Village of Somers
7511 12th Street
Somers, WI 53171

Village Plan Commission Meeting
Agenda
Monday, February 12, 2024
5:30 P.M.

1. Call to order
2. Pledge of Allegiance
3. Approve Minutes of December 11, 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 8th day of February, 2024 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
December 11, 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 Gregg **Thompson**
- Commissioner Vinnie **Chambers**
- Commissioner Don **Boxx**
- Alternate Pat **Juliana**

Absent:

- Commissioner Paul **Aiello**
- Commissioner Bob **Lee**

Staff present in person: Administrator Jason Peters, Fire Chief Ben Andersen
Elected officials: Trustees Ben Harbach, Scott Fredrick, Joe Smith, Jackie Nelson, Karl Ostby
Kenosha County Staff: Director of Planning & Development Andy Buehler
In Person: Architect Vaishali Wagh (Continuum), David Lyon (Three Leaf), Ryan Douglas (Landquest)
On the phone: Jason Burick (Vocon) and Matt Egale (Manhard)

2. **Pledge of Allegiance**

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

3. **Approve Minutes of Nov. 13, 2023**

Chairman **Stoner** makes a motion to approve to the minutes.
Moved by Commissioner **Boxx**.
Seconded by Commissioner **Grimes**
Motion carried. 6-0.

4. **Correspondence**

None

5. **Citizen Comments**

Delayed until after the presentation by developers.

6. **<u>Public Hearing & action on request by moved to the end</u>**

Presentation by Landquest President Ryan **Douglas** and Continuum Architect Vaishali **Wagh**.
The developer mentions that they aim to maximize the number of single-family home on the property at the Village's request.
Jason **Burick** shows update to the plan including the including of a 65 feet setback from the road
along the county highway, the suppression of boulevard on some internal roads, the presence tree buffer along 18th Street'
Architect Vaishali **Wagh** describes the features of the apartment buildings. There are two different building types: a 23-unit design that includes first level garages, separate entrance, patios and/or balconies for all unit. The building features articulation, canopies to front door, gable roofs, nice undulation, board and batten siding of different shades and some stone veneer.
The property also includes a 1,200 sq ft Clubhouse for the residents of the entire development. It includes a gym, party room, coworking space, an outdoor lounge with a fireplace, a pool and a golf simulator. The entrance features masonry and composite wood panels.
The 59-unit model is a three-story building with a mix of 1-, 2- and 3-bedroom units. Part of the building is sunken-in. It features some articulation, and a mix of flat and gabble roofs.

Commissioner **Thompson** mentions that he would like to see more masonry no the first floor of the building.
Commissioner **Grimes** mentions it would be nice if the balconies were covered

Commission Chairman George Stoner opens the meeting to public comments

Al **Bishop**: (Representing Gloria Chubrillo, the property owner to the south) Mentions his concern for the stormwater and making sure that the development does not create more wet conditions on neighboring properties.

Todd **Mandernack**, 9300 18th Street, asks about the access to residents along 18th Street during construction.
Chairman **Stoner** explains that the project has not been approved yet and that construction should not block driveways.

Gregg **Sinnen**, 750 Green Bay Road, mentions that guarantees about the project should be in place before zoning is changed.

Chairman **Stoner** closes public comments

7. **Comp Plan Amendment:**

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Commissioner **Boxx** proposes the motion
Commissioner **Vinnie** seconds

Commissioner **Boxx** mentions he has an issue with fenestration.
Commissioner **Grimes** brings up concerns about lot sizes,
Commissioner **Thompson** seconds the concern about lot sizes and brings up having enough parking spaces and the size of yards

Board decided to move to the Plan Review and Exterior Fenestration item.

8. **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.

Commissioner **Boxx** proposes the motion
Commissioner **Thompson** seconds
Motion carried. 6-0.

Commissioner **Juliana** mentions concerns about stormwater retention.
Commissioner **Thompson** mentions that stormwater calculations are part of the documents submitted but are not adequate.
Commissioner **Juliana** is concerned about abutting properties. He also asks developers about the demographics of the potential tenants. He is concerned about the rents.
Commissioner **Chambers** mentions his concern about lot sizes and the density of the project.

Commissioner **Thompson** mentions his concern about stormwater affecting neighboring properties, about building setbacks and a deficit of parking spaces. He also mentions he would love to see the phasing to be reversed and the single-family home being built first and would like to see more masonry on the first floor of the buildings.
Commissioner **Grimes** asks why a vinyl siding spec sheet is part of the documents. He mentions his opposition to the material. He also objects to the architecture and color, mentioning that it is different from anything approved by the Village. He mentions additional concerns about setbacks from the road and noise.
Chairman **Stoner** mentions his concerns with water detention, the deficit of parking, road width as it relates to fire vehicle access. He would like sample building materials to be provided and requests that a copy of the leases be provided. He mentions that the clubhouse should be operational what the time residents move in. He asks for additional masonry on the first floor of the building. He is not concerned about setbacks due to the requirement for sound attenuation rating of 60. He mentions that smaller lot sizes are what is in demand right now and it helps with housing affordability.

David **Lyon** addresses the board's concerns:

1. Stormwater: The engineering report states the stormwater in the NW corner of the development will be taken care of by the pond as drawn on the plan. As to the SE corner, he reiterates a commitment to over engineer that site to help mitigate the issues in the area.
2. Demographics: A market analysis was done and help conclude that a multi-generation community, serving multiple price points, lifestyles, first-time buyers to first time move ups, and luxury house was feasible. It requires a higher density. The analysis guided the rates of the rents for the project.
3. Setbacks: The density allows the development to be high quality
4. Rezoning: Once the zoning is in place, the village controls that by virtue of changing it to single-family.
5. Parking: The developer is trying to avoid creating a sea of asphalt. Additionally, if there is not enough parking, tenants won't move in.
6. Architecture: There a lot of different styles out there
7. Copies of the leases can be provided
8. The clubhouse will be available once residents move in and it will also be available to the whole community
9. Building the single-family part: The mix of lot sizes will make this development successful. We feel we will not have any issues finding builders if we have diversity

Ryan **Douglas** mentions that when they first contacted the Village, the project included a a lot more rental units but the Village expressed a desire to see more single family dwellings.
David **Lyon** points out that the development is outside any TID an is all at market rate.
Administrator **Peters** pointed out that no new single-family development has been proposed in the Village for over 5 years. He mentions that there was a lot of discussion with the developer to come to this point.

Chairman **Stoner** mentions that single family homes will need basement, that he wants to see samples of the building materials and that stormwater is a priority to him and will ask for ponds to be 10 to 15 percent large to help the community.
stone
Director of Planning & Development Andy **Buehler** mentions that there is a shortage of housing county-wide and new housing needs to be created at all income levels in order for local businesses to be successful.

Chairman **Stoner** make a motion to table the project.
Commissioner **Boxx** seconds
Motion carried. 6-0.

9. **Rezone:** *Tabled*

   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.

   Tabled

10. **Land Division (Certified Survey Map):** *Tabled*

    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.

11. **Adjourn**

    Chairman Stoner make a motion to adjourn
    Commissioner **Boxx** seconds
    Motion carried. 6-0.

Drafted December 13, 2023.
These minutes are not official until approved by the Plan Commission.
Submitted by Assistant to the Administrator/Communication Specialist Kevin Poirier

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: **02-07-24**
MTG DATE: **02-12-24**
APP DATE: **12-29-23**
RE: **Maplecrest Golf Course Residential Development – Revised Submittal**

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, and a formal Plan Commission hearing in December 2023. After having received feedback from the Plan Commission at those hearings, the Petitioner has made several revisions to their applications and plans based on that feedback and are looking to move forward with 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 approvals.

PLANNER COMMENTS:

The Petitioner has made several revisions to their project submittal in response to feedback given by the Plan Commission and by staff. These include the following:

- The PUD request for the R-11 zoning area at the northwestern portion of the site has been updated to specify a **30'** street yard setback from public streets (previous request was 20'), and to specify a requested building height of **42'** (previously request was 50').

- The Petitioner requests that a PUD overlay be applied to the A-4 zoning area (future single-family) of the development to recognize the following features of the future single-family

component of the development:

- 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.

- No alleys will be developed allowing rear loaded garages.

- All public streets will provide curbs and gutters to allow for the proposed lot size variation and density.

- Density shall not exceed 243 single family lots. The number of 6,000 square foot lot sizes shall not exceed 57 and the number of 8,000 square foot lot sizes shall not exceed 131. Twin home lots shall not exceed 52.

- SF front yard setbacks shall be a minimum of 20 feet, back yard setbacks shall be a minimum of 25 feet, and side yard setback shall be a minimum of 5 feet. Twin home front yard setbacks shall be a minimum of 15 feet, back yard setbacks shall be a minimum of 25 feet, and side yard setback shall be a minimum of 5 feet.

- Minimum home square footage shall be 1,400 square feet with a basement and egress window.

- Additional parking spaces have been added to the site plan along the private drive within the multi-family area of the development, bringing the total proposed parking count from 984 to 1,021. The site plan also still includes space for an additional 60-space lot to be constructed at the southwestern portion of the multi-family area.

- The site plan has been revised to include 27 feet of additional right-of-way to be dedicated for CTH H (88th Avenue), as required by Kenosha County Division of Highways. It should be noted that a revised CSM showing the additional 27 feet of right-of-way dedication has not yet been submitted.

- Building renderings for the 59-unit buildings have been updated to include stone facades.

- Snow storage areas have been indicated on the site plan.

- The site plan has been updated to include street and ROW widths for the public streets. However, it should be noted that two of the proposed public streets in the future single-family area that are labelled as “24’ street” appear to have ROW widths less than 66’.

All other aspects of the project review from the previous staff memo, dated 11-30-23, remain in effect. A copy of this memo is attached for reference.

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 **42 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 30 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 **1 space(s) for Studio units;** 2 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. **[1,021 spaces proposed].**

2. Subject to a PUD overlay in the A-4 zoning (future single-family) area recognizing the following features of the future single-family component of the development as defined by the Petitioner in their submittal:

- 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.

- No alleys will be developed allowing rear loaded garages.

- All public streets will provide curbs and gutters to allow for the proposed lot size variation and density.

- Density shall not exceed 243 single family lots. The number of 6,000 square foot lot sizes shall not exceed 57 and the number of 8,000 square foot lot sizes shall not exceed 131. Twin home lots shall not exceed 52.

- SF front yard setbacks shall be a minimum of 20 feet, back yard setbacks shall be a minimum of 25 feet, and side yard setback shall be a minimum of 5 feet. Twin home front yard setbacks shall be a minimum of 15 feet, back yard setbacks shall be a minimum of 25 feet, and side yard setback shall be a minimum of 5 feet.

- Minimum home square footage shall be 1,400 square feet with a basement and egress window.

3. 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.

4. 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 revising the rezoning exhibit for the remainder of the site as being zoned A-4 & PUD.

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

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

7. 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.

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

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

10. 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.

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

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

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.

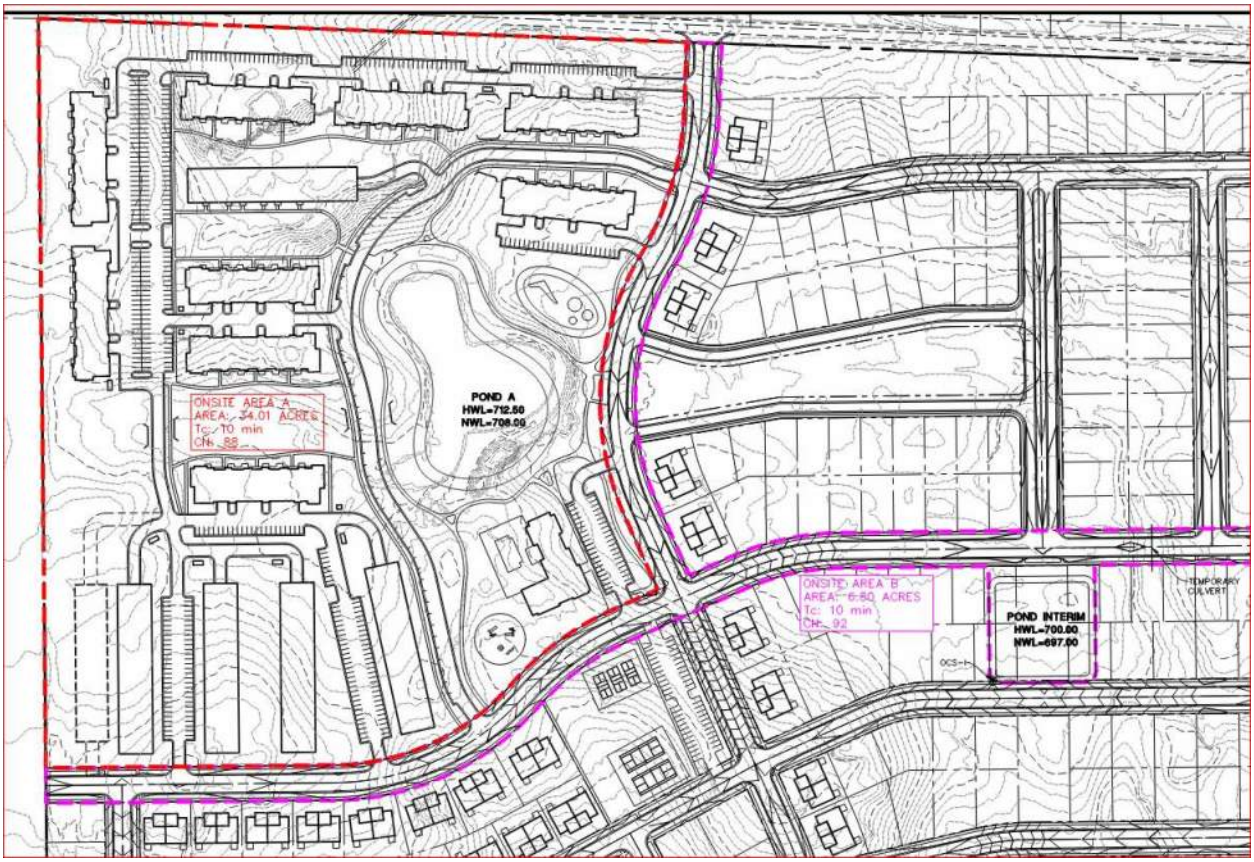


Figure 1

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

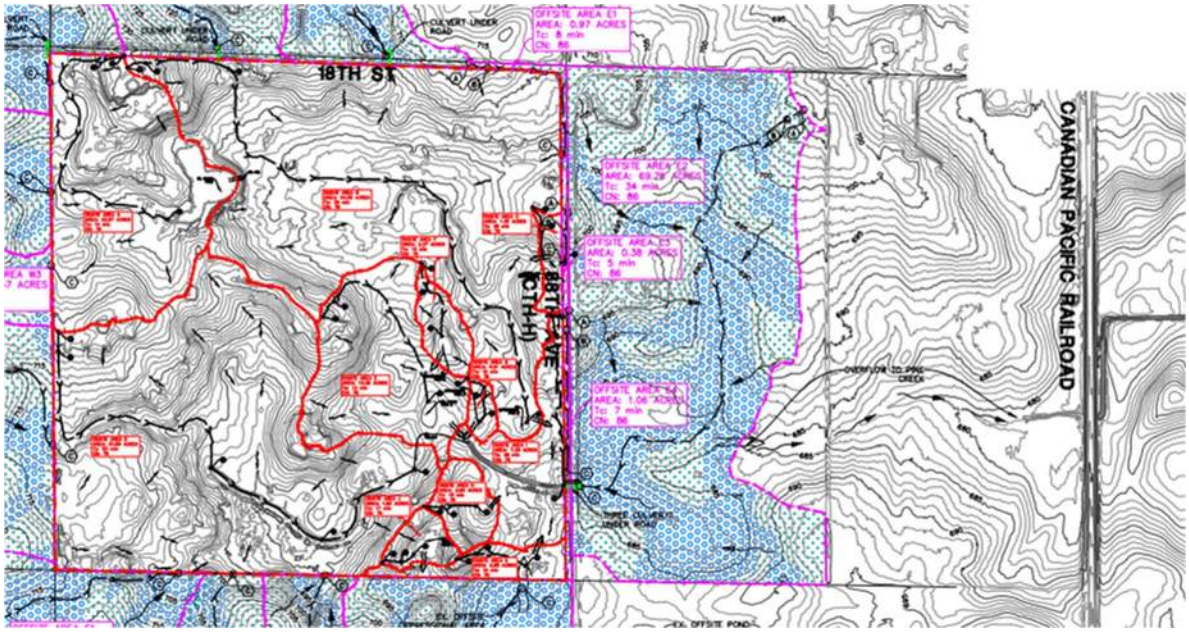


Figure 3

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.

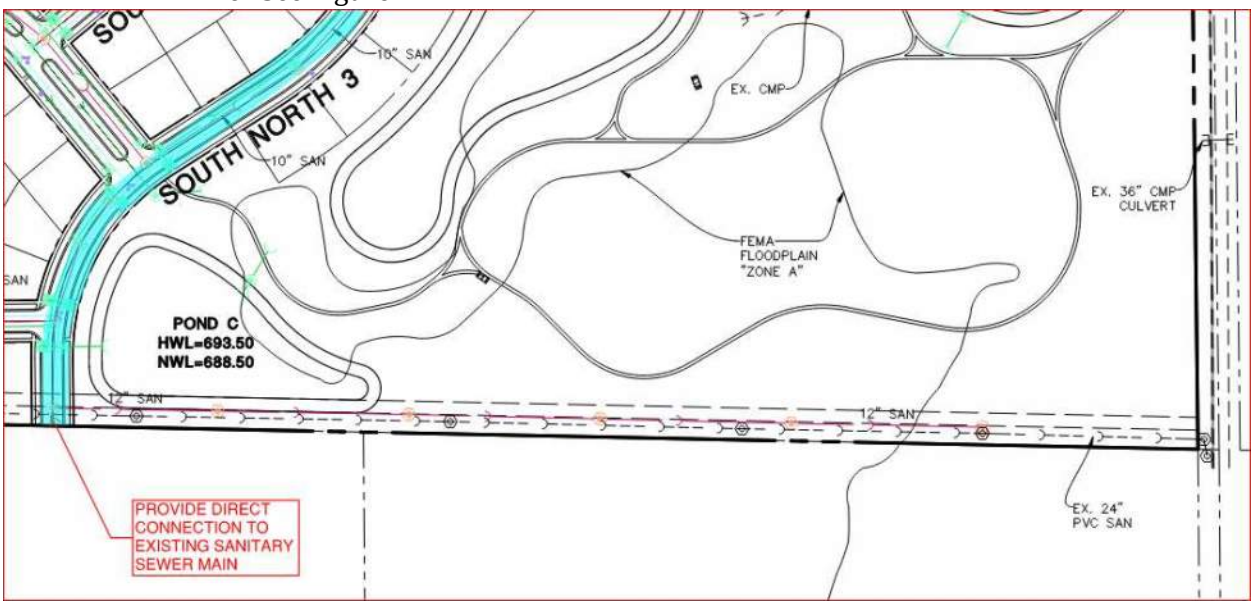


Figure 4

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.

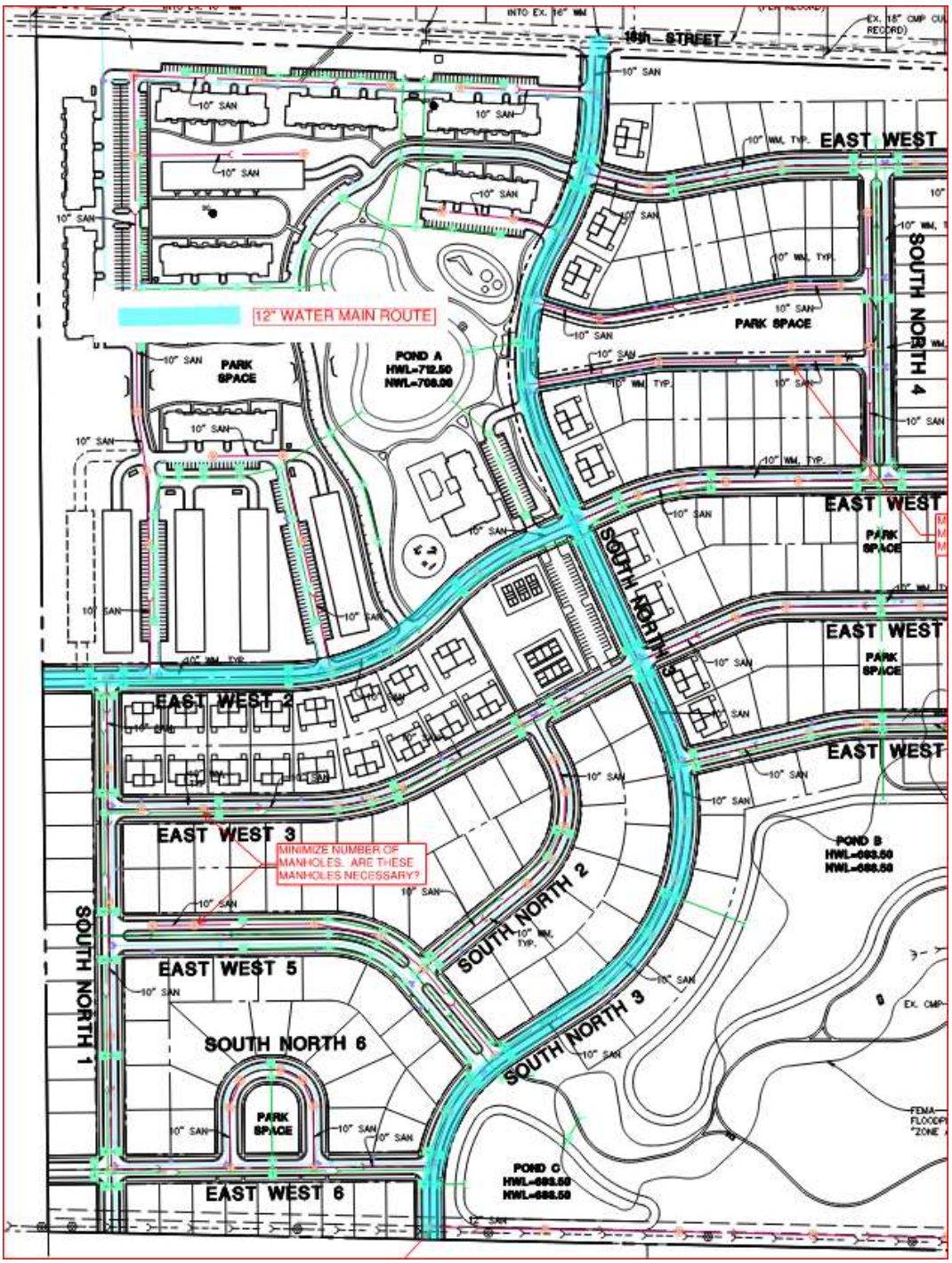


Figure 5

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: The Village would prefer a direct connection to the existing sanitary sewer along the south property line. Sewer as-builts are attached for reference.

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.

Attachments: Plans with Review Comments
CSM with Review Comments
Concept Plan – Water Distribution
Water Main As-Builts
Sanitary Sewer As-Builts

Preliminary Engineering
for

MAPLECREST SUBDIVISION

SOUTHWEST CORNER OF 18th STREET AND 88th AVENUE
VILLAGE OF SOMERS, WISCONSIN

STANDARD SYMBOLS

06-01-16

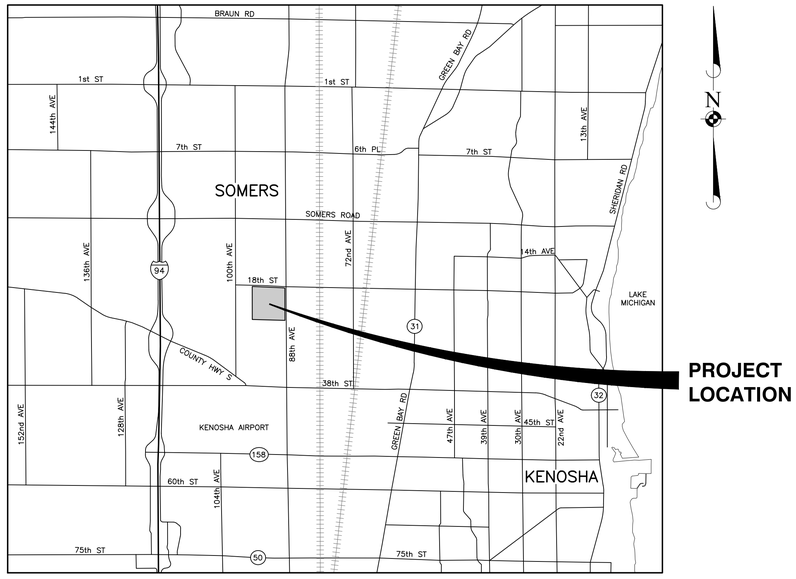
EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	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	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
E / T	ELECTRICAL EQUIPMENT	
	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
255.00	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	LT	LEFT	STA.	STATION
CB	CATCH BASIN	HYD.	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.F.	FINISHED FLOOR	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
FES	FLARED END SECTION	R	RADIUS		

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PROJECT LOCATION

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

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	TYPICAL PUBLIC ROADWAY CROSS SECTIONS
3	PRELIMINARY GRADING PLAN – OVERALL
4	PRELIMINARY GRADING PLAN – NORTHWEST
5	PRELIMINARY GRADING PLAN – NORTHEAST
6	PRELIMINARY GRADING PLAN – CENTRAL WEST
7	PRELIMINARY GRADING PLAN – CENTRAL EAST
8	PRELIMINARY GRADING PLAN – SOUTHWEST
9	PRELIMINARY GRADING PLAN – SOUTHEAST
10	PRELIMINARY UTILITY PLAN – OVERALL
11	PRELIMINARY UTILITY PLAN – NORTHWEST
12	PRELIMINARY UTILITY PLAN – NORTHEAST
13	PRELIMINARY UTILITY PLAN – CENTRAL WEST
14	PRELIMINARY UTILITY PLAN – CENTRAL EAST
15	PRELIMINARY UTILITY PLAN – SOUTHWEST
16	PRELIMINARY UTILITY PLAN – SOUTHEAST
17	ROAD ALIGNMENT PLAN
18	PROFILE – EAST WEST 1 – STA. 0+00 TO STA. 16+00
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
24	PROFILE – EAST WEST 4 – STA. 0+00 TO STA. 12+88
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

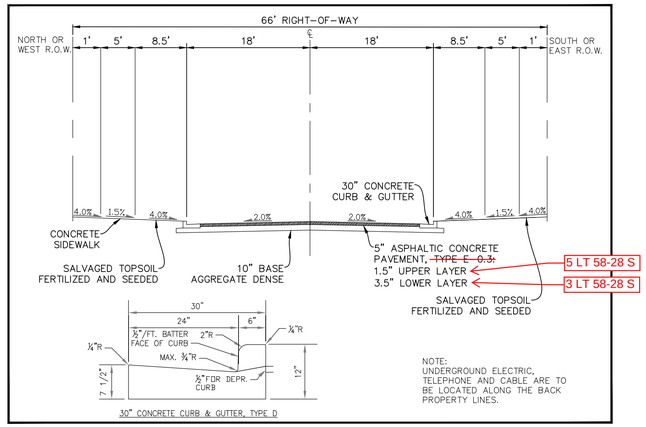
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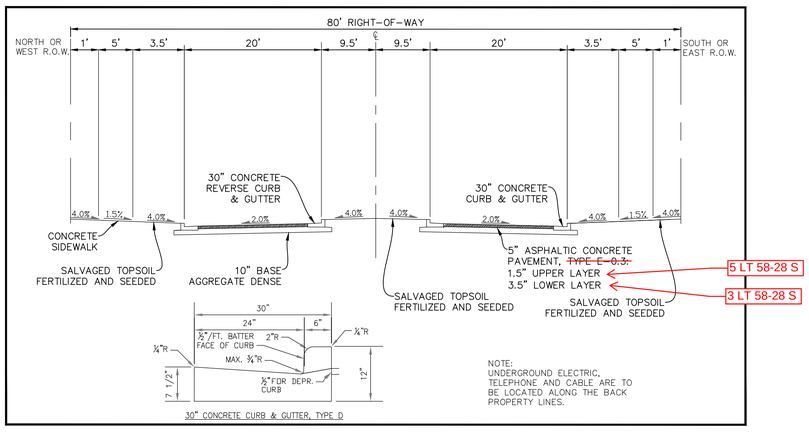
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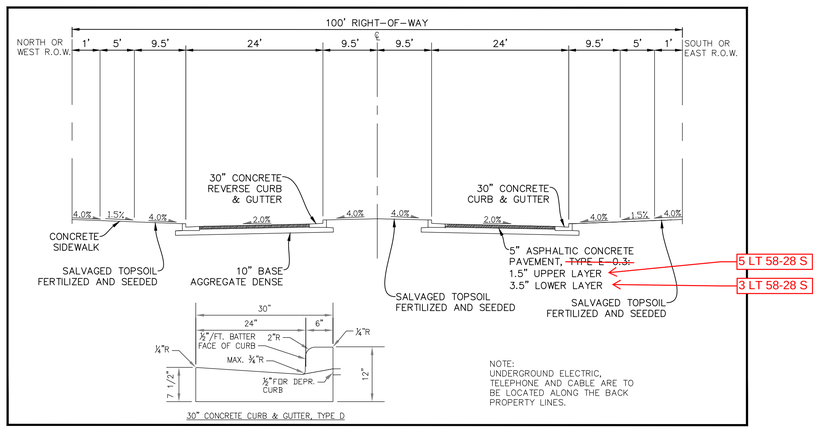
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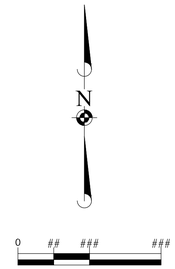
66' R.O.W. TYPICAL ROADWAY SECTION



80' R.O.W. TYPICAL ROADWAY SECTION



100' R.O.W. TYPICAL ROADWAY SECTION



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TYPICAL PUBLIC ROADWAY CROSS SECTIONS

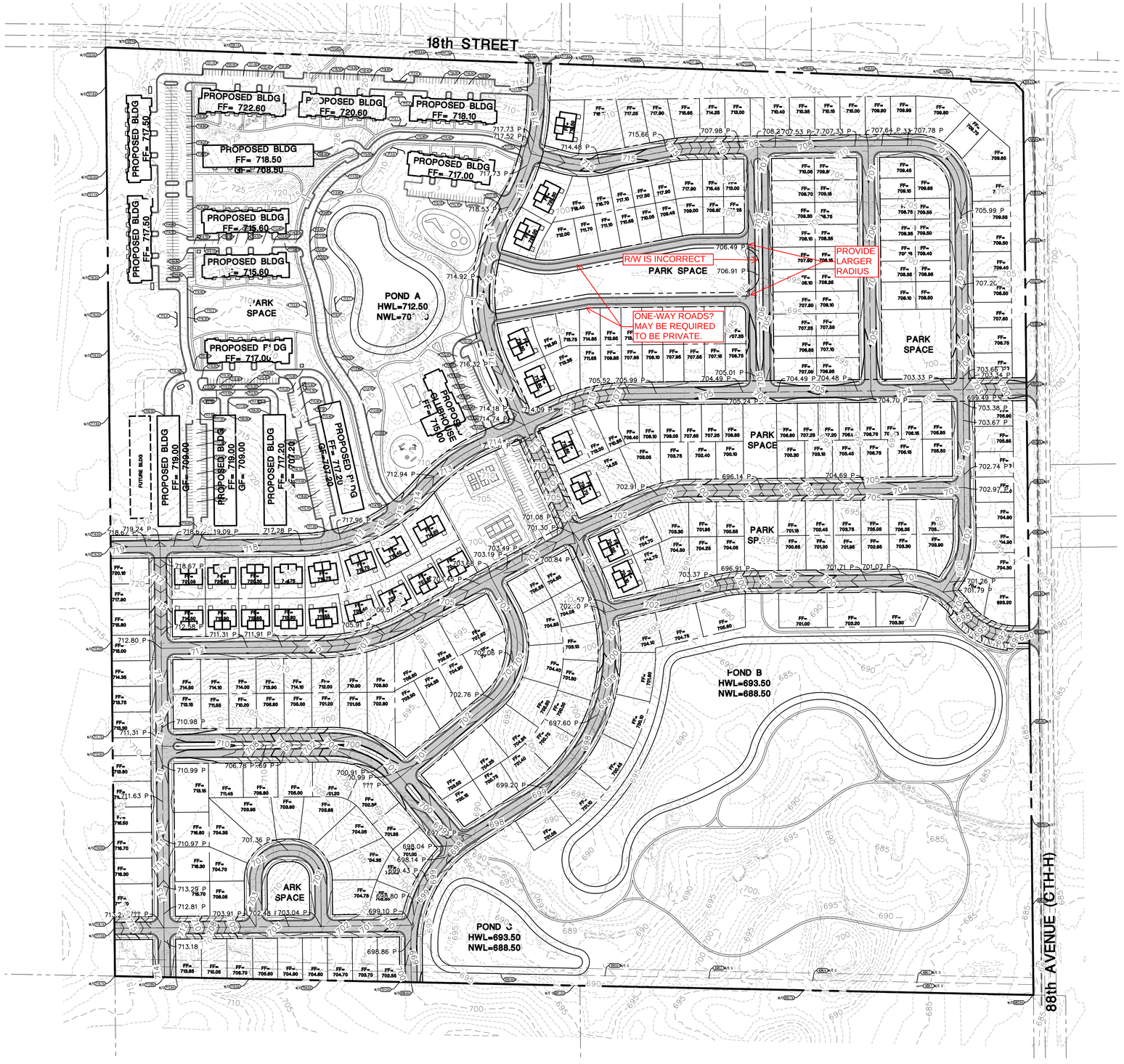
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2 OF 33
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PROVIDE INTERIM GRADING PLAN CORRESPONDING TO SWMP

N

0 75 150 300

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VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY GRADING PLAN - OVERALL

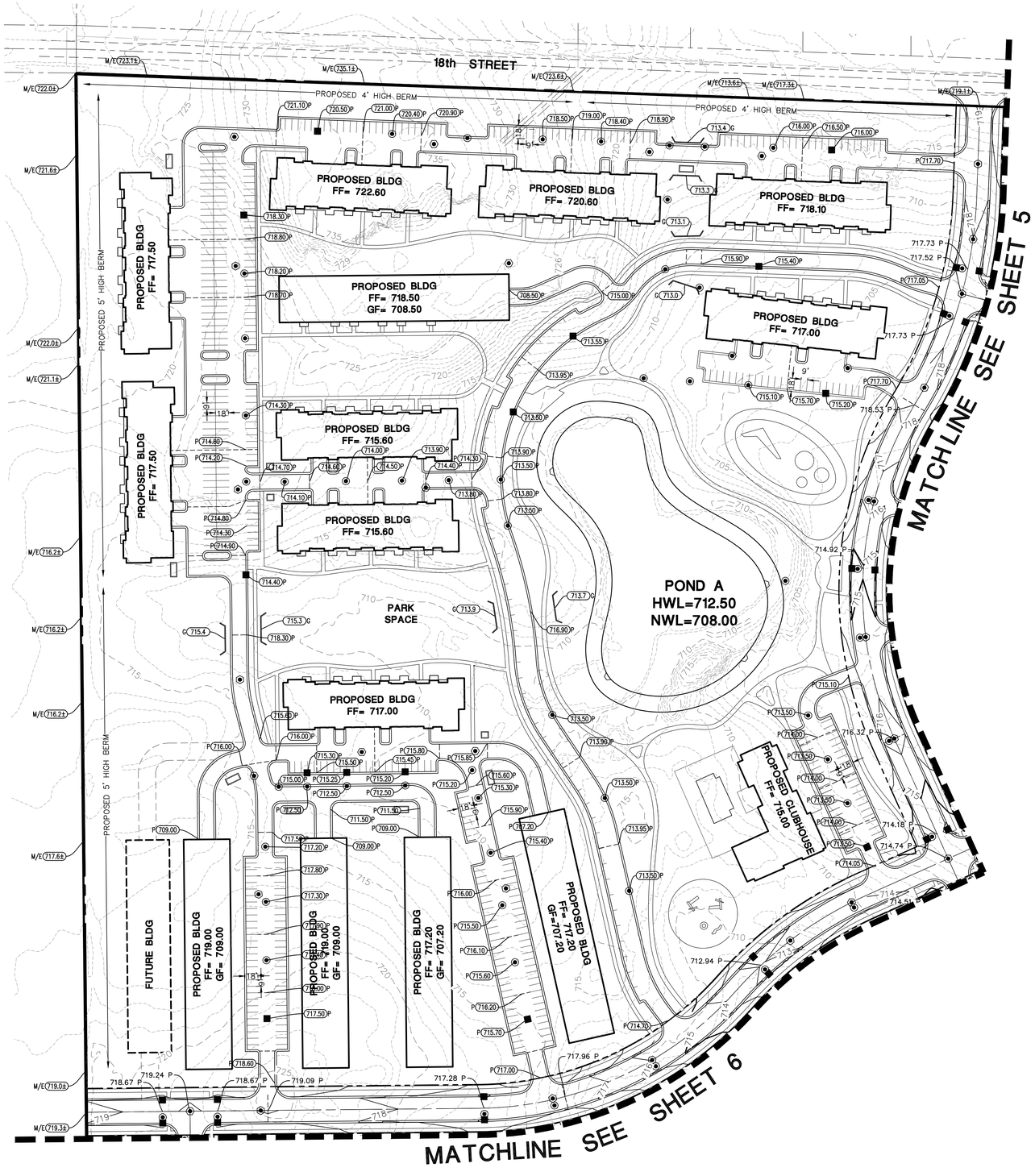
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KEY MAP

N

0 40 80 160

SCALE: 1"=80'

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
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.
7. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
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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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PRELIMINARY GRADING PLAN - NORTHWEST

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SCALE: 1"=80'

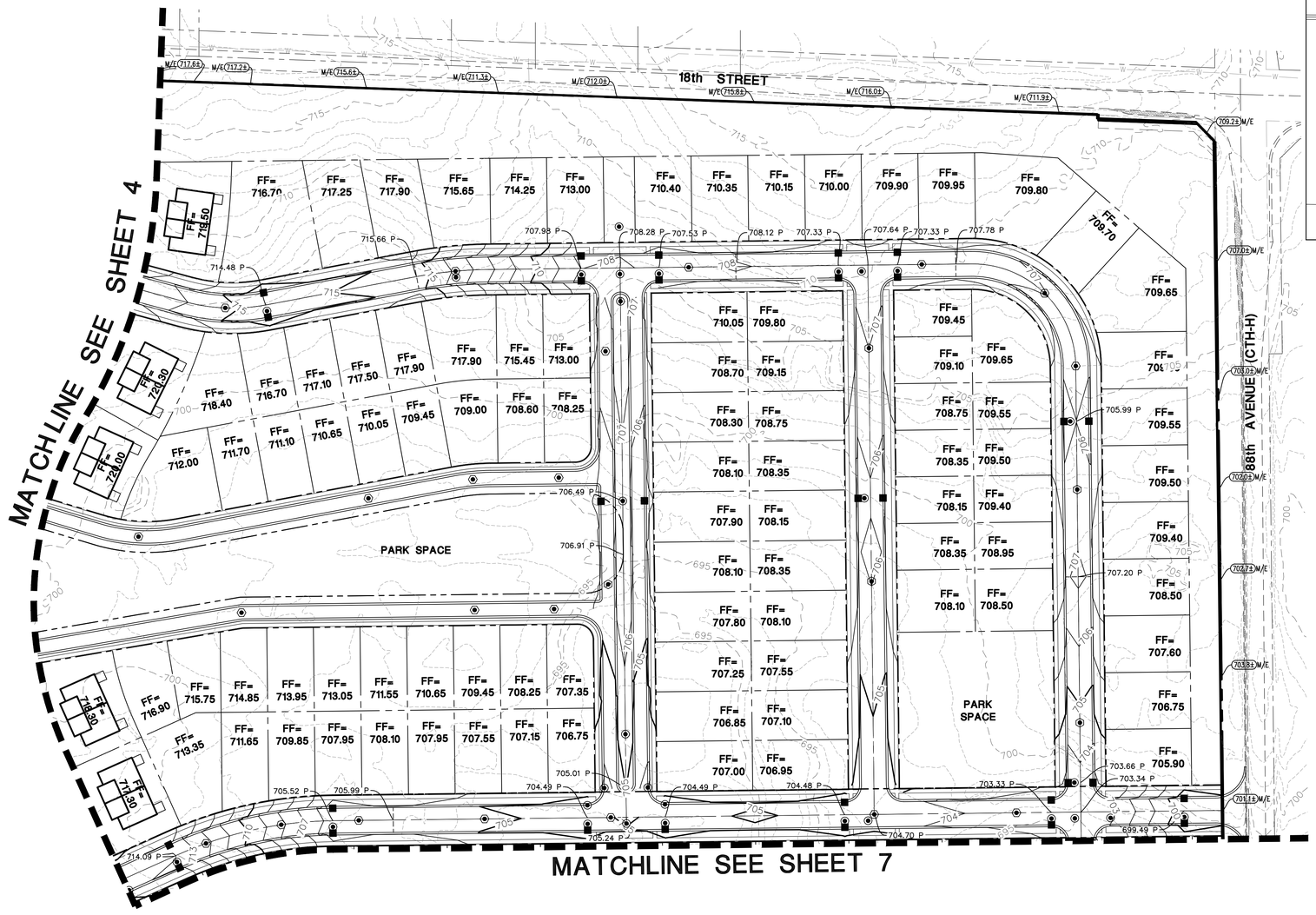
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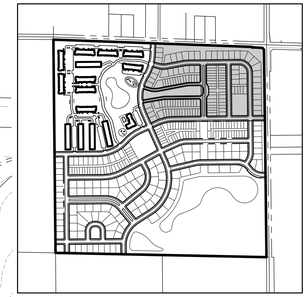
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KEY MAP

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VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY GRADING PLAN - NORTHEAST

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PROJ. ASSOC.:	ELR
DRAWN BY:	----
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SCALE:	1"=80'

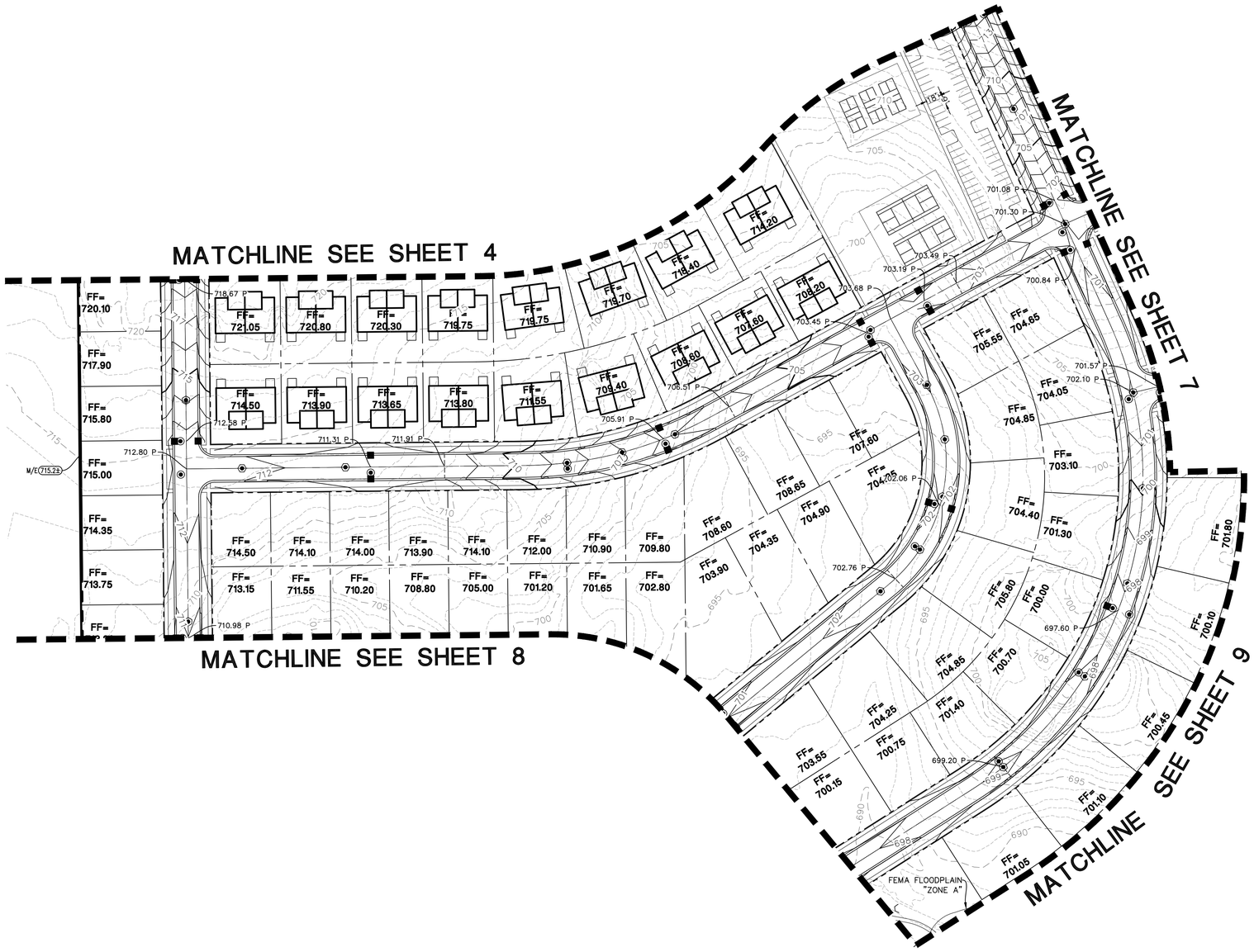
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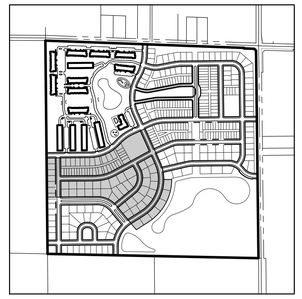
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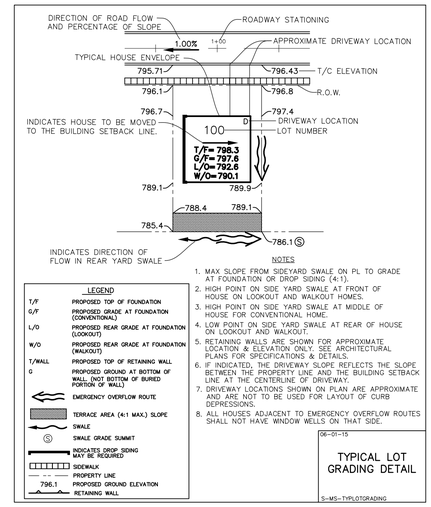




KEY MAP

0 40 80 160

SCALE: 1"=80'



06-01-16

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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.
7. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
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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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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
PRELIMINARY GRADING PLAN - CENTRAL WEST

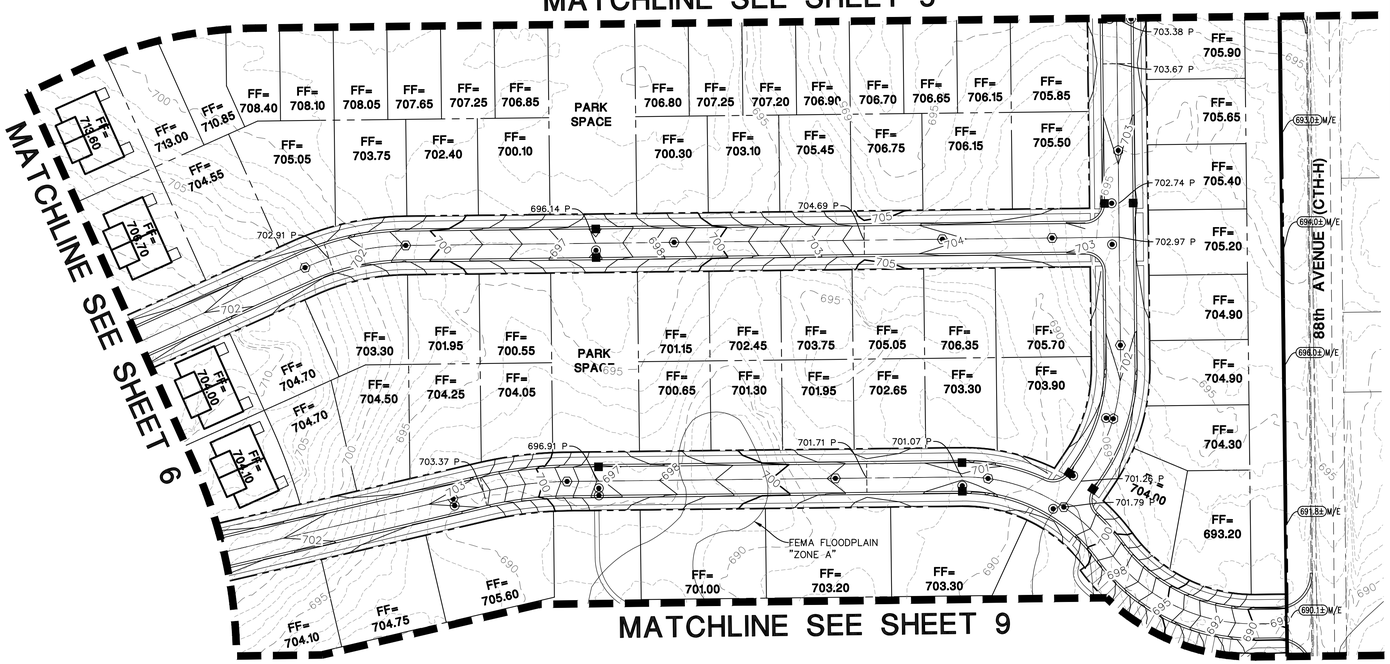
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DATE: 09-27-23
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6 OF 33
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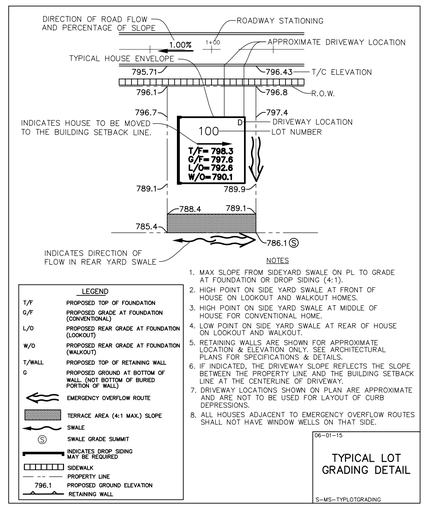


KEY MAP

N

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).
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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

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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
PRELIMINARY GRADING PLAN - CENTRAL EAST

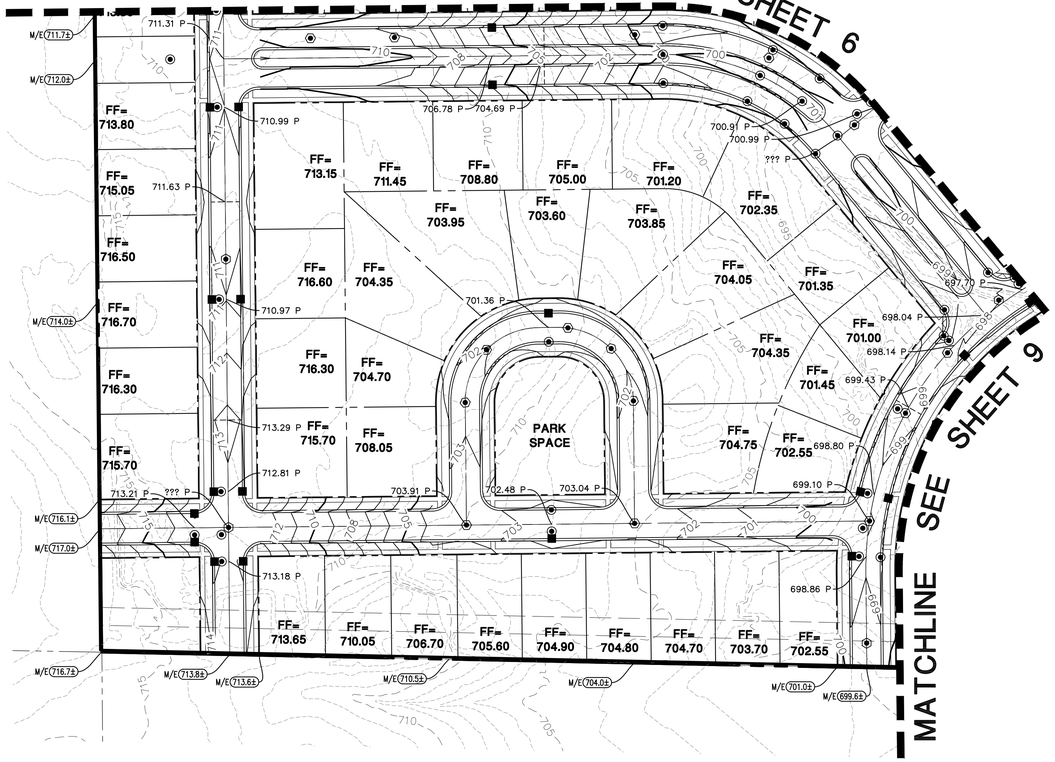
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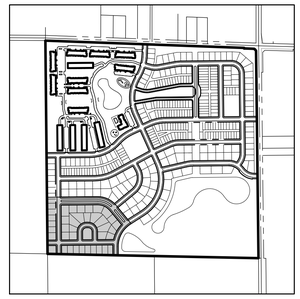
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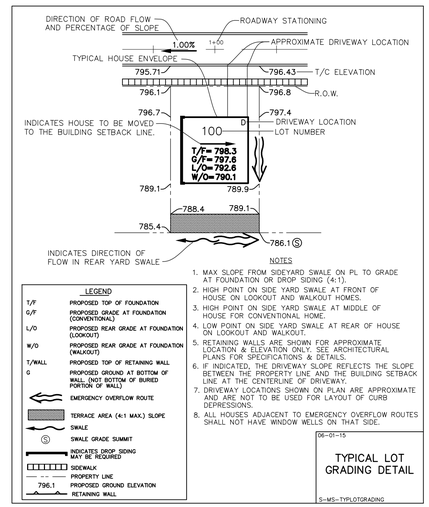


KEY MAP

N

0 40 80 160

SCALE: 1"=80'



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06-01-15

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S-MS-TYPLOTGRADING

06-01-15

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MAPLECREST SUBDIVISION

VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY GRADING PLAN - SOUTHWEST

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ----
DATE: 09-27-23
SCALE: 1"=80'

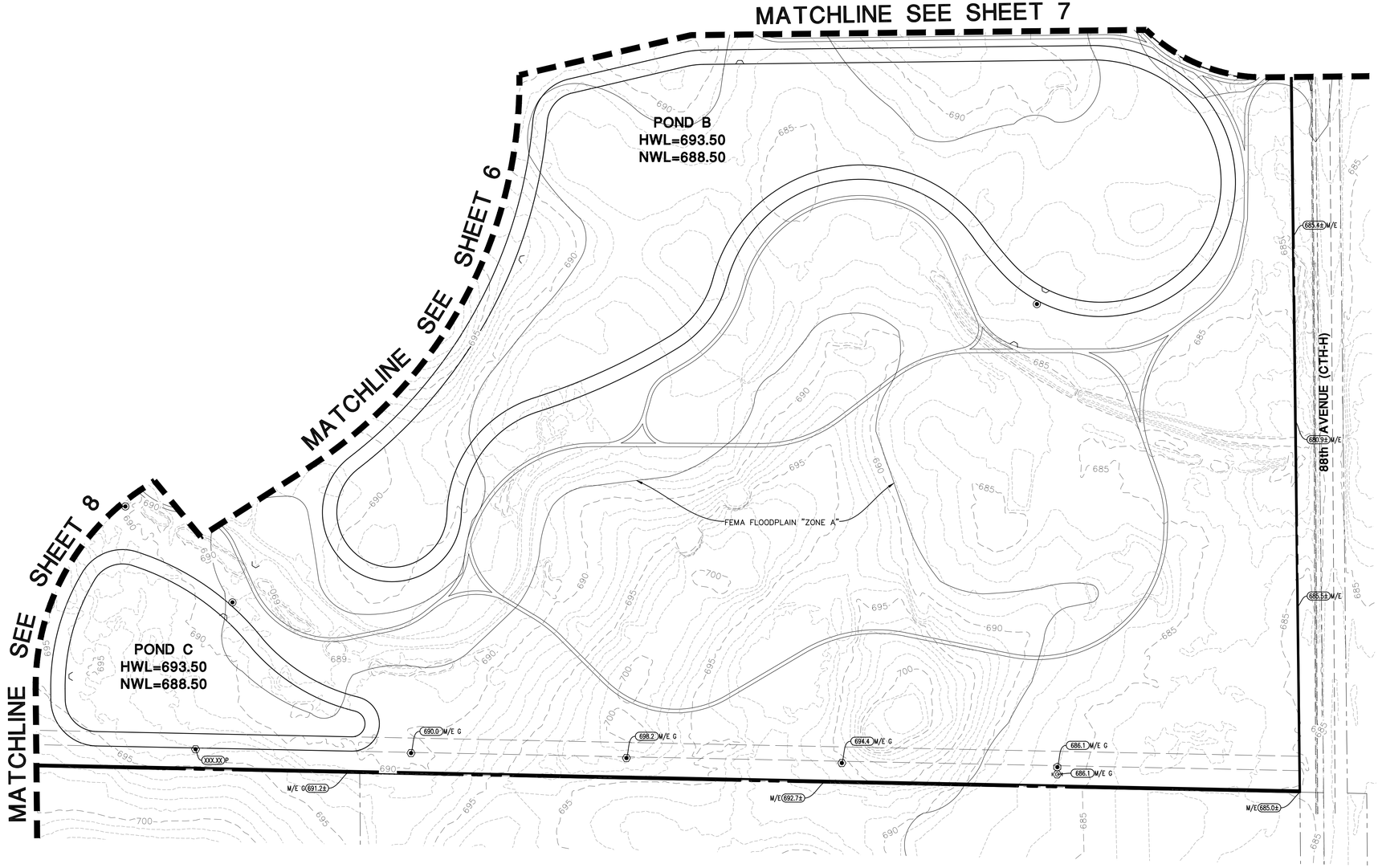
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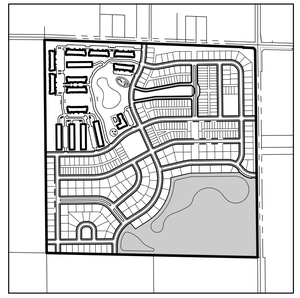
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KEY MAP

0 40 80 160

SCALE: 1"=80'

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VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY GRADING PLAN - SOUTHEAST

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SCALE:	1"=80'

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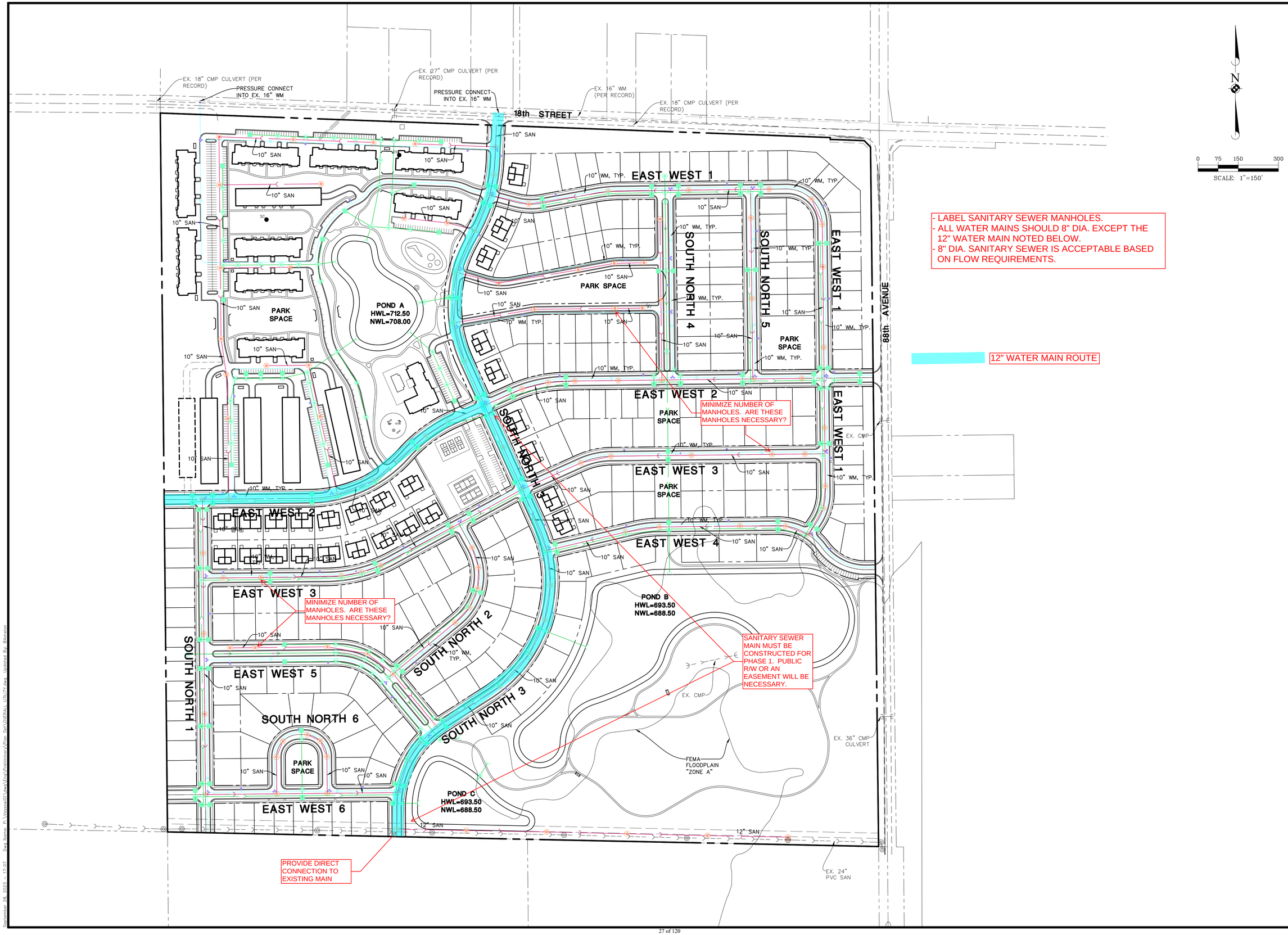
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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
PRELIMINARY UTILITY PLAN - OVERALL

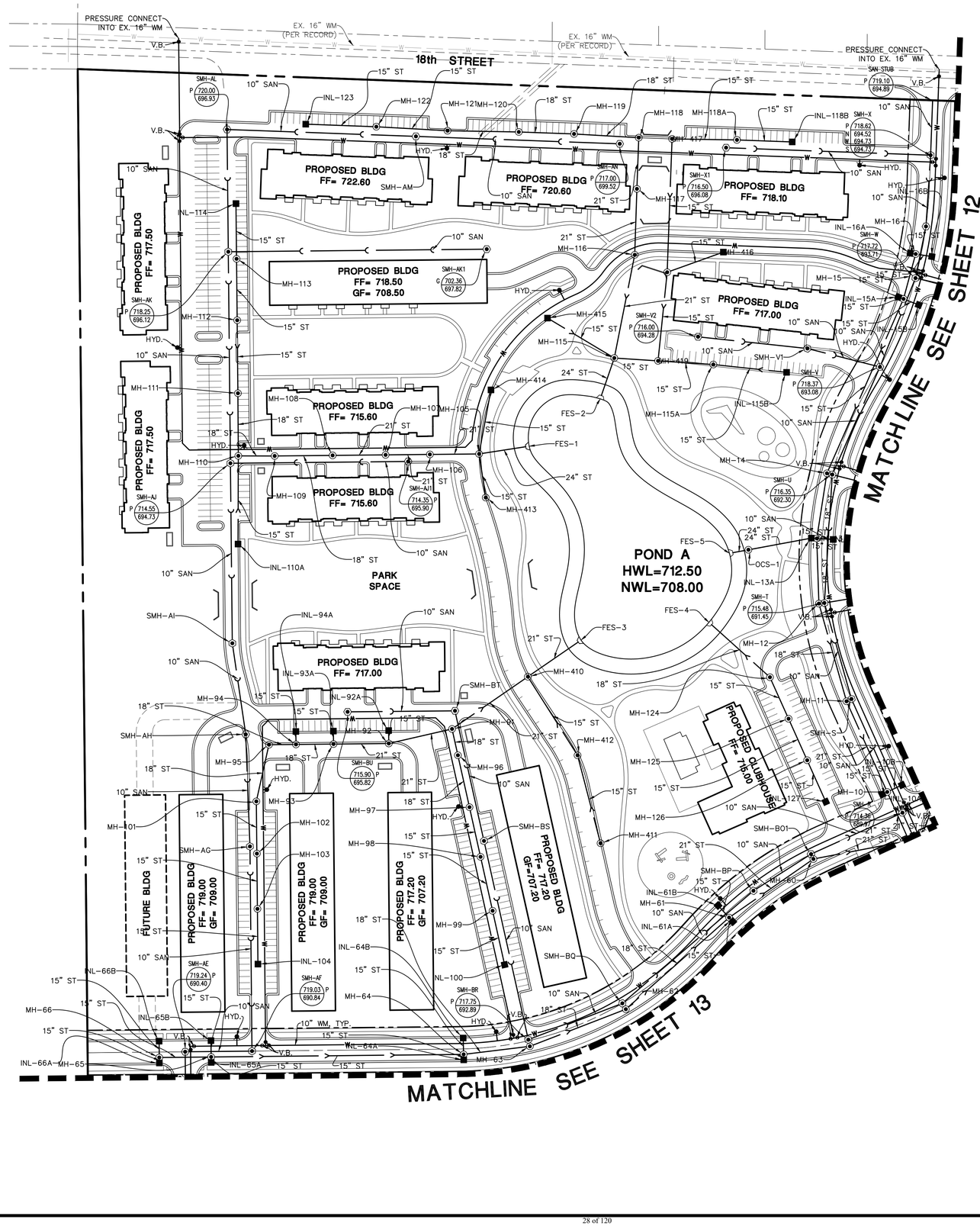
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KEY MAP

0 40 80 160

SCALE: 1"=80'

- SHOW STATIONING AND STREET NAMES
- SHOW PROPOSED PUBLIC UTILITY EASEMENTS

09-01-16

UTILITY NOTES:

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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.

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PRELIMINARY UTILITY PLAN - NORTHWEST

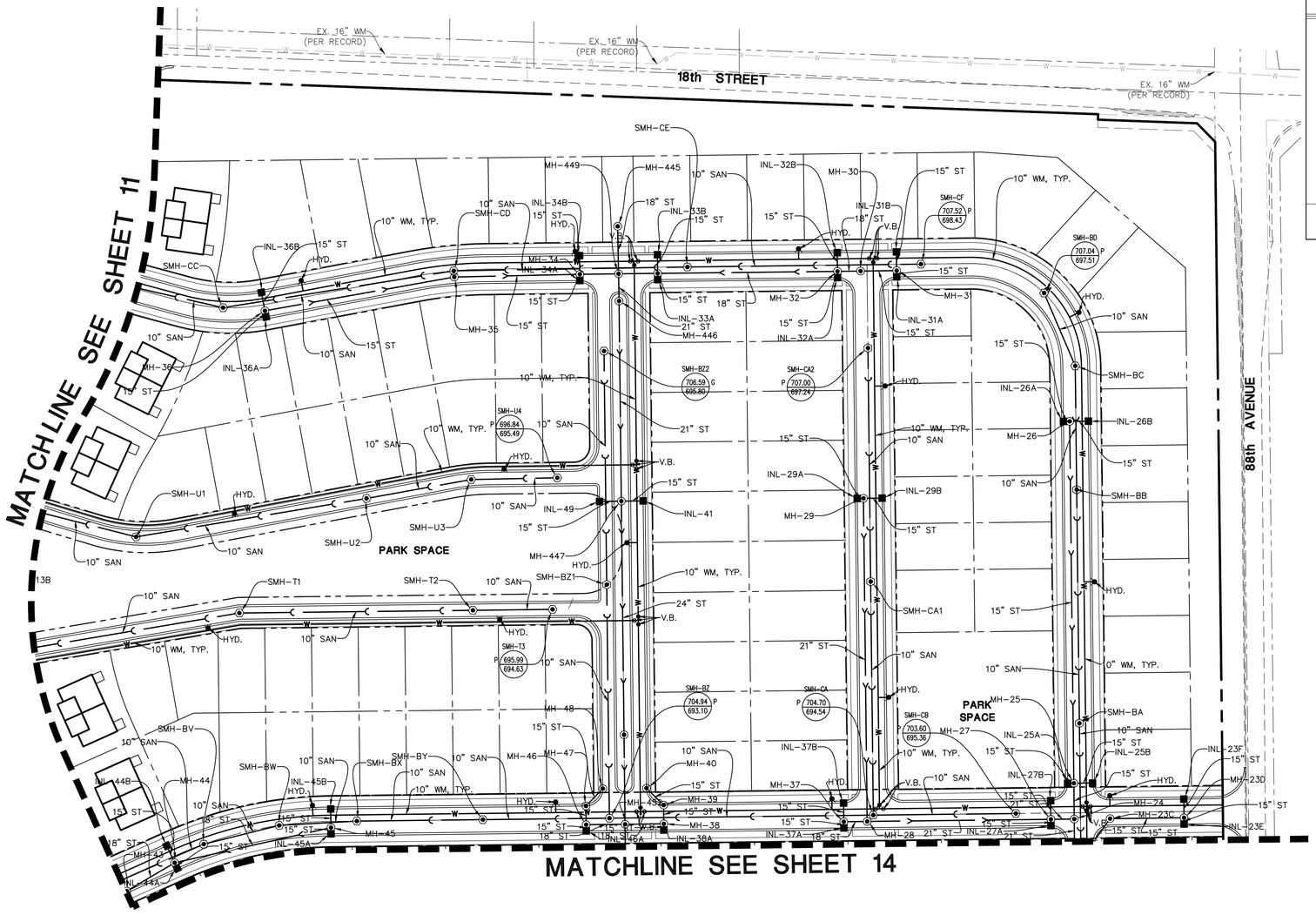
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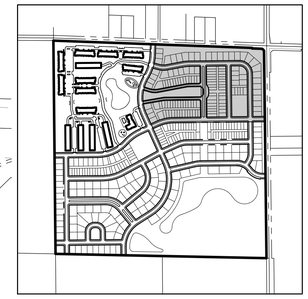
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13. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

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REVISIONS
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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
PRELIMINARY UTILITY PLAN - NORTHEAST

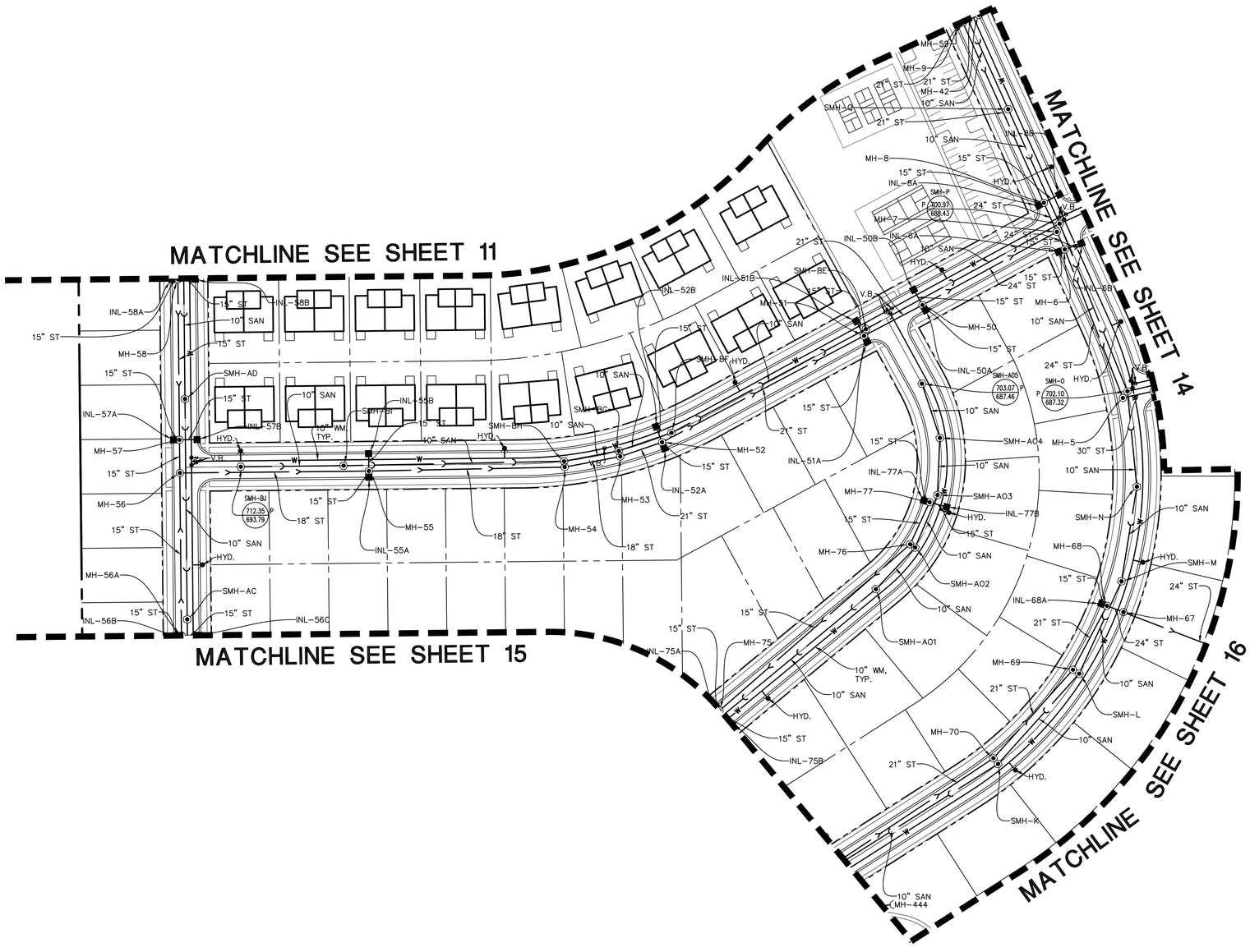
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PROJ. ASSOC.: ELR
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DATE: 09-27-23
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SHEET
12 OF 33
VSS.SOWI01

PRELIMINARY

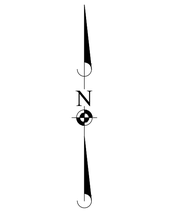
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KEY MAP



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.
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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
PRELIMINARY UTILITY PLAN - CENTRAL WEST

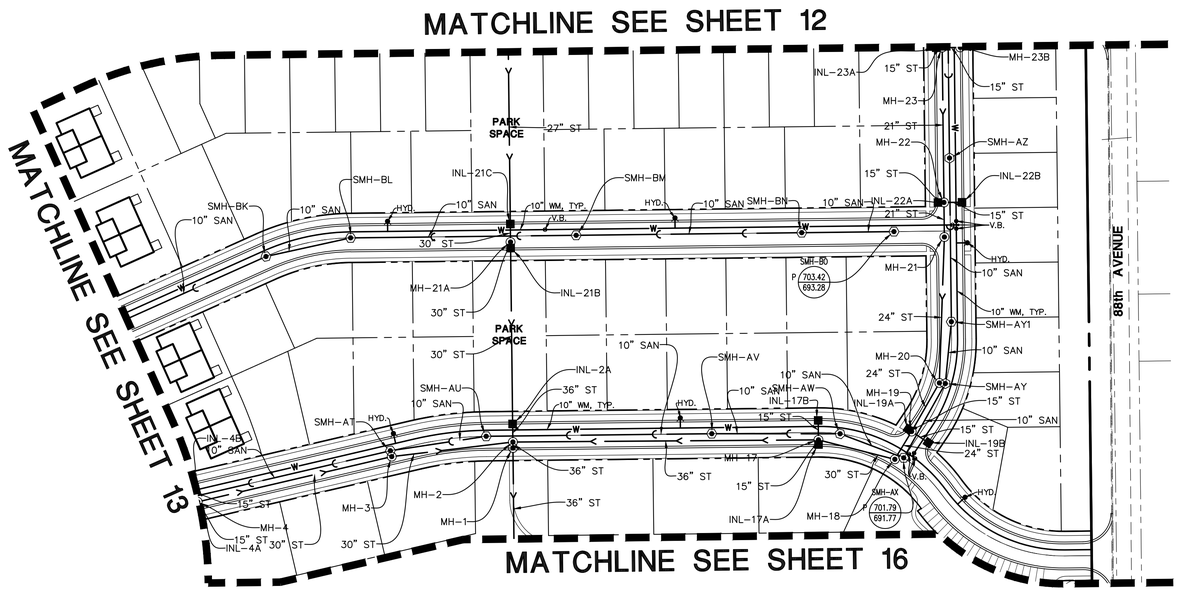
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PROJ. ASSOC.: ELR
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SHEET
13 OF 33
VSS.SOW101

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KEY MAP

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0 48 95 190

SCALE: 1"=95'

06-01-16

UTILITY NOTES:

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VILLAGE OF SOMERS, WISCONSIN

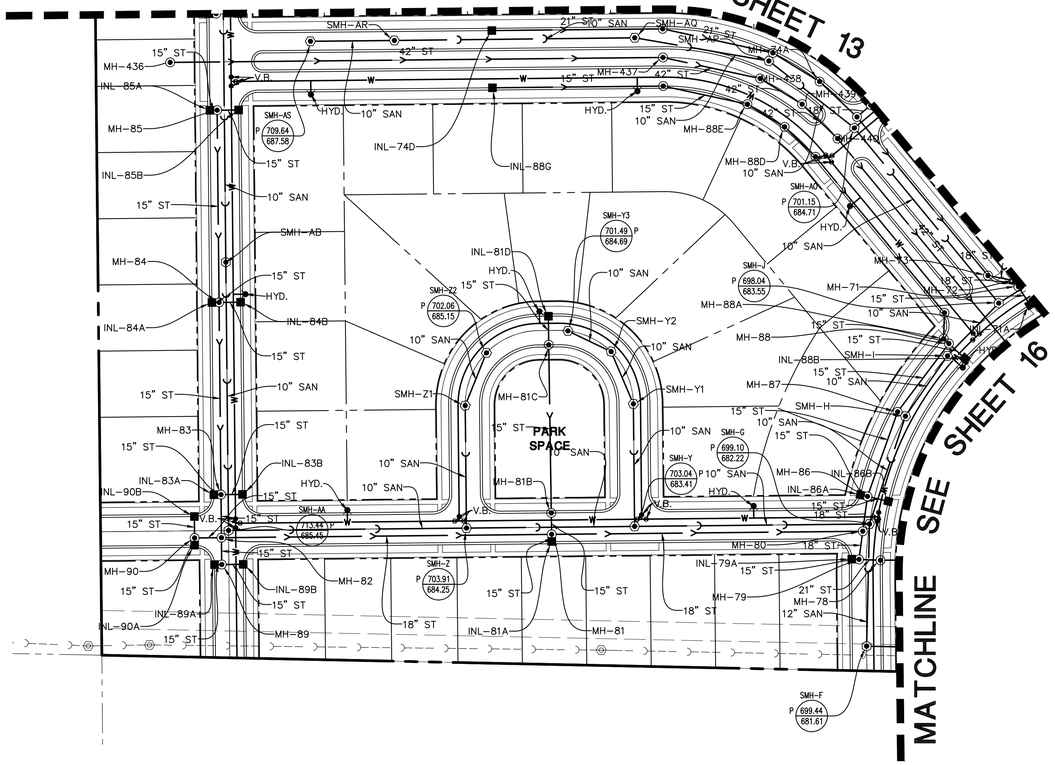
PRELIMINARY UTILITY PLAN - CENTRAL EAST

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ____
DATE: 09-27-23
SCALE: 1"=80'

SHEET
14 OF 33
VSS.SOWI01

PRELIMINARY

October 23, 2023 - 15:37 Dwg Name: P:\Vassco\01\data\Eng\Preliminary\Plan Set\UTILITY.dwg Updated By: EReiter





KEY MAP

N

0 40 80 160

SCALE: 1"=80'

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VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY UTILITY PLAN - SOUTHWEST

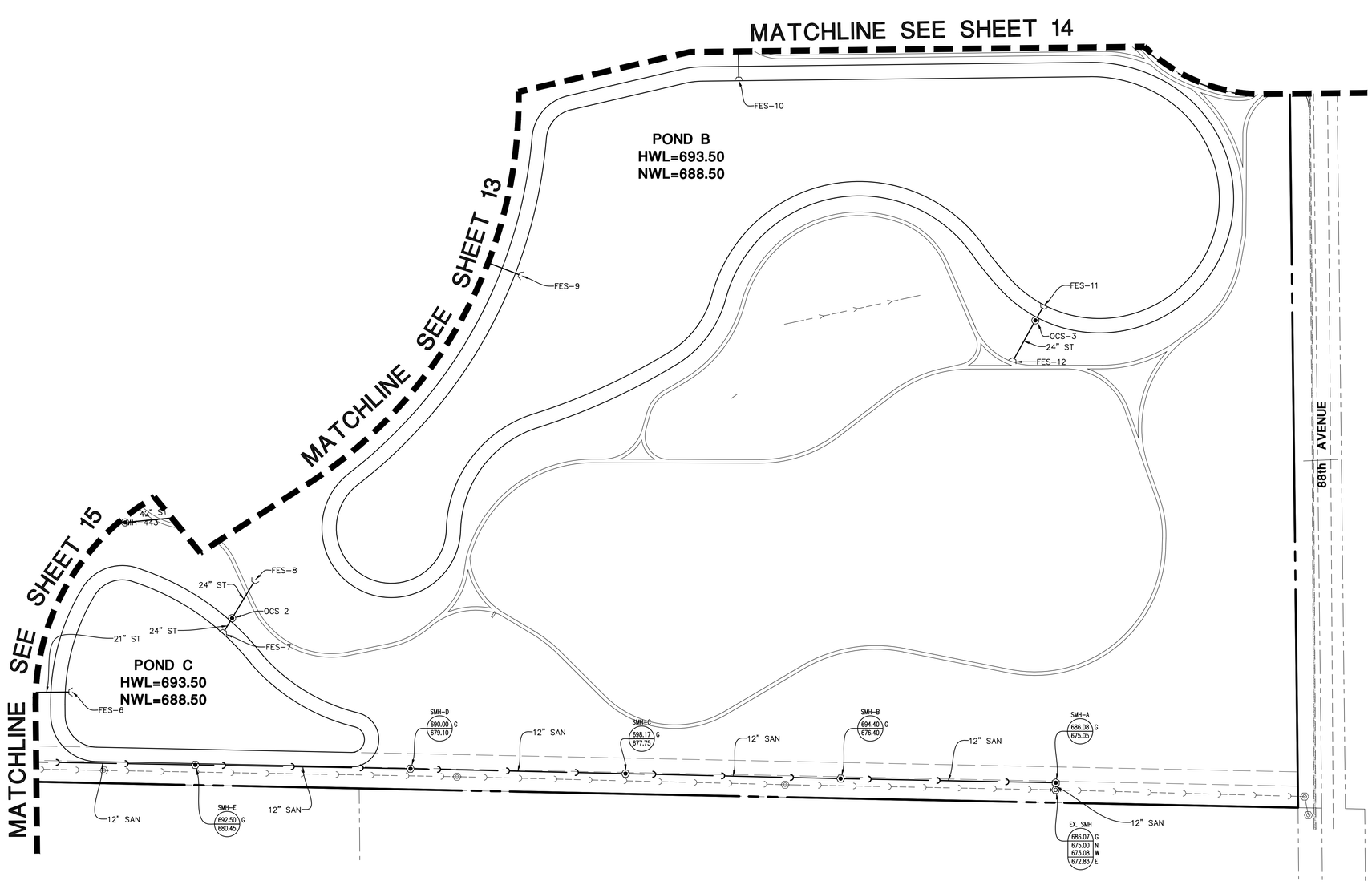
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PROJ. ASSOC.: ELR
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DATE: 09-27-23
SCALE: 1"=80'

SHEET
15 OF 33
VSS.SOWI01

PRELIMINARY

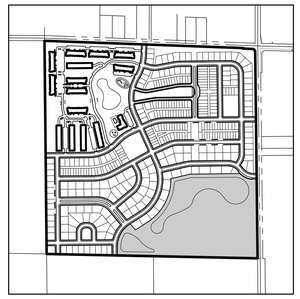
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0 40 80 160

SCALE: 1"=80'



KEY MAP

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VILLAGE OF SOMERS, WISCONSIN
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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VILLAGE OF SOMERS, WISCONSIN
ROAD ALIGNMENT PLAN

PROJ MGR.: MDE
PROJ ASSOC.: ELR
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DATE: 09-27-23
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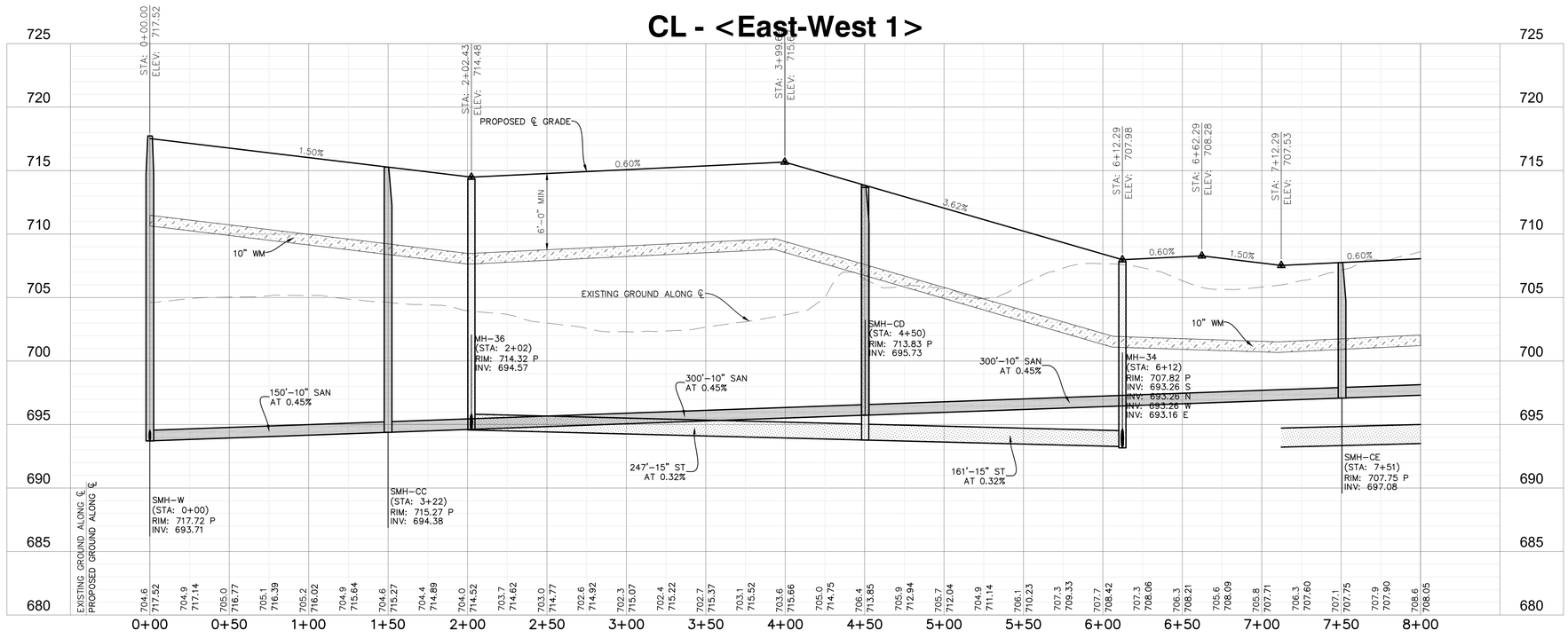
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17 OF 33
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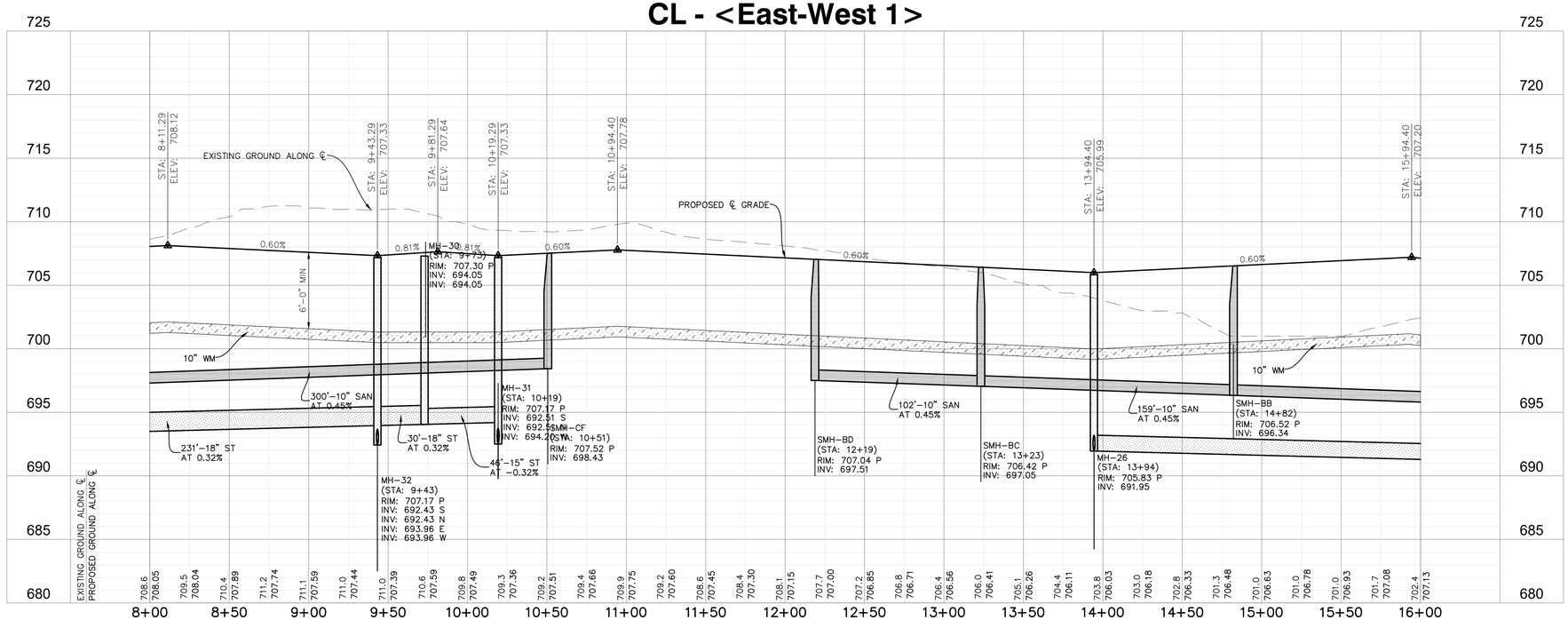
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VERTICAL SCALE: 1"=5'

CL - <East-West 1>



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VILLAGE OF SOMERS, WISCONSIN
PROFILE - EAST WEST 1 - STA. 0+00 TO STA. 16+00

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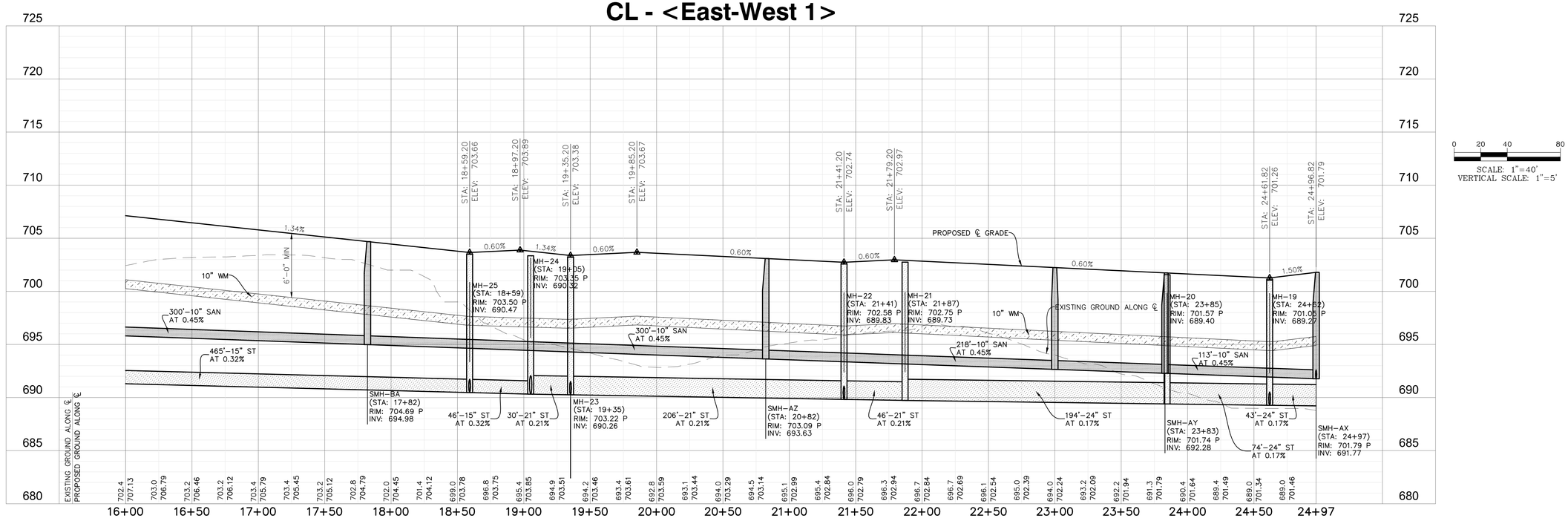
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18 OF 33
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SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

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VILLAGE OF SOMERS, WISCONSIN
PROFILE - EAST WEST 1 - STA. 16+00 TO STA. 24+97

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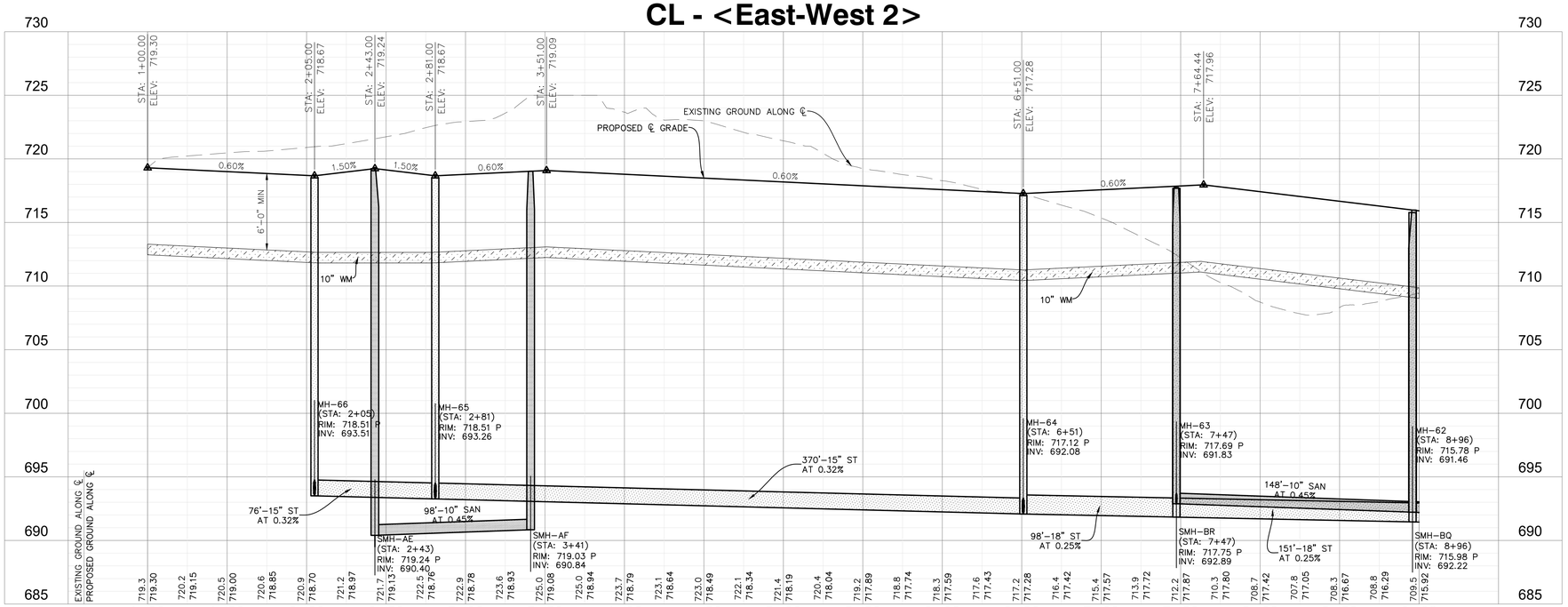
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19 OF 33
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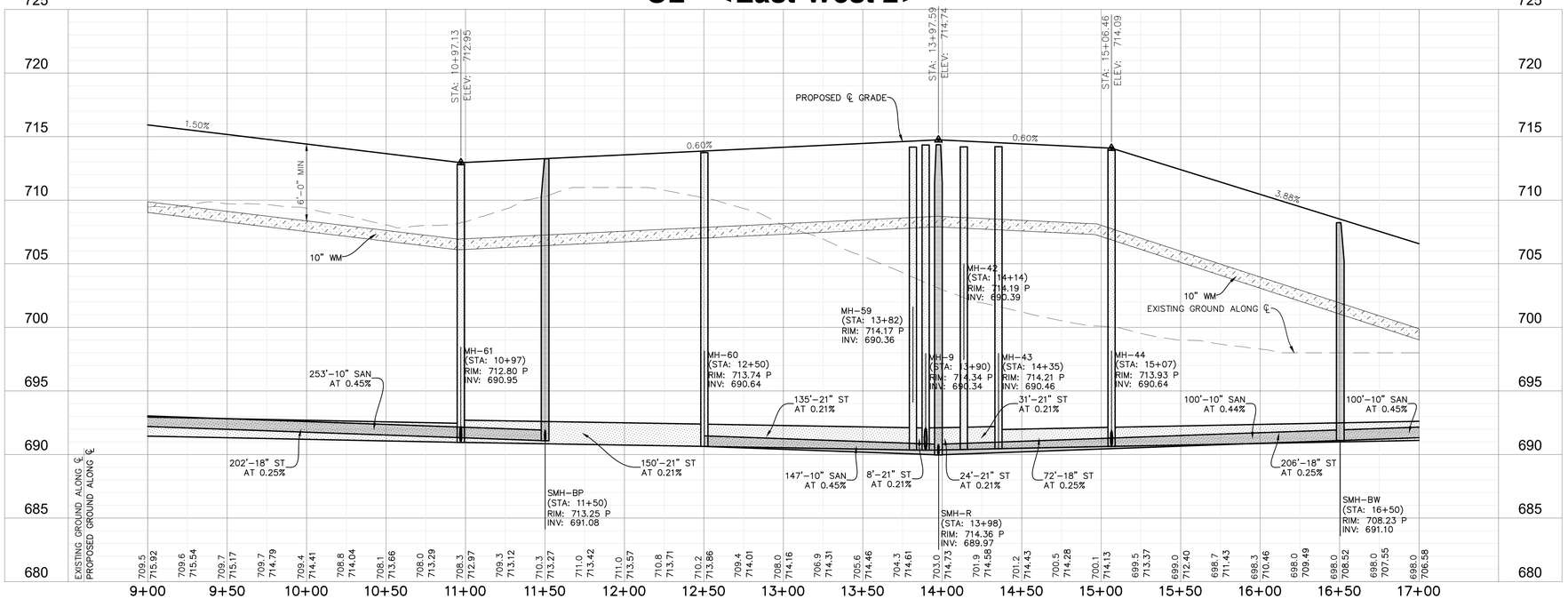
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PROFILE - EAST WEST 2 - STA. 1+00 TO STA. 17+00

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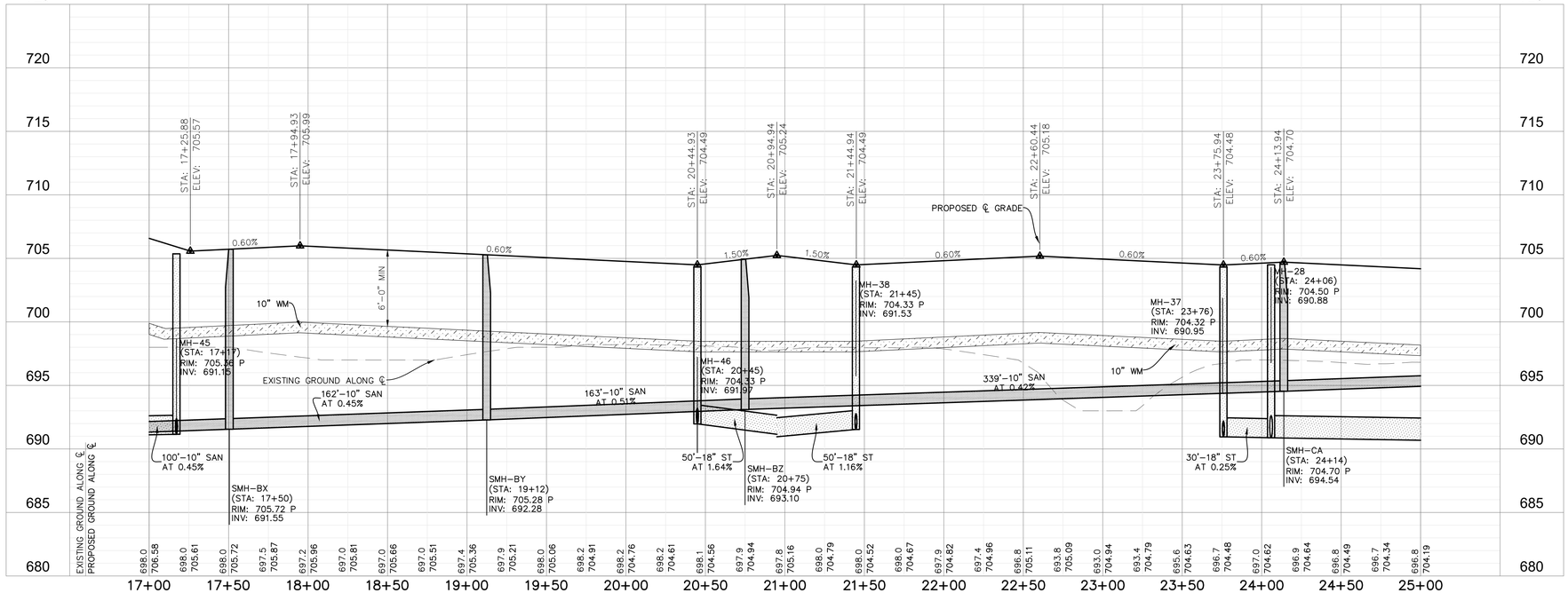
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VSS.SOWI01

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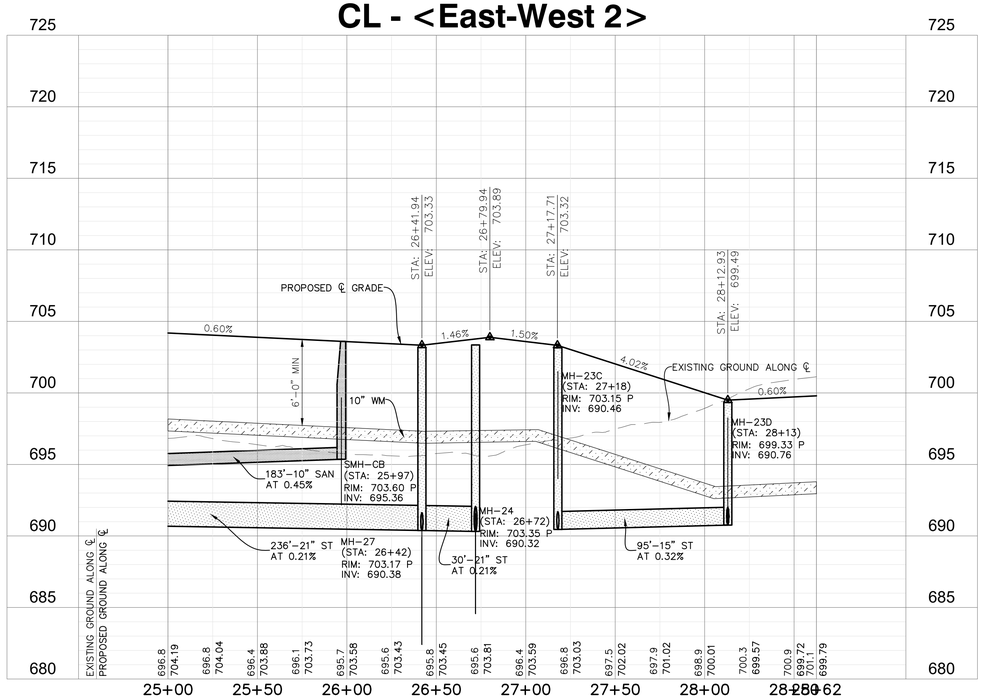
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VERTICAL SCALE: 1"=5'

CL - <East-West 2>



October 25, 2023 - 09:53 Dwg Name: P:\Vssow01\Data\Eng\Preliminary\Plan Set\ALIGNMENT LAYOUT.dwg Updated By: BAnnelin

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VILLAGE OF SOMERS, WISCONSIN
PROFILE - EAST WEST 2 - STA. 17+00 TO STA. 28+62

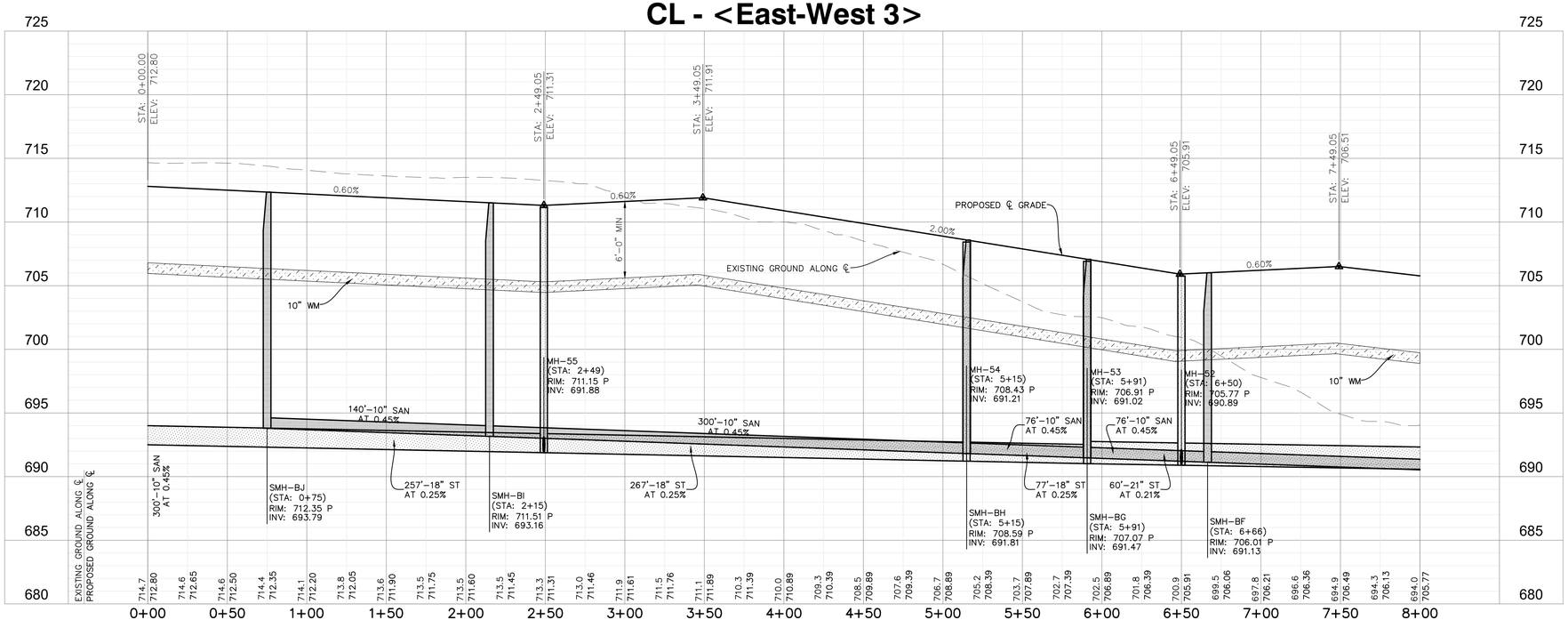
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PROJ. ASSOC.: ELR
DRAWN BY: ----
DATE: 09-27-23
SCALE: 1"=XX'

SHEET
21 OF 33
VSS.SOW101

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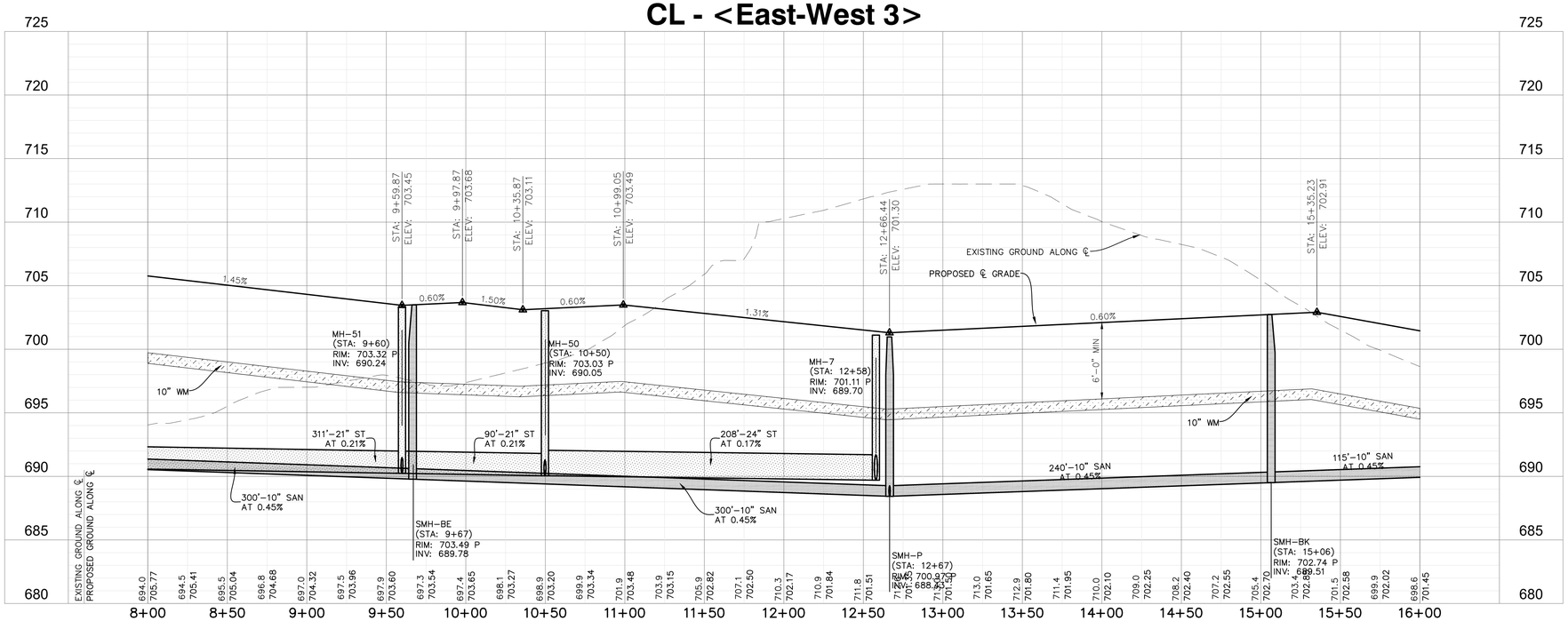
CL - <East-West 3>



0 20 40 80

SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

CL - <East-West 3>



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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
PROFILE - EAST WEST 3 - STA. 0+00 TO STA. 16+00

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ----
DATE: 09-27-23
SCALE: 1"=XX'

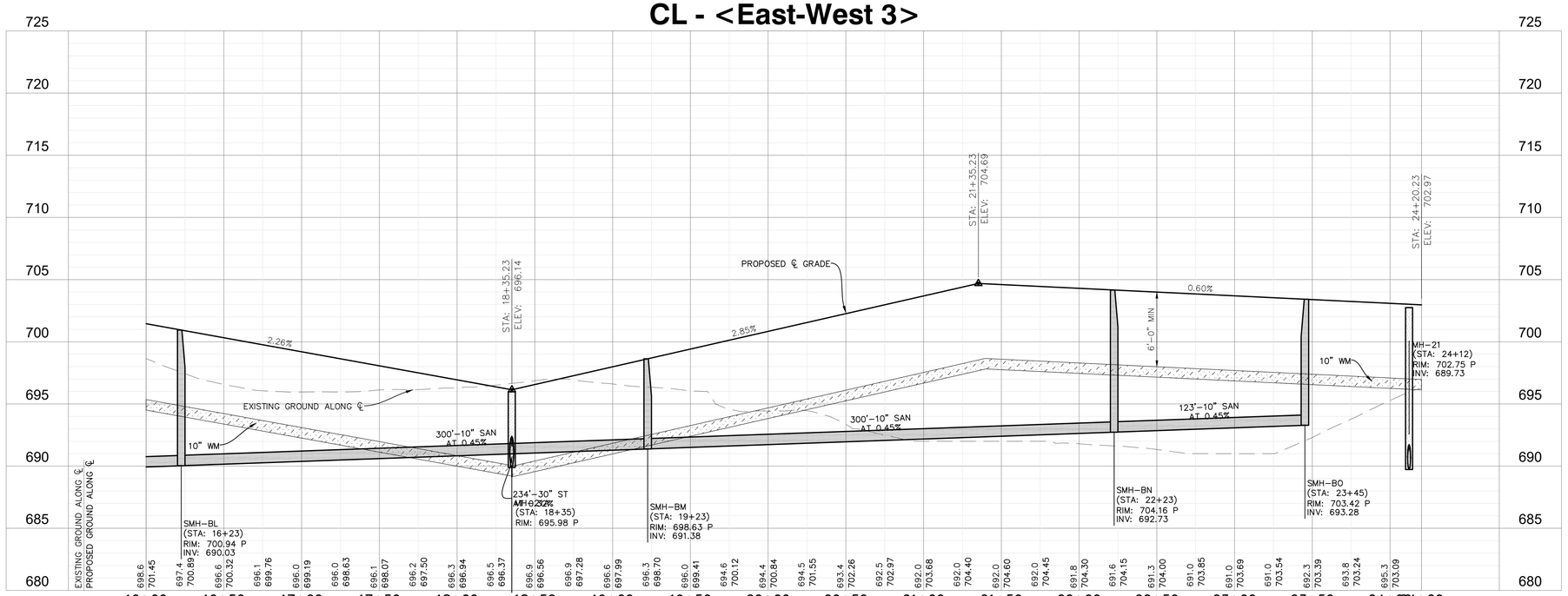
SHEET 22 OF 33
VSS.SOWI01

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October 25, 2023 - 09:53 Dwg Name: P:\Vssow01\Data\Xref\Preliminary\Plan Set\ALIGNMENT (LAYOUT.dwg Updated By: BAnnelin

CL - <East-West 3>



0 20 40 80

SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

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PROFILE - EAST WEST 3 - STA. 16+00 TO STA. 24+20

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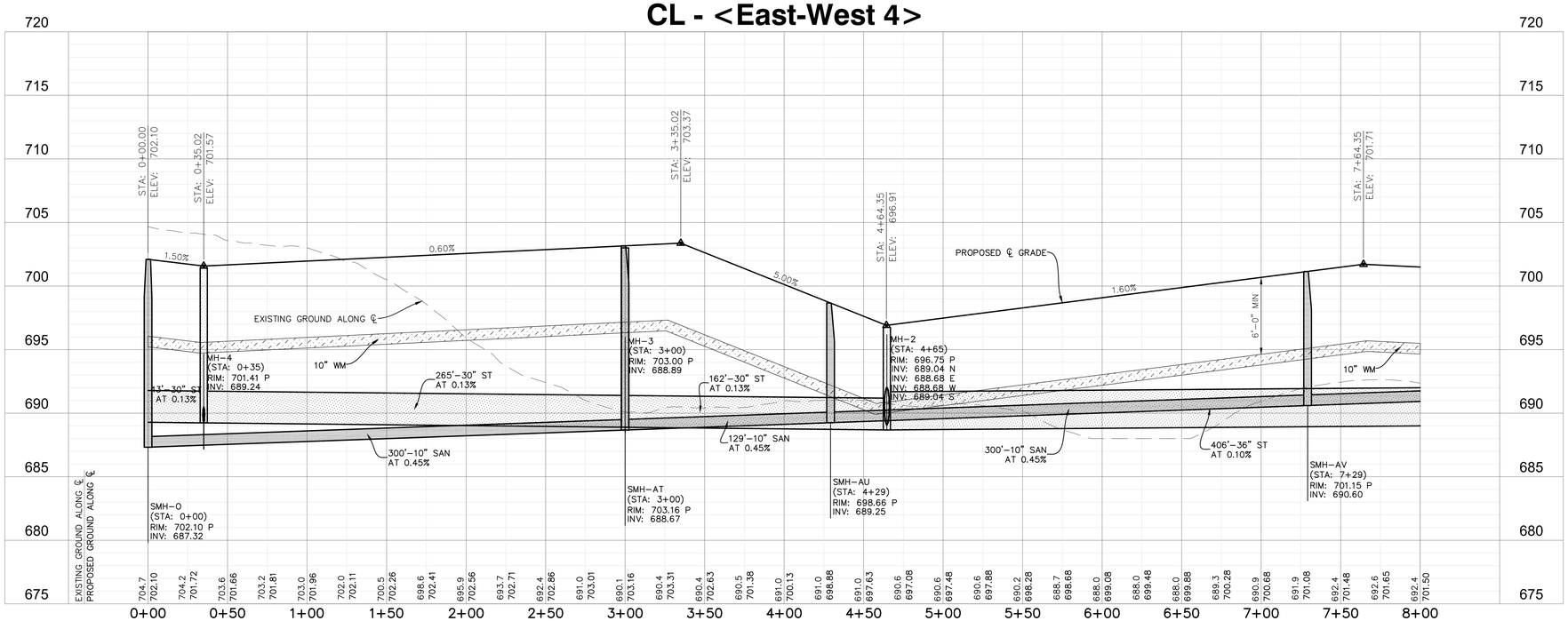
SHEET
23 OF 33
VSS.SOWI01

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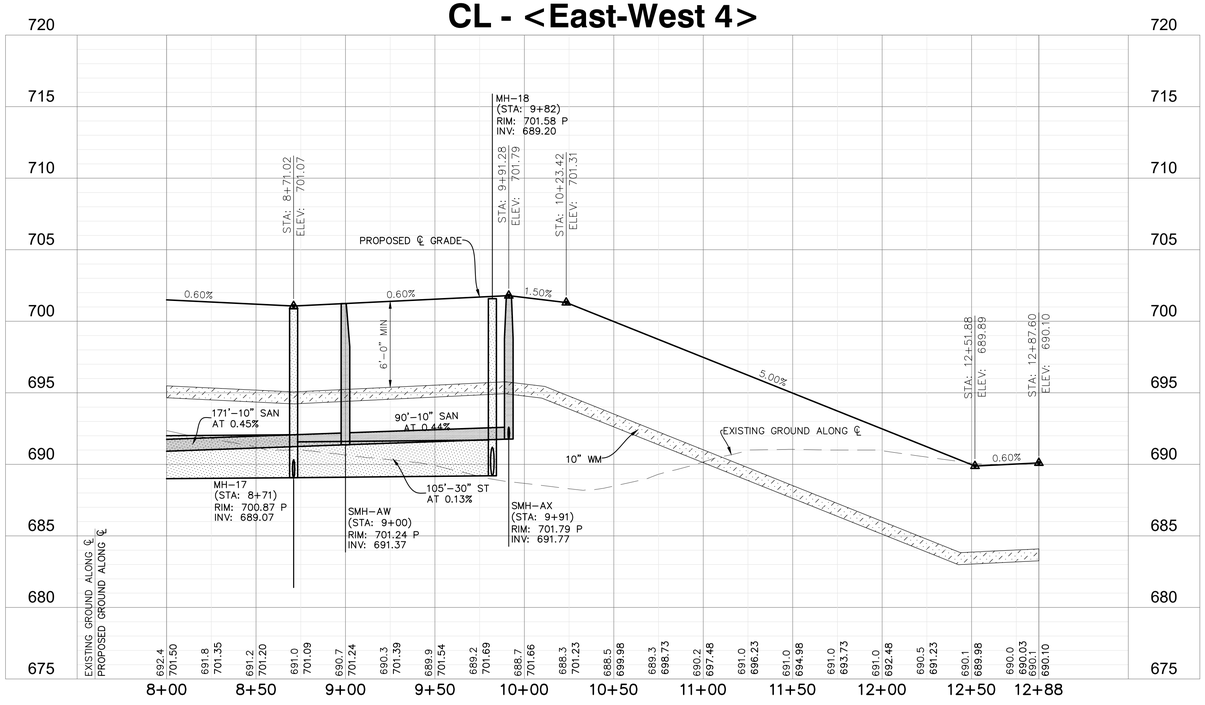
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CL - <East-West 4>



0 20 40 80
SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

CL - <East-West 4>



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VILLAGE OF SOMERS, WISCONSIN
PROFILE - EAST WEST 4 - STA. 0+00 TO STA. 12+88

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ----
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SCALE: 1"=XX'

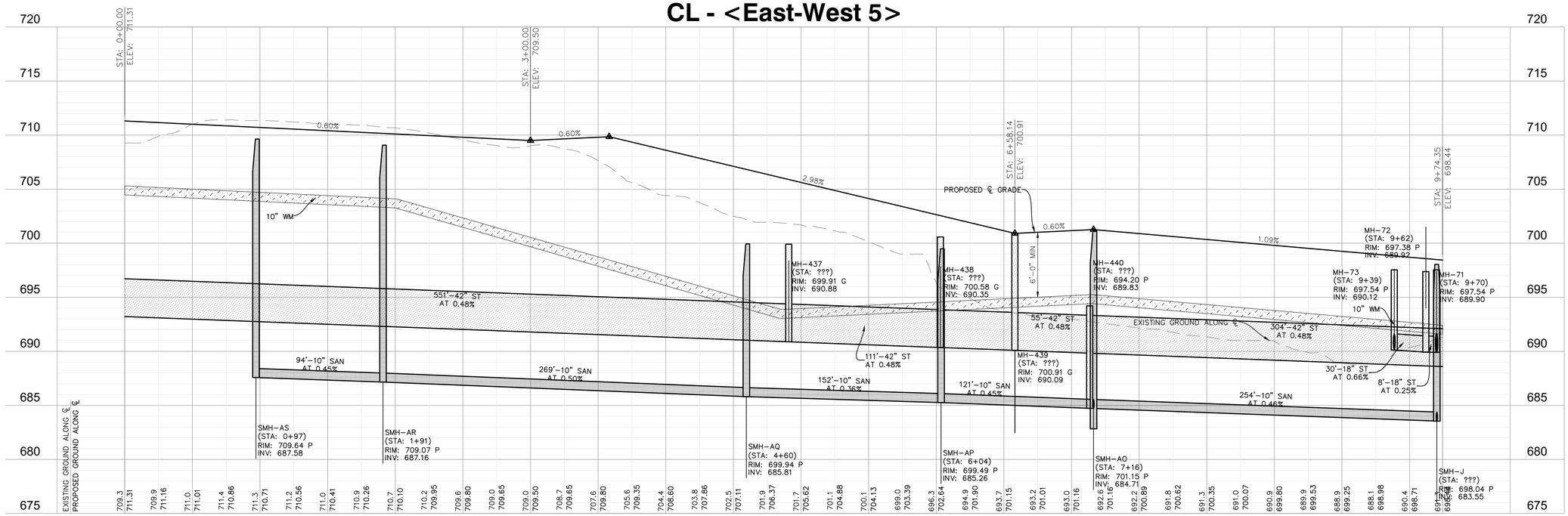
SHEET
24 OF 33
VSS.SOWI01

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October 25, 2023 - 09:53 Dwg Name: P:\Vossos01\dwg\Eng\Preliminary\Prim_Set\ALIGNMENT_LAYOUT.dwg Updated By: BAmelon

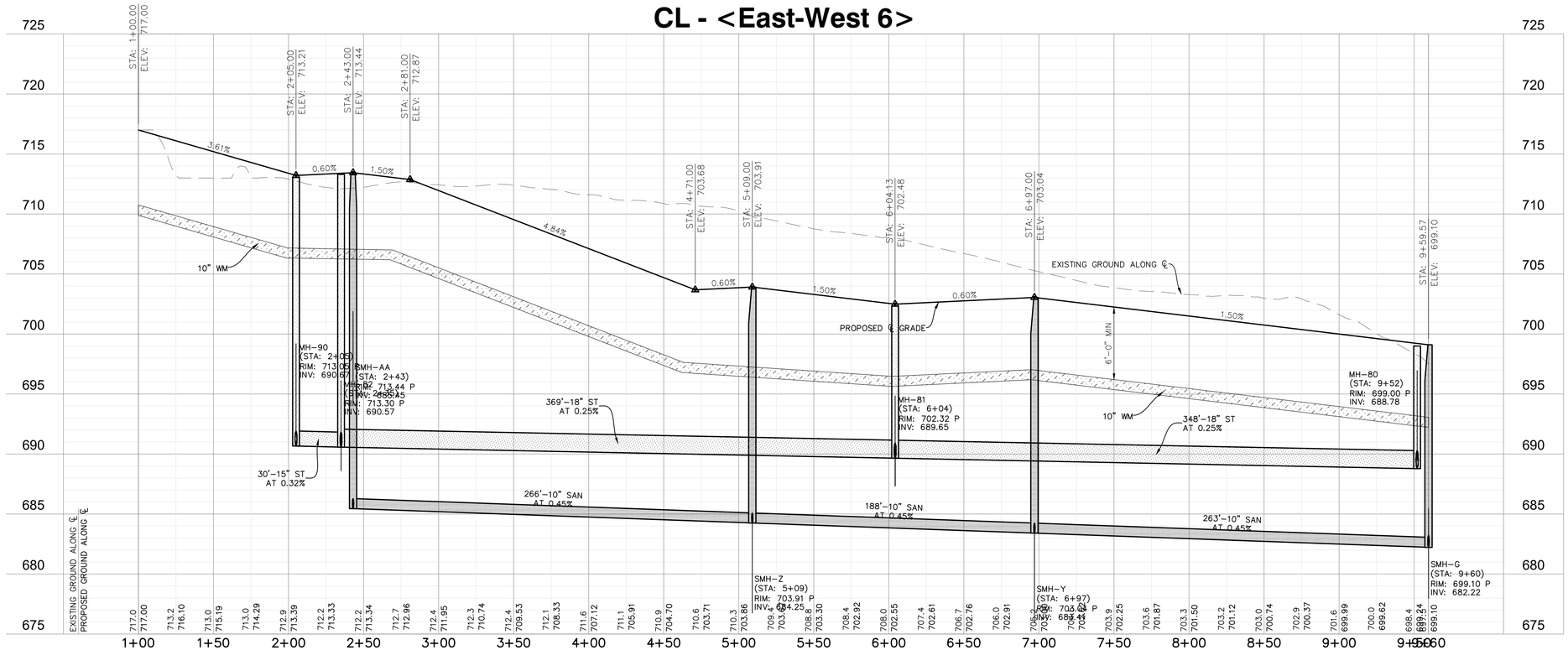
CL - <East-West 5>



0 20 40 80

SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

CL - <East-West 6>



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REVISIONS
DATE

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
SCALE: 1"=XX'

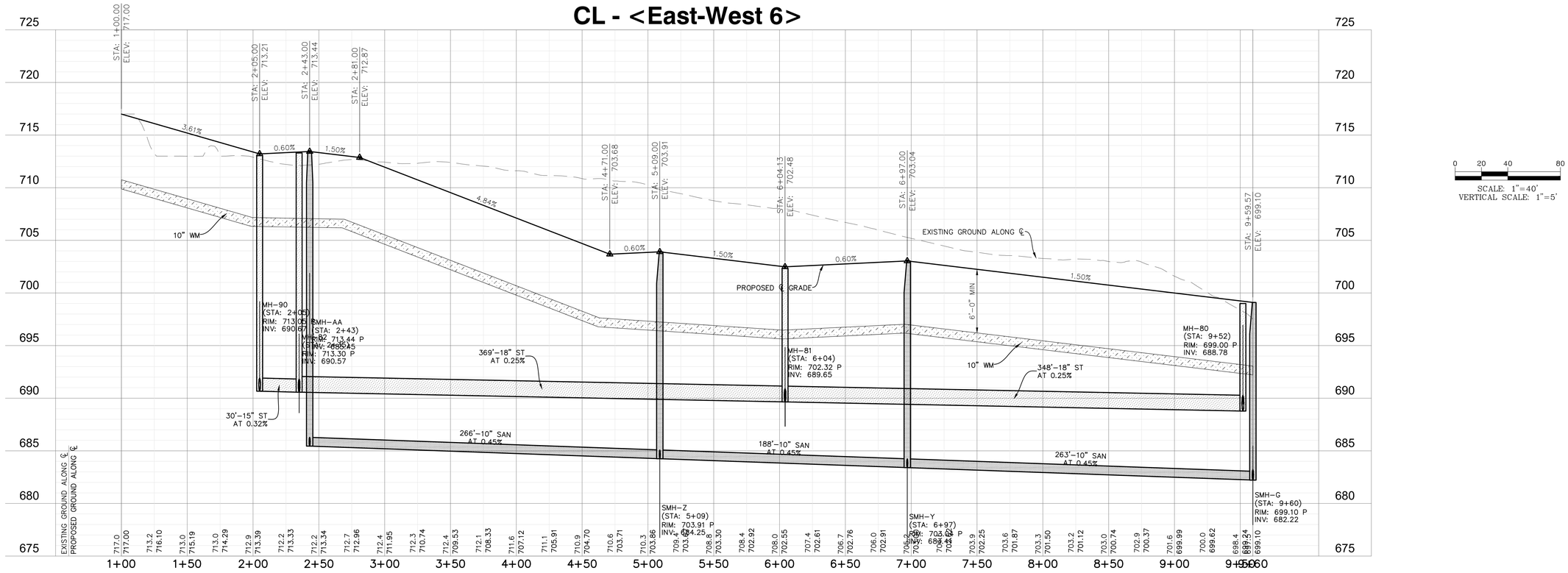
SHEET
25 OF 33
VSS.SOW101

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October 25, 2023 - 09:53 Dwg Name: P:\Vssessor\Main\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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VILLAGE OF SOMERS, WISCONSIN

PROFILE - EAST WEST 6 - STA. 0+00 TO STA. 9+60

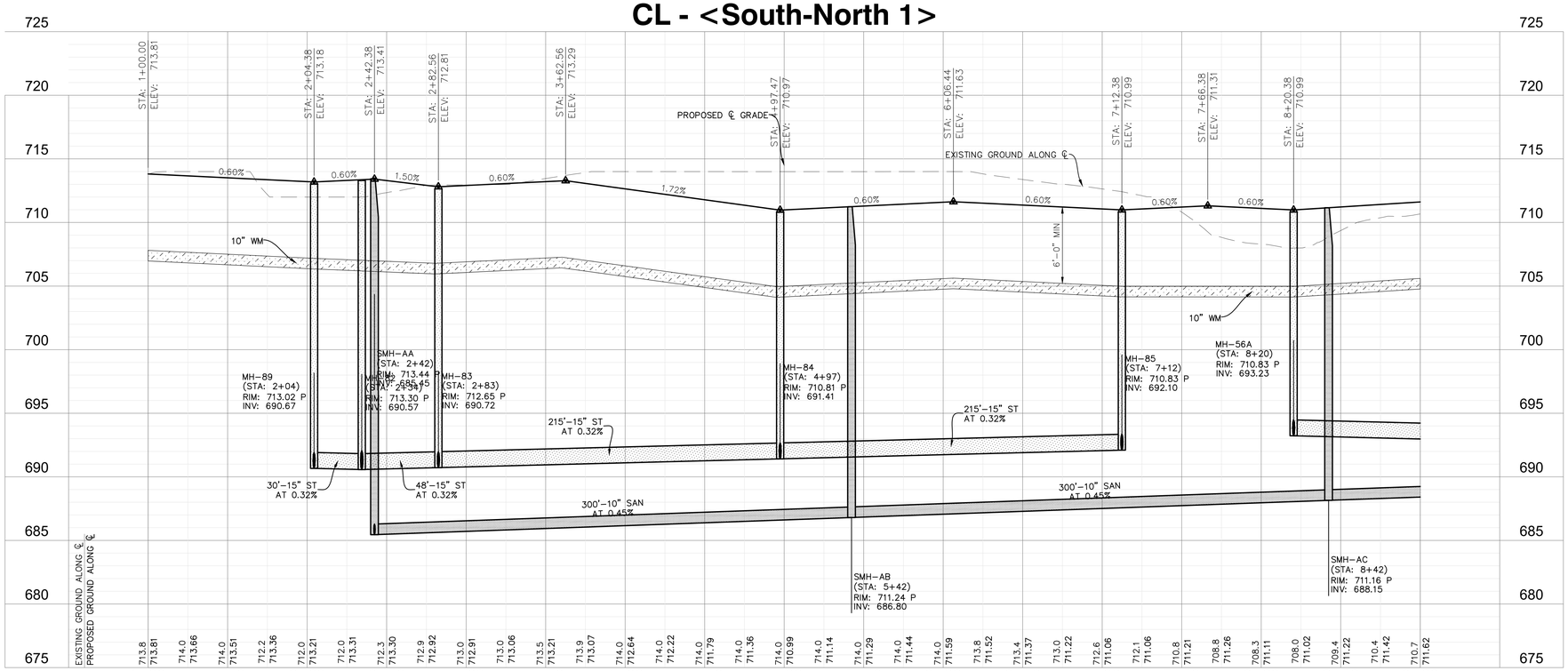
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PROJ. ASSOC.: ELR
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DATE: 09-27-23
SCALE: 1"=XX'

SHEET
26 OF 33
VSS.SOW101

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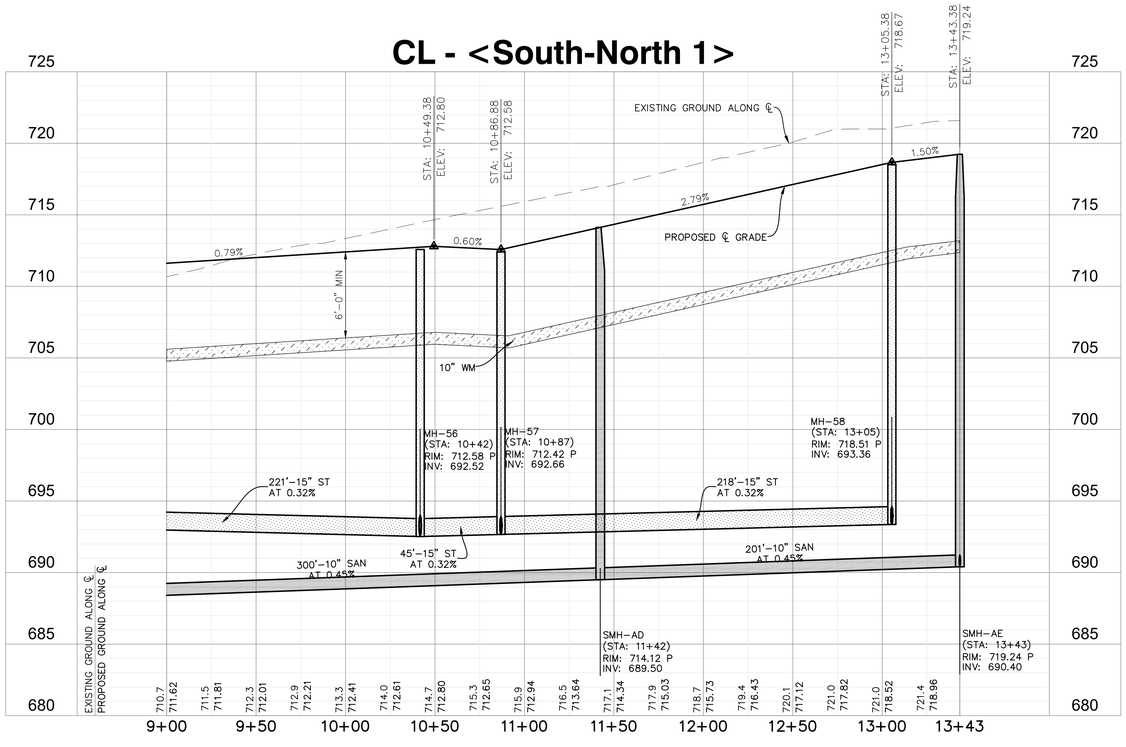
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CL - <South-North 1>



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
DRAWN BY: ----
DATE: 09-27-23
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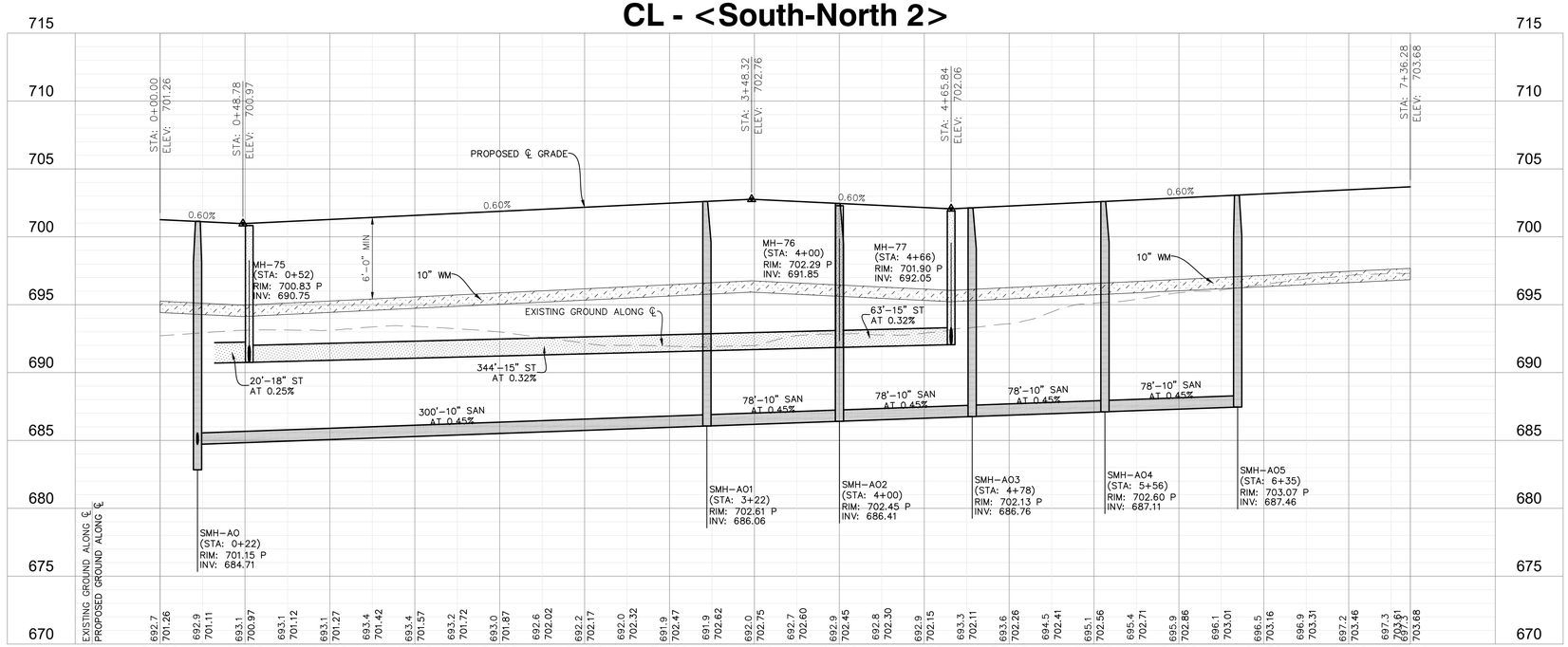
SHEET 27 OF 33
VSS.SOW01

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October 25, 2023 - 09:53 Data Name: P:\Vassos\01\dwg\Eng\Preliminary\Plan Set\ALIGNMENT LAYOUT.dwg Updated By: BArvidson

CL - <South-North 2>



0 20 40 80

SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

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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'

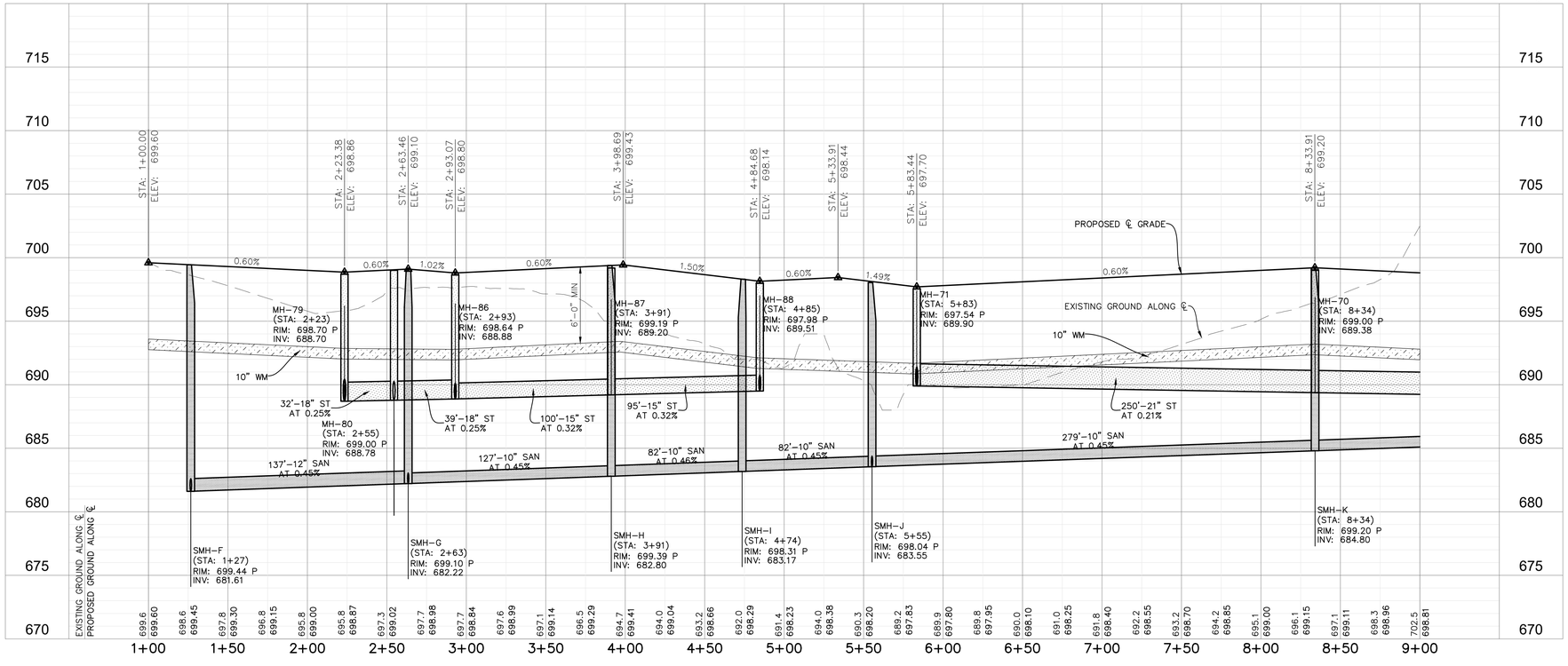
SHEET
28 OF 33
VSS.SOW01

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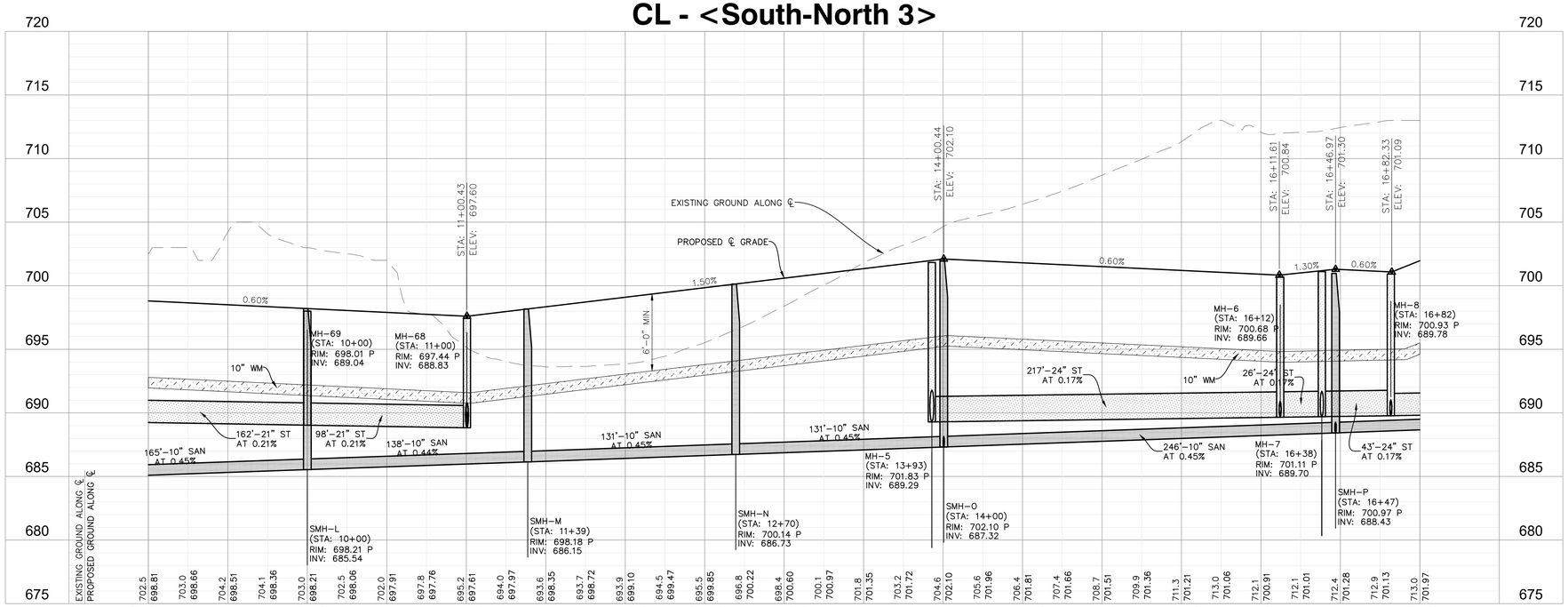
CL - <South-North 3>



0 20 40 80

SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

CL - <South-North 3>



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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

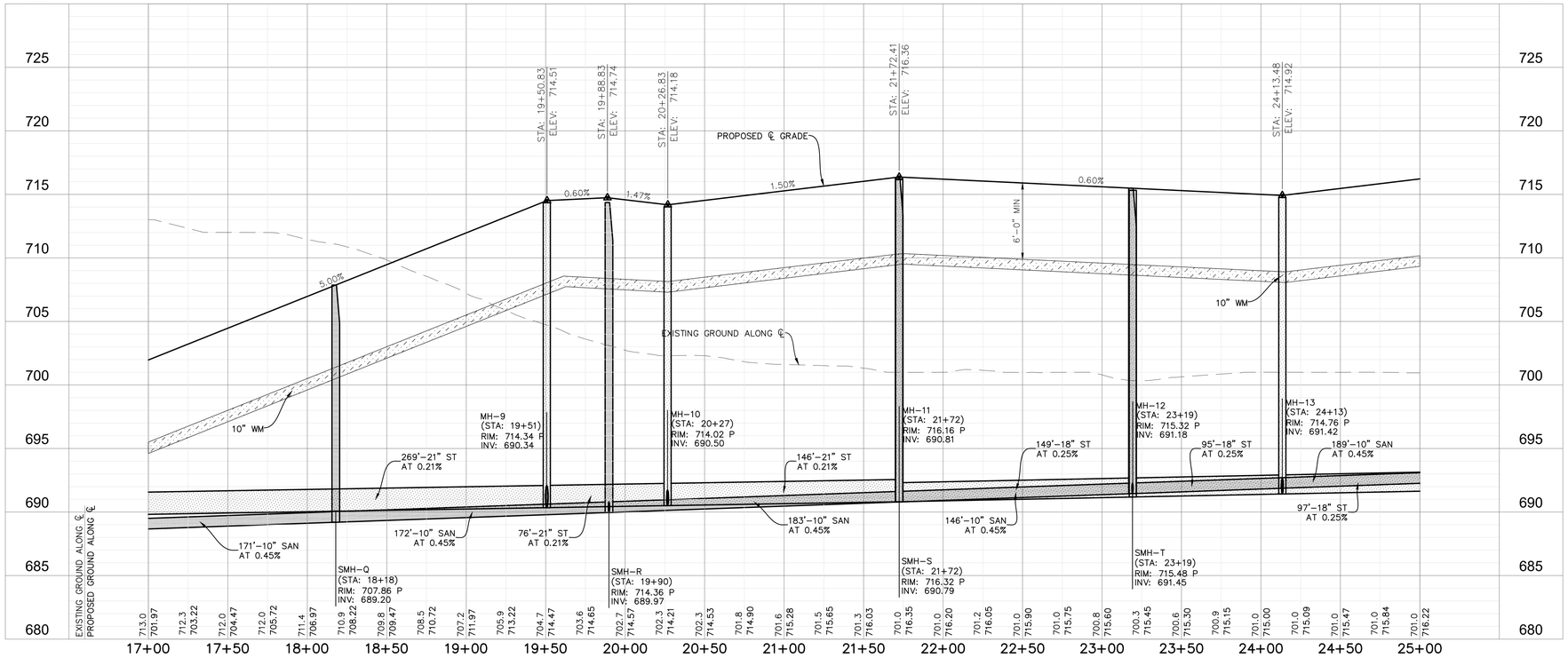
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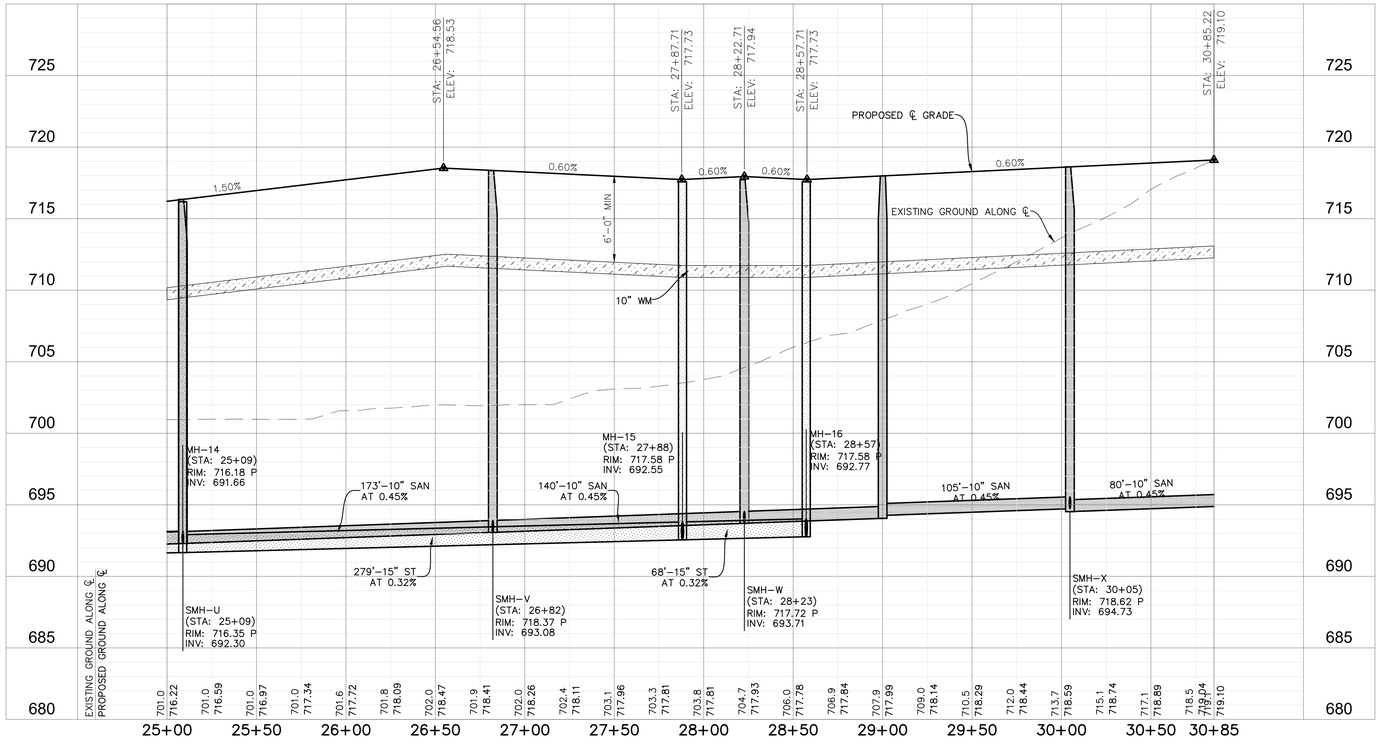
CL - <South-North 3>



0 20 40 80

SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

CL - <South-North 3>



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PROFILE - SOUTH NORTH 3 - STA. 17+00 TO STA. 30+85

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ----
DATE: 09-27-23
SCALE: 1"=XX'

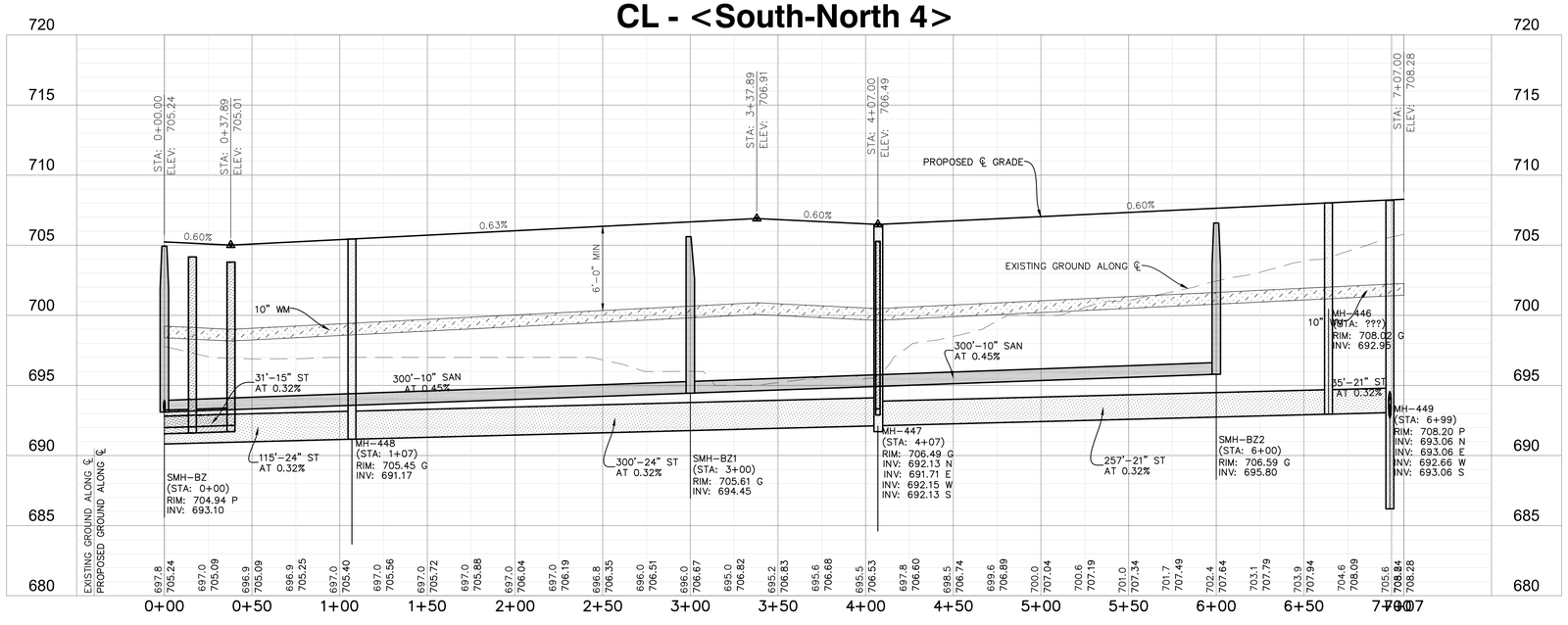
SHEET
30 OF 33
VSS.SOW101

PRELIMINARY

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October 25, 2023 - 09:53 Dwg Name: P:\Vossworld\Data\Eng\Preliminary\Plan Set\VILLCOUNTY LAYOUT.dwg Updated By: BAmidon

CL - <South-North 4>





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PROFILE - SOUTH NORTH 4 - STA. 0+00 TO STA. 7+07

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PROJ. ASSOC.: ELR
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DATE: 09-27-23
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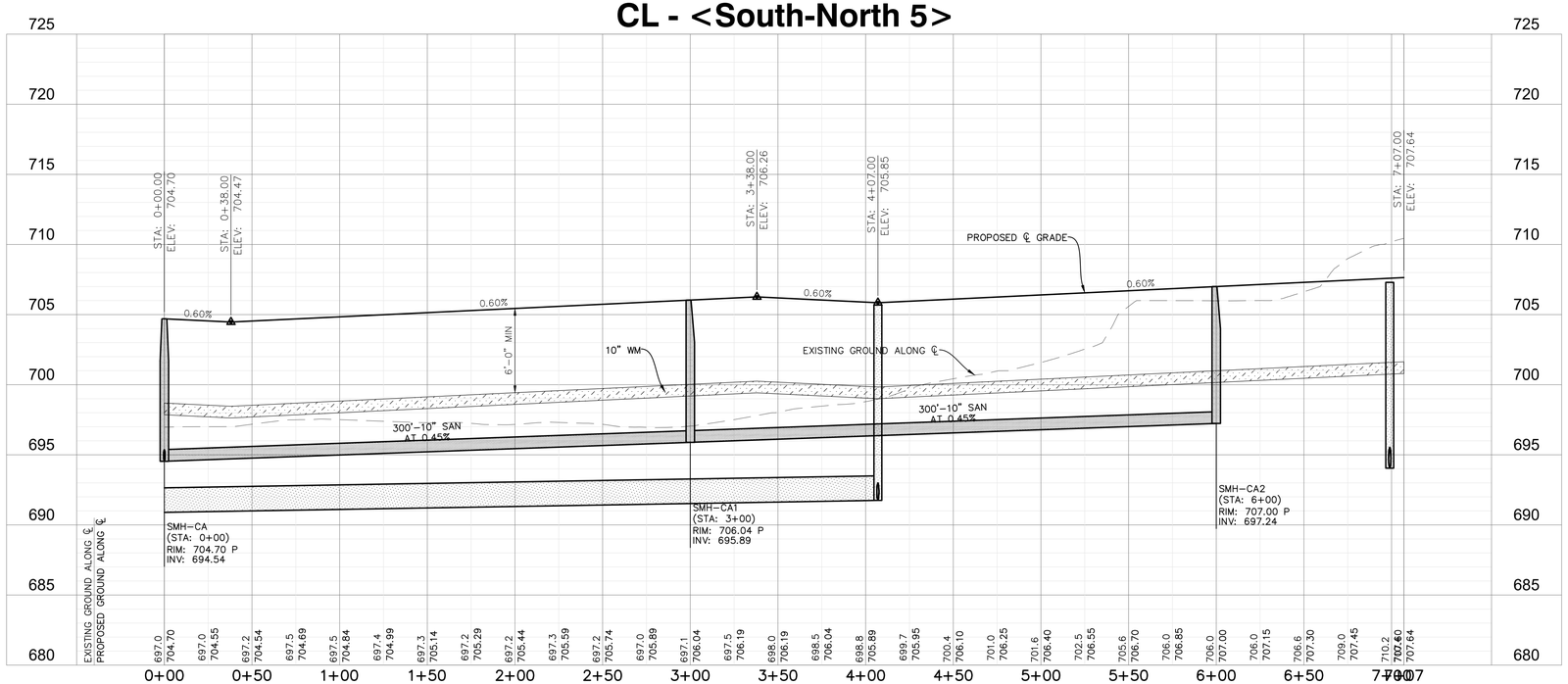
SHEET
31 OF 33
VSS.SOW101

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October 25, 2023 - 09:53 Dwg Name: P:\Vassaw01\Data\Text\Preliminary\Plan Set\ALIGNMENT (ANDU).dwg Updated By: BAnnalin

CL - <South-North 5>





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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'

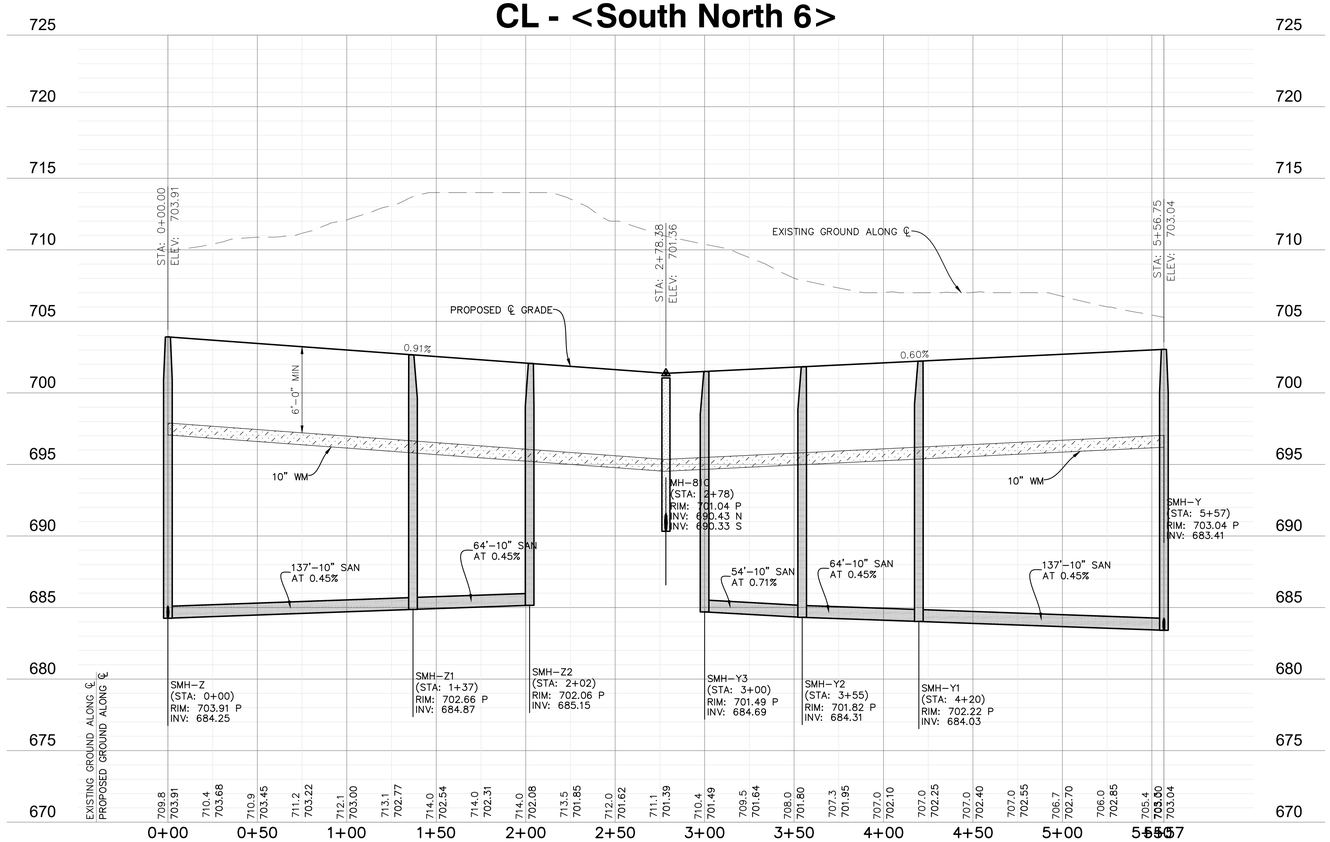
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32 OF **33**
VSS.SOWI01

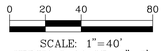
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October 25, 2023 - 09:53 Dwg Name: P:\Vassaw01\Data\Text\Preliminary\Plan Set\ALIGNMENT (JV01).dwg Updated By: BAnnalin

CL - <South North 6>





October 25, 2023 - 09:53 Dwg Name: P:\Vossoo01\Veg\Eng\Preliminary\Plan Set\ALIGNMENT LAYOUT.dwg Updated By: BAmelon

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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

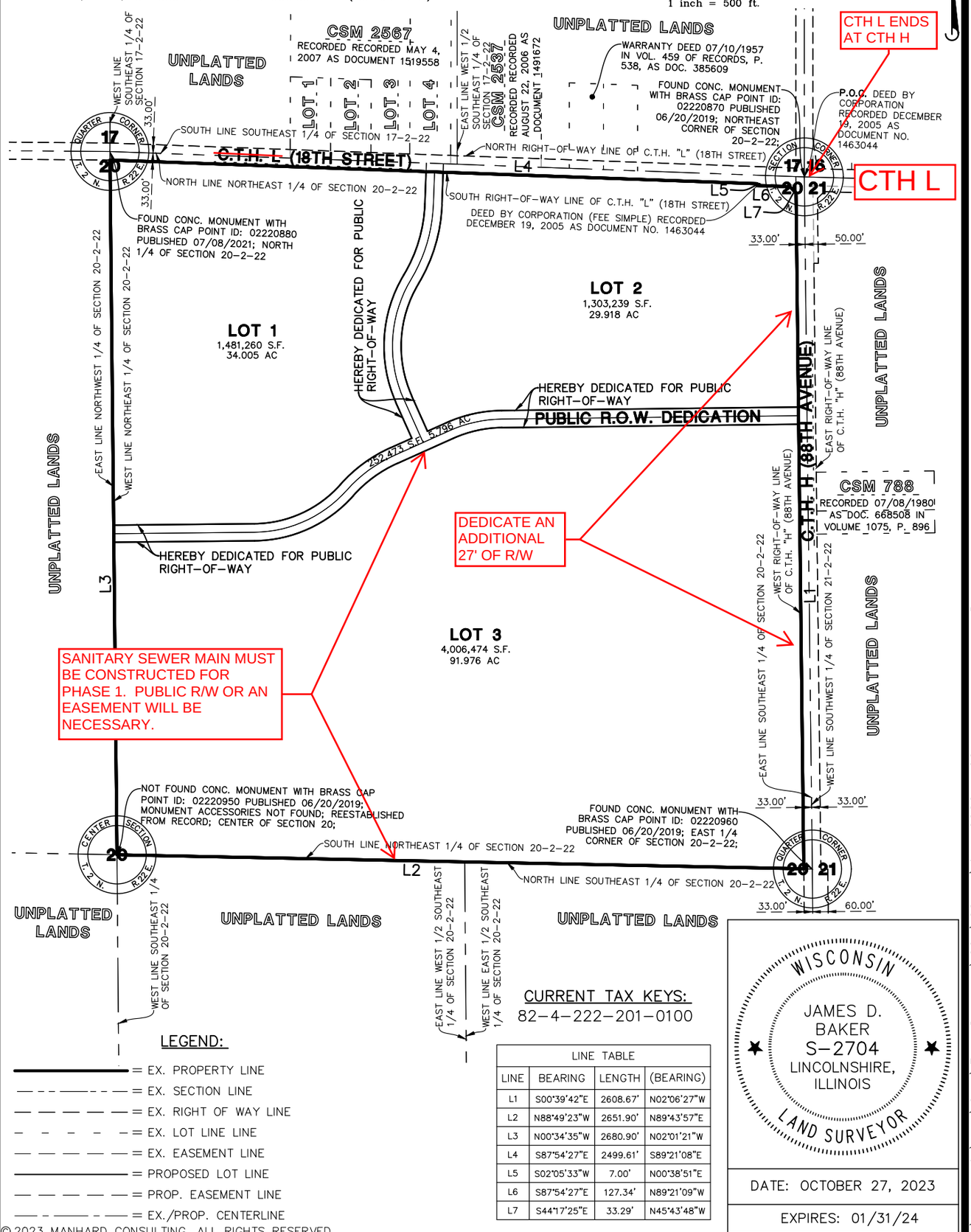
PRELIMINARY

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

MATCHLINE - SEE SHEET 7

33.00' 66.00'

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

L15 L16 L17

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

33.00'

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

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

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MATCHLINE - SEE SHEET 3

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Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers
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 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.

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.

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

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

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'
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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				
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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'

MATCHLINE - SEE SHEET 4

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. _____

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

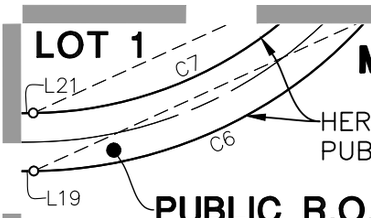
LEGEND:
- = EX. PROPERTY LINE
- = EX. SECTION LINE
- = EX. RIGHT OF WAY LINE
- = EX. LOT LINE LINE
- = EX. EASEMENT LINE
- = PROPOSED LOT LINE
- = PROP. EASEMENT LINE
- = EX./PROP. CENTERLINE

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

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

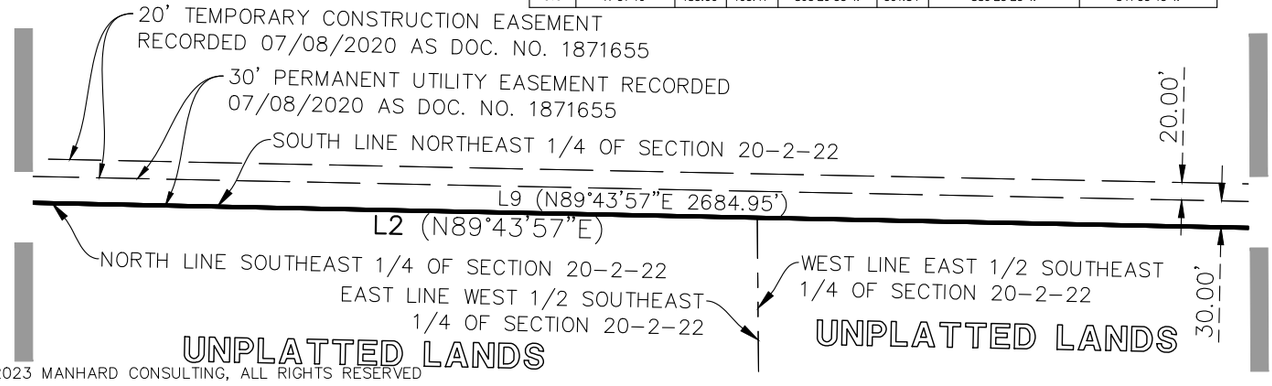
LINE TABLE		
LINE	BEARING	LENGTH
L12	S02°05'33"W	125.00'
L13	S24°09'42"E	149.62'
L14	N65°50'18"E	80.27'
L15	N89°20'18"E	1145.77'
L16	S00°39'42"E	66.00'
L17	S89°20'18"W	1145.77'
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L23	N24°09'42"W	149.62'
L24	N02°05'33"E	125.00'
L25	S87°54'27"E	66.00'
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'

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: 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.

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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
- = 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

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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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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L10	N00°34'35"W	2713.94'	N02°01'21"W	————
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

LOT 1

L21

L20 2680.90'

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: 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)
1 inch = 200 ft.

N

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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

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)

QUARTER CORNER

17

20

T. 2 N. R. 22 E.

L11 (S89°21'08"E 2682.64')

L4 (S89°21'08"E) 2499.61'

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)

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

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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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

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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 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

L13 L14 C3 L15

L23 L22 C4 L17

66.00' 33.00'

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

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

C8 L18

C7 C5 33.00'

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

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

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'
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'

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

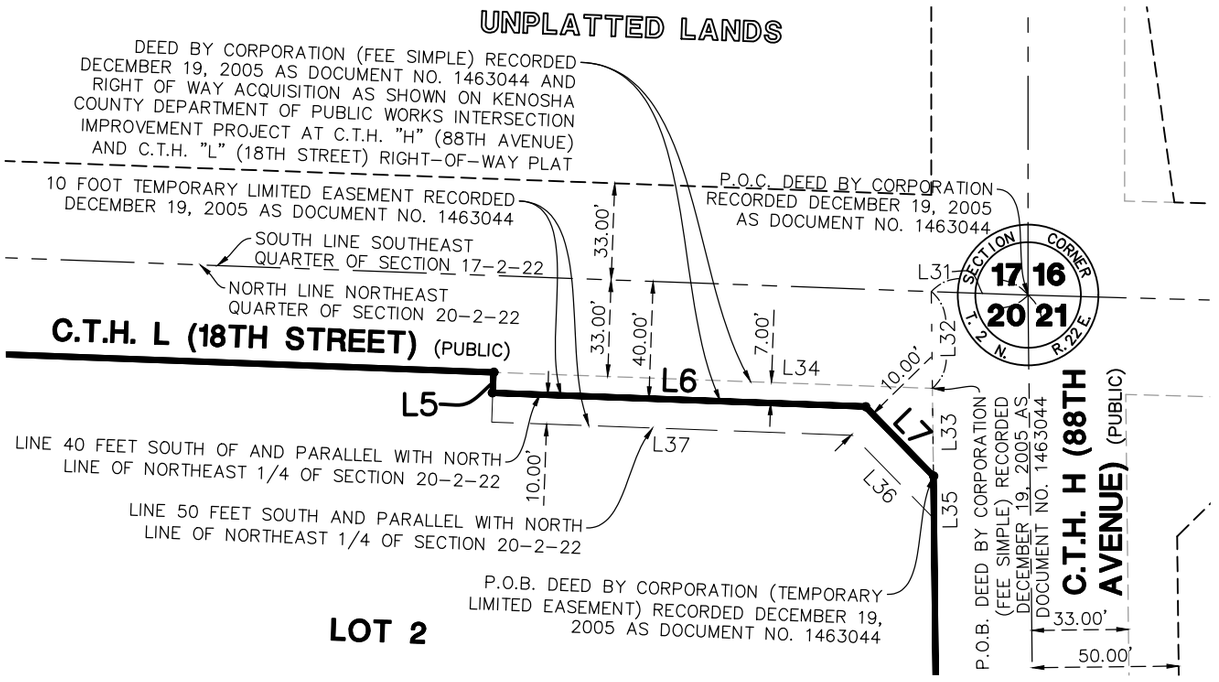
N

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

Brandi Baker

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.

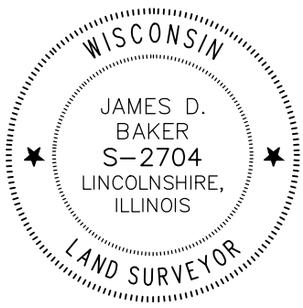
THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

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

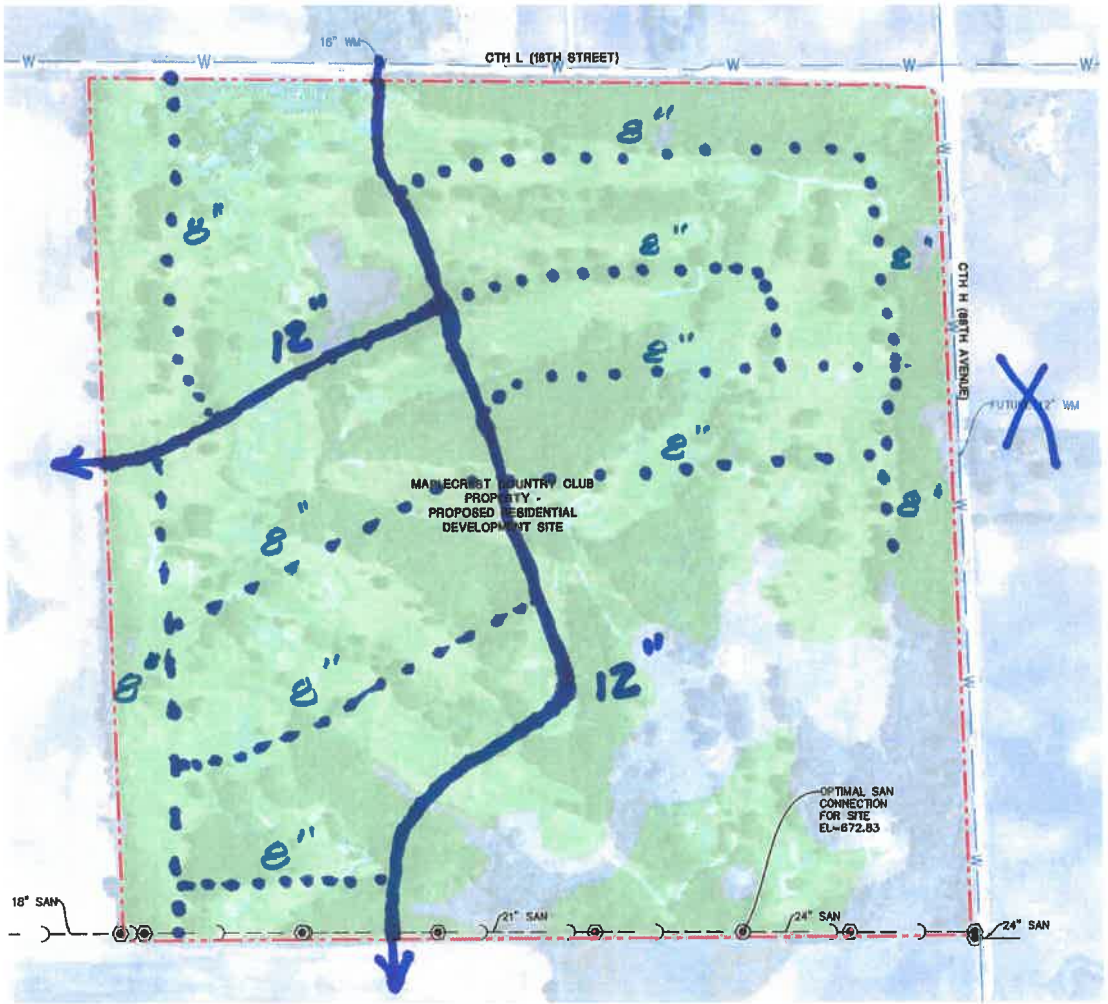


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MAPLECREST DEVELOPMENT	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET 10 OF 10
DRAWN BY: LSM	
DATE: 10/27/23	
SCALE: N.T.S.	VSS.SOWI01.02

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



CONCEPT PLAN
WATER DISTRIBUTION

LEGEND

- SITE PROPERTY
- PROPOSED SANITARY SEWER BY OTHERS
- PROPOSED WATER MAIN BY OTHERS
- PROPOSED SANITARY SEWER ONSITE
- PROPOSED WATER MAIN ONSITE
- USABLE AREA

NOTE: PROPOSED WATER MAIN AND SANITARY SEWER BY DTHERS LOCATIONS ARE APPROXIMATE BASED OFF THE PROPOSED IMPROVEMENTS PLANS FDR SEWER AND WATER WEST DF THE SUBCONTINENTAL OIVIDE – PHASE 1 PREPARED BY BAXTER AND WOODMAN.

Manhard CONSULTING

LEGACY VARIN

EXISTING UTILITIES

Conceptual Master Plan
Maple Crest Neighborhood
Somers, Wisconsin

Date: December 28, 2021

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.

2

12+00 MATCH LINE SEE SHT 8

17+50 MATCH LINE SEE SHT 10

0' 20' 40' 80'

CONSTRUCTION
RECORD DRAWING
DATE 03-16-22 BY LFG,SRM

N

CTH H (88TH AVENUE)

WOOD SIGN "MAPLECREST COUNTY CLUB"
7'X3' SOLAR PANEL
LANDSCAPING W/EVERGREENS AND SMALL LANDSCAPE STONES
4' BARB WIRE FENCE

16" BUTTERFLY VALVE
STA 13+82, 41.3' RT
N: 235083.5582
E: 2561166.9589

EX R/W
CL OF ROADWAY
GRVL
HO
GUY
UP
SS
15" CMP
CULTIVATED FIELD

12+00 13+00 14+00 15+00 16+00 17+00

16 x 6" TEE
STA 13+78, 41.3' RT

16" SLEEVE
STA. 12+86

16" SLEEVE
4 L.F. OF 6" RJT
WATER MAIN

FIRE HYDRANT ASSEMBLY
STA 13+78, 45.5' RT
N: 235087.6481
E: 2561171.2960

BM#76

PARCEL #82-4-222-163-0210
ROBERT MENAREK

PROPOSED 16" WATER MAIN

PARCEL #82-4-222-174-0102
PAUL D GITZLAFF

16" BUTTERFLY VALVE
STA 15+52, 39.6' RT
N: 235086.4415
E: 2560997.5007

SUPPORT POLE

9'
7'

CTH L (18TH STREET)

18TH STREET

720
715
710
705
700
695
690
685

LIMITS OF HDD WATER MAIN
14+16
15+36

PROFILE OVER PROPOSED WATER MAIN

16" BUTTERFLY VALVE
T/P = 703.41

16" SLEEVE
T/P = 703.12

16 x 6" TEE
T/P = 703.40

216 L.F. OF 16" WATER MAIN

Ex. 15" Culvert
T/P = 704.44

120 L.F. OF 16" WATER MAIN
(DIRECTIONAL DRILLED)

16" BUTTERFLY VALVE
T/P = 704.84

T/P = 706.78

6' COVER MIN

T/P = 707.91

214 L.F. OF 16" WATER MAIN

12+00 13+00 14+00 15+00 16+00 17+00

WATER MAINS WEST OF THE SUBCONTINENTAL DIVIDE - PHASE 1	VILLAGE OF SOMERS, WISCONSIN	COUNTY: KENOSHA	PLAN AND PROFILE: 18TH STREET STA 12+00 TO STA 17+50	SHEET 9	BAXTER & WOODMAN E

2

0' 20' 40' 80'

CONSTRUCTION
RECORD DRAWING
DATE 03-16-22 BY LFG,SRM

N

17+50 MATCH LINE SEE SHT 9

23+00 MATCH LINE SEE SHT 11

16" BUTTERFLY VALVE
STA 21+82, 33.3' RT
N: 235095.1710
E: 2560367.6611

16 x 6" TEE
STA 21+78, 33.3' RT

EX R/W

CL OF ROADWAY

18+00 19+00 20+00 21+00 22+00 23+00

16" 22.5° BEND
STA 22+36, 16.1' RT

16 x 6" TEE
STA 17+91, 36.7' RT

FE
GRASS

10" CMP

22'

6'

7'

BB

EX R/W

ASPH

CULTIVATED FIELD

BM#75

PROPOSED 16"
WATER MAIN

16" SLEEVE
STA 21+18, 33.9' RT

5 L.F. OF 6" RJT
WATER MAIN

PARCEL #82-4-222-174-0105
MARK C KRIOFSKY

16" 22.5° BEND
STA 21+99, 33.1' RT

5 L.F. OF 6" RJT
WATER MAIN

PARCEL #82-4-222-174-0102
PAUL D GITZLAFF

FIRE HYDRANT ASSEMBLY
STA 17+91, 42.5' RT
N: 235095.1413
E: 2560758.7223

FIRE HYDRANT ASSEMBLY
STA 21+78, 38.3' RT
N: 235100.1299
E: 2560371.3321

INSTALLED 19 L.F. OF 1"
POLY WATER SERVICE

18TH STREET

725
720
715
710
705
700
695
690

LIMITS OF HDD WATER MAIN

22+36

PROFILE OVER PROPOSED WATER MAIN

6' COVER MIN

16 x 6" TEE
T/P = 708.02

T/P = 708.48

T/P = 708.79

T/P = 709.24

16" SLEEVE

16 x 6" TEE
T/P = 709.67

16" BUTTERFLY VALVE
T/P = 709.53

16" 22.5° BEND
T/P = 709.08

16" 22.5° BEND
T/P = 707.93

368 L.F. OF 16" WATER MAIN

81 L.F. OF 16" RJT WATER MAIN
FROM SLEEVE TO SOUTHERLY
45 ° BEND, STA 21+82

64 L.F. OF 16" WATER MAIN
(DIRECTIONAL DRILLED)

18+00 19+00 20+00 21+00 22+00 23+00

WATER MAINS WEST OF THE SUBCONTINENTAL DIVIDE - PHASE 1	VILLAGE OF SOMERS, WISCONSIN	COUNTY: KENOSHA	PLAN AND PROFILE: 18TH STREET STA 17+50 TO STA 23+00	SHEET 10	BAXTER & WOODMAN E

FILE NAME : I:\CRYSTAL LAKE\SOMEV\190375-SEWER AND WATER WEST OF DIVIDE - PHASE 1\CAD\DWGS\ASBUILT-PHASE1\190375-SAN-WM\SHEETSPLAN-WATER\050101-18THST-WM-PP.DWG
PROJECT NO - 190375

PLOT DATE : 3/17/2022 9:48 AM PLOT BY : STEVEN R. MORROW PLOT NAME : PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 44

2

0' 20' 40' 80'

CONSTRUCTION
RECORD DRAWING
DATE 03-16-22 BY LFG,SRM

N

23+00 MATCH LINE SEE SHT 10

28+50 MATCH LINE SEE SHT 12

16" BUTTERFLY VALVE
STA 25+80, 17.2' RT
N: 235086.1912
E: 2559968.6878

EX R/W

16 x 6" TEE
STA 25+76, 17.2' RT

CL OF ROADWAY

16" SLEEVE
STA. 25+68, 17.1' RT

24+00 25+00 26+00 27+00 28+00

18" CMP

12" CMP

19'

20'

PROPOSED 16"
WATER MAIN

BB

PARCEL #82-4-222-174-0102
SCOTT STICH

EX R/W

PARCEL #82-4-222-174-0102
PAUL D GITZLAFF

TOP OF 4" FLEX SET
VERTICAL IN 14" PVC
PIPE 2' TALL

SEPTIC
MOUND
SYSTEM

CULTIVATED FIELD

17 L.F. OF 6" RJT
WATER MAIN

GRVL

INSTALLED 16.5 L.F. OF
1.5" POLY WATER SERVICE
#9120

FIRE HYDRANT ASSEMBLY
STA 25+76, 35.1' RT
N: 235104.0005
E: 2559973.3516

FLOWERS W/MULCH

PARCEL #82-4-222-174-0120
JOHN A MADSEN

CULTIVATED FIELD

EX R/W

BM#74

18TH STREET

725 720 715 710 705 700 695 690

LIMITS OF HDD WATER MAIN

LIMITS OF HDD WATER MAIN

25+68

25+80

PROFILE OVER PROPOSED WATER MAIN

Ex. 18" Culvert

16" BUTTERFLY VALVE
T/P = 709.40

T/P = 709.32
16" X 6" TEE

16" SLEEVE

T/P = 709.61

T/P = 710.45

T/P = 711.33

6' COVER MIN

T/P = 707.33

T/P = 706.02

T/P = 705.01

T/P = 705.25

12 L.F. OF 16" WATER MAIN

270 L.F. OF 16" WATER MAIN
(DIRECTIONAL DRILLED)

268 L.F. OF 16" WATER MAIN
(DIRECTIONAL DRILLED)

725 720 715 710 705 700 695 690

23+00 24+00 25+00 26+00 27+00 28+00

WATER MAINS WEST OF THE SUBCONTINENTAL DIVIDE - PHASE 1	VILLAGE OF SOMERS, WISCONSIN	COUNTY: KENOSHA	PLAN AND PROFILE: 18TH STREET STA 23+00 TO STA 28+50	SHEET 11	BAXTER & WOODMAN E

2

CONSTRUCTION
RECORD DRAWING
DATE 03-16-22 BY LFG,SRM

0' 20' 40' 80'

N

28+50 MATCH LINE SEE SHT 11

34+00 MATCH LINE SEE SHT 13

16 x 6" TEE
STA 29+96, 13.9' RT

16" SLEEVE
STA 29+88, 13.91' RT.

17.5 L.F. OF 6" RJT
WATER MAIN

CL OF ROADWAY

EX R/W

29+00 30+00 31+00 32+00 33+00 34+00

5' CHAIN LINK FENCE

6" FLEX

6" FLEX

6" FLEX

16" BUTTERFLY VALVE
STA 33+60, 19.8' RT
N: 235100.7434
E: 2559189.2019

16 x 6" TEE
STA 33+55, 19.8' RT

27" CMP

12" CMP

10" CMP

20'

20'

14'

BB

BB

EX R/W

EX R/W

PARCEL #82-4-222-174-0229
RUSSELL L TRACHTE

INSTALLED 19 L.F. OF 1.5"
POLY WATER SERVICE

ASPH

#9250

INSTALLED 24" HYDRANT EXTENSION
FIRE HYDRANT ASSEMBLY
STA 29+96, 32.3' RT
N: 235108.4066
E: 2559553.3826

ASPH

PARCEL #82-4-222-174-0228
AMY L MANDERNACK

INSTALLED 19 L.F. OF 1.5"
POLY WATER SERVICE

PROPOSED 16"
WATER MAIN

PARCEL #82-4-222-174-0227
MARK J LESNIK

4' BARB WIRE
FENCE

16" SLEEVE
STA 33+47, 19.8' RT

FIRE HYDRANT ASSEMBLY
STA 33+55, 30.0' RT
N: 235110.7653
E: 2559194.7214

14 L.F. OF 6" RJT
WATER MAIN

18TH STREET

730
725
720
715
710
705
700
695

LIMITS OF HDD WATER MAIN

LIMITS OF HDD WATER MAIN

LIMITS OF HDD WATER MAIN

29+88

29+96

33+48

33+60

PROFILE OVER PROPOSED WATER MAIN

T/P = 712.65

16 x 6" TEE
T/P = 712.23

16" SLEEVE

6' COVER MIN

Ex. 27" Culvert

16" BUTTERFLY VALVE
T/P = 712.30

16 x 6" TEE
T/P = 712.00

16" SLEEVE

T/P = 711.29

T/P = 707.65

T/P = 707.73

138 L.F. OF 16" WATER MAIN
(DIRECTIONAL DRILLED)

8 L.F. OF 16"
WATER MAIN

352 L.F. OF 16" WATER MAIN
(DIRECTIONAL DRILLED)

12 L.F. OF 16"
WATER MAIN

40 L.F. OF 16" WATER MAIN
(DIRECTIONAL DRILLED)

29+00 30+00 31+00 32+00 33+00 34+00

WATER MAINS WEST OF THE SUBCONTINENTAL DIVIDE - PHASE 1	VILLAGE OF SOMERS, WISCONSIN	COUNTY: KENOSHA	PLAN AND PROFILE: 18TH STREET STA 28+50 TO STA 34+00	SHEET 12	BAXTER & WOODMAN E

FILE NAME : I:\CRYSTAL LAKE\SOMEV\190375-SEWER AND WATER WEST OF DIVIDE - PHASE 1\CAD\DWGS\ASBUILT-PHASE1\190375-SAN-WM\SHEETSPLAN-WATER\050101-18THST-WM-PP.DWG
PROJECT NO - 190375

PLOT DATE : 3/16/2022 1:58 PM PLOT BY : STEVEN R. MORROW PLOT NAME : PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 44

2

0' 20' 40' 80'

CONSTRUCTION
RECORD DRAWING
DATE 03-16-22 BY LFG,SRM

N

EX R/W

ASPH

ASPH

GOLF COURSE
PARKING LOT

ASPH

CL OF ROADWAY

16" SLEEVE
STA. 37+56, 16.9' RT

16 x 6" TEE
STA 37+63, 16.9' RT

34+00 MATCH LINE SEE SHT 12

00 35+00 36+00 37+00 38+00 39+00

39+50 MATCH LINE SEE SHT 14

4' HEDGE

10' WIDE HEDGE

FE

GRASS

14'

15' WIDE HEDG

EX R/W

EX R/W

PROPOSED 16"
WATER MAIN

12 L.F. OF 6" RJT
WATER MAIN

FIRE HYDRANT ASSEMBLY
STA 37+64, 30.0' RT
N: 235117.8405
E: 2558785.5528

4' TALL PILES
OF ROCK AND WOOD

PARCEL #82-4-222-174-0226
JOSEPH B DANIELSON

CULTIVATED FIELD

PARCEL #82-4-222-174-0226
JOSEPH B DANIELSON

PARCEL #82-4-222-174-0201
KEVEK ENTERPRISES LLP

SUPPORT POLE

18TH STREET

740 LIMITS OF HDD WATER MAIN LIMITS OF HDD WATER MAIN 740

735 735

730 730

725 725

720 720

715 715

710 710

705 705

PROFILE OVER PROPOSED WATER MAIN

37+55

37+63

16" SLEEVE

16 x 6" TEE
T/P = 729.08

6' COVER
MIN

T/P = 727.87

T/P = 727.86

T/P = 723.68

T/P = 719.67

T/P = 714.71

8 L.F. OF 16"
WATER MAIN

187 L.F. OF 16" WATER MAIN
(DIRECTIONAL DRILLED)

355 L.F. OF 16" WATER MAIN
(DIRECTIONAL DRILLED)

34+00 35+00 36+00 37+00 38+00 39+00

WATER MAINS WEST OF THE SUBCONTINENTAL DIVIDE - PHASE 1	VILLAGE OF SOMERS, WISCONSIN	COUNTY: KENOSHA	PLAN AND PROFILE: 18TH STREET STA 34+00 TO STA 39+50	SHEET 13	BAXTER & WOODMAN E

2

0' 20' 40' 80'

CONSTRUCTION
RECORD DRAWING
DATE 03-16-22 BY LFG,SRM

N

MATCH LINE SEE SHT 13

MATCH LINE SEE SHT 15

39+50

45+00

WETLAND BOUNDARY

WOODED AREA

CULTIVATED FIELD

16" BUTTERFLY VALVE
STA 42+67, 16.6' RT
N: 235107.0010
E: 2558282.0888

16 x 6" TEE
STA 42+62, 16.6' RT

EX R/W

CL OF ROADWAY

40+00 41+00 42+00 43+00 44+00 45

CL BROKEN UP REBAR/CONC ROW MARKER?

CMP

14'

EX R/W

EX R/W

PROPOSED 16"
WATER MAIN

BB

16" SLEEVE
STA 42+55, 16.6' RT

9 L.F. OF 6" RJT
WATER MAIN

CULTIVATED FIELD

BM#73

WETLAND BOUNDARY

INSTALLED 19 L.F. OF 1"
POLY WATER SERVICE

PARCEL #82-4-222-174-0100
PAUL D GITZLAFF

CULTIVATED FIELD

INSTALLED 12" HYDRANT EXTENSION
FIRE HYDRANT ASSEMBLY
STA 42+62, 26.1' RT
N: 235116.4376
E: 2558286.4236

PARCEL #82-4-222-174-0201
KEVEK ENTERPRISES LLP

PK OFFSET FOR
MON IN RD?

#9300

18TH STREET

735 730 725 720 715 710 705 700

LIMITS OF HDD WATER MAIN

LIMITS OF HDD WATER MAIN

42+55

42+67

PROFILE OVER PROPOSED WATER MAIN

Ex. 18" Culvert

T/P = 722.16

T/P = 718.99

T/P = 718.39

T/P = 716.94

16 x 6" TEE
T/P = 717.48

16" BUTTERFLY VALVE
T/P = 717.52

6' COVER
MIN

T/P = 718.28

T/P = 718.38

305L.F. OF 16" WATER MAIN
(DIRECTIONAL DRILLED)

16" SLEEVE

12 L.F. OF 16" WATER MAIN

233 L.F. OF 16" WATER MAIN
(DIRECTIONAL DRILLED)

735 730 725 720 715 710 705 700

40+00 41+00 42+00 43+00 44+00 45+00

WATER MAINS WEST OF THE SUBCONTINENTAL DIVIDE - PHASE 1	VILLAGE OF SOMERS, WISCONSIN	COUNTY: KENOSHA	PLAN AND PROFILE: 18TH STREET STA 39+50 TO STA 45+00	SHEET 14	BAXTER & WOODMAN E

FILE NAME : I:\CRYSTAL LAKE\SOMEV\190375-SEWER AND WATER WEST OF DIVIDE - PHASE 1\CAD\DWGS\ASBUILT-PHASE1\190375-SAN-WM\SHEETSPLAN-WATER\050101-18THST-WM-PP.DWG
PROJECT NO - 190375

PLOT DATE : 3/16/2022 1:58 PM PLOT BY : STEVEN R. MORROW PLOT NAME : PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 44

NOTES:
1) IF WORK IS DONE DURING THE DAY ON CTH H, HALF OF THE ROAD SHALL BE KEPT OPEN FROM 7::00 AM - 10:00 AM AND FROM 3:00 PM TO 5:00 PM.
2) IF WORK IS DONE AT NIGHT, THE CONTRACTOR MAY CLOSE THE ROAD. WORK MUST BE DONE BETWEEN THE HOURS OF 6:00 PM AND 5:00 AM. SEE SHEET 49 FOR A DETOUR PLAN IF THE ROAD IS TO BE CLOSED.

CONSTRUCTION
RECORD DRAWING
DATE 03-15-2022 BY LFG,SRM

0' 20' 40' 80'

STATION 20+50 MATCHLINE SEE SHEET 8

STATION 26+00 MATCHLINE SEE SHEET 10

PARCEL #82-4-222-282-0122
FIRST PARK 94 LLC

40' PERMANENT UTILITY EASEMENT

CONTRACTOR SHALL RESET SECTION MONUMENT AND CONTACT KENOSHA COUNTY TO VERIFY LOCATION

CTH H (88TH AVENUE)

EX R/W

PROVIDE BOLT DOWN WATERTIGHT FRAME

SAWCUT PAVEMENT

SA-P(2-12)

SA-P(2-13)

SA-P(2-15)

SA-MH(2-12)
SANITARY MH 5' DIA
STATION: 21+08
OFFSET: 9.6 LT
N: 232384.3276
E: 2561574.3460

SA-MH(2-13)
SANITARY MH 5' DIA
STATION: 25+26
OFFSET: 10.0 LT
N: 232380.6583
E: 2561156.3330

EX PL

PARCEL #82-4-222-212-0300
JENNIE A TUNKIEICZ
REVOCABLE TRUST

SA-P(2-14): 26 L.F. OF 24" SDR 26 PVC
SANITARY SEWER @ 0.23% (12' TO 12' OF COVER)

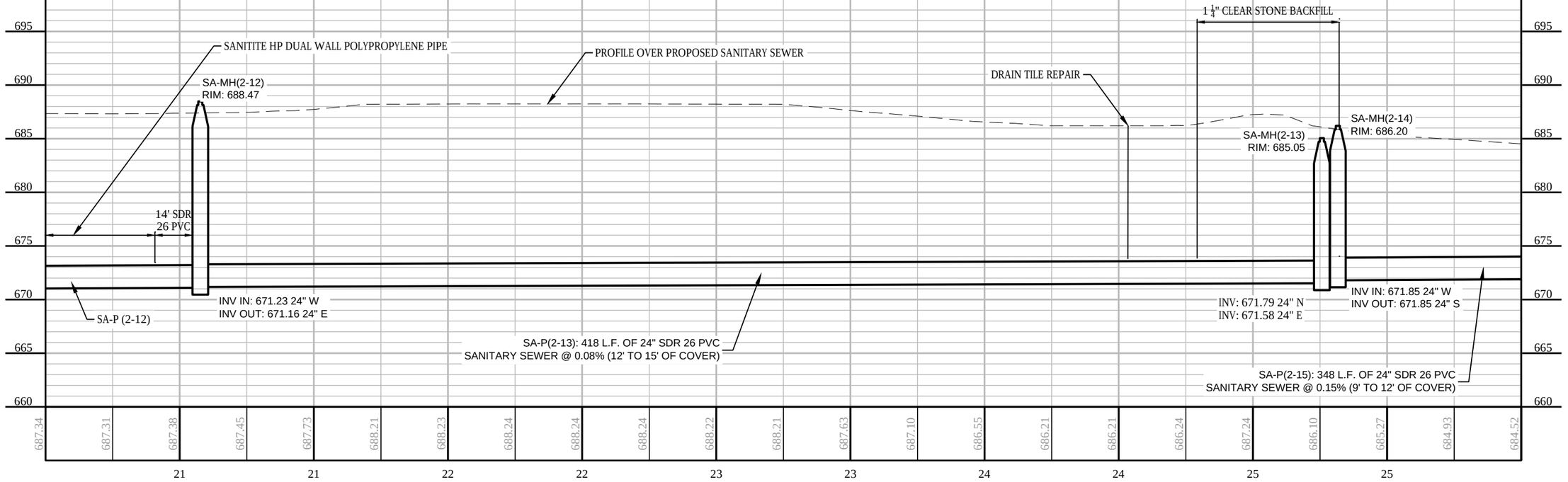
SA-MH(2-14)
SANITARY MH 5' DIA
STATION: 25+32
OFFSET: 15.8 RT
N: 232406.4076
E: 2561150.2[illegible]

30' PERMANENT UTILITY EASEMENT

20' TEMPORARY CONSTRUCTION EASEMENT

686

685



SANITARY SEWERS WEST OF THE SUBCONTINENTAL DIVIDE - PHASE 1 | VILLAGE OF SOMERS, WISCONSIN | COUNTY: KENOSHA | PLAN AND PROFILE: STA 20+50 TO STA 26+00 | SHEET 9 | BAXTER & WOODMAN | E

FILE NAME : I:\CRYSTAL LAKE\SOMEV\190375-SEWER AND WATER WEST OF DIVIDE - PHASE 1\CAD\DWGS\ASBUILT-PHASE1\190375-SAN-WM\SHEETSPLAN-SANITARY\023001-UP-EASEMENTS-EAST.DWG
PROJECT NO - 190375.42
PLOT DATE : 3/16/2022 7:23 AM
PLOT BY : STEVEN R. MORROW
PLOT NAME :
PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 44

2

CONSTRUCTION
RECORD DRAWING
DATE 03-15-2022 BY LFG,SRM

STATION 26+00 MATCHLINE SEE SHEET 9

STATION 31+52 MATCHLINE SEE SHEET 11

0' 20' 40' 80'

N

WETLAND BOUNDARY

WETLAND BOUNDARY

SA-MH(2-15)
SANITARY MH 5' DIA
STATION: 28+80
OFFSET: 17.8 RT
N: 232406.7590
E: 2560802.2140

PARCEL #82-4-222-204-0250
GLORIA CHUBRILLO

PROPOSED 36" STEEL CASING PIPE

EX PL

SA-P(2-15)

SA-P(2-16)

18'

30' PERMANENT UTILITY EASEMENT

20' TEMPORARY CONSTRUCTION EASEMENT

PROVIDE BOLT DOWN WATERTIGHT FRAME

PARCEL #82-4-222-201-0100
MAPLECREST COUNTRY CLUB /

PLANK PROTECTION OF FAIRWAYS

685 690 695 700

27+00 28+00 29+00 30+00 31+00

SAN

700 695 690 685 680 675 670 665

PROFILE OVER PROPOSED SANITARY SEWER

SA-MH(2-15)
RIM: 687.30

260 L.F. OF 36" STEEL CASING PIPE
AUGERED AND JACKED INTO PLACE

14'

INV IN: 672.39 24" W
INV OUT: 672.36 24" E

SA-P (2-15)

SA-P(2-16): 377 L.F. OF 24" SDR 26 PVC
SANITARY SEWER @ 0.16% (10' TO 22' OF COVER)

684.52 683.83 683.48 683.79 683.24 683.23 683.18 683.22 683.45 683.52 683.80 684.43 685.25 686.03 686.89 687.88 689.15 691.13 693.26 694.87 696.11 696.68 696.29

26 27 27 28 28 29 29 30 30 31

SANITARY SEWERS WEST OF THE SUBCONTINENTAL DIVIDE - PHASE 1	VILLAGE OF SOMERS, WISCONSIN	COUNTY: KENOSHA	PLAN AND PROFILE: STA 26+00 TO STA 31+50	SHEET 10	BAXTER & WOODMAN E

FILE NAME : I:\CRYSTAL LAKE\SOMEV\190375-SEWER AND WATER WEST OF DIVIDE - PHASE 1\CAD\DWGS\ASBUILT-PHASE1\190375-SAN-WM\SHEETSPLAN-SANITARY\023001-UP-EASEMENTS-EAST.DWG
PROJECT NO - 190375.42

PLOT DATE : 3/16/2022 7:23 AM PLOT BY : STEVEN R. MORROW PLOT NAME : PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 44

2

STATION 31+52 MATCHLINE SEE SHEET 10

STATION 37+00 MATCHLINE SEE SHEET 12

0' 20' 40' 80'

N

CONSTRUCTION
RECORD DRAWING
DATE 03-15-2022 BY LFG,SRM

SA-MH(2-16)
SANITARY MH 5' DIA
STATION: 32+56
OFFSET: 17.2 RT
N: 232404.4401
E: 2560425.5530

PARCEL #82-4-222-204-0250
GLORIA CHUBRILLO

EX PL

32+00 33+00 34+00 35+00 36+00 37

SA-P(2-16)

SA-P(2-17)

17

SAN

30' PERMANENT UTILITY EASEMENT

20' TEMPORARY CONSTRUCTION EASEMENT

PLANK PROTECTION OF FAIRWAYS

PARCEL #82-4-222-201-0100
MAPLECREST COUNTRY CLUB

PLANK PROTECTION OF FAIRWAYS

695 700

PROFILE OVER PROPOSED SANITARY SEWER

SA-MH(2-16)
RIM: 694.24

INV IN: 673.15 21" W
INV OUT: 672.98 24" E

SA-P (2-16)

SA-P(2-17): 458 L.F. OF 21" SDR 26 PVC
SANITARY SEWER @ 0.87% (13' TO 21' OF COVER)

700 695 690 685 680 675 670 665

696.29 694.89 693.83 692.98 692.41 691.51 692.08 692.30 693.82 695.19 695.45 695.85 696.62 697.31 697.47 697.59 697.73 697.40 697.23 696.36 695.46 694.29 693.01

32 32 33 33 34 34 35 35 36 36

SANITARY SEWERS WEST OF THE SUBCONTINENTAL DIVIDE - PHASE 1	VILLAGE OF SOMERS, WISCONSIN	COUNTY: KENOSHA	PLAN AND PROFILE: STA 31+50 TO STA 37+00	SHEET 11	BAXTER & WOODMAN	E

FILE NAME : I:\CRYSTAL LAKE\SOMEV\190375-SEWER AND WATER WEST OF DIVIDE - PHASE 1\CAD\DWGS\ASBUILT-PHASE1\190375-SAN-WM\SHEETSPLAN-SANITARY\023001-UP-EASEMENTS-EAST.DWG
PROJECT NO - 190375.42

PLOT DATE : 6/1/2022 7:24 AM

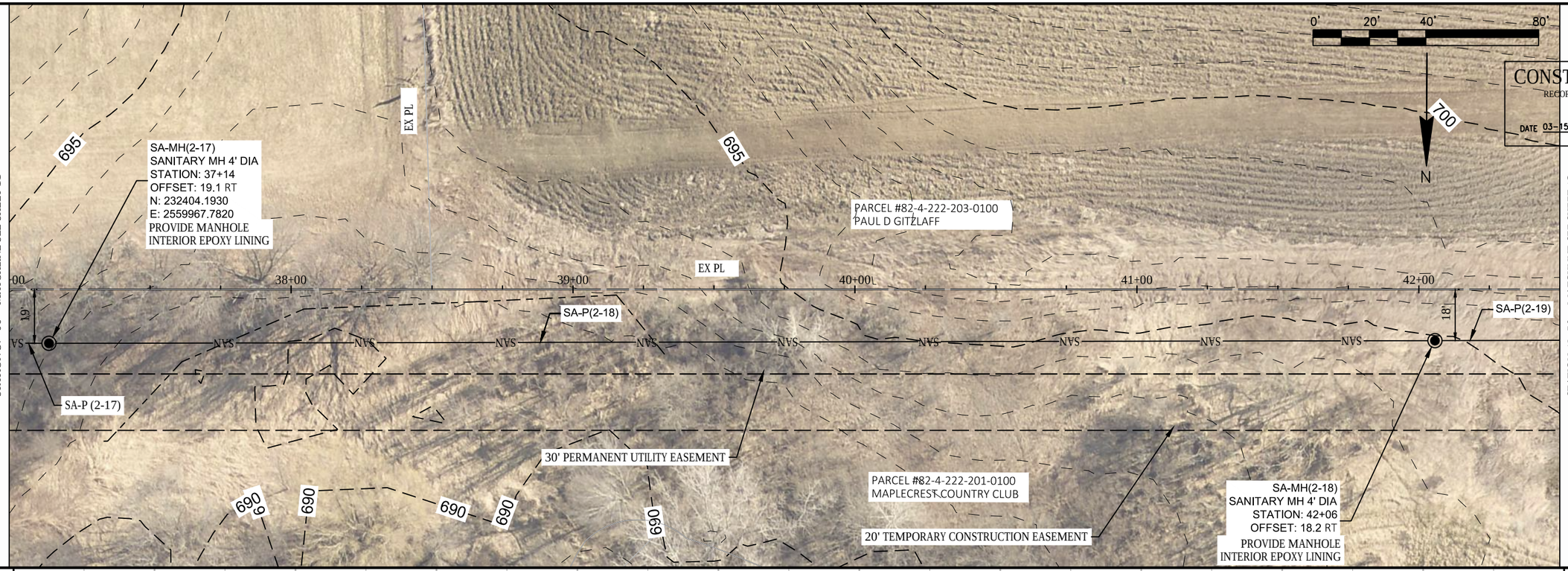
PLOT BY : STEVEN R. MORROW

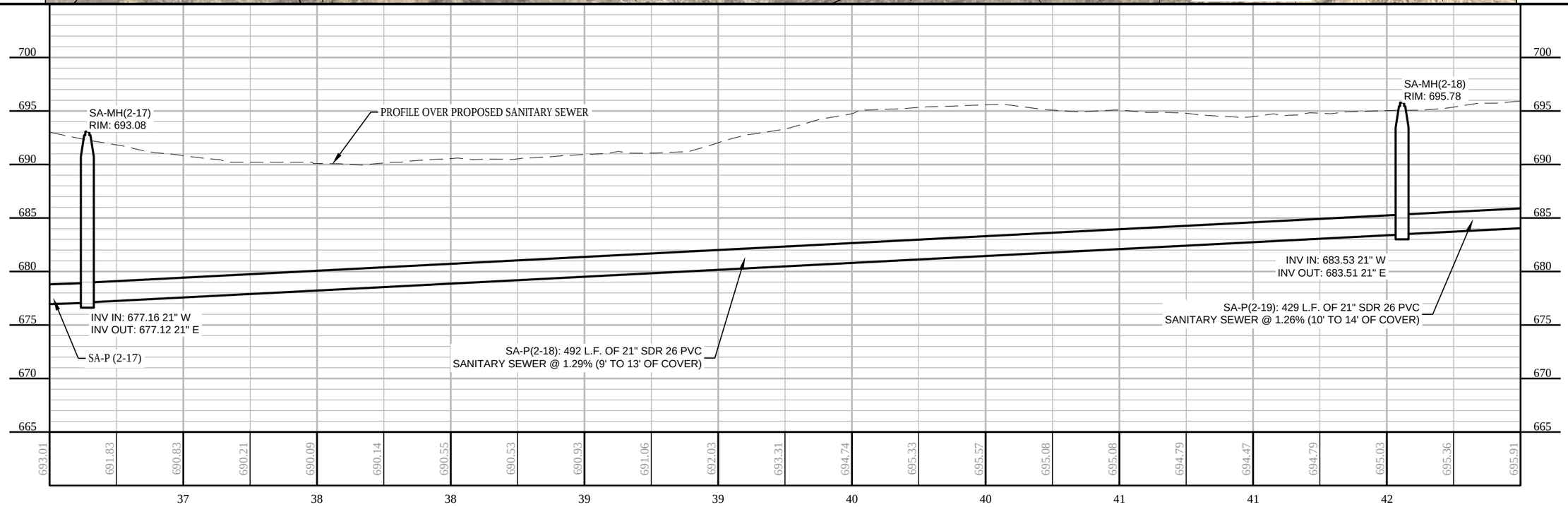
PLOT NAME :

PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 44

2

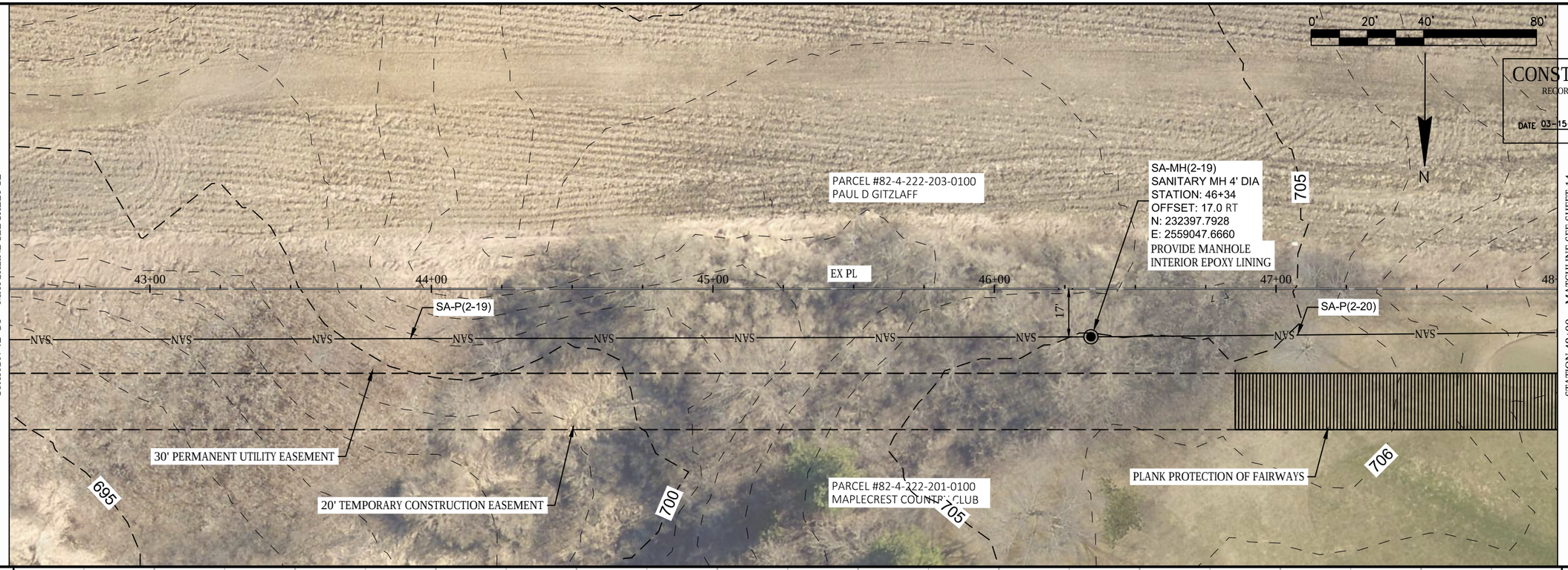


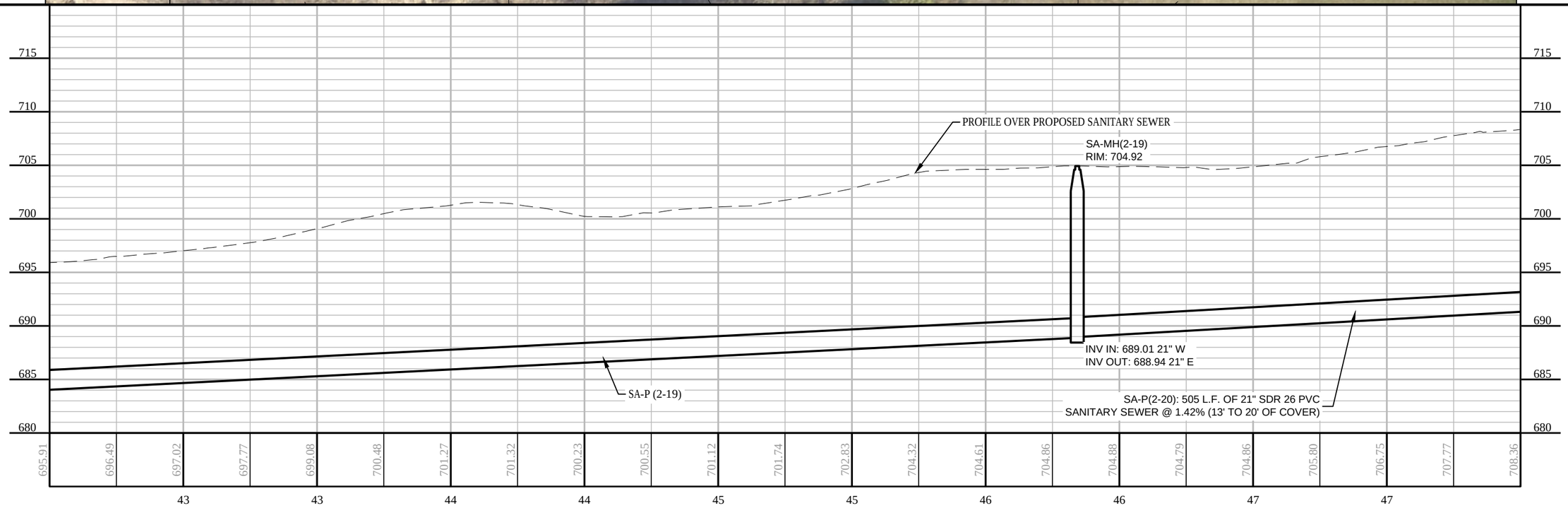


SANITARY SEWERS WEST OF THE SUBCONTINENTAL DIVIDE - PHASE 1	VILLAGE OF SOMERS, WISCONSIN	COUNTY: KENOSHA	PLAN AND PROFILE: STA 37+00 TO STA 42+50	SHEET 12	BAXTER & WOODMAN E

FILE NAME : I:\CRYSTAL LAKE\SOMEV\190375-SEWER AND WATER WEST OF DIVIDE - PHASE 1\CAD\DWGS\ASBUILT-PHASE1\190375-SAN-WM\SHEETSPLAN-SANITARY\023001-UP-EASEMENTS-EAST.DWG
PROJECT NO - 190375.42
PLOT DATE : 3/16/2022 7:24 AM
PLOT BY : STEVEN R. MORROW
PLOT NAME :
PLOT SCALE : 1 IN:40 FT
WISDOT/CADDS SHEET 44

2





SANITARY SEWERS WEST OF THE SUBCONTINENTAL DIVIDE - PHASE 1	VILLAGE OF SOMERS, WISCONSIN	COUNTY: KENOSHA	PLAN AND PROFILE: STA 42+50 TO STA 48+00	SHEET 13	BAXTER & WOODMAN E

2

NOTE:
PROVIDE PLANK PROTECTION AS SHOWN ON THE DRAWINGS
AND DO NOT DISTURB THE GREEN AS NOTED.

SA-MH(2-20)
SANITARY MH 4' DIA
STATION: 51+39
OFFSET: 12.5 RT
N: 232390.8958
E: 2558542.7520
PROVIDE MANHOLE
INTERIOR EPOXY LINING

SA-MH(2-21)
SANITARY MH 4' DIA
STATION: 52+08
OFFSET: 10.4 RT
N: 232388.4004
E: 2558474.1990
PROVIDE MANHOLE
INTERIOR EPOXY LINING

PARCEL #82-4-222-203-0100
PAUL D GITZLAFF

PARCEL #82-4-222-202-0100
PAUL D GITZLAFF

PARCEL #82-4-222-201-0100
MAPLECREST COUNTRY CLUB

EX PL

SA-P(2-20)

SA-P(2-21)

SA-P(2-22)

30' PERMANENT UTILITY EASEMENT

20' TEMPORARY CONSTRUCTION EASEMENT

PLANK PROTECTION OF FAIRWAYS

DO NOT DISTURB GREEN

13'

10'

0' 20' 40' 80'

N

CONSTRUCTION
RECORD DRAWING
DATE 03-15-2022 BY LFG,SRM

STATION 48+00 MATCHLINE SEE SHEET 13

STATION 53+50 MATCHLINE SEE SHEET 15

PROFILE OVER PROPOSED SANITARY SEWER

DRAIN TILE REPAIR

SA-MH(2-20)
RIM: 715.34

SA-MH(2-21)
RIM: 717.27

SA-P (2-20)

INV IN: 696.24 21" W
INV OUT: 696.18 21" E

SA-P(2-21): 69 L.F. OF 21" SDR 26 PVC
SANITARY SEWER @ 1.68% (17' TO 18' OF COVER)

INV IN: 697.40 18" W
INV OUT: 697.39 21" E

SA-P(2-22): 443 L.F. OF 18" SDR 26 PVC
SANITARY SEWER @ 1.59% (18' TO 19' OF COVER)

| | | |



The Maples at Somers
PUD Petition
December 29, 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-acre 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 April 2024.

B. Project Description

Land Quest in partnership with Three Leaf Partners (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 12,000 square foot clubhouse that will be private to renters and homebuyers that reside in the Maples at Somers neighborhood. There will also be approximately 55 acres of open space that will primarily consist of public parks that will be distributed throughout the neighborhood. The multifamily component will be 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.

The neighborhood will also include 243 single family homes and 52 Twin homes or more commonly referred to as duplexes that will be 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 25,000 square feet to cater to a variety of buyer profiles. The twin homes will have lot sizes of at least 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 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

The future use of the land that we are requesting to be rezoned to A-4, Agricultural Land Holding District, will be single family. To help market the single family lots to prospective builders, we are requesting that the Village approves Single Family Residential as the future use and certain conditions related to the design, density, lot sizes and setbacks. Additional details on these conditions can be found in Section G, Single Family.

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 12,000 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 with 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 of 797 units across 502 multifamily units and 295 for sale homes which equates to 4.93 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 that 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 courts 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 with 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		34.0
Total Units		502
Density	12.4 du/acre	14.8 du/acre
Minimum Lot Area	3,000/du	
Average Lot Size		2,950/du
Lot Width	120'	315'
Setbacks		
Front	40'	30'
Back	25'	25'
Side	15'	15'
Height	35'	42'
Parking (w/ Guest)	1,066	1,021

Parking

The plans program a total of 1,061 parking stalls, of which, 390 are enclosed, 516 stalls are surface, 69 stalls are on street and 86 overnight surface parking stalls will be located next to the clubhouse and public park. This equates to a parking ratio of 2.11:1.00. Pursuant to the parking requirements in ZN 3.06(3)(a), the minimum number of parking stalls accounting for guest parking is 1,021. Although the amount of parking exceeds the code minimum, there is space in the site plan that will allow for an additional 60 stalls if needed that would be completed in Phase III. This space is located within the multifamily portion of the site that will be developed in the third phase. Below is a summary of the parking stalls programmed in each phase.

Phase 1	
Parking Type	**Stalls**
Enclosed	170
Surface	268
Apron	50
On Street	69
Clubhouse	40
Total Parking Stalls	**597**
Total Units	233
Parking Ratio	**2.56**

Phase 2	
Parking Type	**Stalls**
Enclosed	40
Surface	96
Apron	40
Park	46
Total Parking Stalls	**222**
Total Units	92
Parking Ratio	**2.41**

Phase 3	
Parking Type	**Stalls**
Enclosed	180
Surface	62
Total Parking Stalls	**242**
Total Units	177
Parking Ratio	**1.37**

As depicted above, phases one and two will have a parking ratio that exceeds the code minimum. These phases will allow us to evaluate the parking demand and determine if programming the 60 stalls is necessary. The parking ratio for the site will be 2.23:1.00 if the additional 60 stalls are built out. 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.

R-11 Variances

I. 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.

II. 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 mid-point of the sloped roof is 42 feet high. Maintaining the height of the building is necessary to provide adequate ceiling height in the units.

G. Single Family

To make the site marketable to single-family home builders, the Development Team requests the Village to approve the future use of the area designated A-4 in the enclosed site plan to single-family. The intent is for the A-4 District to be rezoned in the future when the single-family component is further defined at which point the PUD overlay will be amended. We are requesting that the following is approved as part of the PUD overlay for this application.

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

I. 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.
II. No alleys will be developed allowing rear loaded garages.
III. All public streets will provide curbs and gutters to allow for the proposed lot size variation and density.
IV. Density shall not exceed 243 single family lots. The number of 6,000 square foot lot sizes shall not exceed 57 and the number of 8,000 square foot lot sizes shall not exceed 131. Twin home lots shall not exceed 52.
V. SF front yard setbacks shall be a minimum of 20 feet, back yard setbacks shall be a minimum of 25 feet, and side yard setback shall be a minimum of 5 feet. Twin

home front yard setbacks shall be a minimum of 15 feet, back yard setbacks shall be a minimum of 25 feet, and side yard setback shall be a minimum of 5 feet.

VI. Minimum home square footage shall be 1,400 square feet with a basement and egress window.

H. Phasing Plan

The 14 multifamily buildings will be developed in three phases. Phase I of the multifamily will include two of the 59-unit buildings and five of the 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 located directly north of the clubhouse. This phase is targeted to start construction in 2Q2025 and be completed in 4Q2026. Phase II will commence once Phase I has achieved stabilized occupancy to evidence that there is enough depth in the market to absorb the additional units. This phase will include four of the 23-unit buildings. Construction for Phase II is projected to start in 2Q2027 with occupancy in 2Q2028. Construction Phase III will commence once construction for Phase II is complete and will build out the final three 59-unit buildings. A detailed unit mix for each phase can be found in Exhibit 1. A phasing plan overlay can also be found in Exhibit 2.

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

I. 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 to impart a residential scale and character to the building and unify with other multifamily buildings in the complex. The board and batten are 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	12,000
Total		**12,000**

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**

J. 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: Apartments (4 Story)				
Unit Type	**Units**	**Sq. Ft**	**Monthly Rent**	**Avg. Rent/ft**
Studio	18	550	1,185	$2.15
Studio	10	575	1,310	$2.28
1 Bedroom	18	700	1,435	$2.05
1 Bedroom	12	775	1,560	$2.01
1 Bedroom + Den	12	870	1,710	$1.97
2 Bedroom	12	1,000	1,860	$1.86
2 Bedroom	12	1,100	1,985	$1.80
2 Bedroom	12	1,200	2,110	$1.76
3 Bedroom	12	1,325	2,260	$1.71
Total/Averages	**118**	**877**	**$1,679**	**$1.91**

Phase 1: Stacked Flats (2 Story)				
Unit Type	**Units**	**Sq. Ft**	**Monthly Rent**	**Avg Rent/ft**
1 Bedroom	15	600	1,365	$2.28
1 Bedroom	20	700	1,490	$2.13
1 Bedroom	10	800	1,615	$2.02
1 Bedroom	10	925	1,765	$1.91
2 Bedroom	20	1,050	1,915	$1.82
2 Bedroom	10	1,150	2,040	$1.77
2 Bedroom	20	1,250	2,165	$1.73
3 Bedroom	10	1,375	2,315	$1.68
Total/Averages	**115**	**970**	**$1,819**	**$1.88**

Phase 2

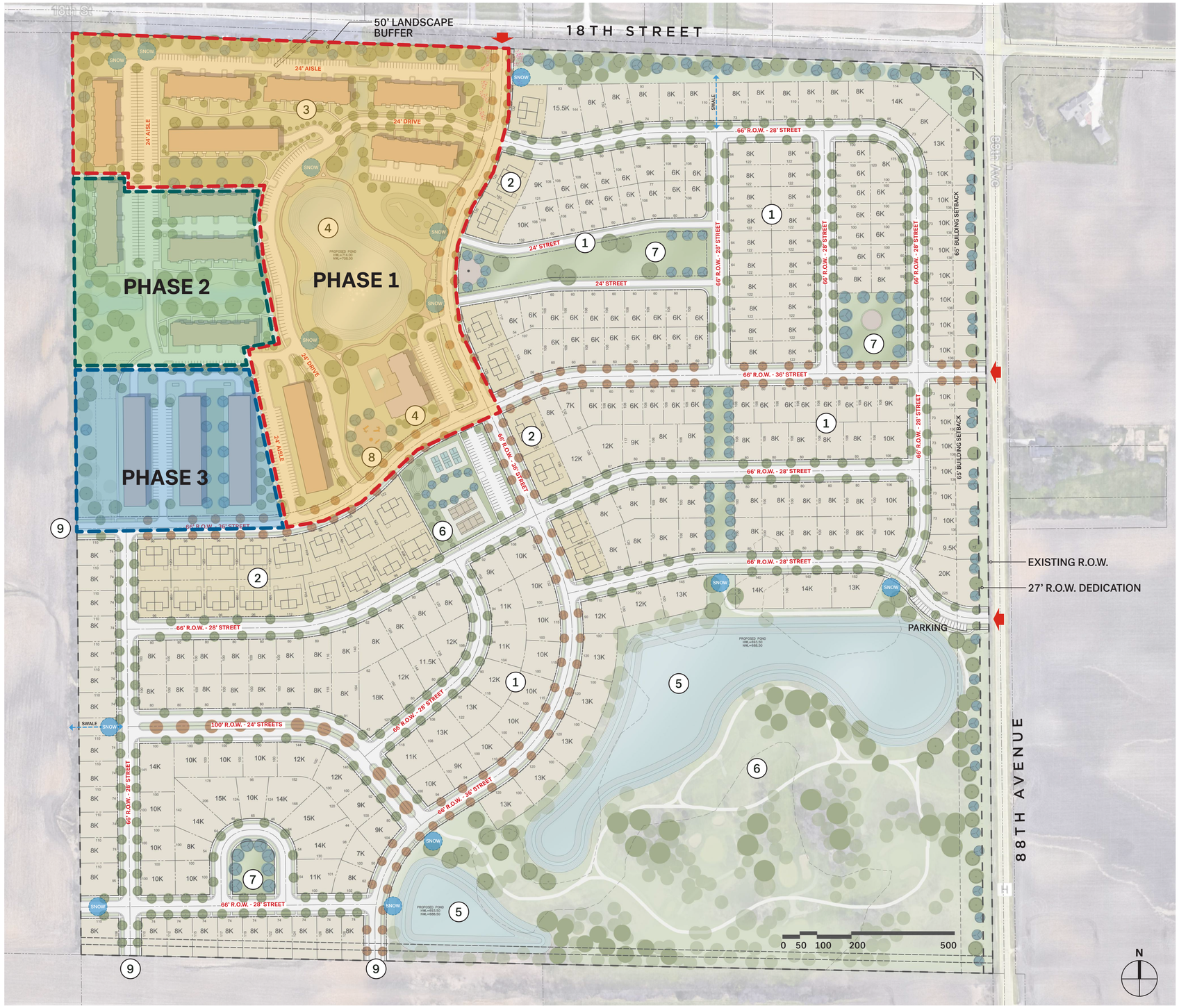
Phase 2: Stacked Flats (2 Story)				
Unit Type	**Units**	**Sq. Ft**	**Monthly Rent**	**Avg Rent/ft**
1 Bedroom	12	600	1,365	$2.28
1 Bedroom	16	700	1,490	$2.13
1 Bedroom	8	800	1,615	$2.02
1 Bedroom	8	925	1,765	$1.91
2 Bedroom	16	1,050	1,915	$1.82
2 Bedroom	8	1,150	2,040	$1.77
2 Bedroom	16	1,250	2,165	$1.73
3 Bedroom	8	1,375	2,315	$1.68
Total/Averages	**92**	**970**	**$1,819**	**$1.88**

Phase 3

Phase 3: Apartments (4 Story)				
Unit Type	**Units**	**Sq. Ft**	**Monthly Rent**	**Avg Rent/ft**
Studio	27	550	1,185	$2.15
Studio	15	575	1,310	$2.28
1 Bedroom	27	700	1,435	$2.05
1 Bedroom	18	775	1,560	$2.01
1 Bedroom + Den	18	870	1,710	$1.97
2 Bedroom	18	1,000	1,860	$1.86
2 Bedroom	18	1,100	1,985	$1.80
2 Bedroom	18	1,200	2,110	$1.76
3 Bedroom	18	1,325	2,260	$1.71
Total/Averages	**177**	**877**	**$1,679**	**$1.91**

Exhibit 2
Phasing Plan
(Multifamily)

MASTERPLAN | MULTI-FAMILY PHASING DIAGRAM



SUMMARY:

TOTAL SITE AREA	161.7 ACRES
OPEN SPACE (INCLUDES FLOODPLAIN AND WETLANDS)	54.8 ACRES
SINGLE FAMILY LOTS	243
6K LOTS	57
8K LOTS	131
8-18K LOTS	55
TWIN HOME LOTS	52 295 UNITS
GARDEN STYLE APARTMENTS	502 UNITS
TOTAL	797 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

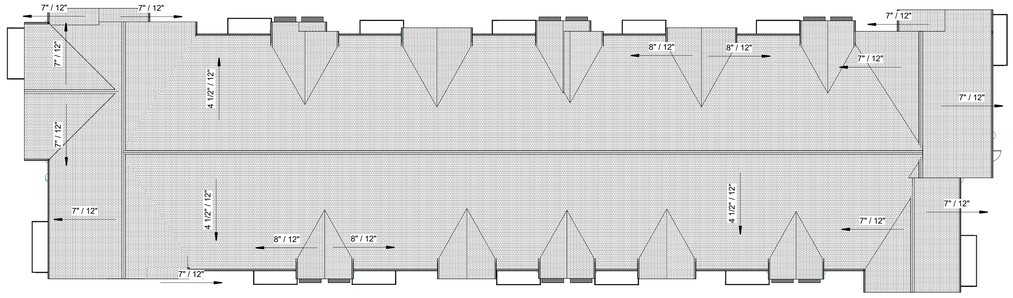
SHEET
MA1

Building Plans

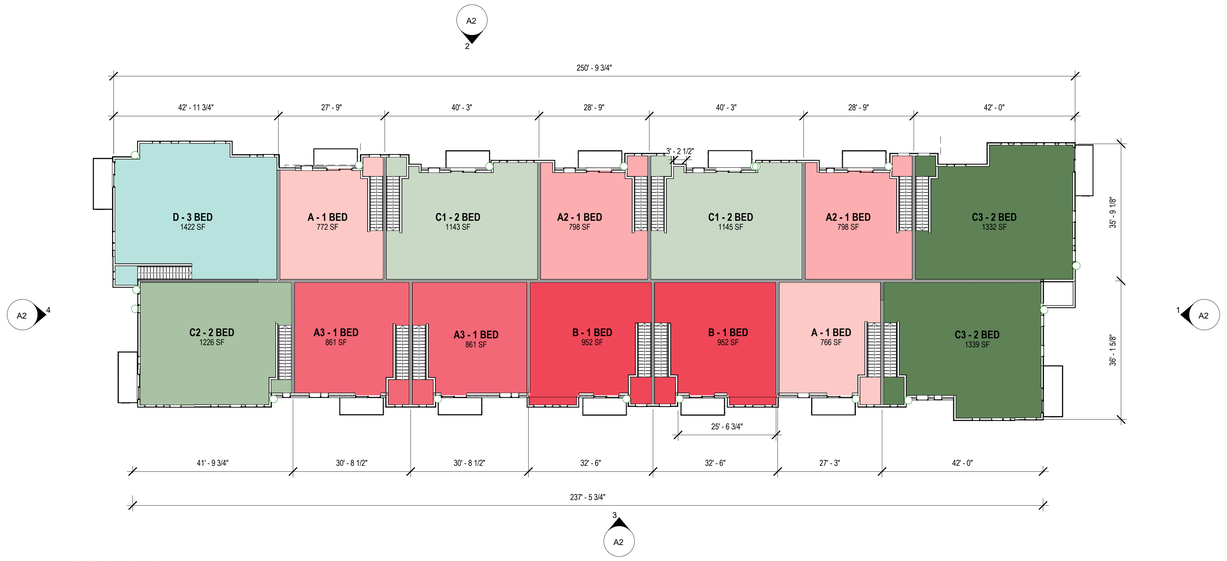
23 Walk-Up Units

SF Targets

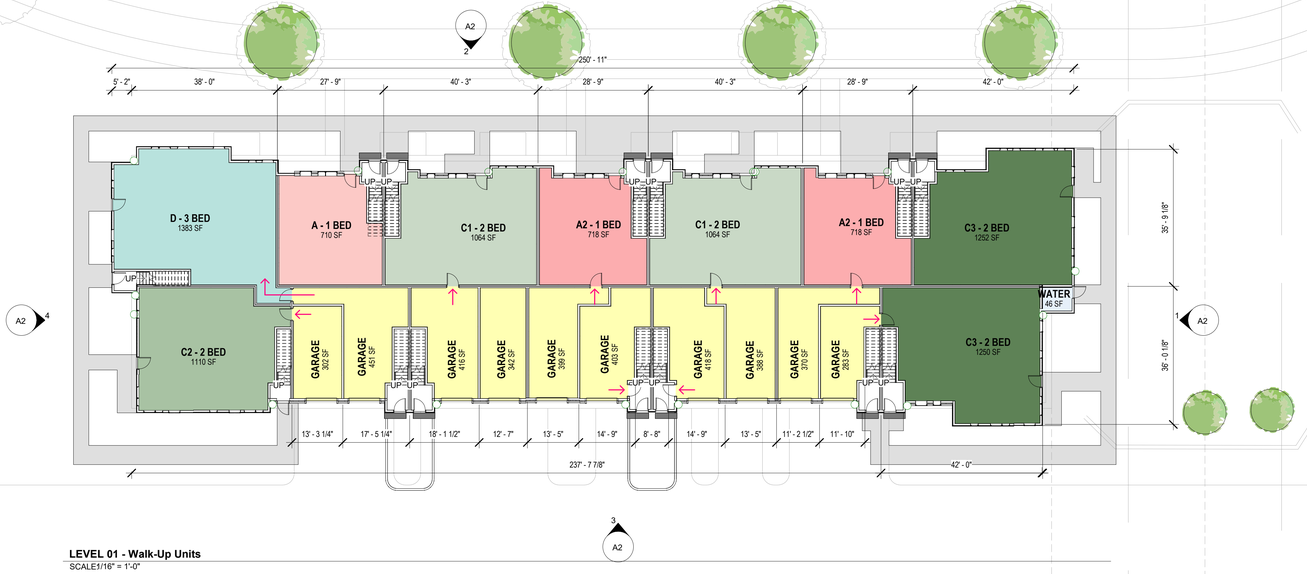
UNIT TYPE APPROX SF RATIO	A-1 BED 700 SF 13%	A2-1 BED 700 SF 15%	A3-1 BED 835 SF 10.5%	B-1 BED 835 SF 10.5%	C1-2 BED 1,050 SF 15%	C2-2 BED 1,100 SF 10.5%	C3-2 BED 1,250 SF 15%	D-3 BED 1,350 SF 10.5%	TOTALS GOAL
LEVEL 02	2	2	2	2	2	1	2	1	14 UNITS
LEVEL 01	1	2	-	-	2	1	2	1	9 UNITS
UNIT TOTALS	3 UNITS	4 UNITS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

T 414.220.9640

751 N Jefferson St.
Suite 200
Milwaukee, WI 53202

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CONSULTANTS:

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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'

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



3 23 Unit- South Elevation

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

0' 2' 4' 8' 12'

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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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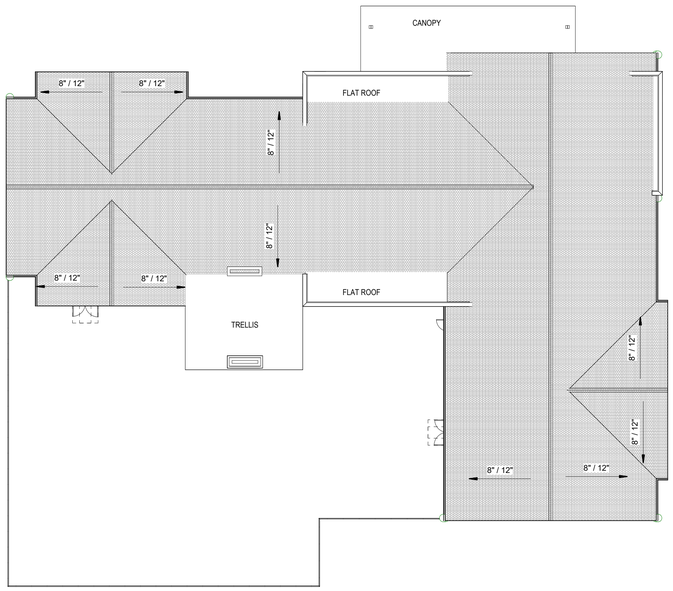
THE MAPLES AT SOMERS

SOMERS, WI

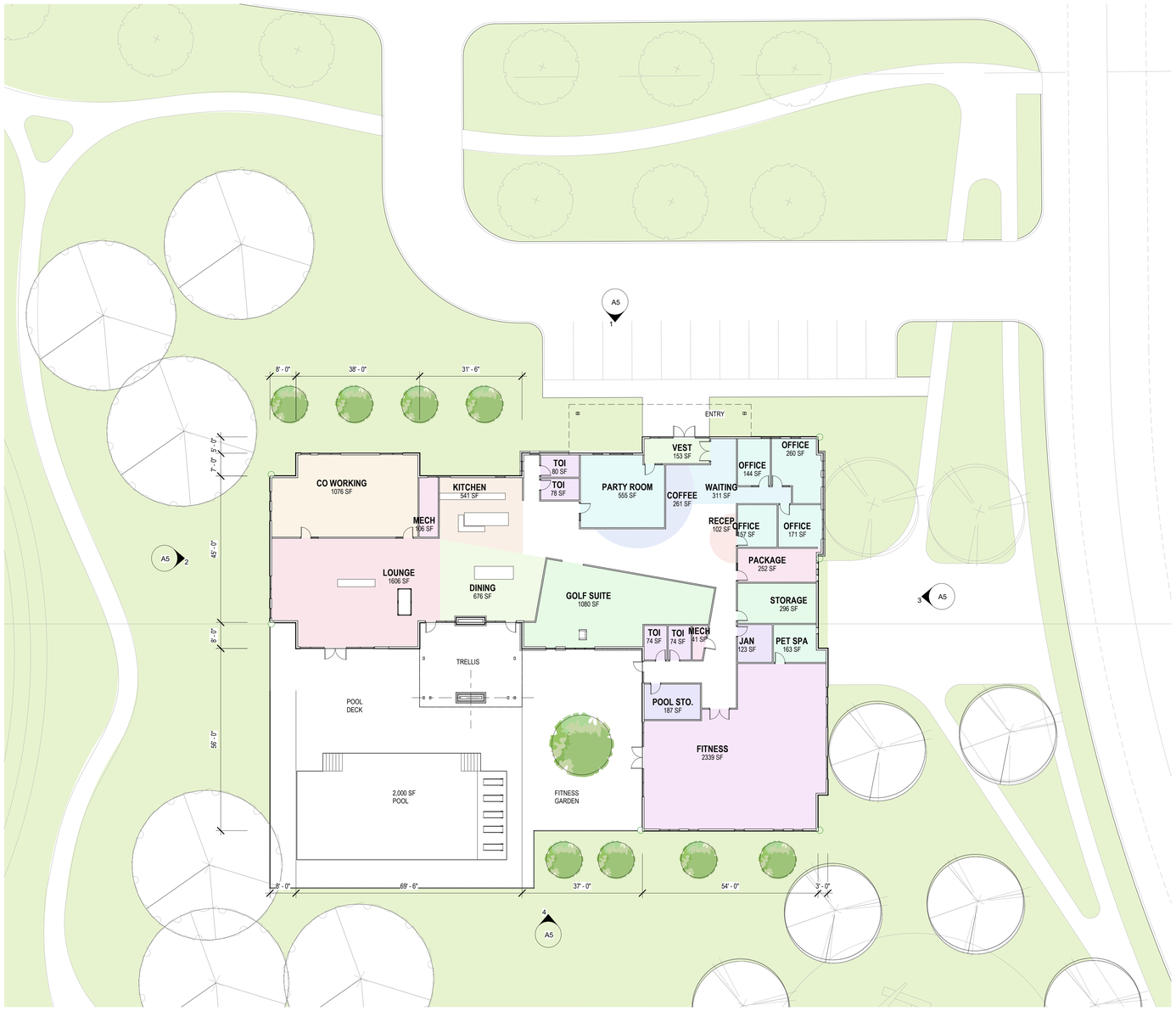
SHEET TITLE:
23 UNIT WALK-UP - EXTERIOR RENDERINGS

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:

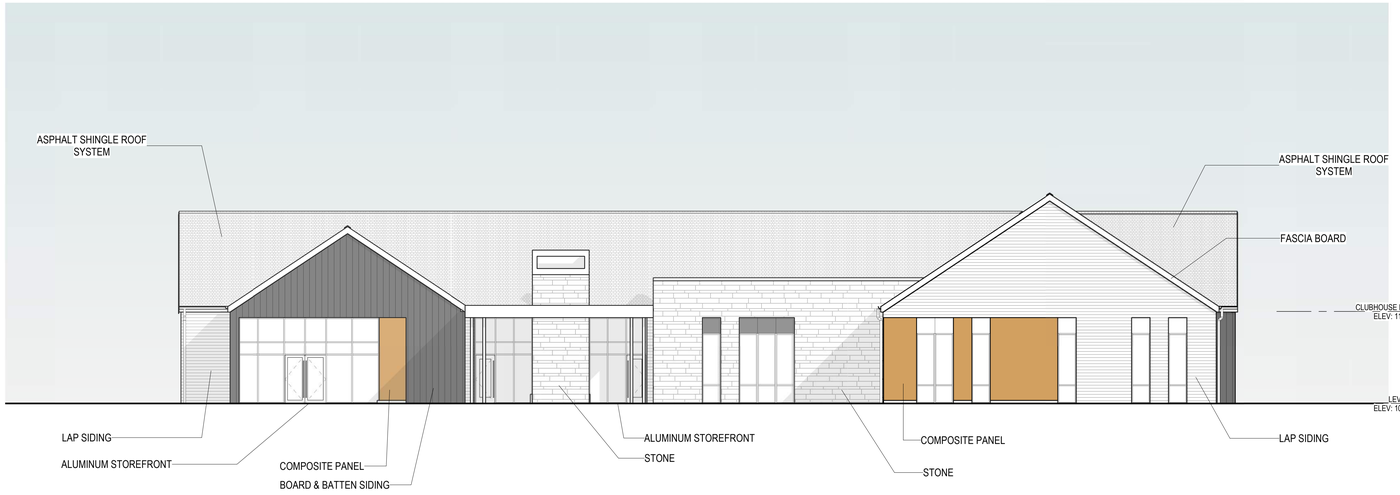
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PROJECT NUMBER	230102
SET TYPE	**PRELIMINARY REVIEW**
DATE ISSUED	**09/29/23**
SHEET NUMBER	**A4**



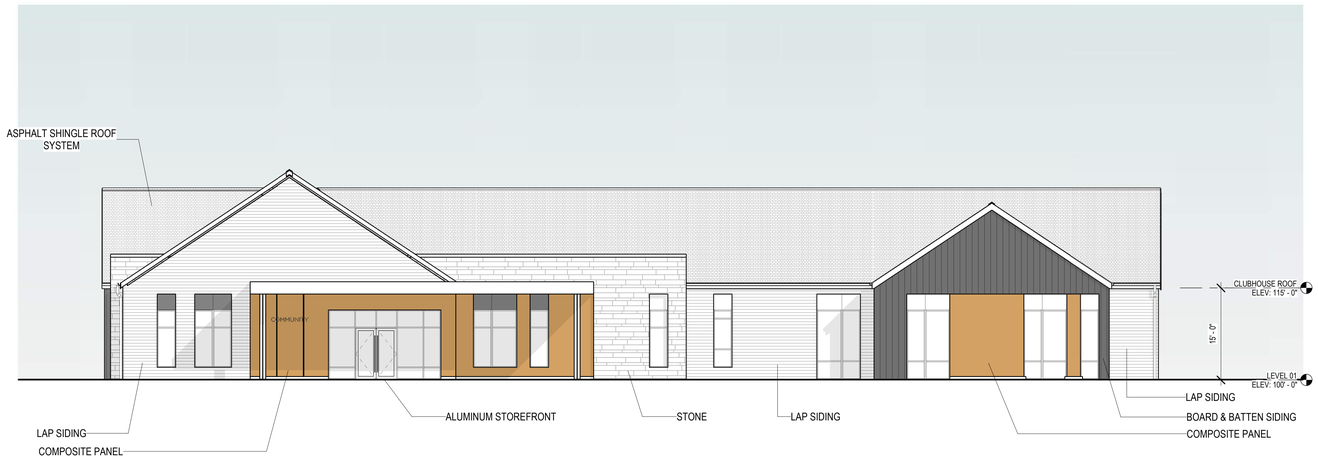
CLUBHOUSE- SOUTH ELEVATION
SCALE1" = 10'-0"



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:

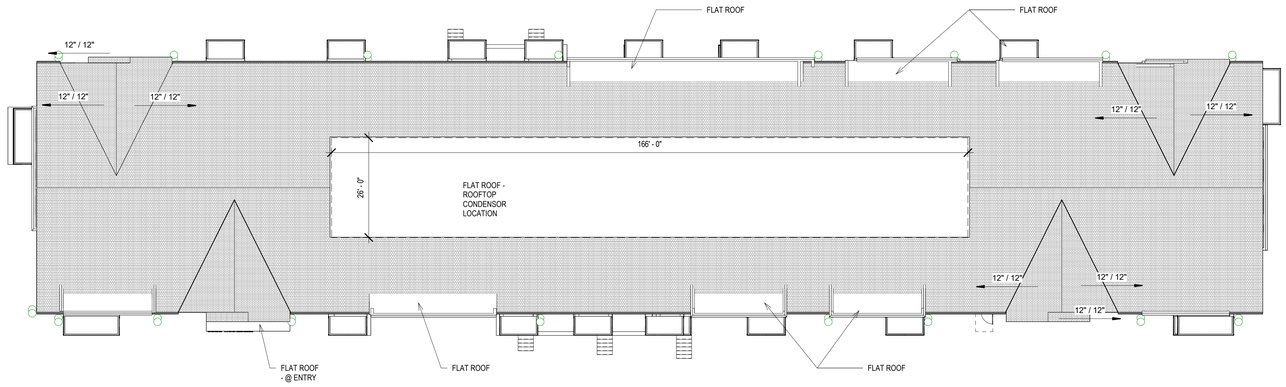
SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	**PRELIMINARY REVIEW**
DATE ISSUED	**09/29/23**
SHEET NUMBER	**A6**

59 Units Apt Bldg

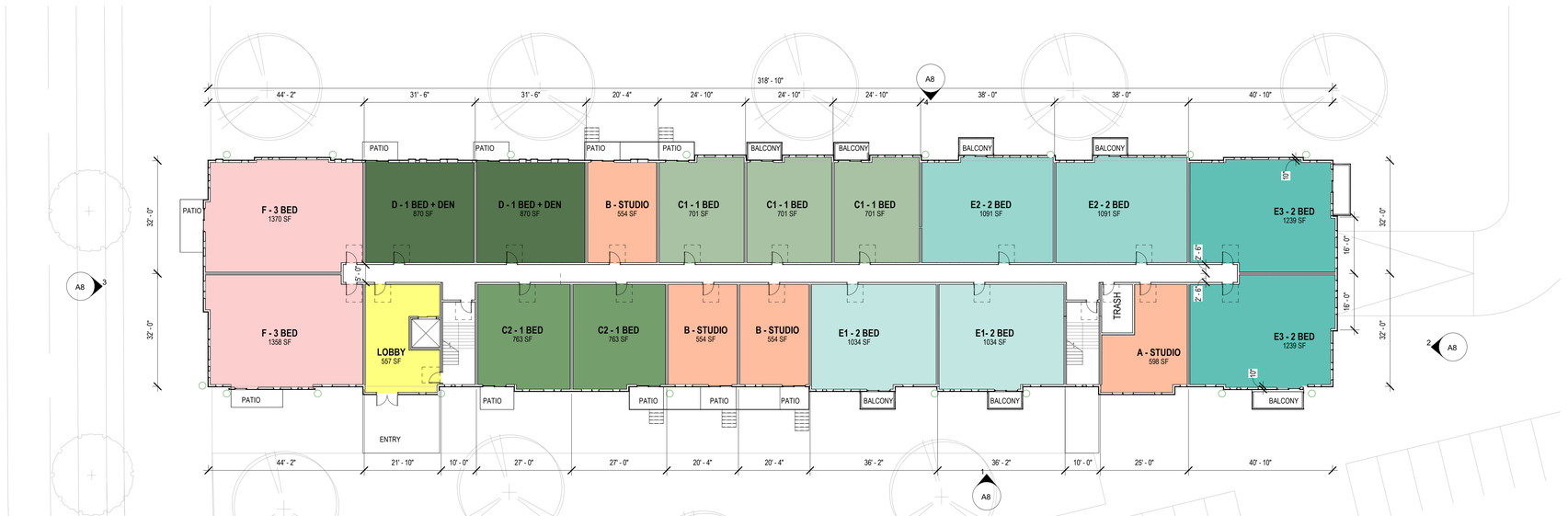
SF Targets

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

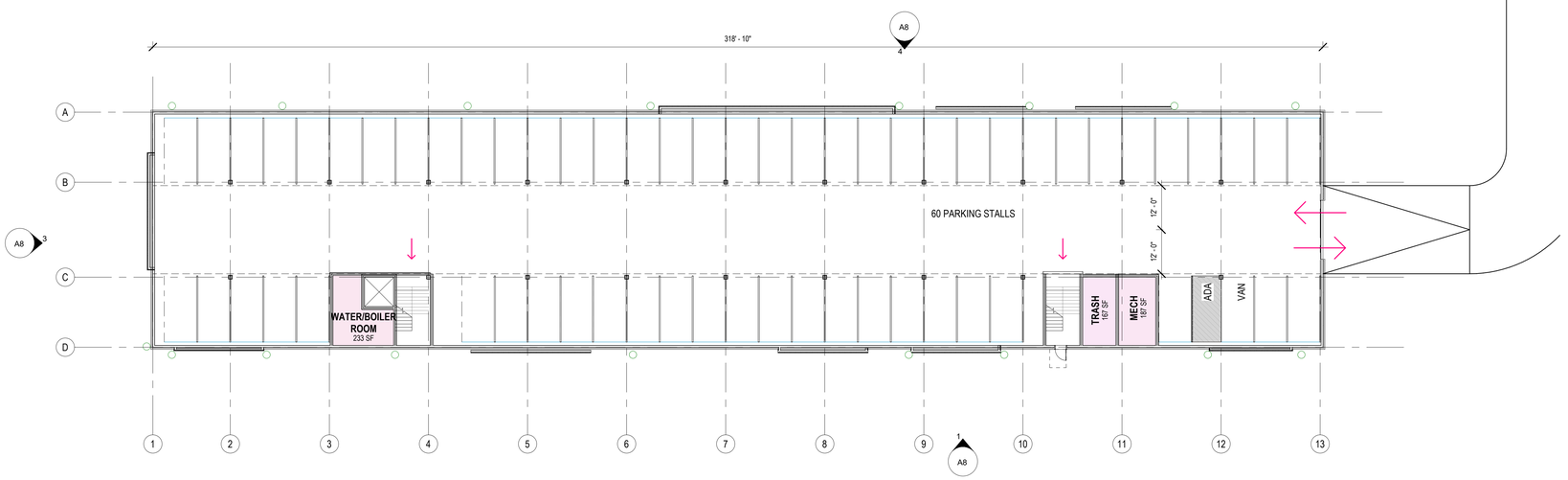


ROOF LEVEL - 59 Unit Apartment Bldg
SCALE1/16" = 1'-0"



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**



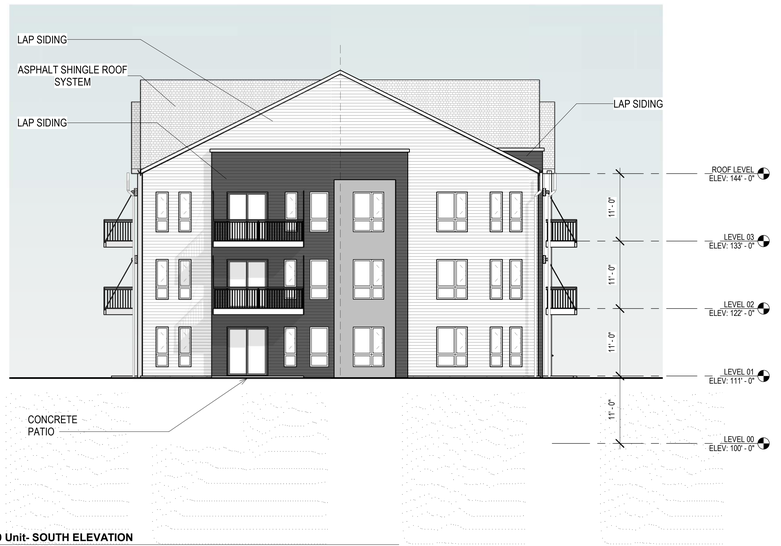
59 Unit- EAST ELEVATION
SCALE1" = 10'-0"



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

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COLOR: TBD
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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:
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	243
6K LOTS	57
8K LOTS	131
8-18K LOTS	55
TWIN HOME LOTS	52
	295 UNITS
GARDEN STYLE APARTMENTS	502 UNITS
TOTAL	797 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

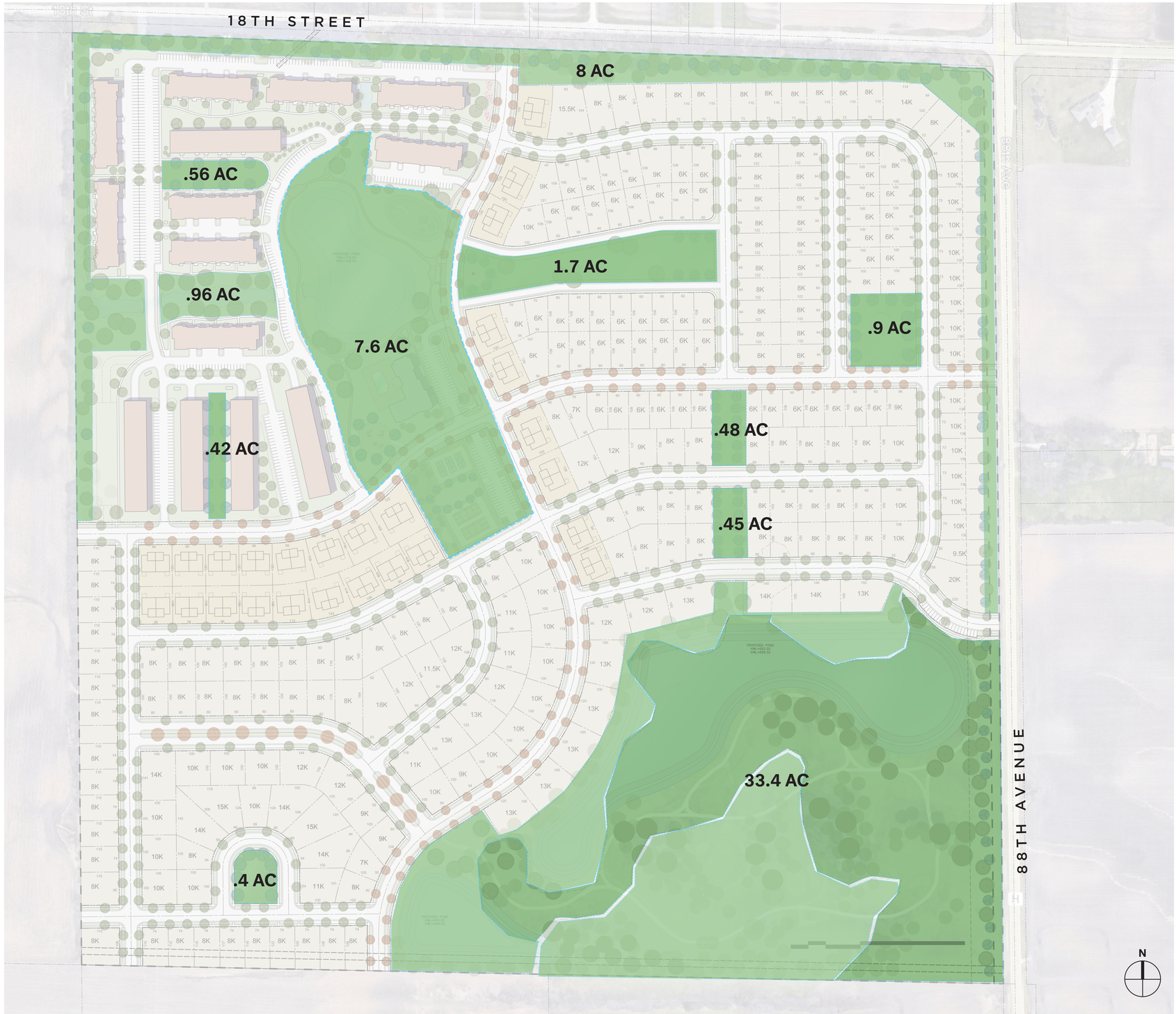
SHEET
MA1

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

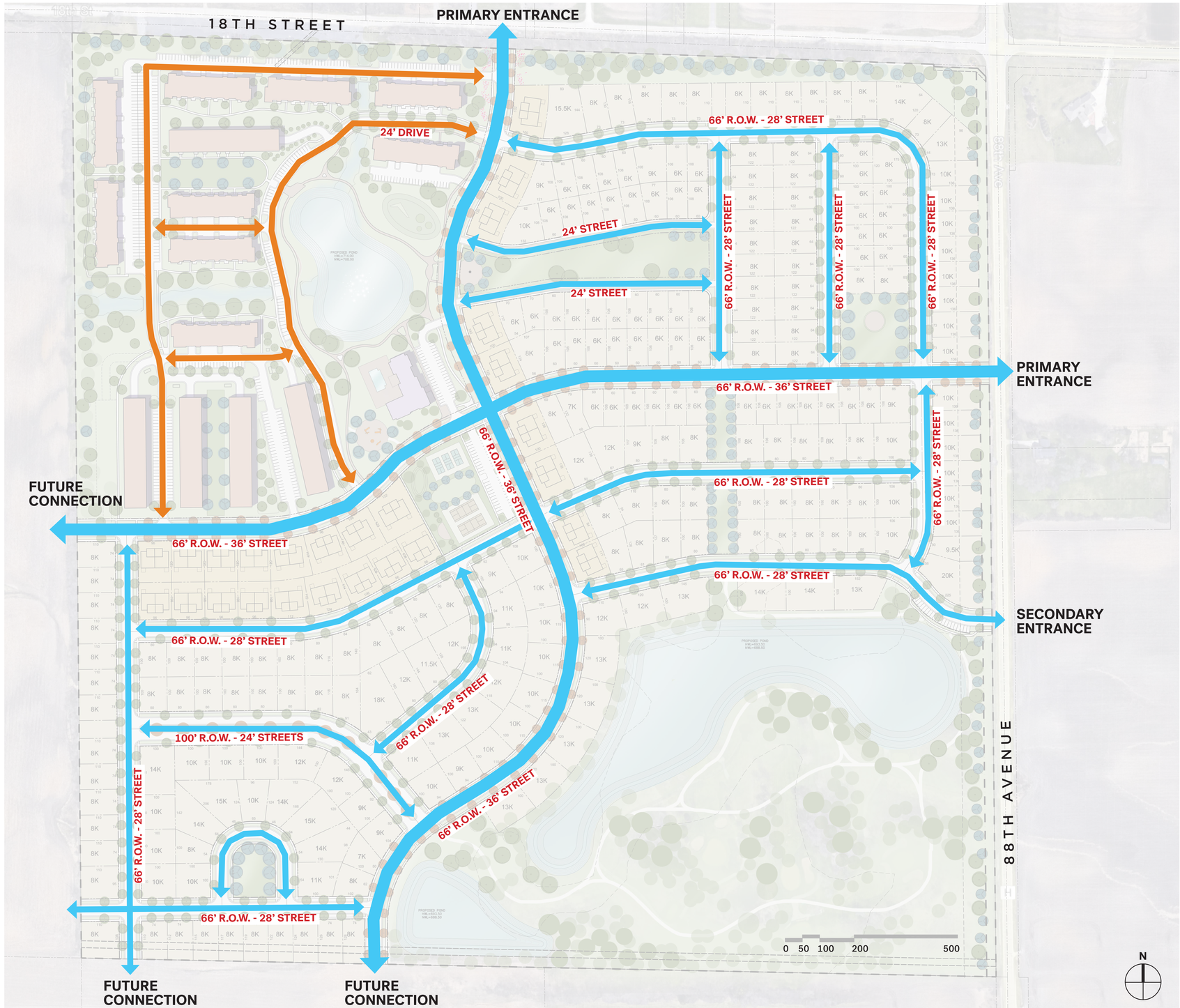
THREE LEAF PARTNERS | LAND QUEST | vocon. | continuum ARCHITECTURE | Manhard CONSULTING

APARTMENT PUD



SHEET
MA7

STREET NETWORK



PUBLIC STREETS

PRIVATE ACCESS DRIVE

SHEET
MA8

Stormwater Management Plan

Manhard CONSULTING LTD

PRELIMINARY STORMWATER MANAGEMENT PLAN
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

December 2023



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- NARRATIVE

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

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

4
- PROPOSED CONDITIONS
  - PROPOSED IMPERVIOUSNESS EXHIBIT (MULTI-FAMILY ONLY)
  - PROPOSED ONSITE DRAINAGE EXHIBIT
  - PROPOSED OFFSITE DRAINAGE EXHIBIT
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6
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  - TRIBUTARY AREA EXHIBIT (TO BE PROVIDED IN FINAL ENGINEERING)
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7
- TOTAL SUSPENDED SOLIDS & INFILTRATION
  - PROPOSED WINSLAMM EXHIBIT (TO BE PROVIDED IN FINAL ENGINEERING)
  - 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 preliminary studies for stormwater detention, 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. After receiving feedback from the Village, the stormwater detention basins in the southeast corner of the site (Pond B and Pond C), have been oversized by 30% in order to help reduce flooding occurring in the existing condition on 88th Avenue (CTH H).

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 in the 0-10 year event and in the 10-100 year event utilizing a "swap basin". See Tab 4 for preliminary compensatory storage cross sections.

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 A drains to Pond B)	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	15.3 cfs	0.82 cfs	16.12 cfs	11.43 cfs	27.55 cfs
10-Year, 24-Hour	29.56 cfs	**10-Year, 24-Hour**	3.54 cfs	6.85 cfs	0.63 cfs	7.48 cfs	5.91 cfs	13.39 cfs
2-Year, 24-Hour	14.11 cfs	**2-Year, 24-Hour**	1.91 cfs	1.43 cfs	0.51 cfs	1.94 cfs	3.30 cfs	5.24 cfs
1-Year, 24-Hour	10.77 cfs	**1-Year, 24-Hour**	1.67 cfs	5.03 cfs	0.47 cfs	5.50 cfs	2.59 cfs	8.09 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 a 4" orifice for events up to the 10 year storm and a 12.8" 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.

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

Sewer Verification

SANITARY SEWER LOADING (PE) CALCULATIONS

Maplecrest Subdivision - Somers, WI

LOADING PER BUILDING TYPE			
Building Type	Number of Units	Person Equivalent	**Total PE Per Building**
23-Unit Apartment (2-bedroom)	23	3	**69**
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)

UNIT BREAKDOWN					
Connection	Number of Apartments (23 Units)	Number of Apartments (59 Units)	Number of Houses	Number of Twin Homes	Clubhouse
Main Sewer Run	9	5	244	52	1

LOADING PER CONNECTION	
Connection	**TOTAL PE**
Somers Road (CTH E) Ex. 24" Sewer	**2,490**

SEE PIPE CAPACITY CALCULATION NEXT PAGE

SANITARY SEWER PIPE CAPACITY

Based upon a roughness coefficient of 0.013 and the sewer at a minimum gradient with a velocity flowing full of two feet per second.

PIPE CAPACITY						DESIGN FLOW		
PIPE SIZE **D** (inches)	END AREA **A** (sf)	PIPE SLOPE* **S** %	VELOCITY **V** (fps)	CAPACITY **Q** (cfs)	CAPACITY **Q** (gpd)	PEAKING FACTOR **K**	POPULATION EQUIVALENT **PE**	DESIGN MAX FLOW **DMF** (gpd)
10	0.545	**0.45**	2.69	1.469	**949,344**	3.510	**2,490**	**873,958**

* Slope to comply with minimum slope required by Wisc. DNR NR110 based upon 2 feet per second minumum velocity

Q = AV

DMF = K x PE x 100

PE = 100 gal/day (average)

$$\text{Peaking Factor (K)} = \frac{18+\sqrt{PE}}{4+\sqrt{PE}} \quad \leq 4$$