

Project Reviews

City of Waukesha

Project Number: SPAR20-00035

Description: **Sorce Services**

Applied: **9/29/2020**

Approved:

Site Address: **220 S PRAIRIE AV**

Closed:

Expired:

City, State Zip Code: **WAUKESHA, WI 53186**

Status: **UNDER REVIEW**

Applicant: **Sorce Services LLC**

Parent Project:

Owner: **ONE SORCE PROPERTIES LLC**

Contractor: **<NONE>**

Details:

PC20-0085

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
10/7/2020	10/21/2020	10/13/2020	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments
Notes:						
<p>1. Sewer lateral video. The existing building (809 Philip Dr) has a sanitary sewer lateral connecting the City's sewer main. Please provide a sewer lateral video to City for review and approval. Contact the City Engineering Department for the video format. If lateral maintenance is needed, then the lateral improvements may need to be included as part of this project. The lateral pipe and connection to the main may need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.</p> <p>2. An easement would be required for the sanitary lateral for 809 Philip Dr</p>						
10/7/2020	10/21/2020	10/13/2020	Storm Sewer	Chris Langemak	REVIEW COMPLETE	See comments
Notes:						
1. Verify if there are any storm sewer connections from 809 Philip Dr. If exist, a video inspection shall be preformed and an easement would be needed.						
10/7/2020	10/12/2020	10/13/2020	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes:						
No comments regarding City owned street lights or fiber.						
10/7/2020	10/14/2020	10/13/2020	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
Notes:						
10/13/2020		10/13/2020	Erosion Control	VELVET WEIER		
Notes:						

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Review Group: AUTO

9/29/2020	10/9/2020	10/13/2020	Building Inspection	KRISTIN STONE		
Notes:						
9/29/2020		10/13/2020	Fire	Brian Charlesworth		
Notes:						

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9/29/2020	10/13/2020	10/13/2020	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
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Notes:

General

1. Submit full copy of scanned application.
2. Submit project submittal checklists from Developers Handbook and Application
3. 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 since disturbance over 3,000 sf
 - b. Wisconsin DNR NOI, and NOI for fill site, if disturbance over 1 acre
 - c. City Construction permit needed to work in City right of way
4. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:
 - a. Letter of credits
 - b. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
 - c. Sewer assessments, if applicable.
4. 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 work need to be changed as a result of the approved construction drawings, the drawings should be updated to reflect the needed changes.

Site Plan

1. Confirm parking lot and landscape set backs are met for existing parking lot owned by Gund Company. The asphalt edge of the Gund Company parking is located on the proposed relocated lot line.
2. The sewer lateral for the Gund Company passes through the property they are selling. A private sanitary sewer lateral easement would be needed. A separate document conveying the rights and conditions for the easement needs to be prepared and recorded.
3. Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details.
4. Add note: Notify City Engineering Dept. 5 days prior to work in City right of way.
5. What are the 3 unlabeled circles near pond on site plan?

Storm Water Management Plan

1. The area of the proposed pond should be modeled as a combination of new development and redevelopment.
2. A dustless surface will require at least asphalt millings in the parking lot.
3. A free discharge is modeled for all storm events. Utilize correct tailwater elevations. Use appropriate tailwater elevations for 2yr., 10yr, and 100-year storm events
4. 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 appear to be needed in lieu of wet ponds within 5 miles of airport. Coordinate with FAA staff for written approval to utilize wet ponds or dry ponds.
5. Confirm swales routing drainage around the parking storage area are properly sized.
6. 32.10(e)11. A storm water BMP maintenance agreement in accordance with section 32.12;
- 6a. a. Submit storm water maintenance agreement using City template. City template can be sent to Engineer.
7. You are proposing to pipe proposed runoff into storm sewer. Where does existing site runoff drain to?
8. 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.
9. 32.10(b)B. Reserve adequately sized areas for storm water infiltration, detention and treatment early in the site planning process; 32.10(b)I. Distribute storm water bioretention and infiltration BMP(s) throughout the site plan for large land developments
9. a. Confirm adequate areas have been reserved for infiltration.
10. 32.10(d)(6.)F. Open channels. All open channel drainage systems shall at a minimum be designed to carry the peak flows from a 10-year, 24-hour design storm using planned land use for the entire contributing watershed area. Side slopes shall be no steeper than 3h:1v unless otherwise approved by the Authority for unique site conditions.
11. 32.09(d)(2)(iv): All woodland areas, those proposed to be lost or transplanted during construction and acres or numbers of each. For woodlands proposed to be lost, show individual trees larger then eight (8) inches in diameter that are located within twenty (20) feet of proposed grading boundaries
12. Add construction sequence.
13. Add specifications and instructions to connect to City storm sewer manhole.

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9/29/2020		10/13/2020	Planning	CHARLIE GRIFFITH		
Notes:						
9/29/2020	10/12/2020	10/13/2020	Water Utility	Chris Walters	APPROVED	See comments
Notes: If this required a water service, please contact Tom Krause at tkrause@waukesha-water.com						