Village of Somers
7511 12th Street
Somers, WI 53171

Village Plan Commission Meeting
Agenda
Monday, December 11, 2023
5:30 P.M.

1. Call to order
2. Pledge of Allegiance
3. Approve Minutes of November 13, 2023 Meeting
4. Correspondence
5. Citizen Comments
6. Public Hearing & action on request by
7. **Comp Plan Amendment:**

   Public Hearing and Action on Request by: Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Park and Recreational", “Nonfarmed Wetland” and “Other Conservancy Land to be Preserved” to "High-Density Residential", “Medium-Density Residential”, "Park and Recreational", “Nonfarmed Wetland” and “Other Conservancy Land to be Preserved” on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers.

8. **Rezone:**

   Public Hearing and Action on Request by: Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), requests a rezoning from PR-1 Park-Recreational Dist. to R-11 Multiple-Family Residential Dist., A-4 Agricultural Land Holding Dist., C-2 Upland Resource Conservancy Dist., C-1 Lowland Resource Conservancy Dist. and PUD Planned Unit Development Overlay Dist. on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers.

9. **Land Division (Certified Survey Map):**

   Discussion and Action on Request by: Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), requests approval of a Certified Survey Map (dated October 27, 2023 and prepared by James D. Baker of Manhard Consulting) to create one (1) 34.005-acre Lot, one (1) 29.918-acre Lot, and one (1) 91.976-acre Lot, along with public right-of-way dedication, on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers.

10. **Site Plan Review & Exterior Fenestration:**

    Discussion and Action on Request by: Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), requesting site plan review and exterior fenestration review on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers.

11. Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the December 4, 2023 Village Plan Commission Meeting Agenda in 1 public place & on the Village website.

Dated this 4th day of December, 2023 Brandi Baker, Clerk-Treasurer

Requests from person with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at 262-859-2822 with as much notice as possible. Notice is hereby given that members of the Plan Commission members participate telephonically. Notice is hereby given that members of the Village Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.

Village of Somers
Proceeding from the Village Plan Commission Meeting
November 13, 2023

1. **Call to Order**

   Chairman Stoner called the meeting to order at 5:30 p.m.

Present:

- Chairman George Stoner
- Commissioner Ron Grimes
- Commissioner Bob Lee
- Commissioner Gregg Thompson
- Commissioner Vinnie Chambers
- Commissioner Don Boxx
- Alternate Pat Juliana

Absent: Commissioner Paul Aiello

Staff present in person: Administrator **Jason Peters**, Clerk/Treasurer Brandi Baker
Elected officials: Trustees Ben **Harbach**
Kenosha County Staff: Senior Land Use Planner **Luke Godshall**

2. **Pledge of Allegiance**

   Chairman **Stoner** led everyone in the Pledge of Allegiance.

3. **Approve Minutes of July 10, 2023**

   Chairman **Stoner** makes a motion to approve to the minutes.
   Moved by Commissioner **Boxx**.
   Seconded by Commissioner **Lee**
   Motion carried. 7-0.

4. **Correspondence**

   None

5. **Citizen Comments**

None

6. **Land Division (Certified Survey Map):**

Public Hearing and Action on Request by: Cetta Revocable Trust/Thomas Cetta, 10101 Tarpon Dr., Treasure Island, FL 33706 (Owner), requests approval of a Certified Survey Map (dated July 26, 2023 and prepared by Mark A. Bolender of Ambit Land Surveying) to create one (1) 1.49-acre Lot and one (1) 1.51-acre Lot on Tax Parcel #82-4-222-024-0181, located in the SE ¼ of Section 2, T2N, R22E, Village of Somers.
Public Comments: None

Senior Land Use Planner Luke Godshall explains the Land Division, shares this is a clear and easy division.

Chairman Stoner shares this is located in Parkside springs and will require a mount system for the well. Shared that this is a wet area and drainage to the ditch should be required.

Commissioner **Boxx** proposes the motion
Commissioner **Thompson** seconds

Motion passes unanimously 7-0.

1. **Adjourn**

Commissioner **Boxx** proposes the motion to adjourn at 5:33 p.m.
Commissioner **Chambers seconds**

Motion passes unanimously 7-0.

Drafted November 14, 2023.
These minutes are not official until approved by the Plan Commission. Submitted by Brandi Baker

COUNTY OF KENOSHA

Division of Planning & Development

Andy M. Buehler, Director
Division of Planning & Development
19600 75th Street, Suite 185-3
Bristol, WI 53104-9772
(262) 857-1895

TO: **Village of Somers Plan Commission**
FROM: **Luke Godshall, Kenosha County Planning & Development**
RPT DATE: **11-30-23**
MTG DATE: **12-11-23**
APP DATE: **10-27-23**
RE: **Maplecrest Golf Course Residential Development**

BACKGROUND:

1. Petitioner/Agent: David Lyon, Three Leaf Partners
2. Property Owner: Maplecrest Country Club Inc.
3. Location/Address: 9401 18th Street
4. Tax key Number(s): 82-4-222-201-0100
5. Area: 161.54 acres
6. Existing Zoning: PR-1 Park-Recreational District
7. Proposed Zoning: R-11, A-4, C-1, C-2, PUD
8. Existing Land Use: Park and Recreational, Nonfarmed Wetland, Other Conservancy Land to be Preserved
9. Proposed Land Use: Medium-Density Residential, High-Density Residential, Park and Recreational, Nonfarmed Wetland, and Other Conservancy Land to be Preserved

OVERVIEW:

The Petitioner proposes to redevelop the existing Maplecrest Country Club golf course into a multi-phased residential development to be known as "The Maples at Somers", consisting of both multi-family & single-family dwellings along with approximately 54.8 acres of open space, neighborhood parks, and a 13,000 sq. ft. clubhouse. This development concept was previously presented to the Plan Commission at a conceptual hearing in May 2023. After having received mostly positive feedback at that conceptual hearing, the Petitioner is now formally requesting review and approval of a comprehensive land use plan amendment, rezoning with a Planned Unit Development (PUD) overlay, a Certified Survey Map (CSM) land division, and overall site plan & exterior building fenestration approval.

PLANNER COMMENTS:

The proposed development is shown to consist of a total of 798 dwelling units, 502 of which will be apartment units located in the northwestern portion of the site. The remaining 296 dwelling units would consist of 244 single-family lots and 52 twin home (duplex) units that are intended to be platted in a future phase of the development which would require separate reviews and approvals.

Of the 14 total apartment buildings proposed, nine (9) will be 2-story 23-unit buildings, and five (5) will be 3-story 59-unit buildings. All proposed apartment units meet or exceed the minimum zoning ordinance floor area requirements for studio (efficiency) (550 sq. ft.), 1-bedroom (700 sq. ft.), 2-bedroom (1,000 sq. ft.) and 3-bedroom (1,200 sq. ft.) dwelling units.

Renderings of the proposed multi-family buildings and the community clubhouse have been included in the Petitioner's submittal and appear to meet the Village's exterior design guidelines. The proposed

buildings are shown to incorporate a variety of building materials, colors, and include features like exterior balconies, varied rooflines, and staggered building facades to create visual interest and avoid monotony.

Aside from the four 59-unit buildings at the southwest portion of the multi-family area, all buildings and paved parking areas have been laid out on the site plan so as to meet minimum setback requirements from lot lines and public road rights-of-way. The four buildings at the southwest portion of the multi-family area appear to be located between 20-25 feet from the proposed public road right-of-way; as such a minimum street yard setback reduction from 40' to 20' is being requested by the Petitioner as part of their PUD request.

The Petitioner is also requesting to exceed the 35 foot height maximum for the five 59-unit buildings being proposed for the site as part of their PUD request, discussed below. All other proposed buildings come in under the 35 foot height maximum.

PROPOSED ZONING:
The Petitioner is requesting a rezoning from PR-1 into the R-11 Multiple-Family Residential District for the northwestern portion of the site, along with a PUD overlay to allow for several Village ordinance deviations, discussed below.

The submitted proposed zoning exhibit map (Sheet MA2 of the Masterplan) also depicts several small park spaces distributed throughout the development shown as being zoned C-2. It is recommended that the neighborhood park & recreational area labelled as 'C-2 Park/Rec' in the northwestern (multi-family) portion of the site remain zoned PR-1 Park-Recreational District, and that the areas labelled 'C-2 Park/Rec' and 'C-1 Floodplain' within the future single-family and twin home areas of the site plan be shown as being rezoned to A-4 at this time.

The remainder of the site (aside from wetland and floodplain areas) is proposed to be rezoned into the A-4 Agricultural Land Holding District until such time as plans for the single-family and twin home components of the development have become more defined and are ready to be platted and assigned the appropriate zoning districts and PUD overlays. Based on the submitted site plan it appears that this future phase of the development would require its own PUD overlay approval to allow for various factors such as reduced lot sizes, lot widths and building setbacks. This would be handled under a future rezoning, platting and site plan review process once the Petitioner is prepared to move forward with that phase of the development.

PUD Request:
As mentioned above, the Petitioner is requesting a PUD overlay as part of their rezone request in order to provide flexibility from certain Village ordinance standards. Based on the submitted application materials, the Petitioner is requesting the following deviations from Village ordinance standards within the proposed R-11 zoning area at the northwestern portion of the site:

- Section ZN 4.03(12)(a) – The R-11 Multiple-Family Residential District is intended to provide for multiple-family residential development, at densities not to exceed **12.4 dwelling units per developable net acre**, served by public sanitary sewage facilities.
    - Petitioner requests a density of **14.9 dwelling units per developable net acre**.
- Section ZN 4.03(12)(e)1 – Lots shall have a minimum area of 20,000 square feet or **3,000 square feet per unit**, whichever is larger.
    - Petitioner requests a minimum area of **2,950 square feet per unit**.
- Section ZN 4.03(12)(f)1 – No building or parts of a building shall exceed **35 feet in height**.

- Petitioner requests a maximum building height of **50 feet in height**.

- Section ZN 4.03(12)(g)1 – Street yard - not less than 65 feet from the right-of-way of all Federal, State, and Village Trunk highways and **not less than 40 feet from the right-of-way of all other roads**.

    - Petitioner requests a minimum street (front) yard setback of **not less than 20 feet from the right-of-way of all other roads**.

- Section ZN 3.06(3)(a) – Number of Off-Street Parking Stalls Required for Multiple-Family Dwellings: 2 spaces for 1- and 2-bedroom units; 2.5 spaces for 3- or more bedroom units; plus 1 space for every 8 units for guest parking. [**1,066 spaces required based on submitted project information**].

    - Petitioner requests: **0.5 spaces for Studio units; 1 space for 1-bedroom units**; 2 spaces for 2-bedroom units; 2.5 spaces for 3- or more bedroom units; plus 1 space for every 8 units for guest parking. [**984 spaces proposed**].

Overall, staff does not object to the Petitioner's requested PUD deviations for density as it is generally in line with similar PUD requests that have been approved for other multi-family developments in the Village.

There is concern regarding the amount of reduced parking. This concern is somewhat eased by the Petitioner's statement that the development team has researched the market and has based their proposed ratios to meet projected demand based on that research. The Petitioner has also set aside space at the southwest portion of the multi-family area for an additional 60-space parking lot should the need ever arise. However, an additional 60 spaces adjacent to the southwesternmost building would not seem to be convenient for residents or guests of the other buildings in the development. Staff would recommend that the site plan be modified to add spaces wherever possible to allow for sufficient parking that would conveniently serve each building's residents and their guests.

Regarding the request for a 50 foot building height on the five 59-unit buildings, according to the Village zoning ordinance definition of "Height of Building"[1], it appears that based on the submitted building elevations the height of these buildings is somewhere closer to 42' when measuring height from the street (front) elevation. Staff recommends that the developer determine the building height using the Village height of building definition and revise their PUD request accordingly.

CERTIFIED SURVEY MAP (CSM):
The Petitioner intends to initially subdivide the existing parcel with a 3-Lot CSM. Lot 1 of the CSM would contain the multi-family buildings and community clubhouse. Lots 2 and 3 of the CSM would eventually contain the single-family and duplex (twin home) lots and would be further subdivided via the platting process in a future phase of the development.

The CSM also provides for areas of public right-of-way dedication to create part of the overall intended street network as depicted on Sheet MA8 of the submitted Masterplan, with the remaining streets being created at a future date in conjunction with the subdivision platting process in a future phase of the development. The public street rights-of-way shown on the CSM are 66' in width to meet Village standards.

[1] Height of Building is defined in the Village of Somers zoning ordinance as: "The vertical distance from the grade at the front of a building to the highest point of the coping of a flat roof between the eaves and a ridge or to the deck line of a mansard roof or the average height between the plate and ridge of a gable, hip, or gambrel roof."

The Kenosha County Land Information office has reviewed the submitted CSM and has indicated that the North-South street shall be named "92nd Avenue", and the East-West street shall be named "20th Street".

The Kenosha County Highway Department has reviewed and commented on the submitted CSM. They indicate the location of the proposed public road access to CTH H is acceptable as shown on the CSM. They also confirm that an additional 27 feet of right-of-way must be dedicated for CTH H (to create a 60' half ROW). This additional ROW need was made known in a memo and comments from the conceptual Plan Commission hearing in May 2023, as well as during preliminary staff level conceptual meetings. The submitted CSM and site plans do not appear to account for this additional ROW dedication and will need to be adjusted accordingly.

The CSM generally complies with the Village of Somers Land Division and Platting Control Ordinance. Specific revisions to be made to the CSM are noted below under the Staff Recommendation section below.

The submitted landscape plan, prepared by Jon Bradley Dethloff, Professional Landscape Architect and dated September 29, 2023, provides for a diverse mixture of deciduous and evergreen trees & shrubs and meets or exceeds the landscaping requirements contained in the zoning ordinance. The site plans also indicate generous 40-foot & 50-foot landscape buffers being provided along the west, north and east sides of the site, and berms along the west and north sides of the R-11 multi-family area. The landscape plan shall be incorporated into the master Developer's Agreement for the project to ensure its implementation.

A photometric site plan was not submitted as part of the submitted project plans. The Petitioner shall submit a comprehensive site photometric plan indicating light intensity and fixture types and locations for review & approval by Village staff. The final photometric plan will be incorporated into the master Developer's Agreement.

Dumpster locations or specifications for dumpster enclosures are not noted on the submitted plans. The Petitioner will need to provide plans indicating the look and materials of the dumpster enclosures to ensure they meet Village ordinance standards, which requires trash dumpster enclosures in multi-family residential uses to be screened with fencing of decorative wood or masonry six feet in height with a solid attractive single or double access gate on one side only and with coniferous shrubs or trees on three sides.

The submitted plans do not indicate the locations or design of potential site signage. The Petitioner is encouraged to consider signage placement and design and submit updated plans accordingly so that it can be determined if proposed signage meets Village zoning ordinance requirements.

STAFF RECOMMENDATION:
Should the Plan Commission choose to recommend approval of this project as submitted, staff would recommend the following conditions:

1. Subject to the following requested ordinance deviations being approved as part of the R-11 PUD:
    a. Section ZN 4.03(12)(a) – The R-11 Multiple-Family Residential District is intended to provide for multiple-family residential development, at densities not to exceed **12.4 dwelling units per developable net acre**, served by public sanitary sewage facilities.
        - Petitioner requests a density of **14.9 dwelling units per developable net acre**.
    b. Section ZN 4.03(12)(e)1 – Lots shall have a minimum area of 20,000 square feet or **3,000 square feet per unit**, whichever is larger.

- Petitioner requests a minimum area of **2,950 square feet per unit**.

c. Section ZN 4.03(12)(f)1 – No building or parts of a building shall exceed 35 feet in height.

- Petitioner requests a maximum building height of **[___] feet in height**.

d. Section ZN 4.03(12)(g)1 – Street yard - not less than 65 feet from the right-of-way of all Federal, State, and Village Trunk highways and **not less than 40 feet from the right-of-way of all other roads**.

- Petitioner requests a minimum street (front) yard setback of **not less than 20 feet from the right-of-way of all other roads**.

e. Section ZN 3.06(3)(a) – Number of Off-Street Parking Stalls Required for Multiple-Family Dwellings - **2 spaces for 1- and 2-bedroom units**; 2.5 spaces for 3- or more bedroom units; plus 1 space for every 8 units for guest parking. **[1,066 spaces required based on submitted project information**].

- Petitioner requests **[___] space(s) for Studio units; [___] space(s) for 1-bedroom units**; 2 spaces for 2-bedroom units; 2.5 spaces for 3- or more bedroom units; plus 1 space for every 8 units for guest parking. **[[___] spaces proposed].**

2. The CSM shall be subject to the following:

a. Subject to revising the CSM to address review comments from the Wisconsin Department of Administration's November 20, 2023 review letter.

b. Subject to making the following revisions to the CSM:

1. Add the name and address of the owner and developer to the face of the CSM.
2. Re-label "C.T.H. L (18th STREET)" as "18th STREET" on all applicable sheets of the CSM (CTH L/18th Street is a local street west of its intersection with CTH H).
3. Per the Kenosha County Division of Highways, add an additional 27 feet of right-of-way dedication along CTH "L" (for a total half right-of-way width of 60 feet), and label as "Dedicated for Public Right-of-Way".
4. Per the Kenosha County Land Information office, label the north-south right-of-way as "92nd Avenue" and label the east-west right-of-way as "20th Street" on all applicable sheets of the CSM.
5. Add a note to the CSM indicating the proposed Lots will be served by municipal sewer.
6. Add a note to the CSM indicating that Lot 1 is zoned "R-11, PR-1 and PUD", and Lots 2 and 3 are zoned "A-4".
7. Add & label the floodplain & shoreland boundaries to the face of the CSM.
8. Add 15'x15' vision corner easements at the northeast and southeast corners of Lot 1, and at the northwest and southwest corners of Lot 2.
9. Add 50'x50' vision corner easements at the northeast and southeast corners of Lot 2, and at the northeast corner of Lot 4.
10. Add the following vision corner easement note to the CSM: *"No obstructions, such as structures, fences, parking or vegetation shall be permitted in any business, manufacturing or institutional district between the heights of two (2) feet and ten (10) feet above the plane through the centerline of the road within the triangular space formed by any two (2) existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines located a minimum of fifteen (15) feet from the road right-of-way. In the case of any federal, state or county highway or town road intersection with any other federal, state or*

county highway or town road or railways, the corner cutoff distances establishing the triangular vision clearance space shall be increased to fifty (50) feet."

11. On Sheet 9, change "Mary Cole, Village Clerk" to read "Brandi Baker, Village Clerk-Treasurer".
12. On Sheet 9, remove the "Village of Somers Plan Commission Approval" signature block, as the Village of Somers Land Division and Platting Control Ordinance requires only that the Village Board certify its approval on the face of the certified survey map.

c. Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: luke.godshall@kenoshacounty.org.

d. No land division shall be recorded if any portion or part of the parent parcel has any unpaid taxes or outstanding special assessments without prior approval of the local and Kenosha County Treasurer.

e. Subject to the Certified Survey Map (CSM) being recorded with the Kenosha County Register of Deeds within twelve (12) months of receiving approval from the Somers Village Board.

3. Subject to revised building elevation drawings showing exact proposed building height of the 59-unit apartment buildings, as measured using the Village zoning ordinance definition of "Height of Building". The height shall be used as the basis for the PUD request listed above in item 1 c.

4. Subject to submitting a revised site plan which accounts for the additional 27' of right-of-way to be dedicated for CTH H.

5. Subject to submitting a revised rezoning exhibit showing the park & recreational area in the northwestern (multi-family) portion of the site as remaining zoned PR-1, and revision the rezoning exhibit for the remainder of the site being zoned A-4.

6. Subject to providing a photometric site plan for Village review/approval.

7. Subject to submitting plans showing proposed dumpster enclosure locations and specifications.

8. Subject to obtaining any necessary approvals and/or permits from the Kenosha County Division of Highways regarding work within the right-of-way of CTH H.

9. Subject to approval by the Somers Fire & Rescue Department.

10. Subject to receiving necessary stormwater plan approval by the Village of Somers engineer.

11. Subject to receiving approval from the Wisconsin Dept. of Natural Resources (DNR) for any wetland areas proposed to be filled/mitigated. All permit approvals from the DNR shall be provided to the Village.

12. Subject to a Kenosha County zoning permit being issued for any proposed structures including principal buildings, signage, fences, accessory buildings, etc.

13. Subject to implementation of a Developer's Agreement between the Petitioner and the Village of Somers**.**

LAND QUEST

THREE LEAF PARTNERS

October 27, 2023

Mr. Jason Peters
Village/Town Administrator
Village/Town of Somers
7511 12th St.,
Somers, WI 53144

Re: Maple Crest Country Club Rezoning, Land Division & Comp Plan Map Amendment

Dear Mr. Peters,

Land Quest in partnership with Three Leaf Partners is requesting to be placed on the Plan Commission meeting agenda for consideration to rezone and the Land Division of the property located at 9401 18th Street (Tax Key # 82-4-222-201-0100) from PR-1 to A-4, R-11, C-1, and C-2 with a PUD overlay. We are also requesting to amend the Comprehensive Plan Map for the Southwest neighborhood from the targeted use of Park-Recreational to Medium/High Density Residential.

Please find the items in connection to the referenced submittal below:

- Rezoning Application
- Comprehensive Plan Map Amendment Application
- Land Division Application
- Site Plan Checklist
- PUD Petition

This letter shall serve as a formal request to be placed on the December 11th agenda for Plan Commission.

Please reach out to me at (262) 909-6387 should you have any questions. We look forward to speaking with you.

Regards,

Ryan Douglas,
President, Land Quest

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

OWNER'S AUTHORIZATION

September 22, 2023

To: Village of Somers Plan Commission & Village Board of Trustees

RE: Property Address(es): 9401 18th St

Parcel ID(s): 82-4-222-201-0100

Be advised that the above referenced property is currently owned by Maplecrest Country Club, Inc. As the owner of the above referenced Property, I give permission for David Lyon of Three of Partners and Ryan Douglas of Land Quest to submit on my behalf, all necessary applications and related documentation for approval of plat, comprehensive plan amendment, rezone, site plan and exterior fenestration from the Village of Somers, Kenosha, County, Wisconsin. Furthermore, David Lyon is authorized to act on my behalf, at meetings with Village Staff, Plan Commission, Village Board Work Sessions, and Village Board Meetings.

Thank you,

Signature

9/27/23
Date

Daniel J. Plebanek
Printed Name

President, Maple Crest Country Club, Inc.
Its

Contact Information:

Name: Daniel J Plebanek

Phone: (262) 412- 0601

VILLAGE OF SOMERS

VILLAGE OF SOMERS COMPREHENSIVE PLAN
MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

Maplecrest Country Club, Inc x _____
Signature

Mailing Address:

9401 18th Street

City: Kenosha State: WI Zip: 53144

Phone Number: (262) 859-2887 E-mail (optional): _____

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

David Lyon x _____
Signature

Mailing Address:

504 W Juneau Avenue

City: Milwaukee State: WI Zip: 53203

Phone Number: (312) 560-3566 E-mail (optional): _____

(b) Existing planned land use category as shown on Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

Recreational

(c) Proposed land use category (must be a land use category included in the legend for Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

Medium Density/High Density Residential

(d) Proposed use (a statement of intended use and/or the type, extent, area, etc. of any development project):

The proposed use is for a 161.5-acre residential development that consists of five 3 story apartment buildings, nine 2 story apartment buildings. There will be a total of 502 apartment units and approximately 244 single family homes and 52 Twin Homes. The single family and twin homes will be rezoned once subdivided.

(e) Compatibility with the Village of Somers Comprehensive Plan (address the following questions in detail):

(e-1) Is the proposed amendment consistent with the goals, objectives, policies, and programs of this plan? Explain:

The proposed site plan includes multiple parks and recreational amenities throughout the neighborhood. The center of the site will feature a 1.8-acre public park that will be programmed to include multiple tennis, pickleball and volleyball courts as well as additional space for picnic tables. There will be 48 parking stalls adjacent to the courts for visitors. Directly north of the clubhouse, there will be a 5-acre park that will include a trail system and green space adjacent to the retention pond. There will also be two parks located in the northeast quadrant of the site, these parks will be programmed at a later date. The southeast quadrant of the site will include a large retention pond with an expansive trail system that entry points from the interior of the site and 88th St.

(e-2) Is the proposed amendment compatible with surrounding land uses? Explain its compatibility with both existing and planned land uses:

The land to the south is proposed Medium Density Residential and Business/Industrial Park which is compatible with our proposed development. The neighborhood is designed to allow the development to south can occur with continuous connections and the connectivity between the sites will allow us to further improve the vibrancy of the neighborhood.

(e-3) Will the proposed amendment have any detrimental environmental effects? Explain:

No, all areas that are mapped floodplain and Class A wetlands will be protected. All storm water will be managed to all County standards.

(e-4) Has a substantial public benefit been demonstrated by the proposed plan amendment? Explain:

The Residences at Maple Crest will provide a diverse mix of rental and for sale housing options that will cater to a wide range of residents. The rental units will help balance the shortage of rental housing options in Somers and Kenosha County as the vacancy rate is less than 1%. Up until 2016, only 12 market rate apartment communities of scale were constructed in all of Kenosha County from 1990 through 2015 and there are only 14 vacancies of the 1,452 units studied. Generally, in a normal, more balanced market, vacancies of 5% to 6% are required for filtering, or movement between developments. The single-family homes will be offered at a range of price points to cater to both first time home buyers and more mature families.

The Development will leave approximately 55 acres of open space for private and public use. The center of the site will feature a 1.8-acre public park that will be programmed to include multiple tennis, pickleball and volleyball courts as well as additional space for picnic tables. There will be 46 parking stalls adjacent to the courts for visitors. Directly north of the clubhouse, there will be a 5-acre park that will include a trail system and green space adjacent to the retention pond. There will also be two parks located in the northeast quadrant of the site, these parks will be programmed at a later date. The southeast quadrant of the site will include a large retention pond with an expansive trail system that entry points from the interior of the site and 88th St.

The neighborhood is designed so that future development(s) to the east and west can occur with continuous connections.

(e-5) Are public roads, services, and utilities available, or planned to be available in the near future, to serve the proposed development? Explain:

Yes, Sanitary sewer has been installed on our southern boundary and water follows the CTH H corridor on our eastern boundary..

(e-6) Are existing or planned facilities and services adequate to serve the type of development associated with the amendment? Explain:

Yes. As indicated in e-5 above, public sanitary and water are available at the site. Additionally, a storm water management plan for the proposed development will meet the County's standards.

(e-7) Any additional data or information as requested by the Department of Planning and Development:

(f) Attach a legal description and provide the tax key number(s) below of property to be amended on the Village of Somers Comprehensive Plan:

See Attached

Tax Key Number: 82-4-222-201-0100

(g) Attach plot plan or survey plat of property to be amended on the comprehensive plan (showing location, dimensions, planned land use of adjacent properties, existing uses and buildings of adjacent properties—drawn to scale).

(h) The fee specified in Section 12.05-8 of this ordinance.

Request for Land Use Plan Map Amendment (payable to "Kenosha County") $1,435.00

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Planning & Development
19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104

Division of County Development (including Sanitation & Land Conservation) **857-1895**
Facsimile # 857-1920

Public Works Division of Highways 857-1870

Administration Building
Division of Land Information 653-2622

Village of Somers 859-2822
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722

Legal Description

307H NE 1/4 SEC 20 T 2 R 22 EXC PART TAKEN FOR CTH "L" ROW PER DOC# 1463044 161.54 ACS (ADD'L ADDRESS FOR RESIDENTIAL HOME ON COUNTRY CLUB PROPERTY 9403 18TH ST) (2006 LOT LINE ADJ) DOC#1463044 (2016 Incorporation to Village of Somers see Old 80-4-222-201-0100 Ord #15-014 Doc #1762708

EXISTING LAND USE



PROPOSED LAND USE



Survey:

See ALTA Survey a ached to Rezoning Applica



The Maples at Somers
PUD Petition
October 27, 2023

Presented By:
Land Quest
Three Leaf Partners

LAND QUEST

THREE LEAF PARTNERS

A. Development Site

The Maples at Somers is proposed for the approximately 161.5 acres Maple Crest Country Club at 9401 18th Street and CTH H in the Southwest Planning Area of the Village of Somers. The current uses of the site include a golf course operation, club facilities and a residential home. The site is bounded by 18th Street to the north, 88th Street to the East, agriculture to the south, and 100th Avenue to the west. There are approximately 18 acres of Flood Plain and approximately 8 acres of wetlands located throughout the site in 13 locations. The area is served by the sanitary sewer system along the south boundary and water along CTH H or 100th Street. The site is under contract to be acquired in January 2024, at which point the golf course operations will be terminated.

B. Project Description

Land Quest in partnership with Three Leaf Partners and Veridian Homes (Together "Development Team") are pleased to present The Maples at Somers. The Development Team carefully evaluated the market in coordination with our design team to deliver a concept that will provide a diverse set of housing options that will cater to the growing populations of Somers and Kenosha County. The site is designed to integrate small, economically priced single-family homes with higher end homes and rental units within a highly walkable neighborhood environment.

The site will be designed to include a mix of four product types: 3-story multifamily rental, 2-story walk-up rentals, single family homes for sale and twin homes for sale. The community is designed to include a robust amenity package that features a 13,000 square foot clubhouse that will be private to renters and homebuyers that reside in the Maples at Somers neighborhood. There will also be 55 acres of open space that will primarily consist of public parks that will be distributed throughout the neighborhood. The multifamily component will be located in the northwest corner of the site and contains a total of 502 units across five three-story buildings that contain 59 units each and nine two-story buildings that include 23 units in each structure. The 59-unit buildings will contain an underground parking garage that will program one parking stall per unit and the 23-unit buildings will include 10-attached garage parking spaces. Surface parking will be located outside the residential buildings and there will be additional overnight parking located on the surface lots next to the clubhouse and the public park. We will also land bank a portion of the southwest corner of the multifamily site for 60 additional surface parking stalls in the event we find the amount programmed is not sufficient. This is highlighted on the enclosed site plan.

The neighborhood will also include 244 single family homes and 52 Twin homes or more commonly referred to as duplexes that will be located in the northeast and southwest quadrants of the neighborhood. The single-family homes will offer a variety of lot sizes

that will range from 6,000 square feet up to 18,000 square feet to cater to a variety of buyer profiles. The twin homes will have lot sizes of 10,000 square feet or 5,000 square feet per dwelling unit and will be economically priced to appeal to first time homebuyers. Every dwelling unit will contain a 2-car garage. The neighborhood will be bisected by curvilinear roads that will include landscaping, berms, and other green features throughout the site. Extensive landscaping will also take place along the 18th and Street and CTH H Right of Ways along the northern and eastern boundaries and will work with the County and State so that flooding issues on CHT H are mitigated. An HOA will manage the landscaping for the entire site to ensure that the residential environment is maintained throughout the neighborhood.

C. Request

The Development Team is requesting a rezoning from PR-1, Park-Recreational to A-4, Agricultural Land Holding District; R-11, Multiple Family Residential District; C-1, Lowland Conservancy District; and C-2, Upland Resource Conservancy District with a PUD Overlay District and CSM. We are also requesting an Amendment to the Comprehensive Plan from Park-Recreational to Medium Density/High Density Residential

D. Amenities

The Maples at Somers will be designed to include a range of amenities that can be enjoyed by the residents and the public. The site will feature a 13,000 square foot clubhouse that will be programmed to include onsite property management and leasing offices, a fitness center, co-working offices, a golf swing suite, and community room will include a kitchen and dining area for larger events. There will be a pool and a large patio programmed outside the clubhouse that will include grill stations and ample room for seating. The green space that surrounds the clubhouse will have a trail system that extends around the retention pond and a small park. The clubhouse will be located at the center of the site so it can be easily accessed by all residents walking but there will be an additional 40 surface parking stalls outside the clubhouse for those who choose to drive.

The proposed site plan includes multiple parks and recreational amenities throughout the neighborhood. The center of the site will feature a 1.8-acre public park that will be programmed to include multiple tennis, pickleball and volleyball courts as well as additional space for picnic tables. There will be 46 parking stalls adjacent to the courts for visitors. Directly north of the clubhouse, there will be a 5-acre park that will include a trail system and green space adjacent to the retention pond. There will also be two parks located in the northeast quadrant of the site, these parks will be programmed at a later date. The southeast quadrant of the site will include a large retention pond with an expansive trail system that entry points from the interior of the site and 88th St.

E. Comprehensive Plan Map Amendment

Maple Crest Country Club is in the Southwest Neighborhood District and is targeted for a Recreational use on the future land map. The Development Team is requesting to amend the comprehensive plan map for the Southwest neighborhood to Medium/High Density Residential. The proposal includes a total 798 units across 502 multifamily units and 296 for sale homes which equates to 4.94 dwelling units per acre. Although the proposed residential density exceeds what is being targeted in the Southwest Neighborhood Plan (3 du/acre), the Development Team's research indicates believes the additional housing will help retain individuals and families that currently reside in Somers and attract others that live outside the Village. Additionally, the Maples at Somers will help balance the shortage of rental housing options in Somers and Kenosha County as the vacancy rate are currently less than 1%. Up until 2016, only 12 market rate apartment communities of scale were constructed in all of Kenosha County from 1990 through 2015 and there are only 14 vacancies of the 1,452 units studied. Generally, in a normal, more balanced market, vacancies of 5% to 6% are required for filtering, or movement between developments.

The Development Team's proposal will meet the goal of integrating public amenities such as neighborhood parks into the site plan. There will be approximately 55 acres of open space for private and community use. These parks will be distributed throughout the site to avoid clustering people and adversely affect the residential feel of the neighborhood. A 1.8-acre park will be located directly across from the clubhouse and will program multiple tennis, pickleball and Volleyball as well as open green space for seating. There will be 46 parking stalls adjacent to the park that will be designated for park use during the day and overnight parking for residents after it closes. Directly north of the clubhouse, there will be a 5-acre park that will program a trail system that extends around the retention pond and provide green space for seating and activities. There will also be two parks located in the Northeast quadrant of the site that will be programmed at a later date. The southeast quadrant of the site will include a large retention pond with an expansive trail system that entry points from the interior of the site and 88th Avenue. Parking will be programmed near the 88th Avenue entrance to make the trail more accessible to the public. An HOA will manage the landscaping for the entire site to ensure that the residential environment is maintained throughout the neighborhood.

F. R-11 Zoning Table

	Zoning Standard	Proposed
	R-11	Multiple Family R-11
Acres		33.6
Total Units		502
Density	12.4 du/acre	14.9 du/acre
Minimum Lot Area	3,000/du	
Average Lot Size		2,950/du
Lot Width	120'	315'
Setbacks		
Front	40'	20'
Back	25'	25'
Side	15'	15'
Height	35'	50'
Parking	1,003	984

Variances: R-11

a. Parking

The current plans program a total of 1,023 parking stalls, of which, 390 are enclosed and 594 stalls are surface. This equates to a parking ratio of 1.96:1.00. Pursuant to the parking requirements in ZN 3.06(3)(a), the minimum number of parking stalls accounting for guest parking is 1,066. The Development Team researched the market and found that the following parking ratios by unit type are sufficient to meet residents' demand.

Unit Type	# of Units	Minimum Ratio	Minimum Stalls
Studio	25	0.50	13
1 Bedroom	249	1.00	249
2 Bedroom	180	2.00	360
3 Bedroom	48	2.50	120
Total			**742**

Based on the table above, the amount of parking programmed more than exceeds what is required. In the event the parking programmed is not sufficient, there is space on the site plan that is land banked for an additional 60 parking stalls. The Development Team's goal is to size the parking count to meet demand so that we can maximize the amount of green space to create a neighborhood environment.

In addition to the parking count, the 23-unit walk up building on programs 10 garage parking stall with direct access to a unit. The 13-units without enclosed parking will be able to access the surface parking lot directly outside the buildings.

b. R-11 Proposed Density

As detailed in the zoning table, the proposed density of 14.9 dwelling units per acre exceeds the maximum under the R-11 District. The Development Team has researched the market and determined that the additional density will help balance the housing supply shortage in Somers and Kenosha County. Since 2016, only 12 communities of scale have been delivered in Kenosha County and currently have a vacancy rate of less than 1%. As stated earlier, in a more balanced market, vacancies of 5% to 6% are required for filtering, or movement between the communities.

c. Building Height

The height indicated in the zoning table is in connection with the 59-unit structure. The height of the building measured from grade to the ceiling of the third floor (top floor) is 33 feet which falls within the R-11 code limit of 35 feet. The pitched roof adds approximately 17 feet to the height. While the roof is primarily pitched, flat parapets are introduced along the façade to help create a dynamic roofline and help preserve the residential character as opposed to simply having a flat roof line.

Single Family

Since the Development Team is vetting single family builders, we are not in a position to rezone these components to their ultimate use. As a result, we are requesting to rezone these components to A-4. The table below summarizes the number of dwelling units proposed, density, setbacks and other variables that will be considered once this zoned for its intended use:

	Conventional Home	Twin Home
Acres	72.9	7.5
Total Units	244	52
Density	3.3 du/acre	6.9 du/acre
Minimum Lot Area		
Average Lot Size	9,600 SF	11,400 SF
Lot Width	100'	74'
Setbacks		
Front	20'	15'
Back	25'	25'
Side	5'	5'
Height	35'	35'
Parking	2/du	2/du

G. Phasing Plan

The multifamily building will be developed in two phases. Phase I of the multifamily will include four of the 59-unit buildings and one of 23-unit apartment structures as well as the clubhouse. Phase I will also include a portion of the primary public street running north-south from the main entrance on 18th Street south, terminating at the primary public street running east-west. This phase will also include the east-west public street terminating where it intersects with the primary public street running north-south. These public streets will have curbs and gutter. Additional infrastructure to be completed in Phase I includes the stormwater basin. This phase is targeted to start construction in 2Q2025 and be completed in 4Q2026. Phase II will commence once Phase 1 has achieved stabilized occupancy to evidence that there is enough depth in the market to absorb the additional units. This phase will include one 59-unit building and eight of the 23-unit buildings. A detailed unit mix for both phases can be found in Exhibit 1. Construction for Phase II is projected to start in 2Q2027 with occupancy in 2Q2028.

The single-family phasing plan will be further defined once a home builder is selected for the project.

H. Design

Multifamily

The Maples at Somers will consist of 502 low rise, garden style apartments that are designed around green spaces, courtyards, and trails to promote an active pedestrian lifestyle. Two different building types are designed and intermingled throughout the site to create a diversity of housing types and options. A detailed unit mix as well as building plans and elevations can be found in Exhibit 1.

Podium Building (59 Units)

This building is a 59-unit, medium density, double loaded corridor building with 3 stories of residential units over one story of parking. Taking advantage of the change in topography, the parking level is designed to be underground as much as possible, thus minimizing its visual impact. This story is articulated in stone veneer to provide a strong and solid base to the building. The underground garage will provide 1:1 parking for the residential units in the building. A total of 5 of these buildings are designed throughout the site.

The building is designed with lap siding, vertical board and batten siding, and pitched roof forms in order to impart a residential scale and character to the building and unify with other multifamily buildings in the complex. While the primary roof form is pitched, flat

parapet volumes are introduced all along the facade to create a counterpoint and balance to the pitched roof. The mix of flat and pitched forms creates a dynamic roofline. Wood-look siding is selectively used as an accent to highlight building features such as the main building entrance and to create architectural focal points. The materials are selected to add textural quality and variation to the façade and for durability. All manufacturer recommendations for best practice installation methods will be followed rigorously. First floor units will have patios and direct outdoor access wherever possible, and all other units will be provided with a balcony.

The building will include a mix of studios, 1-, 2-, and 3- bedroom units across a range of sizes and price points. Units will be designed to provide efficient living spaces and will offer premium finishes such hard countertops, luxury vinyl flooring and stainless-steel appliances. A detailed unit mix can be found in Exhibit 1.

Stacked Flat building (23 units)

This is a 23-unit, low density building with 2 residential stories. All units will have a private entry from grade and some units have attached garages with direct access. All first level units are provided with a walk out patio at grade. Upper-level units will have balconies. A total of 9 of these buildings are designed throughout the site and organized in a way that creates separation, recreational courtyards and green yards.

The building is designed with vertical board and batten siding, and pitched roof forms in order to impart a residential scale and character to the building and unify with other multifamily buildings in the complex. The board and batten is used in 2 contrasting colors and spacing to create textural variety and strong shadow lines to the façade. A primary gable form spans over the length of the building. Secondary gables that highlight the unit entries are introduced as projected volumes throughout the facade to create a finer residential scale. The facades will be embellished with unit entry canopies, unit signage, and lighting. The end caps of the building are designed with recesses and projection to create architectural focal points. Stone veneer is introduced at the central facades to add variety and a strong rooted quality to the buildings. Materials are chosen for their durability and all manufacturer recommendations for best practice installation methods will be followed rigorously.

There will be a mix of 1-, 2- and 3-bedroom floor plans that will offer larger living spaces than the 59-unit podium building. A detailed unit mix can be found in Exhibit 1.

The residential buildings will replace the existing structures on the site, the size of the proposed structures is detailed below:

Clubhouse		
Level	**Use**	**Area**
Level 01	Amenity	13,168
Total		**13,168**

Walk-Up Apartments		
Level	**Use**	**Area**
Level 01	Residential	15,654
Level 02	Residential	15,723
Total		**31,377**
Buildings		9
Total Building Area		**282,393**

Mid-Density Apartments		
Level	**Use**	**Area**
Level 00	Parking	21,061
Level 01	Residential	21,086
Level 02	Residential	21,086
Level 03	Residential	21,086
Total		**84,319**
Buildings		5
Total Building Area		**421,595**

Single Family:

All homes and streets designed and constructed will be subject to protective covenants, restrictions, and conditions which include:

1. All homes will have front loaded garages as defined as an attached garage, the door of which is parallel (or approximately so) to the front of the building restriction line. An attached garage on a corner lot is deemed to be front-loaded if its door faces any street.
2. No alleys will be developed allowing rear loaded garages.
3. Facades of homes must be comprised of stone, LP siding/engineered wood, or some combination of the two, with vinyl siding allowed on only the rear and sides of homes. See Exhibit B for warranty program for vinyl product
4. All public streets will provide curbs and gutters to allow for the proposed lot size variation and density.

Elevations, building area and other pertinent information relating to the single family and twin home design will be submitted when the application to subdivide and rezone these parcels from the requested A-4 zoning district.

I. Introduction to the Development Team

Three Leaf Partners

Three Leaf Partners is a Limited Liability Company (LLC), Owned and managed by Pat Connaughton. Headquartered in Milwaukee, Wisconsin, Three Leaf Partners is led by its two Principals, Pat Connaughton and Matt Burow, CEO & Chairman of Catalyst Construction.

Three Leaf has been in existence since Pat's rookie year in the NBA (2016) and Catalyst Construction was founded in 2004. Together the pair have many years of experience in the development and construction world. Currently, Three Leaf Partners has 10 total

employees, and Catalyst has more than 85 construction professionals on its roster. TLP has over $175 Million in current developments.

Three Leaf Partners is on a mission to take the game of real estate development in an entirely new direction. Our team of like-minded professionals has developed a unique three-fold business model that provides a platform for professional athletes, business leaders, and the community to connect through real estate. From development to property management to investments and so much more, our suite of capabilities combined with the network of strong, productive business relationships we foster give us a distinct competitive advantage and exclusive access to off-market opportunities.

Land Quest

Ryan Douglas is the Owner of Land Quest Realty and Land Quest Construction. Each company plays a pivotal role in the acquisition, development and construction of commercial projects and master planned residential communities. Ryan formed the Land Quest companies in 2005 and has focused his companies on real estate development and property management. Over the years Land Quest has developed thousands of units in Southern Wisconsin and is currently a Co-GP developer in both market rate and affordable housing through southeastern Wisconsin and Texas.

Land Quest was created from Ryan's vision that everyone deserves to "love where they live" which is the driving vision behind each Land Quest development. Regardless of an individual's socioeconomic status, neighborhood in which they live or asset class, Land Quest believes that every family deserves to love where they live. Every day, Land Quest strives to deliver a quality product so people can live a better life.

Exhibit 1
Unit Mix
(Multifamily)

Phase 1

Phase 1: Mid-Density Unit Mix				
Unit Type	**Units**	**Sq. Ft**	**Monthly Rent**	**Avg. Rent/ft**
Studio	20	450	1,185	$2.63
1 Bedroom	36	550	1,310	$2.38
1 Bedroom	36	650	1,435	$2.21
1 Bedroom	24	750	1,560	$2.08
1 Bedroom + Den	24	875	1,710	$1.95
2 Bedroom	24	1,000	1,860	$1.86
2 Bedroom	24	1,100	1,985	$1.80
2 Bedroom	24	1,200	2,110	$1.76
3 Bedroom	24	1,325	2,260	$1.71
Total/Averages	**236**	**857**	**$1,687**	**$1.97**

Phase 1: Stacked Flats Unit Mix				
Unit Type	**Units**	**Sq. Ft**	**Monthly Rent**	**Avg Rent/ft**
1 Bedroom	3	600	1,365	$2.28
1 Bedroom	4	700	1,490	$2.13
1 Bedroom	2	800	1,615	$2.02
1 Bedroom	2	925	1,765	$1.91
2 Bedroom	4	1,050	1,915	$1.82
2 Bedroom	2	1,150	2,040	$1.77
2 Bedroom	4	1,250	2,165	$1.73
3 Bedroom	2	1,375	2,315	$1.68
Total/Averages	**23**	**970**	**$1,819**	**$1.88**

Phase 2

Phase 2: Mid-Density Unit Mix				
Unit Type	**Units**	**Sq. Ft**	**Monthly Rent**	**Avg Rent/ft**
Studio	5	450	1,185	$2.63
1 Bedroom	9	550	1,310	$2.38
1 Bedroom	9	650	1,435	$2.21
1 Bedroom	6	750	1,560	$2.08
1 Bedroom + Den	6	875	1,710	$1.95
2 Bedroom	6	1,000	1,860	$1.86
2 Bedroom	6	1,100	1,985	$1.80
2 Bedroom	6	1,200	2,110	$1.76
3 Bedroom	6	1,325	2,260	$1.71
Total/Averages	**59**	**857**	**$1,687**	**$1.97**

Phase 2: Stacked Flats Unit Mix				
Unit Type	**Units**	**Sq. Ft**	**Monthly Rent**	**Avg Rent/ft**
1 Bedroom	24	600	1,365	$2.28
1 Bedroom	32	700	1,490	$2.13
1 Bedroom	16	800	1,615	$2.02
1 Bedroom	16	925	1,765	$1.91
2 Bedroom	32	1,050	1,915	$1.82
2 Bedroom	16	1,150	2,040	$1.77
2 Bedroom	32	1,250	2,165	$1.73
3 Bedroom	16	1,375	2,315	$1.68
Total/Averages	**184**	**970**	**$1,819**	**$1.88**

Total Unit Mix

Phase 2: Mid-Density Unit Mix

Unit Type	Units	Sq. Ft	Monthly Rent	Avg Rent/ft
Studio	25	450	1,185	$2.63
1 Bedroom	45	550	1,310	$2.38
1 Bedroom	45	650	1,435	$2.21
1 Bedroom	30	750	1,560	$2.08
1 Bedroom + Den	30	875	1,710	$1.95
2 Bedroom	30	1,000	1,860	$1.86
2 Bedroom	30	1,100	1,985	$1.80
2 Bedroom	30	1,200	2,110	$1.76
3 Bedroom	30	1,325	2,260	$1.71
Total/Averages	**295**	**857**	**$1,687**	**$1.97**

Phase 2: Stacked Flats Unit Mix

Unit Type	Units	Sq. Ft	Monthly Rent	Avg Rent/ft
1 Bedroom	27	600	1,365	$2.28
1 Bedroom	36	700	1,490	$2.13
1 Bedroom	18	800	1,615	$2.02
1 Bedroom	18	925	1,765	$1.91
2 Bedroom	36	1,050	1,915	$1.82
2 Bedroom	18	1,150	2,040	$1.77
2 Bedroom	36	1,250	2,165	$1.73
3 Bedroom	18	1,375	2,315	$1.68
Total/Averages	**207**	**970**	**$1,819**	**$1.88**

Exhibit 2

Homeowner's Limited Lifetime Warranty (Vinyl)

SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS OR THE LIMITATION OR EXCLUSION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATIONS OR EXCLUSIONS MAY NOT APPLY TO YOU. THIS WARRANTY GIVES YOU SPECIFIC RIGHTS, AND YOU MAY HAVE OTHER LEGAL RIGHTS WHICH VARY FROM STATE TO STATE.

These definitions apply to the terms used in this document:

COVERAGE means the extent of our commitment to respond to any claim relating to the siding.

EXCESSIVE COLOR FADE means a change in the color of any siding in excess of a "Delta E" of five Hunter units (four Hunter units in the case of Premium Color Products), as determined by us, following the initial installation of the siding, that is not due to a buildup or accumulation of stains, dirt, mold, mildew or any other deficiency caused by the lack of at least annual preventative maintenance by the homeowner as such annual preventative maintenance is described in the section of this document on "Care and Maintenance."

FIRST-TIME TRANSFEREE means the first individual, person or entity to which any interest of the initial purchaser in the building on which the siding is initially installed or in the siding itself is voluntarily or involuntarily conveyed, transferred or assigned, whether by gift, sale or operation of law, after the initial installation of the siding.

PURCHASE AND INSTALLATION PRICE means the sum of (a) the total original cost of the siding that is defective or otherwise being replaced, plus (b) the total original cost of labor for the installation of siding that is defective or otherwise being replaced. If we cannot determine these amounts from original documents, we may compute the purchase and installation price using (i) our suggested retail price in effect at the time of the installation for the cost of material, (ii) labor rates prevailing in the area where the building is located at the time of installation and (iii) an estimated installation time for the cost of labor.

RESIDENCE means regular or full-time permanent lodging by a single family.

SIDING means vinyl siding, vinyl soffit or related vinyl accessories (but not scallops, shakes, or trim coil).

WEATHERING means changes caused by exposure to sunlight, rain, air pollution, variations in temperature and other atmospheric conditions.

WEATHERS UNEVENLY or **UNEVEN WEATHERING**, such as checkerboarding, means uneven or non-uniform change in color of contiguous elements of siding under uniform, even and equal exposure to sunlight, natural radiation, rain, natural variations in temperature or other atmospheric conditions.

WARRANTY REGISTRATION CARD FOR _____

This form is to be completed, signed and mailed to the Warrantor within one year after installation of vinyl siding, soffit or accessories.

The undersigned has read and accepts the Homeowner's Limited Lifetime Transferable Warranty and certifies that _____
(name and address of installer)

has installed vinyl siding products on the residence or other building of the undersigned at

_____ _____ _____ _____
(street) *(city)* *(state)* *(ZIP)*

Siding Product Name/Siding Type _____ Date Installed: _____
(siding, soffit or accessories)

Color of Siding _____

Where did you purchase this vinyl siding product? _____

Why did you purchase a vinyl siding product? _____

Name of building owner _____ Phone number _____
(including area code)

Email Address _____

Signature of building owner _____

WARRANTY TRANSFER REGISTRATION CARD FOR _____

This form is to be completed, signed by both the Original Purchaser of the Siding, Soffit or Accessories and th First-Time Transferee and mailed to the Warrantor within thirty (30) days after the transfer of the building on which the vinyl siding product was installed.

Original Purchaser: _____ _____
(name) *(phone number)*

Address of Installation: _____ _____ _____ _____
(street) *(city)* *(state)* *(ZIP)*

Date of Installation: _____ Siding Product Name: _____

Color of Siding: _____

I hereby certify that I sold or transferred the building at the above address on _____ *(day/month/year)*

to: _____ _____
(print name of first-time transferee) *(signature of original purchaser)*

I acknowledge that I have read the vinyl siding products Homeowner's Limited Lifetime Transferable Warranty and accept its terms and conditions.

CARE AND MAINTENANCE

Your selection of vinyl siding product to cover your most valuable investment should provide a beautiful appearance and long lasting protection for your home. To keep your investment beautiful over the years, you should implement the following procedure for the major care of your vinyl siding.

While vinyl siding comes closer to being totally maintenance-free than any other siding on the market today, it will become dirty just like any other product exposed to atmospheric conditions.

Generally, your vinyl siding can be cleaned using an ordinary garden hose. If this does not do the job satisfactorily, then we suggest the following:

1. Equip the garden hose with a soft-bristled, long-handled car brush.
2. Where soil is more difficult to remove (such as an industrial area) the following cleaning solution works well:
   - 1/3 cup detergent
   - 2/3 cup trisodium phosphate
   - 1 gallon water

In certain geographical areas where mildew may be a problem, substitute one quart of 5% bleach for one quart of the water in the above formula.

Where the house is extremely dirty, it is recommended that you start washing from the bottom and go to the top, rinsing frequently. Cleaning solutions should be permitted to stand on the surface of the siding and/or soffit for several minutes before rinsing.

CAUTION: Do not use or mix sodium hypochlorite with other household chemicals or products containing ammonia. To do so will release hazardous gases.

Technical Services Warranty & Claims
1-866-593-2941

COMPASS, CHATHAM RIDGE, CASTLE RIDGE, FOREST RIDGE, SHADOW RIDGE, VISION PRO, SOMERSET COASTAL and PARKSIDE are registered trademarks and CALIBER and OAKSIDE are trademarks of BlueLinx Services Inc.

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Homeowner's Limited Lifetime Transferable Warranty

CONGRATULATIONS ON SELECTING THESE FINE PRODUCTS:

- Caliber™ High Performance Insulated Siding
- Compass®
- Forest Ridge® Vinyl Siding
- Shadow Ridge® Vinyl Siding
- Vision Pro® Vinyl Siding
- Somerset Coastal® Vinyl Siding
- Chatham Ridge® Vinyl Siding
- Castle Ridge® Vinyl Siding
- Board & Batten Vinyl Siding
- Parkside® Vinyl Siding
- Oakside™ Vinyl Siding
- Vinyl Soffit & Fascia

WHAT IS COVERED BY THIS WARRANTY?

TECHNICAL SUPPORT. We will provide technical support to you and your installer on installation, maintenance and repair problems. However, our warranty only covers technical advice by us that is issued in writing. Our current toll free service number is (866) 593-2941.

MANUFACTURING DEFECTS. We will repair, replace or refund the purchase and installation price of the defective portion of our siding that blisters, checks, crazes, flakes, peels or weathers unevenly due to a defect in our manufacturing process.

EXCESSIVE COLOR FADE. We will repair, replace or refund the purchase and installation price of any portion of our siding that experiences excessive color fade after the installation of the siding, subject to our examination of a siding sample and you performing at least annually as preventative maintenance the cleaning described in this document under "How to Care for Vinyl Siding."

LIMITED HAIL DAMAGE WARRANTY. It is your responsibility to pursue the cost of the repair or replacement of damaged material through your homeowner's insurance or all other applicable insurance coverage. After you exhaust such coverage, if you have any Product cost that you have incurred in the purchase of the Product that is necessary to replace the Product on your Property which was damaged by hail, and these costs are in excess of your total insurance coverage (excluding your insurance deductible), we will reimburse you for that difference, up to the cost of replacement Product for the damaged Product. Any additional costs and expense beyond these amounts are your responsibility. We will have no responsibility for any costs associated with the labor required to remove, replace or install any Product.

In the event of repair, replacement or refinishing under this Warranty, the Warranty applicable to the replacement material or to the repaired or refinished Products will extend only for the time remaining under the original Warranty.

In all cases, the remedy we choose is solely up to us. If we elect to repair or replace Product under this Warranty, we will also cover the reasonable labor costs, as determined by us for the applicable area.

HOW LONG DOES THIS WARRANTY COVERAGE LAST?

INDIVIDUALS. The coverage continues until the earlier of (a) the death of the last to survive of the original individual owners of the residence on which the siding is installed or (b) a transfer of the residence. Variform vinyl siding is non-prorated to the original purchaser.

CORPORATIONS OR OTHER ENTITIES. In the case of siding purchased by, or installed on property owned by corporations, governmental agencies, partnerships, trusts, religious organizations, schools, condominiums or cooperative housing arrangements, or installed on apartment buildings, other rental property, or other types of buildings or premises not used by individual homeowners as their residences, the warranty period will be 50 years following the installation of the siding, prorated as shown on the proration schedule below.

FIRST-TIME TRANSFEREES. The coverage continues on a prorated basis for the first-time transferees of the siding from the original purchasers until the earlier of (a) the fiftieth anniversary of the initial installation or (b) a further transfer of the residence or building. When we choose to repair or refund for a first-time transferee, we will pay only a prorated portion of the initial purchase and installation price of the defective portion of our siding, according to the proration schedule shown.

Years From Date of Original Installation	% of Total Claim Cost to be Covered (including material and labor, if repair is elected by us.)*
0-5	100%
6	90%
7	80%
8	70%
9	60%
10	50%
11	40%
12	30%
13	20%
14-50	10%

*Total claim cost of refund not to exceed original purchase and installation price.
**Variform, Inc. the provider of this warranty.

REPLACEMENT MATERIALS. Replacement materials are covered until the expiration of the original warranty (for a First-Time Transferee, prorated according to the Warranty Proration Schedule). All warranty coverage is based on the terms and conditions set forth at the time of the original installation.

WHAT MUST YOU DO TO BE COVERED?

Because of the length and scope of coverage, you must do the following to be entitled to coverage:

1. For this warranty to cover you, you must accept this warranty within one year after installation. You may do this by completing and returning the attached Warranty Registration Card. We suggest that you keep a copy for your records.
2. Notify us in writing of any defects or other conditions that may be covered by this warranty within a reasonable time after you discover the condition. The written notice should describe the defect in detail. For claims of excessive color fade, in order to accurately evaluate, we will require the submission by homeowner to the manufacturer (a) a sample piece of the affected area on any and all even color loss claims and (b) a copy of an annual preventative cleaning schedule. You should also provide any additional information that our Warranty Department may request. Our notification address is:
   Warranty Department, Variform, Inc.**
   PO Box 110100
   Pittsburgh, PA 15232-0600
   toll free: (866) 593-2941.
3. Follow the maintenance procedures listed in this document under "Care and Maintenance."
4. If you are a First-Time Transferee, your transferor must have complied with the above requirements; you must comply with Item 2; and you must also register your ownership of the siding within thirty days following the transfer. You may do this by fully completing and returning to us the Warranty Transfer Registration Card that is attached. We suggest that you keep a copy of this card for your records.
5. In the event we choose to repair or replace siding, you will need to identify a qualified installer.
6. Do not begin repair before you receive written notice from us. All warranty work must first be approved by us. If we elect to repair or replace rather than make a refund, we will see that the repair and/or replacement work is performed at a mutually agreeable time.

ITEMS WE ARE NOT RESPONSIBLE FOR

Our responsibility under this warranty is limited. In particular we are NOT responsible for any defects or failures due to:

- Installation or handling of siding after it leaves our factory, including any lack of performance or improper performance in any way by the siding installer. (Please assure that the siding is installed by a qualified installer. Although we are not responsible for installation, we can provide detailed, current installation instructions and manuals as needed.)
- Abnormal use of the siding.
- The application of paint, varnish or other coating over the siding's original finish.
- Any lack of compatibility between our siding and any other product not manufactured by us that causes damage to or failure of the siding.
- Labor, transportation or installation costs, except when we choose to repair or replace the damaged or defective material and the damage does not result from hail.
- Color variance between any new replacement panel and other panels. (We reserve the right to discontinue or modify any siding product line or color without notifying the original purchaser. If the original siding product is not available, we retain the right to choose to use replacement material of equal value or quality.)
- Uneven fading, color change or "striping" of siding due to installation over dissimilar, inconsistent or inadequate sheathing or backer board;
- If we elect to repair or replace damaged or defective product, we will only cover reasonable labor costs for the applicable area, as determined by us.
- Warping or distortion due to exposure to excessive heat sources (e.g., barbecue grills) or exposure to unusual or excessive reflective heat sources (e.g., skylight or window reflection, roofing materials, pools, decks, blacktop, or concrete materials);
- Damage caused by, among other things, weathering, oxidation, mold, mildew, settling of the building, failure of the structure (including foundations and walls), use of incompatible accessories, fire, flood, lightning, ice, wind-borne objects, earthquake, hurricane, sun, cyclone, gale, tornado, weather of a catastrophic nature, acts of God, intentional acts, unreasonable use, misuse, physical abuse, vandalism, riot, insurrection or civil disorder, accidents or corrosive atmospheres (such as those contaminated by acid rain, harmful chemicals or vapors).
- Except for excessive color fade during the first five years after installation (twenty-five years for Premium Color Products) and uneven weathering, color change of the siding due to weathering, because weathering will cause any colored surface to gradually lighten, darken, chalk or accumulate dirt or stains. (The severity of these conditions depends on air quality, the geographic location of the property and other local conditions over which we have no control.)
- Fading or color change of brown soffit or accessories when used as vertical siding or in any application with direct exposure to sunlight.

WE ARE ALSO NOT RESPONSIBLE FOR AND DISCLAIM ANY WARRANTY NOT MADE EXPRESSLY IN THIS DOCUMENT. ANY IMPLIED WARRANTY, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE, IS LIMITED TO THE DURATION OF THE EXPRESS WARRANTY CONTAINED IN THIS WARRANTY DOCUMENT, UNLESS A SHORTER PERIOD IS PERMITTED BY LAW.

THE REMEDIES PROVIDED HEREIN ARE A WARRANTY CLAIMANT'S SOLE AND EXCLUSIVE REMEDIES, WHETHER FOR CLAIMS UNDER AN EXPRESS WARRANTY OR ANY IMPLIED WARRANTY, BREACH OF EITHER, IN TORT OR OTHERWISE.

IN NO EVENT ARE WE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES ARISING OUT OF THE PURCHASE, INSTALLATION, OWNERSHIP OR USE OF OUR PRODUCTS, NOR SHALL WE BE RESPONSIBLE FOR REPRESENTATIONS, WARRANTIES OR AGREEMENTS MADE BY ANY EMPLOYEE, AGENT OR OTHER PERSON THAT PURPORT TO MODIFY OR ADD TO ANY OF OUR OBLIGATIONS UNDER THIS DOCUMENT. YOUR EXCLUSIVE REMEDY FOR ANY BREACH OF WARRANTY IS SET FORTH IN THIS DOCUMENT.

Place Stamp Here

Warranty & Claims Department – GPVS
PO Box 110100
Pittsburgh, PA 15232-0600

Place Stamp Here

Warranty & Claims Department – GPVS
PO Box 110100
Pittsburgh, PA 15232-0600

VILLAGE OF SOMERS
Department of Planning & Development

VILLAGE OF SOMERS REZONING PROCEDURES

☐ **1.** Contact the Kenosha County Department of Planning & Development and check with staff to determine if your proposed zoning change meets the requirements of the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035, Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance and the Village of Somers Land Division and Platting Control Ordinance. Note: If the proposed rezoning is part of a proposed land division see the Certified Survey Map Information and Procedures.

☐ **2.** Contact the Kenosha County Department of Planning & Development and schedule a pre-conference meeting, which is required for all rezoning requests.

Meeting Date: 9/21/2023

☐ **3.** Contact the Village of Somers to determine if your rezoning petition requires concept review by the Village Plan Commission. If so, contact the Village of Somers clerk to schedule a concept meeting with the Village Plan Commission.

Meeting Date: _____

☐ **4.** Complete and submit to the Kenosha County Department of Planning & Development the Village of Somers Rezoning Application by the filing deadline.

Filing Deadline: 10/27/2023

☐ **5.** Upon submission you will be given two copies of the date-stamped application. Submit 10 copies of the date-stamped application to the Village of Somers clerk for placement on the agendas of the Village of Somers Plan Commission and the Village of Somers Board and keep one for your records.

☐ **7.** Attend the Village Plan Commission and the Village Board meetings. **NOTE:** You must attend or the Village will not be able to act on your request. At these meetings you will be asked to brief the committee on your request.

Village Plan Commission meeting date (tentative): 12/11/2023

Village Board meeting date (tentative): 1/2024

☐ **8.** Village clerk will provide written notice of final action to property owner/applicant.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Public Works & Development Services
19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104-9772

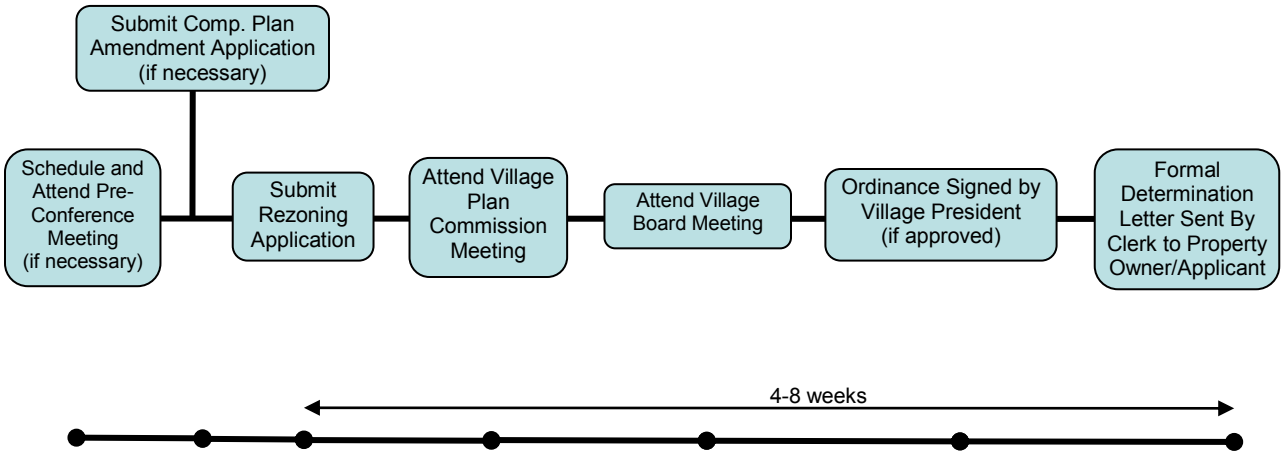
Division of Planning & Development (including Sanitation & Land Conservation) **857-1895**
Facsimile # 857-1920

Public Works Division of Highways 857-1870

Administration Building
Division of Land Information 653-2622

Village of Somers 859-2822
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722

Rezoning Procedure Timeline



For Reference Purposes

VILLAGE OF SOMERS
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:
Maplecrest Country Club, Inc.

Print Name: Daniel Plebanek Signature: _____

Mailing Address: 9401 18th Street

City: Kenosha State: WI Zip: 53144

Phone Number: (262) 412-0601 E-mail (optional): _____

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: David Lyon Signature: _____

Business Name: Three Leaf Partners

Mailing Address: 504 W Juneau Avenue

City: Milwaukee State: WI Zip: 53203

Phone Number: (312) 560-3566 E-mail (optional): _____

(c) Tax key number(s) of property to be rezoned:
82-4-222-201-0100

Property Address of property to be rezoned:
9401 18th Street, Somers WI 53144

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):
161.5 acres to be rezoned from PR-1, Park-Recreational District to A-4, Agricultural Land Holding District; R-11, Multiple Family Residential District; C-1 Lowland Conservancy District; and C-2 Upland Resource Conservancy District with a PUD Overlay and CSM to allow for a mix of High Density Residential (Apartments) and Medium Density Residential (Single family/twin homes). The single family and twin homes will consist of approximately 296 dwelling units and will define zoning districts once subdivided.

(e) Check the box next to any and all of the **existing** zoning district classifications present on the subject property:

☐ A-1 Agricultural Preservation District	☐ B-1 Neighborhood Business District
☐ A-2 General Agricultural District	☐ B-2 Community Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-3 Highway Business District
☐ A-4 Agricultural Land Holding District	☐ B-4 Planned Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-5 Wholesale Trade and Warehousing District
☐ R-1 Rural Residential District	☐ BP-1 Business Park District
☐ R-2 Suburban Single-Family Residential District	☐ B-94 Interstate Highway 94 Special Use Business District
☐ R-3 Urban Single-Family Residential District	☐ M-1 Limited Manufacturing District
☐ R-4 Urban Single-Family Residential District	☐ M-2 Heavy Manufacturing District
☐ R-4.5 Urban Single-Family Residential District	☐ M-3 Mineral Extraction District
☐ R-5 Urban Single-Family Residential District	☐ M-4 Sanitary Landfill and Hazardous Waste Disposal District
☐ R-6 Urban Single-Family Residential District	☐ I-1 Institutional District
☐ R-7 Suburban Two-Family and Three-Family Residential District	☑ PR-1 Park-Recreational District
☐ R-8 Urban Two-Family Residential District	☐ C-1 Lowland Resource Conservancy District
☐ R-9 Multiple-Family Residential District	☐ C-2 Upland Resource Conservancy District
☐ R-10 Multiple-Family Residential District	☐ FPO Floodplain Overlay District
☐ R-11 Multiple-Family Residential District	☐ PUD Planned Unit Development Overlay District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ AO Airport Overlay District
	☐ RC Rural Cluster Development Overlay District

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

☐ A-1 Agricultural Preservation District	☐ B-1 Neighborhood Business District
☐ A-2 General Agricultural District	☐ B-2 Community Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-3 Highway Business District
☑ A-4 Agricultural Land Holding District	☐ B-4 Planned Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-5 Wholesale Trade and Warehousing District
☐ R-1 Rural Residential District	☐ BP-1 Business Park District
☐ R-2 Suburban Single-Family Residential District	☐ B-94 Interstate Highway 94 Special Use Business District
☐ R-3 Urban Single-Family Residential District	☐ M-1 Limited Manufacturing District
☐ R-4 Urban Single-Family Residential District	☐ M-2 Heavy Manufacturing District
☐ R-4.5 Urban Single-Family Residential District	☐ M-3 Mineral Extraction District
☐ R-5 Urban Single-Family Residential District	☐ M-4 Sanitary Landfill and Hazardous Waste Disposal District
☐ R-6 Urban Single-Family Residential District	☐ I-1 Institutional District
☐ R-7 Suburban Two-Family and Three-Family Residential District	☐ PR-1 Park-Recreational District
☐ R-8 Urban Two-Family Residential District	☑ C-1 Lowland Resource Conservancy District
☐ R-9 Multiple-Family Residential District	☑ C-2 Upland Resource Conservancy District
☐ R-10 Multiple-Family Residential District	☐ FPO Floodplain Overlay District
☑ R-11 Multiple-Family Residential District	☑ PUD Planned Unit Development Overlay District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ AO Airport Overlay District
	RC Rural Cluster Development Overlay District

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".

The existing planned land use category for the subject property is:

☐ Farmland Protection	☐ Governmental and Institutional
☐ General Agricultural and Open Land	☑ Park and Recreational
☐ Rural-Density Residential	☐ Street and Highway Right-of-Way
☐ Agricultural and Rural Density Residential	☐ Other Transportation, Communication, and Utility
☐ Suburban-Density Residential	☐ Extractive
☐ Medium-Density Residential	☐ Landfill
☐ High-Density Residential	☐ Primary Environmental Corridor
☐ Mixed Use	☐ Secondary Environmental Corridor
☐ Commercial	☐ Isolated Natural Resource Area
☐ Office/Professional Services	☐ Other Conservancy Land to be Preserved
☐ Industrial	☐ Nonfarmed Wetland
☐ Business/Industrial Park	☐ Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

(i) The Village of Somers Department of Planning and Development may ask for additional information.

(j) The name of the County Supervisor of the district wherein the property is located (District Map):

Supervisory District Number: 19 County Board Supervisor: Brian Bashaw

(k) The fee specified in Section 12.05-8 of this ordinance.

Request for Rezoning Petition (payable to "Kenosha County").....$1,450.00

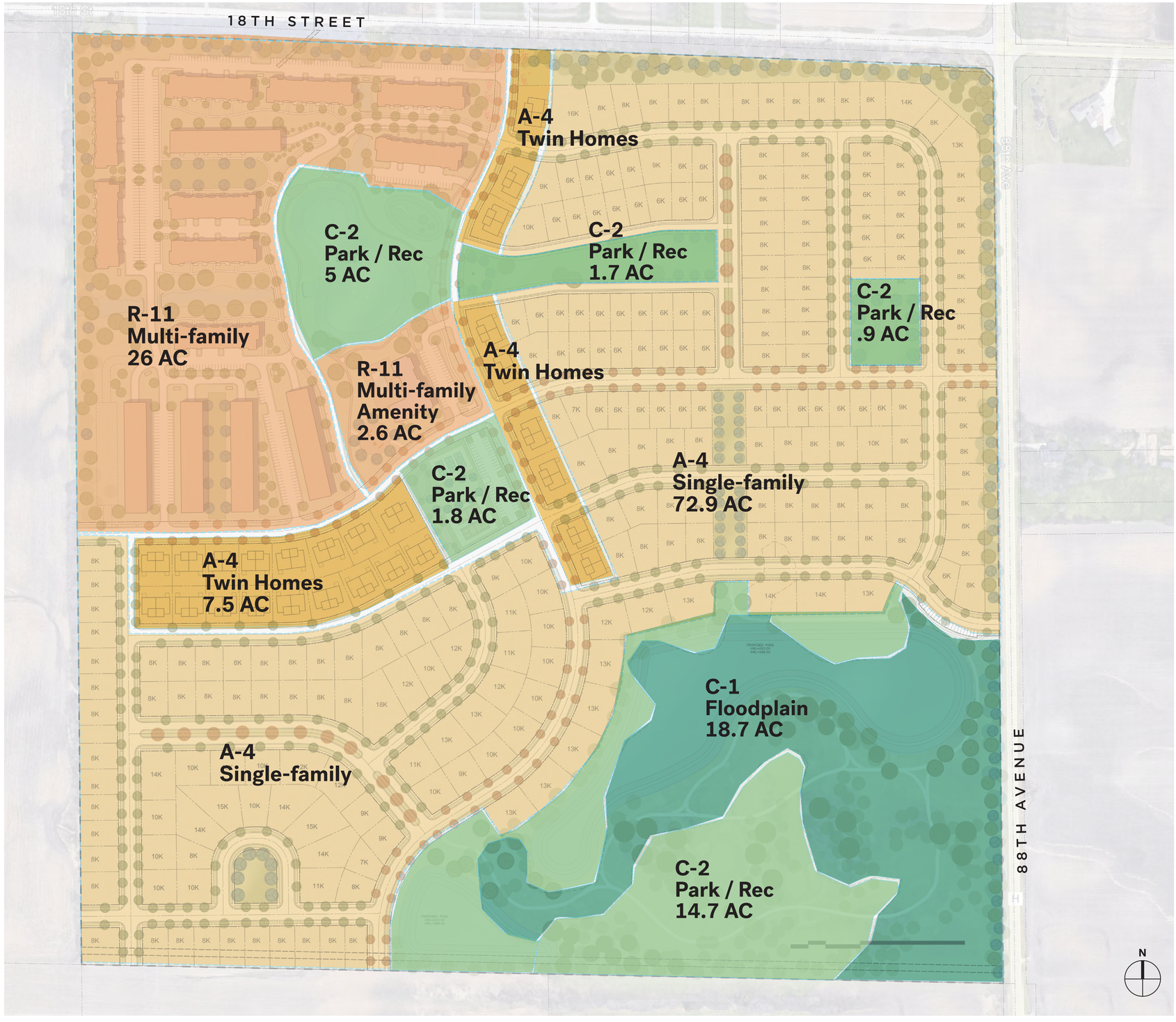
(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit http://www.revenue.wi.gov/faqs/slf/useassmt.html.

Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

PROPOSED ZONING



SHEET
MA2

EXISTING ZONING



ALTA/NSPS LAND TITLE SURVEY

TITLE NOTES

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. LT-219120 WITH AN EFFECTIVE DATE OF DECEMBER 28, 2022 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.

(EXCEPTION 12) THE SURVEYED PROPERTY IS SUBJECT TO WISCONSIN GAS & ELECTRIC COMPANY EASEMENT FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED ON MAY 9, 1946, AS DOCUMENT NO. 286253.

(EXCEPTION 13) THE SURVEYED PROPERTY IS NOT SUBJECT TO 10 FOOT TEMPORARY LIMITED EASEMENT RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044. THE EASEMENT WAS TERMINATED ON THE DATE THE CONSTRUCTION FOR KENOSHA COUNTY DEPARTMENT OF PUBLIC WORKS INTERSECTION IMPROVEMENT PROJECT AT C.T.H. "H" (88TH AVENUE) AND C.T.H. "L" (18TH STREET) HAD BEEN COMPLETED.

(EXCEPTION 14) THE SURVEYED PROPERTY IS NOT SUBJECT TO TEMPORARY RIGHT OF ENTRY EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655. THIS RIGHT OF ENTRY EASEMENT EXPIRED UPON CONVEYANCE OF THE ABOVE-DESCRIBED LANDS BY DEED RECORDED, AS PERMANENT LIMITED EASEMENT, DECEMBER 7, 2020 AS DOCUMENT NUMBER 1884970.

(EXCEPTION 15) THE SURVEYED PROPERTY IS SUBJECT TO PERMANENT LIMITED EASEMENT RECORDED DECEMBER 7, 2020 AS DOCUMENT NO. 1884970.

INDEX TO SCHEDULE B

SCHEDULE B EXCEPTION TABLE

EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	NOTATION
1	N/A	NOTE REGARDING TITLE INSURANCE COVERAGE	NO	NOT ADDRESSED BY SURVEY
2	N/A	TAXES OR SPECIAL ASSESSMENTS	NO	NOT ADDRESSED BY SURVEY
3	N/A	LIENS, CHARGES, REVERSE CAPACITY ASSESSMENTS	NO	NOT ADDRESSED BY SURVEY
4	N/A	ANY LIEN FOR SERVICES, LABOR OR MATERIAL	NO	NOT ADDRESSED BY SURVEY
5	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION	NO	NOT ADDRESSED BY SURVEY
6	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	NO	IMPROVEMENTS SHOWN ON SURVEY
7	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	NO	IMPROVEMENTS SHOWN ON SURVEY
8	N/A	CLAIM OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT	NO	NOT ADDRESSED BY SURVEY
9	N/A	PROPERTY TAXES FOR THE YEAR 2023	NO	NOT ADDRESSED BY SURVEY
10	N/A	TAXES OR ASSESSMENTS FOR SOMERS WATER UTILITY	NO	NOT ADDRESSED BY SURVEY
11	N/A	STREETS, HIGHWAY AND/OR ALLEY RIGHTS	NO	NOT ADDRESSED BY SURVEY
12	286253	WISCONSIN GAS & ELECTRIC COMPANY EASEMENT	YES	SHOWN & NOTED ON SURVEY
13	1463044	TEMPORARY LIMITED EASEMENT BY DEED BY CORPORATION	YES	SHOWN & NOTED ON SURVEY
14	1871655	TEMPORARY RIGHT OF ENTRY EASEMENT	YES	SHOWN & NOTED ON SURVEY
15	1884970	PERMANENT LIMITED EASEMENT	YES	SHOWN & NOTED ON SURVEY

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.

4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION, EXCEPT FOR PROPOSED ENGINEERING PLANS FOR SANITARY SEWERS WEST OF THE SUBCONTINENTAL DIVIDE – PHASE 1 PREPARED BY BAXTER & WOODMAN CONSULTING ENGINEERS PLAT DATE:MARCH 4, 2021, ALONG THE SOUTH PROPERTY LINE OF THE SURVEYED PROPERTY. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PERTAINS TO TABLE A, ITEM 11(A))

7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "DIGGER" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT DIGGER AT 811 OR 1-800-242-8511.

9. THE SURVEYED PROPERTY MAY HAVE A DRAINTILE SYSTEM, WHICH HAS NOT BEEN SURVEYED OR SHOWN HEREON. IN ORDER TO DETERMINE IF A DRAINTILE SYSTEM DOES EXIST ON THE SUBJECT PROPERTY, AND TO WHAT EXTENT, A DETAILED DRAINTILE STUDY MUST BE COMPLETED BY THE APPROPRIATE PROFESSIONAL.

10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.

11. THERE ARE A TOTAL OF 45 STRIPED PARKING SPACES FOR CARS, INCLUDING 6 OF WHICH ARE MARKED HANDICAPPED. (PERTAINS TO TABLE A, ITEM 9)

12. AERIAL MAPPING HAS BEEN UTILIZED TO SUPPLEMENT THIS SURVEY AND TO PROVIDE THE LOCATIONS OF INTERNAL IMPROVEMENTS. THE AERIAL SURVEY WAS COMPLETED BY MANHARD CONSULTING LTD. ON THE DATE OF THE FIELD SURVEY AND EXCEEDS THE RECOMMENDED ACCURACIES AND TOLERANCES FOR ENGINEERING AND CONSTRUCTION PROJECTS PER THE FEDERAL GEOGRAPHIC DATA COMMITTEE GEOSPATIAL POSITIONING ACCURACY STANDARDS PART 4, STANDARDS FOR ARCHITECTURE, ENGINEERING, CONSTRUCTION AND FACILITY MANAGEMENT, TABLE A-3. (PERTAINS TO TABLE A, ITEM 15)

13. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY AT THE TIME OF SURVEY. (PERTAINS TO TABLE A, ITEM 16)

14. THE VILLAGE OF SOMERS AND KENOSHA COUNTY DIVISION OF HIGHWAYS HAVE BEEN CONTACTED AND HAVE INDICATED THAT CURRENTLY THERE ARE NO PLANS TO CHANGE THE STREET RIGHT-OF-WAY LINES FOR C.T.H. H (88 AVENUE) AND C.T.H. L (A8 STREET). IN ADDITION, THERE WAS NO OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (PERTAINS TO TABLE A, ITEM 17)

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF SECTION 20, TOWN 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART CONVEYED TO KENOSHA COUNTY BY DEED RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 AND LYING AND BEING IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

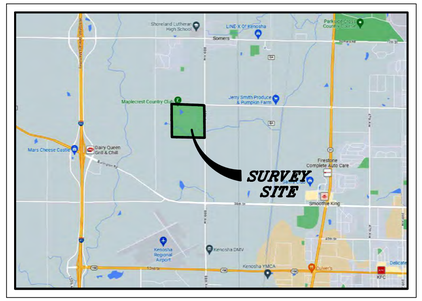
TAX KEY NO.: 82-4-222-201-0100
ADDRESS: 9401 18TH STREET

PROPERTY AREA

7,043,447 SQUARE FEET (161.695 ACRES)

PROPERTY ADDRESS

9401 18TH STREET, SOMERS, WI 53144



LOCATION MAP

NOT TO SCALE

SHEET INDEX

SHEET 1 OF 9:	LEGAL DESCRIPTION, TILE, SURVEYOR'S NOTES & CERTIFICATION
SHEET 2 OF 9:	OVERALL BOUNDARY & SHEET SCHEMATIC
SHEET 3-8 OF 9:	BOUNDARY & IMPROVEMENTS DETAILS
SHEET 9 OF 9:	CLUBHOUSE DETAIL

TAX KEY NO.:

82-4-222-201-0100

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

SURVEY PREPARED FOR

THREE LEAF PARTNERS
504 W JUNEAU
MILWAUKEE, WI, 53203

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 55059C0068D AND 55059C0181D WITH AN EFFECTIVE DATE OF JUNE 19, 2012 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED) AND ZONE A. ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A IS DEFINED AS SPECIAL FLOOD HAZARD AREAS AND IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFIED TO: CHICAGO TITLE INSURANCE COMPANY
AND: 3LP ACQUISITIONS LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 15, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 25, 2023.

DATED THIS 14TH DAY OF SEPTEMBER, A.D., 2023.

WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2704
EMAIL ADDRESS: JBAKER@MANHARD.COM
LICENSE EXPIRES JANUARY 31, 2024

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

DRAWN BY | REVISIONS | DATE

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	08/25/23
SCALE:	N.T.S.

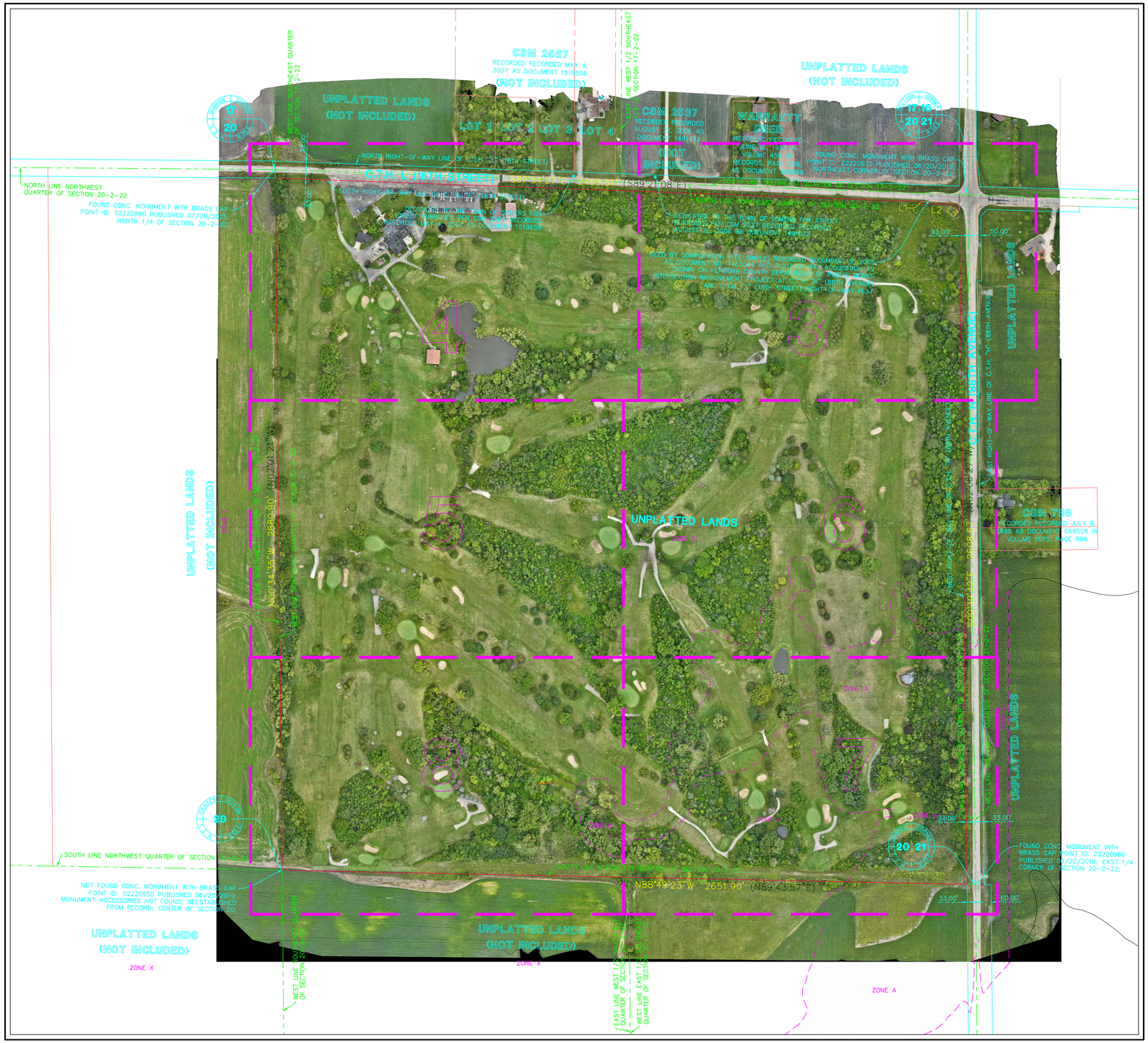
SHEET 1 OF 9

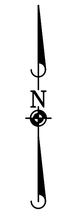
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September 14, 2023 - 12:10 Dgn Name: p:\Vossevol1\Data\Ngra\Land Projects\Alta Survey\Vol1-VSS\SOW01-SA.dgn Updated By: LMcVay

ALTA/NSPS LAND TITLE SURVEY





GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E. (N02°06'27"W)

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- LA = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- DS = EX. DOWN SPOUT
- SC = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- ICB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

DRAWN BY | REVISIONS | DATE

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MAPLECREST GOLF COURSE REDEVELOPMENT

SOMERS, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=200'

SHEET 2 OF 9

VSS.SOW01

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September 18, 2023 - 12:52 Dwg Name: P:\Vssow01\Wip\Surv\Final Drawing\Vsts Survey\V20-VSSOW01-SA.dwg Updated By: LMcr4

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

CSM 2537
RECORDED RECORDED AUGUST 22, 2006 AS DOCUMENT 1491672
OWNER: JOHN A MADSEN

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

WARRANTY DEED
RECORDED RECORDED JUNE 10, 1957 IN VOLUME 459 OF RECORDS, PAGE 538, AS DOCUMENT 385609
OWNER: SCOTT J STICH

UNPLATTED LANDS
(NOT INCLUDED)

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

350.00'
DEDICATED TO THE TOWN OF SOMERS FOR STREET PURPOSES PER CSM 2537 RECORDED RECORDED AUGUST 22, 2006 AS DOCUMENT 1491672
S87°54'27"E 2682.60' (S89°21'08"E 2682.64')
350.00'
BITUMINOUS PAVEMENT
FOUND IRON PIPE 1/2"
NORTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
SOUTH LINE SOUTHEAST QUARTER OF SECTION 17-2-22
NORTH LINE NORTHEAST QUARTER OF SECTION 20-2-22
264.00'
P.O.B. WARRANTY DEED RECORDED RECORDED JUNE 10, 1957 IN VOLUME 459 OF RECORDS, PAGE 538, AS DOCUMENT 385609
1016.31'
1366.31'
SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
S87°54'27"E 2499.61' (S89°21'08"E)
C.T.H. L (18TH STREET)
(PUBLIC)
SIGN 7.0' N
33.00'
23.2'
(EP-EP)
33.00'
DEED BY CORPORATION (FEE SIMPLE) RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 AND RIGHT OF WAY ACQUISITION AS SHOWN ON KENOSHA COUNTY DEPARTMENT OF PUBLIC WORKS INTERSECTION IMPROVEMENT PROJECT AT C.T.H. "H" (88TH AVENUE) AND C.T.H. "L" (18TH STREET) RIGHT-OF-WAY PLAT
10 FOOT TEMPORARY LIMITED EASEMENT RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 (13)
644.00'
FORMER SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
BITUMINOUS PAVEMENT
EDGE OF PAVEMENT 8.5' N
AGGREGATE
40.00'
7.00'
53.00'
L2
L10
CURB 7.9' NE'LY
FOUND IRON PIPE 1"
WIRE FENCE END 4.8' S
SIGN 17.4' N
FOUND IRON PIPE 1"
WIRE FENCE END 17.8' W
LINE 40 FEET SOUTH OF AND PARALLEL WITH NORTH LINE OF NORTHEAST 1/4 OF SECTION 20-2-22
LINE 50 FEET SOUTH AND PARALLEL WITH NORTH LINE OF NORTHEAST 1/4 OF SECTION 20-2-22
10.00'
L5
L6
L7
L8
L9
WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
C.T.H. H (88TH AVENUE)
(PUBLIC)
FORMER EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
EASTERLY RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
FOUND IRON PIPE 1"
FOUND IRON PIPE 1" ON-LINE & 0.24' E BENT EAST
FOUND IRON PIPE 3/4"
FOUND IRON PIPE 3/4"
SECTION CORNER
17 16
20 21
FOUND CONC. MONUMENT WITH BRASS CAP POINT ID: 02220870 PUBLISHED 06/20/2019; NORTHEAST CORNER OF SECTION 20-2-22
P.O.C. DEED BY CORPORATION RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 AND WARRANTY DEED RECORDED JUNE 10, 1957 IN VOLUME 459 OF RECORDS, PAGE 538, AS DOCUMENT 385609 AND CSM 2537 AND CSM 2567
33.00'
FORMER SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
P.O.B. DEED BY CORPORATION (FEE SIMPLE) RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044
55.00'
22.00'
SIGN 13.2' NE'LY
FORMER WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
CURB 17.4' E
P.O.B. DEED BY CORPORATION (TEMPORARY LIMITED EASEMENT) RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044
SIGN 10.8' E
33.00'
50.00'
33.00'
WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
BITUMINOUS PAVEMENT
AGGREGATE
FORMER EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
EASTERLY RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
DEED BY CORPORATION (FEE SIMPLE) RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 AND RIGHT OF WAY ACQUISITION AS SHOWN ON KENOSHA COUNTY DEPARTMENT OF PUBLIC WORKS INTERSECTION IMPROVEMENT PROJECT AT C.T.H. "H" (88TH AVENUE) AND C.T.H. "L" (18TH STREET) RIGHT-OF-WAY PLAT
FOUND IRON PIPE 1"
GUY WIRE 11.8' E
33.00'
33.00'
24.1' (EP-EP)
S00°39'42"E 2608.67' (N02°06'27"W)
C.T.H. H (88TH AVENUE)
(PUBLIC)
S00°39'42"E 2671.18' (N02°06'27"W 2671.27')
BITUMINOUS PAVEMENT
UNPLATTED LANDS
(NOT INCLUDED)
OWNER: JENNIE A TUNKIEWICZ REVOCABLE TRUST

11.0'X11.0' PERGOLA (REST STOP)
PERGOLA HEIGHT 9.3'
BITUMINOUS PAVEMENT
BITUMINOUS PAVEMENT
RAILROAD TIE
RAILROAD TIE
TEE ACCESS
TEE ACCESS
HOLE 9
HOLE 2

UNPLATTED LANDS
ZONE X

BITUMINOUS PAVEMENT
RAILROAD TIE
TEE ACCESS
RAILROAD TIE
HOLE 11

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- LA = EX. LANDSCAPE AREA
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- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- DS = EX. DOWN SPOUT
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- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- CB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
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- = EX. FLAG POLE
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- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

LINE TABLE				
LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
L1	S02°05'33"W	7.00'	N00°38'51"E	–
L2	S87°54'27"E	127.34'	N89°21'09"W	–
L3	S44°17'25"E	33.29'	N45°43'48"W	–
L4	S87°54'27"E	33.00'	N89°21'09"W	–
L5	S00°39'42"E	33.04'	S02°06'28"E	–
L6	S00°39'42"E	30.00'	S02°06'28"E	–
L7	N87°54'27"W	150.00'	S89°21'09"E	–
L8	S00°39'42"E	14.49'	S02°06'28"E	–
L9	S44°17'25"E	39.78'	N45°43'48"W	–
L10	S87°54'27"E	123.34'	N89°21'09"W	–

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

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REVISIONS
DATE

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MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=50'

SHEET 3 OF 9
VSS.SOW01

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ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

UNPLATTED LANDS (NOT INCLUDED)

WEST LINE SOUTHEAST QUARTER OF SECTION 17-2-22

FOUND IRON PIPE 1-1/4" ON-LINE N-S

22.2' (EP-EP)

FOUND CONC. MONUMENT WITH BRASS CAP POINT ID: 02220880 PUBLISHED 07/08/2021; NORTH 1/4 OF SECTION 20-2-22

QUARTER CORNER 17 20

SIGN 18.6' N

EDGE OF PAVEMENT 21.6' N

SET IRON ROD 5/8"

UNPLATTED LANDS (NOT INCLUDED)
OWNER: KEVEK ENTERPRISES LLP

LOT 1 (NOT INCLUDED)
OWNER: JOSEPH B DANIELSON

LOT 2 (NOT INCLUDED)
OWNER: CARLOS ROSILLO

CSM 2567
RECORDED RECORDED MAY 4, 2007 AS DOCUMENT 1519558

LOT 3 (NOT INCLUDED)
OWNER: AMY L MANDERNACK

LOT 4 (NOT INCLUDED)
OWNER: RUSSELL L TRACHTE

EAST LINE WEST 1/2 SOUTHEAST 1/4 OF SECTION 17-2-22

CSM 2537
RECORDED RECORDED AUGUST 22, 2006 AS DOCUMENT 1491672
OWNER: JOHN A MADSEN

FOUND IRON PIPE 1"

FOUND IRON PIPE 3/4"

FOUND IRON PIPE 1" BENT ON-LINE & 0.37' W

P.O.B. CENTERLINE WISCONSIN GAS & ELECTRIC COMPANY EASEMENT RECORDED MAY 9, 1946, AS DOCUMENT NO. 286253; POINT APPROXIMATELY 1973 FEET WEST OF THE EAST LINE OF SECTION 20

C.T.H. L (18TH STREET)
(PUBLIC)

DEDICATED TO THE TOWN OF SOMERS FOR STREET PURPOSES PER CSM 2567 RECORDED RECORDED MAY 4, 2007 AS DOCUMENT 1519558

S87°54'27"E 2682.60' (S89°21'08"E 2682.64')

S87°54'27"E 2499.61' (S89°21'08"E)

P.O.B. CSM 2537

P.O.B. CSM 2567

18 FOOT GAS & ELECTRIC COMPANY EASEMENT RECORDED MAY 9, 1946, AS DOCUMENT NO. 286253

POINT APPROXIMATELY 109 FEET SOUTH OF THE NORTH LINE OF SECTION 20 AND APPROXIMATELY 2090 FEET WEST OF THE EAST LINE OF SECTION 20

1 STORY BRICK BUILDING

2 STORY BLOCK & SIDED BUILDING

1 STORY BLOCK BUILDING
EXTERIOR FOOTPRINT AT GROUND LEVEL=2,447 SQUARE FEET

1 STORY SHED (SIDED)
EXTERIOR FOOTPRINT AT GROUND LEVEL=2,447 SQUARE FEET

GAS TANK

PERGOLA (REST STOP)

1 STORY SHED (SIDED)
EXTERIOR FOOTPRINT AT GROUND LEVEL=2,770 SQUARE FEET

1 STORY SPRINKLER BUILDING (SIDED)
EXTERIOR FOOTPRINT AT GROUND LEVEL=301 SQUARE FEET

SPRINKLER CONTROL BOX ON CONC. PAD

SPRINKLER MAIN CONNECTION

POND

IRRIGATION TANK

SEE SHEET 9 FOR CLUBHOUSE DETAIL

UNPLATTED LANDS
ZONE X

UNPLATTED LANDS (NOT INCLUDED)
OWNER: PAUL D GITZLAFF

N00°34'35"W 2680.90'
N00°34'35"W 2713.94' (N02°01'21"W)

WEST LINE NORTHEAST QUARTER OF SECTION 20-2-22

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
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- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
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- = EX. UTILITY POLE WITH LIGHT
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- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 5

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MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

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DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=50'

SHEET 4 OF 9
VSS.SOW01

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ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

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MATCHLINE - SEE SHEET 4

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

EDGE OF WATER

CROP LINE 18.0' W

CROP LINE 15.8' W

CROP LINE

CROP LINE 15.4' W

N00°34'35"W 2680.90'
N00°34'35"W 2713.94' (N02°01'21"W)
WEST LINE NORTHEAST QUARTER OF SECTION 20-2-22

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

CROP LINE

CROP LINE 20.7' W

CROP LINE 20.7' W

CROP LINE

UNPLATTED LANDS

ZONE X

BITUMINOUS PAVEMENT

RAILROAD TIE RETAINING WALL

RAILROAD TIE RETAINING WALL

TEE ACCESS

HOLE 9

TEE ACCESS

BITUMINOUS PAVEMENT

RAILROAD TIE RETAINING WALL

HOLE 18

RAILROAD TIES

BITUMINOUS PAVEMENT

RAILROAD TIE

HOLE 15

10.0'X10.0' PERGOLA (REST STOP)

PERGOLA HEIGHT 9.3'

BITUMINOUS PAVEMENT

RAILROAD TIE

VSS

SPRINKLER CONTROL BOX ON CONC. PAD

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- LA = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- DS = EX. DOWN SPOUT
- SC = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- ICB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- T = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- 6 = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

DRAWN BY | REVISIONS | DATE

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=50'

SHEET 5 OF 9
VSS.SOW101

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September 14, 2023 - 14:06 Dwg Name: P:\Vssow01\Survey\Survey\Final Drawings\Vsls Survey\VS5-08-VSSOW01-SA.dwg Updated By: LMcKay

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

MATCHLINE - SEE SHEET 3

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- = EX. DOWN SPOUT
- = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

MATCHLINE - SEE SHEET 5

UNPLATTED LANDS

ZONE X

RAILROAD TIE
IOB
SPRINKLER CONTROL BOX ON CONC. PAD
HOLE 3
LINEAR SWINGING PAVEMENT

1 STORY BLOCK BUILDING (RESTROOMS) EXTERIOR FOOTPRINT AT GROUND LEVEL=206 SQUARE FEET
BUILDING HEIGHT 10.1'
FF 19.90'
FF 19.83'
BRICK
BITUMINOUS PAVEMENT
RAILROAD TIE RETAINING WALL
STONE RETAINING WALL
HOLE 7
TEE ACCESS
SPRINKLER CONTROL BOX ON CONC. PAD
HOLE 13
RAILROAD TIE RETAINING WALL
OH

1230.03'
1229.90'

EAST LINE NORTHEAST QUARTER OF SECTION 20-2-22
WEST LINE NORTHWEST QUARTER OF SECTION 21-2-22
33.00'
33.00'
END OF PIPE 20.1' E
ET

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: JENNIE A. TUNKEICZ REVOCABLE TRUST

S00°39'42"E 2608.67' (N02°06'27"W)
S00°39'42"E 2671.18' (N02°06'27"W 2671.22')
AGGREGATE
C.T.H. H (88TH AVENUE)
(PUBLIC)
FOUND IRON PIPE 1"

CSM 788
RECORDED, RECORDED JULY 8, 1980 AS DOCUMENT NO. 606 IN VOLUME 5 OF MAPS, PAGE 896
UNPLATTED LANDS
(NOT INCLUDED)
OWNER: NANCY S PASQUALI

FOUND IRON PIPE 1"
1.16' N & 0.88' W

WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
BITUMINOUS PAVEMENT
UNPLATTED LANDS
(NOT INCLUDED)
OWNER: JENNIE A TUNKEICZ REVOCABLE TRUST
24.1' (ER-EP)
C.T.H. H (88TH AVENUE)
(PUBLIC)
AGGREGATE

ZONE A
ZONE A
ZONE A
ZONE A
ZONE A
ZONE A
EDGE OF WATER

MATCHLINE - SEE SHEET 7

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DRAWN BY	REVISIONS	DATE

MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	08/25/23
SCALE:	1"=50'

SHEET
6 OF 9
VSS.SOMI01

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September 14, 2023 - 14:08 Dwg Name: P:\Vaswood\Data\Survey\Files\Drawings\Alta Survey\03-08-VVS\SOMI01-SA.dwg Updated By: LMay

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

ZONE A
ZONE X
OH
LIFE RING POST
EDGE OF WATER
BITUMINOUS PAVEMENT
AGGREGATE PATH
CENTERLINE DITCH
24" CMP DOUBLE CULVERT
RAILROAD TIE RETAINING WALL
TEE ACCESS
HOLE 14
HOLE 5
HOLE 4
ICB
SPRINKLER CONTROL BOX ON CONC. PAD
STONE RETAINING WALL
WOOD PATH
PERGOLA HEIGHT 9.3'
10.5'X11.0' PERGOLA (REST STOP)
AGGREGATE TEE ACCESS
STEPS
UNPLATTED LANDS
NOT TILLED SOIL
UNPLATTED LANDS
(NOT INCLUDED)
OWNER: GLORIA CHUBRILLO
UNPLATTED LANDS
(NOT INCLUDED)
OWNER: JENNIE A TUNKIEICZ REVOCABLE TRUST
21"PVC SAN
24"PVC SAN
STRUCTURE 19.2' N
STRUCTURE 17.4' N
STRUCTURE 17.9' N
STRUCTURE 9.3' E
SOUTH LINE NORTHEAST QUARTER OF SECTION 20-2-22
N88°49'23"W 2684.92' (N89°43'57"E 2684.95")
N88°49'23"W 2651.90'
20 FOOT TEMPORARY CONSTRUCTION EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655 (14) & (15)
30 FOOT PERMANENT UTILITY EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655 (14) & (15)
20.00'
30.00'
SET IRON ROD 5/8"
FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220960 PUBLISHED 06/20/2019;
EAST 1/4 CORNER OF SECTION 20-2-22;
EAST LINE WEST 1/2 SOUTHEAST QUARTER OF SECTION 20-2-22
WEST LINE EAST 1/2 SOUTHEAST QUARTER OF SECTION 20-2-22
S00°39'42"E 2608.67' (N02°06'27"W)
AGGREGATE
S00°39'42"E 2671.18' (N02°06'27"W 2671.22')
BITUMINOUS PAVEMENT
36" CMP
END OF PIPE 13.1' E
SECTION 20-2-22
SECTION 21-2-22
WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
EAST LINE SOUTHEAST QUARTER OF SECTION 20-2-22
WEST LINE SOUTHWEST QUARTER OF SECTION 21-2-22
EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
C.T.H. "H" (88TH AVENUE)
(PUBLIC)
33.00'
33.00'
24.2' (EP-EP)
60.00'
20 21
QUARTER CORNER
1.5" IRON PIPE

DRAWN BY
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DATE

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MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=50'

SHEET 7 OF 9
VSS.SOW01

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September 14, 2023 - 14:09 Dwg Name: P:\Vssow01\Data\Surv\Final Drawings\Alta Survey\03-08-VVSSOW01-SA.dwg Updated By: LMay

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- LA = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- DS = EX. DOWN SPOUT
- SC = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- ICB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- 8 = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

UNPLATTED LANDS

ZONE X

ZONE A

ZONE A

CENTERLINE DITCH

BITUMINOUS PAVEMENT

RAILROAD TIE

HOLE 8

TEE ACCESS

TEE ACCESS

RAILROAD TIE

BITUMINOUS PAVEMENT

RAILROAD TIE

RAILROAD TIE
RETAINING WALL

HOLE 16

CROP LINE 26.2' W

CROP LINE

CROP LINE 20.5' W

CROP LINE 13.8' W

CROP LINE

CROP LINE 15.3' W

N00°34'35"W 2680.90'
N00°34'35"W 2713.94' (N02°01'21"W)
WEST LINE NORTHEAST QUARTER OF SECTION 20-2-22

RAILROAD TIE

HOLE 17

BITUMINOUS PAVEMENT

P.O.B. 20 FOOT TEMPORARY CONSTRUCTION EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655

18"PVC SAN

STRUCTURE 15.1' W

CENTER SECTION 20

20

T 2 N R 22 E

CROP LINE ON-LINE
21"PVC SAN

STRUCTURE 12.6' N

CROP LINE

21"PVC SAN

CHAIN-LINK FENCE END 1.9' N

SOUTH LINE NORTHEAST QUARTER OF SECTION 20-2-22

CHAIN LINK FENCE

STRUCTURE 17.1' N

CHAIN-LINK FENCE END 2.4' N

N88°49'23"W 2684.92' (N89°43'57"E 2684.95')

N88°49'23"W 2651.90'

20.00'

30.00'

20 FOOT TEMPORARY CONSTRUCTION EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655 (14) & (15)

30 FOOT PERMANENT UTILITY EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655 (14) & (15)

21"PVC SAN

STRUCTURE 17.8' N

21"PVC SAN

P.O.B. 30 FOOT PERMANENT UTILITY EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655
P.O.C. 20 FOOT TEMPORARY CONSTRUCTION EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655

NOT FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220950 PUBLISHED 06/20/2019;
MONUMENT ACCESSORIES NOT FOUND; REESTABLISHED FROM RECORD; CENTER OF SECTION 20;

WEST LINE SOUTHEAST QUARTER OF SECTION 20-2-22

CROP LINE

CROP LINE

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

DRAWN BY
REVISIONS
DATE

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MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=50'

SHEET
8 OF 9
VSS.SOW01

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September 14, 2023 - 14:09 Dwg Name: P:\Vssrow01\Data\Surv\Final Drawings\Alta Survey\03-08-VVSSOW01-SA.dwg Updated By: LMaryl

ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- LA = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- DS = EX. DOWN SPOUT
- SC = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- CB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- (8) = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

DRAWN BY | REVISIONS | DATE

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MAPLECREST GOLF COURSE REDEVELOPMENT

SOMERS, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	08/25/23
SCALE:	1"=20'

SHEET 9 OF 9

VSS.SOW101

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September 14, 2023 - 14:18 Dwg Name: P:\Vssow\01\data\Survey\Final Drawings\Vista Survey\V09-VSSOW01-S1A.dwg Updated By: LMcr

VILLAGE OF SOMERS
Department of Planning & Development

LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- [x] Certified Survey Map
- [ ] Subdivision Preliminary Plat
- [ ] Subdivision Final Plat
- [ ] Condominium Plat

Applicant is: [ ] Property Owner [ ] Subdivider [x] Other Developer

Applicant Name: David Lyon Date 10/27/2023

Mailing Address: 9401 18th Street Phone # (312) 560-3566

Phone #

Tax Parcel Number(s): 822-4-222-201-0100

Acreage of Project: 161.5

Location of Property (including legal description):

9401 18th Street, Kenosha, WI 5311

Legal Description:

307H NE 1/4 SEC 20 T 2 R 22 EXC PART TAKEN FOR CTH "L" ROW PER DOC# 1463044 161.54 ACS

(ADD'L ADDRESS FOR RESIDENTIAL HOME ON COUNTRY PROPERTY 9403 18TH ST) (2006 LOT LINE

ADJ) DOC#1463044 (2016 Incorporation to Village of Somers see Old 80-4-22-201-011 Ord #15-014 Doc

#1762708

Subdivision/Development Name (if applicable): N/A

Existing Zoning: PR-1 Proposed Zoning: A-4, R-11, C-1, C-2, PUD

Village Land Use Plan District Designation(s) (if applicable):

Present Park and Recreational

Proposed Medium Density/High Density Residential

Present Use(s) of Property: Country Club (Golf Course)

Proposed Use(s) of Property: Multifamily Residential, Single Family Residential, Park and Recreational

The subdivision abuts or adjoins a state trunk highway..... Yes ( ) No (✔)

The subdivision will be served by public sewer ..... Yes (✔) No ( )

The subdivision abuts a county trunk highway ..... Yes (✔) No ( )

The subdivision contains shoreland/floodplain areas ..... Yes (✔) No ( )

The subdivision lies within the extra-territorial plat (ETP) authority area of a nearby Village or City ..... Yes ( ) No (✔)

*Applicant is responsible for submitting to the ETP authority any fees and documentation needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

Property Owner's Signature — Date 10/26/23

Property Owner's Signature — Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature — Date

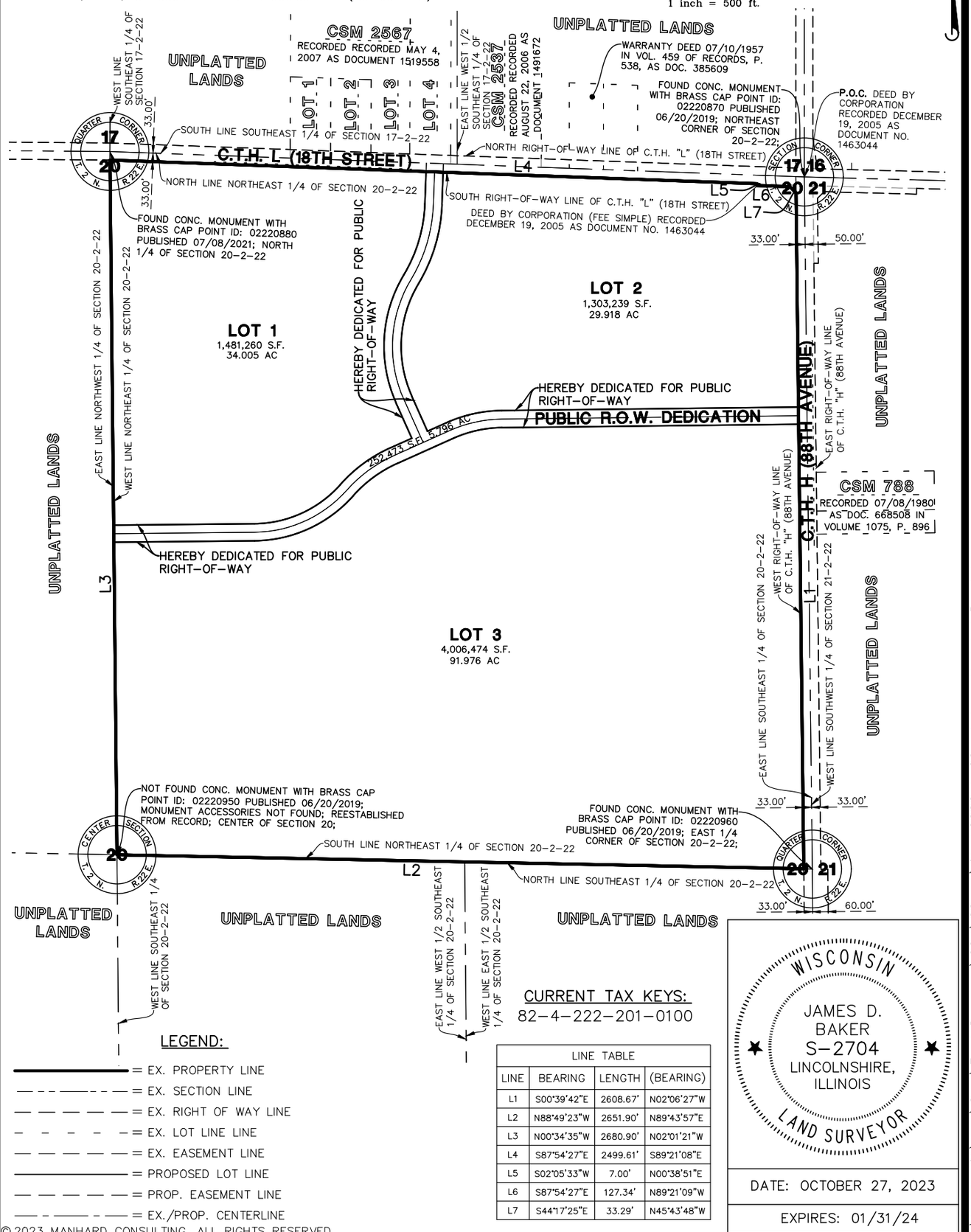
Developer's Signature — Date

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

BASIS OF BEARINGS
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
500 0 250 500 1000
(IN FEET)
1 inch = 500 ft.



CURRENT TAX KEYS:
82-4-222-201-0100

LINE TABLE			
LINE	BEARING	LENGTH	(BEARING)
L1	S00°39'42"E	2608.67'	N02°06'27"W
L2	N88°49'23"W	2651.90'	N89°43'57"E
L3	N00°34'35"W	2680.90'	N02°01'21"W
L4	S87°54'27"E	2499.61'	S89°21'08"E
L5	S02°05'33"W	7.00'	N00°38'51"E
L6	S87°54'27"E	127.34'	N89°21'09"W
L7	S44°17'25"E	33.29'	N45°43'48"W

LEGEND:
- = EX. PROPERTY LINE
- = EX. SECTION LINE
- = EX. RIGHT OF WAY LINE
- = EX. LOT LINE LINE
- = EX. EASEMENT LINE
- = PROPOSED LOT LINE
- = PROP. EASEMENT LINE
- = EX./PROP. CENTERLINE

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WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

DATE: OCTOBER 27, 2023
EXPIRES: 01/31/24

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MAPLECREST DEVELOPMENT
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	10/27/23
SCALE:	1"=500'

SHEET 1 OF 10
VSS.SOWI01.02

11:18 Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\01-VSSSOWI-CSM_1.dwg Updated By: LMoryl

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

BASIS OF BEARINGS
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

N

LEGEND:
- = EX. PROPERTY LINE
- = EX. SECTION LINE
- = EX. RIGHT OF WAY LINE
- = EX. LOT LINE LINE
- = EX. EASEMENT LINE
- = PROPOSED LOT LINE
- = PROP. EASEMENT LINE
- = EX./PROP. CENTERLINE

LEGEND
- ● 1" O.D. IRON PIPE FOUND
- ○ 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. No. 2704 EXPIRES: 01/31/24
DATE: OCTOBER 27, 2023

WARRANTY DEED 07/10/1957 IN VOL. 459 OF RECORDS, P. 538, AS DOC. 385609

FOUND CONC. MONUMENT WITH BRASS CAP POINT ID: 02220870 PUBLISHED 06/20/2019; NORTHEAST CORNER OF SECTION 20-2-22;

P.O.C. DEED BY CORPORATION RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044

SOUTH LINE SOUTHEAST 1/4 OF SECTION 17-2-22

C.T.H. L (18TH STREET)

L11 (S89°21'08"E 2682.64') 1394.06'

L4 (S89°21'08"E) 2499.61'

NORTH LINE NORTHEAST 1/4 OF SECTION 20-2-22

DEED BY CORPORATION (FEE SIMPLE) RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044

SECTION CORNER 17 16 20 21 T. 2 N. R. 22 E.

L5 L6 L7

33.00' 50.00'

LOT 2
1,303,239 S.F.
29.918 AC

2608.67'

L1 (N02°06'27"W)
L8 (N02°06'27"W 2671.22')

C.T.H. H (88TH AVENUE)

EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)

UNPLATTED LANDS

LINE TABLE		
LINE	BEARING	LENGTH
L12	S02°05'33"W	125.00'
L13	S24°09'42"E	149.62'
L14	N65°50'18"E	80.27'
L15	N89°20'18"E	1145.77'
L16	S00°39'42"E	66.00'
L17	S89°20'18"W	1145.77'
L18	S65°50'18"W	238.25'
L19	S89°25'25"W	543.30'
L20	N00°34'35"W	66.00'
L21	N89°25'25"E	543.30'
L22	N65°50'18"E	91.98'
L23	N24°09'42"W	149.62'
L24	N02°05'33"E	125.00'
L25	S87°54'27"E	66.00'
L26	S02°05'33"W	125.00'
L27	S24°09'42"E	182.62'
L28	S89°20'18"W	1145.77'
L29	S65°50'18"W	238.25'
L30	S89°25'25"W	543.30'

LINE TABLE				
LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
L8	S00°39'42"E	2671.18'	N02°06'27"W	2671.22'
L9	N88°49'23"W	2684.92'	N89°43'57"E	2684.95'
L10	N00°34'35"W	2713.94'	N02°01'21"W	———
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

SEE SHEETS 8 FOR A DETAIL
SEE SHEETS 4 & 6 FOR CURVE TABLE
SEE SHEET 8 FOR AREA TABLE

MATCHLINE - SEE SHEET 7

33.00' 66.00'

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

L15 L16 L17

33.00'

PUBLIC R.O.W. DEDICATION
252,473 S.F. 5.796 AC

LOT 3
4,006,474 S.F.
91.976 AC

2608.67'

CSM 788
RECORDED 07/08/1980 AS DOC. 668508 IN VOLUME 1075. P. 896

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MATCHLINE - SEE SHEET 3

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MAPLECREST DEVELOPMENT
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.: JDB
DRAWN BY: LSM
DATE: 10/27/23
SCALE: 1"=200'

SHEET 2 OF 10
VSS.SOWI01.02

11:19 Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-VSSSOWI-CSM_1.dwg Updated By: LMory

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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GRAPHIC SCALE
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(IN FEET)
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LEGEND:
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- = EX. RIGHT OF WAY LINE
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- = EX. EASEMENT LINE
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- = EX./PROP. CENTERLINE

LEGEND
- ● 1" O.D. IRON PIPE FOUND
- ○ 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. No. 2704 EXPIRES: 01/31/24
DATE: OCTOBER 27, 2023

MATCHLINE - SEE SHEET 2

CSM 788
RECORDED 07/08/1980
AS DOC. 668508 IN
VOLUME 1075, P. 896

WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)

L1 (N02°06'27"W)

L8 (N02°06'27"W 2671.22')

EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)

EAST LINE SOUTHEAST 1/4 OF SECTION 20-2-22

2608.67'

WEST LINE SOUTHWEST 1/4 OF SECTION 21-2-22

LOT 3
4,006,474 S.F.
91.976 AC

MATCHLINE - SEE SHEET 4

UNPLATTED LANDS

LINE TABLE		
LINE	BEARING	LENGTH
L12	S02°05'33"W	125.00'
L13	S24°09'42"E	149.62'
L14	N65°50'18"E	80.27'
L15	N89°20'18"E	1145.77'
L16	S00°39'42"E	66.00'
L17	S89°20'18"W	1145.77'
L18	S65°50'18"W	238.25'
L19	S89°25'25"W	543.30'
L20	N00°34'35"W	66.00'
L21	N89°25'25"E	543.30'
L22	N65°50'18"E	91.98'
L23	N24°09'42"W	149.62'
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L25	S87°54'27"E	66.00'
L26	S02°05'33"W	125.00'
L27	S24°09'42"E	182.62'
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LINE TABLE				
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L8	S00°39'42"E	2671.18'	N02°06'27"W	2671.22'
L9	N88°49'23"W	2684.92'	N89°43'57"E	2684.95'
L10	N00°34'35"W	2713.94'	N02°01'21"W	———
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

33.00' 33.00'

FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220960 PUBLISHED 06/20/2019;
EAST 1/4 CORNER OF SECTION 20-2-22;

SOUTH LINE NORTHEAST 1/4 OF SECTION 20-2-22

L9 (N89°43'57"E 2684.95')

L2 (N89°43'57"E)

NORTH LINE SOUTHEAST 1/4 OF SECTION 20-2-22

UNPLATTED LANDS

QUARTER CORNER
20 21
T 2 N
R 22 E.

33.00' 60.00'

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MAPLECREST DEVELOPMENT
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	10/27/23
SCALE:	1"=200'

SHEET 3 OF 10
VSS.SOWI01.02

11:19 Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-VSSSOWI-CSM_1.dwg Updated By: LMory

CERTIFIED SURVEY MAP NO. _____

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GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

N

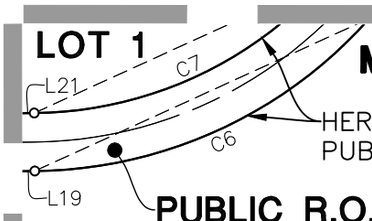
LEGEND:
- = EX. PROPERTY LINE
- = EX. SECTION LINE
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- = PROP. EASEMENT LINE
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WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

LEGEND
- ● 1" O.D. IRON PIPE FOUND
- ○ 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. No. 2704 EXPIRES: 01/31/24
DATE: OCTOBER 27, 2023

LOT 1



MATCHLINE - SEE SHEET 7

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

PUBLIC R.O.W. DEDICATION
252,473 S.F. 5.796 AC

LINE TABLE		
LINE	BEARING	LENGTH
L12	S02°05'33"W	125.00'
L13	S24°09'42"E	149.62'
L14	N65°50'18"E	80.27'
L15	N89°20'18"E	1145.77'
L16	S00°39'42"E	66.00'
L17	S89°20'18"W	1145.77'
L18	S65°50'18"W	238.25'
L19	S89°25'25"W	543.30'
L20	N00°34'35"W	66.00'
L21	N89°25'25"E	543.30'
L22	N65°50'18"E	91.98'
L23	N24°09'42"W	149.62'
L24	N02°05'33"E	125.00'
L25	S87°54'27"E	66.00'
L26	S02°05'33"W	125.00'
L27	S24°09'42"E	182.62'
L28	S89°20'18"W	1145.77'
L29	S65°50'18"W	238.25'
L30	S89°25'25"W	543.30'

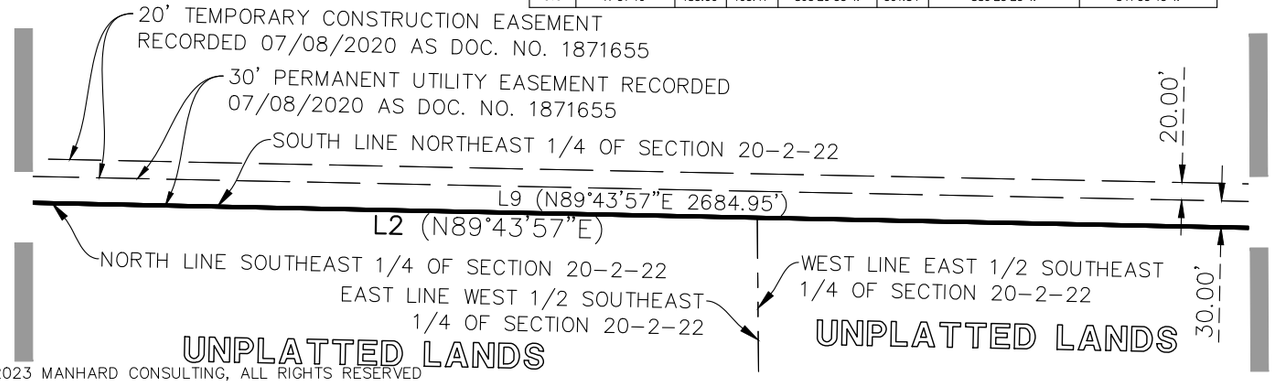
MATCHLINE - SEE SHEET 5

LOT 3
4,006,474 S.F.
91.976 AC

LINE TABLE				
LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
L8	S00°39'42"E	2671.18'	N02°06'27"W	2671.22'
L9	N88°49'23"W	2684.92'	N89°43'57"E	2684.95'
L10	N00°34'35"W	2713.94'	N02°01'21"W	———
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

MATCHLINE - SEE SHEET 3

CURVE TABLE							
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT BEARING START	TANGENT BEARING END
C1	28°59'43"	637.00'	322.36'	N16°35'25"E	318.93'	N31°05'16"E	N2°05'33"E
C2	55°14'58"	467.00'	450.32'	S03°27'47"W	433.08'	S31°05'16"W	S24°09'42"E
C3	23°30'00"	536.00'	219.84'	S77°35'18"W	218.30'	S89°20'18"W	S65°50'18"W
C4	23°30'00"	470.00'	192.77'	S77°35'18"W	191.42'	S89°20'18"W	S65°50'18"W
C5	24°16'33"	500.00'	211.85'	S53°42'02"W	210.26'	S65°50'18"W	S41°33'45"W
C6	47°51'40"	516.00'	431.03'	N65°29'35"E	418.61'	N89°25'25"E	N41°33'45"E
C7	47°51'40"	450.00'	375.90'	N65°29'35"E	365.07'	N89°25'25"E	N41°33'45"E
C8	24°16'33"	566.00'	239.81'	S53°42'02"W	238.02'	S65°50'18"W	S41°33'45"W
C9	55°14'58"	533.00'	513.96'	S03°27'47"W	494.28'	S31°05'16"W	S24°09'42"E
C10	28°59'43"	571.00'	288.96'	N16°35'25"E	285.89'	N31°05'16"E	N2°05'33"E
C11	28°59'43"	604.00'	305.66'	S16°35'25"W	302.41'	S31°05'16"W	S2°05'33"W
C12	55°14'58"	500.00'	482.14'	S03°27'47"W	463.68'	S24°09'42"E	S31°05'16"W
C13	23°30'00"	503.00'	206.31'	S77°35'18"W	204.86'	S65°50'18"W	S89°20'18"W
C14	24°16'33"	533.00'	225.83'	S53°42'02"W	224.14'	S41°33'45"W	S65°50'18"W
C15	47°51'40"	483.00'	403.47'	S65°29'35"W	391.84'	S89°25'25"W	S41°33'45"W



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MAPLECREST DEVELOPMENT
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	10/27/23
SCALE:	1"=200'

SHEET 4 OF 10
VSS.SOWI01.02

11:19 Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-VSSSOWI-CSM_1.dwg Updated By: LMory

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

N

LEGEND:
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LEGEND
- ● 1" O.D. IRON PIPE FOUND
- ○ 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. No. 2704 EXPIRES: 01/31/24
DATE: OCTOBER 27, 2023

MATCHLINE - SEE SHEET 6

LINE TABLE		
LINE	BEARING	LENGTH
L12	S02°05'33"W	125.00'
L13	S24°09'42"E	149.62'
L14	N65°50'18"E	80.27'
L15	N89°20'18"E	1145.77'
L16	S00°39'42"E	66.00'
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L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

LOT 1

L20 2680.90'

L21

L19

33.0'

33.00'

66.00'

PUBLIC R.O.W. DEDICATION
252,473 S.F. 5.796 AC
HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

UNPLATTED LANDS

L3 (N02°01'21"W)

L10 (N02°01'21"W) 2680.90'

EAST LINE NORTHWEST 1/4 OF SECTION 20-2-22

WEST LINE NORTHEAST 1/4 OF SECTION 20-2-22

P.O.B. 20' TEMPORARY CONSTRUCTION EASEMENT RECORDED 07/08/2020 AS DOC. NO. 1871655

LOT 3
4,006,474 S.F.
91.976 AC

MATCHLINE - SEE SHEET 4

NOT FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220950 PUBLISHED 06/20/2019;
MONUMENT ACCESSORIES NOT FOUND; REESTABLISHED
FROM RECORD; CENTER OF SECTION 20;

SOUTH LINE NORTHWEST 1/4 OF SECTION 20-2-22

CENTER SECTION 20 T. 2 N. R. 22 E.

SOUTH LINE NORTHEAST 1/4 OF SECTION 20-2-22

L9 (N89°43'57"E 2684.95')

L2 (N89°43'57"E)

NORTH LINE SOUTHEAST 1/4 OF SECTION 20-2-22

WEST LINE SOUTHEAST 1/4 OF SECTION 20-2-22

UNPLATTED LANDS

UNPLATTED LANDS

P.O.B. 30' PERMANENT UTILITY EASEMENT &
P.O.C. 20' TEMPORARY CONSTRUCTION EASEMENT
RECORDED 07/08/2020 AS DOC. NO. 1871655

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MAPLECREST DEVELOPMENT
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	10/27/23
SCALE:	1"=200'

SHEET 5 OF 10
VSS.SOWI01.02

11:19 Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-VSSSOWI-CSM_1.dwg Updated By: LMoryl

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- ● 1" O.D. IRON PIPE FOUND
- ○ 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

WISCONSIN
JAMES D. BAKER
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LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. No. 2704 EXPIRES: 01/31/24
DATE: OCTOBER 27, 2023

UNPLATTED LANDS

WEST LINE SOUTHEAST 1/4 OF SECTION 17-2-22

NORTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)

33.00'

SOUTH LINE SOUTHEAST 1/4 OF SECTION 17-2-22

C.T.H. L (18TH STREET)

L11 (S89°21'08"E 2682.64')

L4 (S89°21'08"E) 2499.61'

QUARTER CORNER

17

20

T. 2 N. R. 22 E.

NORTH LINE NORTHWEST 1/4 OF SECTION 20-2-22

FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220880 PUBLISHED 07/08/2021;
NORTH 1/4 OF SECTION 20-2-22

33.00'

NORTH LINE NORTHEAST 1/4 OF SECTION 20-2-22

SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)

LINE TABLE		
LINE	BEARING	LENGTH
L12	S02°05'33"W	125.00'
L13	S24°09'42"E	149.62'
L14	N65°50'18"E	80.27'
L15	N89°20'18"E	1145.77'
L16	S00°39'42"E	66.00'
L17	S89°20'18"W	1145.77'
L18	S65°50'18"W	238.25'
L19	S89°25'25"W	543.30'
L20	N00°34'35"W	66.00'
L21	N89°25'25"E	543.30'
L22	N65°50'18"E	91.98'
L23	N24°09'42"W	149.62'
L24	N02°05'33"E	125.00'
L25	S87°54'27"E	66.00'
L26	S02°05'33"W	125.00'
L27	S24°09'42"E	182.62'
L28	S89°20'18"W	1145.77'
L29	S65°50'18"W	238.25'
L30	S89°25'25"W	543.30'

LINE TABLE				
LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
L8	S00°39'42"E	2671.18'	N02°06'27"W	2671.22'
L9	N88°49'23"W	2684.92'	N89°43'57"E	2684.95'
L10	N00°34'35"W	2713.94'	N02°01'21"W	———
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

CURVE TABLE							
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT BEARING START	TANGENT BEARING END
C1	28°59'43"	637.00'	322.36'	N16°35'25"E	318.93'	N31°05'16"E	N2°05'33"E
C2	55°14'58"	467.00'	450.32'	S03°27'47"W	433.08'	S31°05'16"W	S24°09'42"E
C3	23°30'00"	536.00'	219.84'	S77°35'18"W	218.30'	S89°20'18"W	S65°50'18"W
C4	23°30'00"	470.00'	192.77'	S77°35'18"W	191.42'	S89°20'18"W	S65°50'18"W
C5	24°16'33"	500.00'	211.85'	S53°42'02"W	210.26'	S65°50'18"W	S41°33'45"W
C6	47°51'40"	516.00'	431.03'	N65°29'35"E	418.61'	N89°25'25"E	N41°33'45"E
C7	47°51'40"	450.00'	375.90'	N65°29'35"E	365.07'	N89°25'25"E	N41°33'45"E
C8	24°16'33"	566.00'	239.81'	S53°42'02"W	238.02'	S65°50'18"W	S41°33'45"W
C9	55°14'58"	533.00'	513.96'	S03°27'47"W	494.28'	S31°05'16"W	S24°09'42"E
C10	28°59'43"	571.00'	288.96'	N16°35'25"E	285.89'	N31°05'16"E	N2°05'33"E
C11	28°59'43"	604.00'	305.66'	S16°35'25"W	302.41'	S31°05'16"W	S2°05'33"W
C12	55°14'58"	500.00'	482.14'	S03°27'47"W	463.68'	S24°09'42"E	S31°05'16"W
C13	23°30'00"	503.00'	206.31'	S77°35'18"W	204.86'	S65°50'18"W	S89°20'18"W
C14	24°16'33"	533.00'	225.83'	S53°42'02"W	224.14'	S41°33'45"W	S65°50'18"W
C15	47°51'40"	483.00'	403.47'	S65°29'35"W	391.84'	S89°25'25"W	S41°33'45"W

UNPLATTED LANDS

EAST LINE NORTHWEST 1/4 OF SECTION 20-2-22

L3 (N02°01'21"W) 2680.90'

L10 (N02°01'21"W)

WEST LINE NORTHEAST 1/4 OF SECTION 20-2-22

LOT 1
1,481,260 S.F.
34.005 AC

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 5

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

MAPLECREST DEVELOPMENT
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	10/27/23
SCALE:	1"=200'

SHEET 6 OF 10
VSS.SOWI01.02

11:19 Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-VSSSOWI-CSM_1.dwg Updated By: LMory

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

BASIS OF BEARINGS
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

N

LEGEND:
= EX. PROPERTY LINE
= EX. SECTION LINE
= EX. RIGHT OF WAY LINE
= EX. LOT LINE LINE
= EX. EASEMENT LINE
= PROPOSED LOT LINE
= PROP. EASEMENT LINE
= EX./PROP. CENTERLINE

LEGEND
● 1" O.D. IRON PIPE FOUND
○ 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. No. 2704 EXPIRES: 01/31/24
DATE: OCTOBER 27, 2023

CSM 2567
RECORDED RECORDED MAY 4, 2007 AS DOCUMENT 1519558

LOT 1 LOT 2 LOT 3 LOT 4

C.T.H. L
(18TH STREET)

SOUTH LINE SOUTHEAST 1/4 OF SECTION 17-2-22

L11 (S89°21'08"E 2682.64')

2499.61'

10' GAS & ELECTRIC COMPANY EASEMENT RECORDED 05/09/1946, AS DOC. NO. 286253

NORTH LINE NORTHEAST 1/4 OF SECTION 20-2-22

EAST LINE WEST 1/2 SOUTHEAST 1/4 OF SECTION 17-2-22

CSM 2537 RECORDED 08/22/2006 AS DOC. 1491672

UNPLATTED LANDS

WARRANTY DEED 07/10/1957 IN VOL. 459 OF RECORDS, P. 538, AS DOC. 385609

NORTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)

1394.06'

66.00'

L4 (S89°21'08"E)

2499.61'

SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)

L25 L24 L12

33.00' 66.00' 33.00'

C10 C1

PUBLIC R.O.W. DEDICATION
252,473 S.F. 5.796 AC

LOT 2
1,303,239 S.F.
29.918 AC

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

C9 C2

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

L15 C3 L13 L14 L23 L17

66.00' 33.00'

L22 C4

LOT 1
1,481,260 S.F.
34.005 AC

LOT 3
4,006,474 S.F.
91.976 AC

L18 C8 C7 C5 33.00'

PUBLIC R.O.W. DEDICATION
252,473 S.F. 5.796 AC

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

LINE TABLE		
LINE	BEARING	LENGTH
L12	S02°05'33"W	125.00'
L13	S24°09'42"E	149.62'
L14	N65°50'18"E	80.27'
L15	N89°20'18"E	1145.77'
L16	S00°39'42"E	66.00'
L17	S89°20'18"W	1145.77'
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L19	S89°25'25"W	543.30'
L20	N00°34'35"W	66.00'
L21	N89°25'25"E	543.30'
L22	N65°50'18"E	91.98'
L23	N24°09'42"W	149.62'
L24	N02°05'33"E	125.00'
L25	S87°54'27"E	66.00'
L26	S02°05'33"W	125.00'
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LINE TABLE				
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L10	N00°34'35"W	2713.94'	N02°01'21"W	———
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

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MAPLECREST DEVELOPMENT
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	10/27/23
SCALE:	1"=200'

SHEET 7 OF 10
VSS.SOWI01.02

11:19 Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-VSSSOWI-CSM_1.dwg Updated By: LMory

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

BASIS OF BEARINGS
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

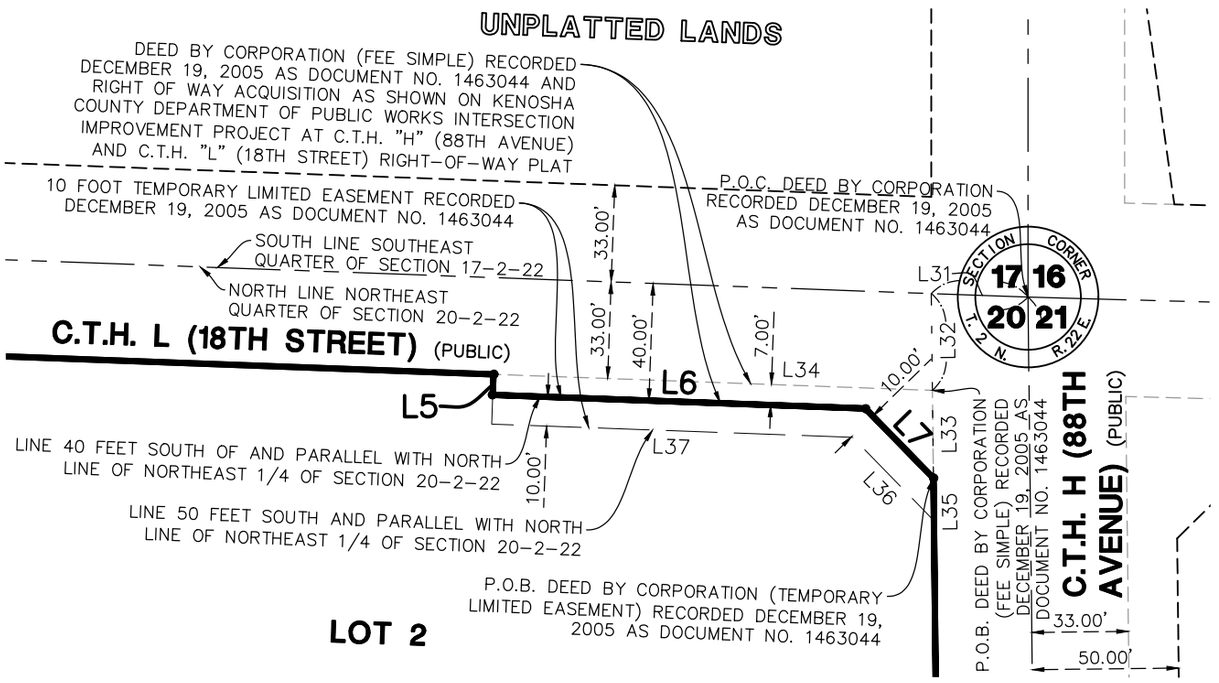
N

LEGEND:
- = EX. PROPERTY LINE
- = EX. SECTION LINE
- = EX. RIGHT OF WAY LINE
- = EX. LOT LINE LINE
- = EX. EASEMENT LINE
- = PROPOSED LOT LINE
- = PROP. EASEMENT LINE
- = EX./PROP. CENTERLINE

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

LEGEND
- ● 1" O.D. IRON PIPE FOUND
- ○ 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. No. 2704 EXPIRES: 01/31/24
DATE: OCTOBER 27, 2023



SURVEYOR'S NOTES

1. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
2. THERE IS NO ORDINARY HIGH WATER MARK ON SURVEYED PROPERTY.
3. APPROXIMATE SEASONAL HIGH WATER ELEVATION HAS NOT BEEN DETERMINED AND SHOWN AND REFERENCED TO A PERMANENTLY ESTABLISHED DATUM PLANE.
4. WETLANDS HAVE NOT BEEN SHOWN HEREON.
5. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

Parcel Name	Square Feet	Acres
LOT 1	1,481,260	34.005
LOT 2	1,303,239	29.918
LOT 3	4,006,474	91.976
PUBLIC R.O.W. DEDICATION	252,473	5.796
TOTAL AREA	7,043,447	161.695

LINE TABLE			
LINE	BEARING	LENGTH	(BEARING)
L31	S87°54'27"E	33.04'	N89°21'09"W
L32	S00°39'42"E	33.04'	S02°06'28"E
L33	S00°39'42"E	30.00'	S02°06'28"E
L34	N87°54'27"W	150.00'	S89°21'09"E
L35	S00°39'42"E	14.49'	S02°06'28"E
L36	S44°17'25"E	39.78'	N45°43'48"W
L37	S87°54'27"E	123.34'	N89°21'09"W

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MAPLECREST DEVELOPMENT
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.: JDB
DRAWN BY: LSM
DATE: 10/27/23
SCALE: 1"=60'

SHEET 8 OF 10
VSS.SOWI01.02

Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\08-VSSSOWI-CSM_1.dwg Updated By: LMoryl 11:29

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

OWNER'S CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF SOMERS. WITNESS THE HAND AND SEAL OF SAID OWNER

THIS _____ DAY OF _____, 2023.

ON THIS _____ DAY OF _____, 2023.

BY: _____

TITLE: _____

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: OCTOBER 27, 2023

NOTARY'S CERTIFICATE

STATE OF _____)
) S.S.
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ AND

_____ OF SAID CORPORATION, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL, THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC

VILLAGE OF SOMERS BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SOMERS AND DEDICATION ACCEPTED ON THIS _____ DAY OF _____, 2023.

_____ _____
GEORGE STONER, VILLAGE PRESIDENT MARY COLE, VILLAGE CLERK

VILLAGE OF SOMERS PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE PLAN COMMISSION OF THE VILLAGE OF SOMERS AND ADOPTED ON THIS _____ DAY OF _____, 2023.

_____ _____
GEORGE STONER, VILLAGE PRESIDENT MARY COLE, VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY)SS

I, _____, BEING THE DULY ELECTED (APPOINTED), QUALIFIED AND ACTING TREASURER OF THE VILLAGE OF SOMERS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____, 2023 AFFECTING THE LANDS INCLUDED IN THIS PLAT.

_____ _____
(DATE) TREASURER

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MAPLECREST DEVELOPMENT
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	10/27/23
SCALE:	N.T.S.

SHEET 9 OF 10
VSS.SOWI01.02

Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\09-10-VSSSOWI-CSM_1.dwg Updated By: LMory 11:29

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

I, JAMES D. BAKER, A WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED AND CONSOLIDATED A PARCEL OF LAND LOCATED IN THAT THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF SECTION 20, TOWN 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART CONVEYED TO KENOSHA COUNTY BY DEED RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 AND LYING AND BEING IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

THAT I HAVE MADE THIS SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF THREE LEAF PARTNERS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND ROADWAYS OF RECORD, SAID PARCEL CONTAINING 161.695 ACRES.

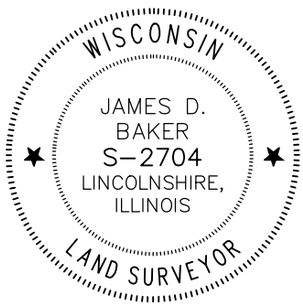
THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE CODE OF GENERAL ORDINANCES FOR THE VILLAGE OF SOMERS, DIVIDING AND MAPPING THE SAME.

DATED THIS 27TH DAY OF OCTOBER, 2023

FOR REVIEW ONLY

SURVEYOR: JAMES D. BAKER
WISCONSIN PROFESSIONAL LAND SURVEYOR NO. 2704-8



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MAPLECREST DEVELOPMENT	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET 10 OF 10
DRAWN BY: LSM	
DATE: 10/27/23	
SCALE: N.T.S.	VSS.SOWI01.02

08:03 Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\09-10-VSSSOWI-CSM_1.dwg Updated By: LMory

VILLAGE OF SOMERS
Department of Planning and Development

VILLAGE OF SOMERS SITE PLAN REVIEW PROCEDURES

1. Contact the Kenosha County Department of Planning & Development and check with staff to determine if your proposed zoning change meets the requirements of the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035, Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance and the Village of Somers Land Division and Platting Control Ordinance.

2. Contact the Kenosha County Department of Planning & Development and schedule a pre-conference meeting, which is required for all site plan review requests.

Meeting Date: 9/21/2023

3. Contact the Village of Somers to determine if your site plan review application requires concept review by the Village Plan Commission. If so, contact the Village of Somers clerk to schedule a concept meeting with the Village Plan Commission.

Meeting Date: _____

4. Complete and submit to the Kenosha County Department of Planning & Development the Village of Somers Site Plan Review Application by the filing deadline.

Filing Deadline: 10/27/2023

5. Upon submission you will be given two copies of the date-stamped application. Submit a copy of the date-stamped application to the Village of Somers clerk for placement on the agendas of the Village of Somers Plan Commission and the Village of Somers Board. Keep the other copy for your records.

7. Attend the Village Plan Commission and the Village Board meetings. **NOTE:** You must attend or the Village will not be able to act on your request. At these meetings you will be asked to brief the committee on your request.

Village Plan Commission meeting date (tentative): 12/11/2023

Village Board meeting date (tentative): 1/2024

8. Village clerk will provide written notice of final action to property owner/applicant.

SITE PLAN REVIEW CHECKLIST

Owner: Maple Crest Country Club, Inc. Date 10/27/2023

Mailing Address: 9401 18th Street Phone # (312) 560-3566

Kenosha, WI 53144 Phone #

Agent: David Lyon Phone # (312) 560-3566

Mailing Address: 504 W Juneau Avenue Phone #

Milwaukee, WI 53203

Architect/Engineer: Vocon Phone # (216) 588-0800

Mailing Address: 3142 Prospect Avenue E, Phone #

Cleveland, OH 44115

Tax Parcel Number(s): 82-4-222-201-0100 Acreage of Project: 161.5

Existing Zoning: PR-1 Proposed Zoning: A-4, R-11, C-1, C-2, PUD

Conditional Use Permit:

Description of Project: (include the following when applicable):

Description of project: Medium/High Density Residential For Sale Single Family, Multifamily Residential & Parkland

Size of existing building(s):

Size of new building(s) and/or addition(s): See PUD Petition

Number of current and projected full-time and part-time employees, number of shifts:

Number of proposed units: 798 Description of units: 502 Multifamily / 244 Single Fam / 52 Twin Home

Density: 4.94 du/acre = 798 Units on 161.5 acres

☐ Plat of Survey Submitted:

☐ Covenants and Restrictions Submitted

A. BUILDING PLANS SUBMITTED? (BUILDING APPEARANCE)

No building shall be permitted the design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.

No building shall be permitted the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony or drabness.

No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.

Building Scale and Mass. The relative proportion of a building to its neighboring buildings, to pedestrians and observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.

☑ Building Rooflines and Roof Shapes. The visual continuity of roofs and their contributing elements (parapet walls, coping, and cornices) shall be maintained in building development and redevelopment.

☑ Since the selection of building colors has a significant impact upon the public and neighboring properties, color shall be selected in general harmony with existing neighborhood buildings.

☑ No building or sign shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area, or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.

☑ The facade of all buildings which face upon a street right-of-way shall be finished with an aesthetically pleasing material. A minimum of 50 percent of a facade facing an existing or future street shall be finished with a combination of brick, decorative masonry material, decorative pre-cast concrete panels, decorative glass panels, wood, or decorative metal or vinyl siding. Such finished material shall extend for a distance of at least 10 feet along the sides of the structure. All buildings on corner lots shall have the required finished facade facing each street.

B. SITE PLAN SUBMITTED?

☑ Building locations shall maintain required setbacks from property lines and road rights-of-way.

☑ Buildings and uses shall provide for safe traffic circulation and safe driveway locations.

☑ Buildings and uses shall be provided with adequate public services as approved by the appropriate utility.

☑ Buildings and uses shall provide adequate parking and loading areas. No loading dock or overhead doors shall face upon a street right-of-way without approval of the zoning administrator.

☑ Parking areas shall maintain required setbacks and parking spaces shall be of minimum required size (9' x 18'). Aisle widths within parking lots shall be a minimum of 24' between the ends of the parking spaces.

☑ Each parking space shall be on the same lot or parcel as the principal use, and all parking lots shall have the same zoning district as the principal use. Parking spaces and driveways shall be a minimum of 20 feet from the established highway right-of-way and a minimum of 10 feet from all rear and side lot lines. Curbs or barriers shall be installed so as to prevent vehicles from extending beyond designated parking or driving areas.

☐ Parking areas for five or more vehicles adjoining a residential use, shall be screened from such use by a solid wall, fence, evergreen planting of equivalent visual density or other effective means, and built and maintained at a minimum height of four feet at the time of planting or installation.

☑ Adequate access to a public or private roadway shall be provided for each parking space. For all non-residential properties, driveways for vehicular ingress and egress shall be a minimum of 10 feet in width and not exceed 35 feet in width at the property line.

☑ All off-street parking of more than five vehicles shall be graded and surfaced with asphalt or concrete.

C. LANDSCAPING AND LIGHTING PLAN SUBMITTED?

☑ Buildings and uses shall make appropriate use of open spaces. The zoning administrator or Village Board may require appropriate landscaping and planting screens. A landscaping maintenance program, together with appropriate assurances, shall be submitted.

☑ Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-of-way and adjacent residential uses.

☐ Exterior lighting used for parking lots, recreation facilities, product display, and security shall not spill-over on operators of motor vehicles, pedestrians, and/or adjacent residential property (cut-off type luminaries only).

Appropriate buffers shall be provided between dissimilar uses.

D. SEWER VERIFICATION/SANITATION EVALUATION OR APPLICATION SUBMITTED?

E. UTILITY PLANS SUBMITTED?

F. STORMWATER DRAINAGE AND EROSION CONTROL PLAN SUBMITTED?

☐ Appropriate erosion control and stormwater management measures shall be utilized in all new development. Buildings and uses shall maintain existing topography, drainage patterns, and vegetative cover insofar as is practical. The zoning administrator or Village Board may require that drainage easements be executed.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Planning & Development
19600 - 75th Street, Post Office, Suite 185-3
Bristol, Wisconsin 53104-9772

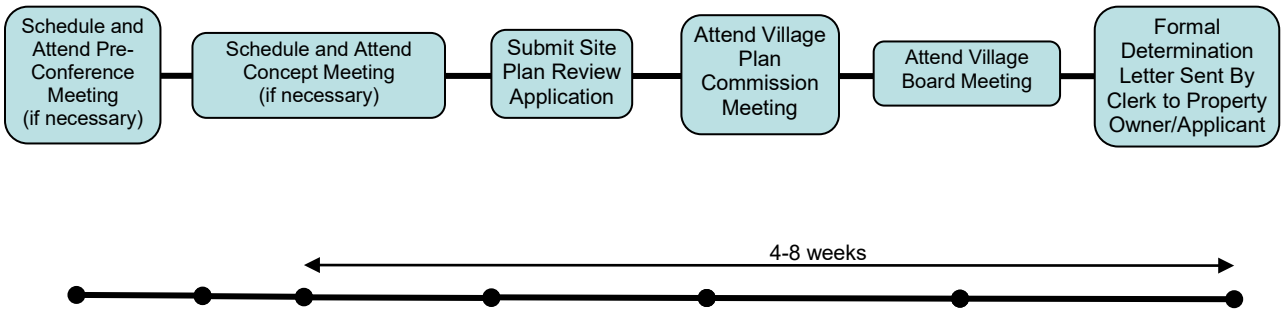
Division of County Development (including Sanitation & Land Conservation)..... **857-1895**
Facsimile #..... 857-1920

Public Works Division of Highways 857-1870

Administration Building
Division of Land Information..... 653-2622

Village of Somers 859-2822
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722

Site Plan Review Procedure Timeline



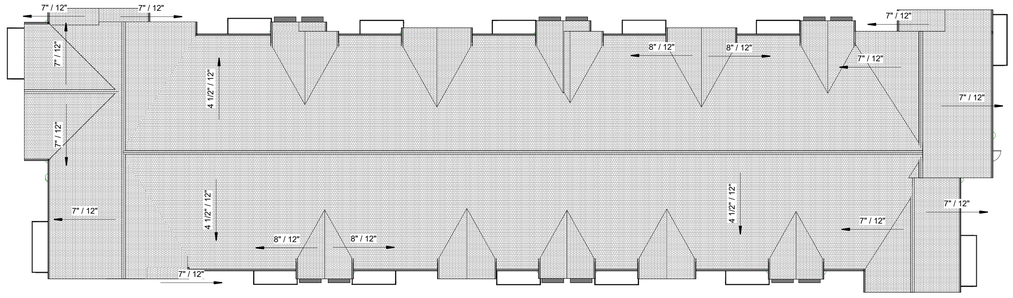
For Reference Purposes

Building Plans

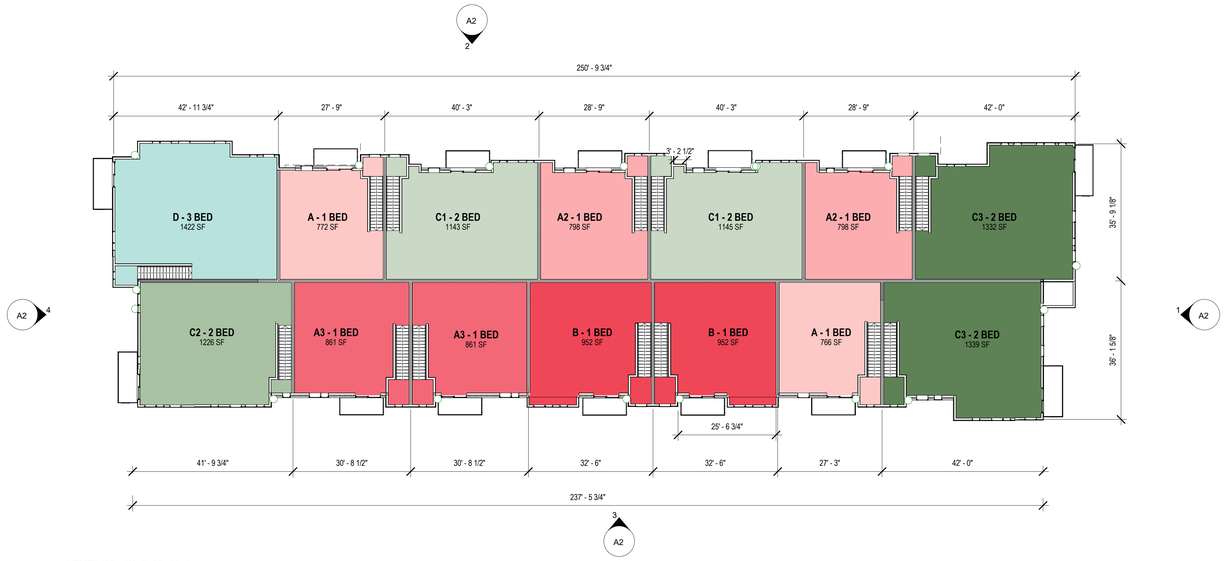
23 Walk-Up Units

SF Targets

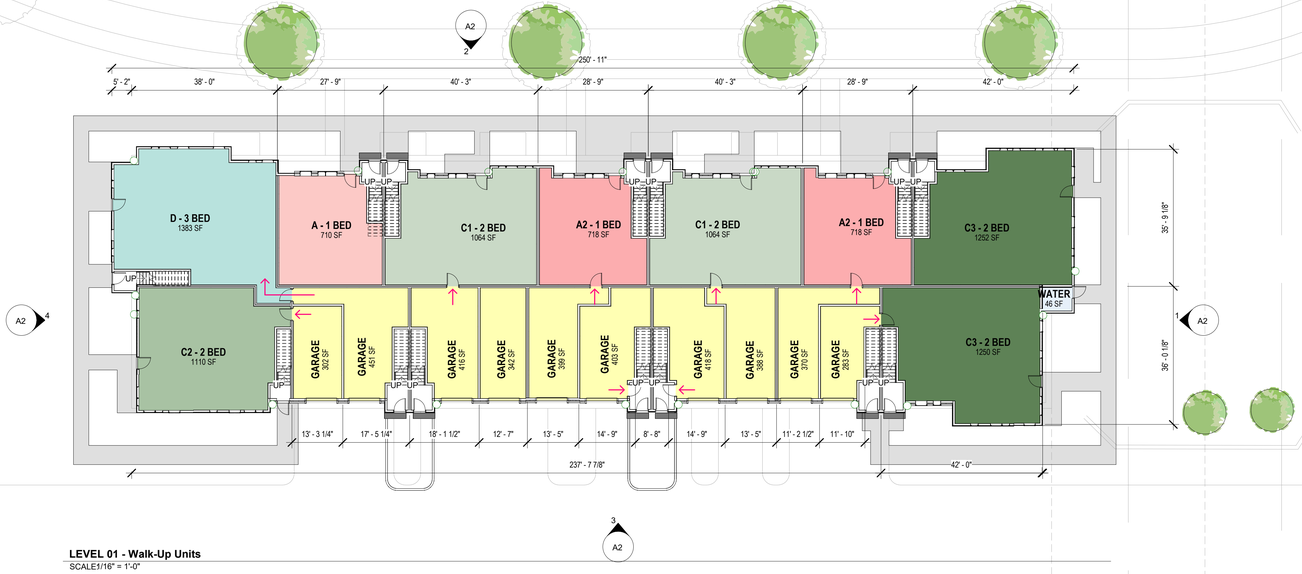
UNIT TYPE APPROX SF RATIO	A-1 BED 700 SF 13%	A2-1 BED 700 SF 15%	A3-1 BED 835 SF 10.5%	B-1 BED 835 SF 10.5%	C1-2 BED 1,050 SF 15%	C2-2 BED 1,100 SF 10.5%	C3-2 BED 1,250 SF 15%	D-3 BED 1,350 SF 10.5%	TOTALS GOAL
LEVEL 02	2	2	2	2	2	1	2	1	14 UNITS
LEVEL 01	1	2	-	-	2	1	2	1	9 UNITS
UNIT TOTALS	3 UNITS	4 UNITS	2 UNITS	2 UNITS	4 UNITS	2 UNITS	4 UNITS	2 UNITS	23 UNITS
	13%	17%	9%	9%	17%	9%	17%	9%	
	48%				43%			9%	100%



ROOF LEVEL - Walk-Up Units
SCALE1/16" = 1'-0"



LEVEL 02 - Walk-Up Units
SCALE1/16" = 1'-0"



LEVEL 01 - Walk-Up Units
SCALE1/16" = 1'-0"

NOTE: BUILDINGS 01 - 09

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THE MAPLES AT SOMERS
SOMERS, WI

SHEET TITLE:
23 UNIT WALK-UP - PLAN

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	**PRELIMINARY REVIEW**
DATE ISSUED	**11/07/23**
SHEET NUMBER	**A1**



2 23 Unit- North Elevation

Scale: 1/8" = 1'-0"

0' 2' 4' 8' 12'



1 23 Unit- East Elevation

Scale: 1/8" = 1'-0"

0' 2' 4' 8' 12'



4 23 Unit- West Elevation

Scale: 1/8" = 1'-0"

0' 2' 4' 8' 12'



3 23 Unit- South Elevation

Scale: 1/8" = 1'-0"

0' 2' 4' 8' 12'

EXTERIOR MATERIAL LEGEND

COMPOSITE HORIZONTAL SIDING
SMOOTH LAP SIDING METAL TRIM SYSTEM
W/ EXPOSED FASTENERS
BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL

COMPOSITE PANEL SIDING
SMOOTH TEXTURED PANELS / WOOD TEXTURED PANELS
METAL TRIM SYSTEM
W/ EXPOSED FASTENERS
COLOR: TBD
BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL

BOARD & BATTEN SIDING
COLOR: TBD
BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL

BOARD & BATTEN SIDING
COLOR: TBD
BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL

MASONRY
STONE , STACKED SLAB WALL STONE
VARYING SIZES
COLOR: BUFF MIXTURE
BASIS OF DESIGN - FOND DU LAC, TUNDRA COUNTRY

CONCRETE
CAST-IN PLACE CONCRETE

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THE MAPLES AT SOMERS

SOMERS, WI

SHEET TITLE:
23 UNIT WALK-UP - EXTERIOR ELEVATIONS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	**PRELIMINARY REVIEW**
DATE ISSUED	**09/29/23**
SHEET NUMBER	**A2**



23 UNIT - REAR CORNER



23 UNIT - STREET APPROACH



23 UNIT - REAR



23 UNIT - STREET APPROACH CORNER

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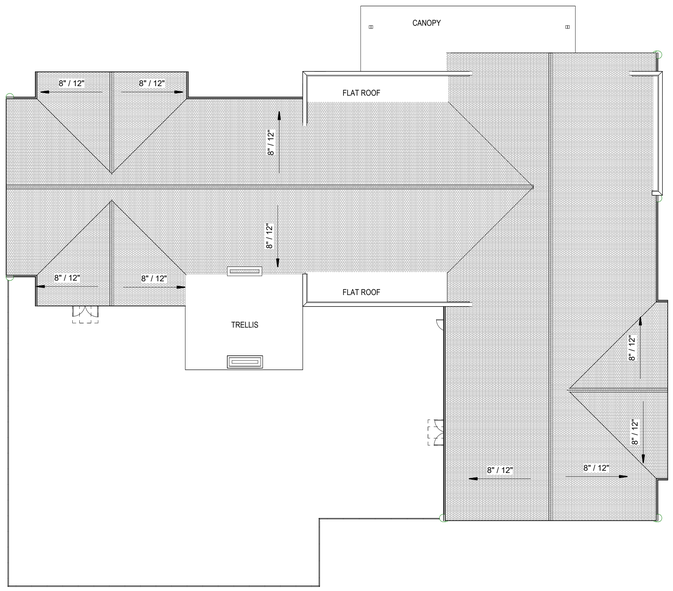
THE MAPLES AT SOMERS

SOMERS, WI

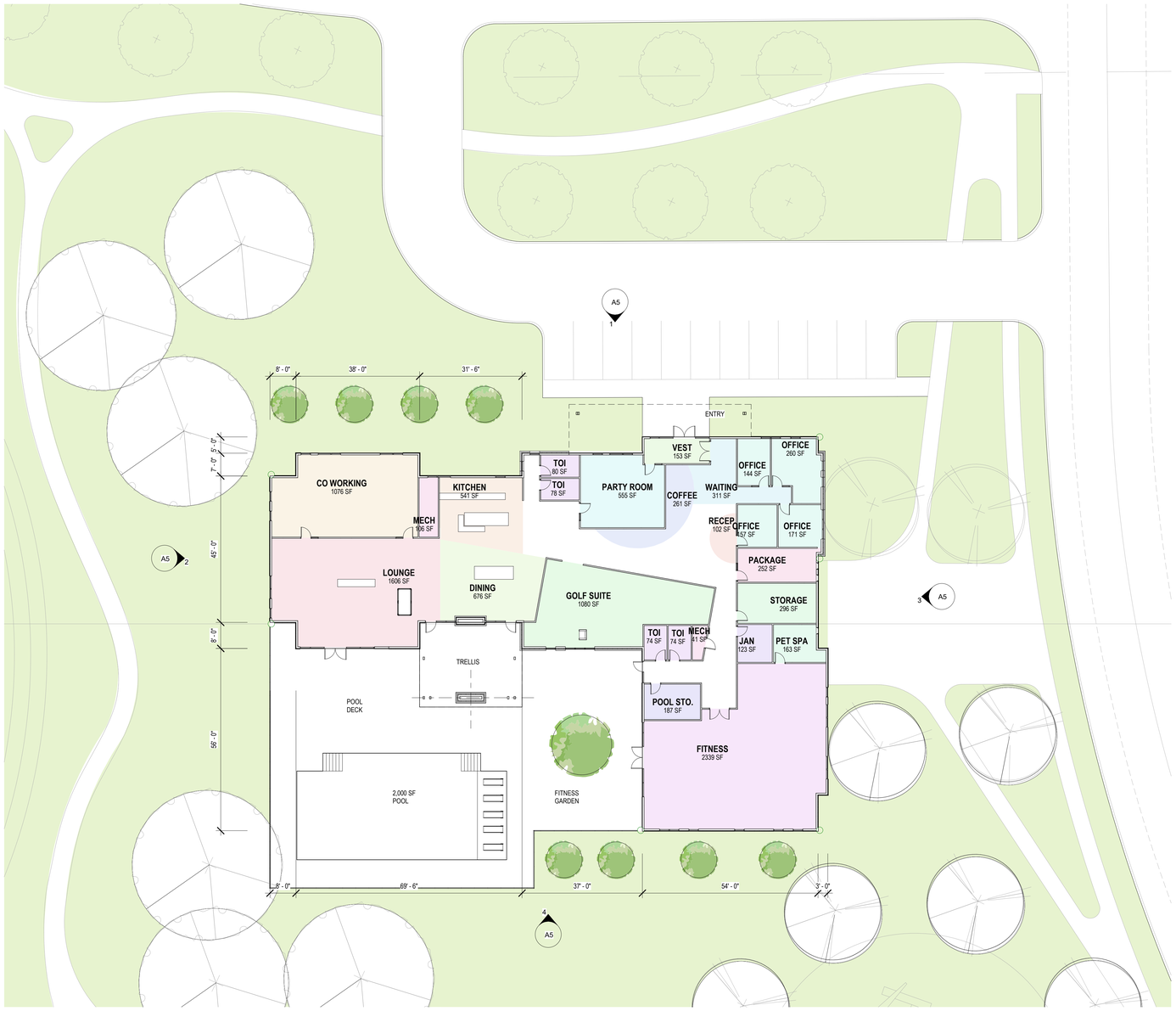
SHEET TITLE:
23 UNIT WALK-UP - EXTERIOR RENDERINGS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	**PRELIMINARY REVIEW**
DATE ISSUED	**09/29/23**
SHEET NUMBER	**A3**



ROOF LEVEL - Clubhouse
SCALE1/16" = 1'-0"



LEVEL 01 - Clubhouse
SCALE1/16" = 1'-0"

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THE MAPLES AT SOMERS

SOMERS, WI

SHEET TITLE:
CLUBHOUSE - PLAN

REVISIONS:

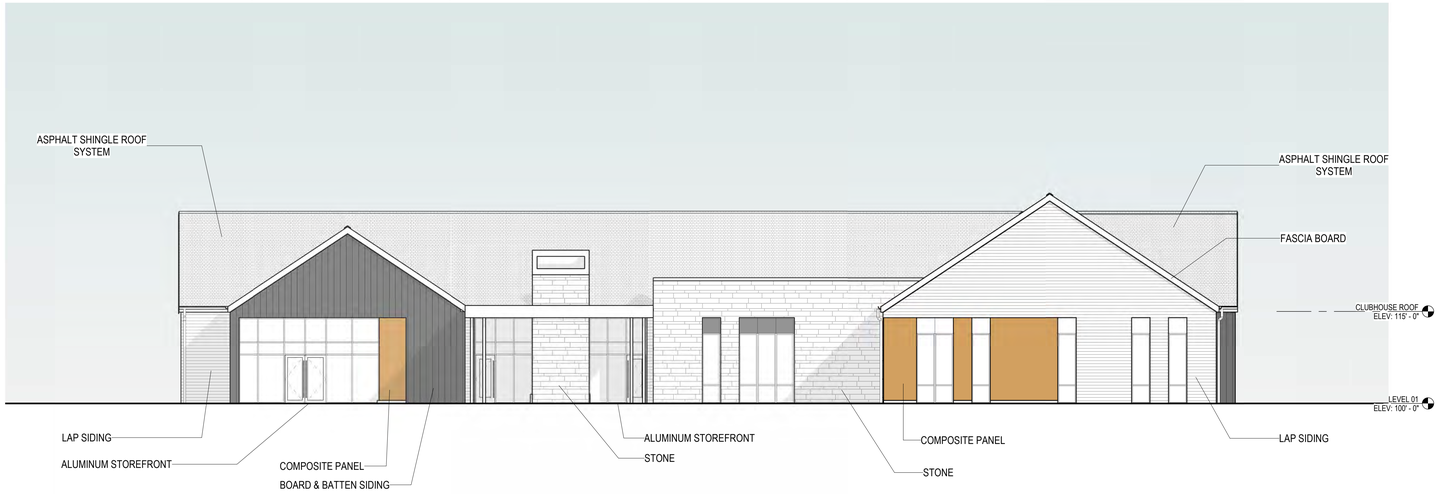
SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	**PRELIMINARY REVIEW**
DATE ISSUED	**09/29/23**
SHEET NUMBER	**A4**



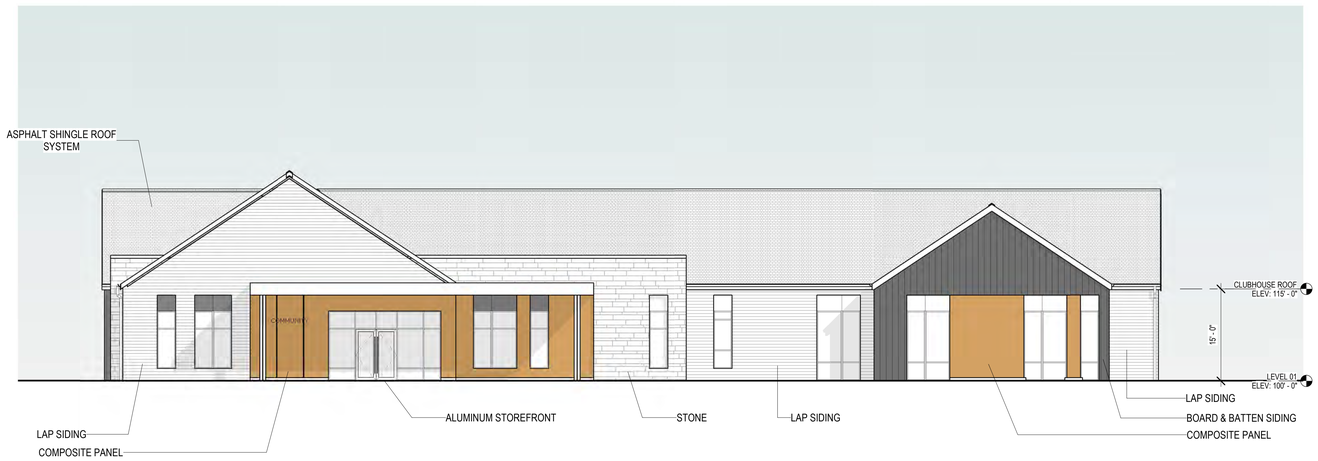
CLUBHOUSE- SOUTH ELEVATION
SCALE1" = 10'-0"



CLUBHOUSE- NORTH ELEVATION
SCALE1" = 10'-0"



CLUBHOUSE-BACK W ELEVATION
SCALE1" = 10'-0"



CLUBHOUSE-FRONT ELEVATION
SCALE1" = 10'-0"

EXTERIOR MATERIAL LEGEND

COMPOSITE HORIZONTAL SIDING
SMOOTH LAP SIDING METAL TRIM SYSTEM
W/ EXPOSED FASTENERS
BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL

COMPOSITE PANEL SIDING
SMOOTH TEXTURED PANELS / WOOD TEXTURED PANELS
METAL TRIM SYSTEM
W/ EXPOSED FASTENERS
COLOR: TBD
BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL

BOARD & BATTEN SIDING
COLOR: TBD
BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL

BOARD & BATTEN SIDING
COLOR: TBD
BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL

MASONRY
STONE , STACKED SLAB WALL STONE
VARYING SIZES
COLOR: BUFF MIXTURE
BASIS OF DESIGN - FOND DU LAC, TUNDRA COUNTRY

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THE MAPLES AT SOMERS

SOMERS, WI

SHEET TITLE:
CLUBHOUSE - EXTERIOR ELEVATIONS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	**PRELIMINARY REVIEW**
DATE ISSUED	**09/29/23**
SHEET NUMBER	**A5**



CLUBHOUSE FRONT



CLUBHOUSE ENTRY DRIVE



CLUBHOUSE POOL



CLUBHOUSE YARD

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THE MAPLES AT SOMERS

SOMERS, WI

SHEET TITLE:
CLUBHOUSE - EXTERIOR RENDERINGS

REVISIONS:

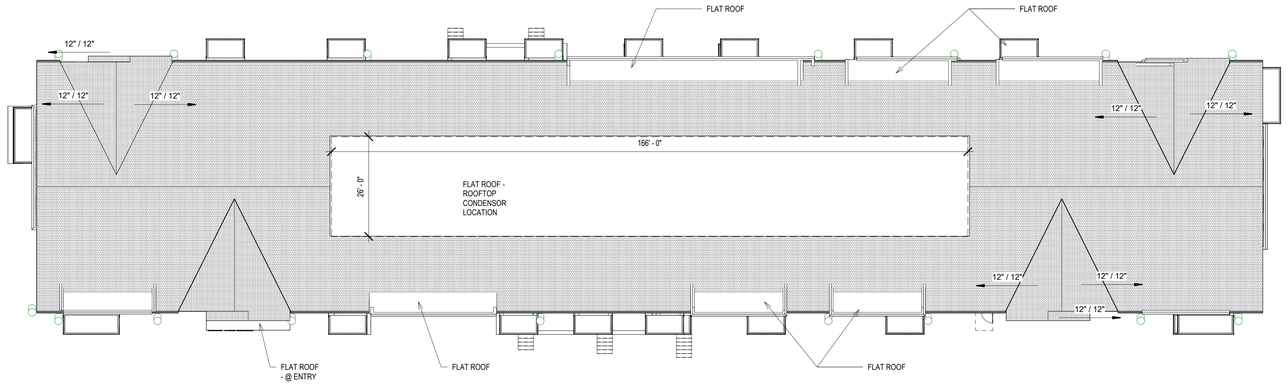
SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	**PRELIMINARY REVIEW**
DATE ISSUED	**09/29/23**
SHEET NUMBER	**A6**

59 Units Apt Bldg

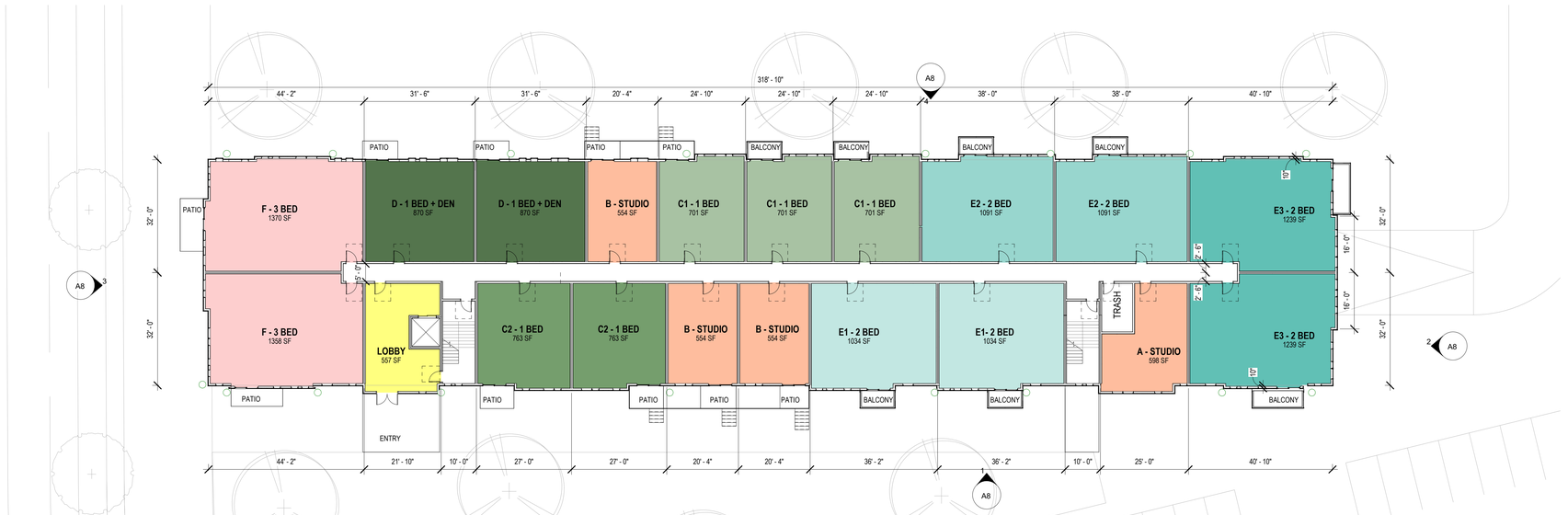
SF Targets

UNIT TYPE APPROX. SF RATIO	A-STUDIO + 575 SF 10%	B-STUDIO 550 SF 15%	C1-1 BED 700 SF 15%	C2-1 BED 775 SF 10%	D-1 BED/DEN 870 SF 10%	E1-2 BED 1,000 SF 10%	E2-2 BED 1,150 SF 10%	E3-2 BED 1,200 SF 10%	F-3 BED 1,350 SF 10%	TOTALS GOAL
LEVEL 04	2	3	3	2	2	2	2	2	2	20 UNITS
LEVEL 03	2	3	3	2	2	2	2	2	2	20 UNITS
LEVEL 02	1	3	3	2	2	2	2	2	2	19 UNITS
LEVEL 01										
UNIT TOTALS	5 UNITS	9 UNITS	9 UNITS	6 UNITS	6 UNITS	6 UNITS	6 UNITS	6 UNITS	6 UNITS	59 UNITS
	9%	15.5%	15.5%	10%	10%	10%	10%	10%	10%	
	9%	51%				30%			10%	100%

Area Schedule (Gross Building)			
Level	Name	Comments	Area
LEVEL 00	Apartment Bldg	PARKING	20869 SF
LEVEL 01	Apartment Bldg	RESIDENTIAL	21086 SF
LEVEL 02	Apartment Bldg	RESIDENTIAL	21045 SF
LEVEL 03	Apartment Bldg	RESIDENTIAL	21045 SF
			84045 SF

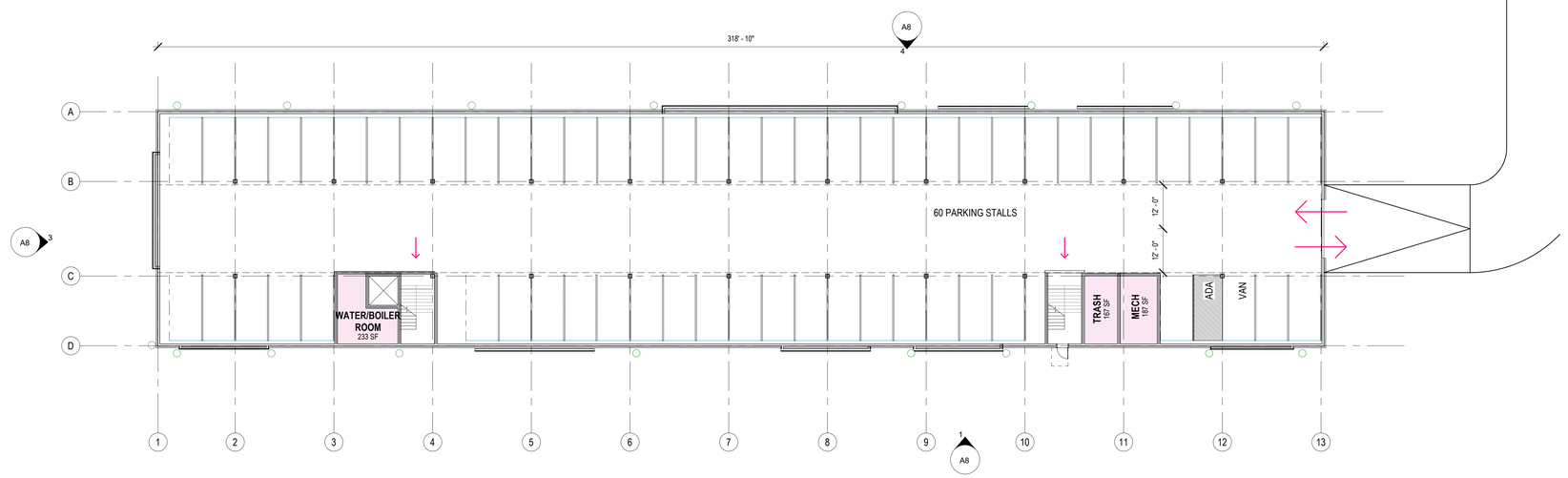


ROOF LEVEL - 59 Unit Apartment Bldg
SCALE1/16" = 1'-0"



LEVEL 01 - 59 Unit Apartment Bldg
SCALE1/16" = 1'-0"

NOTE: LEVEL 02 & 03 SIMILIAR
BUILDINGS 10 - 14



LEVEL 00 - 59 Unit Apartment Bldg
SCALE1/16" = 1'-0"

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THE MAPLES AT SOMERS

SOMERS, WI

SHEET TITLE:
59 UNIT APARTMENT - PLAN

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	**PRELIMINARY REVIEW**
DATE ISSUED	**11/07/23**
SHEET NUMBER	**A7**



59 Unit- EAST ELEVATION
SCALE1" = 10'-0"



59 Unit- WEST ELEVATION
SCALE1" = 10'-0"



59 Unit- NORTH ELEVATION
SCALE1" = 10'-0"



59 Unit- SOUTH ELEVATION
SCALE1" = 10'-0"

EXTERIOR MATERIAL LEGEND

- **COMPOSITE HORIZONTAL SIDING**
  SMOOTH LAP SIDING METAL TRIM SYSTEM
  W/ EXPOSED FASTENERS
  BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL
- **COMPOSITE PANEL SIDING**
  SMOOTH TEXTURED PANELS / WOOD TEXTURED PANELS
  METAL TRIM SYSTEM
  W/ EXPOSED FASTENERS
  COLOR: TBD
  BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL
- **BOARD & BATTEN SIDING**
  COLOR: TBD
  BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL
- **BOARD & BATTEN SIDING**
  COLOR: TBD
  BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL
- **MASONRY**
  STONE , STACKED SLAB WALL STONE
  VARYING SIZES
  COLOR: BUFF MIXTURE
  BASIS OF DESIGN - FOND DU LAC, TUNDRA COUNTRY
- **CONCRETE**
  CAST-IN PLACE CONCRETE

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THE MAPLES AT SOMERS
SOMERS, WI

SHEET TITLE:
59 UNIT APARTMENT - EXTERIOR ELEVATIONS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	PRELIMINARY REVIEW
DATE ISSUED	09/29/23
SHEET NUMBER	A8



APARTMENT ENTRY APPROACH



APARTMENT ROAD FACING ELEVATION

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THE MAPLES AT SOMERS

SOMERS, WI

SHEET TITLE:
59 UNIT APARTMENT - EXTERIOR RENDERINGS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	**PRELIMINARY REVIEW**
DATE ISSUED	**09/29/23**
SHEET NUMBER	**A9**

Site Plan

THE MAPLES AT SOMERS

SOMERS, WI

SITE LOCATION MAP



DRAWING INDEX

MASTERPLAN

MA1 MASTERPLAN - FOR REFERENCE ONLY
MA2 PROPOSED ZONING
MA3 OPEN SPACE DIAGRAM
MA4 RESIDENTIAL AREA DIAGRAM
MA5 SINGLE-FAMILY HOMES
MA6 TWIN HOME LOTS
MA7 APARTMENTS
MA8 STREET NETWORK

MASTERPLAN



SUMMARY:

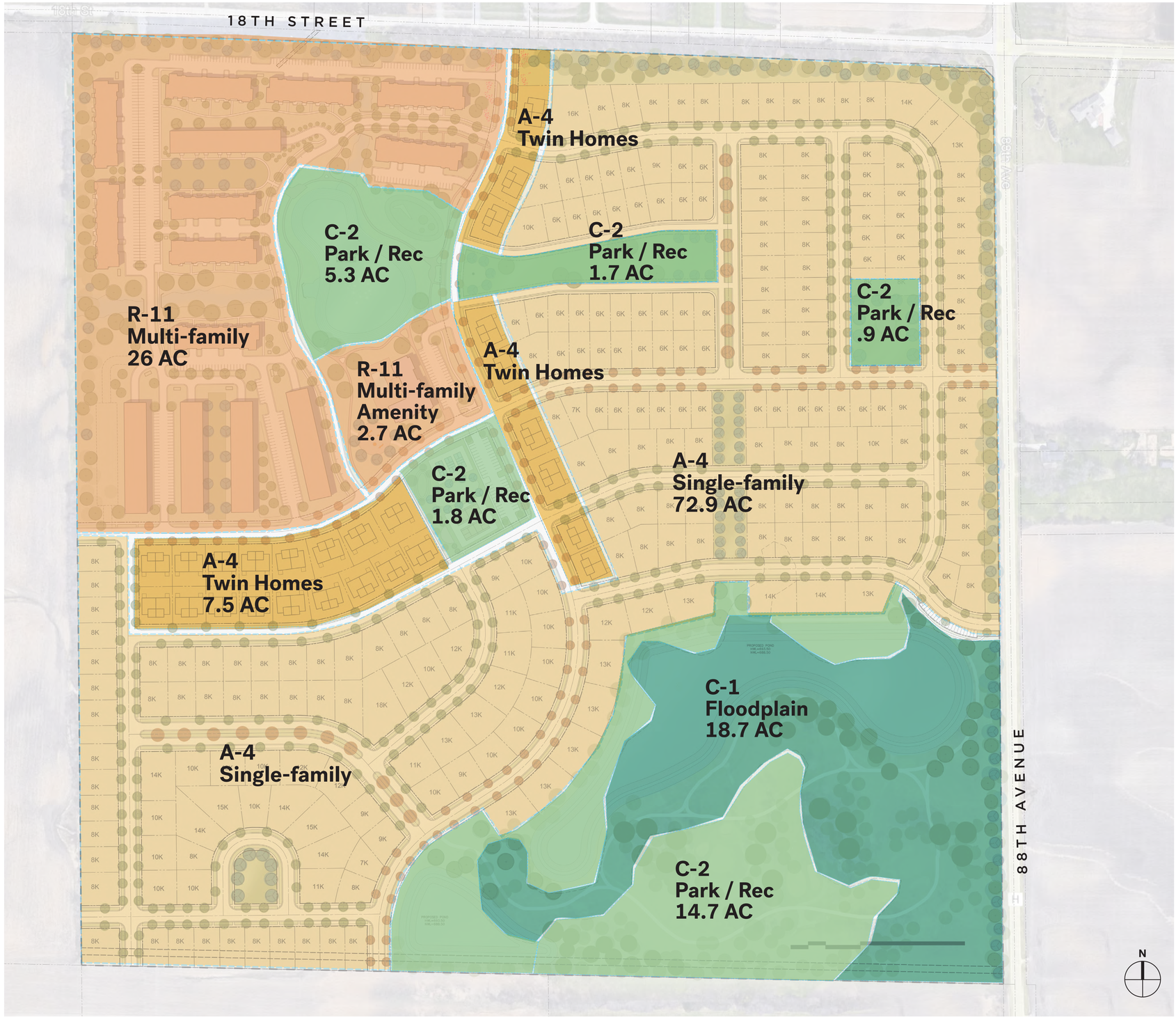
TOTAL SITE AREA	161.7 ACRES
OPEN SPACE (INCLUDES FLOODPLAIN AND WETLANDS)	54.8 ACRES
SINGLE FAMILY LOTS	244
6K LOTS	57
8K LOTS	131
8-18K LOTS	56
TWIN HOME LOTS	52 296 UNITS
GARDEN STYLE APARTMENTS	502 UNITS
TOTAL	798 DWELLING UNITS
OVERALL PROPOSED DENSITY	4.9 D.U. PER ACRE (INCLUDING OPEN SPACE) 7.4 D.U. PER ACRE (EXCLUDING OPEN SPACE)

PROGRAM LEGEND:

1. Single Family Lots
2. Twin Homes
3. Walk-up Apartments
4. Amenity Clubhouse
5. Stormwater Basin
6. Flood Plain
7. Park Space
8. Playground
9. Future Neighborhood Connection

SHEET
MA1

PROPOSED ZONING



SHEET
MA2

OPEN SPACE DIAGRAM



TOTAL OPEN SPACE = 54.8 ACRES

SHEET
MA3

RESIDENTIAL AREA DIAGRAM



SHEET

MA4

THREE LEAF PARTNERS | LAND QUEST | vocon. | continuum ARCHITECTURE | Manhard CONSULTING

SINGLE-FAMILY LOTS



SHEET
MA5

TWIN HOME LOTS



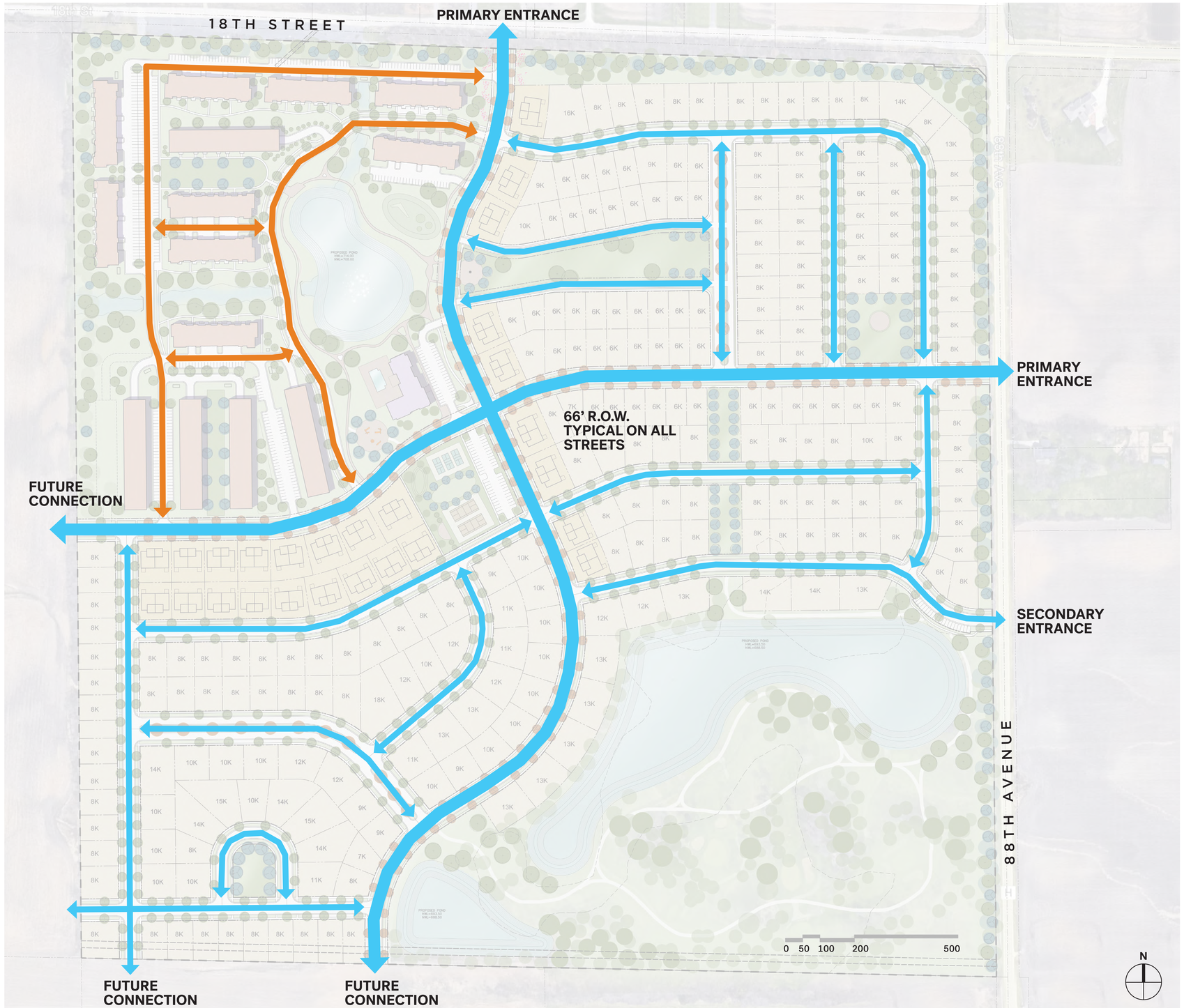
SHEET
MA6

APARTMENT PUD



SHEET
MA7

STREET NETWORK



PUBLIC STREETS

PRIVATE ACCESS DRIVE

SHEET

MA8

Stormwater Management Plan

Manhard CONSULTING LTD

PRELIMINARY STORMWATER MANAGEMENT SUMMARY
FOR
MAPLECREST SUBDIVISION
SW CORNER OF 88TH AVE AND 18TH ST.
VILLAGE OF SOMERS, WISCONSIN

PREPARED FOR:

THREE LEAF PARTNERS

PREPARED BY:

MANHARD CONSULTING, LTD
1 E WACKER DRIVE, SUITE 2700
CHICAGO, IL 60601

October 2023



1
- NARRATIVE

2
- MAPS
  - o PROJECT LOCATION MAP
  - o WETLAND EXHIBIT
  - o FEMA FIRMETTE
  - o NRCS SOILS MAP EXHIBIT

3
- EXISTING CONDITIONS
  - o ALTA SURVEY
  - o EXISTING IMPERVIOUSNESS EXHIBIT
  - o EXISTING ONSITE DRAINAGE EXHIBIT
  - o EXISTING OFFSITE DRAINAGE EXHIBIT
  - o EXISTING TIME OF CONCENTRATION CALCULATIONS
  - o EXISTING CURVE NUMBER CALCULATIONS
  - o EXISTING PONDPACK CALCULATIONS

4
- PROPOSED CONDITIONS
  - o PROPOSED IMPERVIOUSNESS EXHIBIT (MULTI-FAMILY ONLY)
  - o PROPOSED ONSITE DRAINAGE EXHIBIT
  - o PROPOSED OFFSITE DRAINAGE EXHIBIT
  - o PROPOSED FLOODPLAIN COMPENSATORY STORAGE EXHIBIT
  - o PROPOSED CURVE NUMBER CALCULATIONS
  - o PROPOSED DETENTION STAGE-STORAGE
  - o PROPOSED PONDPACK CALCULATIONS

5
- PROPOSED INTERIM CONDITIONS
  - o PROPOSED INTERIM NARRATIVE
  - o PROPOSED INTERIM DRAINAGE EXHIBIT
  - o PROPOSED INTERIM PONDPACK CALCULATIONS
  - o PROPOSED INTERIM DETENTION STAGE-STORAGE

6
- STORMWATER CONVEYANCE (MINOR SYSTEM) CALCULATIONS
  - o TRIBUTARY AREA EXHIBIT (TO BE PROVIDED IN FINAL ENGINEERING)
  - o STORM SEWER CONVEYANCE CALCULATIONS (TO BE PROVIDED IN FINAL ENGINEERING)

7
- TOTAL SUSPENDED SOLIDS & INFILTRATION
  - o PROPOSED WINSLAMM EXHIBIT (TO BE PROVIDED IN FINAL ENGINEERING)
  - o PROPOSED WINSLAMM RESULTS (TO BE PROVIDED IN FINAL ENGINEERING)

MAPLECREST SUBDIVISION
PRELIMINARY STORMWATER REPORT- NARRATIVE
VILLAGE OF SOMERS, WISCONSIN

INTRODUCTION

This report presents calculations and documentation for the design of the stormwater facilities for the redevelopment of Maplecrest Country Club in Somers, Wisconsin. The total on-site area is approximately 161.7 acres. The site is located at the southwest corner of 88th Avenue (CTH-H) and 18th Street.

The purpose of this stormwater report is to provide the results of studies for stormwater conveyance facilities and best management practices. The report was conducted according to the Village of Somers Development Standards.

PROJECT DESCRIPTION

The proposed development is bounded by 88th Avenue to the east, and 18th Street to the north. Farmland lies to the west and south boundaries of the site. The proposed site will consist of multi-family buildings in the NW corner of the site and single-family lots elsewhere. The site currently exists as functioning 18-hole golf course.

Site exhibits include a FEMA Flood Rate Insurance Map, NRCS Web Soil Survey, Preliminary Wetlands Delineation done by Hey and Associates, and Kenosha County Topography,

FEMA FLOOPLAIN

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, effective June 19, 2012 shows that the project site does contain regulatory floodplain in the southeast portion of the site as Zone A. This FEMA Zone A appears to end at the east side of County Highway H with an elevation of 688.4. Based on the Kenosha County topography, this 100-year flood elevation of 688.4 results in the Highway being inundated with as much as 3.4 feet of water over the pavement during a 100-year storm event.

RAINFALL DATA AND HYDROLOGIC ANALYSIS

Existing and proposed conditions of stormwater runoff were analyzed with hydrograph modeling to determine the peak flows, volumes, and high-water elevations. PondPack was utilized based on MSE3, 24-Hour Distribution with Rainfall-Depth-Duration Frequency Tables for Somers,

Wisconsin provided by NOAA Atlas 14 in accordance with the Village of Somers Development Standards.

EXISTING CONDITIONS

OVERVIEW

The project site currently functions as an 18-hole golf course in good condition. The site drains from the northwest to the southeast and then to a culvert under County Highway H and eventually reaches the Pike River. The existing culvert lies lower than the property to the east. During large storm events, water ponds in the floodplain before overflowing to the Pike River.

There are several offsite drainage areas to the north, south, east, and west of the site that drain through the subject parcel. The offsite drainage exhibit in Tab 3 shows these areas and the locations they enter the site. The land plan accommodates these drainage paths with bypass pipes & culverts to convey the water safely through the site.

PondPack was used to determine the total offsite flow being conveyed to the site and the existing onsite flows in order to determine the proposed release rates. Calculations and exhibits can be found in Tab 3.

ONSITE WETLANDS, DEPRESSIONAL ARES, AND PONDS

Hey and Associates has completed a Preliminary Wetland Delineation for the site and the boundaries of the wetlands are shown on the overall exhibit in Tab 3. Based on the proposed site plan, some wetlands are intended to be impacted. Next steps include providing a formal wetland delineation to the Wisconsin Department of Natural Resources (WDNR) and Army Corps. It is the opinion of Hey & Associates that many of the wetlands were manmade for the golf course and will be ultimately exempt. These issues will be addressed during the final engineering phase of the project.

The project site currently contains multiple existing depressional areas and ponds. Stormwater storage disturbed by proposed site grading will be compensated at a 1:1 ratio in the proposed detention basins. Depressional areas & ponds were modeled in the existing conditions PondPack model to determine the storage impacted. Calculations can be found in Tab 3.

PROPOSED CONDITIONS

The proposed development will be served by three stormwater management basins. Stormwater conveyance to the basins will be done via swales and storm sewer designed per the requirements of the Village of Somers Development Standards.

The development will provide compensatory floodplain storage by re-grading the open area in the southeast to verify a no-rise condition in the regional FEMA floodplain elevation. The proposed detention basins will exceed the required 1:1 ratio for compensatory storage of the existing FEMA floodplain. See Tab 4 for a compensatory storage exhibit.

The proposed development is intended to first develop the multi-family Lot 1 as well as a portion of the main north-south public roadway and the entirety of the main east-west roadway. During this interim condition, stormwater detention for Lot 1 will be entirely provided within the proposed northwest detention basin (Pond A), while a temporary detention basin will be provided to detain the runoff from the two public roadways that will be installed. No floodplain is affected during the interim development condition. Interim exhibits and calculations can be found in Tab 5 of this report.

During the final site condition, the interim detention basin will be removed and the stormwater from Lots 2, 3, and the remaining public roadways will be detained within the proposed ponds in the southeast of the site (Ponds B and C).

STORMWATER DETENTION

Stormwater detention is provided via Pond A, Pond B, and Pond C which detain for their respective drainage areas. PondPack was used to model the site using a hydrograph-producing runoff model with the SCS Technical Release (TR-55) method. As stated previously, the model was run with NOAA Atlas 14 rainfall data on an MSE3 rainfall distribution. Proposed calculations can be found in Tab 4.

Per the Village of Somers Development Standards, detention basins and outlet structure orifices were sized to reduce the release rates for the post-development runoff. These standards are shown below:

Storm water practices shall be designed to:

a. Reduce the 100-year, 24-hour, post-development runoff rate to less than or equal to the 10-year, 24-hour, pre-development runoff rate.
b. Reduce the 10-year, 24-hour, post-development runoff rate to less than or equal to the 10-year, 24-hour, pre-development.
c. Reduce the 2-year, 24-hour, post-development runoff rate to less than or equal to the 2-year, 24-hour, pre-development.
d. Reduce the 1-year, 24-hour, post-development runoff rate to less than or equal to the 1-year, 24-hour, pre-development.

The detention basins provided for the entire site are sized to meet these standards. The pre-development versus post-development comparisons are listed below.

Pre-Development	Release Rate	Post-Development	Pond A Detained Release Rate	Pond B Detained Release Rate	Pond C Detained Release Rate	Total Detained Release Rate	Total Undetained Release Rate	Total Release Rate
N/A	-	**100-Year, 24-Hour**	5.80 cfs	9.19 cfs	0.79 cfs	15.78 cfs	11.81 cfs	27.59 cfs
10-Year, 24-Hour	29.56 cfs	**10-Year, 24-Hour**	3.54 cfs	6.61 cfs	0.59 cfs	10.74 cfs	6.01 cfs	16.84 cfs
2-Year, 24-Hour	14.11 cfs	**2-Year, 24-Hour**	1.91 cfs	4.85 cfs	0.46 cfs	7.22 cfs	3.41 cfs	10.63 cfs
1-Year, 24-Hour	10.77 cfs	**1-Year, 24-Hour**	1.67 cfs	4.27 cfs	0.42 cfs	6.36 cfs	2.68 cfs	9.04 cfs

DETENTION POND A

Pond A will have a wet bottom greater than 4' deep, which includes a safety ledge no greater than 2' below the normal water level. Pond A has a normal water line of 708.00 and a high-water line of 712.50. The basin will outlet via two 8" orifices for storm events up to the 100-year event per the Somers Development Standards. An emergency overflow weir with a crest elevation of 712.50 will be sized to allow the pre-developed 100-year onsite flow plus the offsite flow to be conveyed with 1' of freeboard. Emergency overflow weir calculations will be provided with the final engineering submittal. See Tab 4 for proposed calculations.

DETENTION POND B

Pond B will have a wet bottom greater than 4' deep, which includes a safety ledge no greater than 2' below the normal water level. Pond B has a normal water line of 688.50 and a high-water line of 693.50. The basin will outlet via two 10" orifices for storm events up to the 100-year event per the Somers Development Standards. An emergency overflow weir with a crest elevation of 693.50 will be sized to allow the pre-developed 100-year onsite flow plus the offsite flow to be conveyed with 1' of freeboard. Emergency overflow weir calculations will be provided with the final engineering submittal. See Tab 4 for proposed calculations.

DETENTION POND C

Pond C will have a wet bottom greater than 4' deep, which includes a safety ledge no greater than 2' below the normal water level. Pond C has a normal water line of 688.50 and a high-water line of 693.50. The basin will outlet via a 4" orifice for storm events up to the 100-year event per the Somers Development Standards. An emergency overflow weir with a crest elevation of 693.50 will be sized to allow the pre-developed 100-year onsite flow plus the offsite flow to be conveyed with 1' of freeboard. Emergency overflow weir calculations will be provided with the final engineering submittal. See Tab 4 for proposed calculations.

TOTAL SUSPENDED SOLIDS AND INFILTRATION

The proposed development shall meet the project requirements as stated in the Village of Somers Development Standards, which include Best Management Practices (BMP's) for total suspended solids and infiltration. The proposed development plan utilizes multiple best management practices including disconnected greenspace, swales, berms, and wet bottom detention basins to promote water quality and infiltration into the ground prior to leaving the site.

TOTAL SUSPENDED SOLIDS (TSS)

BMP's shall be designed, installed, and maintained to control Total Suspended Solids carried in runoff from the post-construction site as required by the Wisconsin Administrative Codes NR 216 and NR 151. The project site is classified as a new land development and is therefore required by ordinance to meet 80% TSS reduction.

Total suspended solids in each proposed basin will be removed through a combination of onsite catch basins located at each entry point to the basin, as well as a restrictor orifice at the outlet structure of the basins. The basins will be a wet bottom basin, which will also contribute to TSS removal.

WinSLAMM will be used to analyze the site and to determine the proposed basins will remove at least 80% of total suspended solids during final engineering. The WinSLAMM Model will also analyze tributary offsite flows per the guidance provided on the WDNR's website. These calculations will be provided with the final engineering submittal.

INFILTRATION

Infiltration basins will be examined in accordance with Wisconsin Administrative Code NR 151. Stormwater Management facilities are governed by the Wisconsin Department of Natural Resources Conservation Practice Standard 1002 (Site Evaluation for Storm Water Infiltration) during the final engineering phase. Based on the review of the Kenosha County Soils Survey, we would expect this site to be exempt from infiltration. This will be confirmed with actual geotechnical reports during the final engineering phase of the project.

STORM SEWER AND SURFACE FLOW

STORM SEWER

The proposed storm sewer system will be designed to provide conveyance for the 10-year storm event as required by the Village of Somers Development Standards and Wisconsin DOT Facilities design manual. This will include capturing and routing the 10-year storm event utilizing NOAA Atlas 14 rainfall data and the rational method. Storm sewer design calculations as well as data tables and profiles showing hydraulic grade lines will be provided during final engineering.

SURFACE FLOW

Storm events in excess of the 100-year storm will be conveyed to the basins via overland flow while maintaining 1' from freeboard from adjacent building. Overland flow routes are shown in the Grading Plan of the drawings.

SOIL EROSION AND SEDIMENT CONTROL

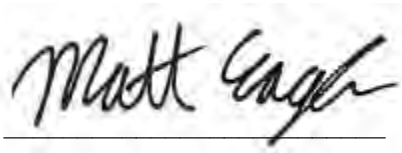
The proposed development will be designed to comply with all Village of Somers and Wisconsin DNR soil erosion and sediment control measures. Please refer to the Soil Erosion and Sediment Control Plan in the drawings for details.

CONCLUSION

This Stormwater Report is submitted for approval. Questions or comments regarding this stormwater study and report should be directed to Matt Eagle at (312) 824-3819 or by email at meagle@manhard.com.

Sincerely,

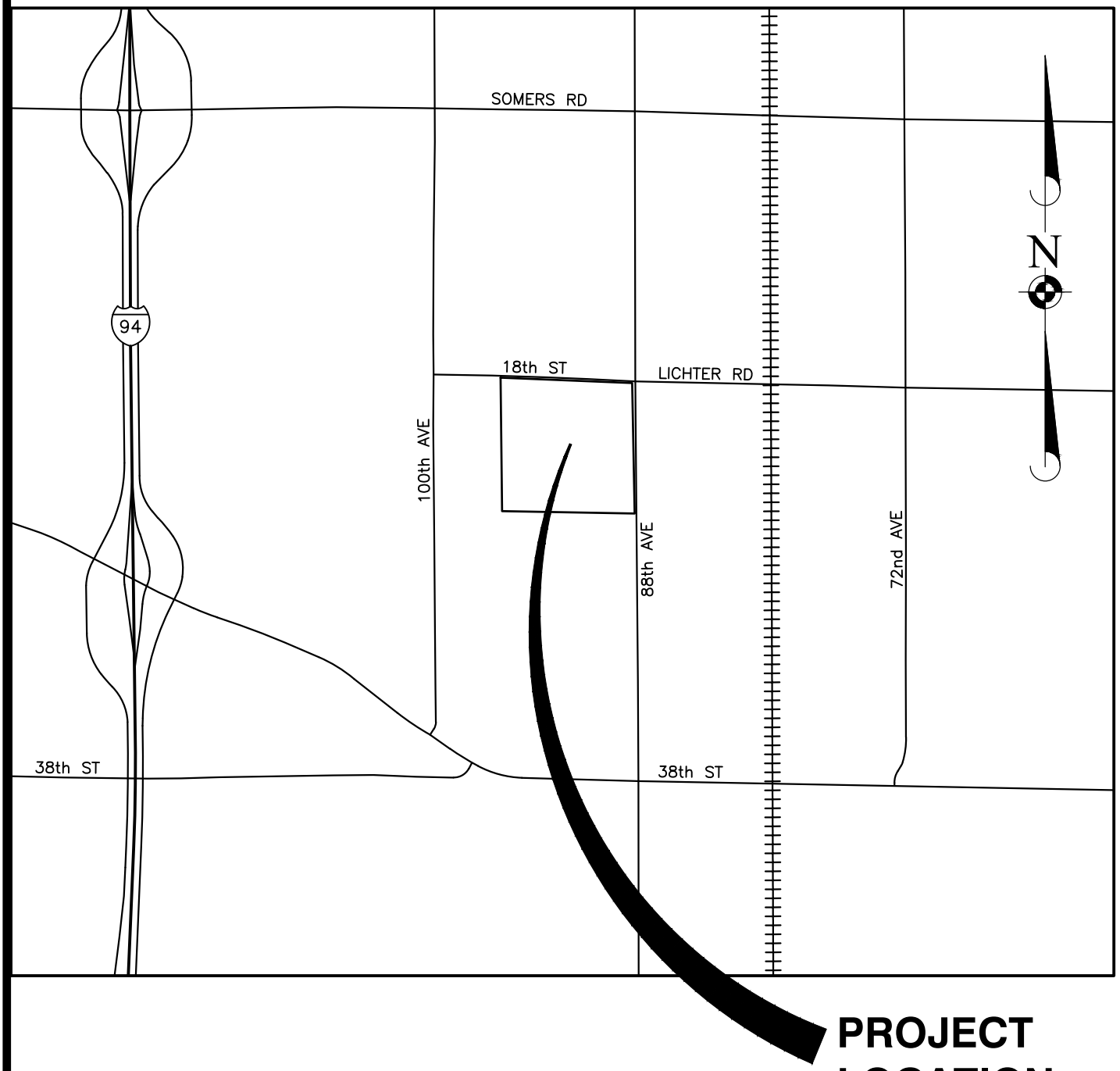
MANHARD CONSULTING, LTD.



Matt Eagle, P.E.

Project Manager

TAB 2



PROJECT LOCATION

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Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

MAPLECREST NEIGHBORHOOD
VILLAGE OF SOMERS, WISCONSIN
LOCATION MAP

PROJ. MGR.:	JF
DRAWN BY:	MH
DATE:	03–22–22
SCALE:	N.T.S.

SHEET
EXHIBIT 1
VSSSOWI01

Dwg Name: P:\Vsssowi01\dwg\Eng\Final Drawings\Exhibits Eng\WETLANDS-FEMA EXHIBITS\WETLAND EXHIBITS.dwg Updated By: mhamilton 08:36



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Construction Managers • Environmental Scientists • Landscape Architects • Planners

MAPLECREST NEIGHBORHOOD
VILLAGE OF SOMERS, WISCONSIN
WETLAND EXHIBIT

PROJ. MGR.:	JF
DRAWN BY:	MH
DATE:	03-22-22
SCALE:	1"=400'

SHEET
EXHIBIT 2
VSSSOWI01

08:36 Dwg Name: P:\Vsssowi01\dwg\Eng\Final Drawings\Exhibits Eng\WETLANDS-FEMA EXHIBITS\WETLAND EXHIBITS.dwg Updated By: mhamilton

National Flood Hazard Layer FIRMette

87°55'21"W 42°37'26"N



87°54'43"W 42°37'N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

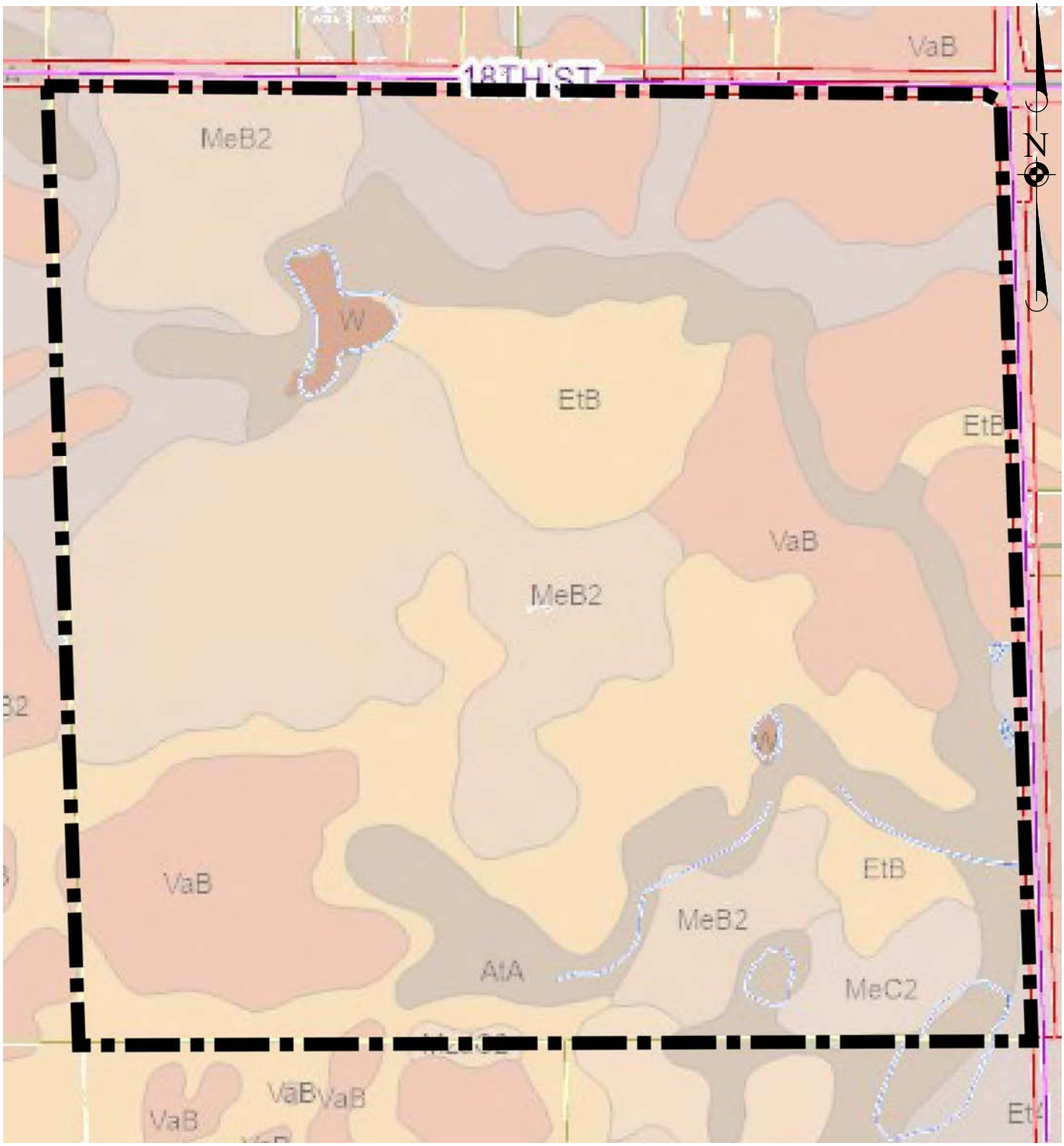
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/29/2023 at 11:27 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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MAPLECREST NEIGHBORHOOD
VILLAGE OF SOMERS, WISCONSIN
SOILS MAP EXHIBIT

PROJ. MGR.:	JF
DRAWN BY:	MH
DATE:	03-22-22
SCALE:	1"=400'

SHEET
EXHIBIT 4
VSSSOWI01

08:38 Dwg Name: P:\Vsssowi01\dwg\Eng\Final Drawings\Exhibits Eng\WETLANDS-FEMA EXHIBITS\WETLAND EXHIBITS.dwg Updated By: mhamilton

TAB 3

ALTA/NSPS LAND TITLE SURVEY

TITLE NOTES

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. LT-219120 WITH AN EFFECTIVE DATE OF DECEMBER 28, 2022 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.

(EXCEPTION 12) THE SURVEYED PROPERTY IS SUBJECT TO WISCONSIN GAS & ELECTRIC COMPANY EASEMENT FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED ON MAY 9, 1946, AS DOCUMENT NO. 286253.

(EXCEPTION 13) THE SURVEYED PROPERTY IS NOT SUBJECT TO 10 FOOT TEMPORARY LIMITED EASEMENT RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044. THE EASEMENT WAS TERMINATED ON THE DATE THE CONSTRUCTION FOR KENOSHA COUNTY DEPARTMENT OF PUBLIC WORKS INTERSECTION IMPROVEMENT PROJECT AT C.T.H. "H" (88TH AVENUE) AND C.T.H. "L" (18TH STREET) HAD BEEN COMPLETED.

(EXCEPTION 14) THE SURVEYED PROPERTY IS NOT SUBJECT TO TEMPORARY RIGHT OF ENTRY EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655. THIS RIGHT OF ENTRY EASEMENT EXPIRED UPON CONVEYANCE OF THE ABOVE-DESCRIBED LANDS BY DEED RECORDED, AS PERMANENT LIMITED EASEMENT, DECEMBER 7, 2020 AS DOCUMENT NUMBER 1884970.

(EXCEPTION 15) THE SURVEYED PROPERTY IS SUBJECT TO PERMANENT LIMITED EASEMENT RECORDED DECEMBER 7, 2020 AS DOCUMENT NO. 1884970.

INDEX TO SCHEDULE B

SCHEDULE B EXCEPTION TABLE

EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	NOTATION
1	N/A	NOTE REGARDING TITLE INSURANCE COVERAGE	NO	NOT ADDRESSED BY SURVEY
2	N/A	TAXES OR SPECIAL ASSESSMENTS	NO	NOT ADDRESSED BY SURVEY
3	N/A	LIENS, CHARGES, REVERSE CAPACITY ASSESSMENTS	NO	NOT ADDRESSED BY SURVEY
4	N/A	ANY LIEN FOR SERVICES, LABOR OR MATERIAL	NO	NOT ADDRESSED BY SURVEY
5	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION	NO	NOT ADDRESSED BY SURVEY
6	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	NO	IMPROVEMENTS SHOWN ON SURVEY
7	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	NO	IMPROVEMENTS SHOWN ON SURVEY
8	N/A	CLAIM OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT	NO	NOT ADDRESSED BY SURVEY
9	N/A	PROPERTY TAXES FOR THE YEAR 2023	NO	NOT ADDRESSED BY SURVEY
10	N/A	TAXES OR ASSESSMENTS FOR SOMERS WATER UTILITY	NO	NOT ADDRESSED BY SURVEY
11	N/A	STREETS, HIGHWAY AND/OR ALLEY RIGHTS	NO	NOT ADDRESSED BY SURVEY
12	286253	WISCONSIN GAS & ELECTRIC COMPANY EASEMENT	YES	SHOWN & NOTED ON SURVEY
13	1463044	TEMPORARY LIMITED EASEMENT BY DEED BY CORPORATION	YES	SHOWN & NOTED ON SURVEY
14	1871655	TEMPORARY RIGHT OF ENTRY EASEMENT	YES	SHOWN & NOTED ON SURVEY
15	1884970	PERMANENT LIMITED EASEMENT	YES	SHOWN & NOTED ON SURVEY

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.

4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION, EXCEPT FOR PROPOSED ENGINEERING PLANS FOR SANITARY SEWERS WEST OF THE SUBCONTINENTAL DIVIDE – PHASE 1 PREPARED BY BAXTER & WOODMAN CONSULTING ENGINEERS PLAT DATE:MARCH 4, 2021, ALONG THE SOUTH PROPERTY LINE OF THE SURVEYED PROPERTY. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PERTAINS TO TABLE A, ITEM 11(A))

7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "DIGGER" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT DIGGER AT 811 OR 1-800-242-8511.

9. THE SURVEYED PROPERTY MAY HAVE A DRAINTILE SYSTEM, WHICH HAS NOT BEEN SURVEYED OR SHOWN HEREON. IN ORDER TO DETERMINE IF A DRAINTILE SYSTEM DOES EXIST ON THE SUBJECT PROPERTY, AND TO WHAT EXTENT, A DETAILED DRAINTILE STUDY MUST BE COMPLETED BY THE APPROPRIATE PROFESSIONAL.

10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.

11. THERE ARE A TOTAL OF 45 STRIPED PARKING SPACES FOR CARS, INCLUDING 6 OF WHICH ARE MARKED HANDICAPPED. (PERTAINS TO TABLE A, ITEM 9)

12. AERIAL MAPPING HAS BEEN UTILIZED TO SUPPLEMENT THIS SURVEY AND TO PROVIDE THE LOCATIONS OF INTERNAL IMPROVEMENTS. THE AERIAL SURVEY WAS COMPLETED BY MANHARD CONSULTING LTD. ON THE DATE OF THE FIELD SURVEY AND EXCEEDS THE RECOMMENDED ACCURACIES AND TOLERANCES FOR ENGINEERING AND CONSTRUCTION PROJECTS PER THE FEDERAL GEOGRAPHIC DATA COMMITTEE GEOSPATIAL POSITIONING ACCURACY STANDARDS PART 4, STANDARDS FOR ARCHITECTURE, ENGINEERING, CONSTRUCTION AND FACILITY MANAGEMENT, TABLE A-3. (PERTAINS TO TABLE A, ITEM 15)

13. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY AT THE TIME OF SURVEY. (PERTAINS TO TABLE A, ITEM 16)

14. THE VILLAGE OF SOMERS AND KENOSHA COUNTY DIVISION OF HIGHWAYS HAVE BEEN CONTACTED AND HAVE INDICATED THAT CURRENTLY THERE ARE NO PLANS TO CHANGE THE STREET RIGHT-OF-WAY LINES FOR C.T.H. H (88 AVENUE) AND C.T.H. L (A8 STREET). IN ADDITION, THERE WAS NO OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (PERTAINS TO TABLE A, ITEM 17)

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF SECTION 20, TOWN 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART CONVEYED TO KENOSHA COUNTY BY DEED RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 AND LYING AND BEING IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

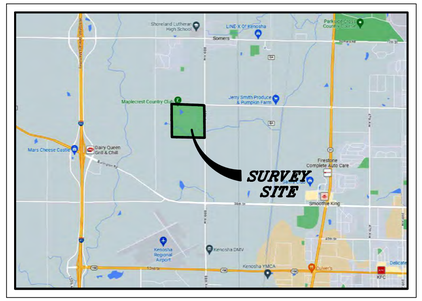
TAX KEY NO.: 82-4-222-201-0100
ADDRESS: 9401 18TH STREET

PROPERTY AREA

7,043,447 SQUARE FEET (161.695 ACRES)

PROPERTY ADDRESS

9401 18TH STREET, SOMERS, WI 53144



LOCATION MAP

NOT TO SCALE

SHEET INDEX

SHEET 1 OF 9:	LEGAL DESCRIPTION, TILE, SURVEYOR'S NOTES & CERTIFICATION
SHEET 2 OF 9:	OVERALL BOUNDARY & SHEET SCHEMATIC
SHEET 3-8 OF 9:	BOUNDARY & IMPROVEMENTS DETAILS
SHEET 9 OF 9:	CLUBHOUSE DETAIL

TAX KEY NO.:

82-4-222-201-0100

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

SURVEY PREPARED FOR

THREE LEAF PARTNERS
504 W JUNEAU
MILWAUKEE, WI, 53203

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 55059C0068D AND 55059C0181D WITH AN EFFECTIVE DATE OF JUNE 19, 2012 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED) AND ZONE A. ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A IS DEFINED AS SPECIAL FLOOD HAZARD AREAS AND IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFIED TO: CHICAGO TITLE INSURANCE COMPANY
AND: 3LP ACQUISITIONS LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 15, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 25, 2023.

DATED THIS 14TH DAY OF SEPTEMBER, A.D., 2023.

WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2704
EMAIL ADDRESS: JBAKER@MANHARD.COM
LICENSE EXPIRES JANUARY 31, 2024

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

DRAWN BY | REVISIONS | DATE

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MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

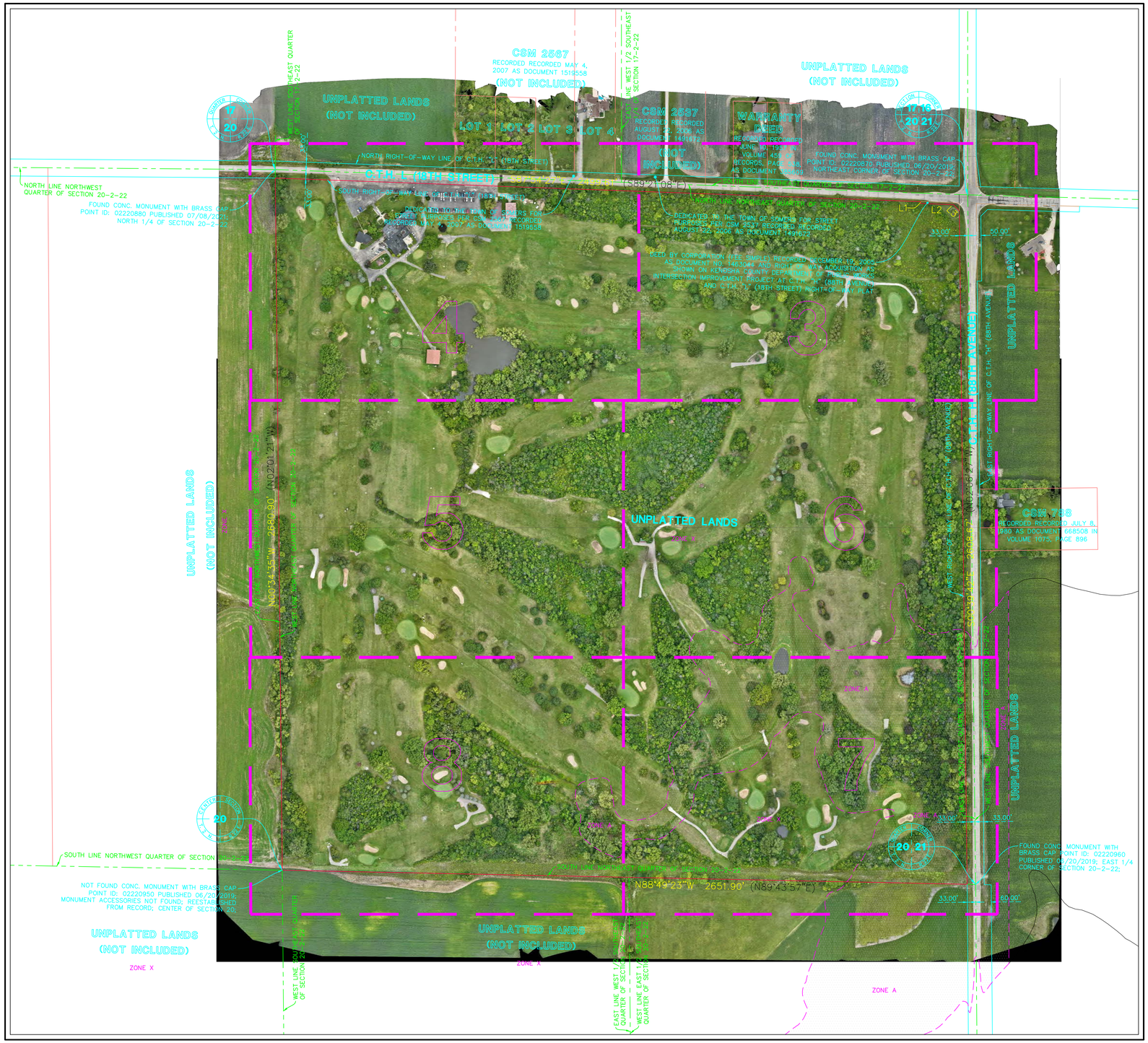
PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	08/25/23
SCALE:	N.T.S.

SHEET 1 OF 9
VSS.SOW01

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September 14, 2023 - 12:10 Dgn Name: p:\Vossevol1\Data\Ngra\Land Projects\Alta Survey\Vol1-VSS\SOW01-SA.dgn Updated By: LMcVay

ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E. (N02°06'27"W)

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- LA = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- DS = EX. DOWN SPOUT
- SC = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- ICB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

DRAWN BY | REVISIONS | DATE

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=200'

SHEET 2 OF 9
VSS.SOW01

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September 18, 2023 - 12:52 Dwg Name: P:\Vssow01\Wra\Surv\Final Drawing\Vols Survey\V02-VSSOW01-S3.dwg Updated By: LMcr4

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

CSM 2537
RECORDED RECORDED AUGUST 22, 2006 AS DOCUMENT 1491672
OWNER: JOHN A MADSEN

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

WARRANTY DEED
RECORDED RECORDED JUNE 10, 1957 IN VOLUME 459 OF RECORDS, PAGE 538, AS DOCUMENT 385609
OWNER: SCOTT J STICH

UNPLATTED LANDS
(NOT INCLUDED)

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

350.00'
DEDICATED TO THE TOWN OF SOMERS FOR STREET PURPOSES PER CSM 2537 RECORDED RECORDED AUGUST 22, 2006 AS DOCUMENT 1491672
S87°54'27"E 2682.60' (S89°21'08"E 2682.64')
350.00'
BITUMINOUS PAVEMENT
FOUND IRON PIPE 1/2"
NORTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
SOUTH LINE SOUTHEAST QUARTER OF SECTION 17-2-22
NORTH LINE NORTHEAST QUARTER OF SECTION 20-2-22
264.00'
P.O.B. WARRANTY DEED RECORDED RECORDED JUNE 10, 1957 IN VOLUME 459 OF RECORDS, PAGE 538, AS DOCUMENT 385609
1016.31'
1366.31'
SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
S87°54'27"E 2499.61' (S89°21'08"E)
C.T.H. L (18TH STREET)
(PUBLIC)
SIGN 7.0' N
33.00'
23.2'
(EP-EP)
33.00'
DEED BY CORPORATION (FEE SIMPLE) RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 AND RIGHT OF WAY ACQUISITION AS SHOWN ON KENOSHA COUNTY DEPARTMENT OF PUBLIC WORKS INTERSECTION IMPROVEMENT PROJECT AT C.T.H. "H" (88TH AVENUE) AND C.T.H. "L" (18TH STREET) RIGHT-OF-WAY PLAT
10 FOOT TEMPORARY LIMITED EASEMENT RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 (13)
644.00'
FORMER SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
BITUMINOUS PAVEMENT
EDGE OF PAVEMENT 8.5' N
AGGREGATE
40.00'
7.00'
53.00'
L2
L10
CURB 7.9' NE'LY
FOUND IRON PIPE 1"
WIRE FENCE END 4.8' S
LINE 40 FEET SOUTH OF AND PARALLEL WITH NORTH LINE OF NORTHEAST 1/4 OF SECTION 20-2-22
LINE 50 FEET SOUTH AND PARALLEL WITH NORTH LINE OF NORTHEAST 1/4 OF SECTION 20-2-22
10.00'
SIGN END 17.4' W
FOUND IRON PIPE 1"
WIRE FENCE END 17.8' W
FOUND IRON PIPE 3/4"
WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
C.T.H. H (88TH AVENUE)
(PUBLIC)
FORMER EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
EASTERLY RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
FOUND IRON PIPE 1"
FOUND IRON PIPE 1" ON-LINE & 0.24' E BENT EAST
FOUND IRON PIPE 3/4"
SECTION CORNER
17 16
20 21
FOUND CONC. MONUMENT WITH BRASS CAP POINT ID: 02220870 PUBLISHED 06/20/2019; NORTHEAST CORNER OF SECTION 20-2-22
P.O.C. DEED BY CORPORATION RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 AND WARRANTY DEED RECORDED JUNE 10, 1957 IN VOLUME 459 OF RECORDS, PAGE 538, AS DOCUMENT 385609 AND CSM 2537 AND CSM 2567
33.00'
L5
L4
L6
55.00'
22.00'
FORMER SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
SIGN 13.2' NE'LY
P.O.B. DEED BY CORPORATION (FEE SIMPLE) RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044
FORMER WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
CURB 17.4' E
P.O.B. DEED BY CORPORATION (TEMPORARY LIMITED EASEMENT) RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044
SIGN 10.8' E
33.00'
50.00'
WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
AGGREGATE
BITUMINOUS PAVEMENT
FORMER EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
DEED BY CORPORATION (FEE SIMPLE) RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 AND RIGHT OF WAY ACQUISITION AS SHOWN ON KENOSHA COUNTY DEPARTMENT OF PUBLIC WORKS INTERSECTION IMPROVEMENT PROJECT AT C.T.H. "H" (88TH AVENUE) AND C.T.H. "L" (18TH STREET) RIGHT-OF-WAY PLAT
FOUND IRON PIPE 1"
GUY WIRE 11.8' E
33.00'
33.00'
24.1' (EP-EP)
S00°39'42"E 2608.67' (N02°06'27"W)
C.T.H. H (88TH AVENUE)
(PUBLIC)
S00°39'42"E 2671.18' (N02°06'27"W 2671.27')
BITUMINOUS PAVEMENT
UNPLATTED LANDS
(NOT INCLUDED)
OWNER: JENNIE A TUNKIEWICZ REVOCABLE TRUST

11.0'X11.0' PERGOLA (REST STOP)
PERGOLA HEIGHT 9.3'
BITUMINOUS PAVEMENT
RAILROAD TIE
RAILROAD TIE
TEE ACCESS
TEE ACCESS
HOLE 9
HOLE 2

UNPLATTED LANDS
ZONE X

BITUMINOUS PAVEMENT
RAILROAD TIE
TEE ACCESS
RAILROAD TIE
HOLE 11

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- LA = EX. LANDSCAPE AREA
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- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- DS = EX. DOWN SPOUT
- SC = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- CB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

LINE TABLE				
LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
L1	S02°05'33"W	7.00'	N00°38'51"E	–
L2	S87°54'27"E	127.34'	N89°21'09"W	–
L3	S44°17'25"E	33.29'	N45°43'48"W	–
L4	S87°54'27"E	33.00'	N89°21'09"W	–
L5	S00°39'42"E	33.04'	S02°06'28"E	–
L6	S00°39'42"E	30.00'	S02°06'28"E	–
L7	N87°54'27"W	150.00'	S89°21'09"E	–
L8	S00°39'42"E	14.49'	S02°06'28"E	–
L9	S44°17'25"E	39.78'	N45°43'48"W	–
L10	S87°54'27"E	123.34'	N89°21'09"W	–

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

REVISIONS | DRAWN BY | DATE

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=50'

SHEET 3 OF 9
VSS.SOW01

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September 14, 2023 - 14:00 Dwg. Name: P:\Vssow01\data\Surv\Final Drawings\Alta Survey\03-09-VVSSOW01-SA.dwg Updated By: LMaraf

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

UNPLATTED LANDS (NOT INCLUDED)

WEST LINE SOUTHEAST QUARTER OF SECTION 17-2-22

FOUND IRON PIPE 1-1/4" ON-LINE N-S

22.2' (EP-EP)

FOUND CONC. MONUMENT WITH BRASS CAP POINT ID: 02220880 PUBLISHED 07/08/2021; NORTH 1/4 OF SECTION 20-2-22

QUARTER CORNER 17 20

SIGN 18.6' N

EDGE OF PAVEMENT 21.6' N

SET IRON ROD 5/8"

UNPLATTED LANDS (NOT INCLUDED)
OWNER: KEVEK ENTERPRISES LLP

LOT 1 (NOT INCLUDED)
OWNER: JOSEPH B DANIELSON

LOT 2 (NOT INCLUDED)
OWNER: CARLOS ROSILLO

CSM 2567
RECORDED RECORDED MAY 4, 2007 AS DOCUMENT 1519558

LOT 3 (NOT INCLUDED)
OWNER: AMY L MANDERNACK

LOT 4 (NOT INCLUDED)
OWNER: RUSSELL L TRACHTE

EAST LINE WEST 1/2 SOUTHEAST 1/4 OF SECTION 17-2-22

CSM 2537
RECORDED RECORDED AUGUST 22, 2006 AS DOCUMENT 1491672
OWNER: JOHN A MADSEN

FOUND IRON PIPE 1"

FOUND IRON PIPE 3/4"

FOUND IRON PIPE 1" BENT ON-LINE & 0.37' W

P.O.B. CENTERLINE WISCONSIN GAS & ELECTRIC COMPANY EASEMENT RECORDED MAY 9, 1946, AS DOCUMENT NO. 286253; POINT APPROXIMATELY 1973 FEET WEST OF THE EAST LINE OF SECTION 20

C.T.H. L (18TH STREET)
(PUBLIC)

DEDICATED TO THE TOWN OF SOMERS FOR STREET PURPOSES PER CSM 2567 RECORDED RECORDED MAY 4, 2007 AS DOCUMENT 1519558

S87°54'27"E 2682.60' (S89°21'08"E 2682.64')

S87°54'27"E 2499.61' (S89°21'08"E)

P.O.B. CSM 2537

P.O.B. CSM 2567

18 FOOT GAS & ELECTRIC COMPANY EASEMENT RECORDED MAY 9, 1946, AS DOCUMENT NO. 286253

POINT APPROXIMATELY 109 FEET SOUTH OF THE NORTH LINE OF SECTION 20 AND APPROXIMATELY 2090 FEET WEST OF THE EAST LINE OF SECTION 20

1 STORY BRICK BUILDING

2 STORY BLOCK & SIDED BUILDING

1 STORY BLOCK BUILDING
EXTERIOR FOOTPRINT AT GROUND LEVEL=2,447 SQUARE FEET

1 STORY SHED (SIDED)
EXTERIOR FOOTPRINT AT GROUND LEVEL=2,447 SQUARE FEET

GAS TANK

PERGOLA (REST STOP)

1 STORY SHED (SIDED)
EXTERIOR FOOTPRINT AT GROUND LEVEL=2,770 SQUARE FEET

1 STORY SPRINKLER BUILDING (SIDED)
EXTERIOR FOOTPRINT AT GROUND LEVEL=301 SQUARE FEET

SEE SHEET 9
FOR CLUBHOUSE DETAIL

UNPLATTED LANDS
ZONE X

POND

IRRIGATION TANK

SPRINKLER CONTROL BOX ON CONC. PAD

UNPLATTED LANDS (NOT INCLUDED)
OWNER: PAUL D GITZLAFF

N00°34'35"W 2680.90'
N00°34'35"W 2713.94' (N02°01'21"W)
WEST LINE NORTHEAST QUARTER OF SECTION 20-2-22

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 3

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
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- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
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- = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
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- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

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DRAWN BY | REVISIONS | DATE

MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=50'

SHEET 4 OF 9
VSS.SOW01

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September 18, 2023 - 14:56 Dwg Name: P:\Vssow01\Data\Surv\Final Drawings\Alta Survey\V03-08-VVSSOW01-SA.dwg Updated By: LMaryl

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

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MATCHLINE - SEE SHEET 4

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

CROP LINE 18.0' W

CROP LINE 15.8' W

CROP LINE

CROP LINE 15.4' W

N00°34'35"W 2680.90'
N00°34'35"W 2713.94' (N02°01'21"W)
WEST LINE NORTHEAST QUARTER OF SECTION 20-2-22

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

CROP LINE

CROP LINE 20.7' W

CROP LINE 20.7' W

CROP LINE

EDGE OF WATER

UNPLATTED LANDS

ZONE X

BITUMINOUS PAVEMENT

RAILROAD TIE RETAINING WALL

RAILROAD TIE RETAINING WALL

TEE ACCESS

HOLE 9

TEE ACCESS

BITUMINOUS PAVEMENT

RAILROAD TIE RETAINING WALL

HOLE 18

RAILROAD TIES

BITUMINOUS PAVEMENT

RAILROAD TIE

HOLE 15

10.0'X10.0' PERGOLA (REST STOP)

PERGOLA HEIGHT 9.3'

BITUMINOUS PAVEMENT

RAILROAD TIE

VSB

SPRINKLER CONTROL BOX ON CONC. PAD

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- LA = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- DS = EX. DOWN SPOUT
- SC = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- ICB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- T = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- 8 = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

DRAWN BY | REVISIONS | DATE

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MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=50'

SHEET 5 OF 9
VSS.SOW101

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September 14, 2023 - 14:06 Dwg Name: P:\Vassaw01\Survey\Survey\Final Drawings\Vista Survey\VS1-DB-VSSOW01-SA.dwg Updated By: LMcKay

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

MATCHLINE - SEE SHEET 3

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
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- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
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- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
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- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
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- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

MATCHLINE - SEE SHEET 5

UNPLATTED LANDS

ZONE X

RAILROAD TIE
ICB
SPRINKLER CONTROL BOX ON CONC. PAD
HOLE 3
SUBTURBULENT SWINGS PAVEMENT

1 STORY BLOCK BUILDING (RESTROOMS) EXTERIOR FOOTPRINT AT GROUND LEVEL=206 SQUARE FEET
BUILDING HEIGHT 10.1'
FF 19.90'
FF 19.83'
BRICK
BITUMINOUS PAVEMENT
RAILROAD TIE RETAINING WALL
STONE RETAINING WALL
HOLE 7
TEE ACCESS
SPRINKLER CONTROL BOX ON CONC. PAD
HOLE 13
RAILROAD TIE RETAINING WALL
OH

1230.03'
1229.90'

S00°39'42"E 2608.67' (N02°06'27"W) AGGREGATE
S00°39'42"E 2671.18' (N02°06'27"W 2671.22')
C.T.H. H (88TH AVENUE) (PUBLIC)
EAST LINE NORTHEAST QUARTER OF SECTION 20-2-22
WEST LINE NORTHWEST QUARTER OF SECTION 21-2-22
33.00' 33.00'
END OF PIPE 20.1' E
FOUND IRON PIPE 1"

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: JENNIE A. TUNKEICZ REVOCABLE TRUST

CSM 788
RECORDED, RECORDED JULY 8, 1980 AS DOCUMENT NO. 605,896 IN VOLUME 1075 PAGE 896
UNPLATTED LANDS
(NOT INCLUDED)
OWNER: NANCY S PASQUALI

FOUND IRON PIPE 1"
1.16' N & 0.88' W

WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
BITUMINOUS PAVEMENT
24.1' (ER=EP)
C.T.H. H (88TH AVENUE) (PUBLIC)
AGGREGATE

ZONE A
EDGE OF WATER

MATCHLINE - SEE SHEET 7

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DRAWN BY	REVISIONS	DATE

MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	08/25/23
SCALE:	1"=50'

SHEET 6 OF 9
VSS.SOWI01

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September 14, 2023 - 14:08 Dwg Name: P:\Waukesha\Data\Survey\Final Drawings\Alta Survey\03-08-VSS0WI01-SA.dwg Updated By: LMay

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

ZONE A
ZONE X
OH
LIFE RING POST
EDGE OF WATER
BITUMINOUS PAVEMENT
AGGREGATE PATH
CENTERLINE DITCH
24" CMP DOUBLE CULVERT
RAILROAD TIE RETAINING WALL
TEE ACCESS
HOLE 14
HOLE 5
HOLE 4
ICB
SPRINKLER CONTROL BOX ON CONC. PAD
WOOD PATH
STONE RETAINING WALL
PERGOLA HEIGHT 9.3'
10.5'X11.0' PERGOLA (REST STOP)
STEPS
AGGREGATE TEE ACCESS
STRUCTURE 19.2' N
STRUCTURE 17.4' N
STRUCTURE 17.9' N
STRUCTURE 9.3' E
21"PVC SAN
24"PVC SAN
36" CMP
END OF PIPE 13.1' E
AGGREGATE
BITUMINOUS PAVEMENT

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: JENNIE A TUNKIEICZ REVOCABLE TRUST

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: GLORIA CHUBRILLO

NOT TILLED SOIL

SOUTH LINE NORTHEAST QUARTER OF SECTION 20-2-22
N88°49'23"W 2684.92' (N89°43'57"E 2684.95')
N88°49'23"W 2651.90'

EAST LINE WEST 1/2 SOUTHEAST QUARTER OF SECTION 20-2-22
WEST LINE EAST 1/2 SOUTHEAST QUARTER OF SECTION 20-2-22

S00°39'42"E 2608.67' (N02°06'27"W)
S00°39'42"E 2671.18' (N02°06'27"W 2671.22')

20 FOOT TEMPORARY CONSTRUCTION EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655 (14) & (15)
30 FOOT PERMANENT UTILITY EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655 (14) & (15)

SET IRON ROD 5/8"
FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220960 PUBLISHED 06/20/2019;
EAST 1/4 CORNER OF SECTION 20-2-22;
SECTION 20-2-22
SECTION 21-2-22
20 21

C.T.H. 'H' (88TH AVENUE)
(PUBLIC)
WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
EAST LINE SOUTHEAST QUARTER OF SECTION 20-2-22
WEST LINE SOUTHWEST QUARTER OF SECTION 21-2-22
EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
33.00' 33.00' 24.2' (EP-EP)
33.00' 60.00'
BITUMINOUS PAVEMENT

DRAWN BY	REVISIONS	DATE

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MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	08/25/23
SCALE:	1"=50'

SHEET 7 OF 9
VSS.SOW01

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September 14, 2023 - 14:09 Dwg Name: P:\Vassaw01\Data\Surv\Final Drawings\Alta Survey\03-08-VVSSOW01-SA.dwg Updated By: LMoryl

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- LA = EX. LANDSCAPE AREA
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- = EX. PIPE END
- DS = EX. DOWN SPOUT
- SC = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
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- = EX. VALVE BOX
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- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- 8 = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

UNPLATTED LANDS
ZONE X

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

CROP LINE 26.2' W
CROP LINE
CROP LINE 20.5' W
CROP LINE 13.8' W
CROP LINE
CROP LINE 15.3' W

N00°34'35"W 2680.90'
N00°34'35"W 2713.94' (N02°01'21"W)
WEST LINE NORTHEAST QUARTER OF SECTION 20-2-22

WEST LINE SOUTHEAST QUARTER OF SECTION 20-2-22

CENTER SECTION 20 T2N R22E

P.O.B. 20 FOOT TEMPORARY CONSTRUCTION EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655
P.O.B. 30 FOOT PERMANENT UTILITY EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655
P.O.C. 20 FOOT TEMPORARY CONSTRUCTION EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655

NOT FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220950 PUBLISHED 06/20/2019;
MONUMENT ACCESSORIES NOT FOUND; REESTABLISHED FROM RECORD; CENTER OF SECTION 20;

18"PVC SAN
STRUCTURE 15.1' W
CROP LINE ON-LINE
21"PVC SAN
STRUCTURE 12.6' N
CROP LINE
21"PVC SAN
CHAIN-LINK FENCE END 1.9' N
RAILROAD TIE
HOLE 17
BITUMINOUS PAVEMENT
SOUTH LINE NORTHEAST QUARTER OF SECTION 20-2-22
CHAIN LINK FENCE
STRUCTURE 17.1' N
21"PVC SAN
CHAIN-LINK FENCE END 2.4' N
N88°49'23"W 2684.92' (N89°43'57"E 2684.95')
N88°49'23"W 2651.90'
20.00'
30.00'
20 FOOT TEMPORARY CONSTRUCTION EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655 (14) & (15)
30 FOOT PERMANENT UTILITY EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655 (14) & (15)
STRUCTURE 17.8' N
21"PVC SAN
CROP LINE
CROP LINE

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

BITUMINOUS PAVEMENT
RAILROAD TIE
HOLE 8
TEE ACCESS

TEE ACCESS
RAILROAD TIE
BITUMINOUS PAVEMENT
RAILROAD TIE
RAILROAD TIE RETAINING WALL
RAILROAD TIE
HOLE 16

CENTERLINE DITCH
ZONE A
ZONE A

DRAWN BY | REVISIONS | DATE

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MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=50'

SHEET 8 OF 9
VSS.SOW01

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September 14, 2023 - 14:09 Dwg Name: P:\Vssrow01\Data\Surv\Final Drawings\Alta Survey\03-08-VVSSOW01-SA.dwg Updated By: LMaryl

ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

LEGEND

- = EX. PROPERTY LINE
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- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
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- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

DRAWN BY | REVISIONS | DATE

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MAPLECREST GOLF COURSE REDEVELOPMENT

SOMERS, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	08/25/23
SCALE:	1"=20'

SHEET 9 OF 9

VSS.SOW101

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September 14, 2023 - 14:18 Dwg Name: P:\Vassow01\data\Survey\Final Drawings\Vista Survey\V09-VSSOW01-S1A.dwg Updated By: LMcrV



IMPERVIOUS AREA LEGEND

PROPERTY AREA = 161.7 AC

IMPERVIOUS AREA = 5.61 AC
CN = 98

PERVIOUS AREA = 156.09 AC
CN = VARIES BY HSG

SCALE: 1"=120'
0 60 120 240

N

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EXB

SHEET

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: BAM
DATE: 09/21/23
SCALE: ####

MAPLECREST SUBVISION

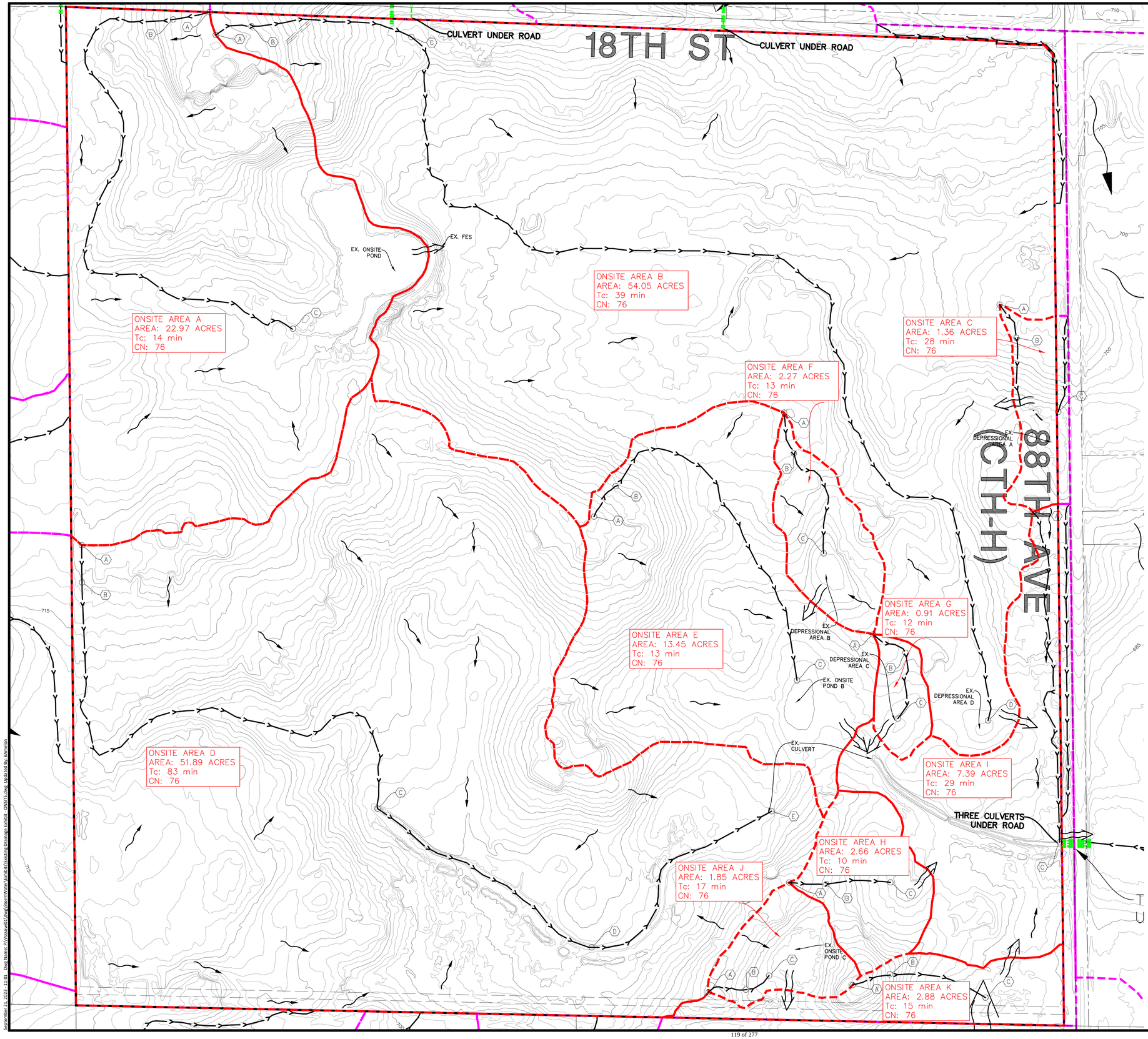
VILLAGE OF SOMERS, WI

EXISTING IMPERVIOUS EXHIBIT

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DATE	REVISIONS	DRAWN BY
1		
2		
3		
4		
5		
6		
7		

INFORMATIONAL EXHIBIT - NOT FOR CONSTRUCTION



N

0 60 120 240

SCALE: 1"=120'

08-13-19

EXISTING DRAINAGE LEGEND:

- ONSITE DRAINAGE AREAS
- OFFSITE DRAINAGE AREAS
- TIME OF CONCENTRATION FLOW PATH
- APPROXIMATE LOCATION OF EXISTING CULVERT

DRAWN BY | REVISIONS | DATE

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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
EXISTING ONSITE DRAINAGE EXHIBIT

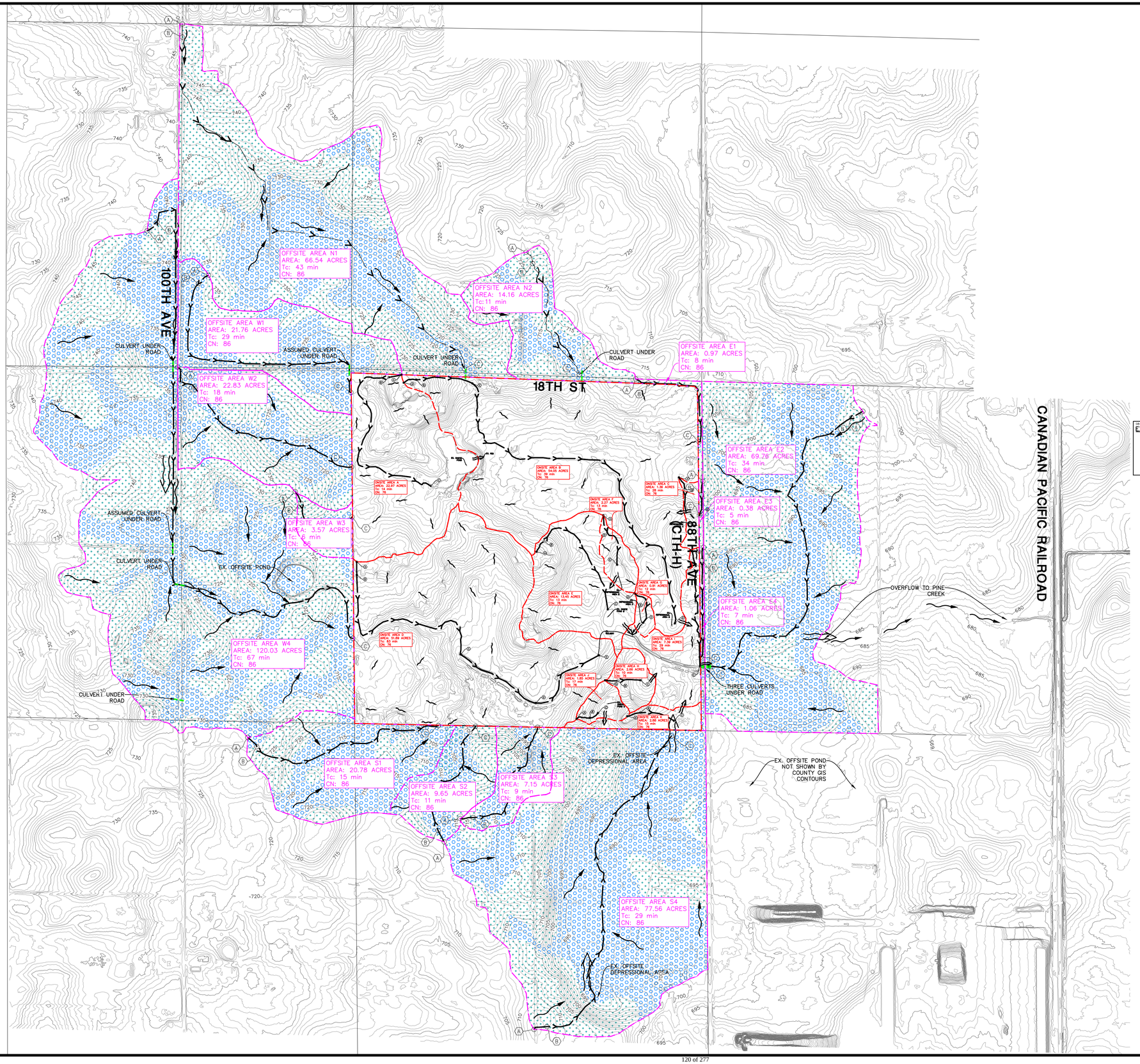
INFORMATIONAL EXHIBIT - NOT FOR CONSTRUCTION

PROJ. MGR.:	MDE
PROJ. ASSOC.:	ELR
DRAWN BY:	BJA
DATE:	06/16/23
SCALE:	1"=120'

SHEET
EXB
VSS.SOW101

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September 21, 2023 - 11:01 Dwg Name: P:\Vsssow01\dwg\StormWater\Exhibits\Existing Drainage Exhibit - ONSITE.dwg Updated By: BAmelton



N

0 175 350 700

SCALE: 1"=350'

08-13-19

EXISTING DRAINAGE LEGEND:

- OFFSITE DRAINAGE AREAS
- ONSITE DRAINAGE AREAS
- TIME OF CONCENTRATION FLOW PATH
- APPROXIMATE LOCATION OF CULVERT UNDER ROAD
- HYDROLOGIC SOIL GROUP C
- HYDROLOGIC SOIL GROUP C/D

08-13-19

EXISTING DRAINAGE DATA:

TOTAL AREA DRAINING TO NORTH PROPERTY LINE =	80.71 ACRES
TOTAL AREA DRAINING TO EAST PROPERTY LINE =	72.18 ACRES
TOTAL AREA DRAINING TO SOUTH PROPERTY LINE =	115.14 ACRES
TOTAL AREA DRAINING TO WEST PROPERTY LINE =	146.42 ACRES

DRAWN BY:
REVISIONS
DATE

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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
EXISTING OFFSITE DRAINAGE EXHIBIT

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: BJA
DATE: 09-14-23
SCALE: 1"=350'

SHEET
EXB
VSS.SOWI01

INFORMATIONAL EXHIBIT - NOT FOR CONSTRUCTION

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September 19, 2023 - 11:48 Dwg Name: P:\Vsssow01\dwg\StormWater\Exhibits\Existing Drainage Exhibit - OFFSITE COMBINED AREA.dwg, Updated by: BJAnction

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA N1

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Cultivated Soils				
3.	Manning's roughness coefficient, *n*		0.017				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.020	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.87	+		=	1.87 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		3757	ft			
11.	Watercourse slope, *s*		0.009	ft/ft			
12.	Average velocity, *V*		1.52	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	41.10	+		=	41.10 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	43 min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA N2

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.029	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.61	+		=	1.61	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		1023	ft				
11. Watercourse slope, *s*		0.012	ft/ft				
12. Average velocity, *V*		1.75	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	9.72	+		=	9.72	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	11	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA E1

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Cultivated soils				
3.	Manning's roughness coefficient, *n*		0.017				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.032	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.55	+		=	1.55 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		809	ft			
11.	Watercourse slope, *s*		0.017	ft/ft			
12.	Average velocity, *V*		2.08	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	6.47	+		=	6.47 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	8	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA E1

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Cultivated soils				
3.	Manning's roughness coefficient, *n*		0.017				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.010	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	2.47	+		=	2.47 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		2800	ft			
11.	Watercourse slope, *s*		0.008	ft/ft			
12.	Average velocity, *V*		1.48	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	31.57	+		=	31.57 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	34	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA E3

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated Soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.020	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.87	+		=	1.87	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		160	ft				
11. Watercourse slope, *s*		0.020	ft/ft				
12. Average velocity, *V*		2.28	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	1.17	+		=	1.17	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	3	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA E4

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated Soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.020	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.87	+		=	1.87	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		750	ft				
11. Watercourse slope, *s*		0.020	ft/ft				
12. Average velocity, *V*		2.28	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	5.48	+		=	5.48	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	7	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA S1

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated Soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.010	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	2.47	+		=	2.47	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		1538	ft				
11. Watercourse slope, *s*		0.017	ft/ft				
12. Average velocity, *V*		2.10	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	12.18	+		=	12.18	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	15	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA S1

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Cultivated Soils				
3.	Manning's roughness coefficient, *n*		0.017				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.010	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	2.47	+		=	2.47 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		988	ft			
11.	Watercourse slope, *s*		0.016	ft/ft			
12.	Average velocity, *V*		2.04	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	8.07	+		=	8.07 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	11 min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA S3

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated Soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.020	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.87	+		=	1.87	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		988	ft				
11. Watercourse slope, *s*		0.022	ft/ft				
12. Average velocity, *V*		2.39	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	6.88	+		=	6.88	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	9	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA S4

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated Soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.020	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.87	+		=	1.87	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		2747	ft				
11. Watercourse slope, *s*		0.011	ft/ft				
12. Average velocity, *V*		1.69	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	27.06	+		=	27.06	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	29	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA W1

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated Soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.015	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	2.10	+		=	2.10	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		2018	ft				
11. Watercourse slope, *s*		0.006	ft/ft				
12. Average velocity, *V*		1.25	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	26.91	+		=	26.91	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	29	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA W2

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated Soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.015	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	2.10	+		=	2.10	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		1578	ft				
11. Watercourse slope, *s*		0.011	ft/ft				
12. Average velocity, *V*		1.69	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	15.54	+		=	15.54	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	18	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA W3

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Cultivated Soils				
3.	Manning's roughness coefficient, *n*		0.017				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.019	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.91	+		=	1.91 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		555	ft			
11.	Watercourse slope, *s*		0.016	ft/ft			
12.	Average velocity, *V*		2.04	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	4.53	+		=	4.53 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	6 min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFISTE AREA W4

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated Soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.019	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.91	+		=	1.91	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		4911	ft				
11. Watercourse slope, *s*		0.006	ft/ft				
12. Average velocity, *V*		1.25	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	65.49	+		=	65.49	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	67	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA A

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Asphalt				
3.	Manning's roughness coefficient, *n*		0.011				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.020	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.32	+		=	1.32 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		1530	ft			
11.	Watercourse slope, *s*		0.017	ft/ft			
12.	Average velocity, *V*		2.08	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	12.24	+		=	12.24 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	14	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA B

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Asphalt				
3.	Manning's roughness coefficient, *n*		0.011				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.020	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.32	+		=	1.32 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC		CD		
9.	Surface description (drop-down list)		Paved		Unpaved		
10.	Flow length, *L*		430	ft	3320		
11.	Watercourse slope, *s*		0.054	ft/ft	0.009		
12.	Average velocity, *V*		4.72	fps	1.53		
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	1.52	+	36.15	=	37.67 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	39	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA C

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Woods				
3.	Manning's roughness coefficient, *n*		0.4				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.015	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	26.28	+		=	26.28 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		310	ft			
11.	Watercourse slope, *s*		0.031	ft/ft			
12.	Average velocity, *V*		2.84	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	1.82	+		=	1.82 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	28	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA D

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB					
2.	Surface description		Woods					
3.	Manning's roughness coefficient, *n*		0.4					
4.	Flow length, *L* (≤ 100 ft)		100	ft				
5.	2-year, 24-hr rainfall, P_2		2.69	in				
6.	Land slope, *s*		0.005	ft/ft				
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	40.78	+		=	40.78	min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC		CD			
9.	Surface description (drop-down list)		Unpaved		Unpaved			
10.	Flow length, *L*		1500	ft	710			
11.	Watercourse slope, *s*		0.020	ft/ft	0.005			
12.	Average velocity, *V*		2.28	fps	1.14			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	10.96	+	10.37	=	21.33	min

OPEN CHANNEL FLOW

14.	Segment ID		DE					
15.	Cross-sectional flow area, *A*		2.75	ft^2				
16.	Wetted Perimeter, P_w		13.00	ft				
17.	Hydraulic radius, *R*		0.21	ft				
18.	Flow Length, *L*		665	ft				
19.	Channel slope, *S*		0.001	ft/ft				
20.	Manning's roughness coefficient, *n*		0.035					
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$	0.52	fps				
22.	Travel time, T_t	$T_t = \frac{L}{60V}$	21.23	+		=	21.23	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	83	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA E

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Short Grass				
3.	Manning's roughness coefficient, *n*		0.15				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.060	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	6.89	+		=	6.89 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		940	ft			
11.	Watercourse slope, *s*		0.024	ft/ft			
12.	Average velocity, *V*		2.50	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	6.27	+		=	6.27 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	13 min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA F

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Short Grass				
3.	Manning's roughness coefficient, *n*		0.15				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.020	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	10.69	+		=	10.69 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		330	ft			
11.	Watercourse slope, *s*		0.020	ft/ft			
12.	Average velocity, *V*		2.28	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	2.41	+		=	2.41 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	13 min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA G

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Short Grass				
3.	Manning's roughness coefficient, *n*		0.15				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.020	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	10.69	+		=	10.69 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		190	ft			
11.	Watercourse slope, *s*		0.023	ft/ft			
12.	Average velocity, *V*		2.45	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	1.29	+		=	1.29 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	12 min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA H

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Short Grass				
3.	Manning's roughness coefficient, *n*		0.15				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.030	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	9	+		=	9.09 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		170	ft			
11.	Watercourse slope, *s*		0.035	ft/ft			
12.	Average velocity, *V*		3.02	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	0.94	+		=	0.94 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	10 min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA I

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Woods				
3.	Manning's roughness coefficient, *n*		0.4				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.020	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	23.42	+		=	23.42 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		830	ft			
11.	Watercourse slope, *s*		0.020	ft/ft			
12.	Average velocity, *V*		2.28	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	6.06	+		=	6.06 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	29	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA J

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Woods				
3.	Manning's roughness coefficient, *n*		0.4				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.050	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	16.23	+		=	16.23 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		85	ft			
11.	Watercourse slope, *s*		0.035	ft/ft			
12.	Average velocity, *V*		3.02	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	0.47	+		=	0.47 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	17 min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA K

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Woods				
3.	Manning's roughness coefficient, *n*		0.4				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.075	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	13.80	+		=	13.80 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		300	ft			
11.	Watercourse slope, *s*		0.040	ft/ft			
12.	Average velocity, *V*		3.23	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	1.55	+		=	1.55 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	15	min

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: Maplecrest Subdivision **PERMIT NUMBER:**

LOCATION: Village of Somers, WI **DATE:** 9/11/2023

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER: OFFSITE AREA

CONDITION (SELECT WITH DROP-DOWN)

___ PROPOSED CONDITION

X EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Row Crop	C	85	320.66	27256.51
Row Crop	D	89	115.58	10286.62
TOTALS:			436.24	37543.13

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{37543.13}{436.24} \rightarrow \textbf{Composite CN} = \textbf{86}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: Maplecrest Subdivision **PERMIT NUMBER:**

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER: ONSITE AREA

CONDITION (SELECT WITH DROP-DOWN)

___ PROPOSED CONDITION

X EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Golf Course, Good Condition	D	80	41.35	3308.00
Golf Course, Good Condition	C	74	114.74	8490.76
Impervious	D	98	5.61	549.78
		TOTALS:	161.70	12348.54

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{12348.54}{161.70} \rightarrow \textbf{Composite CN} = \textbf{76}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: Maplecrest Subdivision **PERMIT NUMBER:**

LOCATION: Village of Somers, WI **DATE:** 9/12/2023

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER: MULTI-FAMILY DEVELOPMENT

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Impervious Area - Paved/Roofs	D	98	15.00	1470.00
Open Water	D	100	1.45	145.00
Open Space - Good	D	80	19.35	1548.00
TOTALS:			35.80	3163.00

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{3163.00}{35.80} \rightarrow \textbf{Composite CN} = \textbf{88}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: Maplecrest Subdivision **PERMIT NUMBER:**

LOCATION: Village of Somers, WI **DATE:** 9/11/2023

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER: OFFSITE AREA

CONDITION (SELECT WITH DROP-DOWN)

___ PROPOSED CONDITION

X EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Row Crop	C	85	320.66	27256.51
Row Crop	D	89	115.58	10286.62
TOTALS:			436.24	37543.13

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{37543.13}{436.24} \rightarrow \textbf{Composite CN} = \textbf{86}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: Maplecrest Subdivision **PERMIT NUMBER:**

LOCATION: Village of Somers, WI **DATE:** 9/12/2023

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER: MULTI-FAMILY DEVELOPMENT

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Impervious Area - Paved/Roofs	D	98	15.00	1470.00
Open Water	D	100	1.45	145.00
Open Space - Good	D	80	19.35	1548.00
TOTALS:			35.80	3163.00

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{3163.00}{35.80} \rightarrow \textbf{Composite CN} = \textbf{88}$$

Scenario: 100yr-24hr

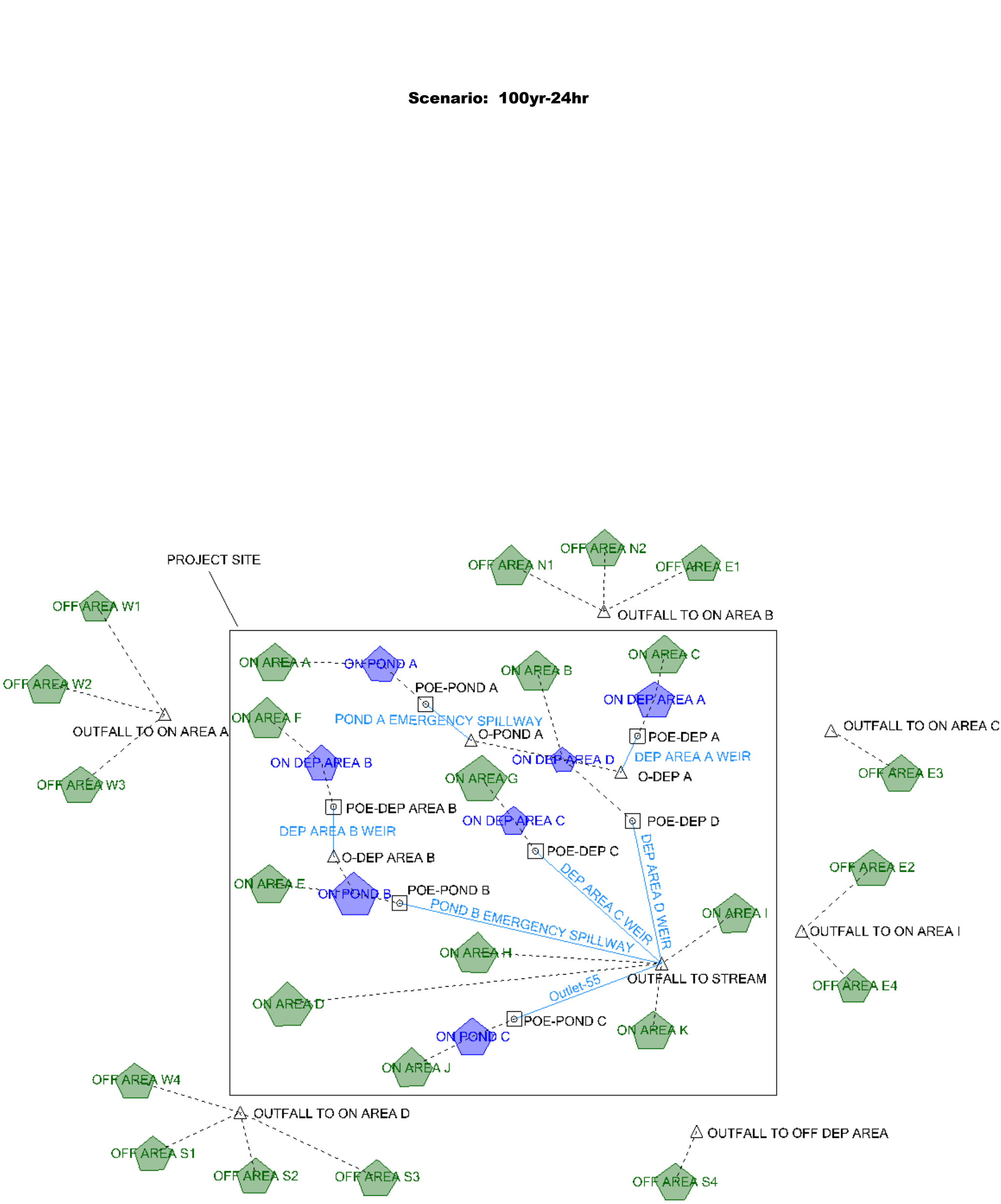


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Existing Conditions - 1yr 24hr

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft^3/s)
OFF AREA E1	1yr-24hr	1	0.093	648.000	0.171
OFF AREA E2	1yr-24hr	1	6.664	657.000	11.822
OFF AREA E3	1yr-24hr	1	0.036	648.000	0.068
OFF AREA E4	1yr-24hr	1	0.101	648.000	0.188
OFF AREA N1	1yr-24hr	1	6.357	660.000	11.120
OFF AREA N2	1yr-24hr	1	1.353	648.000	2.487
OFF AREA S1	1yr-24hr	1	1.985	648.000	3.624
OFF AREA S2	1yr-24hr	1	0.922	648.000	1.695
OFF AREA S3	1yr-24hr	1	0.683	648.000	1.261
OFF AREA S4	1yr-24hr	1	7.409	654.000	13.236
OFF AREA W1	1yr-24hr	1	2.078	654.000	3.713
OFF AREA W2	1yr-24hr	1	2.181	651.000	3.967
OFF AREA W3	1yr-24hr	1	0.341	648.000	0.633
OFF AREA W4	1yr-24hr	1	11.465	678.000	19.297
ON AREA A	1yr-24hr	1	1.193	720.000	2.220
ON AREA B	1yr-24hr	1	2.807	726.000	4.991
ON AREA C	1yr-24hr	1	0.071	723.000	0.128
ON AREA D	1yr-24hr	1	2.694	741.000	4.515
ON AREA E	1yr-24hr	1	0.698	720.000	1.302
ON AREA F	1yr-24hr	1	0.118	720.000	0.220
ON AREA G	1yr-24hr	1	0.047	720.000	0.088
ON AREA H	1yr-24hr	1	0.138	720.000	0.260
ON AREA I	1yr-24hr	1	0.384	723.000	0.694
ON AREA J	1yr-24hr	1	0.096	720.000	0.178
ON AREA K	1yr-24hr	1	0.150	720.000	0.278

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft^3/s)
OUTFALL TO OFF DEP AREA	1yr-24hr	1	7.409	654.000	13.236
OUTFALL TO ON AREA A	1yr-24hr	1	4.600	651.000	8.278
OUTFALL TO ON AREA B	1yr-24hr	1	7.802	651.000	13.620
OUTFALL TO ON AREA C	1yr-24hr	1	0.036	648.000	0.068
OUTFALL TO ON AREA D	1yr-24hr	1	15.054	678.000	25.018
OUTFALL TO ON AREA I	1yr-24hr	1	6.765	657.000	11.983
OUTFALL TO STREAM	1yr-24hr	1	6.327	726.000	10.770

Existing Conditions - 1yr 24hr

Subsection: Master Network Summary

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft^3/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON DEP AREA A (IN)	1yr-24hr	1	0.071	723.000	0.128	(N/A)	(N/A)
ON DEP AREA A (OUT)	1yr-24hr	1	0.000	0.000	0.000	693.41	0.067
ON DEP AREA B (IN)	1yr-24hr	1	0.118	720.000	0.220	(N/A)	(N/A)
ON DEP AREA B (OUT)	1yr-24hr	1	0.035	1,443.000	0.056	688.92	0.088
ON DEP AREA C (IN)	1yr-24hr	1	0.047	720.000	0.088	(N/A)	(N/A)
ON DEP AREA C (OUT)	1yr-24hr	1	0.029	795.000	0.067	686.41	0.020
ON DEP AREA D (IN)	1yr-24hr	1	2.807	726.000	4.991	(N/A)	(N/A)
ON DEP AREA D (OUT)	1yr-24hr	1	2.703	729.000	4.985	687.08	0.119
ON POND A (IN)	1yr-24hr	1	1.193	720.000	2.220	(N/A)	(N/A)
ON POND A (OUT)	1yr-24hr	1	0.000	0.000	0.000	708.64	1.185
ON POND B (IN)	1yr-24hr	1	0.733	720.000	1.302	(N/A)	(N/A)
ON POND B (OUT)	1yr-24hr	1	0.133	1,440.000	0.414	686.01	0.607
ON POND C (IN)	1yr-24hr	1	0.096	720.000	0.178	(N/A)	(N/A)
ON POND C (OUT)	1yr-24hr	1	0.096	720.000	0.178	0.00	0.000

Existing Conditions - 1yr 24hr

Subsection: Time-Depth Curve
Label: NOAA ATLAS 14 - MSE3
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Time-Depth Curve: 1YR - 24HR (MSE3)	
Label	1YR - 24HR (MSE3)
Start Time	0.000 min
Increment	72.000 min
End Time	1,440.000 min
Return Event	1 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 72.000 min
Time on left represents time for first value in each row.

Time (min)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.06	0.11	0.16	0.23
360.000	0.31	0.45	0.68	1.00	1.35
720.000	1.63	1.82	1.94	2.03	2.09
1,080.000	2.15	2.19	2.24	2.28	2.33
1,440.000	2.38	(N/A)	(N/A)	(N/A)	(N/A)

Existing Conditions - 1yr 24hr

Subsection: Outlet Input Data
Label: DEP AREA A WEIR
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	693.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	695.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Irregular Weir	Weir - 1	Forward	TW	694.00	695.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Structure ID: Weir - 1
Structure Type: Irregular Weir

Station (ft)	Elevation (ft)
0.00	1.00
35.00	0.00
81.00	1.00

Lowest Elevation	694.00 ft
Weir Coefficient	3.00 (ft^0.5)/s

Structure ID: TW
Structure Type: TW Setup, DS Channel

Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Existing Conditions - 1yr 24hr

Subsection: Outlet Input Data
Label: DEP AREA B WEIR
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	688.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	690.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Irregular Weir	Weir - 1	Forward	TW	688.90	690.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Structure ID: Weir - 1
Structure Type: Irregular Weir

Station (ft)	Elevation (ft)
0.00	1.10
50.00	0.00
100.00	1.10

Lowest Elevation	688.90 ft
Weir Coefficient	3.00 (ft^0.5)/s

Structure ID: TW
Structure Type: TW Setup, DS Channel

Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Requested Pond Water Surface Elevations	
Minimum (Headwater)	686.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	687.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Irregular Weir	Weir - 1	Forward	TW	686.40	687.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Structure ID: Weir - 1
Structure Type: Irregular Weir

Station (ft)	Elevation (ft)
0.00	0.60
40.00	0.00
80.00	0.60

Lowest Elevation	686.40 ft
Weir Coefficient	3.00 (ft^0.5)/s

Structure ID: TW
Structure Type: TW Setup, DS Channel

Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Requested Pond Water Surface Elevations	
Minimum (Headwater)	686.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	688.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Irregular Weir	Weir - 1	Forward	TW	687.00	688.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Structure ID: Weir - 1
Structure Type: Irregular Weir

Station (ft)	Elevation (ft)
0.00	1.00
128.00	0.00
176.00	1.00

Lowest Elevation	687.00 ft
Weir Coefficient	3.00 (ft^0.5)/s

Structure ID: TW
Structure Type: TW Setup, DS Channel

Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Requested Pond Water Surface Elevations	
Minimum (Headwater)	707.80 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	710.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Rectangular Weir	Weir - 1	Forward	TW	709.00	710.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Structure ID: Weir - 1 Structure Type: Rectangular Weir	
Number of Openings	1
Elevation	709.00 ft
Weir Length	120.00 ft
Weir Coefficient	3.00 (ft^0.5)/s

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Existing Conditions - 1yr 24hr

Subsection: Outlet Input Data
Return Event: 1 years
Label: POND B EMERGENCY SPILLWAY
Storm Event: 1YR - 24HR (MSE3)
Scenario: 1yr-24hr

Requested Pond Water Surface Elevations	
Minimum (Headwater)	684.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	687.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Irregular Weir	Weir - 1	Forward	TW	686.00	687.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Structure ID: Weir - 1
Structure Type: Irregular Weir

Station (ft)	Elevation (ft)
0.00	1.00
55.00	0.00
110.00	1.00

Lowest Elevation	686.00 ft
Weir Coefficient	3.00 (ft^0.5)/s

Structure ID: TW
Structure Type: TW Setup, DS Channel

Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

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Existing Conditions - 2yr 24hr

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft^3/s)
OFF AREA E1	2yr-24hr	2	0.113	648.000	0.208
OFF AREA E2	2yr-24hr	2	8.142	657.000	14.420
OFF AREA E3	2yr-24hr	2	0.044	648.000	0.082
OFF AREA E4	2yr-24hr	2	0.124	648.000	0.228
OFF AREA N1	2yr-24hr	2	7.767	660.000	13.583
OFF AREA N2	2yr-24hr	2	1.652	648.000	3.024
OFF AREA S1	2yr-24hr	2	2.425	648.000	4.411
OFF AREA S2	2yr-24hr	2	1.126	648.000	2.061
OFF AREA S3	2yr-24hr	2	0.834	648.000	1.533
OFF AREA S4	2yr-24hr	2	9.052	654.000	16.138
OFF AREA W1	2yr-24hr	2	2.539	654.000	4.527
OFF AREA W2	2yr-24hr	2	2.664	651.000	4.828
OFF AREA W3	2yr-24hr	2	0.417	648.000	0.769
OFF AREA W4	2yr-24hr	2	14.006	672.000	23.607
ON AREA A	2yr-24hr	2	1.556	720.000	2.847
ON AREA B	2yr-24hr	2	3.659	726.000	6.436
ON AREA C	2yr-24hr	2	0.092	723.000	0.165
ON AREA D	2yr-24hr	2	3.512	741.000	5.891
ON AREA E	2yr-24hr	2	0.910	720.000	1.669
ON AREA F	2yr-24hr	2	0.154	720.000	0.282
ON AREA G	2yr-24hr	2	0.062	720.000	0.113
ON AREA H	2yr-24hr	2	0.180	720.000	0.332
ON AREA I	2yr-24hr	2	0.500	723.000	0.894
ON AREA J	2yr-24hr	2	0.125	720.000	0.228
ON AREA K	2yr-24hr	2	0.195	720.000	0.356

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft^3/s)
OUTFALL TO OFF DEP AREA	2yr-24hr	2	9.052	654.000	16.138
OUTFALL TO ON AREA A	2yr-24hr	2	5.620	648.000	10.090
OUTFALL TO ON AREA B	2yr-24hr	2	9.532	651.000	16.660
OUTFALL TO ON AREA C	2yr-24hr	2	0.044	648.000	0.082
OUTFALL TO ON AREA D	2yr-24hr	2	18.392	651.000	30.741
OUTFALL TO ON AREA I	2yr-24hr	2	8.265	654.000	14.616
OUTFALL TO STREAM	2yr-24hr	2	8.493	723.000	14.109

Existing Conditions - 2yr 24hr

Subsection: Master Network Summary

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft^3/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON DEP AREA A (IN)	2yr-24hr	2	0.092	723.000	0.165	(N/A)	(N/A)
ON DEP AREA A (OUT)	2yr-24hr	2	0.000	0.000	0.000	693.52	0.091
ON DEP AREA B (IN)	2yr-24hr	2	0.154	720.000	0.282	(N/A)	(N/A)
ON DEP AREA B (OUT)	2yr-24hr	2	0.071	942.000	0.100	688.93	0.092
ON DEP AREA C (IN)	2yr-24hr	2	0.062	720.000	0.113	(N/A)	(N/A)
ON DEP AREA C (OUT)	2yr-24hr	2	0.043	726.000	0.105	686.42	0.020
ON DEP AREA D (IN)	2yr-24hr	2	3.659	726.000	6.436	(N/A)	(N/A)
ON DEP AREA D (OUT)	2yr-24hr	2	3.556	729.000	6.429	687.10	0.124
ON POND A (IN)	2yr-24hr	2	1.556	720.000	2.847	(N/A)	(N/A)
ON POND A (OUT)	2yr-24hr	2	0.000	0.000	0.000	708.88	1.554
ON POND B (IN)	2yr-24hr	2	0.981	720.000	1.669	(N/A)	(N/A)
ON POND B (OUT)	2yr-24hr	2	0.381	942.000	0.699	686.02	0.612
ON POND C (IN)	2yr-24hr	2	0.125	720.000	0.228	(N/A)	(N/A)
ON POND C (OUT)	2yr-24hr	2	0.125	720.000	0.228	0.00	0.000

Existing Conditions - 2yr 24hr

Subsection: Time-Depth Curve
Label: NOAA ATLAS 14 - MSE3
Scenario: 2yr-24hr

Return Event: 2 years
Storm Event: 2YR - 24HR (MSE3)

Time-Depth Curve: 2YR - 24HR (MSE3)	
Label	2YR - 24HR (MSE3)
Start Time	0.000 min
Increment	72.000 min
End Time	1,440.000 min
Return Event	2 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 72.000 min
Time on left represents time for first value in each row.

Time (min)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.07	0.13	0.19	0.26
360.000	0.36	0.51	0.77	1.14	1.52
720.000	1.84	2.06	2.20	2.29	2.37
1,080.000	2.43	2.48	2.53	2.58	2.63
1,440.000	2.69	(N/A)	(N/A)	(N/A)	(N/A)

Existing Conditions - 2yr 24hr

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M

Master Network Summary...1, 2

N

NOAA ATLAS 14 - MSE3 (Time-Depth Curve, 2 years (2yr-24hr))...3

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NOAA ATLAS 14 - MSE3	Time-Depth Curve, 10 years (10yr-24hr)	3

Existing Conditions - 10yr 24hr

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
OFF AREA E1	10yr-24hr	10	0.188	648.000	0.338
OFF AREA E2	10yr-24hr	10	13.495	654.000	23.622
OFF AREA E3	10yr-24hr	10	0.074	648.000	0.133
OFF AREA E4	10yr-24hr	10	0.205	648.000	0.369
OFF AREA N1	10yr-24hr	10	12.874	657.000	22.306
OFF AREA N2	10yr-24hr	10	2.739	648.000	4.914
OFF AREA S1	10yr-24hr	10	4.019	648.000	7.181
OFF AREA S2	10yr-24hr	10	1.867	648.000	3.349
OFF AREA S3	10yr-24hr	10	1.383	648.000	2.488
OFF AREA S4	10yr-24hr	10	15.004	651.000	26.389
OFF AREA W1	10yr-24hr	10	4.209	651.000	7.403
OFF AREA W2	10yr-24hr	10	4.416	648.000	7.862
OFF AREA W3	10yr-24hr	10	0.690	648.000	1.246
OFF AREA W4	10yr-24hr	10	23.216	669.000	39.020
ON AREA A	10yr-24hr	10	2.967	651.000	5.440
ON AREA B	10yr-24hr	10	6.980	660.000	12.218
ON AREA C	10yr-24hr	10	0.176	654.000	0.314
ON AREA D	10yr-24hr	10	6.700	729.000	11.100
ON AREA E	10yr-24hr	10	1.737	648.000	3.189
ON AREA F	10yr-24hr	10	0.293	648.000	0.538
ON AREA G	10yr-24hr	10	0.117	648.000	0.216
ON AREA H	10yr-24hr	10	0.343	648.000	0.635
ON AREA I	10yr-24hr	10	0.954	654.000	1.700
ON AREA J	10yr-24hr	10	0.239	651.000	0.436
ON AREA K	10yr-24hr	10	0.372	651.000	0.681

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
OUTFALL TO OFF DEP AREA	10yr-24hr	10	15.004	651.000	26.389
OUTFALL TO ON AREA A	10yr-24hr	10	9.315	648.000	16.494
OUTFALL TO ON AREA B	10yr-24hr	10	15.800	651.000	27.420
OUTFALL TO ON AREA C	10yr-24hr	10	0.074	648.000	0.133
OUTFALL TO ON AREA D	10yr-24hr	10	30.485	651.000	51.156
OUTFALL TO ON AREA I	10yr-24hr	10	13.700	651.000	23.955
OUTFALL TO STREAM	10yr-24hr	10	18.148	723.000	29.558

Existing Conditions - 10yr 24hr

Subsection: Master Network Summary

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft^3/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON DEP AREA A (IN)	10yr-24hr	10	0.176	654.000	0.314	(N/A)	(N/A)
ON DEP AREA A (OUT)	10yr-24hr	10	0.000	0.000	0.000	693.82	0.168
ON DEP AREA B (IN)	10yr-24hr	10	0.293	648.000	0.538	(N/A)	(N/A)
ON DEP AREA B (OUT)	10yr-24hr	10	0.210	726.000	0.477	689.00	0.113
ON DEP AREA C (IN)	10yr-24hr	10	0.117	648.000	0.216	(N/A)	(N/A)
ON DEP AREA C (OUT)	10yr-24hr	10	0.099	654.000	0.208	686.45	0.022
ON DEP AREA D (IN)	10yr-24hr	10	8.197	660.000	12.218	(N/A)	(N/A)
ON DEP AREA D (OUT)	10yr-24hr	10	8.094	663.000	12.196	687.18	0.143
ON POND A (IN)	10yr-24hr	10	2.967	651.000	5.440	(N/A)	(N/A)
ON POND A (OUT)	10yr-24hr	10	1.217	864.000	2.492	709.01	1.771
ON POND B (IN)	10yr-24hr	10	1.947	723.000	3.456	(N/A)	(N/A)
ON POND B (OUT)	10yr-24hr	10	1.347	726.000	3.232	686.08	0.656
ON POND C (IN)	10yr-24hr	10	0.239	651.000	0.436	(N/A)	(N/A)
ON POND C (OUT)	10yr-24hr	10	0.239	651.000	0.436	0.00	0.000

Existing Conditions - 10yr 24hr

Subsection: Time-Depth Curve
Label: NOAA ATLAS 14 - MSE3
Scenario: 10yr-24hr

Return Event: 10 years
Storm Event: 10YR - 24HR

Time-Depth Curve: 10YR - 24HR	
Label	10YR - 24HR
Start Time	0.000 min
Increment	72.000 min
End Time	1,440.000 min
Return Event	10 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 72.000 min
Time on left represents time for first value in each row.

Time (min)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.10	0.18	0.26	0.36
360.000	0.50	0.71	1.07	1.58	2.12
720.000	2.57	2.87	3.06	3.20	3.30
1,080.000	3.39	3.46	3.53	3.59	3.66
1,440.000	3.75	(N/A)	(N/A)	(N/A)	(N/A)

Existing Conditions - 10yr 24hr

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M

Master Network Summary...1, 2

N

NOAA ATLAS 14 - MSE3 (Time-Depth Curve, 10 years (10yr-24hr))...3

TAB 4

PROPOSED BLDG
FF= 722.60

PROPOSED BLDG
FF= 720.60

PROPOSED BLDG
FF= 718.10

PROPOSED BLDG
FF= 717.50

PROPOSED BLDG
FF= 718.50
GF= 708.50

PROPOSED BLDG
FF= 717.00

PROPOSED BLDG
FF= 717.50

PROPOSED BLDG
FF= 715.60

PROPOSED BLDG
FF= 715.60

PARK
SPACE

POND A
HWL=712.50
NWL=708.00

PROPOSED BLDG
FF= 717.00

PROPOSED
CLUBHOUSE
FF= 715.00

FUTURE BLDG

PROPOSED BLDG
FF= 719.00
GF= 709.00

PROPOSED BLDG
FF= 719.00
GF= 709.00

PROPOSED BLDG
FF= 717.20
GF= 707.20

PROPOSED BLDG
FF= 717.20
GF= 707.20

N

0 35 70 140

SCALE: 1"=70'

09-15-23

SITE DATA	
ONSITE IMPERVIOUS AREA	45.7%
COMPOSITE CN	88

IMPERVIOUS AREA LEGEND

PROPERTY AREA = 34.01 AC

IMPERVIOUS AREA = 15.54 AC
CN = 98

PERVIOUS AREA = 18.47 AC
CN = 80

DRAWN BY

REVISIONS

DATE

Manhard CONSULTING
1 East Wacker Drive, Suite 2700, Chicago, IL 60601
Civil Engineers • Water Resource Engineers • Surveyors • Water Resource Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
ph 312.894.3800 fax 847.694.0095 manhard.com

MAPLECREST

VILLAGE OF SOMERS, WISCONSIN

PROPOSED IMPERVIOUS EXHIBIT

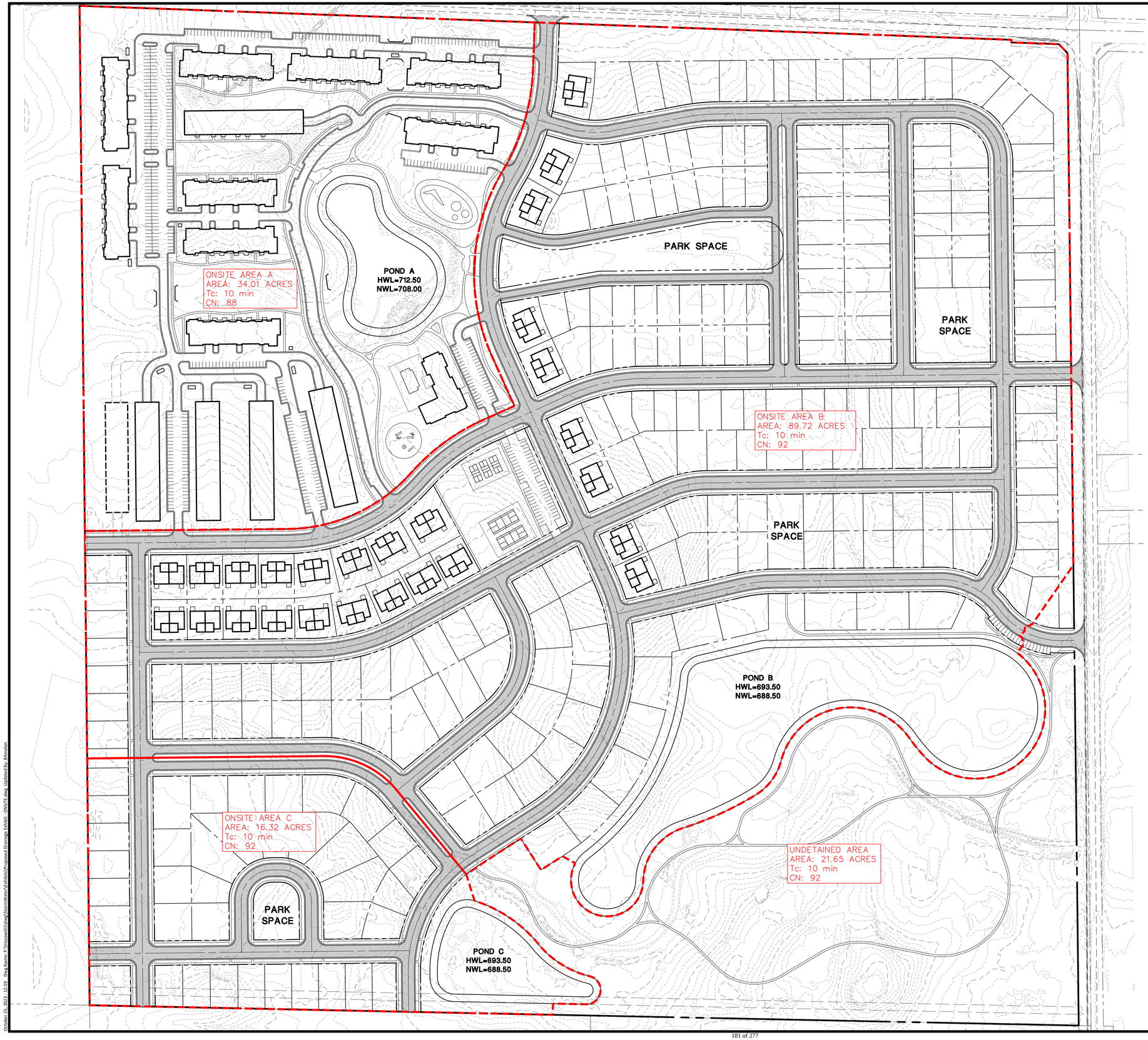
PROJ. MGR.: MDF
PROJ. ASSOC.: ELR
DRAWN BY: MJH
DATE: 09-15-23
SCALE: 1"=70'

SHEET
EXB
VSS.SOW101

INFORMATIONAL EXHIBIT - NOT FOR CONSTRUCTION

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October 25, 2023 - 15:58 Dwg Name: P:\Vssow\031\dwg\StormWater\Exhibit\Proposed Impervious Exhibit.dwg Updated By: BAmelon



N

0 60 120 240

SCALE: 1"=120'

06-13-19

PROPOSED DRAINAGE LEGEND:

– ONSITE DRAINAGE AREAS

– OFFSITE DRAINAGE AREAS

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REVISIONS

DATE

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MAPLECREST

VILLAGE OF SOMERS, WISCONSIN

PROPOSED ONSITE DRAINAGE EXHIBIT

PROJ. MGR.:	MDE
PROJ. ASSOC.:	ELR
DRAWN BY:	BJA
DATE:	09/15/23
SCALE:	1"=120'

SHEET

EXB

VSS.SOW101

INFORMATIONAL EXHIBIT

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October 25, 2023 - 12:59 Dwg Name: P:\Vssow01\dwg\StormWater\Exhibits\Proposed Drainage Exhibit - ONSITE.dwg Updated By: BAmidon

OFFSITE AREA N1
AREA: 66.54 ACRES
Tc: 43 min
CN: 86

OFFSITE AREA N2
AREA: 14.16 ACRES
Tc: 11 min
CN: 86

OFFSITE AREA W1
AREA: 21.76 ACRES
Tc: 29 min
CN: 86

OFFSITE AREA W2
AREA: 22.83 ACRES
Tc: 18 min
CN: 86

OFFSITE AREA W3
AREA: 3.57 ACRES
Tc: 5 min
CN: 86

OFFSITE AREA W4
AREA: 120.03 ACRES
Tc: 67 min
CN: 86

OFFSITE AREA S1
AREA: 20.78 ACRES
Tc: 15 min
CN: 86

OFFSITE AREA S2
AREA: 9.65 ACRES
Tc: 11 min
CN: 86

OFFSITE AREA S3
AREA: 7.15 ACRES
Tc: 9 min
CN: 86

OFFSITE AREA S4
AREA: 77.56 ACRES
Tc: 29 min
CN: 86

OFFSITE AREA E1
AREA: 0.97 ACRES
Tc: 8 min
CN: 86

OFFSITE AREA E2
AREA: 69.78 ACRES
Tc: 34 min
CN: 86

OFFSITE AREA E3
AREA: 0.38 ACRES
Tc: 5 min
CN: 86

OFFSITE AREA E4
AREA: 1.06 ACRES
Tc: 7 min
CN: 86

ONSITE AREA A
AREA: 34.01 ACRES
Tc: 25 min
CN: 86

ONSITE AREA B
AREA: 69.72 ACRES
Tc: 41 min
CN: 82

ONSITE AREA C
AREA: 16.52 ACRES
Tc: 15 min
CN: 82

UNDEVELOPED AREA
AREA: 21.65 ACRES
Tc: 29 min
CN: 77

POND A
WSL=695.00
BSL=688.00

POND B
WSL=693.00
BSL=686.00

POND C
WSL=693.00
BSL=686.00

POND D
WSL=693.00
BSL=686.00

EX. 18" CMP CULVERT UNDER ROAD (PER RECORD)

EX. 27" CMP CULVERT UNDER ROAD (PER RECORD)

EX. 18" CMP CULVERT UNDER ROAD (PER RECORD)

EX. 36" CMP CULVERT UNDER ROAD

CULVERT UNDER ROAD

ASSUMED CULVERT UNDER ROAD

CULVERT UNDER ROAD

CULVERT UNDER ROAD

EX. OFFSITE POND

EX. OFFSITE DEPRESSIONAL AREA

EX. OFFSITE DEPRESSIONAL AREA

EX. OFFSITE POND NOT SHOWN BY COUNTY GIS CONTOURS

OVERFLOW TO PINE CREEK

100TH AVE

88TH AVE

18TH ST

CANADIAN PACIFIC RAILROAD

N

0 175 350 700

SCALE: 1"=350'

PROPOSED DRAINAGE LEGEND:

– ONSITE DRAINAGE AREAS

– OFFSITE DRAINAGE AREAS

08-13-19

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REVISIONS

DATE

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MAPLECREST

VILLAGE OF SOMERS, WISCONSIN

PROPOSED OFFSITE DRAINAGE EXHIBIT

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: BJA
DATE: 09/15/23
SCALE: 1"=350'

SHEET

EXHB

VSS.SOWI01

INFORMATIONAL EXHIBIT

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September 29, 2023 - 09:14 Dwg Name: P:\Vssow01\Dwg\StormWater\Exhibits\Proposed Drainage Exhibit - OFFSITE.dwg Updated By: BAmelton



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VSS.SOW01

EXB

SHEET

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: BAM
DATE: 09-28-23
SCALE: 1"=150'

MAPLECREST SUBDIVISION

VILLAGE OF SOMERS, WI

PROPOSED FLOODPLAIN COMPENSATORY STORAGE EXHIBIT

Manhard CONSULTING
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DATE	REVISIONS	DRAWN BY

INFORMATIONAL EXHIBIT

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: Maplecrest Subdivision **PERMIT NUMBER:**

LOCATION: Village of Somers, WI **DATE:** 10/26/2023

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER: MULTI-FAMILY DEVELOPMENT

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Impervious Area - Paved/Roofs	D	98	14.09	1380.82
Open Water	D	100	1.45	145.00
Open Space - Good	D	80	18.47	1477.60
TOTALS:			34.01	3003.42

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{3003.42}{34.01} \rightarrow \textbf{Composite CN} = \textbf{88}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: Maplecrest Subdivision **PERMIT NUMBER:**

LOCATION: Village of Somers, WI **DATE:** 10/26/2023

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER: Single Family Development

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Residential District (1/8 acres or less lots)	D	92	127.69	11747.48
TOTALS:			127.69	11747.48

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{11747.48}{127.69} \rightarrow \textbf{Composite CN} = \textbf{92}$$

DETENTION VOLUME PROVIDED

PROJECT: Maplecrest Subdivision **BASIN:** NORTH

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
708.00	63340.34			0.00
		66132.34	1.52	
709.00	68924.34			1.52
		71794.88	1.65	
710.00	74665.42			3.17
		77614.50	1.78	
711.00	80563.57			4.95
		83591.20	1.92	
712.00	86618.82			6.87
		87851.91	1.01	
712.50	89085.00			7.88

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)
12	0	0.00

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	7.88
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**7.88**

DETENTION VOLUME PROVIDED

PROJECT: Maplecrest Subdivision **BASIN:** SOUTHEAST

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
688.50	299831.36			0.00
		306668.07	7.04	
689.50	313504.78			7.04
		320391.76	7.36	
690.50	327278.74			14.40
		334215.99	7.67	
691.50	341153.23			22.07
		348140.74	7.99	
692.50	355128.24			30.06
		362166.02	8.31	
693.50	369203.79			38.37

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)
12	0	0.00

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	38.37
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**38.37**

DETENTION VOLUME PROVIDED

PROJECT: Maplecrest Subdivison **BASIN:** SOUTHWEST

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
688.50	59775.02			0.00
		61977.04	1.42	
689.50	64179.06			1.42
		66431.34	1.53	
690.50	68683.62			2.95
		70986.17	1.63	
691.50	73288.72			4.58
		75641.54	1.74	
692.50	77994.35			6.31
		80397.43	1.85	
693.50	82800.51			8.16

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)
12	0	0.00

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	8.16
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**8.16**

Scenario: 100yr-24hr

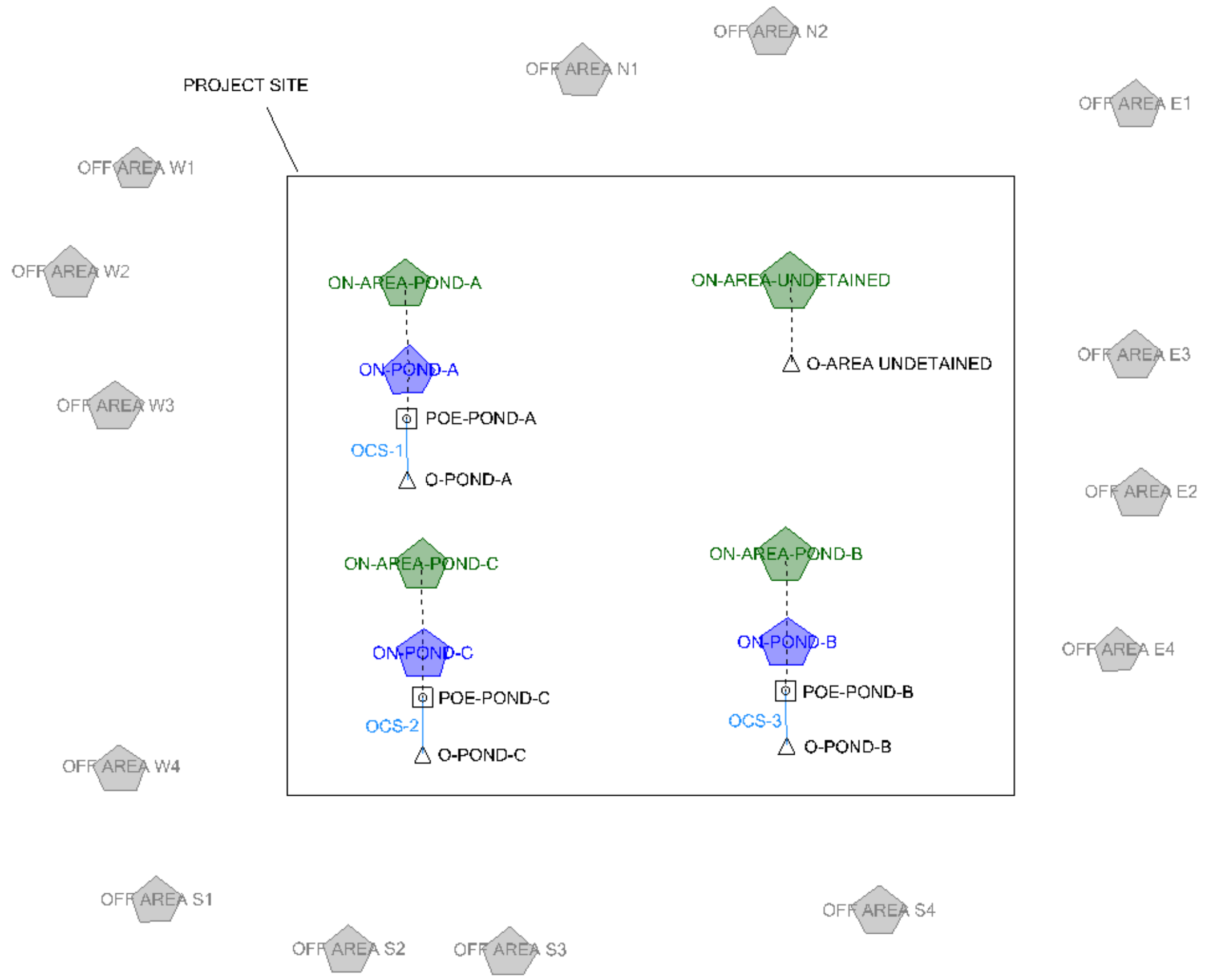


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	Outlet Input Data, 1 years (1yr-24hr)	5
OCS-3		
	Outlet Input Data, 1 years (1yr-24hr)	7

Proposed Conditions - 1yr 24hr Master Summary

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
ON-AREA-POND-A	1yr-24hr	1	3.626	648.000	6.632
ON-AREA-POND-B	1yr-24hr	1	11.831	648.000	20.976
ON-AREA-POND-C	1yr-24hr	1	2.152	648.000	3.815
ON-AREA-UNDETAINED	1yr-24hr	1	1.456	648.000	2.676

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
O-AREA UNDETAINED	1yr-24hr	1	1.456	648.000	2.676
O-POND-A	1yr-24hr	1	3.622	945.000	1.674
O-POND-B	1yr-24hr	1	11.544	1,014.000	4.269
O-POND-C	1yr-24hr	1	2.026	1,446.000	0.418

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON-POND-A (IN)	1yr-24hr	1	3.626	648.000	6.632	(N/A)	(N/A)
ON-POND-A (OUT)	1yr-24hr	1	3.622	945.000	1.674	709.34	2.065
ON-POND-B (IN)	1yr-24hr	1	11.831	648.000	20.976	(N/A)	(N/A)
ON-POND-B (OUT)	1yr-24hr	1	11.544	1,014.000	4.269	689.59	7.681
ON-POND-C (IN)	1yr-24hr	1	2.152	648.000	3.815	(N/A)	(N/A)
ON-POND-C (OUT)	1yr-24hr	1	2.026	1,446.000	0.418	689.67	1.677

Proposed Conditions - 1yr 24hr Master Summary

Subsection: Time-Depth Curve
Label: NOAA ATLAS 14 - MSE3
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Time-Depth Curve: 1YR - 24HR (MSE3)	
Label	1YR - 24HR (MSE3)
Start Time	0.000 min
Increment	72.000 min
End Time	1,440.000 min
Return Event	1 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 72.000 min
Time on left represents time for first value in each row.

Time (min)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.06	0.11	0.16	0.23
360.000	0.31	0.45	0.68	1.00	1.35
720.000	1.63	1.82	1.94	2.03	2.09
1,080.000	2.15	2.19	2.24	2.28	2.33
1,440.000	2.38	(N/A)	(N/A)	(N/A)	(N/A)

Proposed Conditions - 1yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-1
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	708.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	712.50 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1 & 2 yr Discharge)	Forward	TW	708.00	712.50
Orifice-Circular	Orifice - (10 & 100 yr Discharge)	Forward	TW	709.80	712.50
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - 1yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-1
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Structure ID: Orifice - (1 & 2 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	708.00 ft
Orifice Diameter	8.0 in
Orifice Coefficient	0.600

Structure ID: Orifice - (10 & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	709.80 ft
Orifice Diameter	8.0 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Proposed Conditions - 1yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-2
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	688.50 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	693.50 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1, 2, 10, & 100 yr Discharge)	Forward	TW	688.50	693.50
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - 1yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-2
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Structure ID: Orifice - (1, 2, 10, & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	688.50 ft
Orifice Diameter	4.0 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Proposed Conditions - 1yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-3
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	688.50 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	693.50 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1, 2, 10 & 100 yr Discharge)	Forward	TW	688.50	693.50
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - 1yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-3
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Structure ID: Orifice - (1, 2, 10 & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	2
Elevation	688.50 ft
Orifice Diameter	10.0 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

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Proposed Conditions - 2yr 24hr Master Summary

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
ON-AREA-POND-A	2yr-24hr	2	4.380	648.000	7.954
ON-AREA-POND-B	2yr-24hr	2	13.980	648.000	24.536
ON-AREA-POND-C	2yr-24hr	2	2.543	648.000	4.463
ON-AREA-UNDETAINED	2yr-24hr	2	1.845	648.000	3.409

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
O-AREA UNDETAINED	2yr-24hr	2	1.845	648.000	3.409
O-POND-A	2yr-24hr	2	4.376	948.000	1.912
O-POND-B	2yr-24hr	2	13.655	1,014.000	4.848
O-POND-C	2yr-24hr	2	2.378	1,446.000	0.464

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON-POND-A (IN)	2yr-24hr	2	4.380	648.000	7.954	(N/A)	(N/A)
ON-POND-A (OUT)	2yr-24hr	2	4.376	948.000	1.912	709.63	2.544
ON-POND-B (IN)	2yr-24hr	2	13.980	648.000	24.536	(N/A)	(N/A)
ON-POND-B (OUT)	2yr-24hr	2	13.655	1,014.000	4.848	689.79	9.125
ON-POND-C (IN)	2yr-24hr	2	2.543	648.000	4.463	(N/A)	(N/A)
ON-POND-C (OUT)	2yr-24hr	2	2.378	1,446.000	0.464	689.89	2.012

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Proposed Conditions - 10yr 24hr Master Summary

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
ON-AREA-POND-A	10yr-24hr	10	7.079	648.000	12.546
ON-AREA-POND-B	10yr-24hr	10	21.507	648.000	36.664
ON-AREA-POND-C	10yr-24hr	10	3.912	648.000	6.669
ON-AREA-UNDETAINED	10yr-24hr	10	3.314	648.000	6.104

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
O-AREA UNDETAINED	10yr-24hr	10	3.314	648.000	6.104
O-POND-A	10yr-24hr	10	7.079	879.000	3.541
O-POND-B	10yr-24hr	10	21.503	1,017.000	6.613
O-POND-C	10yr-24hr	10	3.906	1,446.000	0.593

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON-POND-A (IN)	10yr-24hr	10	7.079	648.000	12.546	(N/A)	(N/A)
ON-POND-A (OUT)	10yr-24hr	10	7.079	879.000	3.541	710.53	4.094
ON-POND-B (IN)	10yr-24hr	10	21.507	648.000	36.664	(N/A)	(N/A)
ON-POND-B (OUT)	10yr-24hr	10	21.503	1,017.000	6.613	690.50	14.420
ON-POND-C (IN)	10yr-24hr	10	3.912	648.000	6.669	(N/A)	(N/A)
ON-POND-C (OUT)	10yr-24hr	10	3.906	1,446.000	0.593	690.67	3.209

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Proposed Conditions - 100yr 24hr Master Summary

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
ON-AREA-POND-A	100yr-24hr	100	12.701	648.000	21.662
ON-AREA-POND-B	100yr-24hr	100	36.800	648.000	60.372
ON-AREA-POND-C	100yr-24hr	100	6.694	648.000	10.982
ON-AREA-UNDETAINED	100yr-24hr	100	6.578	648.000	11.806

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
O-AREA UNDETAINED	100yr-24hr	100	6.578	648.000	11.806
O-POND-A	100yr-24hr	100	12.701	882.000	5.798
O-POND-B	100yr-24hr	100	36.792	1,086.000	9.192
O-POND-C	100yr-24hr	100	6.673	1,449.000	0.786

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON-POND-A (IN)	100yr-24hr	100	12.701	648.000	21.662	(N/A)	(N/A)
ON-POND-A (OUT)	100yr-24hr	100	12.701	882.000	5.798	712.28	7.435
ON-POND-B (IN)	100yr-24hr	100	36.800	648.000	60.372	(N/A)	(N/A)
ON-POND-B (OUT)	100yr-24hr	100	36.792	1,086.000	9.192	691.98	25.881
ON-POND-C (IN)	100yr-24hr	100	6.694	648.000	10.982	(N/A)	(N/A)
ON-POND-C (OUT)	100yr-24hr	100	6.673	1,449.000	0.786	692.17	5.726

Proposed Conditions - 100yr 24hr Master Summary

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TAB 5

MAPLECREST SUBDIVISION
PRELIMINARY STORMWATER REPORT- INTERIM CONDITIONS NARRATIVE
VILLAGE OF SOMERS, WISCONSIN

PROPOSED INTERIM SITE CONDITIONS

This Tab includes the exhibits and calculations representing the proposed interim condition consisting of the development of the multi-family Lot 1, a portion of the main north-south public roadway, and the entirety of the main east-west roadway. This portion of the proposed development will be served by Detention Pond A and a temporary detention pond. No floodplain is affected during the interim development condition. The total interim area is approximately 40.81 acres as shown on the Proposed Interim Drainage Exhibit.

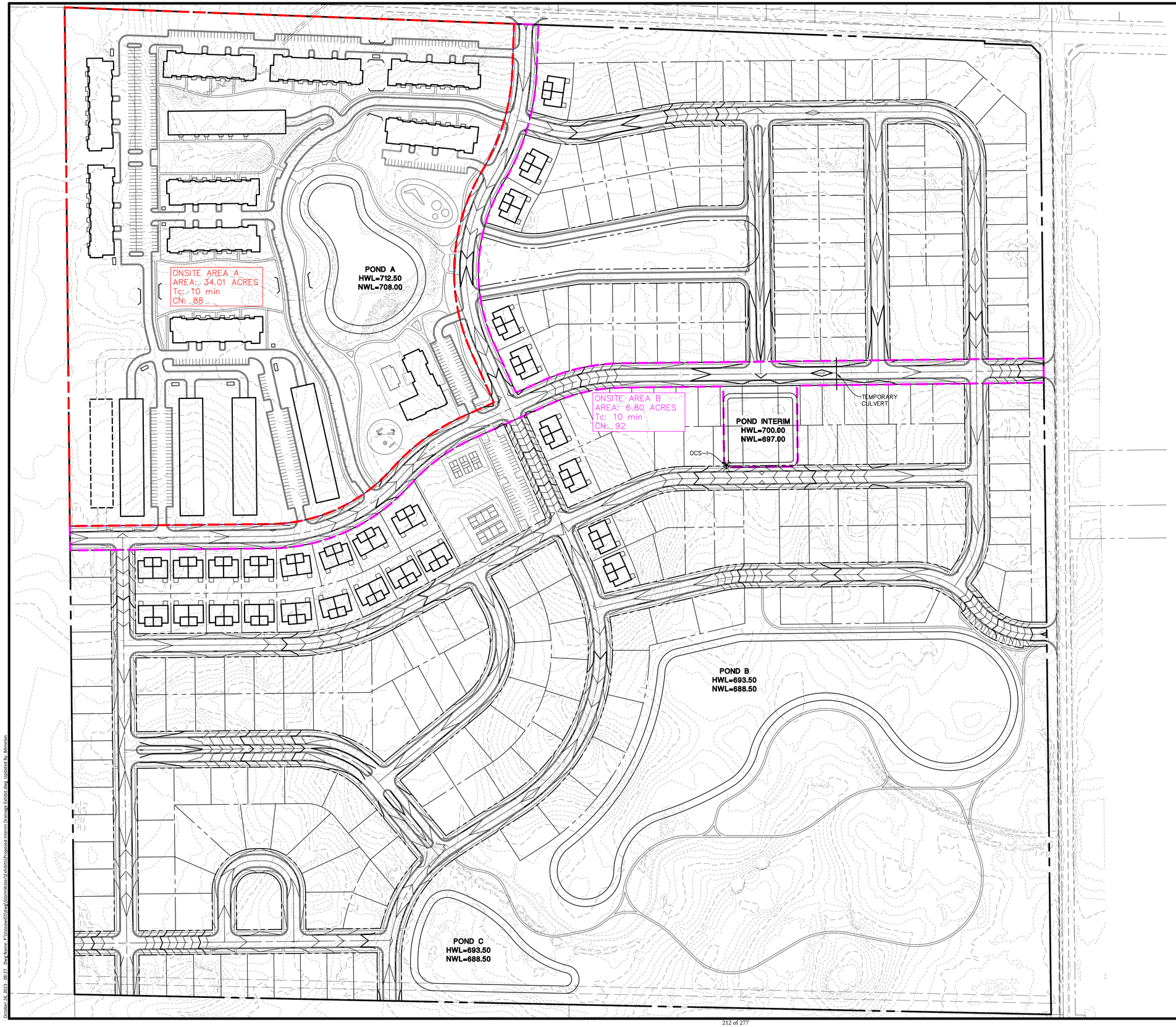
STORMWATER DETENTION

PondPack was used to model the site using a hydrograph-producing runoff model with the SCS Technical Release (TR-55) method. As stated previously, the model was run with NOAA Atlas 14 rainfall data on an MSE3 rainfall distribution. To determine the allowable release rate during the interim stage, the overall pre-development release rate were weighted by the area of property developed. The pre-development versus post-development comparisons for the interim condition are listed below.

Pre-Development	Release Rate		Weighted area factor (40.81 ac / 161.7 ac)		Allowable Interim Release Rate	Post-Development	Pond A Detained Release Rate	Pond Interim Detained Release Rate	Total Release Rate
N/A	-	*	-	=	-	**100-Year, 24-Hour**	5.80 cfs	0.59 cfs	6.39 cfs
10-Year, 24-Hour	29.56 cfs	*	.183	=	7.46 cfs	**10-Year, 24-Hour**	3.54 cfs	0.43 cfs	3.97 cfs
2-Year, 24-Hour	14.11 cfs	*	.183	=	2.58 cfs	**2-Year, 24-Hour**	1.91 cfs	0.32 cfs	2.23 cfs
1-Year, 24-Hour	10.77 cfs	*	.183	=	1.97 cfs	**1-Year, 24-Hour**	1.67 cfs	0.29 cfs	1.96 cfs

INTERIM DETENTION POND

The temporary interim pond will have a dry bottom. Pond Interim has a normal water line of 697.00 and a high-water line of 700.00. The basin will outlet via a 4" orifice for storm events up to the 100-year event per the Somers Development Standards. An emergency overflow weir with a crest elevation of 700.00 will be sized to allow the pre-developed 100-year onsite flow plus the offsite flow to be conveyed with 1' of freeboard. Emergency overflow weir calculations will be provided with the final engineering submittal.



N

0 60 120 240

SCALE: 1"=120'

LEGEND

- PUBLIC ROADWAY DRAINAGE AREA
- MULTIFAMILY DRAINAGE AREA

DRAWN BY

REVISIONS

DATE

Manhard CONSULTING
1 East Wacker Drive, Suite 2700, Chicago, IL 60601
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
ph 312.824.3800 | fax 847.654.0095 | manhard.com

MAPLECREST
VILLAGE OF SOMERS, WI
PROPOSED INTERIM DRAINAGE EXHIBIT

PROJ. MGR.:	MDE
PROJ. ASSOC.:	ELR
DRAWN BY:	BJA
DATE:	10/25/23
SCALE:	1"=120'

SHEET
EXB
VSS.SOW101

NOT FOR CONSTRUCTION

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October 26, 2023 - 09:27 Dwg Name: P:\Vssow01\dwg\StormWater\Exhibit\Proposed Interim Drainage Exhibit.dwg Updated By: BJNelson

DETENTION VOLUME PROVIDED

PROJECT: Maplecrest Subdivision **BASIN:** POND INTERIM

LOCATION: Village of Somers, WI **DATE:** 10/26/2023

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
697.00	30921.00			0.00
		32326.50	0.74	
698.00	33732.00			0.74
		35188.00	0.81	
699.00	36644.00			1.55
		38150.50	0.88	
700.00	39657.00			2.43

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)
12	0	0.00

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	2.43
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**2.43**

Scenario: 100yr-24hr

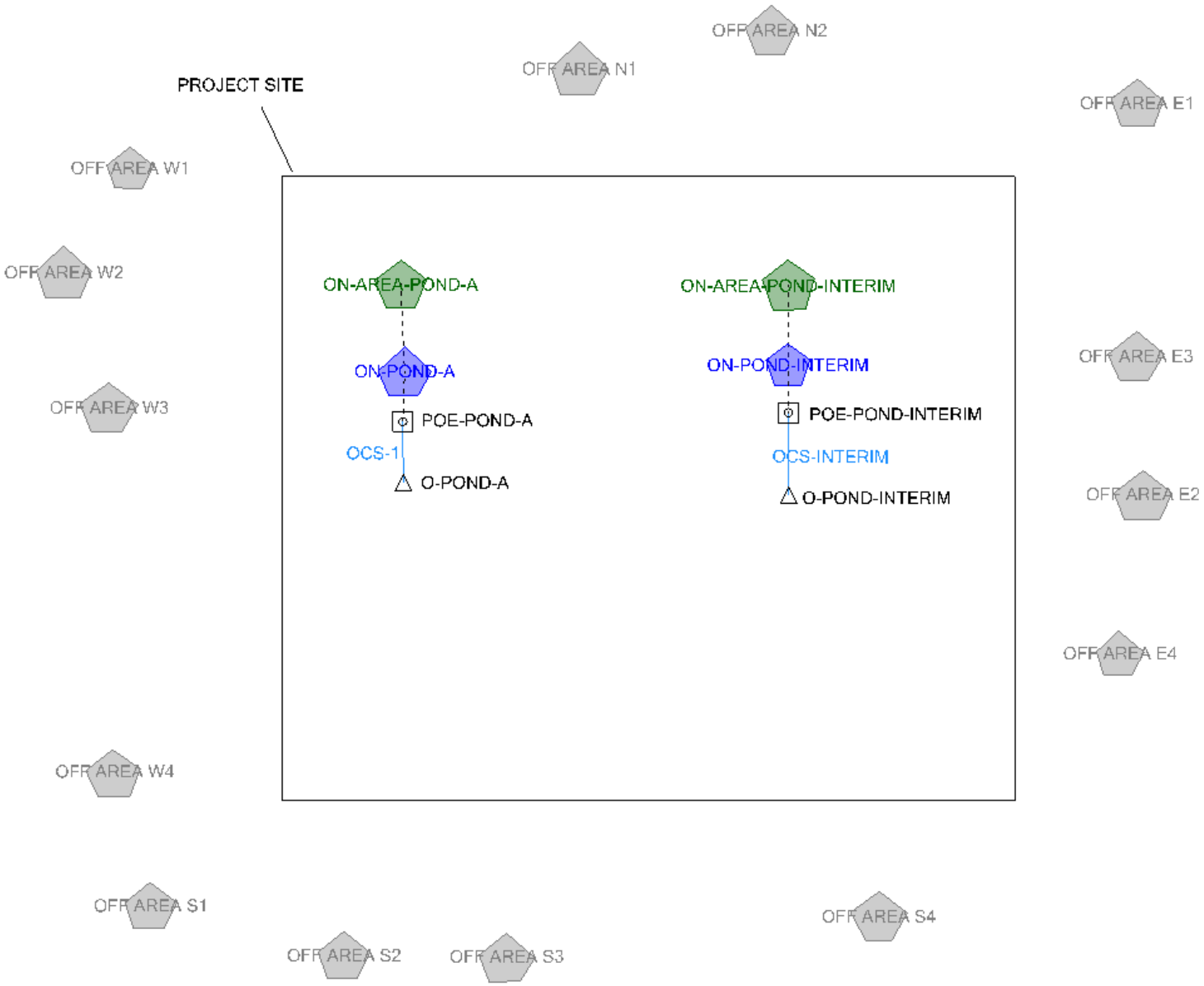


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	Outlet Input Data, 1 years (1yr-24hr)	5

Proposed Conditions - Interim - 1yr 24hr Master Summary

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
ON-AREA-POND-A	1yr-24hr	1	3.626	648.000	6.632
ON-AREA-POND-INTERIM	1yr-24hr	1	0.765	648.000	1.356

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
O-POND-A	1yr-24hr	1	3.622	945.000	1.674
O-POND-INTERIM	1yr-24hr	1	0.763	1,011.000	0.285

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON-POND-A (IN)	1yr-24hr	1	3.626	648.000	6.632	(N/A)	(N/A)
ON-POND-A (OUT)	1yr-24hr	1	3.622	945.000	1.674	709.34	2.065
ON-POND-INTERIM (IN)	1yr-24hr	1	0.765	648.000	1.356	(N/A)	(N/A)
ON-POND-INTERIM (OUT)	1yr-24hr	1	0.763	1,011.000	0.285	697.65	0.475

Proposed Conditions - Interim - 1yr 24hr Master Summary

Subsection: Time-Depth Curve
Label: NOAA ATLAS 14 - MSE3
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Time-Depth Curve: 1YR - 24HR (MSE3)	
Label	1YR - 24HR (MSE3)
Start Time	0.000 min
Increment	72.000 min
End Time	1,440.000 min
Return Event	1 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 72.000 min
Time on left represents time for first value in each row.

Time (min)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.06	0.11	0.16	0.23
360.000	0.31	0.45	0.68	1.00	1.35
720.000	1.63	1.82	1.94	2.03	2.09
1,080.000	2.15	2.19	2.24	2.28	2.33
1,440.000	2.38	(N/A)	(N/A)	(N/A)	(N/A)

Proposed Conditions - Interim - 1yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-1
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	708.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	712.50 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1 & 2 yr Discharge)	Forward	TW	708.00	712.50
Orifice-Circular	Orifice - (10 & 100 yr Discharge)	Forward	TW	709.80	712.50
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - Interim - 1yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-1
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Structure ID: Orifice - (1 & 2 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	708.00 ft
Orifice Diameter	8.0 in
Orifice Coefficient	0.600

Structure ID: Orifice - (10 & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	709.80 ft
Orifice Diameter	8.0 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Proposed Conditions - Interim - 1yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-INTERIM
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	697.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	700.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1, 2, 10 & 100 yr Discharge)	Forward	TW	697.00	700.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - Interim - 1yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-INTERIM
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Structure ID: Orifice - (1, 2, 10 & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	697.00 ft
Orifice Diameter	4.0 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

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Proposed Conditions - Interim - 2yr 24hr Master Summary

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
ON-AREA-POND-A	2yr-24hr	2	4.380	648.000	7.954
ON-AREA-POND-INTERIM	2yr-24hr	2	0.904	648.000	1.586

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
O-POND-A	2yr-24hr	2	4.376	948.000	1.912
O-POND-INTERIM	2yr-24hr	2	0.901	1,014.000	0.320

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON-POND-A (IN)	2yr-24hr	2	4.380	648.000	7.954	(N/A)	(N/A)
ON-POND-A (OUT)	2yr-24hr	2	4.376	948.000	1.912	709.63	2.544
ON-POND-INTERIM (IN)	2yr-24hr	2	0.904	648.000	1.586	(N/A)	(N/A)
ON-POND-INTERIM (OUT)	2yr-24hr	2	0.901	1,014.000	0.320	697.78	0.570

Proposed Conditions - Interim - 2yr 24hr Master Summary

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Proposed Conditions - Interim - 10yr 24hr Master Summary

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
ON-AREA-POND-A	10yr-24hr	10	7.079	648.000	12.546
ON-AREA-POND-INTERIM	10yr-24hr	10	1.390	648.000	2.370

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
O-POND-A	10yr-24hr	10	7.079	879.000	3.541
O-POND-INTERIM	10yr-24hr	10	1.390	1,017.000	0.428

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON-POND-A (IN)	10yr-24hr	10	7.079	648.000	12.546	(N/A)	(N/A)
ON-POND-A (OUT)	10yr-24hr	10	7.079	879.000	3.541	710.53	4.094
ON-POND-INTERIM (IN)	10yr-24hr	10	1.390	648.000	2.370	(N/A)	(N/A)
ON-POND-INTERIM (OUT)	10yr-24hr	10	1.390	1,017.000	0.428	698.22	0.915

Proposed Conditions - Interim - 10yr 24hr Master Summary

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M

Master Network Summary...1

Project Summary	
Title	
Engineer	
Company	
Date	1/19/2021

Notes

Engineering Plans

Preliminary Engineering
for
MAPLECREST SUBDIVISION
SOUTHWEST CORNER OF 18th STREET AND 88th AVENUE
VILLAGE OF SOMERS, WISCONSIN

STANDARD SYMBOLS

06-01-16

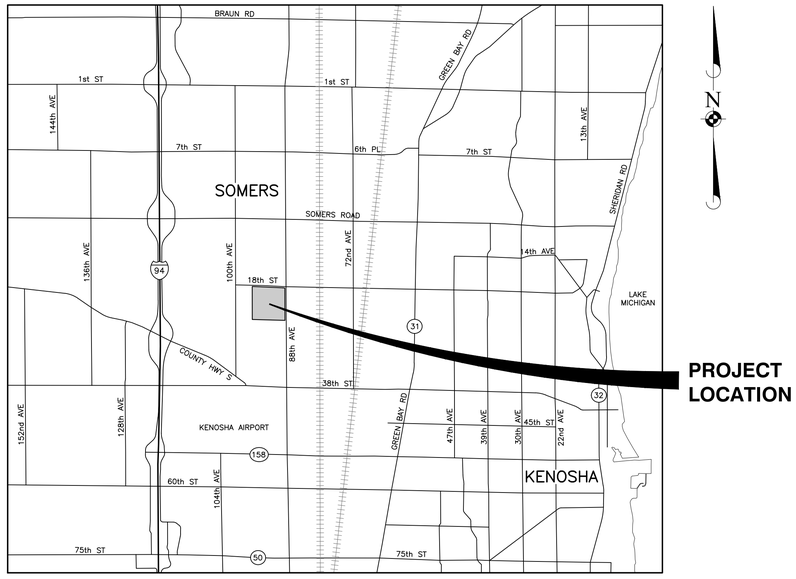
EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	S/L
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
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	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
200.00'	SPOT ELEVATION	792.8 C
	BRUSH/TREE LINE	
16"	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	16"
25'	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	25'
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	

ABBREVIATIONS

06-01-16

ADJ	ADJUST	F/L	FLOW LINE	R.O.W.	RIGHT-OF-WAY
AGG.	AGGREGATE	FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	G	GROUND	REM	REMOVAL
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	G/F	GRADE AT FOUNDATION	REV	REVERSE
B-B	BACK TO BACK	GW	GUY WIRE	RR	RAILROAD
B/C	BACK OF CURB	HDWL	HEADWALL	RT	RIGHT
B/P	BOTTOM OF PIPE	HH	HANDHOLE	SAN	SANITARY
B/W	BACK OF WALK	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
B-BOX	BUFFALO BOX	HYD	HYDRANT	SHLD.	SHOULDER
BIT.	BITUMINOUS	INL	INLET	SL	STREET LIGHT
BM	BENCHMARK	INV	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	L/T	LEFT	STA.	STATION
CB	CATCH BASIN	MAX.	MAXIMUM	STD	STANDARD
℄	CENTERLINE	MB	MAILBOX	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	M/E	MEET EXISTING	SY	SQUARE YARDS
CNTRL	CONTROL	MH	MANHOLE	TBR	TO BE REMOVED
CO	CLEANOUT	MIN.	MINIMUM	T	TELEPHONE
CONC.	CONCRETE	NWL	NORMAL WATER LEVEL	T-A	TYPE A
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
D	DITCH	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIA.	DIAMETER	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DIP	DUCTILE IRON PIPE	PGL	PROFILE GRADE LINE	T/W	TOP OF WALK
DIWM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	ℙ	PROPERTY LINE	TEMP	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	ELECTRIC	PROP.	PROPOSED	V.B.	VALVE BOX
E-E	EDGE TO EDGE	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
E/P	EDGE OF PAVEMENT	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.O.	FIELD ENTRANCE	PVT	POINT OF VERTICAL TANGENCY		
F-F	FACE TO FACE	P	PAVEMENT		
F.P.	FINISHED FLOOR	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
FES	FLARED END SECTION	R	RADIUS		

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LOCATION MAP

N.T.S.

THREE LEAF PARTNERS
504 W JUNEAU AVENUE
MILWAUKEE, WISCONSIN 53203
414-775-0857

VERIDIAN HOMES
6801 SOUTH TOWNE DRIVE
MADISON, WISCONSIN 53713
608-226-3000

INDEX OF SHEETS

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4	PRELIMINARY GRADING PLAN – NORTHWEST
5	PRELIMINARY GRADING PLAN – NORTHEAST
6	PRELIMINARY GRADING PLAN – CENTRAL WEST
7	PRELIMINARY GRADING PLAN – CENTRAL EAST
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15	PRELIMINARY UTILITY PLAN – SOUTHWEST
16	PRELIMINARY UTILITY PLAN – SOUTHEAST
17	ROAD ALIGNMENT PLAN
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19	PROFILE – EAST WEST 1 – STA. 16+00 TO STA. 24+97
20	PROFILE – EAST WEST 2 – STA. 1+00 TO STA. 17+00
21	PROFILE – EAST WEST 2 – STA. 17+00 TO STA. 28+62
22	PROFILE – EAST WEST 3 – STA. 0+00 TO STA. 16+00
23	PROFILE – EAST WEST 3 – STA. 16+00 TO STA. 24+20
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25	PROFILE – EAST WEST 5 – STA. 0+00 TO STA. 9+74
26	PROFILE – EAST WEST 6 – STA. 0+00 TO STA. 9+60
27	PROFILE – SOUTH NORTH 1 – STA. 0+00 TO STA. 13+43
28	PROFILE – SOUTH NORTH 2 – STA. 0+00 TO STA. 7+36
29	PROFILE – SOUTH NORTH 3 – STA. 1+00 TO STA. 17+00
30	PROFILE – SOUTH NORTH 3 – STA. 17+00 TO STA. 30+85
31	PROFILE – SOUTH NORTH 4 – STA. 0+00 TO STA. 7+07
32	PROFILE – SOUTH NORTH 5 – STA. 0+00 TO STA. 7+07
33	PROFILE – SOUTH NORTH 6 – STA. 0+00 TO STA. 5+57

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A KENOSHA COUNTY GIS DATA. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THIS SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND/OR TOPOGRAPHY.

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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
TITLE SHEET

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PROJ. ASSOC.:	ELR
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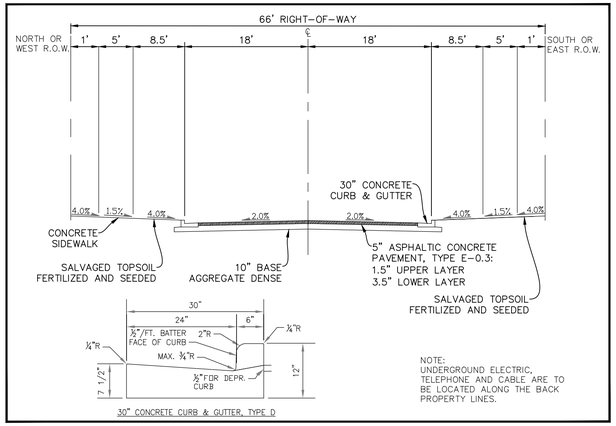
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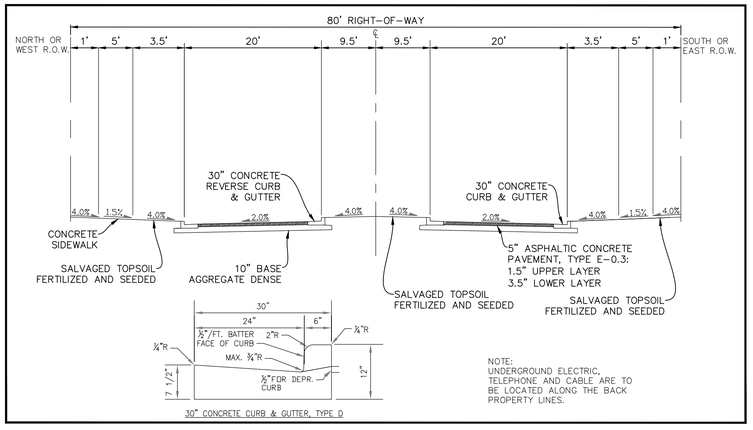
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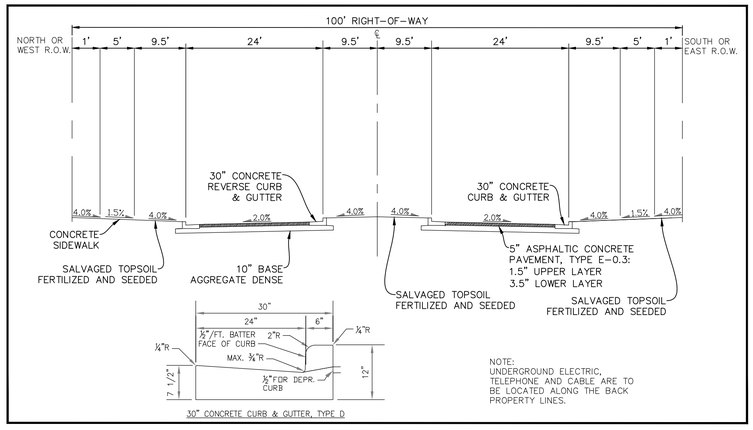
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66' R.O.W. TYPICAL ROADWAY SECTION



80' R.O.W. TYPICAL ROADWAY SECTION



100' R.O.W. TYPICAL ROADWAY SECTION

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TYPICAL PUBLIC ROADWAY CROSS SECTIONS

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PROJ. ASSOC.: ELR
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MAPLECREST SUBDIVISION

VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY GRADING PLAN - OVERALL

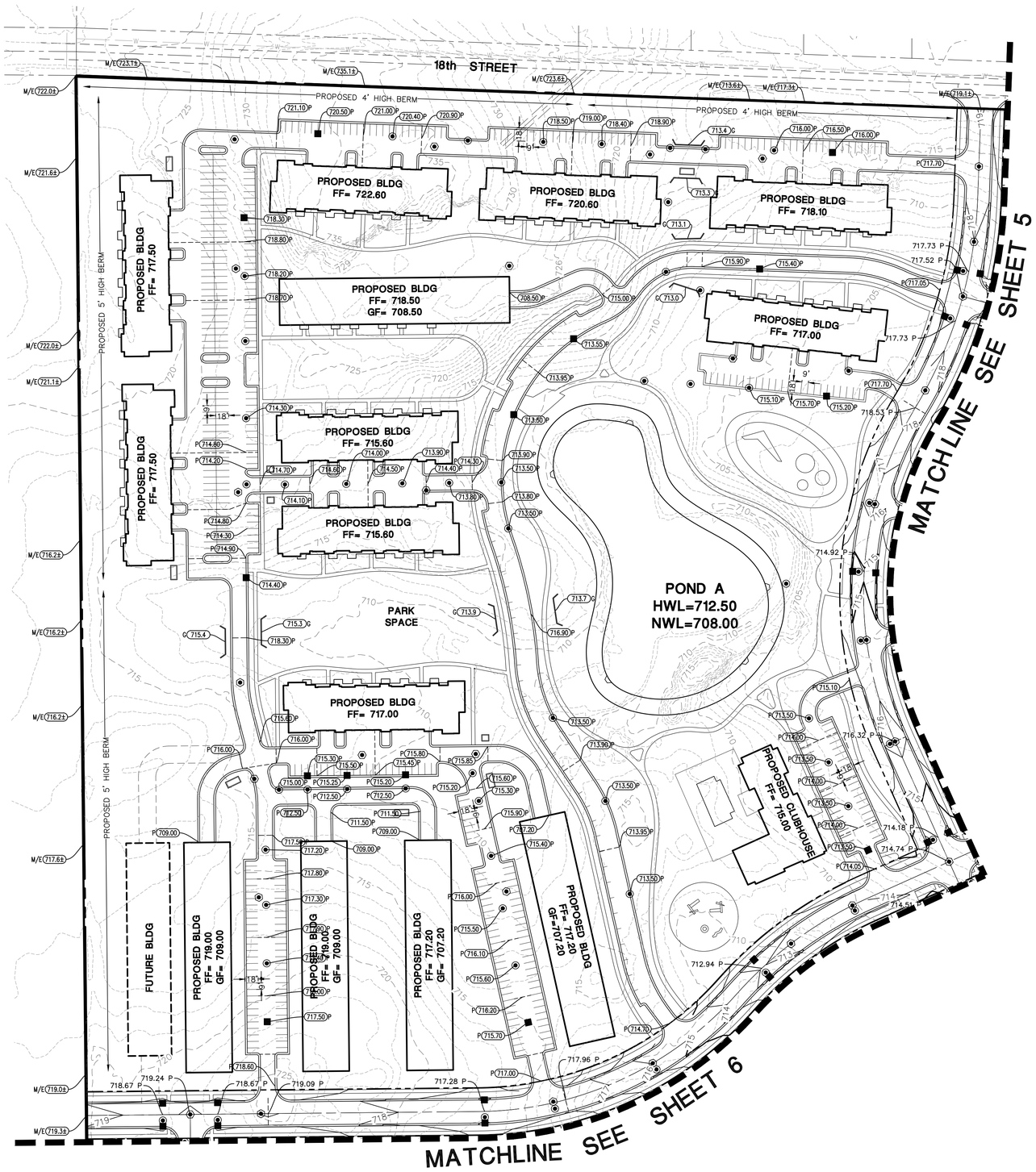
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KEY MAP

N

0 40 80 160

SCALE: 1"=80'

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
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3. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
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PRELIMINARY GRADING PLAN - NORTHWEST

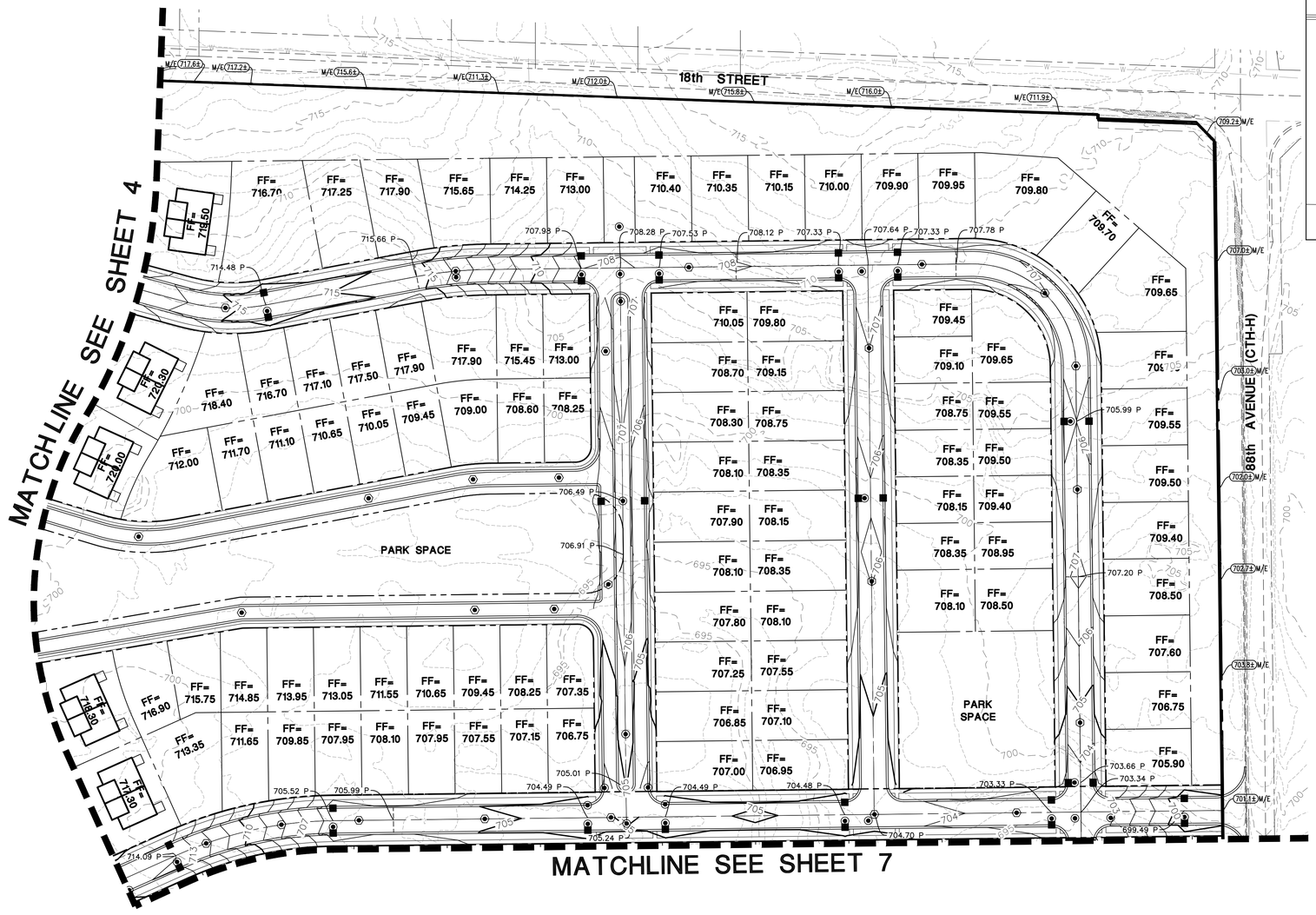
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VILLAGE OF SOMERS, WISCONSIN
PRELIMINARY GRADING PLAN - NORTHEAST

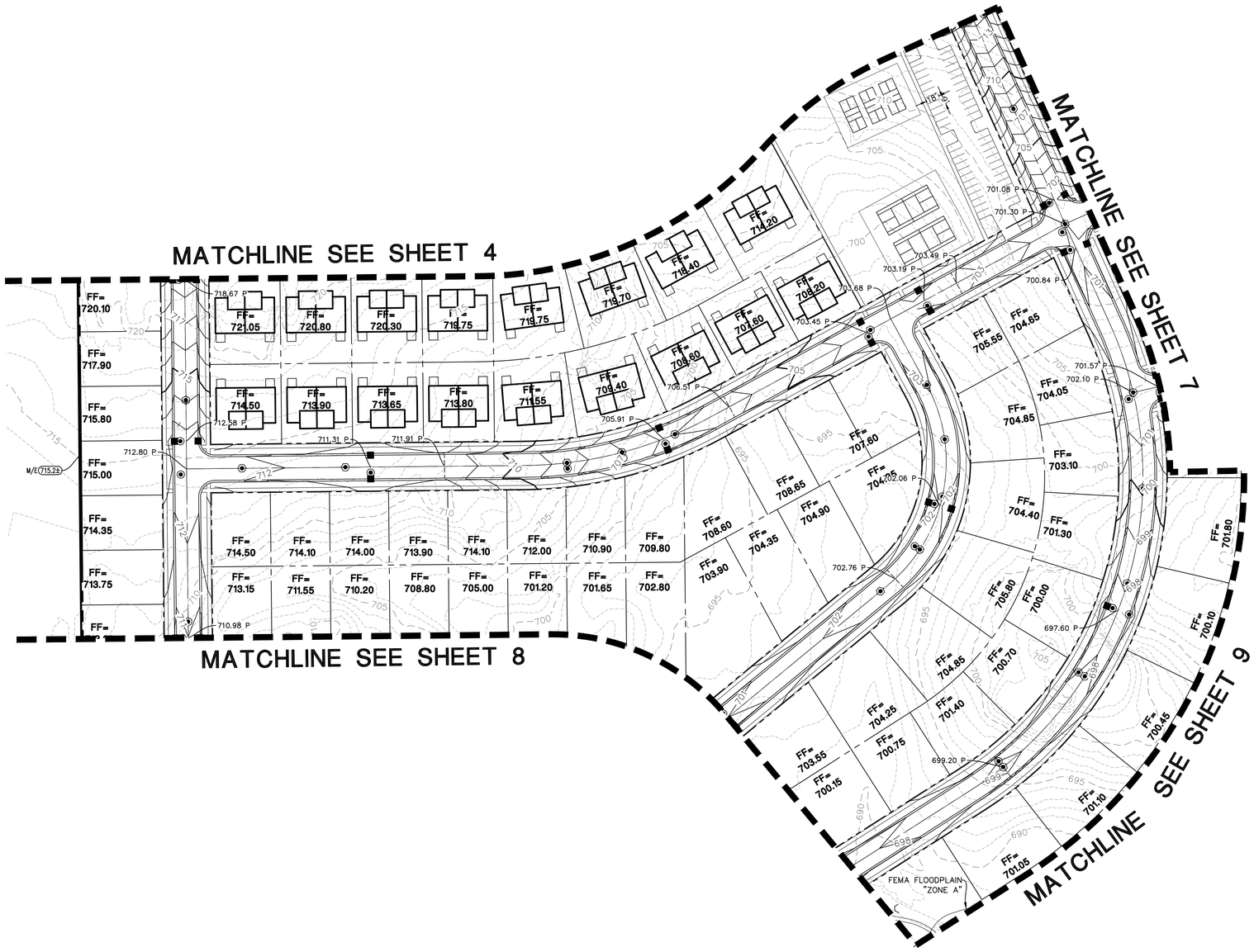
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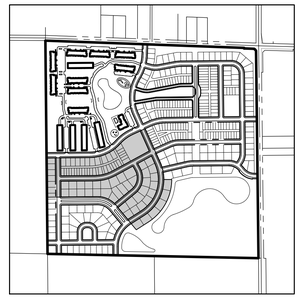
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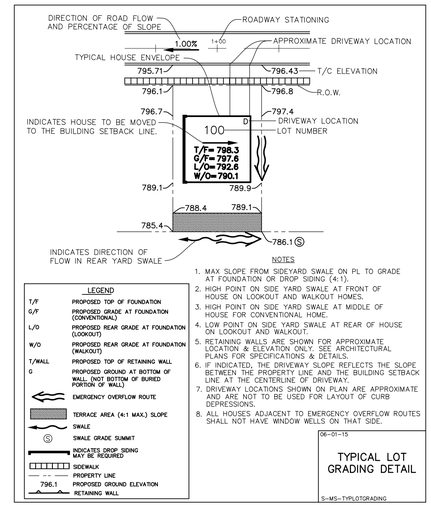


KEY MAP

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SCALE: 1"=80'



06-01-16

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VILLAGE OF SOMERS, WISCONSIN
PRELIMINARY GRADING PLAN - CENTRAL WEST

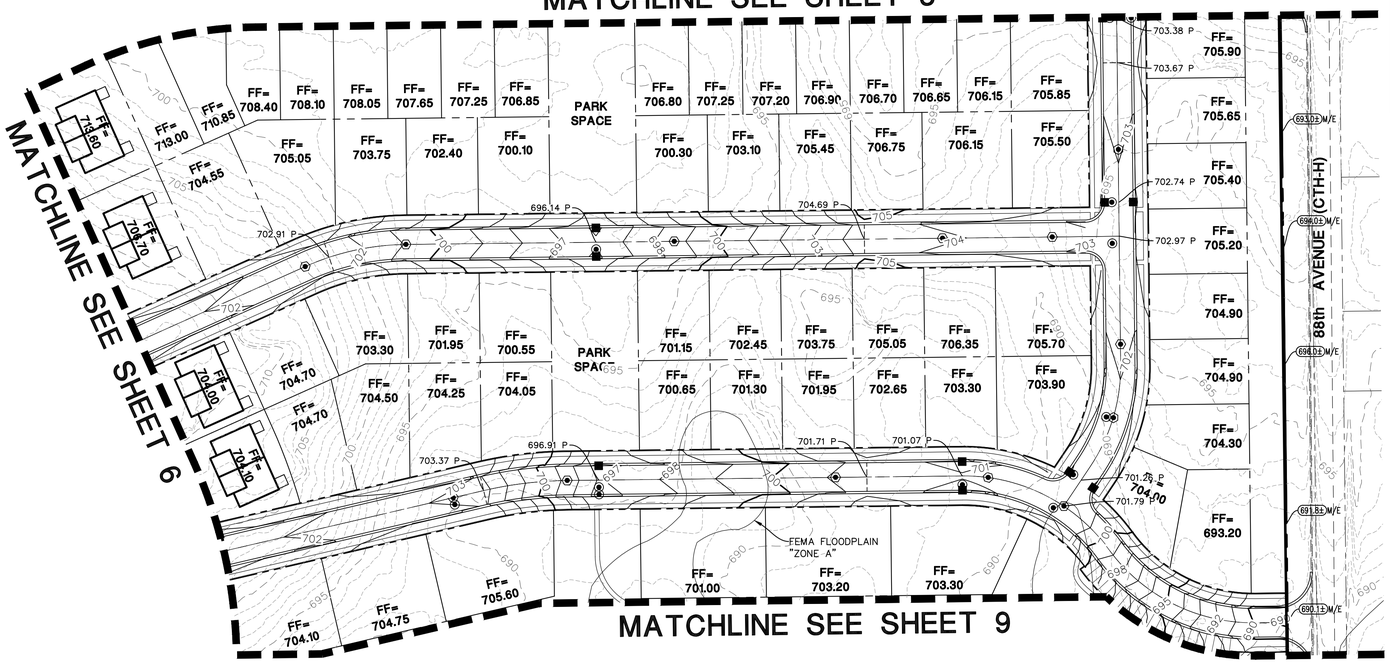
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DATE: 09-27-23
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6 OF 33
VSS.SOW101

PRELIMINARY

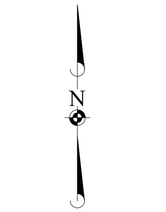
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October 23, 2023 - 16:28 Dwg Name: P:\Vsssow01\dwg\Eng\Preliminary\Plan Set\GRADING.dwg Updated By: ERoster



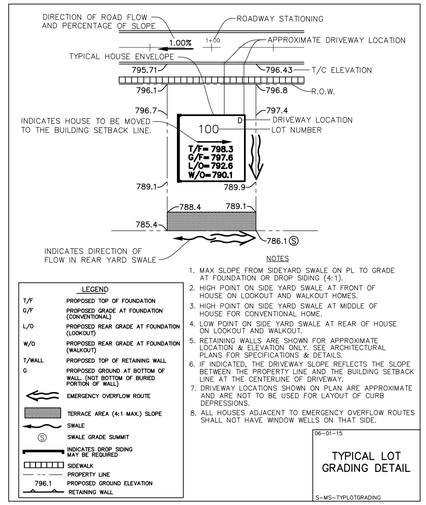


KEY MAP



0 40 80 160

SCALE: 1"=80'



LEGEND

T/F	PROPOSED TOP OF FOUNDATION
G/F	PROPOSED GRADE AT FOUNDATION (CONVENTIONAL)
L/O	PROPOSED REAR GRADE AT FOUNDATION (LOOKOUT)
W/O	PROPOSED REAR GRADE AT FOUNDATION (WALKOUT)
T/WALL	PROPOSED TOP OF RETAINING WALL
G	PROPOSED GROUND AT BOTTOM OF WALL (NOT BOTTOM OF BURIED PORTION OF WALL)
	EMERGENCY OVERFLOW ROUTE
	TERRACE AREA (4:1 MAX.) SLOPE
	SWALE
S	SWALE GRADE SUMMIT
	INDICATES DROP SIDING MAY BE REQUIRED
	SIDEWALK
	PROPERTY LINE
796.1	PROPOSED GROUND ELEVATION
	RETAINING WALL

NOTES

1. MAX SLOPE FROM SIDEYARD SWALE ON PL TO GRADE AT FOUNDATION OR DROP SIDING (4:1).
2. HIGH POINT ON SIDE YARD SWALE AT FRONT OF HOUSE ON LOOKOUT AND WALKOUT HOMES.
3. HIGH POINT ON SIDE YARD SWALE AT MIDDLE OF HOUSE FOR CONVENTIONAL HOME.
4. LOW POINT ON SIDE YARD SWALE AT REAR OF HOUSE ON LOOKOUT AND WALKOUT.
5. RETAINING WALLS ARE SHOWN FOR APPROXIMATE LOCATION & ELEVATION ONLY. SEE ARCHITECTURAL PLANS FOR SPECIFICATIONS & DETAILS.
6. IF INDICATED, THE DRIVEWAY SLOPE REFLECTS THE SLOPE BETWEEN THE PROPERTY LINE AND THE BUILDING SETBACK LINE AT THE CENTERLINE OF DRIVEWAY.
7. DRIVEWAY LOCATIONS SHOWN ON PLAN ARE APPROXIMATE AND ARE NOT TO BE USED FOR LAYOUT OF CURB DEPRESSIONS.
8. ALL HOUSES ADJACENT TO EMERGENCY OVERFLOW ROUTES SHALL NOT HAVE WINDOW WELLS ON THAT SIDE.

06-01-15

TYPICAL LOT GRADING DETAIL

5-MS-TYPLOTGRADING

06-01-15

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
3. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
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9. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

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VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY GRADING PLAN - CENTRAL EAST

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PROJ. ASSOC.: ELR
DRAWN BY: ____
DATE: 09-27-23
SCALE: 1"=80'

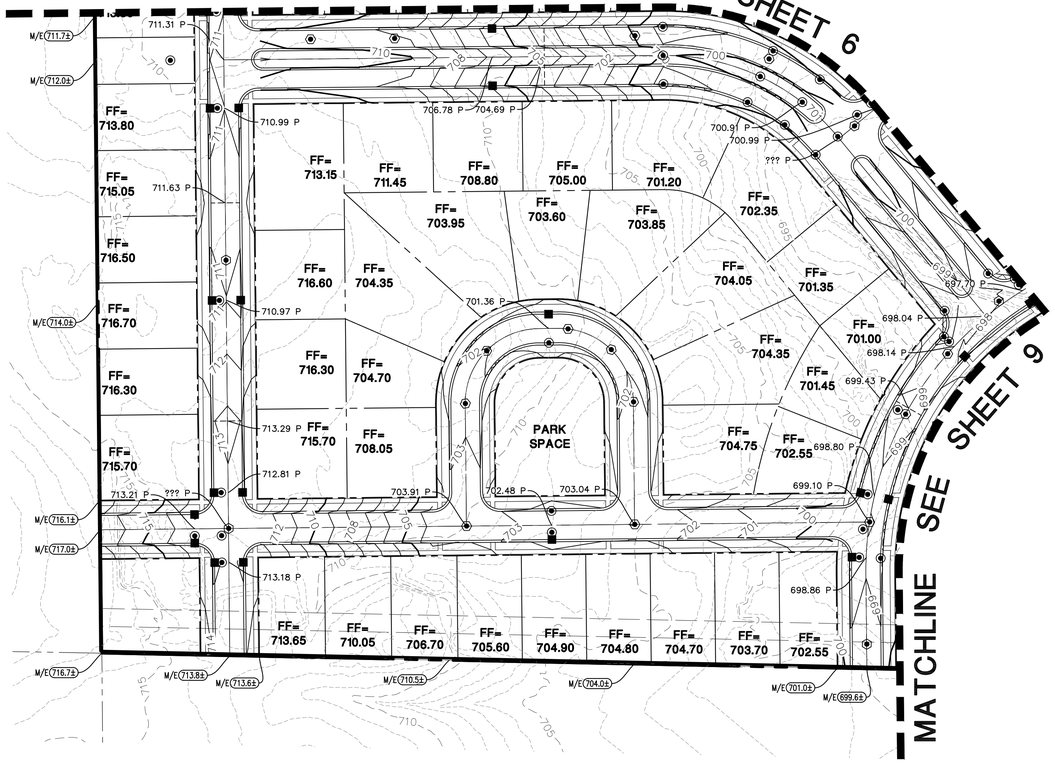
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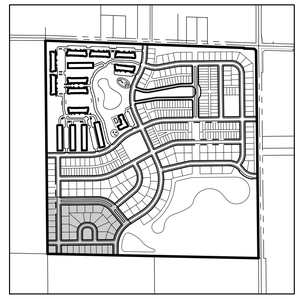
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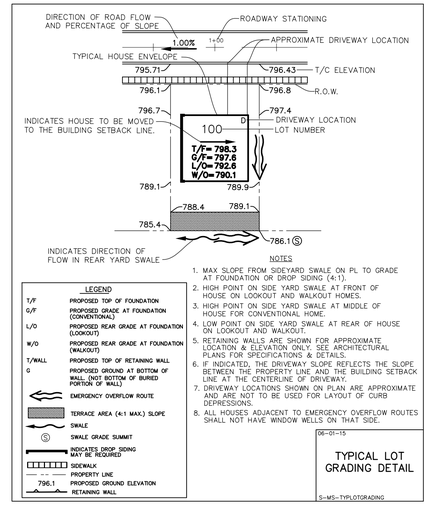


KEY MAP

N

0 40 80 160

SCALE: 1"=80'



NOTES

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L/O	PROPOSED REAR GRADE AT FOUNDATION (LOOKOUT)
W/O	PROPOSED REAR GRADE AT FOUNDATION (WALKOUT)
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06-01-15

TYPICAL LOT GRADING DETAIL

S-MS-TYPLOTGRADING

06-01-15

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VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY GRADING PLAN - SOUTHWEST

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PROJ. ASSOC.: ELR
DRAWN BY: ----
DATE: 09-27-23
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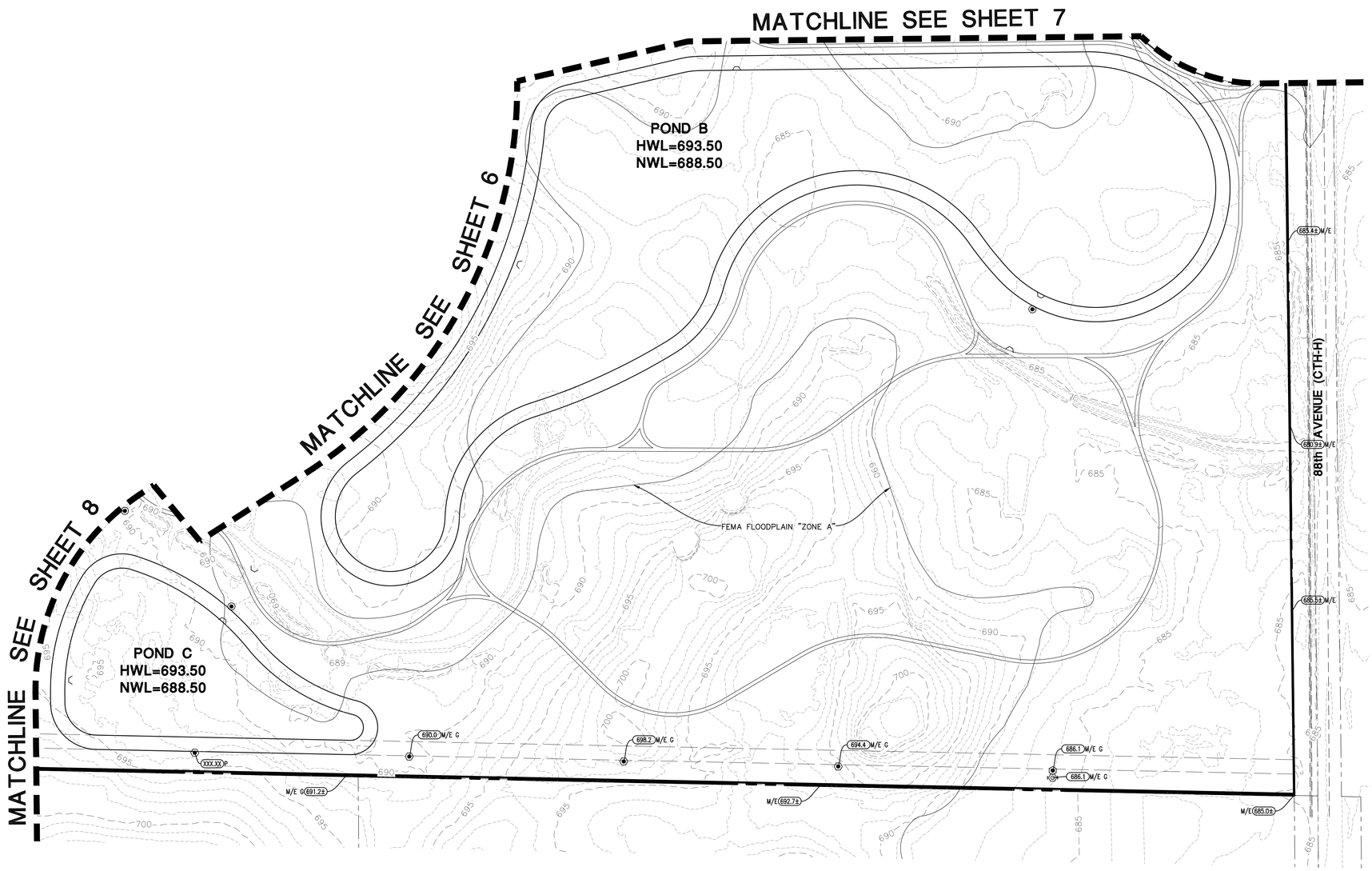
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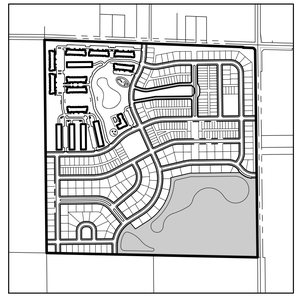
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KEY MAP

0 40 80 160

SCALE: 1"=80'

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VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY GRADING PLAN - SOUTHEAST

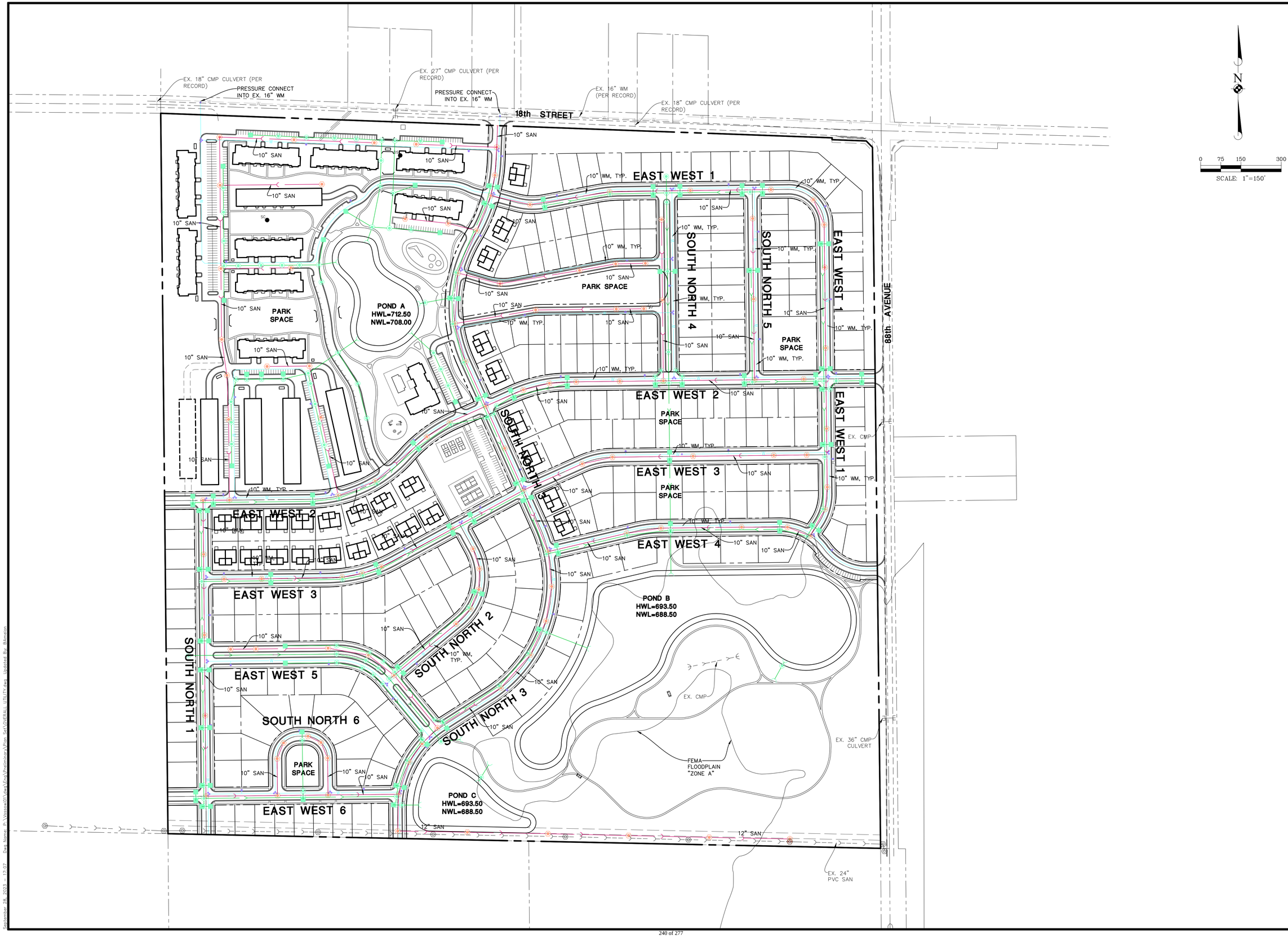
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9 OF 33
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VILLAGE OF SOMERS, WISCONSIN
PRELIMINARY UTILITY PLAN - OVERALL

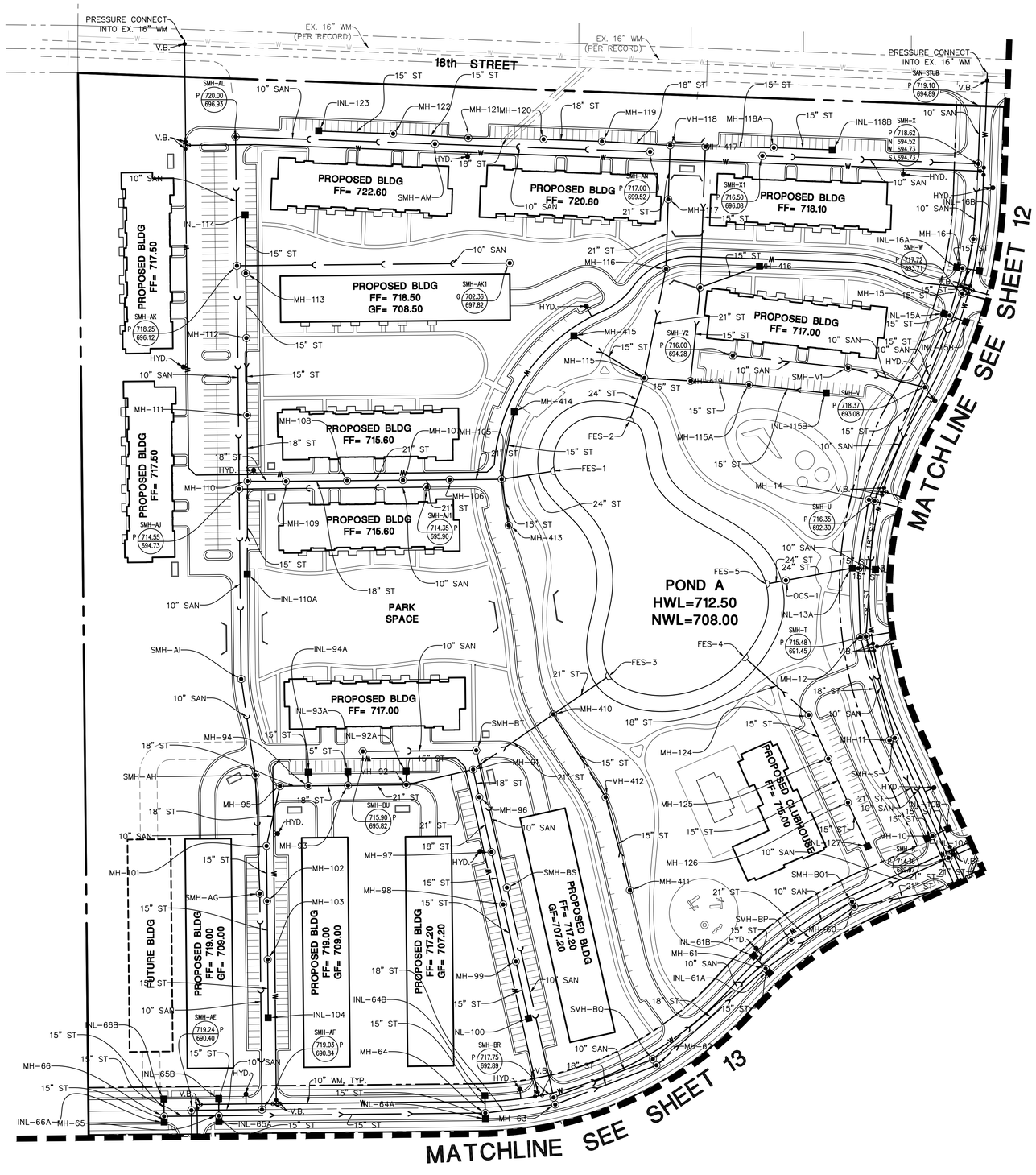
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10 OF 33
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September 28, 2023 - 17:07 Dwg Name: P:\Vssow01\Vss\Civil\Preliminary\Plan Set\OVERALL UTILITY.dwg Updated By: BAmidon





KEY MAP

0 40 80 160

SCALE: 1"=80'

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
3. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
4. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
5. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN WISCONSIN, LATEST EDITION.
6. ALL WATER MAIN SHALL BE 6' BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
7. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
8. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
9. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
10. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
11. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
12. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
13. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

09-01-16

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VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY UTILITY PLAN - NORTHWEST

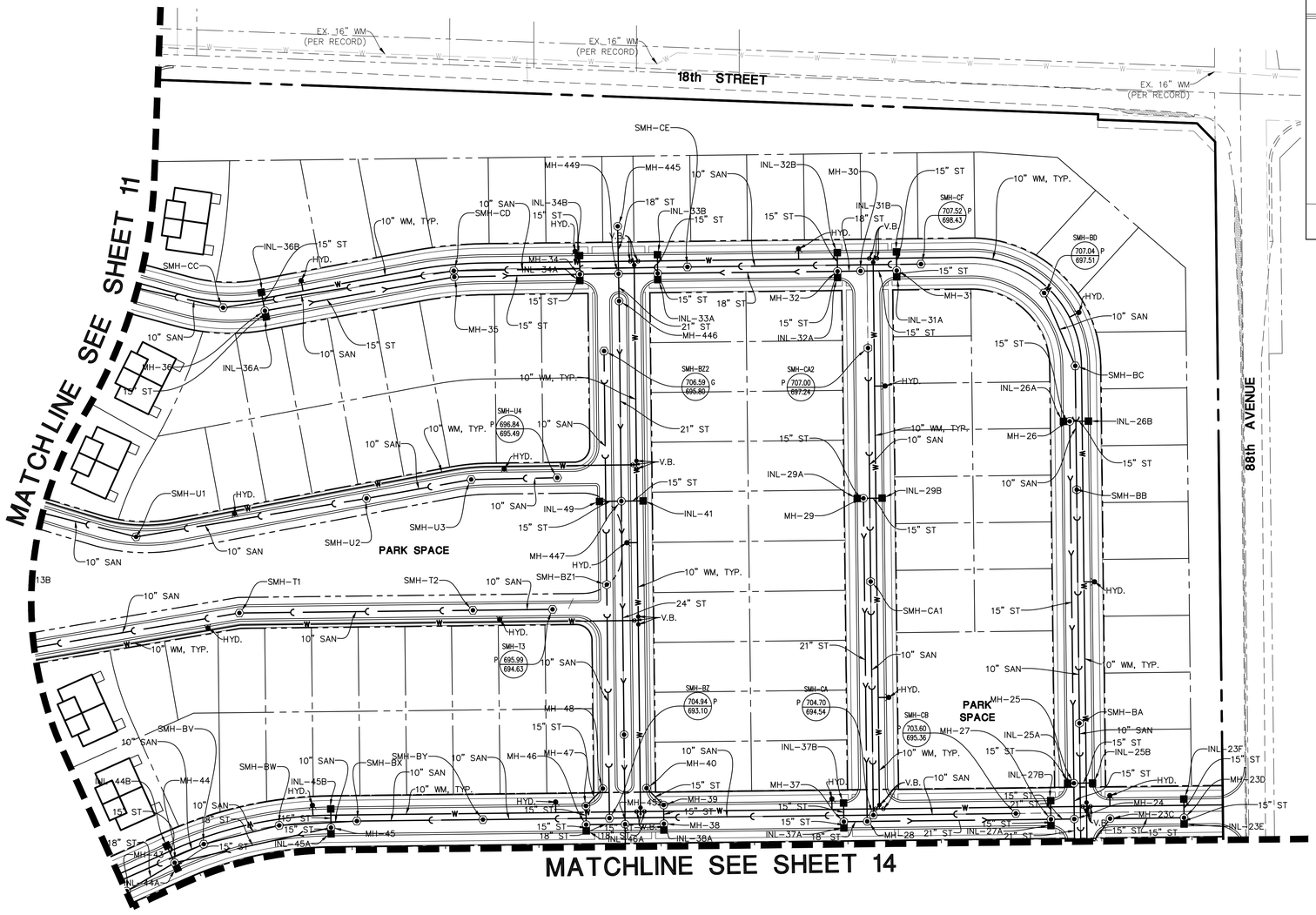
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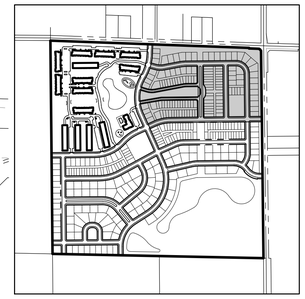
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11 OF 33
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October 23, 2023 - 15:37 Dwg Name: P:\Vssow01\Data\Data\Preliminary\Plan Set\UTILITY.dwg Updated By: ERainer





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N

0 40 80 160

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VILLAGE OF SOMERS, WISCONSIN
PRELIMINARY UTILITY PLAN - NORTHEAST

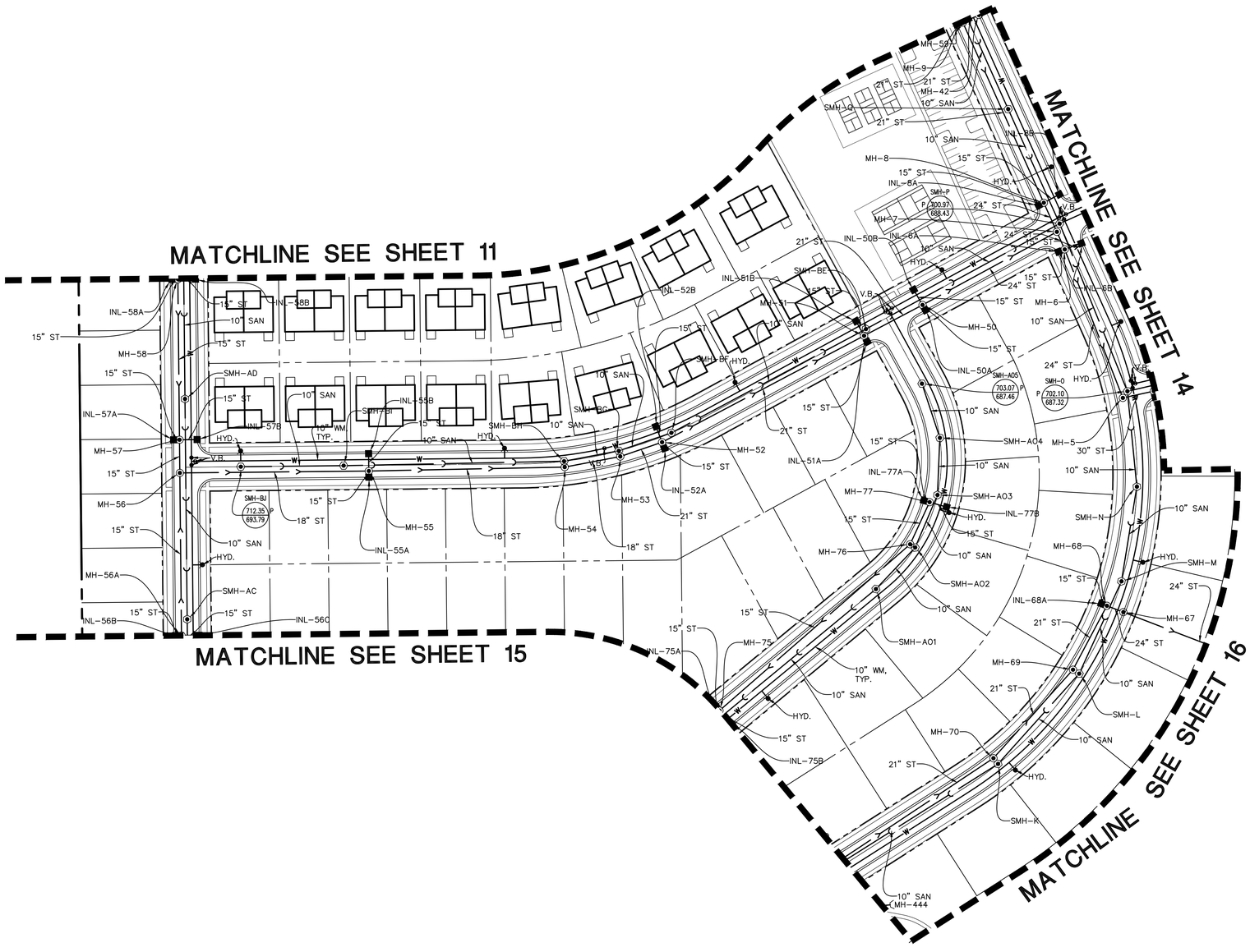
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PROJ. ASSOC.: ELR
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DATE: 09-27-23
SCALE: 1"=80'

SHEET
12 OF 33
VSS.SOW101

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October 23, 2023 - 15:37 Dwg Name: P:\Vossos01\dwg\Eng\Preliminary\Plan Set\UTILITY.dwg Updated By: ERieser





KEY MAP

N

0 40 80 160

SCALE: 1"=80'

06-01-16

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
3. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
4. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
5. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN WISCONSIN, LATEST EDITION.
6. ALL WATER MAIN SHALL BE 6' BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
7. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
8. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
9. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
10. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
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13. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

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MAPLECREST SUBDIVISION

VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY UTILITY PLAN - CENTRAL WEST

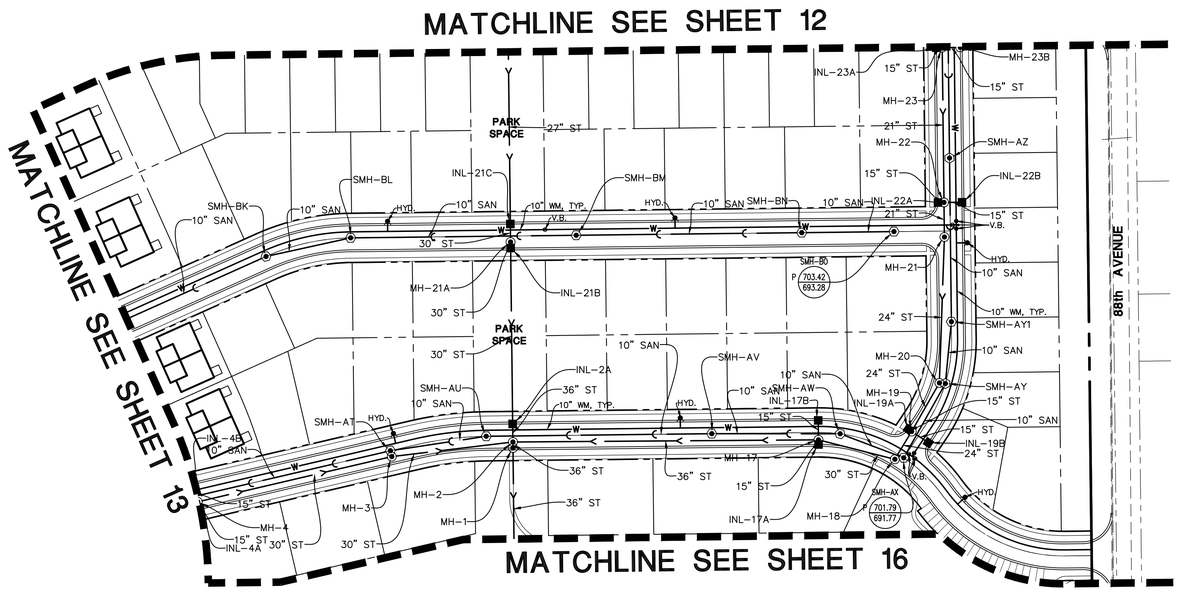
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DATE: 09-27-23
SCALE: 1"=80'

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13 OF 33
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06-01-16

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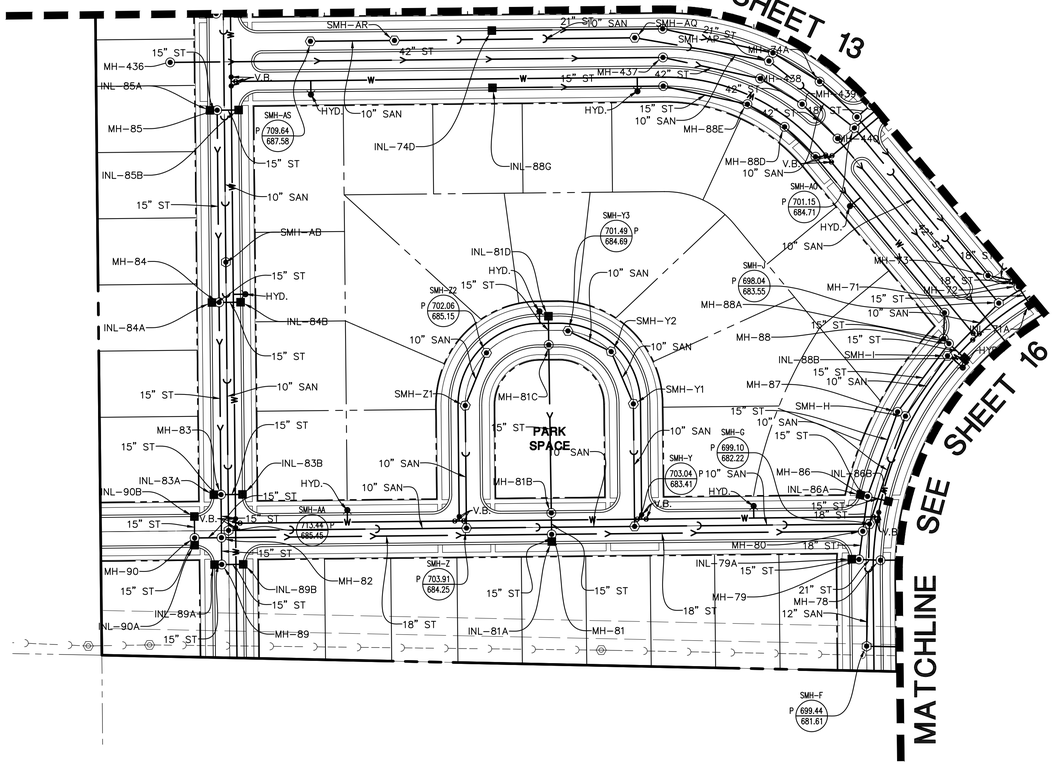
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VILLAGE OF SOMERS, WISCONSIN
PRELIMINARY UTILITY PLAN - CENTRAL EAST

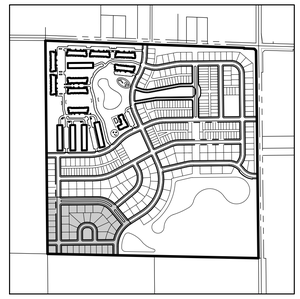
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KEY MAP

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0 40 80 160

SCALE: 1"=80'

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VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY UTILITY PLAN - SOUTHWEST

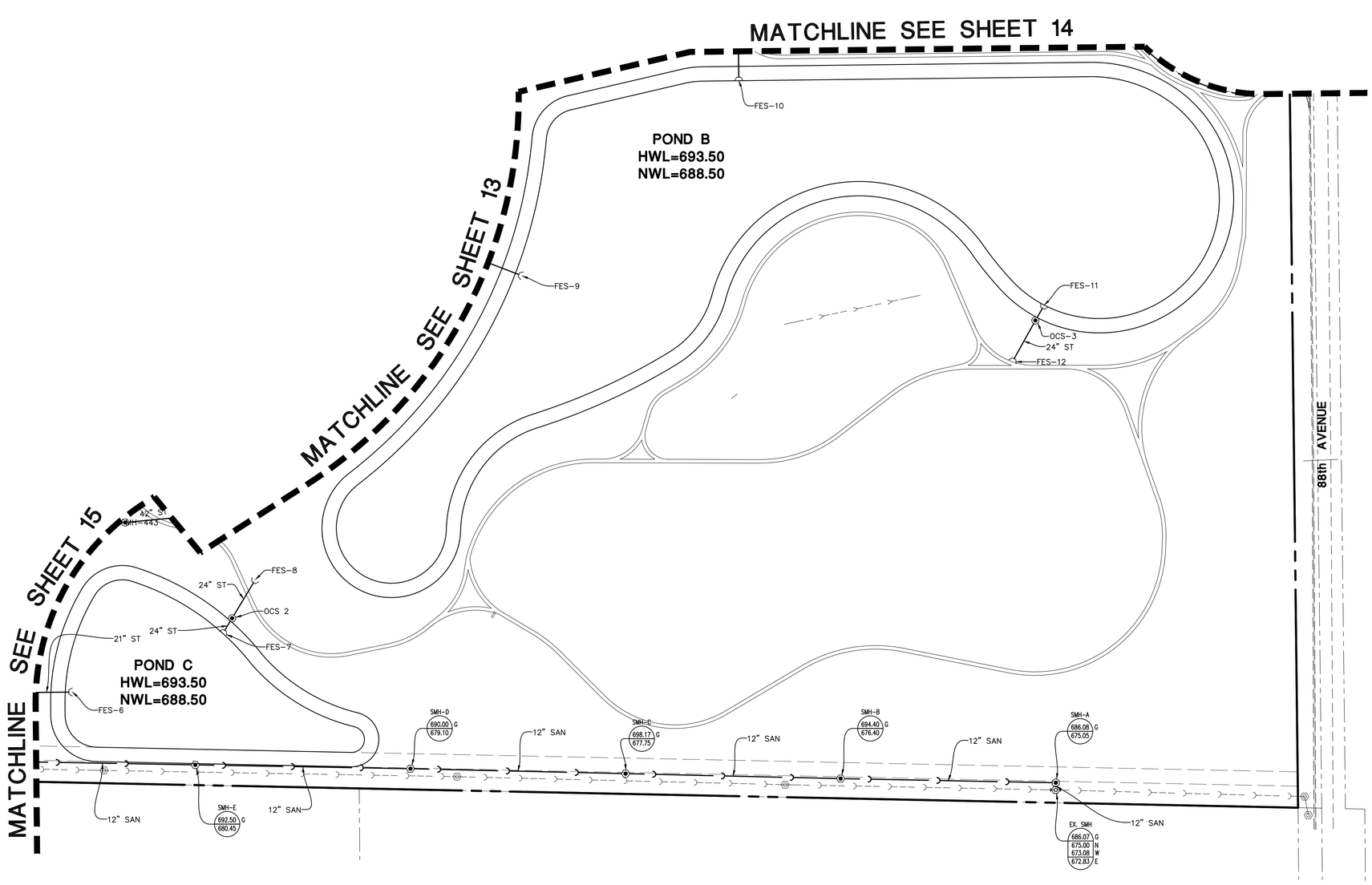
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SHEET
15 OF 33
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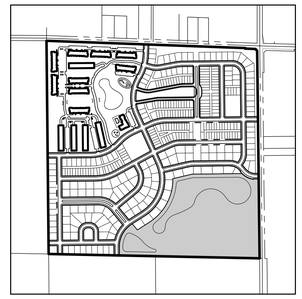
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0 40 80 160

SCALE: 1"=80'



KEY MAP

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PRELIMINARY UTILITY PLAN - SOUTHEAST

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ---
DATE: 09-27-23
SCALE: 1"=80'

SHEET
16 OF 33
VSS.SOW101

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0 75 150 300

SCALE: 1"=150'

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ROAD ALIGNMENT PLAN

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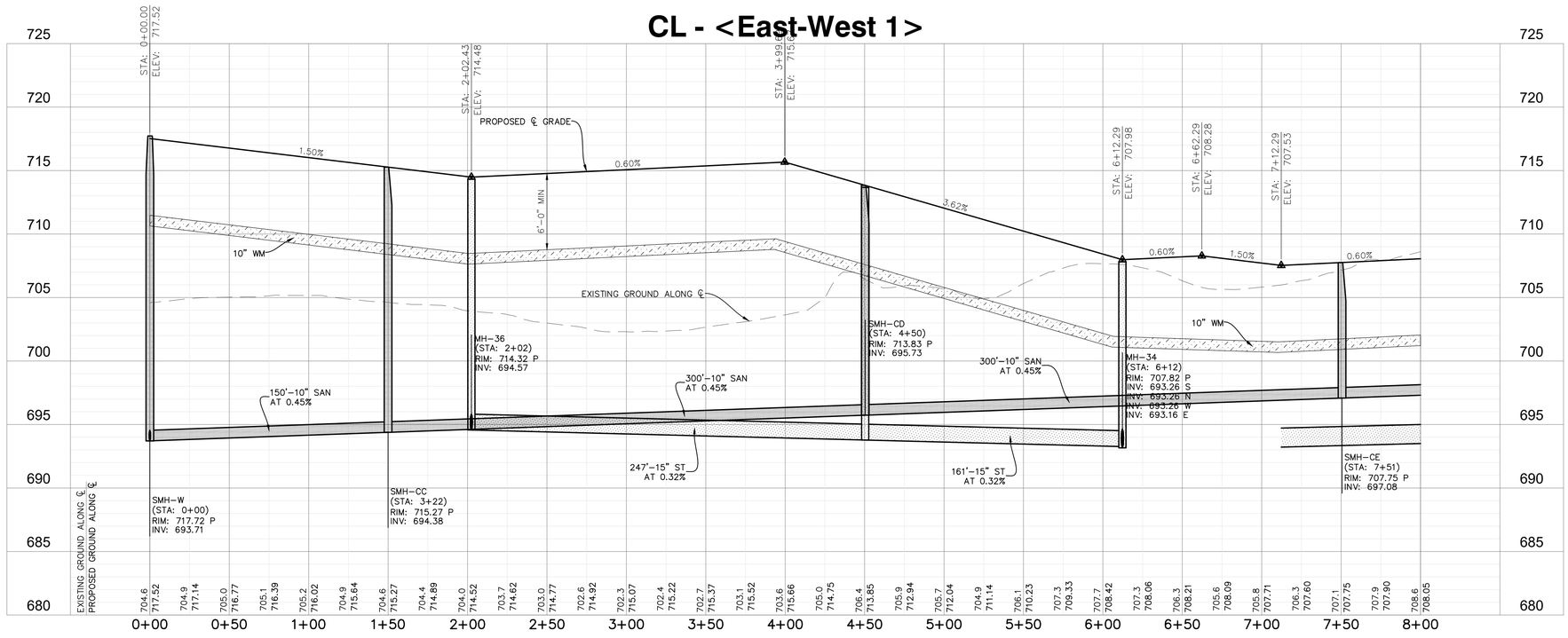
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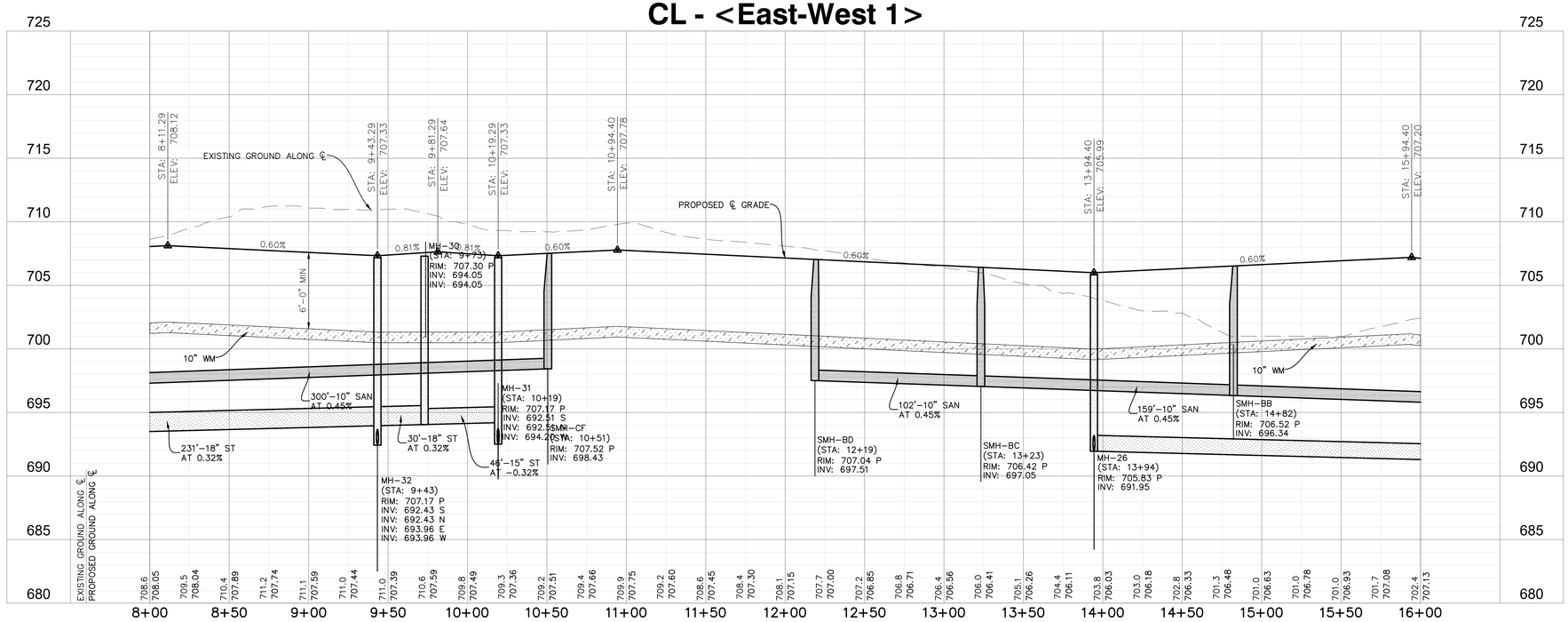
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VILLAGE OF SOMERS, WISCONSIN
PROFILE - EAST WEST 1 - STA. 0+00 TO STA. 16+00

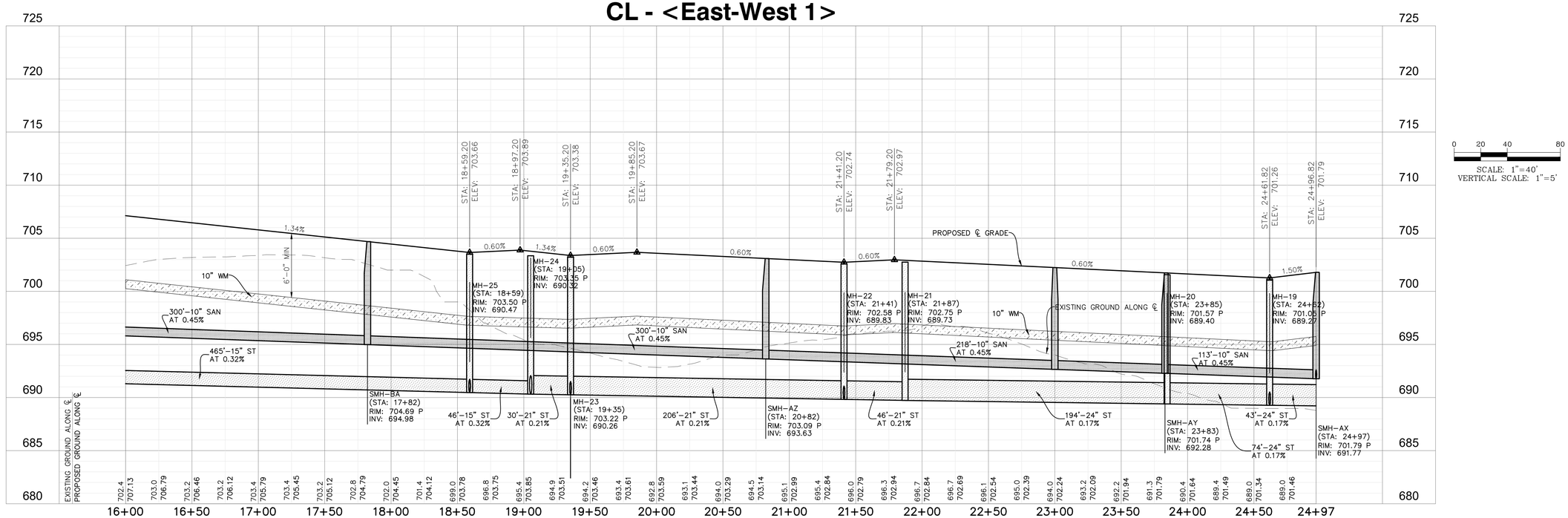
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DATE: 09-27-23
SCALE: 1"=XX'

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18 OF 33
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CL - <East-West 1>



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VILLAGE OF SOMERS, WISCONSIN
PROFILE - EAST WEST 1 - STA. 16+00 TO STA. 24+97

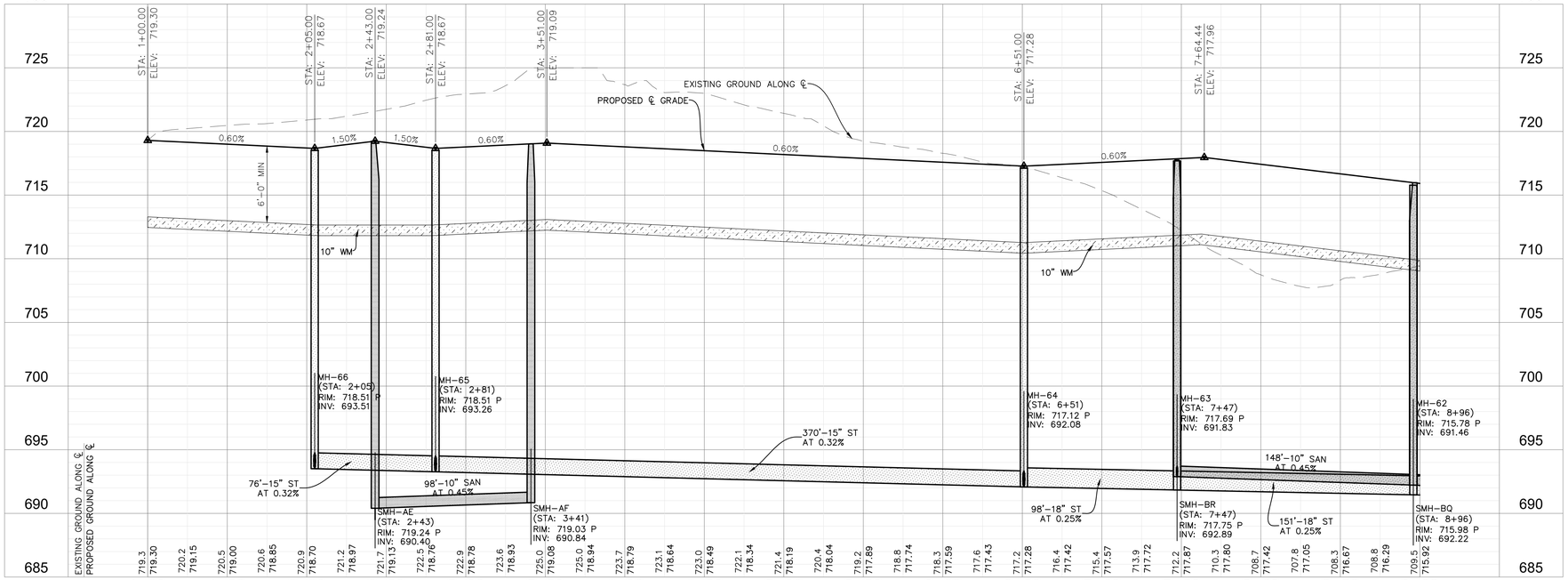
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SHEET
19 OF 33
VSS.SOWI01

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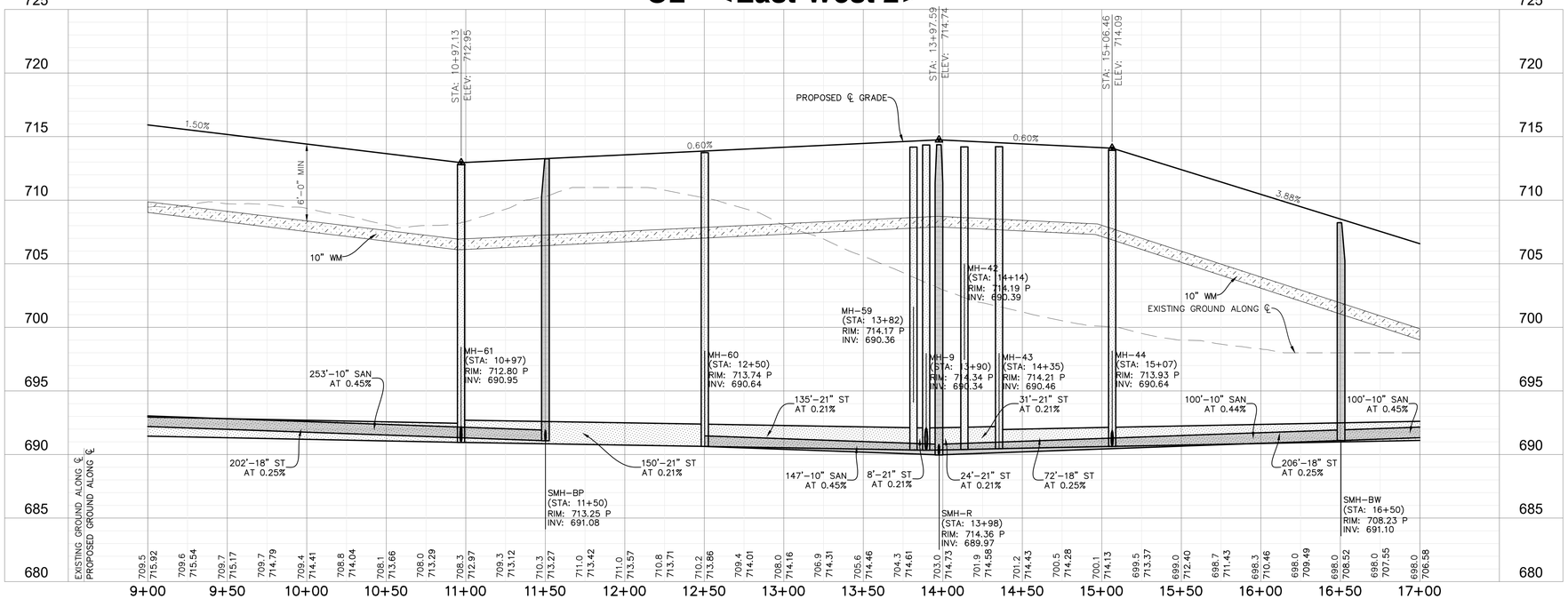
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SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

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PROFILE - EAST WEST 2 - STA. 1+00 TO STA. 17+00

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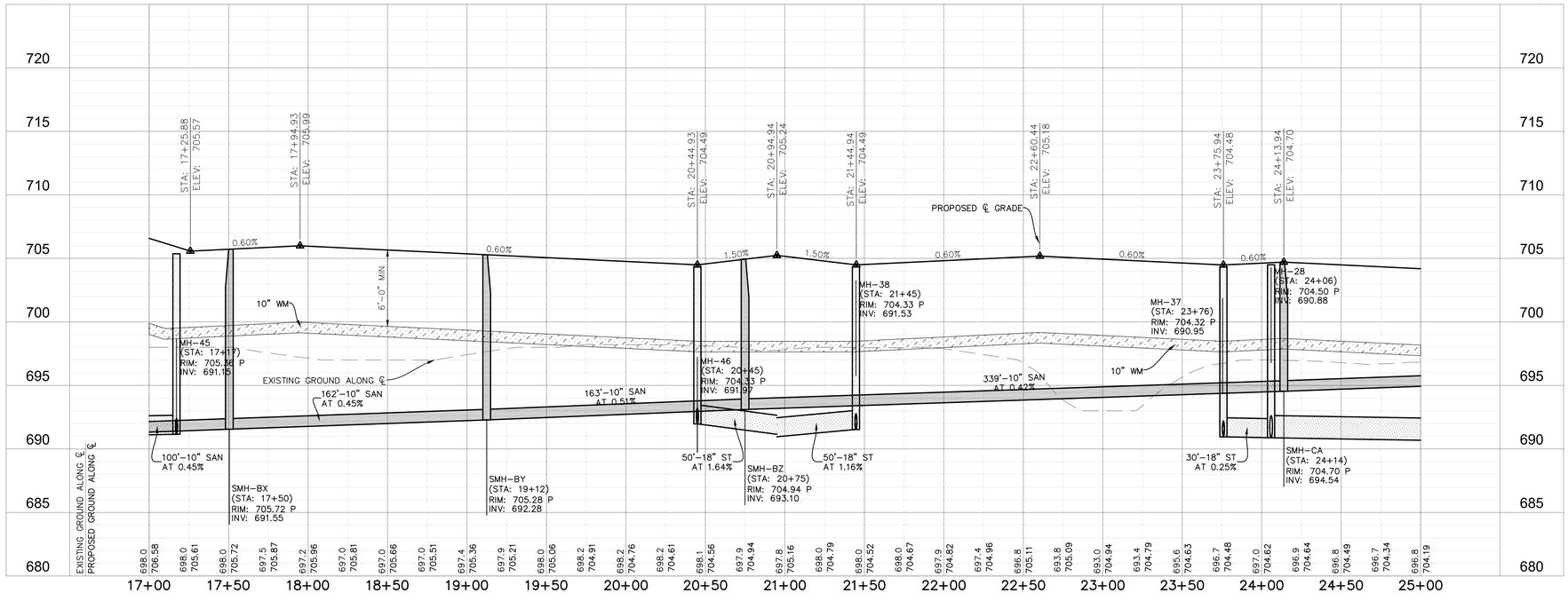
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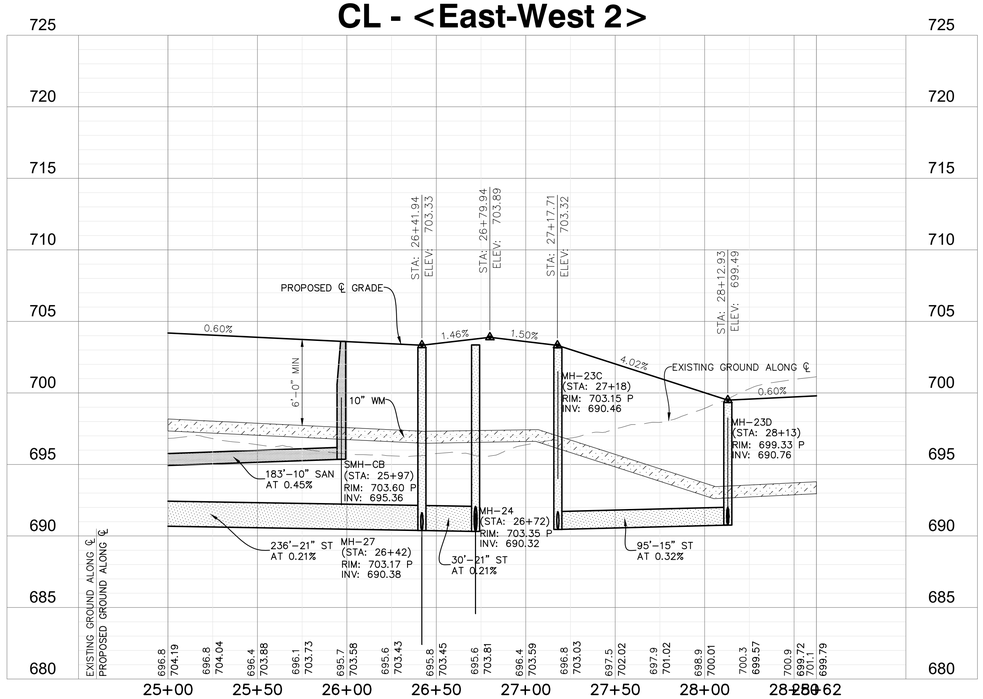
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VERTICAL SCALE: 1"=5'

CL - <East-West 2>



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VILLAGE OF SOMERS, WISCONSIN
PROFILE - EAST WEST 2 - STA. 17+00 TO STA. 28+62

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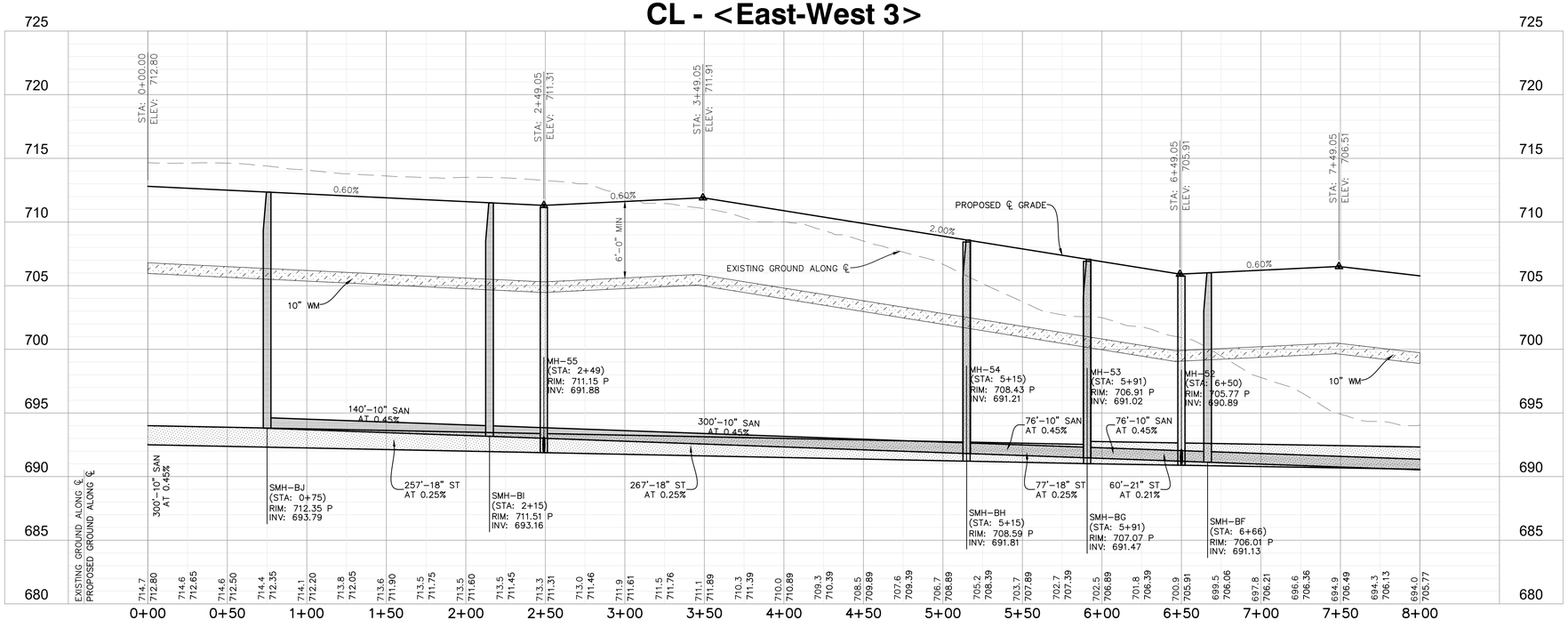
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21 OF 33
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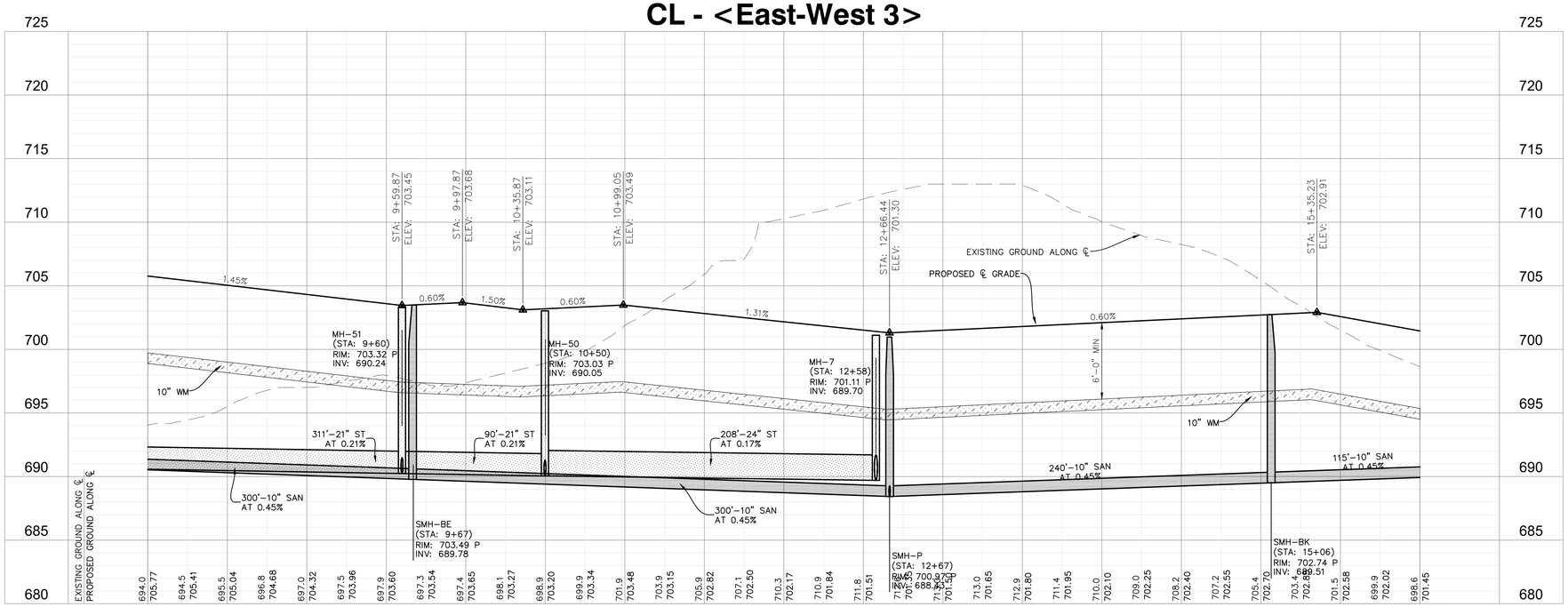
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PROFILE - EAST WEST 3 - STA. 0+00 TO STA. 16+00

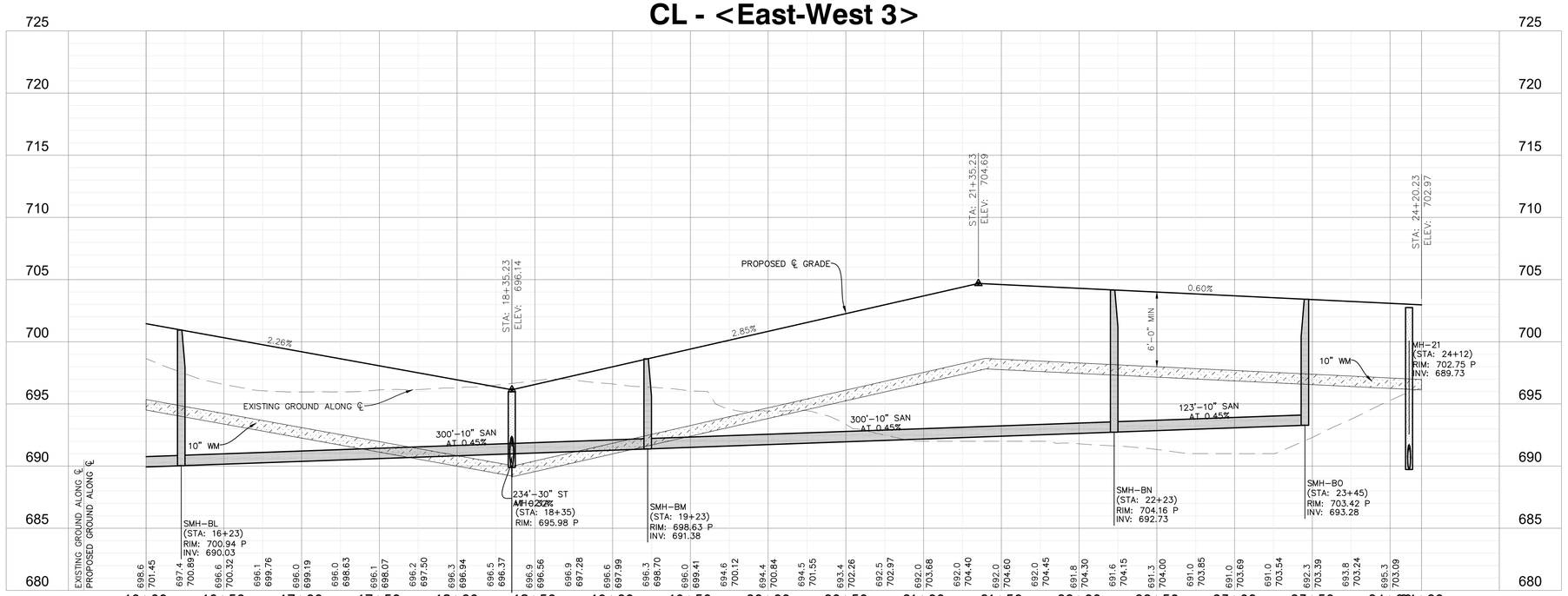
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22 OF 33
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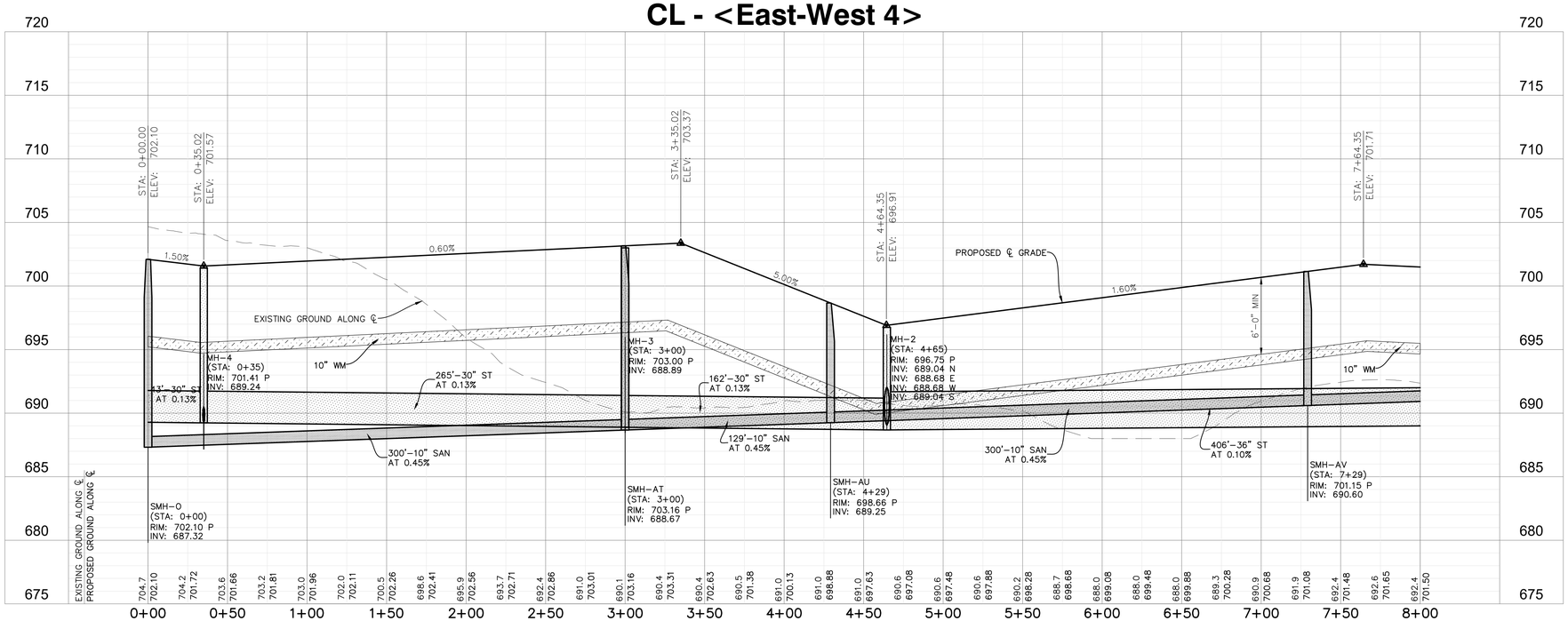
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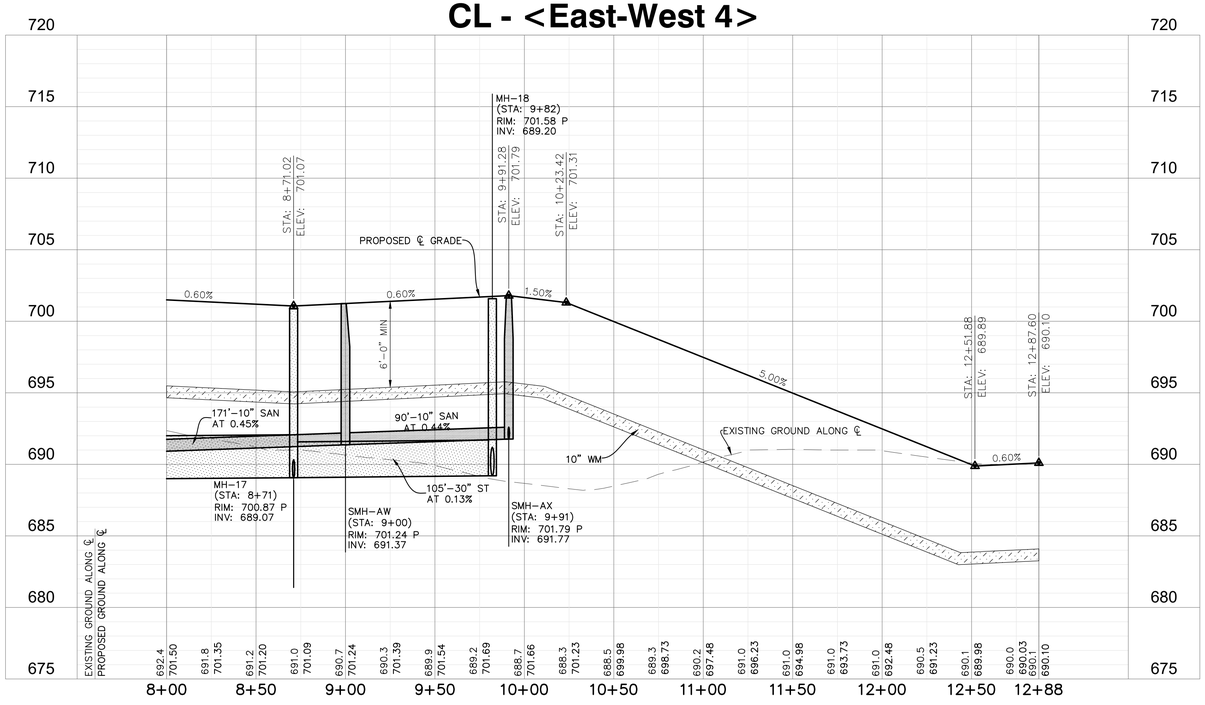
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CL - <East-West 4>



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CL - <East-West 4>



October 25, 2023 - 09:53 Dwg Name: P:\Vissoc001\dwg\Eng\Preliminary\Prim_Set\ALIGNMENT_LAYOUT.dwg Updated By: BAmelon

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REVISIONS
DATE

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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
PROFILE - EAST WEST 4 - STA. 0+00 TO STA. 12+88

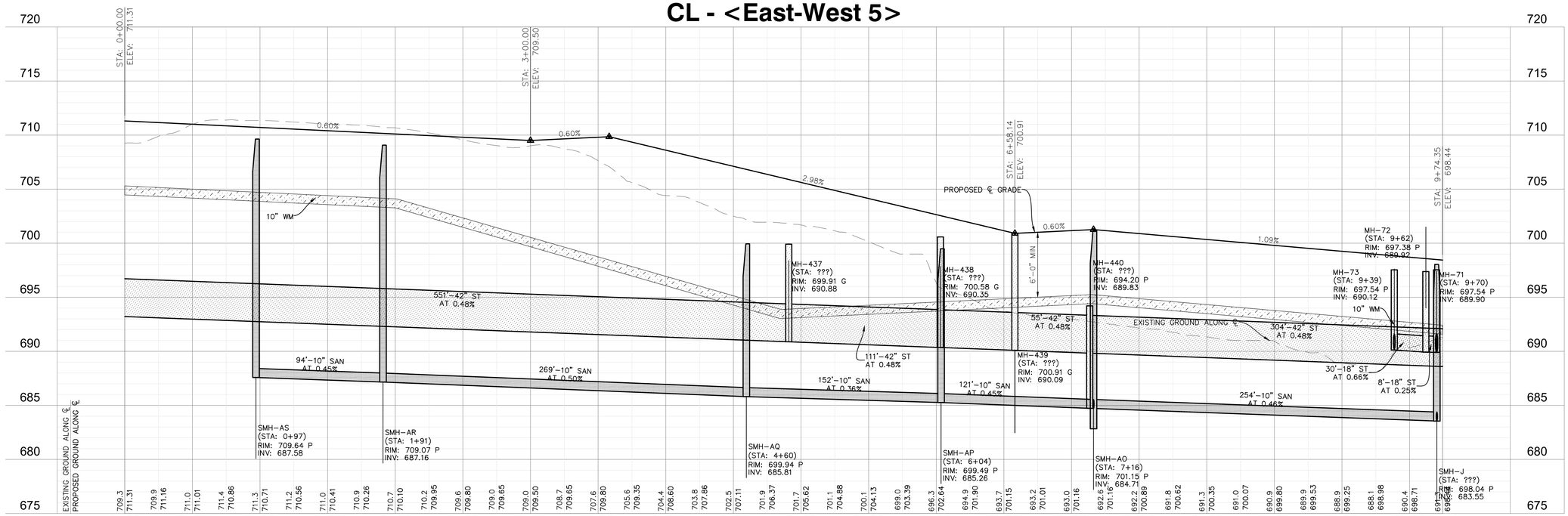
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PROJ. ASSOC.: ELR
DRAWN BY: ----
DATE: 09-27-23
SCALE: 1"=XX'

SHEET
24 OF 33
VSS.SOWI01

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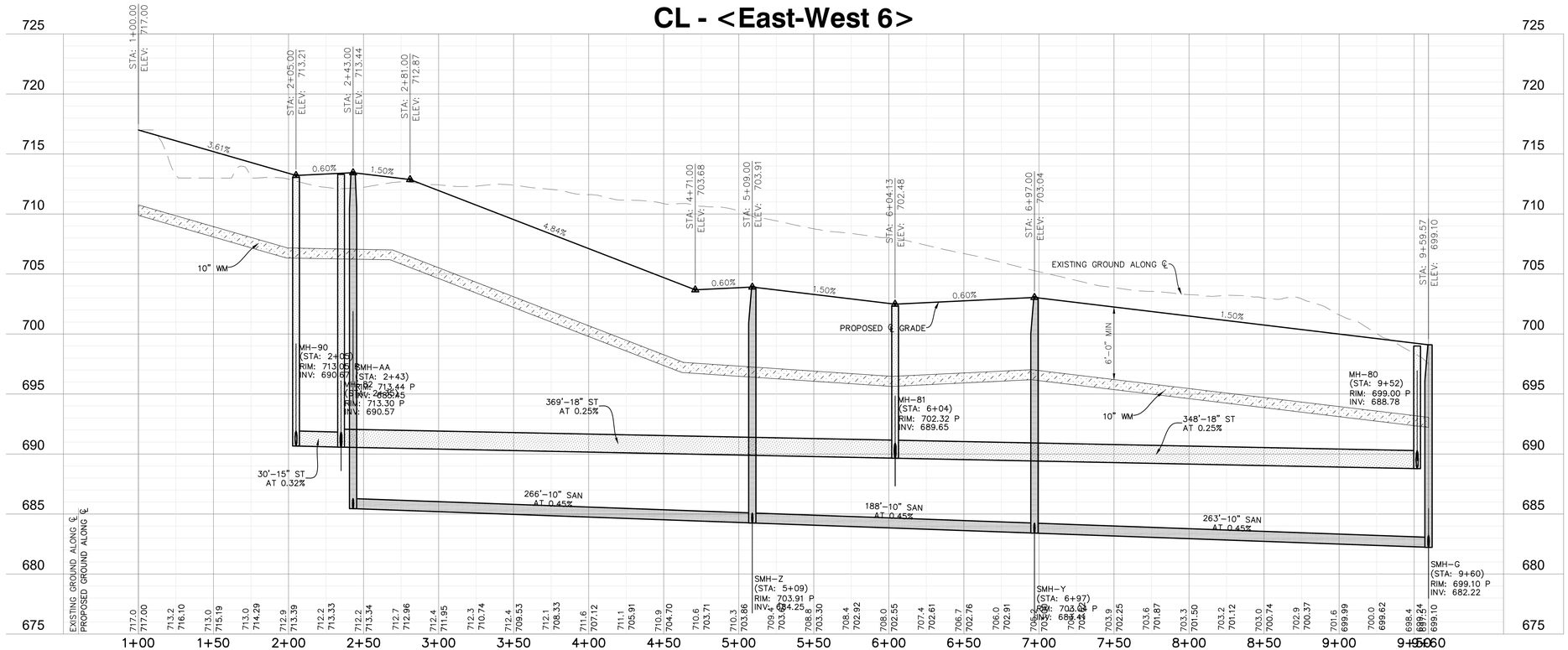
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0 20 40 80

SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

CL - <East-West 6>



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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
PROFILE - EAST WEST 5 - STA. 0+00 TO STA. 9+74

PROJ MGR.: MDE
PROJ ASSOC.: ELR
DRAWN BY: ----
DATE: 09-27-23
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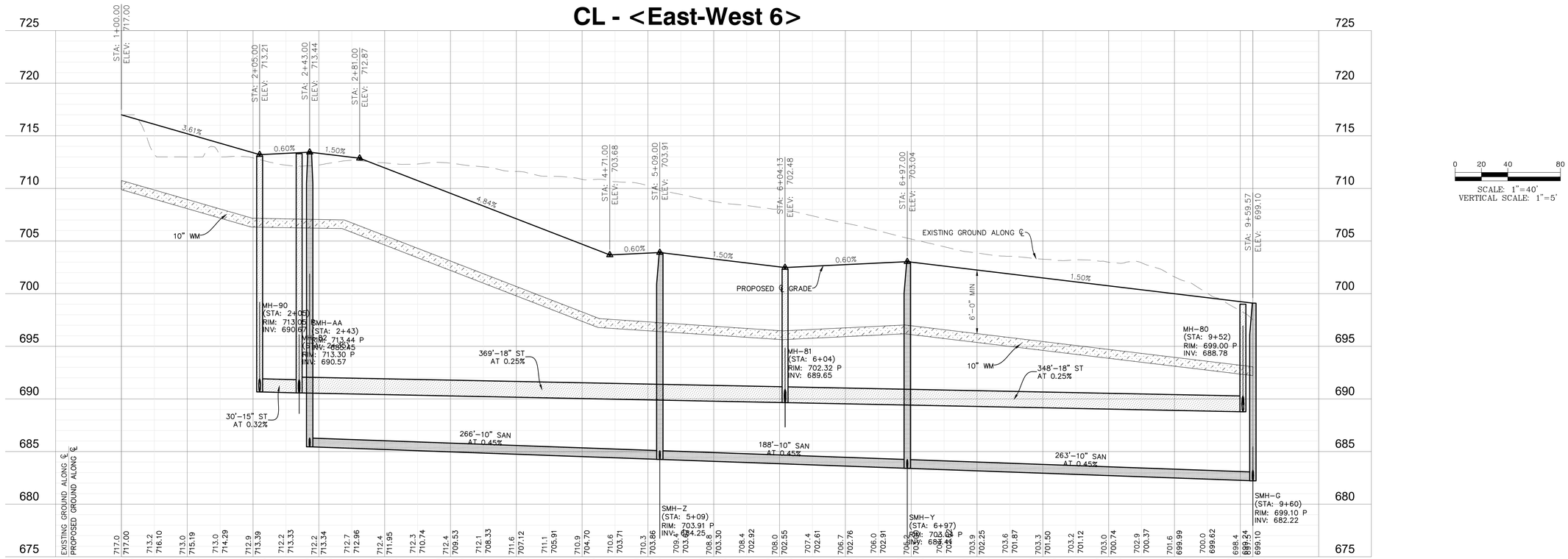
SHEET
25 OF 33
VSS.SOW101

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October 25, 2023 - 09:53 Data Name: P:\Vassets\01\dwg\Eng\Preliminary\Plan Set\ALIGNMENT LAYOUT.dwg Updated By: BAnston

CL - <East-West 6>



0 20 40 80

SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

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DATE:

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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
PROFILE - EAST WEST 6 - STA. 0+00 TO STA. 9+60

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
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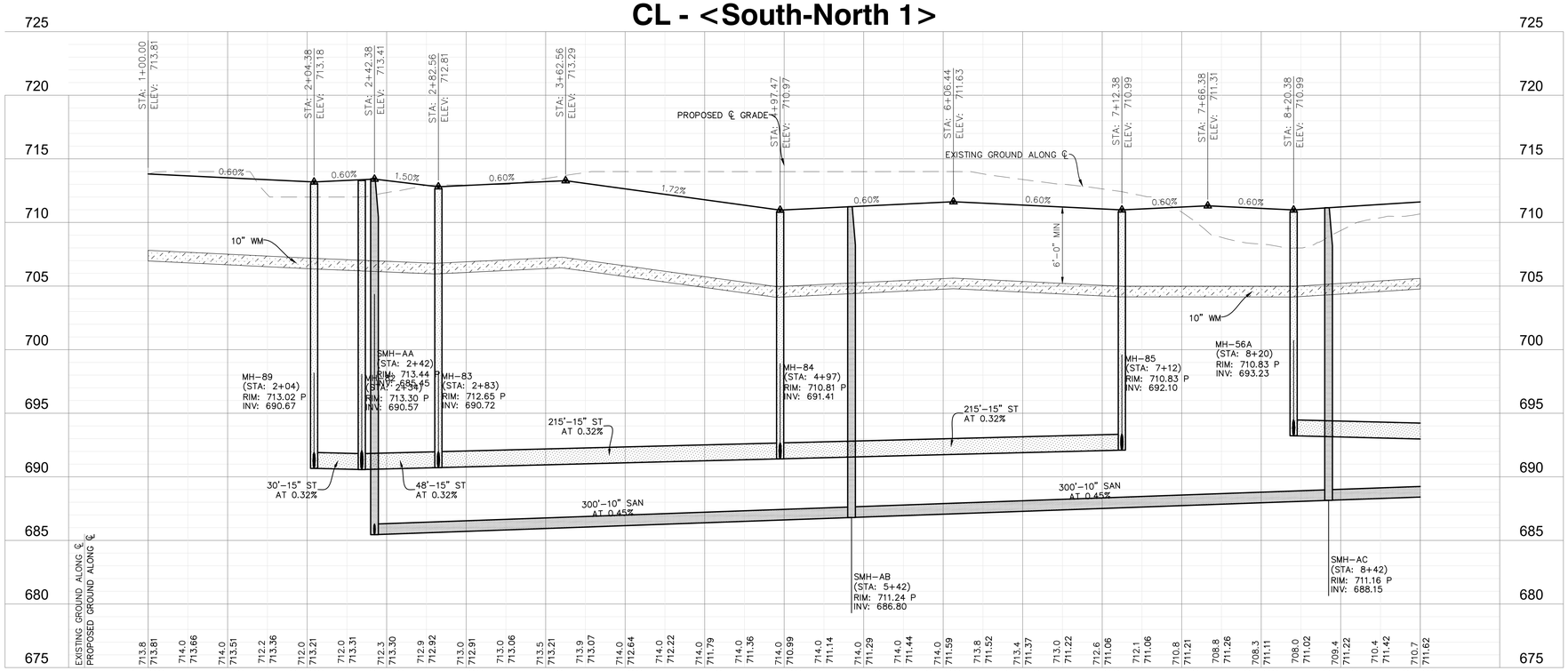
SHEET
26 OF 33
VSS.SOW101

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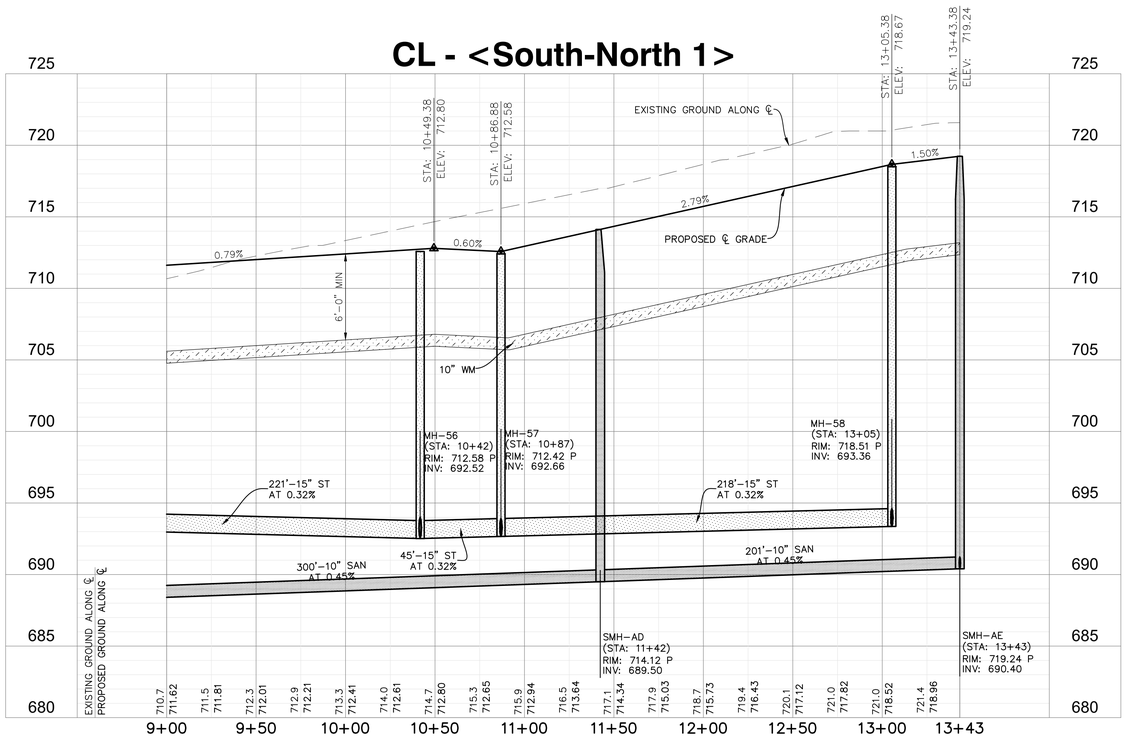
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SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

CL - <South-North 1>



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VILLAGE OF SOMERS, WISCONSIN
PROFILE - SOUTH NORTH 1 - STA. 0+00 TO STA. 13+43

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
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DATE: 09-27-23
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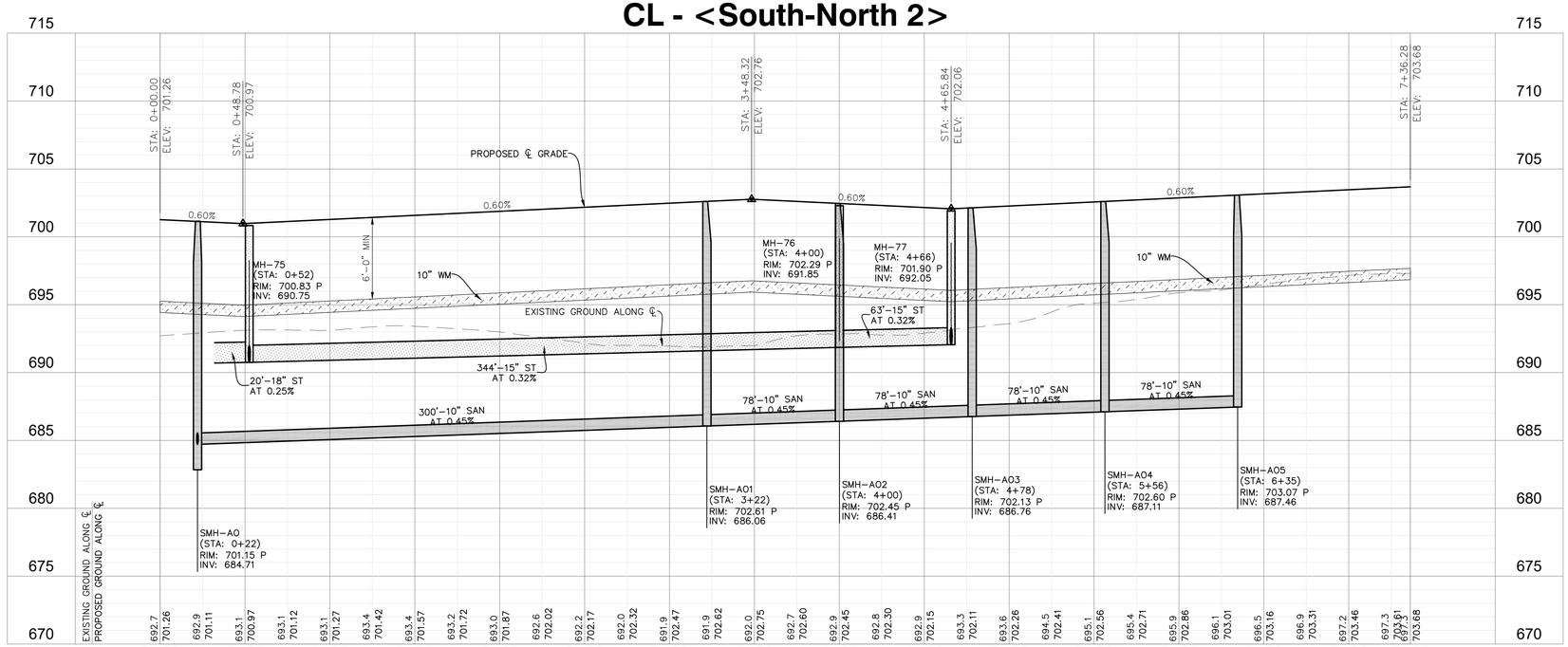
SHEET
27 OF 33
VSS.SOW101

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October 25, 2023 - 09:53 Dwg Name: P:\Vassco\01\dwg\Eng\Preliminary\Plan Set\ALIGNMENT LAYOUT.dwg Updated By: BAnnston

CL - <South-North 2>



0 20 40 80

SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

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REVISIONS:
DATE:

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VILLAGE OF SOMERS, WISCONSIN

PROFILE - SOUTH NORTH 2 - STA. 0+00 TO STA. 7+36

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ----
DATE: 09-27-23
SCALE: 1"=XX'

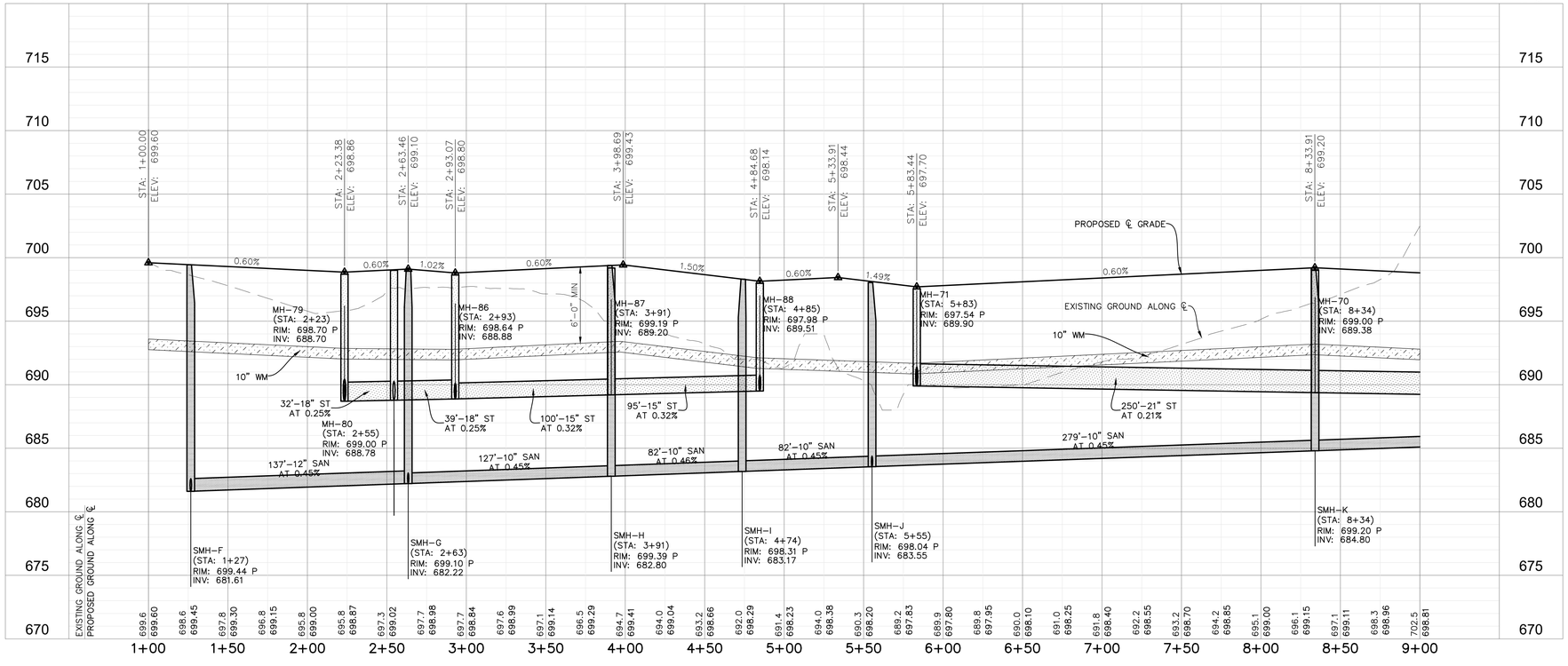
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28 OF 33
VSS.SOW101

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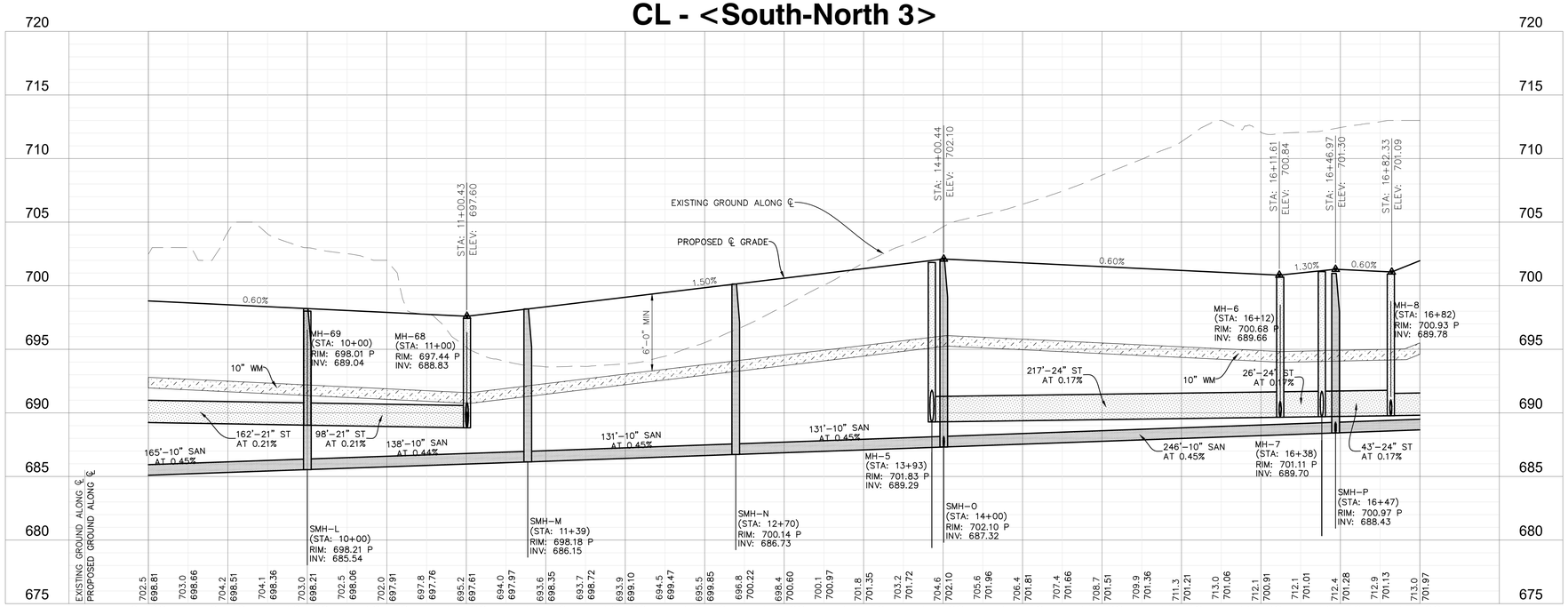
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SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

CL - <South-North 3>



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VILLAGE OF SOMERS, WISCONSIN

PROFILE - SOUTH NORTH 3 - STA. 1+00 TO STA. 17+00

PROJ. MGR.:	MDE
PROJ. ASSOC.:	ELR
DRAWN BY:	----
DATE:	09-27-23
SCALE:	1"=XX'

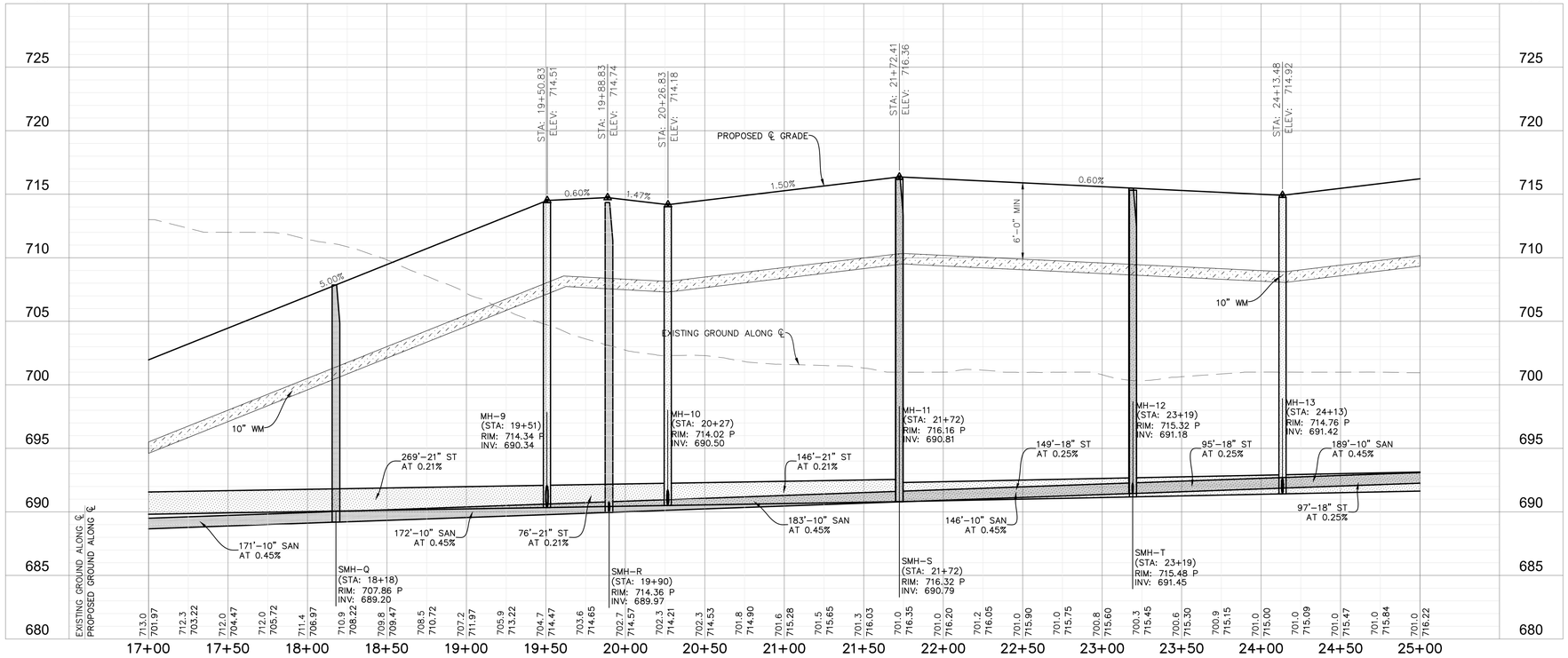
SHEET
29 OF 33
VSS.SOWI01

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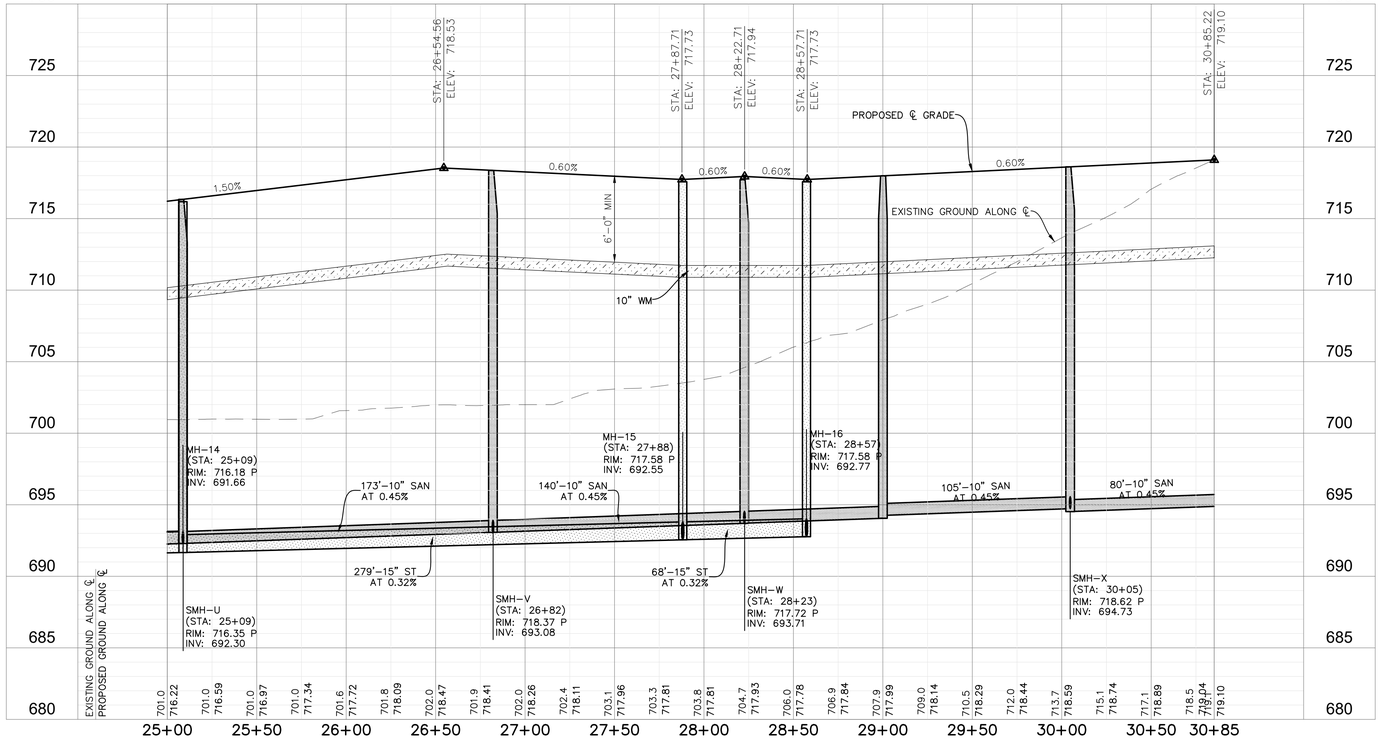
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CL - <South-North 3>



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VILLAGE OF SOMERS, WISCONSIN

PROFILE - SOUTH NORTH 3 - STA. 17+00 TO STA. 30+85

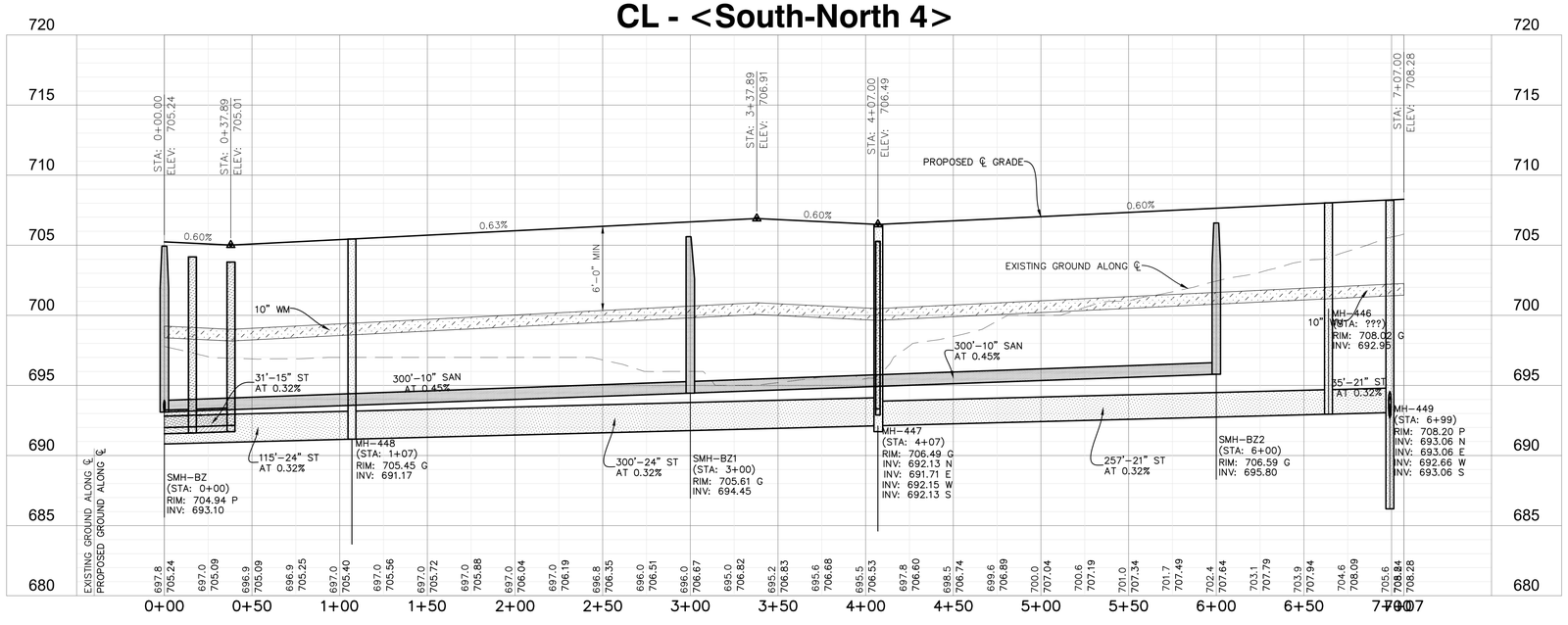
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PROJ. ASSOC.: ELR
DRAWN BY: ----
DATE: 09-27-23
SCALE: 1"=XX'

SHEET
30 OF 33
VSS.SOW101

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CL - <South-North 4>



0 20 40 80

SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

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VILLAGE OF SOMERS, WISCONSIN

PROFILE - SOUTH NORTH 4 - STA. 0+00 TO STA. 7+07

PROJ. MGR.: MDE
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SCALE: 1"=XX'

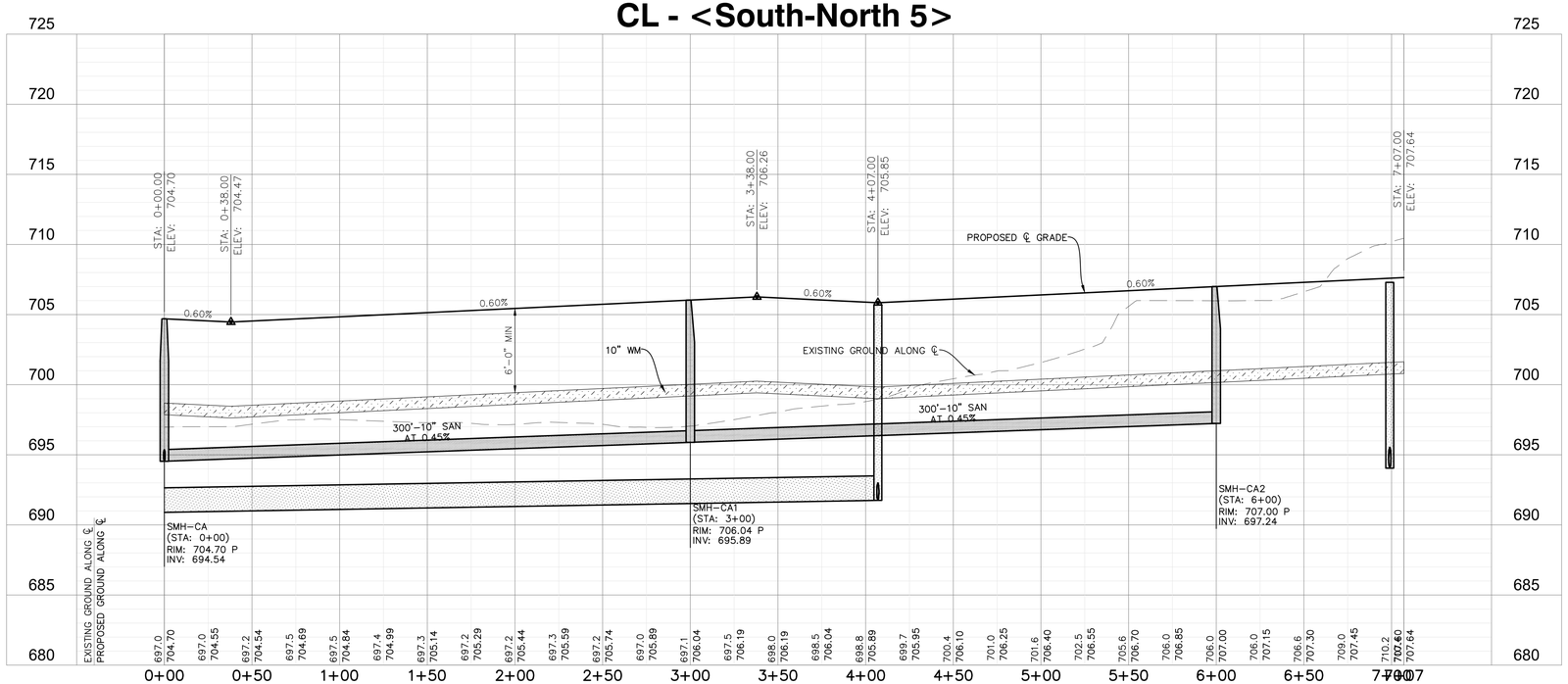
SHEET
31 OF 33
VSS.SOWI01

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October 25, 2023 - 09:53 Dwg Name: P:\Vassaw01\Data\Text\Preliminary\Plan Set\ALIGNMENT (ANDIF).dwg Updated By: BAnnalori

CL - <South-North 5>



0 20 40 80

SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

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VILLAGE OF SOMERS, WISCONSIN

PROFILE - SOUTH NORTH 5 - STA. 0+00 TO STA. 7+07

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PROJ. ASSOC.: ELR
DRAWN BY: ----
DATE: 09-27-23
SCALE: 1"=XX'

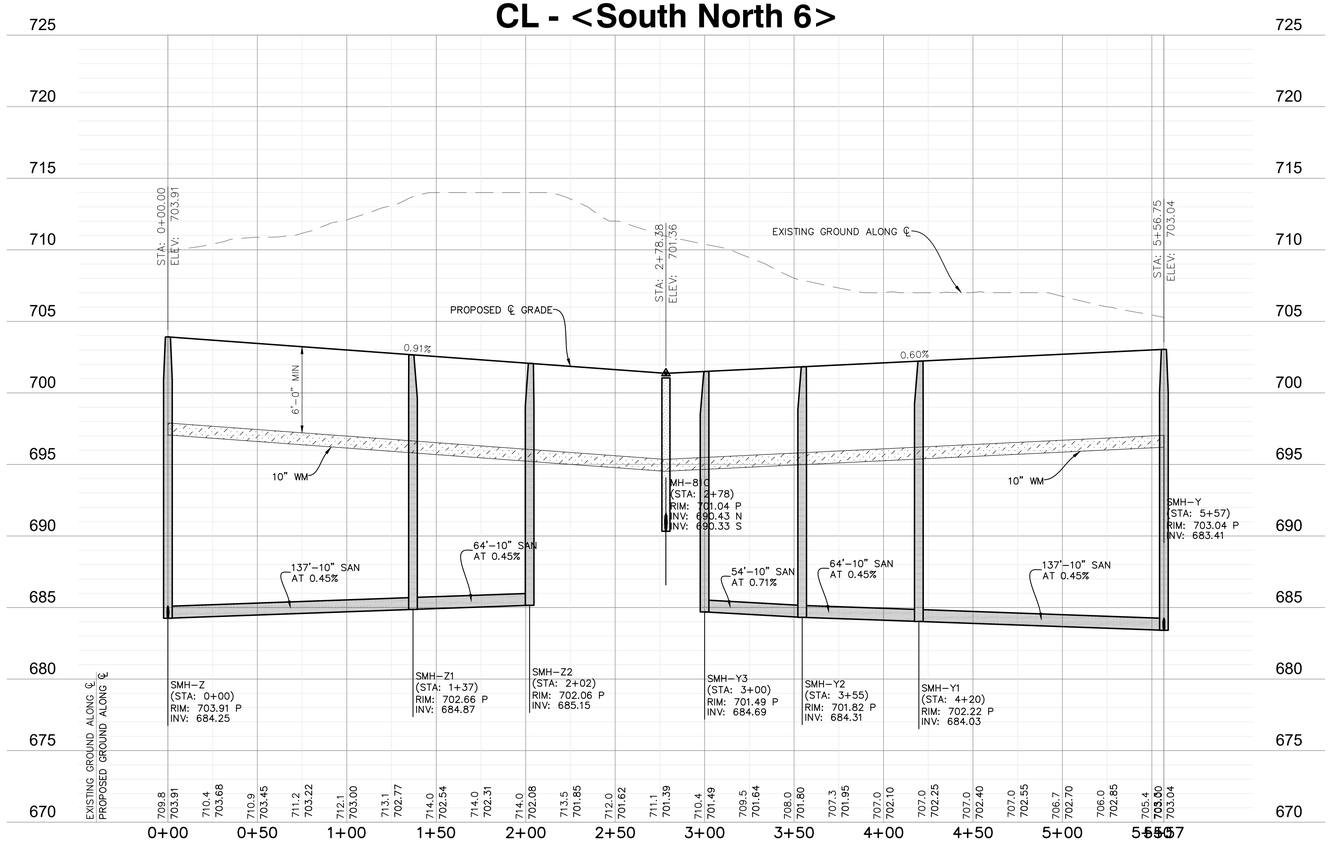
SHEET
32 OF 33
VSS.SOW101

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October 25, 2023 - 09:53 Dwg Name: P:\Vassaw01\Data\Text\Preliminary\Plan Set\ALIGNMENT (JV01).dwg Updated By: BAnnalori

CL - <South North 6>





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VILLAGE OF SOMERS, WISCONSIN

PROFILE - SOUTH NORTH 6 - STA. 0+00 TO STA. 5+57

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ____
DATE: 09-27-23
SCALE: 1"=XX'

SHEET
33 OF 33
VSS.SOW101

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Landscaping Plans

PROPOSED IMPROVEMENTS
for
MAPLECREST SUBDIVISION
SOUTHWEST CORNER OF 18TH STREET AND 88TH AVENUE
VILLAGE OF SOMERS, WISCONSIN

Village of Somers Required Landscaping

OPEN YARD AREA REQUIREMENT

Requirement: In multi-family residential districts, a combination of deciduous, evergreen, ornamental trees and shrubs shall be provided. A minimum of 2 evergreen or deciduous trees per 1,000 sf of open yard area. 2 ornamental trees or 2 shrubs shall equal 1 evergreen or deciduous tree.

On Plan - Requirement is met.

BUILDING FOUNDATION LANDSCAPING REQUIREMENT

Requirement: Minimum building foundation landscaping shall be provided and placed so the plant's drip line at maturity is within 10' of building's foundation. No large trees allowed. In multi-family residential districts, provide a minimum of 1 ornamental tree per 20 feet of building foundation. 2 shrubs shall equal 1 ornamental tree.

On Plan - Each multi-family building exceeds the requirement. Townhomes and duplex housing will meet required landscape code.

STREET FRONTAGE REQUIREMENT

Requirement: A combination of deciduous, evergreen, ornamental trees and shrubs shall be provided along portions of the lot that abuts public R.O.W. No trees allowed within 15' vision triangle at intersections. In multi-family residential districts, provide a minimum of 1 evergreen or deciduous tree per 30' of street frontage. 2 ornamental trees or 2 shrubs shall equal 1 evergreen or deciduous tree.

On Plan - Requirement is met.

PARKING AREA LANDSCAPE REQUIREMENT

Requirement: Provide a combination of deciduous, evergreen, ornamental trees and shrubs around perimeter of parking areas. A minimum 75% of the parking area abutting a R.O.W. shall include a meandering and undulating berm with a minimum height of 4' slopes no greater than 4:1. In multi-family residential districts, provide 1 evergreen or deciduous tree per 25' of perimeter. 2 ornamental trees or 4 shrubs shall equal 1 evergreen or deciduous tree.

Required- North frontage: 1069 lf / 20 = 53.45 Evergreen Tree equivalents

On Plan - 21 Evergreen Trees + (22 Ornamental Trees)/2 + (24+62 Shrubs)/2 = 53.5 Evergreen Tree equivalents. Requirement is met.

PARKING AREA INTERIOR LANDSCAPE REQUIREMENT

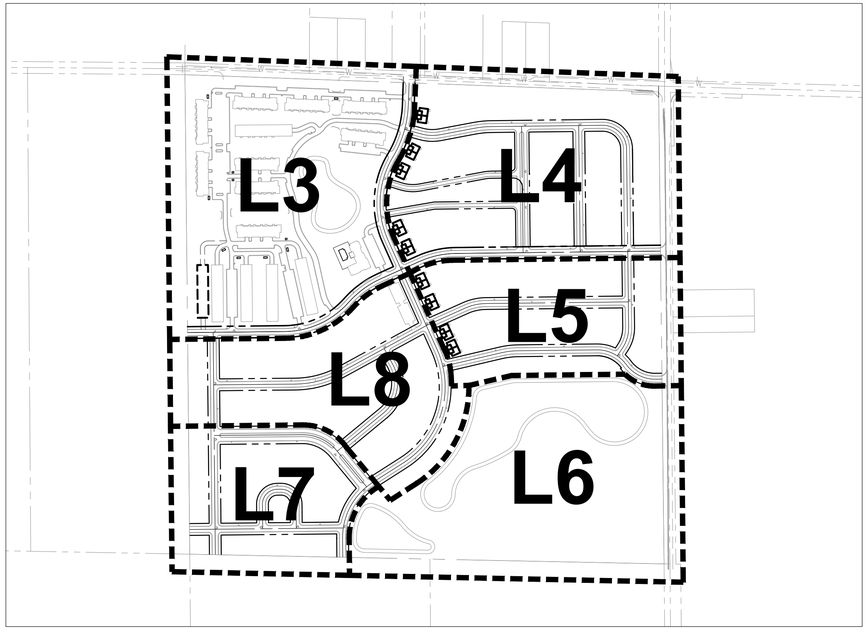
Requirement: All islands shall contain one deciduous or ornamental tree. If a strip, one tree per 50'.

On Plan: Requirement is met.

BUFFERS AND SCREENING REQUIREMENT

Requirement: Provide appropriate buffers between dissimilar uses. Dumpsters and other trash receptacles shall be screened with solid fencing or walls.

On Plan: Requirement is met.



KEY MAP

GRAPHIC SCALE
400 0 200 400 800 1600
(IN FEET)
1 inch = 400 ft.

NORTH

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
L1	TITLE SHEET
L2	OVERALL LANDSCAPE PLAN
L3	NORTHWEST LANDSCAPE PLAN
L4	NORTHEAST LANDSCAPE PLAN
L5	EAST LANDSCAPE PLAN
L6	SOUTHEAST LANDSCAPE PLAN
L7	SOUTHWEST LANDSCAPE PLAN
L8	WEST LANDSCAPE PLAN

Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas.
3. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
4. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.

All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch. Root flares shall be at or above grade, per specifications, and all rope/cord shall be removed from the base of tree trunks.

5. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
6. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
8. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
   a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative,
   b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.

CALL DIGGERS HOTLINE

1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
1-800-242-8511

LICENSED LANDSCAPE ARCHITECT
JON BRADLEY DETHLOFF
LA 657268
STATE OF WISCONSIN
SEAL
Date: 09/29/23

Jon Bradley Dethloff, ASLA, PLA
Wisconsin Registered Landscape Architect # 657268
Expires: 07/31/2024

REVISIONS	DATE	DRAWN BY
10/27/2023 RESUBMITTAL		JSH

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MAPLECREST SUBDIVISION
SOUTHWEST CORNER OF 18TH STREET AND 88TH AVENUE
TITLE SHEET

PROJ. MGR.: CJP
PROJ. ASSOC.: MSL
DRAWN BY: JSH
DATE: 09/29/2023
SCALE: AS SHOWN

SHEET
L1 OF L8
VSS.SOW01

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N

0 75 150 300

SCALE: 1"=150'

CONCEPT PLANT SCHEDULE

- SHADE TREE -
- ORNAMENTAL TREE -
- EVERGREEN TREE -
- SHRUB 10` -
- SHRUB 8` -
- SHRUB 6` -
- SHRUB 5` -
- SHRUB 4` -
- SHRUB 3` -
- ORNAMENTAL GRASS -
- PERENNIALS -
- NATIVE SEED MIX -
- TURF AREA

DRAWN BY	DATE	REVISIONS
JSH	10/27/2023	RESUBMITTAL

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MAPLECREST SUBDIVISION

SOUTHWEST CORNER OF 18TH STREET AND 88TH AVENUE

OVERALL LANDSCAPE PLAN

PROJ. MGR.:	CJP
PROJ. ASSOC.:	MSL
DRAWN BY:	JSH
DATE:	09/29/2023
SCALE:	AS SHOWN

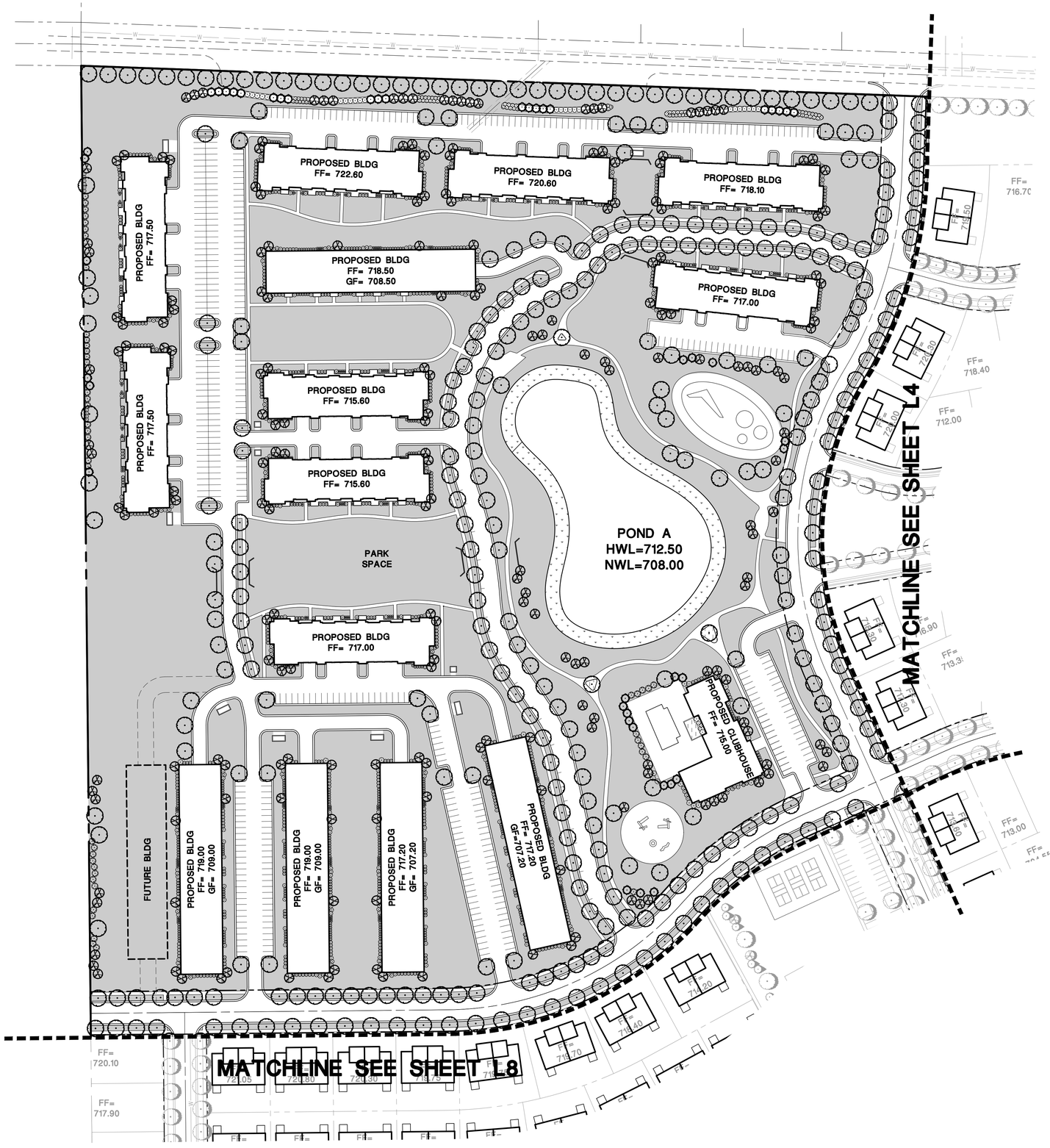
SHEET

L2 OF L8

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October 26, 2023 - 10:47 Date Name: P:\Vassearch\Data\Vassdata\01-Preliminary\Landscape Plan.dwg Updated By: JHendricks



CONCEPT PLANT SCHEDULE

- SHADE TREE -
- ORNAMENTAL TREE -
- EVERGREEN TREE -
- SHRUB 10` -
- SHRUB 8` -
- SHRUB 6` -
- SHRUB 5` -
- SHRUB 4` -
- SHRUB 3` -
- ORNAMENTAL GRASS -
- PERENNIALS -
- NATIVE SEED MIX -
- TURF AREA

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

NORTH

REVISIONS	DATE	DRAWN BY
RESUBMITTAL	10/27/2023	JSH

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

MAPLECREST SUBDIVISION
SOUTHWEST CORNER OF 18TH STREET AND 88TH AVENUE
NORTHWEST LANDSCAPE PLAN

PROJ. MGR.: CJP
PROJ. ASSOC.: MSL
DRAWN BY: JSH
DATE: 09/29/2023
SCALE: AS SHOWN

SHEET
L3 OF L8
VSS.SOW01

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CONCEPT PLANT SCHEDULE

- SHADE TREE -
- ORNAMENTAL TREE -
- EVERGREEN TREE -
- SHRUB 10` -
- SHRUB 8` -
- SHRUB 6` -
- SHRUB 5` -
- SHRUB 4` -
- SHRUB 3` -
- ORNAMENTAL GRASS -
- PERENNIALS -
- NATIVE SEED MIX -
- TURF AREA

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NORTH

DRAWN BY	REVISIONS	DATE
JSH	RESUBMITTAL	10/27/2023

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MAPLECREST SUBDIVISION

SOUTHWEST CORNER OF 18TH STREET AND 88TH AVENUE

NORTHEAST LANDSCAPE PLAN

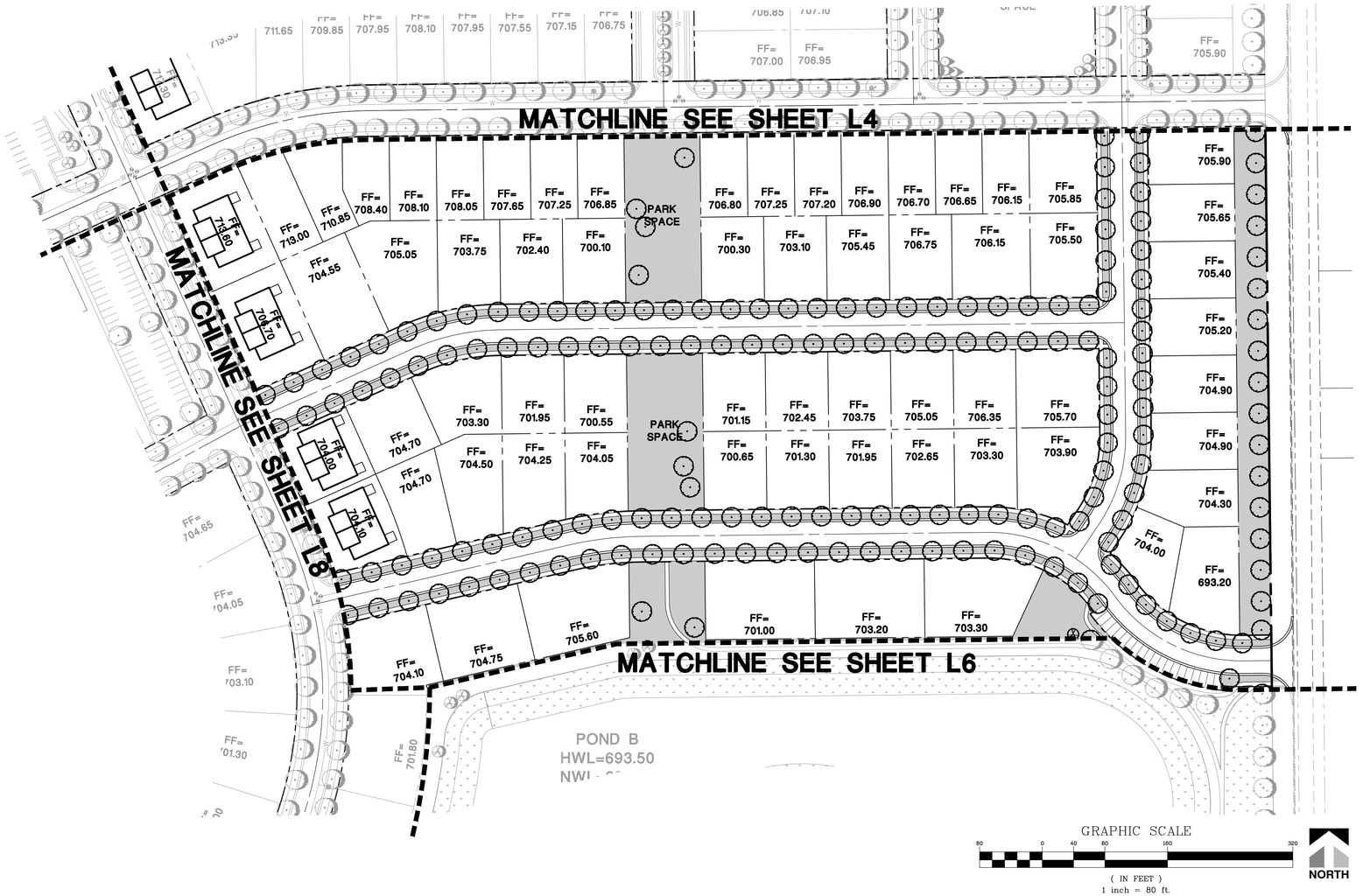
PROJ. MGR.:	CJP
PROJ. ASSOC.:	MSL
DRAWN BY:	JSH
DATE:	09/29/2023
SCALE:	AS SHOWN

SHEET L4 OF L8

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CONCEPT PLANT SCHEDULE

- SHADE TREE -
- ORNAMENTAL TREE -
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- SHRUB 8` -
- SHRUB 6` -
- SHRUB 5` -
- SHRUB 4` -
- SHRUB 3` -
- ORNAMENTAL GRASS -
- PERENNIALS -
- NATIVE SEED MIX -
- TURF AREA

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JSH	RESUBMITTAL	10/27/2023

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MAPLECREST SUBDIVISION

SOUTHWEST CORNER OF 18TH STREET AND 88TH AVENUE

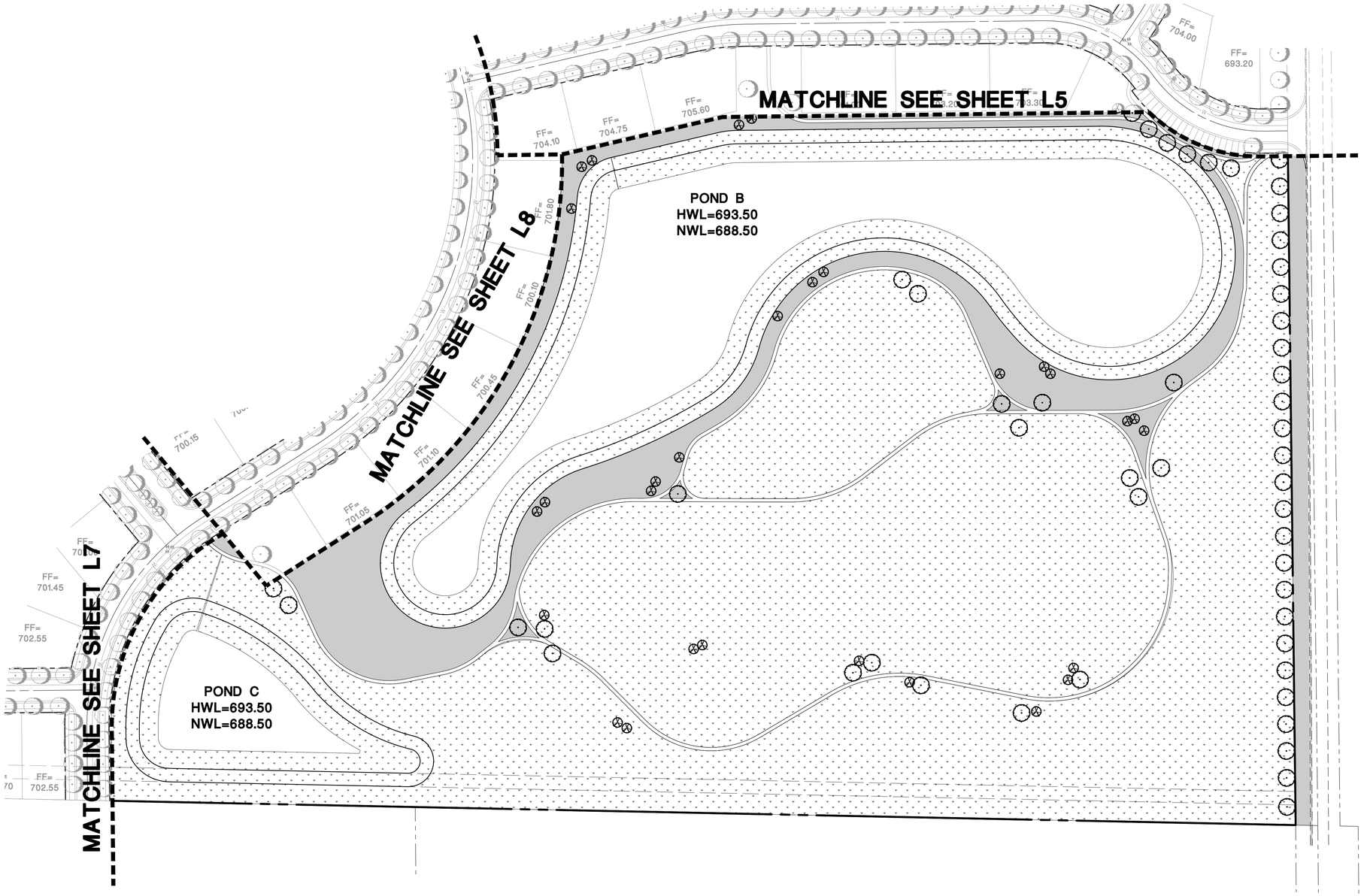
EAST LANDSCAPE PLAN

PROJ. MGR.: CJP
PROJ. ASSOC.: MSL
DRAWN BY: JSH
DATE: 09/29/2023
SCALE: AS SHOWN

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L5 OF L8
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CONCEPT PLANT SCHEDULE

- SHADE TREE -
- ORNAMENTAL TREE -
- EVERGREEN TREE -
- SHRUB 10` -
- SHRUB 8` -
- SHRUB 6` -
- SHRUB 5` -
- SHRUB 4` -
- SHRUB 3` -
- ORNAMENTAL GRASS -
- PERENNIALS -
- NATIVE SEED MIX -
- TURF AREA

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NORTH

DATE	REVISIONS	DRAWN BY
10/27/2023	RESUBMITTAL	JSH

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MAPLECREST SUBDIVISION

SOUTHWEST CORNER OF 18TH STREET AND 88TH AVENUE

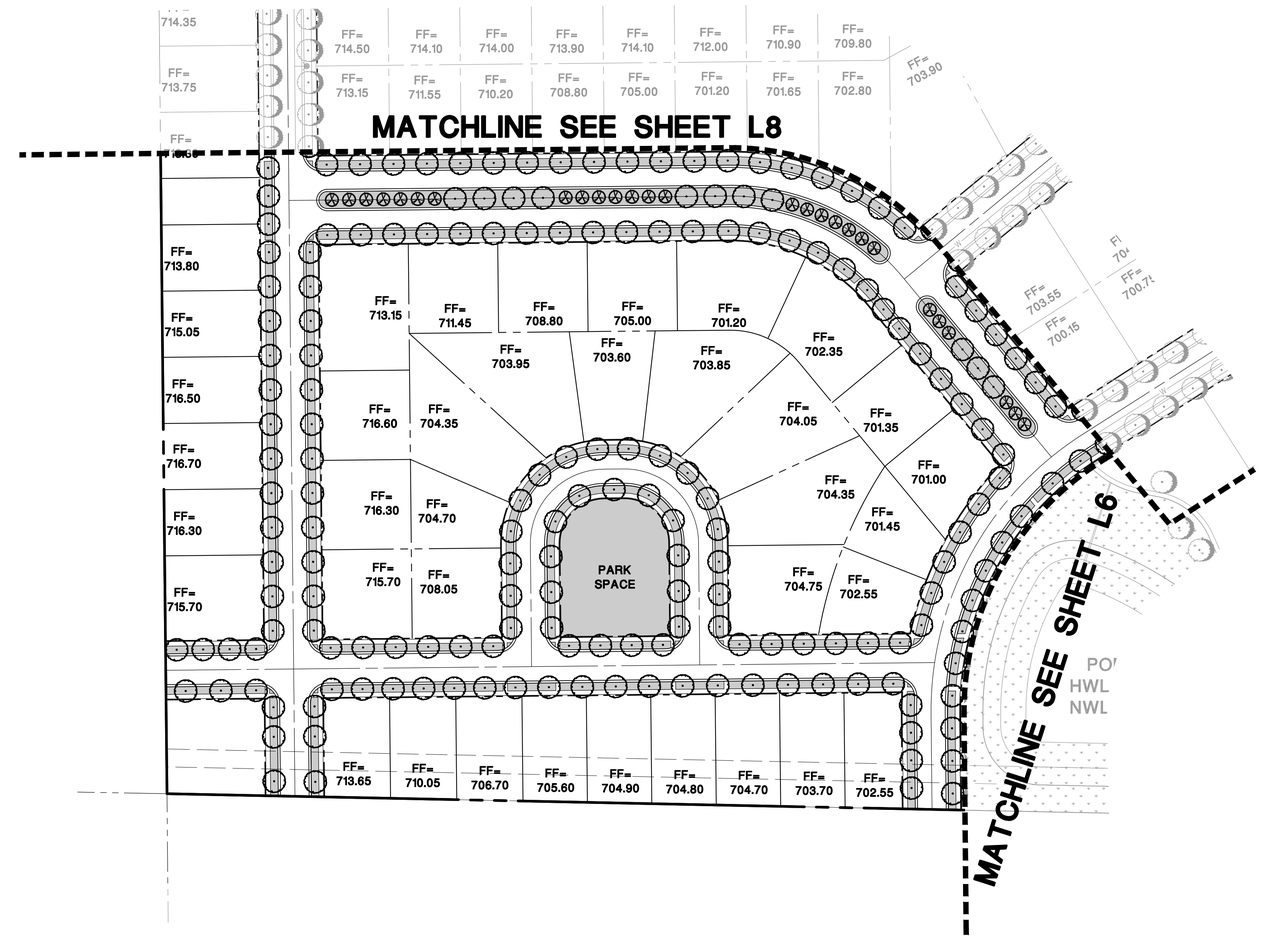
SOUTHEAST LANDSCAPE PLAN

PROJ. MGR.: CJP
PROJ. ASSOC.: MSL
DRAWN BY: JSH
DATE: 09/29/2023
SCALE: AS SHOWN

SHEET
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CONCEPT PLANT SCHEDULE

- SHADE TREE -
- ORNAMENTAL TREE -
- EVERGREEN TREE -
- SHRUB 10` -
- SHRUB 8` -
- SHRUB 6` -
- SHRUB 5` -
- SHRUB 4` -
- SHRUB 3` -
- ORNAMENTAL GRASS -
- PERENNIALS -
- NATIVE SEED MIX -
- TURF AREA

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

NORTH

DRAWN BY	REVISIONS	DATE
JSH	10/27/2023 RESUBMITTAL	

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MAPLECREST SUBDIVISION

SOUTHWEST CORNER OF 18TH STREET AND 88TH AVENUE

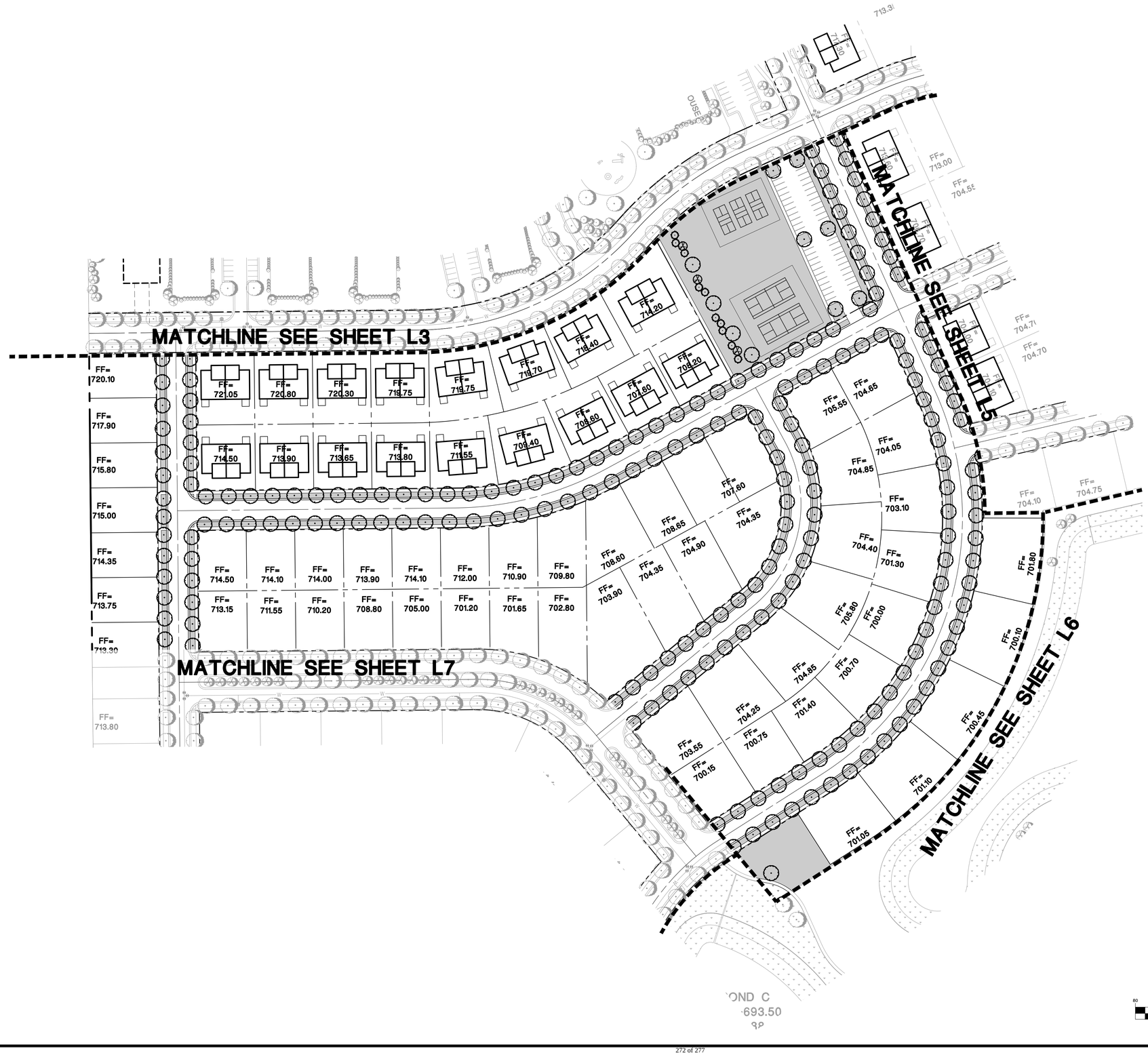
SOUTHWEST LANDSCAPE PLAN

PROJ. MGR.: CJP
PROJ. ASSOC.: MSL
DRAWN BY: JSH
DATE: 09/29/2023
SCALE: AS SHOWN

SHEET L7 OF L8
VSS.SOW01

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CONCEPT PLANT SCHEDULE

- SHADE TREE -
- ORNAMENTAL TREE -
- EVERGREEN TREE -
- SHRUB 10` -
- SHRUB 8` -
- SHRUB 6` -
- SHRUB 5` -
- SHRUB 4` -
- SHRUB 3` -
- ORNAMENTAL GRASS -
- PERENNIALS -
- NATIVE SEED MIX -
- TURF AREA

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NORTH

DATE	REVISIONS	DRAWN BY
10/27/2023	RESUBMITTAL	JSH

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MAPLECREST SUBDIVISION

SOUTHWEST CORNER OF 18TH STREET AND 88TH AVENUE

WEST LANDSCAPE PLAN

PROJ. MGR.: CJP
PROJ. ASSOC.: MSL
DRAWN BY: JSH
DATE: 09/29/2023
SCALE: AS SHOWN

SHEET
L8 OF L8
VSS.SOW01

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Sewer Verification

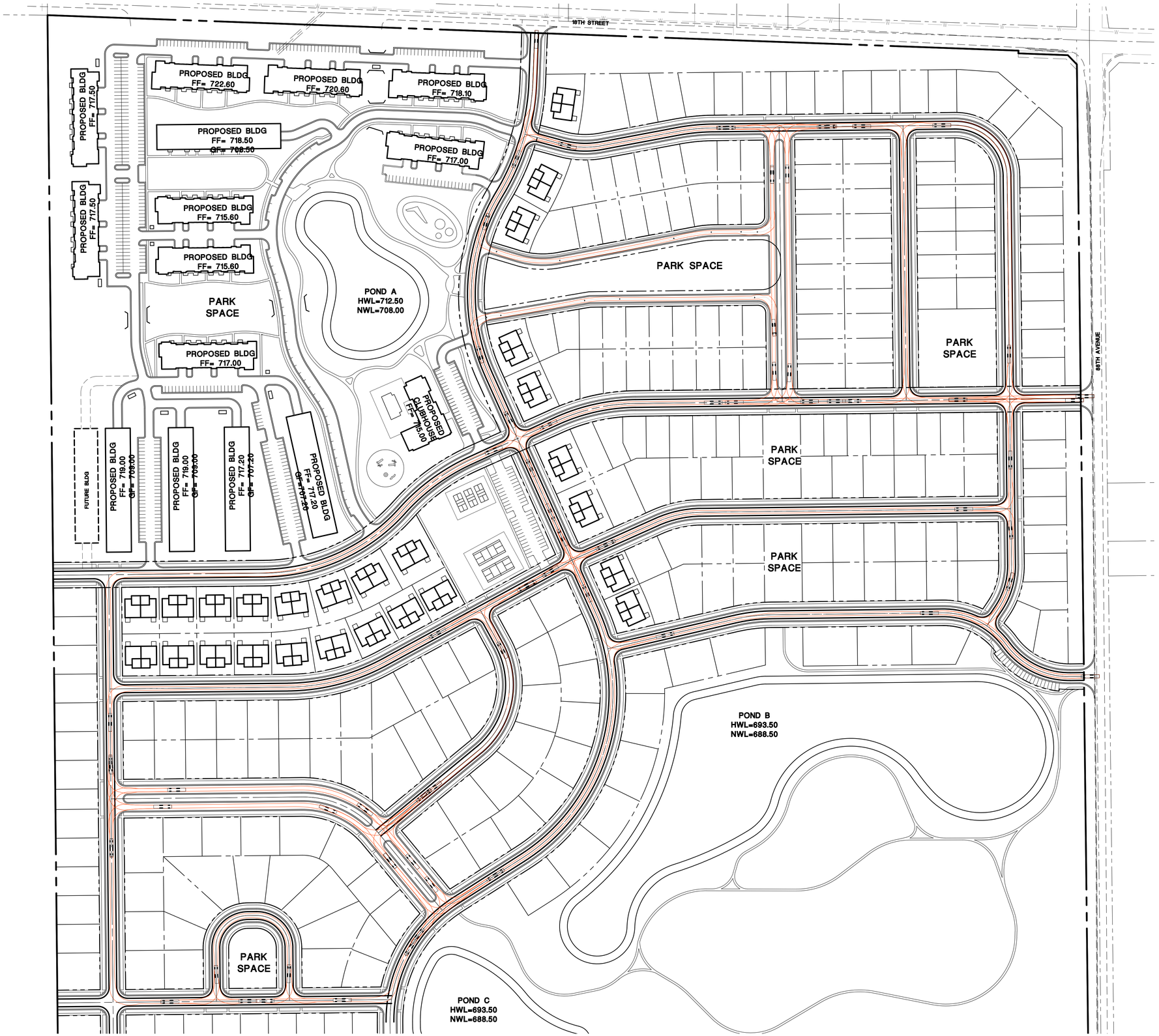
SANITARY SEWER LOADING (PE) CALCULATIONS

Maplecrest Subdivision - Somers, WI

LOADING PER BUILDING TYPE				UNIT BREAKDOWN						LOADING PER CONNECTION	
Building Type	Number of Units	Person Equivalent	**Total PE Per Building**	Connection	Number of Apartments (23 Units)	Number of Apartments (59 Units)	Number of Houses	Number of Twin Homes	Clubhouse	Connection	**TOTAL PE**
23-Unit Apartment (2-bedroom)	23	3	**69**	Main Sewer Run	9	5	244	52	1	Somers Road (CTH E) Ex. 24" Sewer	**2,490**
59-Unit Townhome (2-bedroom)	59	3	**177**								
Single Family House (3-bedroom)	1	4	**4**								
Twin Homes (2 single family homes)	2	4	**8**								
Clubhouse (~12,500 s.f.)	N/A	N/A	**125**								

PE = 100 gal/day (average)

Fire Truck Auto Turn Exhibit



DRAWN BY
REVISIONS
DATE

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ph 312.824.3800 fax 847.654.0095 manhard.com

MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
FIRE TRUCK AUTOTURN EXHIBIT - SINGLE FAMILY

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: JAW
DATE: 09-28-23
SCALE: 1"=120'

SHEET
EXB
VSS.SOW101

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NOT FOR CONSTRUCTION

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18TH STREET

PROPOSED BLDG
FF= 722.60

PROPOSED BLDG
FF= 720.60

PROPOSED BLDG
FF= 718.10

PROPOSED BLDG
FF= 717.50

PROPOSED BLDG
FF= 718.50
GF= 708.50

PROPOSED BLDG
FF= 717.00

PROPOSED BLDG
FF= 717.50

PROPOSED BLDG
FF= 715.60

PROPOSED BLDG
FF= 715.60

PARK
SPACE

POND A
HWL=712.50
NWL=708.00

PARK SPA

PROPOSED BLDG
FF= 717.00

PROPOSED
CLUBHOUSE
FF= 719.00

FUTURE BLDG

PROPOSED BLDG
FF= 719.00
GF= 709.00

PROPOSED BLDG
FF= 719.00
GF= 709.00

PROPOSED BLDG
FF= 717.20
GF= 707.20

PROPOSED BLDG
FF= 717.20
GF=707.20

N

0 35 70 140
SCALE: 1" = 70'

Village of Somers WI FD

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 32.4

October 27, 2023 - 09:05 Dwg Name: P:\Vsssomw01\dwg\Eng\pl\preliminary\Exhibits Eng\2023-09-15 Fire Truck Autoturn.dwg Updated By: BArnston

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DRAWN BY | REVISIONS | DATE

MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
FIRE TRUCK AUTOTURN EXHIBIT - MULTI-FAMILY

PROJ. MGR.:	MDE
PROJ. ASSOC.:	ELR
DRAWN BY:	JAW
DATE:	09-28-23
SCALE:	1"=120'

SHEET
EXB
VSS.SOWI01

NOT FOR CONSTRUCTION

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Review Comments and Request for Additional Information

Maplecrest Subdivision

Village of Somers

December 5, 2023

We reviewed the engineering plans dated September 27, 2023 and storm water management plan, dated October, 2023. The plans and calculations provided are still preliminary, therefore the review comments are not comprehesive. Our comments are listed below:

General Comments:

1. Provide a phasing plan corresponding to the interim conditions outlined in the SWMP.
2. Provide interim grading, utility, paving, photometric, and erosion control plans corresponding to Figure 1.

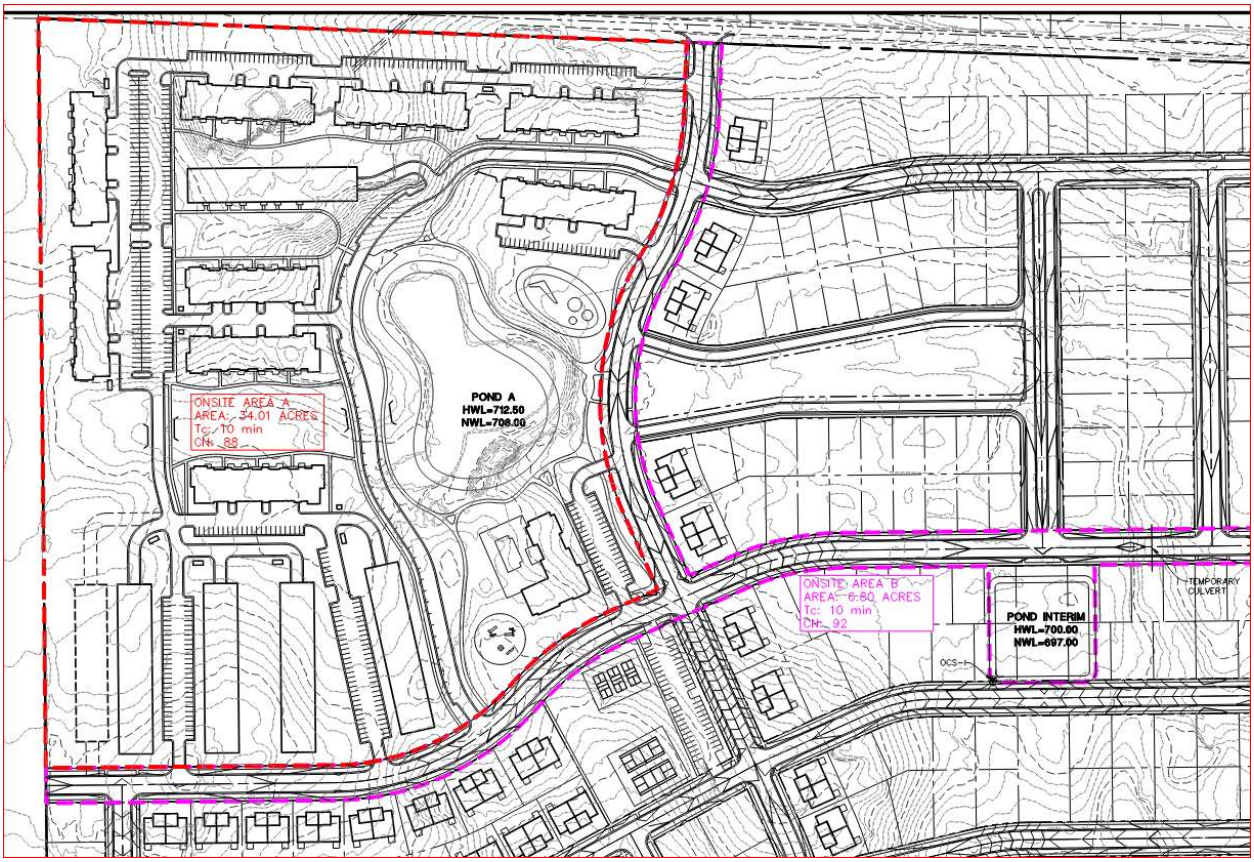


Figure 1

3. Provide wetland delineations and report. Permit wetland disturbances with WDNR.
4. Provide a drain tile survey.
5. Show snow storage areas on the plans.
6. Plans are subject to approval by Kenosha Planning and Kenosha County Highway.
7. Subdivision plats for each CSM Lot will be reviewed at the time of their development.

8. Provide additional stormwater improvements by one of the following two methods:
    a. Provide 30% additional storage (based on past developments) in ponds B & C to reduce flooding on the development site and on the east side of CTH H.
    b. Contribute to a feasibility study ($20,000) for regional stormwater improvements between CTH H and the Canadian Pacific RR which may allow a smaller pond and additional lots:
        - Below is an aerial overview showing ownership (Figure 2) and an excerpt of the drainage boundaries (Figure 3) between this development and the Canadian Pacific Rail.
        - The stormwater challenge with this area is that it needs to flood to the elevation (about the same elevation as the CTH H pavement) of the ridgeline in the Tunkieicz property (Parcel 04-222-212-0300) before surface water will cross the Metz and Grace35, LLC properties to the Canadian Pacific Railroad. Therefore, the proposed stormwater ponds in the proposed development will be drained by subsurface facilities, including those on Tunkieicz, Metz, and Grace35, LLC.
        - The Village, the County, and the Developer would benefit from an improved stormwater conveyance system between the east side of the Canadian Pacific Rail and CTH H. Prepare a concept plan and opinion of probable cost of feasible regional improvements. The information provided by FEMA indicates there is approximately 10 feet of hydraulic head available for these facilities.



Figure 2

BAXTER & WOODMAN Consulting Engineers

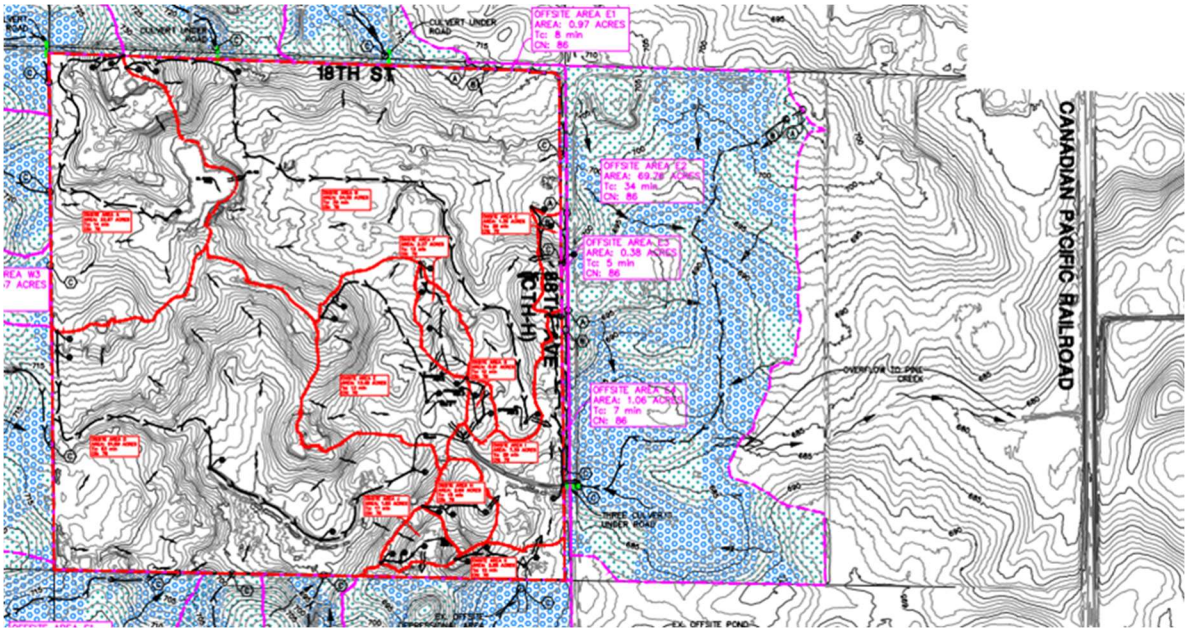


Figure 3

Plans:

1. Sheet 2: Show asphalt mixes based on WisDOT Standard Specification Section 460.
2. Sheet 3 through 9:
    a. Show proposed grading and pond contours.
    b. Show interim grading plan.
3. Sheet 10:
    a. Label sanitary sewer manholes.
    b. Minimize the number of sanitary manholes.
    c. Provide a direct connection to the existing sanitary sewer along the south property line. See Figure 4.

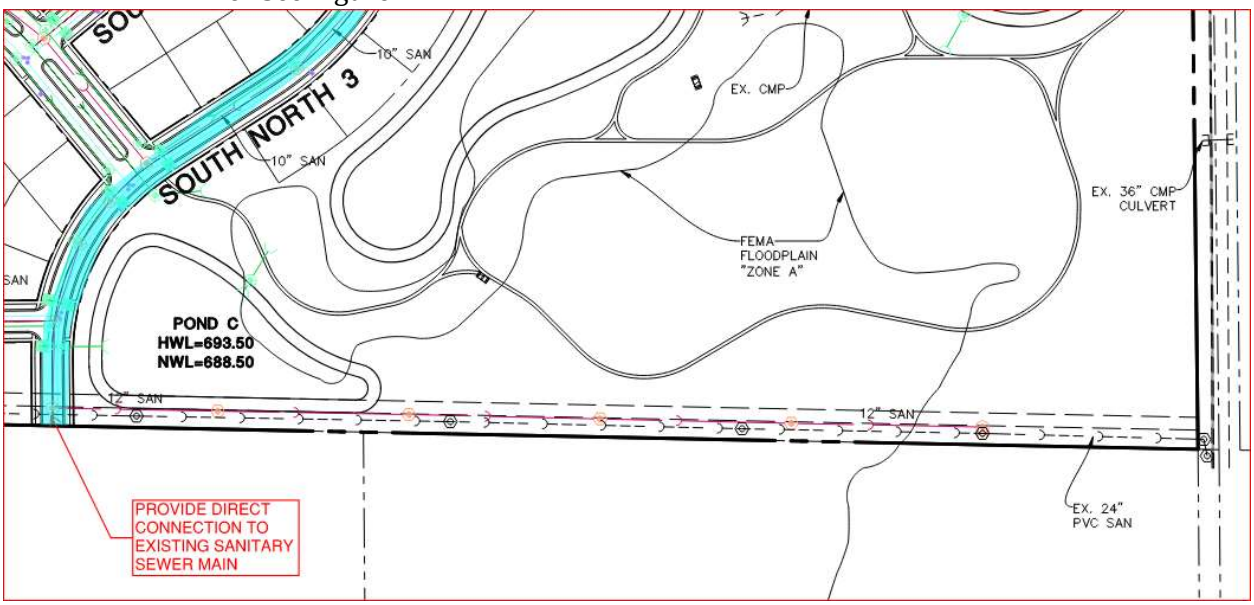


Figure 4

d. Verify sanitary sewer sizes based on required flows. A minimum pipe size of 8-inches is acceptable.
e. Provide a 12-inch water main along the length of "South North 3" road connecting at 18th Street and extending to the south property line, and "East West 2" road from "South North 3" to the west property line. The remainder of the water mains should be 8-inches. See Figure 5.

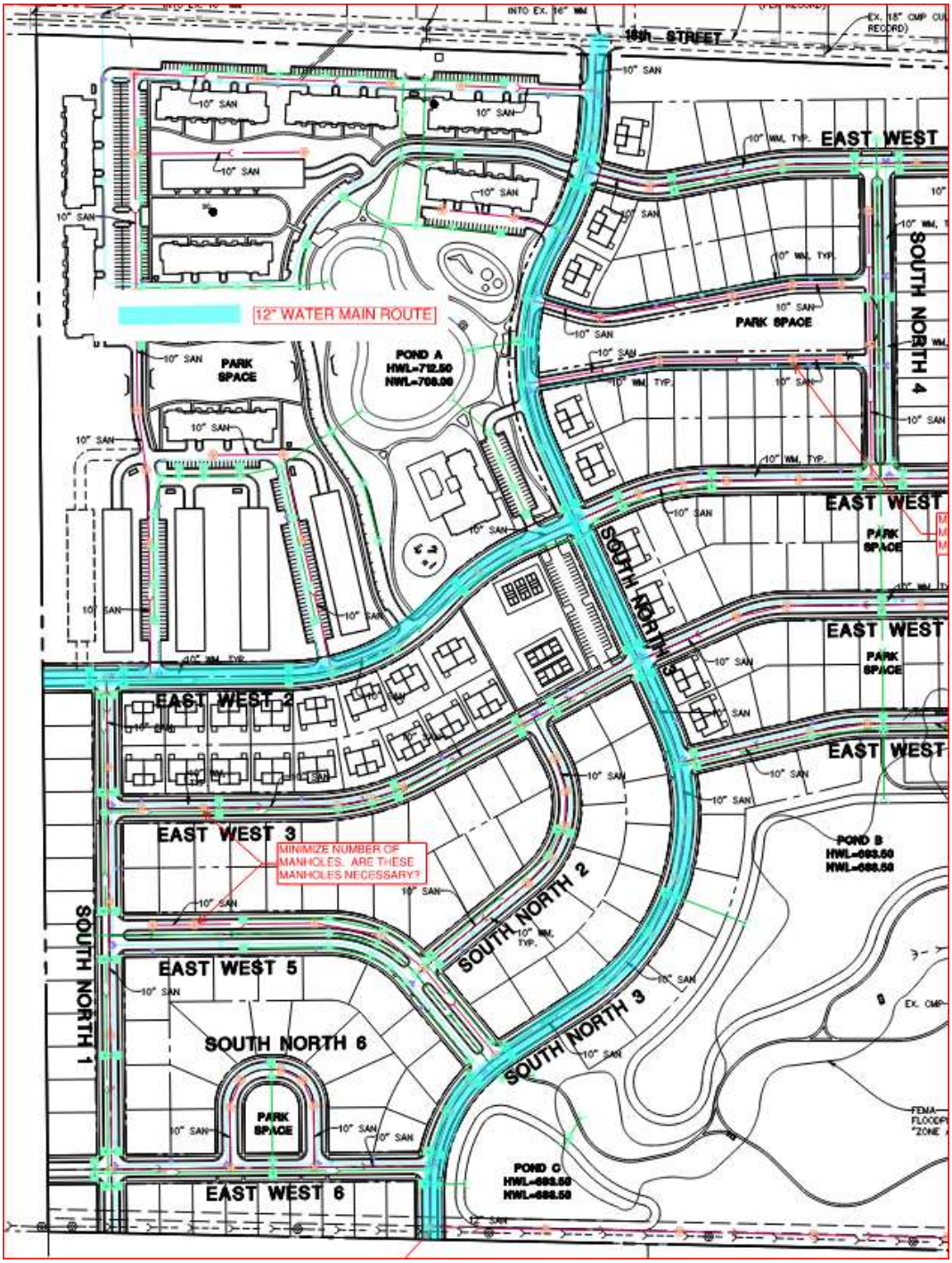


Figure 5

4. Sheets 11 through 16:
    a. Show stationing and street names.
    b. Show public utility easements for utilities outside public R/W.
5. Sheets 18 through 33:
    a. Sanitary Sewer: Match pipe crowns when increasing pipe sizes.
    b. Sanitary Sewer: Drop incoming and outgoing invert elevations by 0.10' when going straight through manholes and drop inverts by 0.20' when changing direction.
    c. Sanitary Sewer: Provide profles in the northwest multi-family area.
    d. Sanitary Sewer: Provide profiles for manholes U through U4.
    e. Sanitary Sewer: Provide profiles for manholes T though T3.
    f. Sanitary Sewer: Provie profile for proposed sewer along south property line.
    g. Sanitary Sewer: Provide a direct connection to the existing sanitary sewer along the south property line.

CSM:

1. Remove the CTH L label from 18th Street. CTH L ends at CTH H.
2. Change the Village Clerk to Brandi Baker.
3. Dedicate an additional 27' of right-of-way on the west side of CTH H per County comments.
4. Provide dedicated right-of-way or a public sanitary sewer easement to allow a public sanitary sewer main from Phase 1 to the existing sanitary sewer located at the south property line.

Stormwater Management Plan:

1. Provide storm sewer calculations for interim and final.
2. Provide WinSLAMM TSS removal calculations for interim and final.
3. Existing Conditions
    a. PondPack Catchment Summary: Show catchment Area, Tc, and CN matching the information on the existing drainage exhibits.
4. Proposed Conditions
    a. PondPack Catchment Summary: Show catchment Area, Tc, and CN matching the information on the proposed drainage exhibits.
5. Floodplain
    a. Provide floodplain compensatory storage calculations.
6. Interim Conditions
    a. Provide an interim drainage exhibit showing catchments.

Status of Engineer's Approval: Not Approved

Brett D. Biwer

Brett D. Biwer, P.E.

BAXTER & WOODMAN Consulting Engineers