

February 21, 2022

Doug Koehler  
Principal Planner  
City of Waukesha  
201 Delafield Street  
Waukesha, WI 53188



Re: Tallgrass Villas  
SPAR21-00063  
City Review #1

Attn: Mr. Koehler

This response letter is in reference to your Tallgrass Villas Review Letter No. 1 dated January 6th, 2022. For brevity sake, only the responses are listed here.

Erosion Control – David Buechl

1. Note has been added; Erosion Control Notes #15, Sheet C3.0

Stormwater – David Buechl

1. The grading has been updated in several areas to ensure positive flow away from buildings and to minimize adverse impacts on adjacent properties.
  - a. The overland flow route has been labeled. See Sheet C2.0 The flow height as been determined. See Appendix F of the SWMP.
  - b. The 10-Year and 100-Year pond elevations have been labeled for each biofiltration basin.
  - c. Storm sewer drainage maps are now included with the calculations.
  - d. We have heard something similar.
2. The City storm water design checklist has been submitted.
3. Discharge pipes near the sanitary sewer easement have been moved out of the easement and there is now grading to direct the water past the manholes.
4. Done
5. Bielinski will be providing the landscape plan.
6. The wet pond has been replaced by another bio-retention basin.
7. All plans and supporting documents have been stamped.
8. A table has been included showing that the buildings are at least 1 foot above the bedrock or groundwater. See Sheet C2.0
9. A SWMA has been included.
  - a. The SWMA uses the City's template
  - b. The SWMA exhibits a to c will be recorded after they are approved by the City.
10. None
11. Note added to storm water pond detail sheets C2.1 – C2.3.
12. Similar comment as Erosion Control #1. Note added. See Erosion Control Notes #15, Sheet C3.0

Addressing – Megan Roessler

1. Noted

2. Noted
3. Street names have been determined and are shown on the plans
4. The streets are labeled as private streets; See Sheet C1.0
5. The street names are shown on the plans.

#### General Engineering – David Buechl

1. Permits
  - a. We (possibly the contractor) will be applying for the City Erosion Control Permit
  - b. We will be applying for a Chp 30 / NOI joint grading permit from WDNR
  - c. We will be applying for a Chp 30 / NOI joint grading permit from WDNR
  - d. We have the wetland concurrence letter for the August 4<sup>th</sup> 2017 wetland delineation from Stantec. A copy is enclosed.
  - e. The sanitary sewer will be a private interceptor sewer and therefore a plumbing permit will be applied for with DSPS, not WDNR.
  - f. Yes we will apply for a plumbing permit with DSPS.
  - g. We will apply for a City of Waukesha Construction Permit for working in the right-of-way.
2. Building Permits
  - a. A CSM is forthcoming that will show the boundary, dedicate land or an easement for the culvert, and will create the easements for water and sewer.
  - b. Bielinski will be providing the developer's agreement
  - c. Noted
  - d. Noted
  - e. Noted
  - f. N/A
  - g. Noted
  - h. A CSM will be prepared.
3. Noted

#### Site Plan

1. Similar to my answer for Building Permits #2a above, a CSM is forthcoming that will show this create this easement. Note that this proposed easement is shown on Sheet C1.0
2. Updated checklists are included.
3. We have added updated survey of Northview to the drawings and have modified the design accordingly.
4. CBU locations are shown on the site plan Sheet C1.0.
5. The driveway onto Northview meets these requirements.
  - a. No variance for the driveway opening is needed.
  - b. Overall driveway width is labeled on Sheet C1.0.

#### Planning – Doug Koehler

1. The revised architectural plans are included.
2. Yes, it is shown on Sheet C1.0
3. All buildings are now 25' from the private road.
4. A project Narrative is included in the submittal.
5. Bielinski will be providing the landscape plan.
6. Bielinski will be providing the landscape plan.
7. Noted

8. Bielinski will be providing the Lighting Plan.

Water Utility – Chris Walters

1. Watermain on Northview now shown correctly

If you have any questions please feel free to contact me.

Sincerely,

TRIO ENGINEERING, LLC

A handwritten signature in black ink, appearing to read "Paul Jenswold". The signature is fluid and cursive, with the first name "Paul" being more prominent than the last name "Jenswold".

Paul Jenswold, P.E.