262-524-3590

2/21/2022		3/7/2022	Parks	Melissa Lipska		
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Notes:

2/21/2022	3/16/2022	3/7/2022	Planning	Doug Koehler	UNDER REVIEW	
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Notes:

Staff suggest additional stonework on the rear elevations to promote four-sided architecture as these buildings are on a hillside and highly visible from Northview Road.

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2/21/2022		3/7/2022	Planning Commission	Unassigned		
Notes:						
2/21/2022	3/15/2022	3/7/2022	Water Utility	Chris Walters	UNDER REVIEW	See comments
Notes: We are working directly with Trio Engineering to provide plan comments.						