

August 24, 2025

City of Waukesha Appication for Developemnt Review

Re: Project details for: Baker's Quality- Addition 75' X 56'

1814 Dolphin Drive Waukesha, WI 53186

Patera, Project Number 25-362

We are pleased to submit for review a cold storage addition for Baker's Quality, located at the above-mentioned address. The addition will be 4,886 sq. ft. and located at the rear of the building between some existing equipment and an existing loading dock. Some overhead doors will be relocated in the existing loading dock area and some of the loading dock ramp will be infilled to allow for the new addition. The main portion of the addition will be 40' tall with the connector portion being 14' tall and the mechanical room being 10' tall with condensers located on the roof of it. The color of the building will match the existing along with the horizontals striping.



Last Revision Date: January 2025



City of Waukesha Application for Development Review

City of Waukesha Community Development Department - 201 Delafield Street, Waukesha, WI 53188 262-524-3750
City of Waukesha Department of Public Works Engineering Division—201 Delafield Street, Waukesha, WI 53188 262-524-3600
www.waukesha-wi.gov

APPLICANT INFORMATION	BD 0 D D D D D D D D D D D D D D D D D D
Applicant Name: MARK SCHNEIDED	PROPERTY OWNER INFORMATION
Applicant Company Name: DNE SOUNCE CONSTRUCTION	Applicant Name: CHRIS MILLETZ
Address: 3065 N. 124 #202	Applicant Company Name: TPMILLER INVESTMENTS LL
Page France	Address: 531 W33 436 CTY RO G
City, State: <u>BRIDLINEW</u> WI Zip: <u>\$2005</u> Phone: <u>262-784-1010</u>	City, State: DOUSMAN WI Zip: 53118
E-Mail: MARKS @ OSCCINC.LOM	Phone: 2102-513-9237 x 214
	E-Mail: CMILLER & BAKERSOVALITY. COM
ARCHITECT/ENGINEER/SURVEYOR INFORMATION	PROJECT & PROPERTY INFORMATION
Name: OWEN LAVIN KEVIN DARISH	Project Name: BALERS QUALITY
Company Name: PATERA / DARISH SULVEY	1011
Address: 4040 N. CALHOUN / 122 WISC. STREET	
City, State: BROOKFIED WEST BEND Zip: 53005 53095	Tax Key Number(s): WAKC 1008078
Phone: 262-786-6776 / 262-346-7800	Zoning: M-3 LIMITED BUSINESS EINDUITUAL
E-Mail: OWEN @ noterallo COM	Total Acreage: Existing Building Square Footage 24,799
PA TOKA JI C. COM	Proposed Building/Addition Square Footage: 4,886
	Current Use of Property:
PROJECT SUMMARY (Please provide a brief project description.)	Current Ose of Property:
PROPOSE ADDITION FOR COLD ST 4,086 TO AND BE 40' +All, with a MECHA AN EXISTING COADING DOCK.	INICAL ROOM, AND MODIFICATION TO
All submittals require a complete scaled set of digital plans (Adobe PDF) us, a COLOR landscape plan, COLOR building elevation plans, and exter meeting is required prior to submittal of any applications for Subdivisions Review. The deadline for all applications requiring Plan Commistive meeting date. The Plan Commission meets the Fourth West APPLICATION ACKNOWLEDGEMENT AND SIGNATURES I hereby certify that I have reviewed the City of Waukesha Development Handborovided one PDF of all required information. Any missing or incomplete information is I also authorize The City of Waukesha or its agents to enter upon the proper	s, Planned Unit Developments, and Site and Architectural Plan ssion Reviews is Monday at 4:00 P.M, 30 days prior to dnesday of each month.
ppireant signature would summer	
Applicant Name (Please Print) MARK SCHNETOER Date:	
or Internal Use Only:	
mount Due (total from page 2)	
Frakit ID(s)	Check #:
	Date Paid:

1

Naming Conventions for Plan Commission Files/Submissions

Digital files submitted for Plan Commission will need to be labeled with one of the naming conventions below. For example, if the applicant is submitting a plan for landscaping on a project, please label the PDF as Landscape Plan followed by the business name, address and date (month and year) Files that do not have names or only include PDF numbers will be returned to the applicant to rename.

Community Development

Elevations and Architectural Plans- Project Name, address

Site Plans

Landscape Plans

Plan Commission Application

Renderings

Certified Survey Map- CSM

Lighting and Photometrics

Signs

PUD

Easements

Rezoning

Preliminary Plat

Final Plat

Engineering & Other Departments

Site Engineering and grading

Stormwater Management Plan

Traffic Study

Erosion Control

Wetland Delineation

Utility Plans

Flood Plain

Maintenance Agreements

Development Review Checklist

Example: Site Plans- City of Waukesha City Hall Project, 201 Delafield Street, July 12, 2023

THIRD PARTY ENGINEERING REVIEW DEPOSIT

Deposits for third party Engineering Review must be included at the time of application. Please follow the schedule below:

Engineering Review Deposit Schedule				
Project Type	Deposit Amount			
1 or 2 Family Residential CSM	\$750			
All Other CSMs	\$2,500			
Preliminary SPAR	\$5,000			
Final SPAR	\$5,000			
Preliminary Plat	\$7,500			
Final Plat	\$7,500			

The deposit is a separate payment from the required application fees. Two payments will be required with the application. The Engineering Review Deposit must be in the form of a check made out to the City of Waukesha.

City of Waukesha Application for Development Review

TYPE OF APPLICATION & FEES (CHECK ALL THAT APPLY)	lease note that each application type has different submittal requirements. De-
tailed submittal checklists can be found in Appendix A of the Development Handb	ook. FEES
☐ Plan Commission Consultation/Conceptual Review \$390	
☐Traffic Impact Analysis	
□Commercial, Industrial, Institutional, and Other Non-Res	idential \$480
Residential Subdivision or Multi-Family \$480	¥
Resubmittal (3rd and all subsequent submittals \$480	
ONE OF THE THREE FOLLOWING ITEMS IS REQUIRED	FOR SITE PLAN & APCHITECTURAL DEVIENAS (*)
* Preliminary Site Plan & Architectural Review	
Level 1: Buildings/additions less than 10,000 sq.ft. or sites	Engineering Review Deposit \$5,000 +
Level 2: Buildings/additions between 10,001-50,000 sq.ft. o	or sites between 1.01 and 10 annua #2.440
Level 3: Buildings/additions between 50,001-100,000 sq.ft.	or sites between 1.01 and 10 acres \$2,460
☐ Level 4: Buildings/additions over 100,001sq.ft. or sites gre	of sites between 10.01 and 25 acres \$2,680
Resubmittal Fees (after 2 permitted reviews) \$750	ater trial 25.01 acres. \$2,900
* Final Site Plan & Architectural Review	
Level 1: Buildings/additions less than 10,000 sq.ft. or sites	Engineering Review Deposit \$5,000 +
DI evel 2: Buildings/additions between 10,000 sq.tt. or sites	less than I acre \$1,360
Level 2: Buildings/additions between 10,001-50,000 sq.ft. o	r sites between 1.01 and 10 acres \$1,480
Level 3: Buildings/additions between 50,001-100,000 sq.ft.	or sites between 10.01 and 25 acres \$1,700
Level 4: Buildings/additions over 100,001sq.ft. or sites grea	iter than 25.01 acres. \$2,020
Resubmittal Fees (3rd and all subsequent submittals) \$750	
* Minor Site Plan & Architectural Review (total site distr	urbance UNDER 3,000 total square feet)
Projects that do not require site development plans \$420	
☐ Resubmittal Fees (3rd and all subsequent submittals) \$420 ☐ Certified Survey Map (CSM)	i .
	Engineering Review Deposit \$750 or \$2,500 (see schedule) +
1-3 Lots \$690	
☐4 lots or more \$750	
Resubmittal (3rd and all subsequent submittals) \$180	
Extra-territorial CSM \$450	
Preliminary Subdivision Plat	Engineering Review Deposit \$7,500 +
□Up to 12 lots \$1,335	
☐ 13 to 32 lots \$1,530	
☐ 36 lots or more \$1,750	
Resubmittal (3rd and all subsequent submittals) \$695	
Final Subdivision Plat (Final Site Plan Review is also required.)	Engineering Review Deposit \$7,500 +
□Up to 12 lots \$ 750	
☐ 13 to 32 lots \$995	
☐ 36 lots or more \$1,215	
Resubmittal (3rd and all subsequent submittals) \$695	
□Extra-territorial Plat \$930	
Rezoning and/or Land Use Plan Amendment	
Rezoning \$745	
□ Land Use Plan Amendment: \$705	
Conditional Use Permit	
Conditional Use Permit with no site plan changes \$530	
Conditional Use Permit with site plan changes \$570 plus ap	plicable preliminary and final site plan fees above
Planned Unit Development or Developer's Agreement (Site Plan Rev	iew is also required)
□New Planned Unit Development or Developer's Agreement	\$2,000
Planned Unit Development or Developer's Agreement Ame	ndment \$960
LAnnexation NO CHARGE	
☐ House/Building Move \$150	
☐ Street or Alley Vacations \$465	
TOTAL APPLICATION FEES:	6,000
Engineering Review De	posit Total = 5,000 Application Fee Total = 12/A

City of Waukesha Development Review Submittal Requirements

A Plan Commission Consultation my be submitted for review and comment for the owner/developer to ascertain the feasibility of a proposed project A consultation is not required but may be submitted in advance of an actual submittal for a preliminary plat, CSM, Planned Unit Development, rezon conditional use or site plan. The Plan Commission will only provide feedback, no approvals will be given. Prior to applying for a Plan Commission Co	·				
ultation you must discuss your project with the Planning Division to determine if a Plan Commission Consultation is recommended.					
eview Time: Approximately 30 days					
eviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.					
eviewing Boards: Plan Commission (optional)					
In addition to this application and corresponding application fee you will also need:					
☐One (1) digital (PDF) copy of the plans you want conceptual review of					
Attachment A: Development Review Checklist . You should also review all other corresponding checklists that relate to the project that you are seeking conceptual review of and include as much information as possible.					
□ Cover letter outlining project details.					
TRAFFIC IMPACT ANALYSIS SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION					
A Traffic Impact Analysis is required for projects that meet certain criteria. Please refer to the Developer's Handbook Section 4.4 to determine if yo project requires a Traffic Impact Analysis	ur				
Review Time: Approximately 30 days					
Reviewing Departments: Public Works Engineering Division					
Reviewing Boards: None, however the Plan Commission may require a copy as part of site plan review process.					
In addition to this application and corresponding application fee you will also need:					
One (I) digital (PDF) copy of the Traffic Impact Analysis					
PRELIMINARY SITE PLAN & ARCHITECTURAL REVIEW SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION	_				
Preliminary site and architectural plans are required for any new residential development with 4 or more units and all non-residential developments. Preliminary site plan approval is also required for additions or modifications to existing developments and projects where a stormwater management plan is needed. Preliminary approval is required unless it is determined by City staff in the Pre-Application meeting that the project only needs Final Si					
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Preliminary site and architectural plans are required for any new residential development with 4 or more units and all non-residential developments. Preliminary site plan approval is also required for additions or modifications to existing developments and projects where a stormwater management along its plan approval is required unless it is determined by City staff in the Pre-Application meeting that the project only needs Final Si and Architectural Review. Review Time: Approximately 30 days (45 if Common Council review is needed) Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility. Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects. In addition to this application and corresponding application fee you will also need: One (1) digital (PDF) that includes of items listed below Cover letter outlining project details. Color architectural elevations of all sides of the building and color perspective renderings Conceptual Landscape Plan Attachment A: Development Review Checklist Site Plan (see Attachment B: Engineering Plan Checklist) Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)					
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	FINAL SITE PLAN & ARCHITECTURAL REVIEW PLAN BURNEY
	FINAL SITE PLAN & ARCHITECTURAL REVIEW PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION
	Final site and architectural plans are submitted only after the Plan Commission has approved Preliminary Site Plans for any new residential development with 4 or more units and all non-residential developments, including modifications to existing developments. Some projects may bypass Preliminary approval but only if it is determined by City staff in the Pre-Application meeting.
	Review Time: Approximately 30 days (45 if Common Council review is needed)
-	Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.
	Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.
	In addition to this application and corresponding application fee you will also need:
	☐ One (1) digital (PDF) that includes of items listed below
The same of	☐ Cover letter outlining project details.
	☐ Color architectural elevations of all sides of the building and color perspective renderings
	☐ Landscape Plan (see Attachment I: Landscape Plan Checklist)
l	☐ Attachment A: Development Review Checklist
ı	☐ Site Plan (see Attachment B: Engineering Plan Checklist)
	☐ Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)
	☐ Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
	☐ Utility Plans (see Attachment H: Sewer Plan Review Checklist)
	(cocytagetiment 1), sever 1 iaii Neview Checklist)
1	MINOR SITE PLAN & ARCHITECTURAL REVIEW SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION
	Minor Site and Architectural review is intended for projects that may not need the extensive submittal requirements for Preliminary and Final Site Plan approval. Projects that qualify for Minor Site Plan submittal may include landscape, façade and building changes or minor site modifications that don't result in the addition of impervious surface.
ı	Review Time: Approximately 30 days (45 if Common Council review is needed)
	Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.
-	Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.
	n addition to this application and corresponding application fee you will also need:
	One (I) digital (PDF) that includes of items listed below
	☐ Cover letter outlining project details.
	☐ Architectural elevations of all sides of the building being modified
	In addition, depending on the type of project, you may also need the following items:
	☐ Site Plan (see Attachment B: Engineering Plan Checklist)
	☐ Landscape Plan (see Attachment I: Landscape Plan Checklist)
_	
C	CERTIFIED SURVEY MAP SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION
٩	Certified Survey Map may be used to divide up to eight (8) lots in Commercial, Industrial, and Mixed Use zoning districts and up to four (4) lots in all ther zoning districts.
2	eview Time: Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.
?	eviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.
?	eviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.
n	addition to this application and corresponding application fee you will also need:
	One (1) digital (PDF) that includes of items listed below
	☐ Attachment E: Certified Survey Map Checklist
	Attachment A: Development Review Checklist and other attachments as applicable.
P	Please note If any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal
20	quirements.

PRELIMINARY PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION
A Preliminary Plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Preliminary Plat to Waukesha County and the State of Wisconsin for review.
Review Time: Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.
Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.
Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.
n addition to this application and corresponding application fee you will also need:
One (I) digital (PDF) that includes of items listed below
☐ Attachment F: Preliminary Plat Checklist
☐ Cover letter outlining project details.
☐ Attachment A: Development Review Checklist and other attachments as applicable
☐ Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
INAL PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION
Final plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Final Plat to Waukesha County and the State of Visconsin for review.
eview Time: Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.
eviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Woton Heiling
eviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.
addition to this application and corresponding application fee you will also need:
One (1) digital (PDF) that includes of items listed below
☐ Attachment G: Final Plat Checklist
☐ Cover letter outlining project details.
☐ Attachment A: Development Review Checklist and other attachments as applicable.
☐ Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
The Checkisty
ZONING & COMPREHENSIVE PLAN AMENDMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION
is review is for any requests to rezone land or amend the City's Comprehensive Master Plan. For rezonings all property owners within 300 feet of
view Time: 45-60 Days
viewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, ter Utility.
viewing Boards: Plan Commission, Common Council
ditional Information: Rezonings must be done in accordance with the Comprehensive Plan. Please consult with Planning staff to determine if a mprehensive Plan Amendment is also required prior to submitting a rezoning application.
addition to this application and corresponding application fee you will also need:
One (1) digital (PDF) that includes of items listed below
Cover letter outlining project details and rationale for rezoning
Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
☐ Conceptual Plan (if applicable)
ase note this application fee only covers the rezoning and/or Comprehensive Plan Amendment. If you are proposing site plan changes or are subdividing land will also need to meet the applicable submittal requirements for those proposals.

	CONDITIONAL USE PERMIT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION
	Any use listed as a Conditional Use in Chapter 22 (Zoning Code) requires a Public Hearing in front of the Plan Commission prior to building or occupancy permits being issued. All property owners within 300 feet of the property will be notified of your request.
	Review Time: 30-45 days
	Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.
	Reviewing Boards: Plan Commission
	In addition to this application and corresponding application fee you will also need:
	One (1) digital (PDF) that includes of items listed below
	☐ Conditional Use Permit Application
	*Please note If any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal
	requirements.
	PLANNED UNIT DEVELOPMENT OR DEVELOPER'S AGREEMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL IN-
	TONNATION
	The PUD Overlay District is intended to permit development that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building heights and types, and/or mixing of compatible uses. The PUD Overlay District under this Chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community,
ı	while at the same time maintaining insofar as possible the standards or use requirements set forth in the underlying basic zoning district.
	Developer's Agreements are used for any project that require public infrastructure improvements (sewer, storm sewer, sidewalks, etc) and other offsite improvements such as median openings, traffic signals, street widening, etc
	Review Time: 45-60 days
	Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.
	Reviewing Boards: Plan Commission, Common Council. Some projects will also require Board of Public Works review.
The second	In addition to this application and corresponding application fee you will also need:
	☐ One (1) digital (PDF) that includes of items listed below
	☐ Cover letter/statement that outlining project details and all of the required information set forth in the Zoning Ordinance Section 22.52 (4)(a)
l	☐ Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
I	☐ General Development Plan
l	☐ Proposed Supplemental Design Elements (required for all PUDs under the minimum required acreage)
	*Please note in addition to the PUD submittal requirements your project will also need additional application fees and submittal materials based on the project type. This may include Preliminary and Final Plats, Preliminary and Final Site and Architectural Plans, Certified Survey Maps, Traffic Impact Analysis. Staff will inform you of any additional submittal requirements at the Pre-Application meeting, which is required prior to submitting your application.
1	ANNEXATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION
	Requests for annexation as permitted under Section 66.0217 Wisconsin Statutes.
	Review Time: 45-60 days
ı	Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.
F	Reviewing Boards: Plan Commission, Common Council
١	n addition to this application and corresponding application fee you will also need:
100	One (I) digital (PDF) that includes of items listed below
	☐ Copy of your State of Wisconsin Request for Annexation Review Application
	☐ Signed City of Waukesha Direct Annexation Petition
	☐ Map of property of property to be annexed.
	☐ A boundary description (legal description of property to be annexed)
	Any additional information on the annexation.

HOUSE/BUILDING MOVE SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION
Any application to move a home or building from one location to another in the City requires review by staff and the Plan Commission.
Review Time: 30-45 days
Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility, Police Department, Any affected Public Utilities
Reviewing Boards: Plan Commission
In addition to this application and corresponding application fee you will also need:
☐ One (1) digital (PDF) that includes of items listed below
Address of existing structure and address of final destination for structure
☐ Site Plan showing location of house/building at the new location
Proposed route for moving structure. Should also include any overhead wires, mailboxes, or other obstructions that will need to be temporarily relocated to allow for the house/building to get to the new site.
STREET VACATIONS
Street Vacations must be reviewed and approved by the Plan Commission.
Review Time: 45-60 days
Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.
Reviewing Boards: Plan Commission, Common Council
n addition to this application and corresponding application fee you will also need:
One (1) digital (PDF) that includes a map and legal description of the areas to be vacated.

COLD STORAGE ADDITION = 4,886 SQ. FT.

PROJECT TEAM:

ARCHITECT / STRUCTURAL ENGINEER: GENERAL CONTRACTOR:

PATERA, LLC 4040 N. CALHOUN RD. SUITE 200 BROOKFIELD, WI 53005 TEL: (262) 786-6776

email steve@paterallc.com ATTN: Steven M. Esser

One Source Construction Corporation Parish Survey & Egineering 3065 N. 124th St., Suite 202 122 WISCONSIN STREET Brookfield, WI 53005 TEL: (262) 784-1010 email marks@osccinc.com ATTN: MARK SCHNIEDER

CIVIL:

WEST BEND, WI 53095 TEL: 262-333-2167 email enickodem@parish.com ATTN: Evan Nickodem, P.E.

REVISIONS: - PC SUBMITTAL-8-25-25

- 9-5-25 REVISED

ADDITION

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND THE EXACT LOCATION OF EXISTING PLUMBING, MECHANICAL, AND STRUCTURAL COMPONENTS AND ADJUST THE PLANS AS NECESSARY TO

ACCOMMODATE.

SCOPE OF DRAWING:

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK INTENDED.

SHEET INDEX:

SHEET C-I EXISTING/DEMO FIRST FLOOR PLAN

EXISTING/DEMO EXTERIOR ELEVATIONS PROPOSED FLOOR PLAN SHEET A-I

= EXIST. WALL TO REMAIN □ □ □ = EXIST. WALL TO BE REMOVED = NEW STUD WALL

PROPOSED EXTERIOR ELEVATIONS

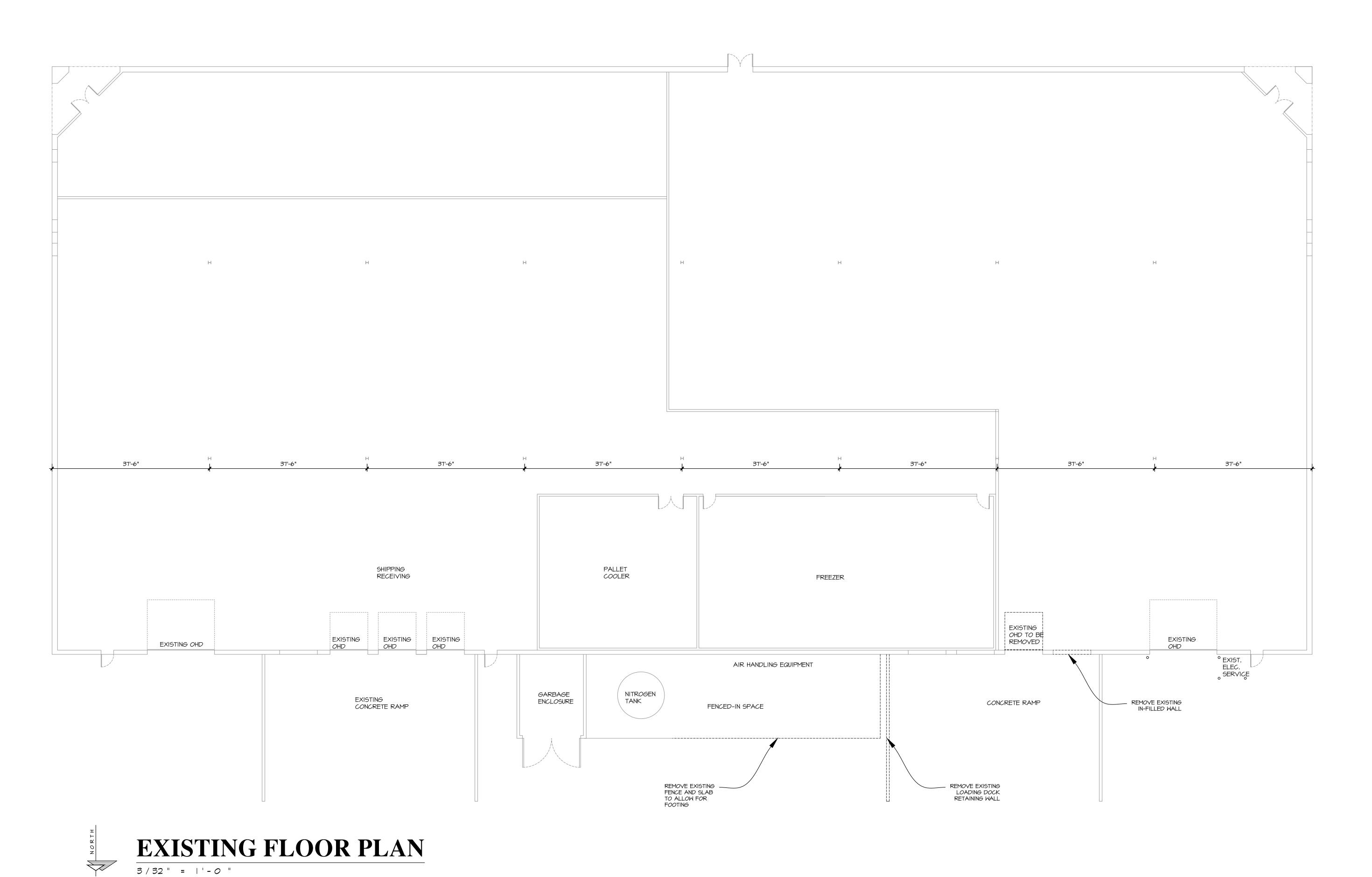
WALL KEY:

PROJECT NUMBER: 25-362

DATE: 8-18-25

SATELITE IMAGE





BAKER'S QUALITY - COLD STORAGE ADDITION

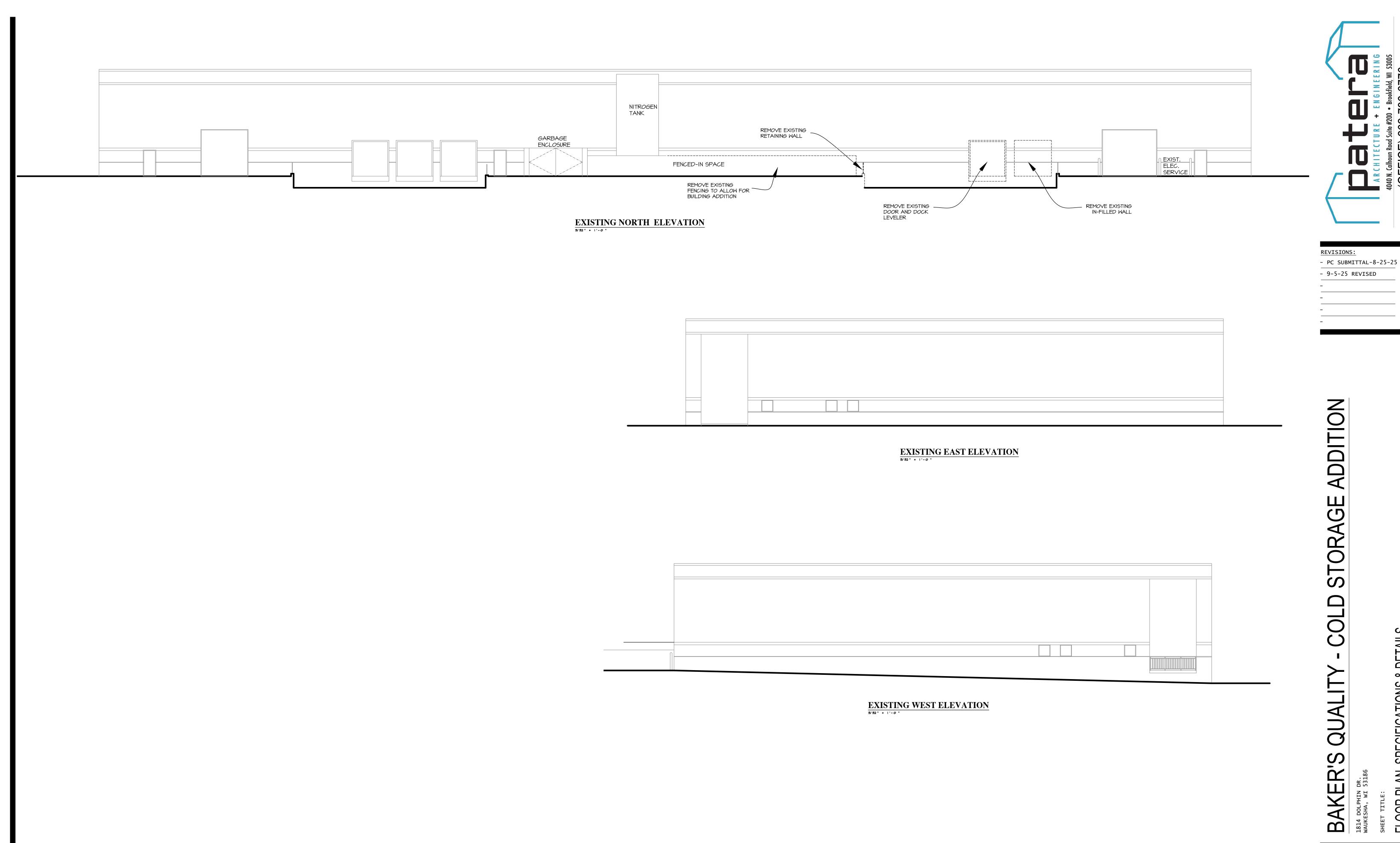
WALL KEY:

= EXIST. WALL TO REMAIN
= = EXIST. WALL TO BE REMOVED
= NEW STUD WALL

DATE: 8-18-25

SPECIFICATIONS & DETAILS

PROJECT NUMBER: 25-362



ADDITION BAKER'S QUALITY

REVISIONS:

SPECIFICATIONS & DETAILS

DATE: 8-18-25

WALL KEY:

= EXIST. WALL TO REMAIN
= = EXIST. WALL TO BE REMOVED
= NEW STUD WALL

PROJECT NUMBER: 25-362

78'-0"

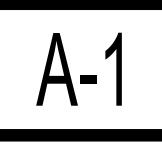


- 9-5-25 REVISED

BAKER'S QUALITY - COLD STORAGE ADDITION

WAUKESHA, WI 53186 SHEET TITLE:

1814 DOLPHIN DR. WAUKESHA, WI 531



PROJECT NUMBER: 25-362

DATE: 8-18-25

COLD STORAGE BAKER'S QUALITY

SPECIFICATIONS & DETAILS

DATE: 8-18-25

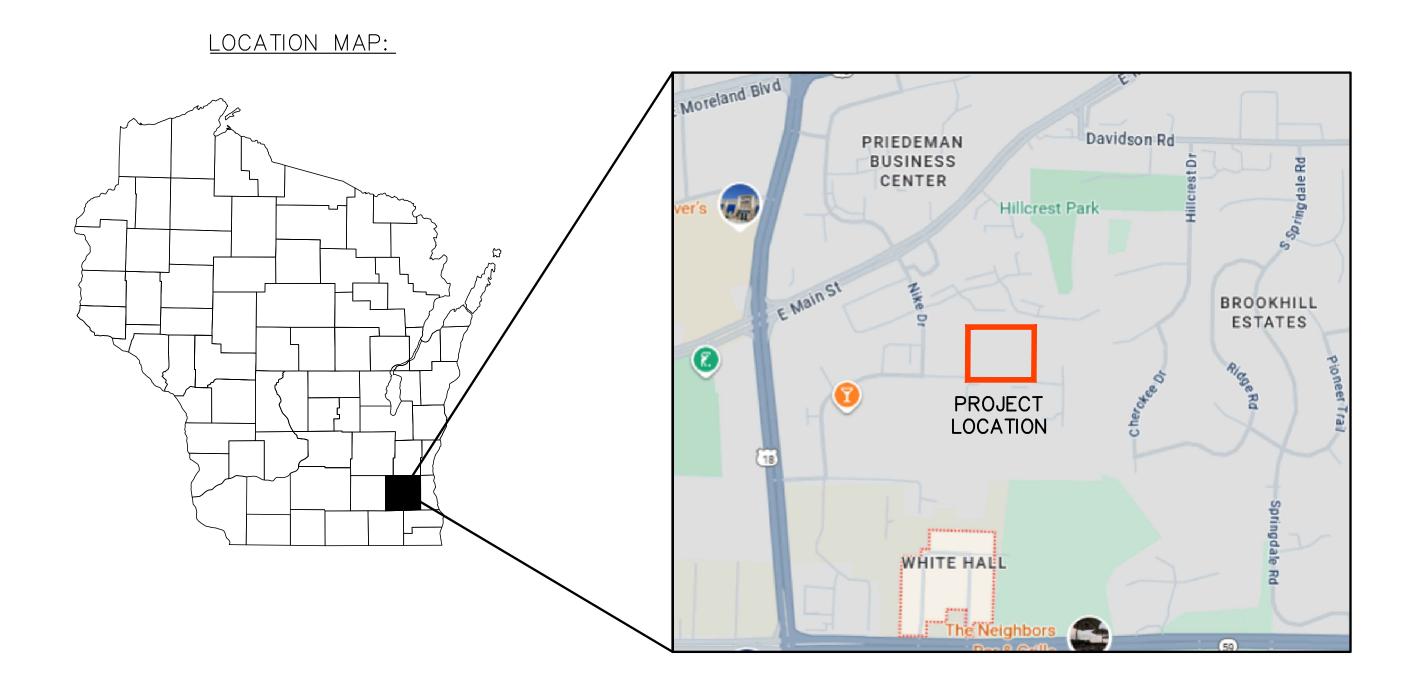
WALL KEY:

= EXIST. WALL TO REMAIN
= = EXIST. WALL TO BE REMOVED
= NEW STUD WALL

PROJECT NUMBER: 25-362

BAKER'S QUALITY ADDITION

1814 DOLPHIN DRIVE, WAUKESHA WI 53186



Professional Engineer's Seal

Signature Date

PROJECT CONTACTS:

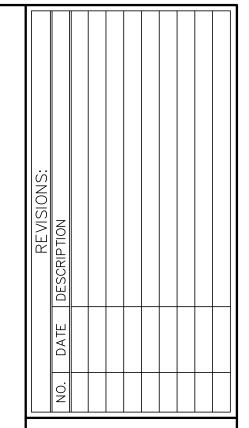
OWNER:
PATERA
ATTN: OWEN LAVIN
4040 N. CALHOUN ROAD, SUITE 200
BROOKFIELD, WI 53005

CIVIL:
PSE, LLC
ATTN: EVAN NICKODEM
122 WISCONSIN STREET
WEST BEND, WI 53095

NOTE:

1. ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CITY OF WAUKESHA <u>DEVELOPMENT HANDBOOK & INFRASTRUCTURE SPECIFICATIONS.</u> WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.

	CIVIL SHEET INDEX:
SHEET	SHEET TITLE
C1.00	TITLE SHEET
C1.01	OVERALL EXISTING CONDITIONS PLAN
C1.02	EXISTING CONDITIONS & DEMOLITION PLAN
C1.03	PROPOSED SITE PLAN
C1.04	EROSION CONTROL PLAN
C1.05	GRADING PLAN
C2.01	CONSTRUCTION NOTES
C2.02	SITE DETAILS





ER'S QUALITY ADDITION
DOLPHIN DRIVE

PLAN TITLE:

TITLE SHEET

DRAWN BY:

WWS

DESIGNED BY:

EPN

CHECKED BY:

KJP

PLAN DATE: **8/25/2025**

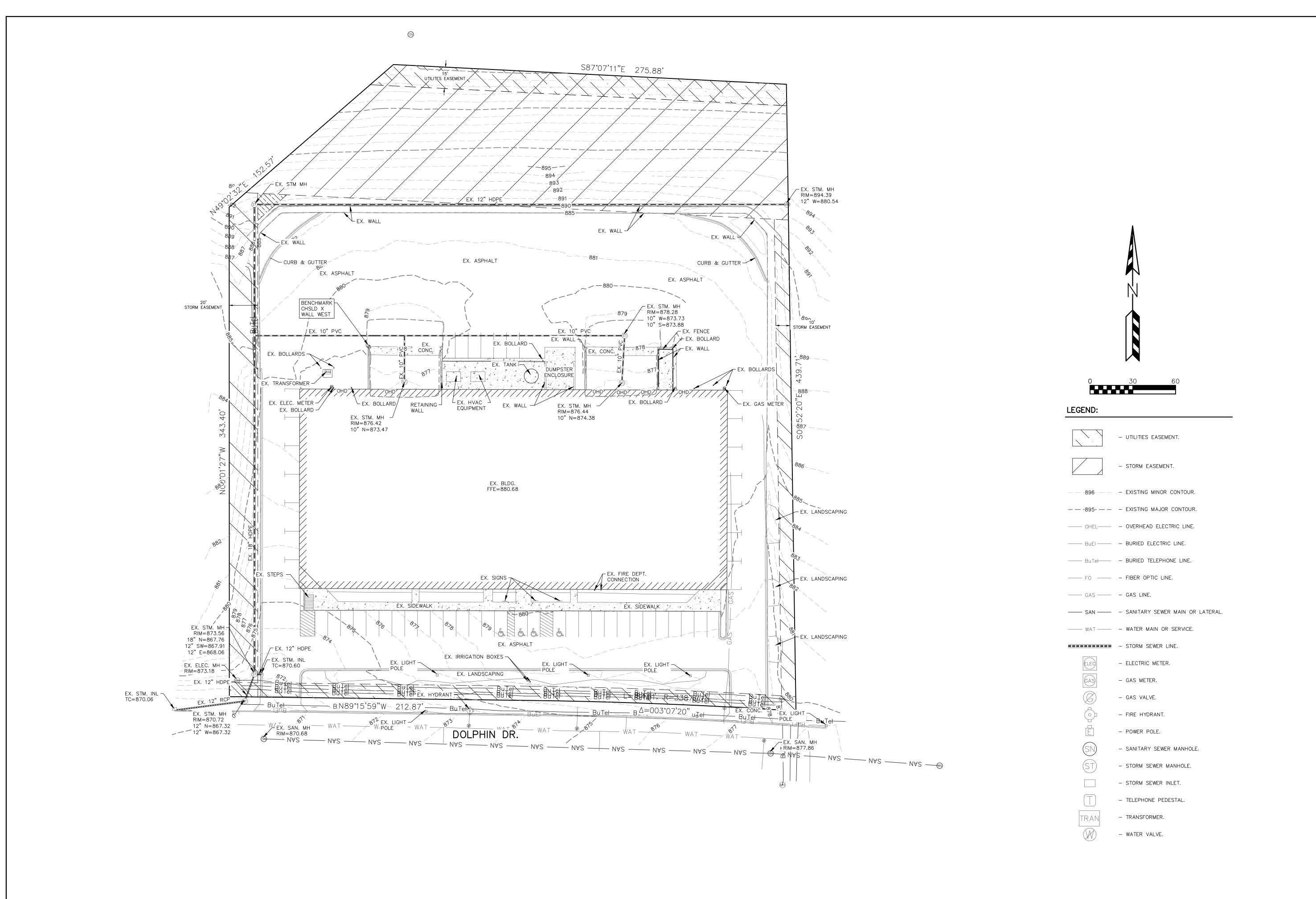
PROJECT NO: **\PA-54-25**

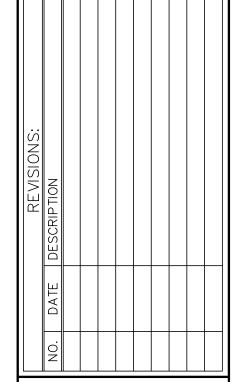
SHEET NO:

C1.00

BID SET









BAKER'S QUALITY ADDITION 1814 DOLPHIN DRIVE WAUKESHA, WI 53186

PLAN TITLE: OVERALL EXISTING CONDITIONS PLAN

DRAWN BY:

DESIGNED BY: **EPN**

CHECKED BY: **KJP**

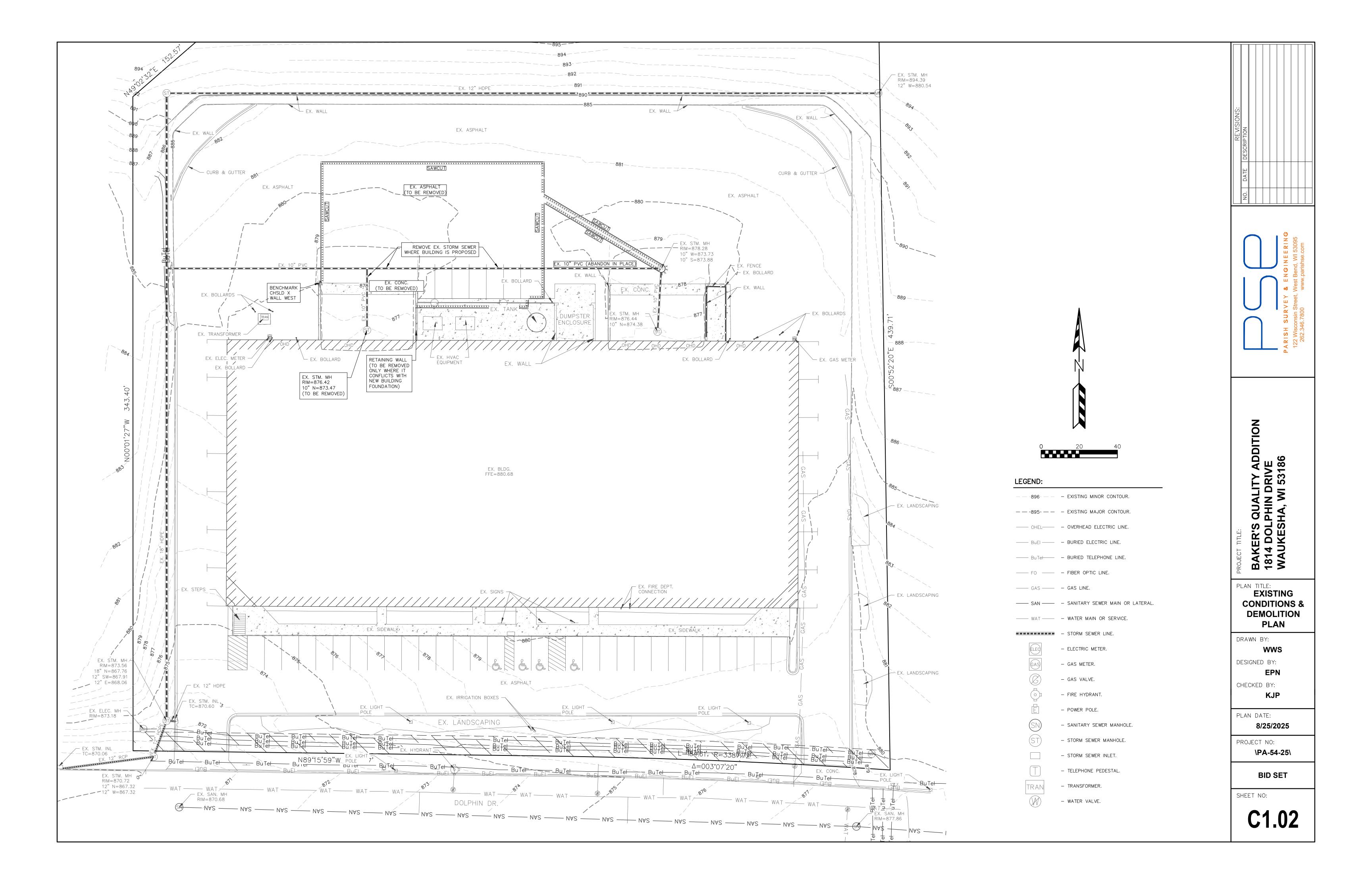
PLAN DATE: **8/25/2025**

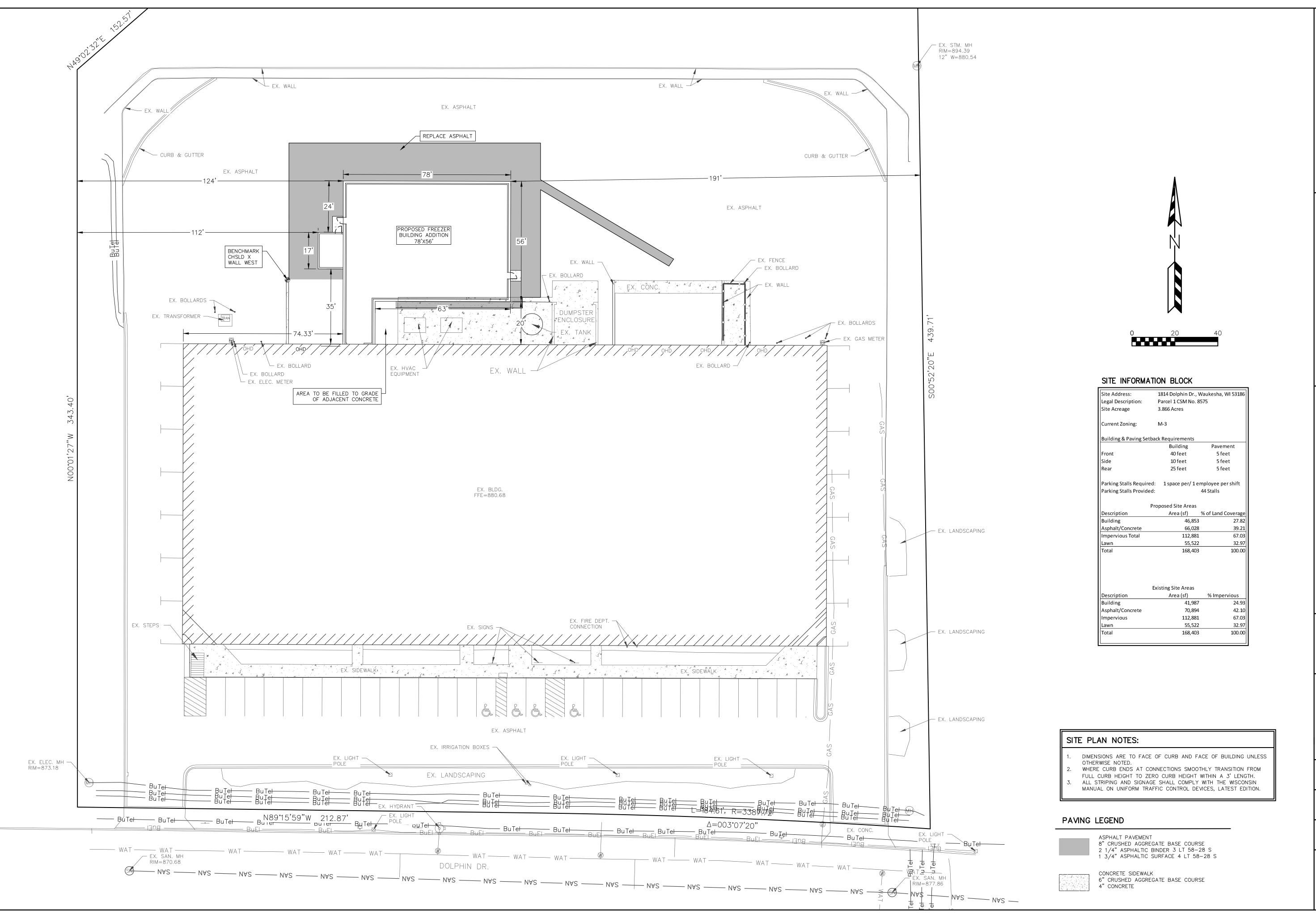
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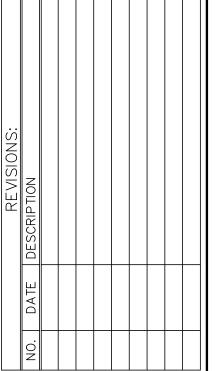
BID SET

SHEET NO:

C1.0









BAKER'S QUALITY ADDITION 1814 DOLPHIN DRIVE WAUKESHA, WI 53186

PLAN TITLE:

PROPOSED SITE PLAN

DRAWN BY: **EPN**

DESIGNED BY:

EPN

CHECKED BY:

PLAN DATE:

KJP

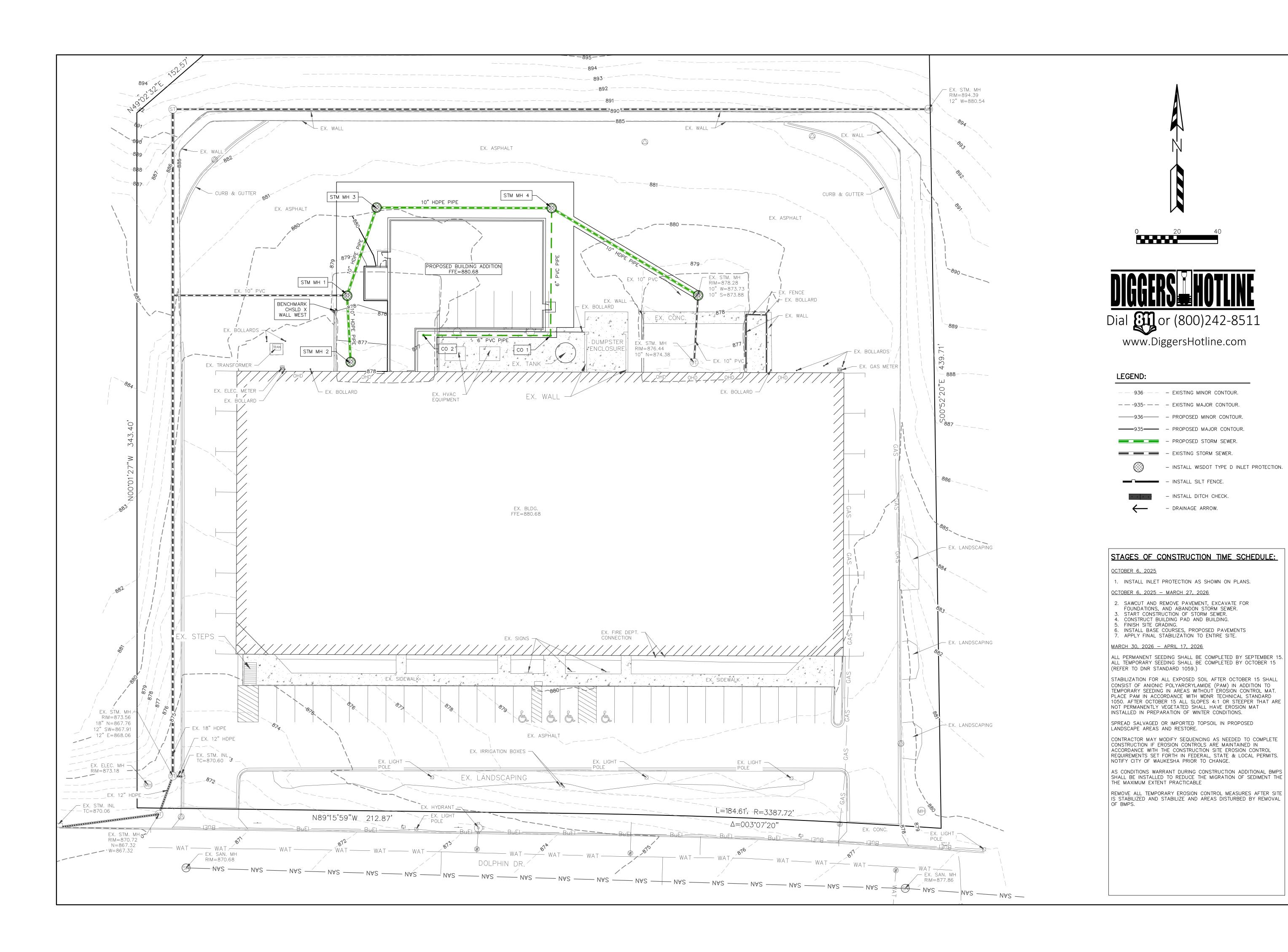
8/25/2025PROJECT NO:

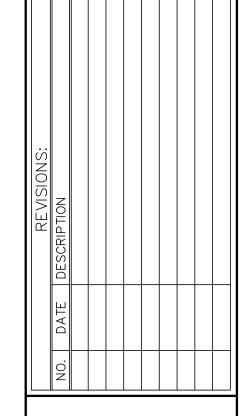
\PA-54-25\

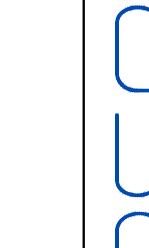
BID SET

SHEET NO:

C1.0







- INSTALL WISDOT TYPE D INLET PROTECTION.

- INSTALL DITCH CHECK.

DRAINAGE ARROW.

BAKER'S QUALITY AD 1814 DOLPHIN DRIVE WAUKESHA, WI 53186

PLAN TITLE:

EROSION CONTROL **PLAN**

DRAWN BY:

EPN

DESIGNED BY: **EPN**

CHECKED BY: KJP

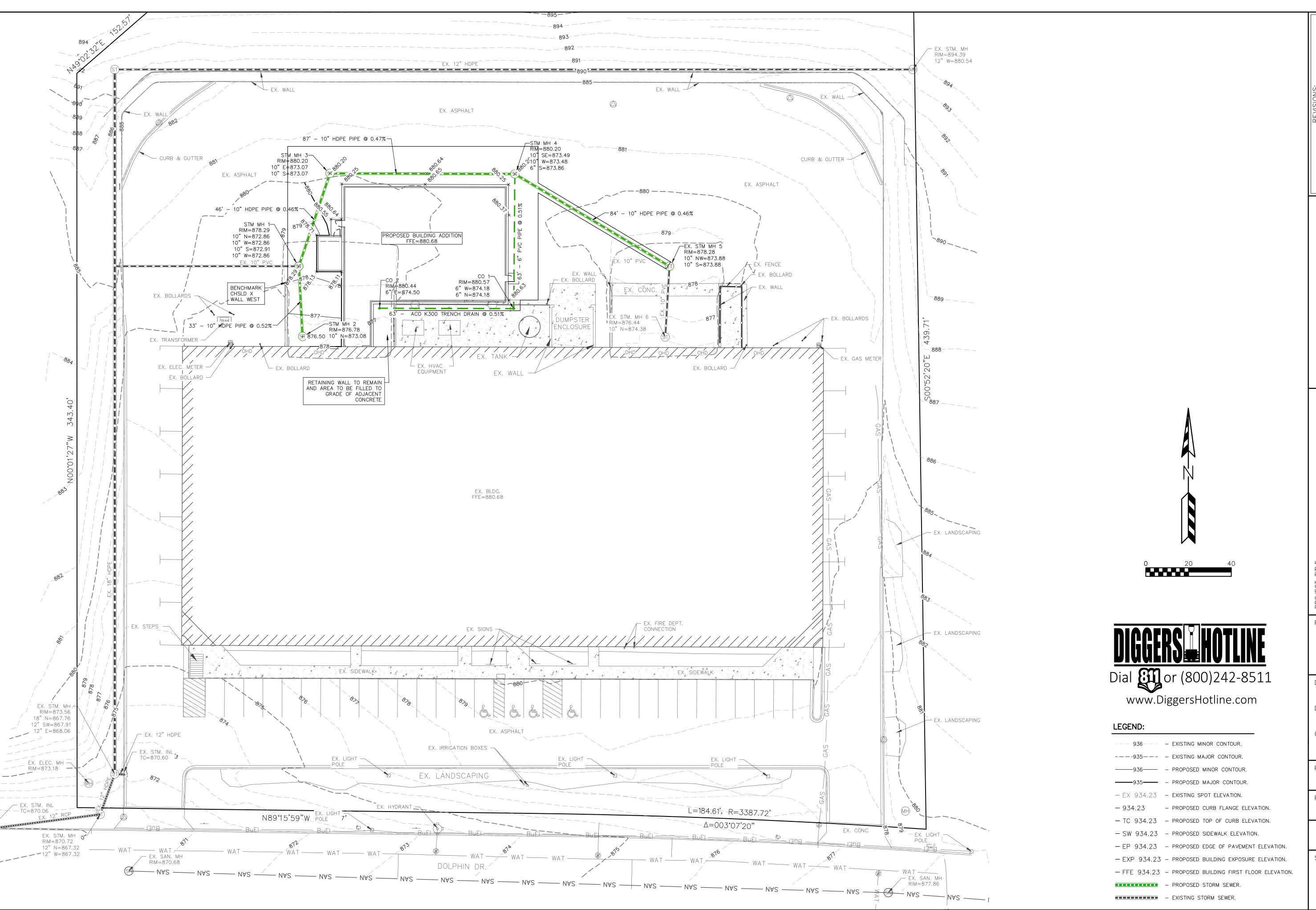
PLAN DATE: 8/25/2025

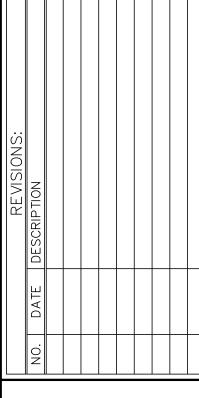
PROJECT NO:

\PA-54-25

BID SET

SHEET NO:







BAKER'S QUALITY ADDITION 1814 DOLPHIN DRIVE WAUKESHA, WI 53186

PLAN TITLE:

GRADING PLAN

DRAWN BY:

EPN
DESIGNED BY:
EPN

CHECKED BY: **KJP**

PLAN DATE: **8/25/2025**

PROJECT NO: **\PA-54-25**

\PA-54-25\

BID SET

SHEET NO:

C1.05

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

- 1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- 3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- 4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
- 5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- 6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- 8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
- 9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
- 10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
- 11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

- 1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON—SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
- 3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
- 4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
- 5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM(ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
- 6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
- 7. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- $\frac{1}{2}$ " FOR ALL PAVEMENT AND BUILDING AREAS.
- 8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
- 9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING.
 ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER
 DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
- 10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE EXISTING GRAVEL TRAILER PARKING IS TO BE USED AS STONE TRACKING PAD. THE TRACKING PAD IS
 TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE
 PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
- 11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
- 12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED.
 ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- 13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
- 14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS
 THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION
 ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24
- 15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

- 1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.BEFORE PROCEEDING WITH ANY UTILITY
 CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS
 SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY
 CONSTRUCTION
- 2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
- 3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
- 4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
- 5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSNYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.
- 6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212.

 TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
- 7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE, PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE. WATER MAIN SHALL BE COPPER TYPE "K" PRESCRIBED IN ANSI/AWWA C800-89 SECTION A.2 FOR "COPPER WATER TUBING" AND TO ASTM, DESIGNATION B42 AND B88-99, AND CURRENT REVISIONS THERE OF UNLESS INDICATED OTHERWISE.
- 8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
- 9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
- 10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
- 11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
- 12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM)
 AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE
 APPROPRIATE LOCAL AND STATE AUTHORITIES.
- 13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF WAUKESHA AND WISCONSIN DSPS STANDARDS.
- 14. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING
- 15. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
- 16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- 17. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
- 18. ALL WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF WAUKESHA PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

- 1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
- 2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
- 3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
- 4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
- 5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
- 6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, LOADING DOCKS AND NON-FLOOR SLABS SHALL CONFORM TO THE LATEST VERSION OF SECTION 415 OF THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONCRETE SHALL BE GRADE A, ASTM C-94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10". EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED. LOADING DOCKS SHALL HAVE REINFORCING CONSISTING OF NOVOMESH 950 FIBER MESH OR #4 BARS AT 24" ON CENTER EACH WAY PER SECTION 415.2.2 OF THE STANDARD SPECIFICATIONS.
- 7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE

ADA SYMBOLS; WHITE

RESTORATION NOTES:

- 1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
- 2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
- 3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:	DESCRIPTION					
	NO. DATE					
	NO.					



BAKER'S QUALITY ADDITIC 1814 DOLPHIN DRIVE WAUKESHA, WI 53186

PLAN TITLE:

CONSTRUCTION NOTES

DRAWN BY:

DESIGNED BY:

CHECKED BY:

EPN

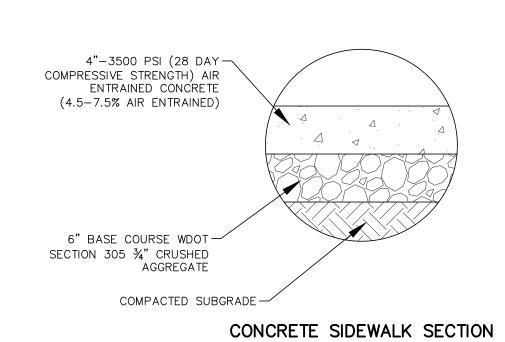
PLAN DATE: **8/25/2025**

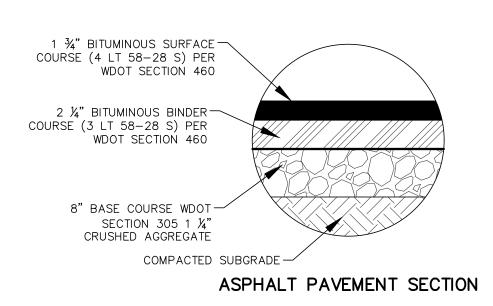
PROJECT NO: \PA-54-25\

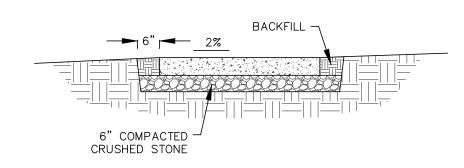
SHEET NO:

C2 01

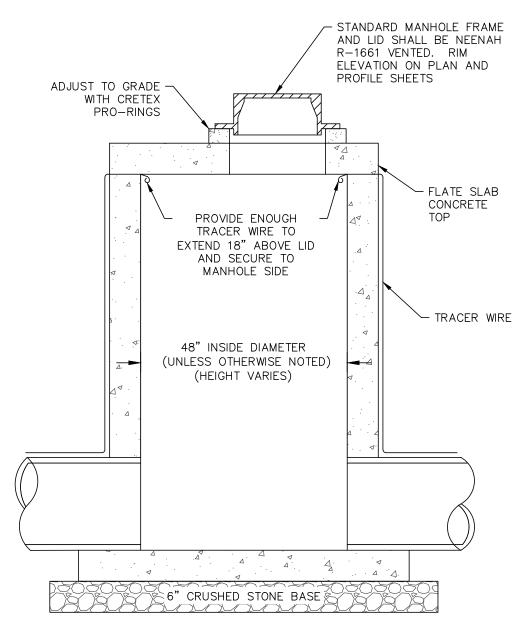
BID SET



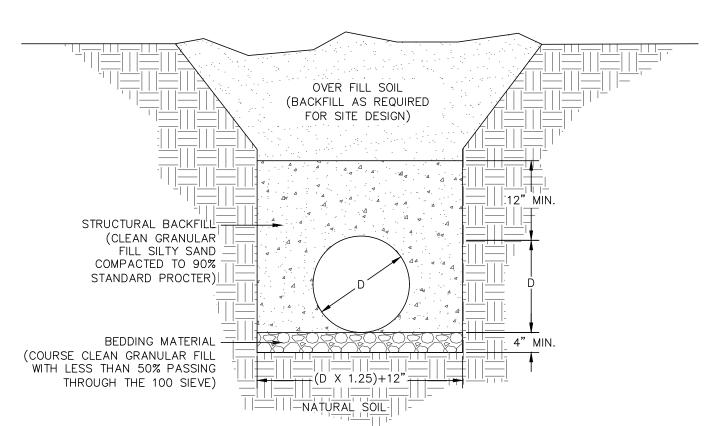




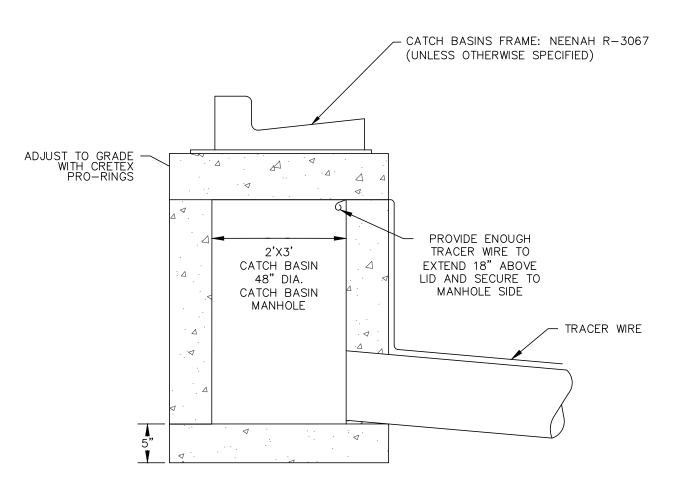
4" CONCRETE SIDEWALK



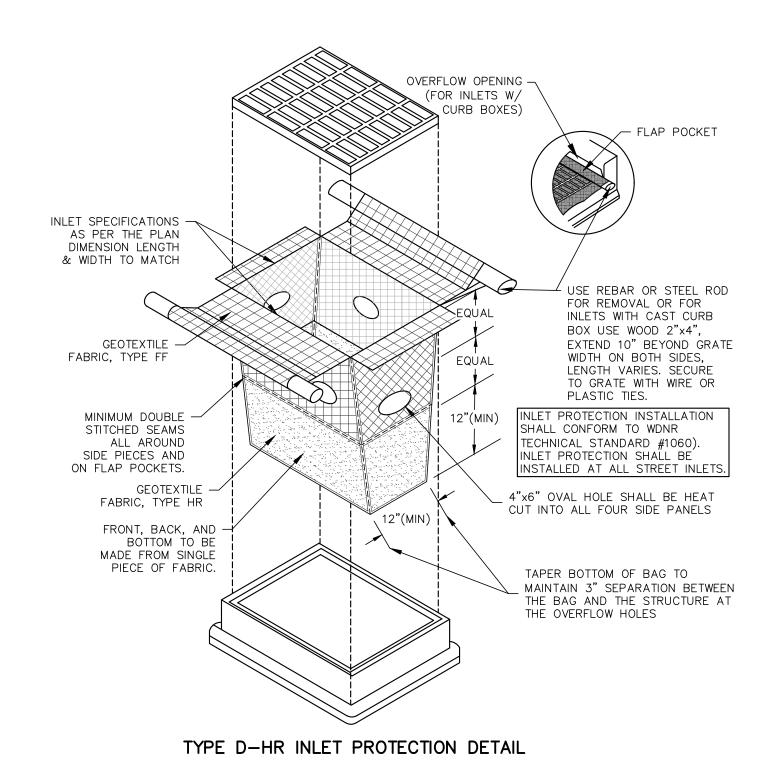
STORM MANHOLE DETAIL



HDPE PIPE BEDDING DETAIL



INLET/CATCH BASIN DETAIL



NO. DATE DESCRIPTION



BAKER'S QUALITY ADDITION 1814 DOLPHIN DRIVE WAUKESHA, WI 53186

PLAN TITLE:

SITE DETAILS

DRAWN BY: **WWS**

DESIGNED BY: **EPN**

CHECKED BY: **KJP**

PLAN DATE: **8/25/2025**

PROJECT NO: **\PA-54-25**

SHEET NO:

C2.02

BID SET

City of Waukesha

City of Waukesha Department of Public Works 201 Delafield Street Waukesha, WI 53188 Waukesha-wi.gov

Engineering Plan Checklist

Attachment A (Rev 04/24)

Project I	Name:		Bakers Quality
Enginee	ring & [Design F	Firm: Parish Survey & Engineering
General I	nforma	ation_	
			eal and signature of the Wisconsin licensed professional engineer responsible for the ruction plans on the cover sheet or on each sheet
YES	NO	N/A	
		×	Provide a copy of the WisDOT permit for any work in the State of Wisconsin right of way.
		×	Provide a copy of the Waukesha County Department of Public Works permit for any work in right of way of Waukesha County.
		×	Provide a copy of Wisconsin Department of Natural Resources Water Resources Application for Project Permits (WRAPP) for all sites greater than one acre.
			Provide a copy of US Army Corps of Engineers 404 permit.
		×	Provide cross access agreements for use of entrances.
		×	Provide off-site utility easements.
		×	Provide hydraulic gradeline calculations for all storm sewer pipes signed and sealed by a professional engineer licensed in the State of Wisconsin.

All Plan Sheets

X

YES	NO	N/A	
×			Plans prepared on sheets measuring 11" high by 17" wide or no larger than 24" high by 36" wide.
		×	Sanitary Sewer, watermain and storm sewer system plans for the entire development are included.
		X	A profile view is located below a plan view on plan and profile sheets and both views are aligned by stationing whenever possible. In general, stationing is from left to right.
		×	Plan and profile sheets start and terminate at match lines.
×			The assumed bearing base, control monuments and stationing reference line(s)
×			Right-of-way limits and easement limits
×			Edge of pavement or flange, face and back of curb
×			Name of each existing, proposed, and future roadway and any intersecting roadways

professional engineer licensed in the State of Wisconsin.

Provide a storm water management plan and calculations signed and sealed by a

×		Lot lines, lot and block numbers
×		Addresses and names of Owners for existing parcels
×		All obstructions located within the project limits including, but not limited to: trees, signs, utilities, fences, light poles, structures, etc.
×		A note warning that underground utilities must be located by "Diggers Hotline" prior to start of construction
		Legend (relevant to each sheet) showing all special symbols, line types and hatch used
×		Title block includes at a minimum, the following information: Name and address of engineering (design) firm and owner/developer Date of the drawing and last revision Scale Plan sheet number (# of #) Name and location description of development
×		North to the top or right of the sheet and shown by a north arrow, clearly shown without intrusion.
×		Scale of the plans 1" = 40' horizontally and 1" = 8' vertically for 11" by 17" plan sheets and 1" = 20' horizontally and 1" = 4' vertically for 22" by 34" sheets. Partial site plans have a scale of 1" = 20' or larger. The scale of details is such that the detail is clearly shown. The scale is shown with a line scale and text.
×		Existing surface objects indicated with screened lines and clearly labeled.

Cover Sheet

YES	NO	N/A	
×			Project title.
×			Location Map (Proximity to two main streets minimum).
×			Index of all plan sheets
		X	For large or phased subdivisions, a key map of layout and phases.
⊠			Reference to a minimum of two (2) current SEWRPC reference benchmarks shall be required. Survey documentation references- Horizontal: North American Datum of 1983/2011; Vertical: North American Vertical Datum of 1988 (12)
×			All permanent or temporary benchmarks and elevations.
×			A description of the locations of the benchmarks; and the basis or origin of the vertical control network.
×			Date of plan preparation and applicable revision date(s)
×			The following statement: "All site improvements and construction shown on the plans shall conform to the City of Waukesha <u>Development Handbook & Infrastructure Specifications</u> . Where the plans do not comply, it shall be the sole responsibility and expense of the Developer to make revisions to the plans and/or constructed infrastructure to comply."

Roadway

YES	NO	N/A	
		×	For all new streets, a site specific geotechnical evaluation and pavement design submitted with the plans.
		×	A separate detail sheet showing typical cross-sections for each roadway standard width and cul-de-sac if applicable.
		×	Separate sheets showing any pavement markings to be installed within the public right-of-way.

Plan View

YES	NO	N/A	
×			The assumed bearing base, control monuments and stationing reference line along the centerline of the roadway, including cul-de-sacs.
×			At least one clearly labeled benchmark or control point per sheet.
		×	Pavement and median dimensions.
		×	Final grade elevations at 25' intervals at the right-of-way including at the edge of pavement for rural sections or at the flange of curb for urban sections.
		×	Final grade elevations for cul-de-sacs at 25' intervals at the right-of-way including at the edge of pavement for rural sections or at the flange of curb for urban sections.
		×	Label all PVC's, PVT's, and PC's, PT's for vertical and horizontal curves. Radii of all intersections (edge of pavement or flange of curb, with note indicating which is referenced).
		×	Driveways for all lots adjacent to storm inlets and intersections.
		×	Sidewalks labeled and dimensioned.
		×	Existing, proposed, future streets and drives labeled and dimensioned.
		×	All roadside ditch locations, flowline elevations at 50' intervals of the ditches.
		IX	Slope intercepts.
		×	Invert profile for 200' downstream for any existing ditches receiving flow from a proposed road or street.
		×	Limits of any areas which need special stabilization techniques.
		×	Specific details of all existing connected roadways. Pavement, shoulders, ditches, curb alignment, and grades shall be shown as needed to adequately make the transition.

Intersection Details

YES	NO	N/A	
			Radii of all intersections (edge of pavement or flange of curb, with note indicating which is referenced).
		×	Sidewalks and accessible ramps labeled and dimensioned.
		×	Right of way corner clips and sight visibility easements.
		×	Spot grades as necessary to ensure proper drainage and compliant ADA slopes.
		×	Spot grades shall be shown at end of radius for all curb and gutter and the end radius for all back of sidewalk.
		×	Drainage clarified by flow arrows, high points, sags, ridges, etc. Slope intercepts shall be clearly labeled by station, elevation to the nearest 0.1', and offset distance (left or right) from the reference line.
		×	Invert elevation of ditches (for rural roadway).
		×	Final subgrade elevation at the centerline of the street or roadway.

Cross Sections

YES	NO	N/A	
		×	Right of way limits.
		×	Slope intercepts clearly labeled.
		×	Elevations to the nearest 0.01'.
		×	Offset distance (left or right) from the reference line.
		×	Final grade elevations at back of walk, face of walk, top of curb, flange elevation (edge of pavement for rural section), and the centerline of the street or roadway.
		×	Cross slope of sidewalk, terrace area, and roadway.
		×	Invert elevation of ditches (for rural section)



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Site, Grading and Drainage Plan **Conditional Use Permit Checklist**

Attachment B (Rev 04/24)

Project Name:		:	Bakers Quality				
			n Firm: Parish Survey & Engineering				
<u>Genera</u>	General Requirements						
YES	NO	N/A					
<u> </u>			Applicant's name				
			Name and location of development				
			Scale and north arrow				
\boxtimes			Date of original and revisions noted				
\boxtimes			License number and professional seal				
		×	Digital Drawings in AutoCAD format of the site layout & building plan layout				
		X	Pay impact fees				
Buildin							
YES	NO	N/A	Contact Community Development Department				
X			Contact Community Development Department				
Site Pla	<u>ans</u>						
YES	NO	N/A					
×			Dimensions of development site				
×			Location, footprint, and outside dimensions				
\boxtimes			Existing and proposed pedestrian access points				
\boxtimes			Existing and proposed vehicular access points				
×			Parking lots, driveways shown				
×			Front, side and rear yard setbacks shown and labeled				
×			Location, identification and dimensions of all existing or planned easements				
		×	Identification of all land to be dedicated				
×			Location, elevation, and dimensions of walls and fences				
		X	Location of outdoor lighting with lighting design plan and calculations				
		\boxtimes	Sign complies with City Code Book				
\boxtimes			Location of existing and proposed signs				

Site Access

YES	NO	N/A	
\boxtimes			Legal description or certified survey of property
×			Development compatible with its zoning district
\boxtimes			Sidewalks to be shown
		X	Site entrance drive dimensions
		×	Individual development vehicular entrances at least 125 feet apart
		X	Adjacent development share driveway where possible
\boxtimes			At least one vehicular and pedestrian access point to each adjoining site granted by cross easements
		×	Cross access to be provided with minimum paved width of 24 feet
		X	Design detail for all new public streets

Parking/Traffic

YES	NO	N/A	
\boxtimes			5-foot wide (min) paved walkway to building entrance
X			7-foot parking separation from front of building
×			Minimum parking spaces provided
		\boxtimes	Service truck parking in designated service areas
\boxtimes			Parking spaces and layout dimensioned
×			Lot paved with HMA or concrete
\boxtimes			Handicap parking provided
		\boxtimes	Minimum required stacking distance
\boxtimes			Concrete curb and gutter around parking lot

Grading and Drainage Plans

YES	NO	N/A	
×			Show existing tree lines and any obstructions (fences, structures, power poles, etc.) within the project limits.
		×	All proposed lot lines and lot numbers or addresses
×			Lot line dimensions
		×	Outline of buildable areas for each lot
×			Typical setbacks of buildable area to front, side and back lot lines
×			All existing buildings, structures and foundations
×			All existing drainage channels and watercourses
×			Emergency overflow routes
×			Drainage clarified by flow arrows, high points, sags, ridges, and valley gutters
		×	Proposed retaining wall locations with top and bottom of wall elevations at key locations
		\boxtimes	100-year flood plain limit (both pre-and post-project)
		×	100-year storm water surface elevation
		X	Wetlands. Wetland limits labeled with bearings and distances and dimensioned to lot lines. Bearings and distances may be shown in tabulated format.

	X	All environmental corridors, & or environmentally sensitive areas as required by DNR
X		All existing and proposed easements.
⋈		Existing topography of the site and all areas within 50 feet of the site shown at a one-foot contour interval using Survey documentation references- Horizontal: North American Datum of 1983/2011; Vertical: North American Vertical Datum of 1988 (12). Existing contours shown as thin, dashed screened or grey lines with a readily discernable heavier line used for the 5-foot contour intervals.
×		Proposed grading shown at a contour interval of 1 foot using Survey documentation references- Horizontal: North American Datum of 1983/2011; Vertical: North American Vertical Datum of 1988 (12). Proposed contour lines shown as solid medium lines, with a discernible heavier line use for the 5-foot contour intervals.
×		The yard grade and first floor elevation of proposed building and any existing buildings located within 150 feet of the parcel boundary.
	×	Proposed road(s), curb and gutter, all storm sewer grates and storm sewer manholes (or cross-culverts for open ditches). Show any off-road storm inlets and discharge locations with surface entry elevations.
×		Spot grades as necessary to ensure proper drainage and compliant ADA slopes and routing where applicable.
	X	At front setback line show a typical house shell on each lot and the proposed yard grade to the nearest tenth of a foot (assumed to be 0.7' below the top of block) for each building. Show proposed finished elevations to the nearest tenth of a foot at all lot corners and alongside lot lines adjacent to the front and back corners of the typical house. Show proposed finished elevations to the nearest tenth of a foot at high and low points along any side or back lot lines, and at high and low points if roads to demonstrate proposed drainage.
	×	The grading plan for any house that will require special design due to topography, clearly show separate grades for the garage and yard grade if extra steps are needed. Separate spot finish elevations shown for rear or side exposure or walkout.
	×	Indicate minimum finished floor elevations adjacent to floodplains, ponds, creeks/channels, etc.
×		Proposed storm inlets shown on each grading plan. Each plan also includes specific details on all applicable retention/detention basins, ponds, overflows, etc. Separate sheets or notes as required.
×		Locations of existing and proposed streets, drives, alleys, easements, right-of-way, parking as required, vehicular and pedestrian access points, and sidewalks
	X	Outline of any development stages
	×	Location and details on any required emergency access roads
	×	Soil characteristics
\boxtimes		Existing and proposed topography shown for the site and or adjacent properties
	×	Floodplain, shore land, environmental and wetlands shown
X		Location and dimensions of on-site storm water drainage facilities
×		Location and footprint of all existing buildings
	×	Locations and species of existing trees
	×	Berm detail
	X	Lot grades and swales shown
×		Drainage calculations provided

Erosion Control

YES	NO	N/A	
\boxtimes			Location Map
		×	Soils Survey Map
\boxtimes			Existing Land Use Mapping
×			Predeveloped Site Conditions
\boxtimes			Existing contours
\boxtimes			Property lines
×			Existing flow paths and direction
×			Outlet locations
\boxtimes			Drainage basin divides and subdivides
\boxtimes			Existing drainage structures on and adjacent to the site
		×	Nearby watercourses
		×	Lakes, streams, wetlands, channels, ditches, etc.
		\boxtimes	Limits of the 100-year floodplain
		×	Practice location/layout/cross sections
×			Construction Details
		×	Name of receiving waters
×			Site description/Nature of construction activity
×			Sequence of construction
×			Estimate of site area and disturbance area
		X	Pre- and post-developed runoff coefficients
\boxtimes			Description of proposed controls, including
		×	Interim and permanent stabilization practices
		×	Practices to divert flow from exposed soils
		×	Practices to store flows or trap sediment
×			Any other practices proposed to meet ordinance
×			Existing topography of the site and all areas within 50 feet of the site shown at a one foot contour interval Survey documentation references- Horizontal: North American Datum of 1983/2011; Vertical: North American Vertical Datum of 1988 (12). Existing contours shown as thin, dashed screened or grey lines with a readily discernable heavier line used for the 5-foot contour intervals.
K			Proposed grading shown at a contour interval of 1 foot using City of Waukesha datum using Survey documentation references- Horizontal: North American Datum of 1983/2011; Vertical: North American Vertical Datum of 1988 (12). Proposed contour lines shown as solid medium lines, with a discernible heavier line use for the 5-foot contour intervals.
		×	List the total disturbed acreage including offsite areas.
		×	Provide tree survey in accordance with City Erosion Control Ordinance
×			Proposed limits of disturbance including proposed tree cutting areas.
		X	Location and dimensions of all temporary topsoil and dirt stockpiles.
×			Location and dimensions of all appropriate best management practices (BMP).
×			Phasing of BMP's with the construction activities listed / described.
×			Schedule of anticipated starting and completion date of each land disturbing and land developing activity, including the installation of the BMP measures that are needed.

k			Location of all channels, pipes, basins or other conveyances proposed to carry runoff to the nearest adequate outlet, including applicable design assumptions and computations.
		×	Areas to be sodded or seeded and mulched or otherwise stabilized with vegetation, describing the type of final vegetative cover.
		×	Areas of permanent erosion control (other than vegetation).
X			Boundaries of the construction site
X			Drainage patterns/slopes after grading activities
X			Areas of land disturbance
×			Locations of structural and nonstructural controls
			Drainage basin delineations and outfall locations
X			Drainage basin delineations and odital locations
Option	al Subr	mittals	as Determined by Review Authority
Option YES	al Subr	mittals	as Determined by Review Authority
Option YES	al Subr	nittals N/A	as Determined by Review Authority Traffic impact analysis
Option YES	al Subr	mittals N/A ⊠	as Determined by Review Authority Traffic impact analysis Environmental impact statement
YES	al Subr	mittals N/A	as Determined by Review Authority Traffic impact analysis Environmental impact statement Soil and Site Evaluation Report per DNR Technical Standard 1002
YES	Al Subr	nittals N/A	as Determined by Review Authority Traffic impact analysis Environmental impact statement Soil and Site Evaluation Report per DNR Technical Standard 1002 Plot of effect of exterior illumination on site and adjacent properties
YES	al Subr	N/A N/A N/A N/A N/A N/A N/A N/A	as Determined by Review Authority Traffic impact analysis Environmental impact statement Soil and Site Evaluation Report per DNR Technical Standard 1002 Plot of effect of exterior illumination on site and adjacent properties Description of any unusual characteristics
YES	Al Subr	nittals N/A	as Determined by Review Authority Traffic impact analysis Environmental impact statement Soil and Site Evaluation Report per DNR Technical Standard 1002 Plot of effect of exterior illumination on site and adjacent properties Description of any unusual characteristics Street perspectives showing view corridors
YES	al Subr	N/A N/A N/A N/A N/A N/A N/A N/A	as Determined by Review Authority Traffic impact analysis Environmental impact statement Soil and Site Evaluation Report per DNR Technical Standard 1002 Plot of effect of exterior illumination on site and adjacent properties Description of any unusual characteristics Street perspectives showing view corridors Historic site
YES	Al Subr	mittals N/A	as Determined by Review Authority Traffic impact analysis Environmental impact statement Soil and Site Evaluation Report per DNR Technical Standard 1002 Plot of effect of exterior illumination on site and adjacent properties Description of any unusual characteristics Street perspectives showing view corridors

Applicant's Si	gnature:	



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Stormwater Management Plan Checklist

Attachment C (Rev 04/24)

Project Name:	Bakers Quality
Engineer & Design Firm: _	Parish Survey & Engineering

STORM WATER MANAGEMENT PLAN WORKSHEET The City of Waukesha requires a Stormwater Management Plan to be submitted with the proposed development plans for site plan review. A Stormwater Management Plan is a document describing the storm water management practices constructed and implemented within the proposed development to ensure compliance with the storm water management criteria, as set forth by the City of Waukesha. The purpose of a Stormwater Management Plan is to protect the safety and health of the public, property and aquatic environment from the threats due to storm water from land development activity. The worksheet will provide a basis to the information that shall be provided when preparing a Stormwater Management Plan for a proposed development. This Plan shall include a set of complete plans and calculations, stamped by a registered professional engineer. Stormwater Management Plans are required as listed in City Code Book Chapter 32.06(b) **Exemptions for Design and Plan Requirements** YES NO N/A Site is associated with agricultural or sylvicultural activities X П **Design Requirements: Total Suspended Solids** YES NO N/A Site is a New Development – 80% Reduction must be met \boxtimes П \boxtimes Site is an Infill Development – 80% Reduction must be met Site is a Redevelopment – 40% Reduction must be met X Site has areas of New Development and Redevelopment X Calculations for % Reduction are included in the plan (WinSLAMM input and output) П П X Storm water Management Facilities to address TSS removal are designed according П П N to Chapter 32 of the City Code Book and DNR Technical Standards - Check all that apply: ☐ Wet Detention Basin ☐ Bio Retention Basin □ Swales ☐ Proprietary Devices ☐ Other (specify): **Design Requirements: Peak Discharge** YES NO N/A Storm water Management Facilities to address Peak Discharge are designed N П according to Chapter 32 of City Code Book and DNR Technical Standards - Check all that apply: ☐ Wet Detention Basin ☐ Bio Retention Basin □ Swales ☐ Other (specify): Downstream Capacity for 2-year, 10-year and 100-year, 24-hour design storms are X Calculations of available capacity, proportional share, and proposed utilized capacity \mathbf{X} under all design storms are included in plan Calculations of Peak Discharge are included in the plan X

			Design Requirements: Infiltration
YES	NO	N/A	
		×	Hydraulic Soil Type:
			☐ Soil Type A – Proceed
			☐ Soil Type B – Proceed
			☐ Exemption or Exclusion – Provide documentation
		X	Site and Soil Evaluation Report per DNR Technical Standard 1002
		×	Certification by a Wisconsin registered Professional Soil Scientist.
		×	Low Imperviousness. Ex: low density residential parks, cemeteries
			Post-Development Infiltration Performance Standards:
			☐ Up to 40% Connected Impervious Surface
			 □ 90% of Pre-Development Infiltration volume met □ 1% of site – Maximum Effective Infiltration Area
<u> </u>		-	Medium Imperviousness. Ex: Medium and high density residential, multi-family,
		×	industrial, institutional, office park.
			Post-Development Infiltration Performance Standards:
			☐ 40%-80% Connected Impervious Surface
			☐ 75% of Pre-Development Infiltration volume met
			□ 2% of site – Maximum Effective Infiltration Area
\boxtimes			High Imperviousness. Ex: commercial strip malls, shopping centers, commercial
_	_		downtowns
			Post-Development Infiltration Performance Standards:
			☑ Greater than 80% Connected Impervious Surface
			☐ 60% of Pre-Development Infiltration volume met
			☐ 2% of site – Maximum Effective Infiltration Area
		×	Site has parking lots and new road construction:
			☐ Pretreatment included
			☐ 10% Infiltration of the runoff from the tow-year, 24-hour design storm with
			Type II Distribution
		☒	Calculations of Infiltration Volumes are included in the plan and model input and output (WinSLAMM)
		×	Exclusions for Infiltration:
			☐ Tier 1 Industrial Facility
			☐ Storage and Loading Areas of Tier 2 Industrial Facility
			☐ Fueling and Vehicle Maintenance Facility
			☐ Areas within 1,000 feet up gradient of Karst Features
			☐ Areas within 100 feet downgradient of Karst Features
			 ☐ Areas with < 3 feet of separation from bottom of Infiltration System to seasonal high groundwater or top of bedrock (does not prohibit roof runoff)
			☐ Areas with runoff from industrial, commercial and institutional parking lots
			and roads with < 5 feet separation from bottom of infiltration system to
			elevation of seasonal high groundwater or top of bedrock
			☐ Areas within 400 feet of community water system well
			☐ Areas within 100 feet of private well
			☐ Areas where contaminants of concern (defined by NR720.03(2) are present
			in the soil through which infiltration will occur)
			☐ Area where soil does not meet any of the following characteristics between
			bottom of infiltration system and seasonal high groundwater and top of
			bedrock:

	greater									
☐ At least 5-foot soil layer with 10% fines or	greater									
YES NO N/A										
□ □ □ Exemptions for Infiltration: □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □										
	☐ Areas where infiltration rate < 0.6 inches/hour									
	☑ Parking Areas and Access Roads less than 5,000 square feet for commercial and industrial									
	and industrial ☑ Redevelopment Post-Construction Sites									
	 ☑ Redevelopment Post-Construction Sites ☑ Infill Development < 5 acres 									
·	☐ Infill Development < 5 acres ☐ Infiltration during periods when soil on the site is frozen									
☐ Roads in commercial, industrial and institutional land										
☐ Arterial Roads in Residential land uses	u3 c 3									
	designed according to									
□ □ □ □ Storm water Management Facilities to address Infiltration are Chapter 32 of the City Code Book and DNR Technical Standa										
apply:										
☐ Bioretention Basin (1004)										
☐ Infiltration Basin (1003)										
☐ Infiltration Trench (1007)										
☐ Permeable Pavement (1008)										
□ Rain Garden (1000)										
☐ Other (specify):										
Design Description Protective Avece										
Design Requirements: Protective Areas										
YES NO N/A										
	written explanation									
☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐										
☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	check all that apply:									
□ □ □ Land disturbing activities are within a protective area. If Yes , o □ If no impervious area is within protective area, adequ	check all that apply: late sod or self-sustaining									
☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	check all that apply: late sod or self-sustaining ed.									
□ □ □ Land disturbing activities are within a protective area. If Yes , o □ If no impervious area is within protective area, adequivegetative cover of 70% or greater shall be established. □ Adequate sod or self-sustaining vegetative cover is subject to maintenance of fish habitat and filtering of pollutants for the protective area. If Yes , or □ If no impervious area is within a protective area. If Yes , or □ If no impervious area is within a protective area. If Yes , or □ If no impervious area is within a protective area. If Yes , or □ If no impervious area is within a protective area. If Yes , or □ If no impervious area is within protective area. If Yes , or □ If no impervious area is within protective area. If Yes , or □ If no impervious area is within protective area. If Yes , or □ If no impervious area is within protective area. If Yes , or □ If no impervious area is within protective area. If Yes , or □ If no impervious area is within protective area. If Yes , or □ If no impervious area is within protective area. If Yes , or □ If no impervious area is within protective area. If Yes , or □ If no impervious area is within protective area. If Yes , or □ If no impervious area is within protective area. If Yes , or □ If no impervious area is within protective area. If Yes , or □ If no impervious area is within protective area. If Yes , or □ If no impervious area is within protective area. If Yes , or □ If no impervious area is within protective area.	check all that apply: late sod or self-sustaining ed. lufficient for bank stability,									
□ □ □ Land disturbing activities are within a protective area. If Yes , o □ If no impervious area is within protective area, adequive equative cover of 70% or greater shall be established. □ Adequate sod or self-sustaining vegetative cover is subject to maintenance of fish habitat and filtering of pollutants for the flow areas under sheet flow conditions.	check all that apply: late sod or self-sustaining ed. lufficient for bank stability, rom upslope overland									
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Design Requirements: Fuel and Maintenance Facilities								
YES	NO	N/A						
		×	Are Fuel and Maintenance Facilities on the Site?					
			Are Best Management Practices designed to reduce petroleum within runoff (no visible sheen)?					

	Docian Poquiroments: Swale Treatment for Transportation Escilities									
\/F0	NO		sign Requirements: Swale Treatment for Transportation Facilities							
YES	NO	N/A								
		⊠	loes the site use swales for runoff conveyance and pollutant removal for transportation acilities? If Yes , must have the following: Groundcover: □ Vegetated □ Non-Vegetated where appropriate to prevent erosion or provide runoff treatment (riprap, check dams) Swale Velocity Control:							
			 ☐ Swale is 200 feet or more in length with a velocity no greater than 1.5 feet per second for the two-year, 24-hour design storm or two-year storm with duration equal to time of concentration ☐ Swale is 200 feet or more in length with velocity > 1.5 feet per second then velocity is reduced to maximum extent practicable. Written explanation stating why requirement of > 1.5 feet per second cannot be met 							
		×	Exemptions Apply: Average Daily Vehicles > 2,500 and initial surface water of the state that runoff directly enters is any of the following: ☐ An outstanding resource of water (ORW) ☐ An exceptional resource water (ERW) ☐ Water is listed in Section 303(d) of the Federal Clean Water Act and is identified as impaired in whole or in part due to non-point source impacts ☐ Water where targeted performance standards are developed under NR 151.004 of the Wisconsin Administrative Code to meet water quality standards							
			Plan Requirements							
YES	NO	N/A								
K			Provide permit application form, including contact information (name, address, telephone number) for the landowner, developer, land operator, certified project engineering, responsible party for installation of storm water management practices, responsible party for long-term maintenance of the storm water management practices.							
X			Legal Description of proposed development.							
X			Narrative describing the proposed development.							
X			Brief summary of Design Criteria and methods used for development of Storm Water Management Practices.							
		×	Storm Water Management Maintenance Agreement shall be included with the Storm Water Management Plan (see Storm Water Management Maintenance Agreement template for additional information required).							
\boxtimes			Certification by a Wisconsin registered professional engineer.							
		X	Financial Guarantee.							

or more site maps at a scale of not less than one (1") inch equals two hundred (200') feet. The map(s)									
			mum, the following information:						
YES	NO	N/A	ndin, the following information.						
\boxtimes			Site Location and Legal Description.						
ī2i			Pre-developed and revised topography by contours related to Horizontal: North American Datum of 1983/2011; Vertical: North American Vertical Datum of 1988 (12) approved by City. The topographic contours of the site shall not exceed 2 feet. The topography shall extend at minimum 100 feet outside the site boundaries to show runoff patterns onto, through and from the site.						
		×	One hundred (100) year Floodplain boundary, shore land, environmental corridors, and wetland boundaries shall be delineated if applicable						
		×	All lakes, streams, and other water bodies illustrated on map shall be named as defined on a USGS 7.5 minute topographic map.						
		\boxtimes	Predominant Soil Types and Hydraulic Soil Group Classifications per NRCS						
		×	Coordinates of all manhole and inlets with reference to two nearest reference point monuments which shall be Section or ¼ Section corners, related to the Horizontal: North American Datum of 1983/2011; Vertical: North American Vertical Datum of 1988 (12)						
X			Location, capacity, and dimensions/details of on-site Pre-developed and Post-developed storm water management facilities such as, but not limited to, the following: manholes, pipes, curbs, gutters, curb inlets, filter strips, swales, detention basins, curb cuts, and drainage gates.						
		X	Location, extent, detailed drawings, typical cross sections and slope ratios of all pre- developed and post-developed storm water retention and detention areas and drainage ways – list inlet/outlet elevations, permanent water surface elevation, high water surface elevation, and emergency spillway elevation, if applicable.						
\boxtimes			Location and Elevations at top and bottom of pre-developed and post-developed buildings and structures.						
		X	Locations and names of pre-developed and post-developed streets and intersections and the location of parking lots, sidewalks, bike paths and impervious surfaces (excluding single family residences). Map(s) shall clearly differentiate pre-developed and post-developed surfaces.						
X			Delineation and dimensions of all pre-developed and post-developed property boundaries, easements, right-of-way, building setbacks, maintenance easements, and other restrictions.						
		X	Pre-developed and post-developed land use boundaries, including cover type and condition.						
×			Post-developed land use cover totals for Impervious and Pervious areas as well as permanent water surface area of all storm water management facilities.						
		×	Delineation of pre-developed and post-developed watershed and sub-watershed boundaries used in determination of Peak flow discharges and discharge volumes from the site. (If the watershed extends beyond the site boundaries, a separate watershed map can be supplied).						
\boxtimes			Location of the pre-developed and post-developed discharge points.						
X			Pre/Post developed directional Flow Paths used to calculate existing/proposed time of concentrations.						
×			Location of the Emergency Overland Flow.						
		×	Location of any Regional Treatment Options (if applicable).						
X			Identify all pre-developed land cover features, such as, natural swales, natural depressions, native soil infiltrating capacity and natural groundwater recharge areas.						
		×	Location of any protective areas within the site.						
		×	Location of wells located within 1,200 feet of pre-developed and post-developed Storm Water Detention Basins, Infiltration Basins, or Infiltration Trenches.						

		\boxtimes	Delineation of Wellhead protection areas defined under NR 811.16						
Supportive Information and Calculation summaries shall be supplied for all storm water management									
			ated in the checklist under Design Requirements:						
YES	NO	N/A							
	×		Pre-developed and post-developed watershed, sub-watersheds, and land use areas (acres, watershed shall be delineated by property lines).						
X			Pre-developed and post-developed impervious areas (acres).						
		×	Pre-developed and post-developed Runoff Curve Numbers.						
		×	Pre-developed and post-developed Time of Concentration.						
		×	Pre-developed and post-developed peak flows for the 2-year, 10-year and 100-year, 24-hour storm events for each discharge point.						
		X	Total suspended solids removal computations to show compliance.						
		X	Design computations for the runoff volume of the pre-developed and post-developed conditions to show compliance with the infiltration requirements.						
		☒	Design computations for all storm water drainage facilities such as, but not limited to, inflow/outflow rates, hydrographs, water surface elevations, outlet design computations, runoff discharge volume, velocities, and stage/storage data.						
×			Design computations for the 10-year Rational Method flows for all proposed storm conveyance systems.						
		\boxtimes	Computation of the available downstream capacity flowing full, overflow level of ditches and the top of the upstream end of the pipe for any culverts.						
		×	Computation of the downstream capacity using the 5-year rational storm.						
		×	Tail water analysis included in storm water design for 2-year, 10-year and 100-year storm events.						
		×	Design computations to illustrate compliance with pollutant loading criteria (Storm Water Quality Management practices) with pre- and post-storm water management facilities.						
	X		Narrative describing all assumptions that were deemed appropriate for design.						
		×	Explanation of provisions to preserve and use natural topography and land cover features.						
		X	Explanation of restrictions on Storm Water Management practices by wellhead protection plans (if applicable).						
		×	Results of investigations of soil and groundwater required for installation of Storm Water Management practices.						
		X	Impact assessment results on Wetland Functional Values (if applicable).						
	×		Storm Water Management practices installation schedule.						
	X		Cost estimate for the construction, operation and maintenance of each Storm Water Management practice.						
	×		Any additional information that the City, or designee, may need to evaluate the impacts of the storm water discharge quality and quantity on the existing area and existing utilities.						

														Project Title:				Date:	
)				Sto	orm S	ewe	r Des	sign				ers Quality	, Waukesh	a, WI	25-A	ug-25
) (Client:				Designed By:	
'	'								ALCULATIO	N - 10 YEA	R INTENSIT	Y		Patera				EPN	
PARISH SURVEY & ENGINEERING														Project No.:).:			Checked By:	
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SEWER L	OCATION		RUNOFF AND RAINFALL DATA						SEWE	R DESIGN	COMPUTA	TIONS			TIME IN SEWER			ELEVATION	S
		а	С	Design	I								Parts Full	Velocity	Time of	Total	Upstream		levations
	Down	Area	Runoff	Storm	Rainfall	Total		Manning's		Necessary					Flow in	Elapsed	M.H. Rim		Lower
Upstream	stream		Coeff.	Recurrence		Drainage		Number	Diameter	Drop	Drop	Slope			Section	Time	Elevation	End	End
Structure	Structure	(acres)		(yr)	(in./hr.)	(cfs)	(feet)		(inches)	(feet)	(feet)	(ft./ft.)		(fps)	(min.)	(min.)	(feet)	(feet)	(feet)
						<u> </u>										5.00			
EX MH6	EX MH5	0.035	0.95	10	5.14	0.17	29	0.013	10	0.00	0.50	0.01724	0.17	2.90	0.17	5.17	876.44	874.38	873.88
EX MH5	ST MH4	0.470	0.95	10	5.14	2.47	84	0.013	10	1.07	0.39	0.00460	0.96	3.79	0.37	5.54	878.28	873.88	873.49
CO2	CO1	0.038	0.95	10	5.14	0.19	63	0.013	6	0.07	0.32	0.00500	0.48	1.99	0.53	6.06	880.20	874.50	874.18
CO1	ST MH4	0.010	0.95	10	5.14	0.24	63	0.013	6	0.11	0.32	0.00500	0.56	2.11	0.50	6.56	880.70	874.18	873.86
ST MH4	ST MH3	0.069	0.95	10	5.14	3.04	86	0.013	10	1.66	0.40	0.00460	0.96	4.30	0.33	6.89	880.20	873.48	873.07
ST MH3	ST MH1	0.077	0.95	10	5.14	3.42	46	0.013	10	1.12	0.21	0.00460	0.97	4.65	0.17	7.06	880.25	873.07	872.86
ST MH2	ST MH1	0.020	0.95	10	5.14	0.10	33	0.013	10	0.00	0.17	0.00500	0.17	1.58	0.35	#REF!	876.50	873.08	872.91
ST MH1	EX	0.157	0.95	10	5.14	4.28	83	0.013	10	3.17	0.42	0.00500	0.97	5.49	0.25	#REF!	878.29	872.86	872.45
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* C ₁₀ =	0.72	= Commerc	cial, HSG C	, Slope 0 to 6	%, FDM P	rocedure 1	3-10 Attach	ment 5.2.			Rainfall Intensity			Waukehsa, Wisconsin from NOAA Atlas 14, Vol.				Vol. 8, Ver.	2
* C ₁₀ =	0.24	= Open Spa	ace, HSG C	, Slope 6%, I	FDM Proce	dure 13-10) Attachmen	t 5.2.			Recurrence	;	Intensity	Duration:	10	minutes			
* C ₁₀ =	0.42	= Medium d	density resid	dential, HSG	C, Slope 2	-6%, FDM I	Procedure 1	3-10 Attach	ment 5.2.		2		3.23					-	
* C ₁₀ =				only from the							10		5.14						
	inage area t		paromon	. Striy it Strift till	C . D.W . 10			O. I. O. Z.			100		7.77						
			tlas 14 Wai	ıkesha statio	n						100		1.11						
	I = rainfall intensity, based on Atlas 14 Waukesha station]			/					