

November 11, 2019

Attn: City of Waukesha  
Department of Public Works  
130 Delafield Street,  
Waukesha, WI 53188

Re: Prairie Song Villas  
Project #SPAR19-00035



Dear City of Waukesha Department of Public Works:

Enclosed you will find the revised Civil Development Plans which are in response to the August 12, 2019 project review comments. Our responses to each comment is provided in bold lettering below:

Erosion Control:

1. Provide permanent velocity control practices on all emergency spillways.
  - **Note added to the erosion control plan at pond spillways.**
2. Erosion mat all slopes 4:1 and greater except within BMP footprint.
  - **Note added to the erosion control plan.**

Sanitary Sewer:

1. The public sewer in Prairie Song Dr will need to be designed and constructed to the City's standards.
  - **Noted. City Standards and notes to reference the City's standards added to the plans.**
2. A record drawing of the all sanitary/storm sewer facilities sealed by a professional engineer or registered land surveyor shall be submitted to the Engineering Division.
  - **Noted. Asbuilt drawings to be done following completion of construction.**

Stormwater:

1. If wet basin is proposed as a BMP, provide verification from the FAA that this BMP is acceptable within 10,000 ft of an airport.
  - **The basin does not fall within 10,000 ft (1.89mi) of an airports. The nearest airport is approximately 3 miles from this basin.**
2. Proposed Wet Basin displays a 100-yr peak water elevation of 98.5. The existing field inlet and outfall location for the pond has a rim of  $\pm 95.75$ . This will cause flooding of the adjacent properties. Extend storm sewer from Century Oak Dr and Prairie Song Dr. north to tie in outfall of proposed wet basin. Also consider out falling Rain Garden 4 (RG-4) via the extended roadway storm sewer.
  - **The proposed wet basin 5 outfall now connects to the existing manhole at the Century Oak Dr and Prairie Song Dr intersection. Rain garden 4 outfalls into wet basin 5 before entering the proposed storm sewer extension to allow for better site water quality and peak flow reduction.**
3. Grading at north and eastern limits appears to lie within the environmental corridor (INRA boundary). Please revise facility and all associated grading to ensure it does not lie within the environmental corridor.
  - **A tree locate in the area has been completed with the limits and trees shown on the plans. Grading operations are intended to save these trees.**

General Engineering:

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. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
  - b. Wisconsin DNR NOI,
  - c. DNR sanitary sewer extension
  - d. City of Waukesha – Engineering Division Construction Permit if working in right of way
  - **Noted. Permit applications will be submitted with the completion on the construction plans.**
2. Additional required submittals, fees, financial guaranties include:
  - a. A Developers Agreement will need to be prepared by the City, and approved prior to the start of construction.
  - b. Impact fees
  - c. Letter of credits
  - d. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
  - **Noted. These items will be completed concurrent with the progression of the construction plans.**
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 drawings should be updated to reflect the needed changes.
  - **Noted. Construction drawings will be updated as needed.**
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.
  - **Noted. All documents to be signed, sealed and dated as needed.**
5. Provide copy of recorded condominium plat to City for filing prior to issuance of building permits.
  - **Noted. Condominium plat to be submitted once complete.**
6. A CSM is needed to dedicate right of way to City.
  - **Noted. CSM to be submitted once complete.**
7. As of now, it is not known which direction Koenig St./Prairie Song Drive will be constructed either to the north or south side of Koenig lands. Based on past planning, it is more likely to be located to east. However, in order avoid having to purchase right of way at a later date, dedicate right of way as shown on Sheet C1.1 for future right of way for the extension of Prairie Song Drive.
  - **Future right of way for Koenig Street/Prairie Song Drive shown on the plans.**
8. Show sidewalk along both sides of Koenig Street/Prairie Song Drive.
  - **Sidewalk shown along both sides of Koenig Street/Prairie Song Drive.**
9. City should rename street.
  - **Noted. Street names can be updated on the plans as needed.**
10. Design grading plan to show for future extension of public roadway alignment to north for 200 feet past end of this project.
  - **The future road profile is shown for 200 feet past the end of the project road limits.**

Water Utility:

1. Water service locations are not shown on the utility plans. Please provide water service notes and locations. A water service application is required for each service. Please contact Tom Krause at [tkrause@waukesha-water.com](mailto:tkrause@waukesha-water.com) to obtain a permit application.
  - **Water services and notes added to the updated plans.**
2. A plan and profile drawing with full design details is required for our review and DNR submittal.
  - **Water main design included with the updated plans.**
3. A long dead end main without loop is not allowed. It is recommended to extend water main north beyond the cul-de-sac to connect with Prairie Song Courtyards. An easement agreement is required for all main outside of public right of way, however we will lift our restriction for plantings within the conservation wooded area. The assumption is that this portion would be directionally drilled.
  - **A water main looping stub is shown within an easement on the updated plans.**

Please feel free to contact me with any questions, comments or to further discuss the updated plans.

Sincerely,



Josh Pudelko, M.S., P.E.  
President  
Trio Engineering

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