

City of Waukesha, Engineering Review

Bakers Quality Addition (SPAR25-00042)

To : City of Waukesha

From : Evan Nickodem, P.E., Parish Survey & Engineer

Date : Comments data September 15, 2025,

Comment Response: PSE Comments in Red dated September 16, 2025

General

1. Issuance of All Engineering Requirements Met Concurrence Letter is required prior to application for & issuance of Building Permit. Items required for issuance of Concurrence Letter include:
 - a. Final site plans with all engineering comments addressed
 - b. Payment of Impact Fees
 - i. City to provide summary
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 and obtaining a building permit.
 - a. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
 - b. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project. Coordinate with Waukesha Water Utilities.
3. The construction drawings, and financial guarantees should be reviewed and approved prior to the construction being started and building permit issued. If the location of any work needs to be changed as a result of the approved construction drawings, the drawings should be updated to reflect the needed changes.
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. **The cover sheet is stamped per A-E 2.02 (5)**
5. Submit copy of geotechnical report if available.
6. See all other comments, including TrackIT summary

7. Horizontal datum should be updated to NAD 1983/2011. See Existing Condition Survey, and City design guidelines. **The vertical datum is NAD 1983/2011**
8. Submit all required checklists for Development Submittals. See City's Development Handbook.
9. Provide inlet capacity calculations & pipe capacity calculations. Note that in existing & proposed conditions, large areas of impervious area appear to flow to depressed loading dock area. **Flow paths that exist will remain. The design is confirmed that a 10" pipe is sufficient for this area of the site.**

C1.01

10. Confirm size of existing storm pipes. Existing information appears to show N/S & EW pipe surrounding the site is varies from what is shown. Note Sheet C1.01 indicates an 18" pipe flowing into a 12" pipe @ EX. Stm MH 1527 **Parish SE did not design the existing storm sewer system. We are only reporting what was found in the field. The 18" pipe proceeding north has a shallower pitch while the 12" pipe is much steeper. An 18" pipe with a 0.5% slope has a flow capacity of under 11cfs while a 12" pipe with a 3.93% slope has a flow capacity of over 11cfs. Therefore, the system should function as installed.**

C1.03

11. Note that it appears there is ~12' between west edge of proposed mechanical room & existing retaining wall for loading dock. New overhead door is proposed. Confirm this is adequate space for intended vehicles to maneuver for deliveries. **The owner is aware of this condition.**

C1.05

12. Specify casting for STM 2. Confirm capacity for accepting runoff area. **Casting table has been added to the sheet.**