

Project Reviews

City of Waukesha

Project Number: SPAR19-00035

Description: **Prairie Song Villas**

Applied: **8/12/2019**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **Bielinski Homes, Inc.**

Parent Project:

Owner: **Scott Koenig**

Contractor: **<NONE>**

Details:

PC19-0083

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
8/14/2019	8/27/2019	8/26/2019	Erosion Control	THOMAS MILES	REVIEW COMPLETE	See comments.
Notes:						
<ol style="list-style-type: none"> 1. Provide permanent velocity control practices on all emergency spillways. 2. Erosion mat all slopes 4:1 and greater except within BMP footprint. 						
8/14/2019	8/28/2019	8/26/2019	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments
Notes:						
<ol style="list-style-type: none"> 1. The public sewer in Prairie Song Dr will need to be designed and constructed to the City's standards. 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. 						
8/14/2019	8/27/2019	8/26/2019	Storm Sewer	THOMAS MILES	REVIEW COMPLETE	See stormwater comments.
Notes:						
8/14/2019	8/14/2019	8/26/2019	Stormwater	THOMAS MILES	REVIEW COMPLETE	See comments.
Notes:						
<ol style="list-style-type: none"> 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. 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 ±95.75. This will cause flooding of the adjacent properties. Extend storm sewer from Centruy 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. 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. 						

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8/14/2019	8/15/2019	8/26/2019	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes: No comments regarding City owned street light or fiber.						
8/14/2019	8/28/2019	8/26/2019	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
Notes:						
8/29/2019		9/8/2019	Sanitary Sewer	Chris Langemak		
Notes:						
Review Group: AUTO						
8/12/2019	8/26/2019	8/26/2019	Building Inspection	KRISTIN STONE		
Notes:						
8/12/2019		8/26/2019	Fire	Brian Charlesworth		
Notes:						

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8/12/2019	8/30/2019	8/26/2019	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
<p>Notes:</p> <p>General</p> <p>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.</p> <ol style="list-style-type: none"> City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf Wisconsin DNR NOI, DNR sanitary sewer extension City of Waukesha – Engineering Division Construction Permit if working in right of way <p>2. Additional required submittals, fees, financial guaranties include:</p> <ol style="list-style-type: none"> A Developers Agreement will need to be prepared by the City, and approved prior to the start of construction. Impact fees Letter of credits Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project. <p>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.</p> <p>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.</p> <p>5. Provide copy of recorded condominium plat to City for filing prior to issuance of building permits.</p> <p>6. A CSM is needed to dedicate right of way to City.</p> <p>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.</p> <p>8. Show sidewalk along both sides of Koenig Street/Prairie Song Drive.</p> <p>9. City should rename street.</p> <p>10. Design grading plan to show for future extension of public roadway alignment to north for 200 feet past end of this project.</p>						
8/12/2019		8/26/2019	Parks	Unassigned		
Notes:						
8/12/2019		8/26/2019	Planning	Doug Koehler		
Notes:						
8/12/2019		8/26/2019	Planning Commission	Unassigned		
Notes:						
8/12/2019		8/26/2019	Water Utility	Chris Walters		
Notes:						