

Project Reviews

City of Waukesha

Project Number: SPAR21-00032

Description: **Silvernail Town Homes - FINAL**

Applied: **8/3/2021**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **HCI Properties**

Parent Project:

Owner: **HCI Properties**

Contractor: **<NONE>**

Details:

PC21-0080

LIST OF REVIEWS

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

8/13/2021		8/17/2021	Erosion Control	VELVET WEIER		
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Notes:

8/13/2021	8/16/2021	8/17/2021	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments
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Notes:

1. 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.

2. The City shall allow the lateral connection to the existing manhole provided the connection is cored with a water tight boot and the difference in the inverts of the incoming and outgoing pipes is not greater than 0.5 feet and there is a smooth channel a minimum of a 4-inch in depth to direct the incoming flow towards to the outgoing pipe.

3. The chimney on the existing manhole shall be reconstructed per the City's standard (Cretex ProRings and chimney seal) and new frame and cover.

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8/13/2021	8/16/2021	8/17/2021	Storm Sewer	Chris Langemak	REVIEW COMPLETE	No comments
Notes:						
8/13/2021	8/16/2021	8/17/2021	Stormwater	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes
Notes: <ul style="list-style-type: none"> • Per the City Development Handbook; complete sewer design calculations are required with submittals, including drainage area maps and time of concentration calculations. Culverts may not be surcharged in a 25-year or less design storm condition; please submit additional information to show that the 12-inch culvert is adequately sized. In case the culvert needs to be upsized, the ditch would need to be regraded to accommodate the change in size. • Show erosion control for proposed side slopes approaching S & E property lines as well as at the ditch side slopes and ditch channel bottom. Must meet criteria as outlined in the WisDOT PAL. • Adjust the silt fence on the east side of the driveway and driveway apron to contain the additional grading area proposed. • Include construction timeline / sequencing on erosion control plan. • Include additional detail for the rip-rap at the culvert discharge point. 						
8/13/2021		8/17/2021	Street Lighting	Jeff Hernke		
Notes:						
8/13/2021	8/16/2021	8/17/2021	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
Notes:						
8/13/2021		8/17/2021	Wastewater Quality	TIM YOUNG		
Notes:						
Review Group: AUTO						
8/3/2021	8/17/2021	8/17/2021	Building Inspection	KRISTIN STONE	APPROVED	
Notes:						

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8/3/2021	8/16/2021	8/17/2021	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
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Notes:

1. Submit project submittal checklists from Developers Handbook and Application
2. 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. Wisconsin DOT access/grading/erosion control, if applicable
 - 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. Wetland delineation, if needed
 - f. DNR sanitary sewer extension, if needed
 - g. State of Wisconsin Private sanitary sewer approval if needed
 - h. City of Waukesha – Engineering Division Construction Permit if working in right of way or City easement
2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:
 - a. Property Survey per Wisconsin Administrative Code A-E 7, showing existing easements
 - b.
 - 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.
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.
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. A sidewalk easement will be needed. Prepare exhibit showing bearings and distances and boundary description. The City Attorney’s office can prepare the sidewalk easement rights and conditions. Record easement prior to issuance of building permit.
6. CSM 9446 shows easements that should be shown on site plan.
- 7.
8. Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details.
9. Add note: Notify City Engineering Dept. 5 days prior to work in City right of way.
10. Label ADA access route from ADA parking spot to building and from public sidewalk to building.

8/3/2021		8/17/2021	Planning	Doug Koehler		
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Notes:

8/3/2021	8/11/2021	8/17/2021	Water Utility	Chris Walters	UNDER REVIEW	See comments
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Notes:

Due to the fact that the building is must be sprinklered, a 6-inch service is required. We do not allow any 4-inch services in the City. A water service application must be submitted for approval. Please contact Tom Krause at tkrause@waukesha-water.com to obtain a copy of the application or 262-409-4462 with questions. Waukesha water utility will also set the water meter in the building after the service application has been completed and fees paid.

