Village of Somers
7511 12th Street
Somers, WI 53171

Village Board Meeting
Agenda
Tuesday, July 23rd, 2024
5:30 p.m.

Village Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular meetings on July 9th, 2024, Vouchers dated July 10th, 2024, July 11th, 2024, and July 18th, 2024, June 2024 Investment Report, June 2024 Building Report
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	Action on Plan Commission Recommendations (Somers Gateway, LLC): a. Request by Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), for rezoning from A-4 Agricultural Land Holding Dist. to B-3 Highway Business Dist., PUD Planned Unit Development Overlay Dist., and A-4 Agricultural Holding Dist., on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)* b. Request by Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), for approval of a Conditional Use Permit to allow a fueling/gasoline service station and outdoor dining in the B-3 Highway Business Dist. on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of

	Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)* c. Request by Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), for site plan review and exterior fenestration approval for a fueling/gasoline service station with associated convenience store, restaurants and drive-throughs & a hotel, on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*
8	Action on application for Class "B" (Picnic) Beer License from Hyslop Foundation DBA Hawthorn Hollow Nature Sanctuary & Arboretum, located at 880 Green Bay Road for their Pike River Benefit Concert Series on August 9, 2024
9	Action on application for Class "B" (Picnic) Beer License from Kenosha Shrine Club for events, August 10-11, 2024 from 10 a.m. until 5 p.m. both days. Events to be held at Jerry Smith Farm, 7150 18th Street, and a request to waive fees
10	Action on application for Special Event Permit from Danish Brotherhood Lodge #14 for event held on July 28, 2024, from 12 p.m. to 5 p.m. Event to be held at Danish Brotherhood, 1300 Sheridan Road, Somers, WI.
11	Action on Operator's Licenses: Alaina Rossell and Leslie Johnson
12	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the July 23rd, 2024 Village Board Meeting & Agenda in 1 public place & on the Village website.

Dated this 19th day of July 2024 Wendy Burnette, 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 Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.**

Original Post Date: July 19th, 2024

Village of Somers
Proceedings from the Regular Board Meeting July 09, 2024

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

President Stoner led the Pledge of Allegiance.

Present: President Stoner, Trustees Ben Harbach, Joe Smith, Karl Ostby, Jackie Nelson, and Scott Fredrick. Trustee Jack Aupperle was excused. Also present: Administrator Jason Peters, Clerk/Treasurer Wendy Burnette, Assistant to the Administrator Kevin Poirier, and Attorney Jeff Davison.

Consent and Approval of Minutes of Regular meetings on June 25th, 2024, Vouchers dated June 24th, 2024, June 27th, 2024, July 1st, 2024, and July 3rd, 2024, & June 2024 ACH Payments

Trustee Ostby moved to approve the Minutes of Regular meetings on June 25th, 2024, Vouchers dated June 24th, 2024, June 27th, 2024, July 1st, 2024, and July 3rd, 2024, & June 2024 ACH Payments.

Seconded by Trustee Smith. Motion carried. 6-0 vote.

Correspondence

None

Citizen Comments

Steven Krause, 8263 12th Place, commented on the field mowing at 8100th 12th place. Also commented on 2 barrels that were dumped there last year. Would like a resolution on the barrels.

President and Trustee Comments

Trustee Fredrick mentioned he met with Mr. Krause regarding the barrels at 8100th 12th place. He stated no one knows what's inside the barrels. The barrels were dropped off by someone in a red truck last year. He would like the board to discuss at the next work session.

Trustee Nelson also mentioned she met with some people around the 8100th 12th place. She would like clarification on whether we have permission to go on someone's property. She also thanked Trustee Smith for the wagon that was used in the parade. She received a lot of phone calls from residents indicating how nice the parade was this year.

Trustee Ostby commented on how nice the newsletter was and that we should consider sending to Village and Town residents.

Trustee Harbach thanked the Fire Department, Public Works, and everyone for attending the parade.

President Stoner mentioned the Plan Commission approved the hotel and service center. Stated they want to break ground sometime this year and clean up the corner of 12th and Green Bay Road.

Action on proposed Ordinance 2024-006, an Ordinance to Create Section 7.13(A)(118) the Code of Ordinances of the Village of Somers Regarding Stop Signs

President Stoner moved to table the proposed Ordinance 2024-006, an Ordinance to Create Section 7.13(A)(118) the Code of Ordinances of the Village of Somers Regarding Stop Signs

Seconded by Trustee Ostby. Motion Carried. 6-0 vote.

Action on Operator's Licenses: Paul Myers, Dylan Solms and Stephany Kok

Trustee Harbach moved to approve Operator's Licenses: Paul Myers, Dylan Solms and Stephany Kok

Seconded by Trustee Fredrick. Motion Carried 6-0 vote.

Adjourn

Trustee Harback moved to Adjourn at 5:40 pm.

Seconded by Trustee Nelson. Motion carried. 6-0 vote

Drafted this 11th day of July by Wendy Burnette Clerk/Treasurer

These minutes are not official until approved by the Village Board.

VILLAGE OF SOMERS

63573

SAM'S REAL ESTATE BUSINESS TRUST

07/10/24 63573

INVOICE NUMBER	INVOICE DATE	ITEM DESCRIPTION	ITEM AMOUNT
23CV947	07/10/24	2023 PARTIAL REFUND PROPERTY TAX 8242222	4,052.22

TOTAL 4,052.22

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

63573

Established 1843 Somers VILLAGE & TOWN

VILLAGE OF SOMERS
GENERAL FUND
P.O. BOX 197
SOMERS, WI 53171

TRI CITY NATIONAL BANK
OAK CREEK, WISCONSIN 53154
KENOSHA OFFICE
79-119/750

VOID AFTER 90 DAYS

Four Thousand Fifty-Two and 22/100 Dollars*******

PAY TO THE ORDER OF SAM'S REAL ESTATE BUSINESS TRUST

DATE 07/10/24

AMOUNT $4,052.22

PRESIDENT

CLERK/TREASURER

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈063573⑈ ⑆075001199⑆ ⑈43102584⑈

VILLAGE OF SOMERS

63573

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TOTAL 4,052.22

Safeguard SFMS01506-1SC LITHO USA SFSL2 CK7S03112L Safeguard REORDER FROM YOUR LOCAL SAFEGUARD DISTRIBUTOR, IF UNKNOWN, CALL 800-523-2422 CDNXSG0010000 B15SF022225

VILLAGE OF SOMERS

63574

WAL-MART REAL ESTATE BUSINESS TRUST

07/10/24 63574

INVOICE NUMBER	INVOICE DATE	ITEM DESCRIPTION	ITEM AMOUNT
23CV946	07/10/24	2023 PARTIAL REFUND PROPERTY TAX 8342222	6,483.56

TOTAL 6,483.56

ORIGINAL DOCUMENT: PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

63574

Established 1843
Somers
VILLAGE & TOWN

VILLAGE OF SOMERS
GENERAL FUND
P.O. BOX 197
SOMERS, WI 53171

TRI CITY NATIONAL BANK
OAK CREEK, WISCONSIN 53154
KENOSHA OFFICE
79-119/750

VOID AFTER 90 DAYS

Six Thousand Four Hundred Eighty-Three and 56/100 Dollars*******

DATE 07/10/24

AMOUNT $6,483.56

PAY TO THE ORDER OF WAL-MART REAL ESTATE BUSINESS TRUST

PRESIDENT

CLERK/TREASURER

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE = RED IMAGE DISAPPEARS WITH HEAT.

⑈063574⑈ ⑆075001199⑆ ⑈43102584⑈

VILLAGE OF SOMERS

63574

WAL-MART REAL ESTATE BUSINESS TRUST

07/10/24 63574

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23CV946	07/10/24	2023 PARTIAL REFUND PROPERTY TAX 8342222	6,483.56

TOTAL 6,483.56

Safeguard SFMS01506-1SC LITHO USA SFSL2 CK7S08112L Safeguard REORDER FROM YOUR LOCAL SAFEGUARD DISTRIBUTOR, IF UNKNOWN, CALL 800-523-2422 CDNXSG0010000 B15SF022225

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
07/11/2024	POOL	208(E)	VERIZON	VERIZON WIRELESS	327.95
07/11/2024	POOL	63575	AT&TMOB	AT&T MOBILITY	406.48
07/11/2024	POOL	63576	BTM001	BOUND TREE MEDICAL LLC	597.08
07/11/2024	POOL	63577	CDWGOV	CDW GOVERNMENT	90.07
07/11/2024	POOL	63578	COLUMNS	COLUMN SOFTWARE PBC	106.26
07/11/2024	POOL	63579	DIMARIA	DAN DIMARIA	172.50
07/11/2024	POOL	63580	DIG002	DIGGERS HOTLINE INC	377.40
07/11/2024	POOL	63581	GALLS	GALLS LLC	360.00
07/11/2024	POOL	63582	HOL001	HOLLAND SUPPLY, INC	94.68
07/11/2024	POOL	63583	JEF001	JEFFERSON FIRE & SAFETY INC	82.13
07/11/2024	POOL	63584	T0000739	JOLLY GIANTS ENTERTAINMENT	600.00
07/11/2024	POOL	63585	MEN001	MENARDS - RACINE	311.14
07/11/2024	POOL	63586	NAP001	NAPA AUTO PARTS	71.62
07/11/2024	POOL	63587	STAPLEAD	STAPLES	556.94
07/11/2024	POOL	63588	TSG001	THELEN MATERIALS LLC	755.00
07/11/2024	POOL	63589	THOMASOUT	THOMAS OUTDOOR SUPPLY	102.57
07/11/2024	POOL	63590	USA001	USABLUEBOOK	141.41
07/11/2024	POOL	63591	WEE001	WE ENERGIES	105.17
07/11/2024	POOL	63592	WEE002	WE ENERGIES	85.78
07/11/2024	POOL	63593	WISDNR	WISCONSIN DNR	537.08
07/11/2024	POOL	63594	WIHUMANE	WISCONSIN HUMANE SOCIETY	905.16

POOL TOTALS:

Total of 21 Checks:	6,786.42
Less 0 Void Checks:	0.00
Total of 21 Disbursements:	6,786.42

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 07/18/2024 - 07/18/2024

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
07/18/2024	POOL	209(E)	SAMSMC	SAM'S CLUB MC/SYNCB	973.19
07/18/2024	POOL	63595	HOP001	ANDREA & ORENDORFF LLP	1,825.59
07/18/2024	POOL	63596	BAXTER	BAXTER & WOODMAN	2,047.50
07/18/2024	POOL	63597	ANDERSEN	BEN ANDERSEN	62.00
07/18/2024	POOL	63598	BTM001	BOUND TREE MEDICAL LLC	1,475.10
07/18/2024	POOL	63599	CSC001	CENTURY SECURITY	124.75
07/18/2024	POOL	63600	SPECTRUM	CHARTER COMMUNICATIONS	139.98
07/18/2024	POOL	63601	DAV001	DAVISON LAW OFFICE, LTD	5,123.33
07/18/2024	POOL	63602	DIG002	DIGGERS HOTLINE INC	1,611.35
07/18/2024	POOL	63603	JACKPOT	JACKPOT PORTABLES	500.00
07/18/2024	POOL	63604	KEISLER	KATHY KEISLER	196.00
07/18/2024	POOL	63605	KCSHERIF	KENOSHA CO SHERIFF DEPT	65.00
07/18/2024	POOL	63606	KCSHERIF	KENOSHA CO SHERIFF DEPT	72,228.06
07/18/2024	POOL	63607	KENCNTIT	KENOSHA COUNTY INFORMATION	8,700.00
07/18/2024	POOL	63608	LOR001	LORENZ EXCAVATING & TOP-SOIL	480.00
07/18/2024	POOL	63609	MCDEVITTS	MCDEVITTS TOWING & REPAIR	1,591.51
07/18/2024	POOL	63610	MCMAHON	MCMAHON ASSOCIATES INC	10,502.22
07/18/2024	POOL	63611	MLBULB	MILWAUKEE LIGHT BULB	163.75
07/18/2024	POOL	63612	QUADIENT	QUADIENT FINANCE USA INC	1,047.17
07/18/2024	POOL	63613	RICOHUSA	RICOH USA, INC	193.43
07/18/2024	POOL	63614	PEREZ	SANDRO PEREZ	2,290.32
07/18/2024	POOL	63615	SEYMOUR	SCOTT SEYMOUR	29.39
07/18/2024	POOL	63616	SOUTHPORT	SOUTHPORT ENGINEERED SYSTEMS	236.32
07/18/2024	POOL	63617	THOMASOUT	THOMAS OUTDOOR SUPPLY	121.49
07/18/2024	POOL	63618	WEE001	WE ENERGIES	165.05
07/18/2024	POOL	63619	WEE001	WE ENERGIES	24.59
07/18/2024	POOL	63620	WEE001	WE ENERGIES	366.43
07/18/2024	POOL	63621	WEE002	WE ENERGIES	1,826.80
07/18/2024	POOL	63622	WES001	WESTERN CULVERT & SUPPLY INC	3,787.00
07/18/2024	POOL	63623	DNR001	WI DEPT OF NATURAL RESOURCES	70.00
07/18/2024	POOL	63624	WIL002	WIL-KIL PEST CONTROL	179.46

POOL TOTALS:

Total of 31 Checks:	118,146.78
Less 0 Void Checks:	0.00
Total of 31 Disbursements:	118,146.78

2024 VILLAGE OF SOMERS MONTHLY INVESTMENT INCOME

JUNE	SCHWAB	PERSHING-BORROWING	LGIP-V	LGIP-T	TRI-CITY	TOTALS
INTEREST	$ 21,454.87	$ 16,884.53	$ 37,015.61	$ 2,146.89	$ 39,722.44	$ 117,224.34
MARKET CHGE	$ 11,594.84	$ (12,542.77)				$ (947.93)
TOTAL	**$ 33,049.71**	**$ 4,341.76**	**$ 37,015.61**	**$ 2,146.89**	**$ 39,722.44**	**$ 116,276.41**

FEES

JUNE	PERSHING-BORROWING
	$ (245.40)
	$ (245.40)

ENDING BALANCES

JUNE	SCHWAB	PERSHING-BORROWING	LGIP-V	LGIP-T	TRI-CITY	TOTALS
	$ 8,301,206.04	$ 1,166,581.35	$ 8,363,779.22	$ 485,096.28	$ 8,154,383.99	$ 26,471,046.88

Accrued Interest

JUNE	PERSHING-BORROWING
	$ 358.43
	$ 358.43

Established 1843
Somers
VILLAGE & TOWN

BUILDING REPORT - June, 2024

FUND CODE & DESCRIPTION	NUMBER OF PERMITS	PERMIT FEES MONTHLY	NUMBER OF PERMITS YEAR TO DATE	PERMIT FEES YEAR TO DATE	DIFFERENCE FROM 2023 TO 2024
101-HOUSES	1	2,006.35	4	9,975.35	1,642.50
101-ADDITIONS & ALTERATIONS-RES	6	450.00	37	4,026.35	1,911.15
101-ACCSRY BLD	6	1,694.80	21	5,391.80	2,984.00
101-NEW MOBILE HM	0	0.00	0	0.00	(562.00)
101-OTHER PMT FEE	0	0.00	4	715.00	715.00
101-AGRICULTURAL	2	1,196.00	5	3,119.00	(1,712.00)
101-APARTMENTS-MLF	0	0.00	0	0.00	0.00
101-CONDOMINIUM	0	0.00	0	0.00	0.00
101-COMMERCIAL BLD	0	0.00	0	0.00	0.00
101-INDUSTRIAL (COMM)	0	0.00	0	0.00	0.00
101-ADDITIONS & ALTERATIONS-COMM	1	945.60	10	32,016.60	31,071.00
101-SIGNS	1	405.00	4	830.00	245.00
101-PLUMBING	10	2,240.00	51	19,328.00	10,017.60
101-HEATING	5	467.00	23	5,392.02	3,234.02
101-ELECTRIC	13	1,185.00	67	27,589.55	22,270.15
101-POOLS	0	0.00	5	3,975.00	3,895.00
101-WRECKING	1	0.00	34	4,332.98	3,728.02
101-OCCUPANCY	0	0.00	3	500.00	300.00
101-FENCE	1	65.00	12	780.00	265.00
101-DRIVEWAY	2	130.00	8	520.00	345.00
101-CULVERT	0	0.00	0	0.00	0.00
101-MOVING	0	0.00	0	0.00	0.00
101-RIGHT OF WAY ROAD OPENING	0	0.00	13	1,200.00	705.00
101-EROSION CONTROL	0	0.00	0	0.00	0.00
101-VOLUNTARY DONATION IN LIEU OF IMPACT FEES	0	0.00	1	4,590.00	4,590.00
101-LANDFILL PMT	3	200.00	7	460.00	210.00
101-PUBLIC WKS	0	0.00	0	0.00	0.00
101-PARK FEE	0	0.00	0	0.00	(1,045.00)
101-FIRE STATION	0	0.00	0	0.00	0.00
101-WA MTR HORN	0	0.00	1	4,785.00	4,687.49
101-WA PMT	0	0.00	0	0.00	0.00
101-REFUND PERMIT	0	0.00	0	0.00	0.00
SUB-TOTAL 101	52	10,984.75	310	129,526.65	89,496.93
603-UD SR SVC FEE	1	2,800.00	3	8,400.00	0.00
603-	0	0.00	0	0.00	0.00
SUB-TOTAL 603	1	2800.00	3	8400.00	0.00
602-KR SR SVC FEE	0	0.00	0	0.00	0.00
SUB-TOTAL 602	0	0.00	0	0.00	0.00
601-WA FEE	1	1,350.00	4	5,400.00	5,250.18
601-TEMP WA FEE	1	149.82	3	449.46	299.64
601-WA MTR HORN	1	170.00	11	42,415.11	42,245.11
601-WA PMT	0	0.00	0	0.00	(857.20)
601-	0	0.00	0	0.00	0.00
601-	0	0.00	0	0.00	0.00
SUB-TOTAL 601	3	1,669.82	18	48,264.57	46,937.73
TOTALS	**56**	**15,454.57**	**331**	**186,191.22**	**158,724.16**

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

VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: July 23rd, 2024

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #7 Action on Plan Commission Recommendations (Somers Gateway, LLC):

a. Request by Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), for rezoning from A-4 Agricultural Land Holding Dist. to B-3 Highway Business Dist., PUD Planned Unit Development Overlay Dist., and A-4 Agricultural Holding Dist., on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*

b. Request by Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), for approval of a Conditional Use Permit to allow a fueling/gasoline service station and outdoor dining in the B-3 Highway Business Dist. on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*

c. Request by Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), for site plan review and exterior fenestration approval for a fueling/gasoline service station with associated convenience store, restaurants and drive-throughs & a hotel, on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational*

purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)

BACKGROUND:

Staff has been working with Golden Oil (Somers Gateway, LLC) since late 2022 on a potential project at the NE corner of CTH E and East Frontage Road. The project would include a fueling/gasoline service station with associated convenience store, restaurants and drive-throughs in addition to a hotel. The ultimate project will require the following:

- CSM to subdivide the existing 25-acre parcel into four (4) Lots;
    - Lot 1 would be the fueling station w/ convenience store & restaurants;
    - Lot 2 & 3 would be for future development; and
    - Lot 4 would be for the proposed hotel.
- Rezoning from A-4 to B-3 with PUD overlay:
- CUP for the fueling/gasoline service station with associated convenience store and outdoor seating; and
- Site plan and exterior fenestration.

PRIOR ACTION TAKEN:

The Plan Commission reviewed a concept for the overall parcel in March of 2023. In April of 2024, the Developer filed their applications for CSM, Rezone, CUP and Site Plan. The Plan Commission heard the above-mentioned requests at their June 10th meeting and held the requisite public hearings. At the meeting, issues were raised with the site plan based on the proposed private access roads through the proposed new parcels. The Plan Commission had no issues with the proposed zoning, conditional use permit, and the CSM. Based on this fact the Plan Commission recommendation was to approve the Zoning, CUP and CSM request (7-0 for each request). The Site Plan and exterior fenestration was tabled until July's meeting.

Staff and President Stoner met with the developer on June 12th to further discuss the concerns brought up at the Plan Commission meeting regarding the private roads. The Developer is requested that the Village move forward with the CSM application at this time, separate from the other requests. The CSM timing was critical to the development as they need the separated parcels to move forward with their wetland mitigation and flood plain mapping with the DNR. On June 25th, the Board approved the CSM. It has been reviewed and approved by Staff and the Department of Administration. It was sent for recording on July 10th.

The Plan Commission meet again on July 8th to continue their review of the site plan and exterior fenestration. The developer offered the following:

1. Hotel Development

    a. Pool has been proposed on the plans. Reference 230477100c-1_1 on the north side of the building.
    b. The developer/IHG have agreed to include a conference room within the hotel, as required by the Plan Commission, by converting three (3) Avid rooms on the 1st floor. The updated floorplan is currently in progress.
    c. The final item is the change in material along the 1st floor elevation… IHG has requested to keep the design as the current prototype since this dual-brand property is the first of its kind in the Midwest region. IHG wishes to display the building as the model for future developments in the region after much research and development went into designing this new standard while keeping the building financially feasible with the increased costs of construction.

2. Somers Gateway Development

    a. The future drive to alleviate internal traffic concerns is proposed as discussed with Village staff. This is noted to be required/installed at the time of development on Lot 2 (eastern lot). Reference 2266000c-1_1A, 2266000c-1_1B, and 2266000c-1_1C.

As stated above, the developer has agreed to install a pool. The exact dimensions of the pool area will need to be provided in the final plans. The hotel developer has also agreed to take three rooms on the first floor and turn them into a conference area. This will also need to be referenced on the final plans.

The Plan Commission had a long discussion regarding whether the exterior should include a brick façade. The hotel developer further explained at the meeting that this is a new brand for IGH and they have requested to stay with the brand standard. This will be the first dual branded Avid and Candlewood suites in this part of the country, and they would like to use it as a flagship for future developments. Administration has reviewed pictures from a newly constructed Avid/Candlewood in Nebraska and it matches the renderings provided. In the end, the Plan Commission agreed that the current façade could move forward.

Finally, at the June Plan Commission meeting there was discussion about the internal roads becoming Village roads. As stated above, the developer has offered to build a future internal road that will connect the out parcels.

Based on the above, the Plan Commission recommendation was to approve the site plan and exterior fenestration request (7-0).

The Board reviewed the zoning request, conditional use permit request and site plan and exterior fenestration at our July 16th Work Session. Based on the comments the Board directed Staff to forego the second Work Session review and to bring this to the July 23rd Board meeting for action. The main topic of conversation was the PUD request for the height of the freeway sign. The Board agreed to limit the height of the sign to 50 feet.

The Board also discussed putting in bollards to protect the pool area and the convenience store.

Finally, as noted by Administrator Peters at our July 16th Work Session, the pool proposed is an outdoor pool. After our Work Session, Staff reached out the developer regarding the outdoor pool and received the following response:

> "Our current design includes an outdoor pool, which was chosen for several reasons:
>
> - Guest Experience: An outdoor pool offers a relaxing and enjoyable environment for guests, especially during warmer months. It allows guests to enjoy the natural surroundings and fresh air, which can enhance their overall stay.
>
> - Aesthetic Appeal: An outdoor pool can be a visually attractive feature of the hotel, contributing to the landscape and overall aesthetic of the property.
>
> - Cost Efficiency: Constructing and maintaining an outdoor pool is generally more cost-effective than an indoor pool. Indoor pools require additional building infrastructure, such as heating, ventilation, and dehumidification systems, which can significantly increase both initial construction costs and ongoing maintenance expenses. An outdoor pool will help us in operational and maintenance costs, as well as reduce guest complaints that arise from mold, dampness, and allergies associated with indoor pools.
>
> While we understand the board's preference for an indoor pool, we are open to discussing this further. It is important to note that the IHG prototype does not require any pool for these properties. However, we are going above and beyond the requirements of the franchise to accommodate the village's request."

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

As Administrator Peters stated at the Work Session on July 16th, the development agreements for this project will be extensive. The agreements will need to be brought the Board for approval at a later date. In the event that the Village Board wishes to move forward with the projects, a suggested motion to approve would be as follows:

7 a.

"*Motion to approve request by Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), for rezoning from A-4 Agricultural Land Holding Dist. to B-3 Highway Business Dist., PUD Planned Unit Development Overlay Dist., and A-4 Agricultural Holding Dist., on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers, subject to the following conditions:*

1. *Subject to conditions as listed in Planning Memo dated May 31st, 2024;*

2. *Subject to final plans being reviewed and approved by Village Planning;*

3. *Subject to final plans being reviewed and approved by Village Engineer;*

4. *The approved PUD overlay shall include the ordinance deviations as listed in Planning Memorandum dated July 19th, 2024; and*

5. *Execution of a Developer's Agreement between the Village of Somers and final Developers"*

7b

"Motion to approve request by Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), for approval of a Conditional Use Permit to allow a fueling/gasoline service station and outdoor dining in the B-3 Highway Business Dist. on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers, subject to the following conditions:

1. *Subject to conditions as listed in Planning Memo dated May 31st, 2024;*

2. *Subject to final plans being reviewed and approved by Village Planning;*

3. *Subject to final plans being reviewed and approved by Village Engineer; and*

4. *Execution of a Developer's Agreement between the Village of Somers and final Developers"*

7c

"Motion to approve request by Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), for site plan review and exterior fenestration approval for a fueling/gasoline service station with associated convenience store, restaurants and drive-throughs & a hotel, on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers., subject to the following conditions:

1. *Subject to conditions as listed in Planning Memo dated May 31st, 2024;*

2. *Subject to final plans being reviewed and approved by Village Planning;*

3. *Subject to final plans being reviewed and approved by Village Engineer; and*

4. *Execution of a Developer's Agreement between the Village of Somers and final Developers"*

ATTACHMENTS:

Planning Memo dated 05/31/2024

Planning Commission Minutes 07/08/2024 - Highlighted

Private Plans

Public Plans

Civil Plans

Easement Exhibit

Excel Response Letter

Avid-Candlewood dual brand signs

Hotel Plans

Golden Oil Plans

Golden Oil Building Elevation

Golden Oil Canopy Plan

Golden Oil Dumpster Enclosure

Golden Renderings

PUD Ordinance deviations Memo dated 07/19/2024

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, Senior Land Use Planner**
RPT DATE: **05-31-24**
MTG DATE: **06-10-24**
APPLN DATE: **04-26-24**
RE: **"Somers Gateway Center" – Proposed Fueling Station & Hotel**

PROJECT/SITE INFO:

1. Petitioner/Agent: Devin Winter, Excel Engineering Inc.
2. Property Owner: Somers Gateway Center LLC
3. Location/Address: NE corner of CTH E & East Frontage Road
4. Tax key Number(s): 82-4-222-073-0301
5. Area: 25 acres
6. Existing Zoning: A-4 Agricultural Land Holding Dist., FPO Floodplain Overlay Dist.
7. Proposed Zoning: B-3 Highway Business Dist., PUD Planned Unit Development Overlay Dist., A-4 Agricultural Land Holding Dist., FPO Floodplain Overlay Dist.
8. Existing Land Use: Business/Industrial Park
9. Proposed Land Use: Business/Industrial Park

PROJECT OVERVIEW:
The Petitioner is proposing to subdivide the subject 25-acre parcel into four (4) Lots via Certified Survey Map (CSM) and construct a fueling station w/ convenience store and (2) restaurants with outside dining on one of the Lots, and a 107-room hotel on a second Lot. The other 2 Lots of the CSM would be retained for future development.

This project requires rezoning approval (for the lots currently being proposed for development), conditional use permit approval for the proposed fueling station use with outside dining, land division approval to create the proposed Lots via CSM, site plan & exterior fenestration approval for each the proposed fueling station and hotel, and a PUD Planned Unit Development Overlay District approval for several ordinance deviations being requested by the Petitioner.

Specific components of the project are summarized/discussed below.

Conditional Use Permit requests:
By ordinance fueling stations (gasoline service stations) require approval of a conditional use permit. There are three (3) canopies proposed for the fueling station – one gas canopy to the south side of the building, one diesel canopy to the north of the building, and one canopy over the electric charging station to the southwest of the building. All canopies fall under the 20' height limit, and the canopies are located well beyond the 30' setback requirement from property lines.

Outside dining areas also require conditional use permit approval. There are 2 small outside dining areas proposed to be located at the south side the building, each with 3 tables located on either side of the main

Andy M. Buehler, Director
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entrance for total seating of 12. Per the conditional use permit requirements, no outside music speakers or live music associated with the outside dining area is permitted.

PUD Request:
The Petitioner is requesting a PUD overlay as part of their rezoning request in order to provide flexibility from certain Village ordinance standards. The PUD overlay would apply to Lots 1 and 4 of the proposed CSM. Here is a summary of the requested ordinance deviations for the fueling station property:

- An access drive having a width of 45' at the property line (35' maximum by ordinance).
- Two (2) freestanding signs located along the East Frontage Rd. (one at a drive entrance and one not), and being located within 300' of each other (ordinance allows one (1) freestanding sign per street frontage or drive entrance, provided they are located at least 300' apart).
- One (1) freestanding sign having a sign area of 502 square feet per side (300 square feet per side allowed by ordinance when located within 50' of the right-of-way edge of the Frontage Road), and one (1) freestanding sign having a sign area of 240 square feet per side (150 square feet per side allowed by ordinance when located beyond 50' of the right-of-way edge of the Frontage Road).
- One (1) freestanding sign having a height of 80' (30' height allowed by ordinance when located within 50' of the right-of-way edge of the Frontage Road), one (1) freestanding sign having a height of 40' (30' height allowed by ordinance when located within 50' of the right-of-way edge of the Frontage Road), and one (1) freestanding sign having a height of 40' (20' height allowed by ordinance when located beyond 50' of the right-of-way edge of the Frontage Road).
- A landscaping plan to include modest reductions to the requirements for building foundation landscaping and open yard area landscaping requirements.

Additionally, the PUD request includes one ordinance deviation that would apply specifically to the hotel property:

- A building height of 56' (35' height maximum allowed by ordinance).

Of the PUD requests being made, the proposed heights of the freestanding signs and their display areas are of some concern as they exceed ordinance requirements by significant amounts. It is also unclear if the City of Kenosha airport would allow the increased sign heights, being that the property lies within an airport overlay district. Staff would recommend the Plan Commission consider if the proposed freestanding sign heights of 80' and 40' are necessary or if lower heights would be more suitable for this site. Regarding the proposed 80' sign, by comparison a 50' tall freestanding sign was ultimately approved for the Kwik Trip property at the NE corner of East Frontage Rd. & STH 142, and there is also a 50' tall freestanding sign that was approved by variance at the Kenosha Travel Plaza located at the NW corner of East Frontage Rd. & STH 142.

Looking at the submitted sign elevation drawings, it appears that the monument sign proposed for the corner of East Frontage Rd. & CTH E (labelled "Municipal Sign" on the drawings) would also require approval of a deviation under the PUD, as its area exceeds the ordinance maximum allowance of 160 square feet (an area measurement taken from the scaled drawing shows the sign to be approximately 212 square feet). If the Plan Commission does not see an issue with allowing this modest square footage increase, it is suggested that it be included in the PUD approval.

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Site Access:
The submitted site plans show the project will be accessed by two driveways: one would enter the fueling station property (Lot 1 of the proposed CSM) from the Frontage Road and would also serve the hotel property and the to-be-developed Lot 3 of the CSM through cross-access easement (as these Lots are not allowed to have their own access due to WisDOT access prohibitions), and the other driveway would enter into the to-be-developed Lot 2 of the CSM from CTH E and cross over into the fueling station property through cross-access easement. The proposed access locations have been located so as to line up with an existing public street (11th Place) and an existing median opening on CTH E.

Because the East Frontage Road and a portion of CTH E is under the jurisdiction of the Wisconsin Dept. of Transportation (WisDOT), the applicant will need to obtain formal approvals from WisDOT for the proposed access drives. It is possible that WisDOT may require a Traffic Impact Analysis (TIA) to identify if any roadway improvements are necessary (i.e. turn lanes, deceleration lanes, etc).

Parking:
For the fueling station property, the required amount of parking spaces by ordinance is 135. This is based on a parking ratio of 1 space/150 sq. ft., a proposed building size of 18,812 sq. ft., and the number of employees on the largest shift (10). The submitted plans provide for 139 parking spaces and therefore meets ordinance requirements. Additionally, the two (2) proposed drive-through lanes each provide stacking for 8 vehicles which is the ordinance requirement.

For the hotel property, the required amount of parking spaces by ordinance is 122. This is based on a parking ratio of 1 space/employee (15), and 1 space/guest room (107). The submitted plans provide for 129 parking spaces and therefore meets ordinance requirements.

All parking spaces on the submitted site plans are shown to be 9'x18' in size and provide for 24' wide aisles between the ends of parking spaces to meet ordinance requirements.

Landscaping:
Site landscaping plans have been submitted for both the fueling station and hotel properties. Both plans provide for a wide variety of deciduous and evergreen trees, shrubs and perennials and generally meet ordinance landscaping requirements, with the exception of the fueling station requesting slight reductions for landscaping along the building foundation and within the open yard area where there are proposed to be public utilities and easements. These are detailed in the submitted rezone narrative which lists the specific deviations being requested as part of the PUD request.

Lighting:
Photometric plans have been submitted for both the fueling station and the hotel properties. Each plan shows proposed lighting intensity and proposed lighting fixtures meet ordinance standards.

Building Design:
Building elevations and renderings submitted for the proposed fueling station indicate that it will be constructed with a variety of materials including brick in different colors/finishes, stone, composite panels, metal, glass, and horizontal siding. The overall design of the building is similar to the building Golden Oil constructed at their new facility on the NW corner of CTH E & CTH Y. The design also incorporates canopies, awnings and many

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colors to create variety. Parapets are also incorporated which should shield any roof-mounted mechanical equipment from ground view.

Elevations and renderings were also submitted for the hotel to show IHG Hotels & Resorts' prototype building design. The design incorporates multiple colors/finishes, building articulations, a large overhang on the south side of the building, and parapets to shield roof-mounted mechanical equipment from ground view.

Trash Enclosures:
The submitted Dumpster Enclosure Plan and Elevations for the fueling station show the enclosure has been designed to meet Village ordinance standards, being 6' in height and constructed with a combination of masonry on three sides and solid wood gate fencing on the fourth side. The enclosure is also shown on the landscaping plan to be bordered by arborvitaes and has been designed to match the look/color scheme of the building.

The site plan for the hotel shows a dumpster enclosure area at the NE corner of the parking lot shown to be surrounded by arborvitaes. However, it is not clear from the submitted plans what the enclosure will be constructed of or how tall it would be. The Petitioner shall submit a plan to show that the enclosure will meet Village ordinance requirements.

CSM:
The submitted Certified Survey Map proposes to subdivide the existing 25-acre parcel into four (4) Lots. The fueling station w/ convenience store & restaurants would be located on Lot 1 of the CSM, while the hotel would be located on Lot 4 of the CSM. Lots 2 and 3 of the CSM are not proposed to be developed at this time.

The submitted Certified Survey Map complies with the Village of Somers Land Division and Platting Control Ordinance. One minor revision to the CSM is noted in the staff recommendation below, to revise the name of the Village Clerk-Treasurer as it has recently changed.

This project will require approval from the City of Kenosha for an Airport Site Plan review, as the property is located within a City of Kenosha Airport Overlay zoning district.

Planning & Development will issue zoning permits for the project only after the Petitioner has executed a Developer's Agreement with the Village and has met any other of the Village's requirements for the development.

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

1. The Conditional Use Permit shall be subject to the conditions present in the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance Section ZN 5.03(8)(b)50; Gasoline service stations in the B-1, B-2, B-3, B-4 and B-5 Districts:

    a. A detailed site plan shall be submitted showing all structures and their distances including canopies, pump islands, light poles, tower signs, storage tank locations, etc.
    b. All canopy posts shall be at least thirty (30) feet from any property line. No canopy shall exceed twenty (20) feet in height.

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c. Canopies shall not be permitted to overhang past the property line.
d. All pumps shall be set back at least thirty (30) feet from any property line.
e. Gasoline service stations for semi-trailers shall have their ingress and egress located in such a fashion as to give due regard to topography and public road and pedestrian traffic taking into consideration hills, curves, speed limits and vision clearance.

2. The Conditional Use Permit shall be subject to the conditions present in the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance Section ZN 5.03(8)(b)113; Restaurants, bars and taverns with outdoor dining, recreation, entertainment in the B-2 and B-3 Districts:

   a. A site plan shall be submitted showing all proposed outdoor use areas including parking, landscaping and the location of existing structures.
   b. Hours of use may be limited to prevent disturbance to abutting property owners.
   c. Lighting may be limited to prevent disturbance to abutting property owners.
   d. There shall be no outside music speakers or live music.
   e. Any approval granted must be in conformance with the restrictions of the liquor license issued for the establishment.

3. The Certified Survey Map shall be subject to the following:

   a. Subject to revising the CSM to address any review comments from the Wisconsin Department of Administration.

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

      1. On Sheet 3 of 4, revise the name of the Village Clerk-Treasurer to be “Wendy Burnette”.

   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 a PUD Planned Unit Development Overlay District being applied to Lots 1 and 4 of the CSM (fueling station and hotel, respectively). Specific ordinance deviations as approved by the Plan Commission and Board shall be incorporated into the Developer’s Agreement.

5. Subject to submitted plans to be reviewed/approved for the proposed trash enclosure to be located on the hotel property.

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6. Subject to obtaining any necessary approvals and/or permits from the Wisconsin Department of Transportation regarding the proposed access connections to the East Frontage Road of Interstate Highway 94 and to area of CTH E (12th Street) within WisDOT's jurisdiction.

7. Subject to approval of an Airport Site Plan Review by the City of Kenosha.

8. Subject to final review and approval by the Village of Somers engineer.

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

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

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

Village of Somers
Proceeding from the Village Plan Commission Meeting
July 8, 2024

1. **Call to Order**

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

Present:

- Chairman George **Stoner**
- Commissioner Troy **Steege**
- Commissioner Gregg **Thompson**
- Commissioner Vinnie **Chambers**
- Commissioner Don **Boxx**
- Commissioner Michael **DeLuca**
- Commissioner Jerry **Romanowski**
- Alternate Pat **Juliana**

Absent:

- None

Staff present in person: Administrator Jason Peters, Assistant to the Administrator Kevin Poirier, Village Trustees Jackie Nelson and Karl Ostby
Engineer Brett Biwer
Others: Gregg Sinnen, Ron Grimes
Developers: SR Mills, Vikas Bhatara, Nathan Laurent

2. **Pledge of Allegiance**

   Chairman Stoner led everyone in the Pledge of Allegiance.

3. **Approve Minutes of June 10, 2024**

   Commissioner Boxx moved to approve to the minutes.

   Seconded by Commissioner Thompson.

   Commissioner Steege points out to an error in the minutes, which will be corrected.

   Motion carried. 7-0 vote.

4. Correspondence

None

5. Citizen Comments

None

6. <u>Plan Commission Conceptual Approval:</u>

Discussion and Action on Request by: Berwick Properties Inc, 4011 80th St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St., Kenosha, WI 53142 (Agent); requesting conceptual approval of a single- & multi-family residential development on Tax Parcel #s 82-4-222-151-0560, 82-4-222-151-0561, 82-4-222-151-0563, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers. Said conceptual approval is subject to receiving formal approvals by the Village Board of a comprehensive land use plan amendment, rezoning, land division, overall site plan & building fenestration review and stormwater management plans.

Public comments: none

Commissioner Boxx makes a motion to approve the request.
Commissioner DeLuca seconds the motion

Mr. Mills presents the project to the board which is proposed to include single-family and side-by-side townhomes and/or ranch-style condos on the 40-acre site. Proposed are 33 single family lots and 32 duplex pads.
The site has some challenging features due to the soil structure, wetlands and the high-water table. The is why some of the structures do not include basements.
The proposed lots are valued between $100,000 and $130,000, are about 10,000 to 17,000 square-feet. The value of the single-family homes would range anywhere from $500,000 to $650,000 like another project in Union Grove. The smallest ranch would be about 1,750 square feet the two-stories would range square feet from 2,000 to 2400
Townhomes and duplexes would range in price between $380,000 to $400,000 with a size between 1,400 and 1,800 sq ft.

Commissioner Romanowski asks about parking
Mr. Mills says it is not typically an issue in single-family neighborhoods.

Commissioner DeLuca asks about the Homeowners association
Mr. Mills says that the associations are usually turned over

Commissioner Thompson asks if the developer will ask for TIF help.
Mr. Mills says yes

Administrator Peters mentions that the TIF was expended in hopes to get this project done.

Commissioner Boxx asks whether variances were requested.
Mr. Mills described how the project fits within current zoning

President Stoner asks about exterior siding materials.
Mr. Mills there is little difference between high-end vinyl and cementitious products and that they typically leave it up to the owner. Mr. Mills mentions that because it will be in a TIF they will maximize the value of the property.

President Stoner asks whether someone can by the lot and wait to build
Mr. Mills says no because it is in a TIF.

President Stoner mentions that utility pedestals need to be in the back of the lot with a utility easement.

President Stoner mentions adding basements and using the dirt to bring the height of the structure up.
Mr. Mills says the soil and high-water table does not allow for that and that have found that they are still marketable.

President Stoner mentions that in developments that do not have basements, garages are used as storage.

Commissioner Thompson asks about work on the Pike River
Mr. Mills says probably not, but if there is an opportunity, they would like to.

Motion carried. 7-0.

7. Site Plan Review & Exterior Fenestration:

Discussion and Action Request by: Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), requests site plan review and exterior fenestration review for a fueling/gasoline service station with associated convenience store, restaurants and drive-throughs & a hotel, on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*

Commissioner Boxx moved to approve to the Site Plan Review & Exterior Fenestration. Seconded by Commissioner Deluca.

Commissioner Steege asks whether the facade would feature stone or brick as mentioned in the last meeting.

Dr. Bhatara states that the hotel chain wants this hotel to be a model and be as close to the prototype as can be. He mentions that to compromise, additional landscaping would be made part of the property.

Commissioner Thompson mentions that the village has standards to uphold.

Commissioner Steege mentions not being concerned about this project in particular but is worried about setting a precedent.

Dr. Bhatara explains the dual brand of the hotel and how one side is like a regular overnight hotel while the other is for longer term stays and offer fridges and kitchenettes in the rooms.
Dr. Bathara mentions that they added the conference room and pool as the Village requested.

Commissioner Chambers expresses his concern about setting a precedent and ask clarification about the materials used on the outside.

Dr. Bathara is not sure.

Commissioners, and representatives of the developer go back and forth on the composition of the materials, its quality, durability and appropriateness in the local climate.

Commissioner Boxx mentions he is not as concern about precedent as much as making sure that the commission approves quality buildings. He likes the modern appearance of the building and questions that it could be achieved with a stone façade.

Commissioner DeLuca mentions the importance of precedents and being consistent when approving projects.

Commissioner Thompson asks whether samples of the wall panel materials could be provided.

Representatives of the developer acquiesce

President Stoner mentions that metal has not been approved in the Village in the past.

Dr. Bathara does not believe that it is metal.

President Stoner mentions having a sizeable pool in the hotel.

Dr. Bathara mentions that newer hotels feature smaller and shallower pools.
President Stoner mentions being pleased about the road being added and asks where the conference room will be located.

Dr. Bathara identifies the location on the plan.

President Stoner mentions that the green areas will need to be irrigated.

Commissioner Steege asks about possible traffic concerns that were brought up at the last meeting.

Developer representative states that the Traffic Study is underway.

President Stoner mentions that as soon as this project is approved, the developer will raze the building at the south west corner of Highway 31 and E.

Motion carried 7-0 vote.

8. **Adjourn**

Commissioner Chambers moved to adjourn.
Seconded by Commissioner Boxx.

Motion carried 7-0 vote.

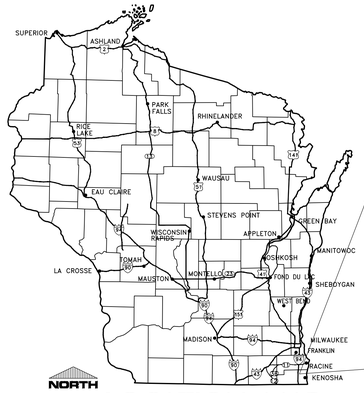
Drafted July 12, 2024.
These minutes are not official until approved by the Plan Commission. Submitted by Assistant to the Administrator/Communication Specialist Kevin Poirier

PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS, WISCONSIN

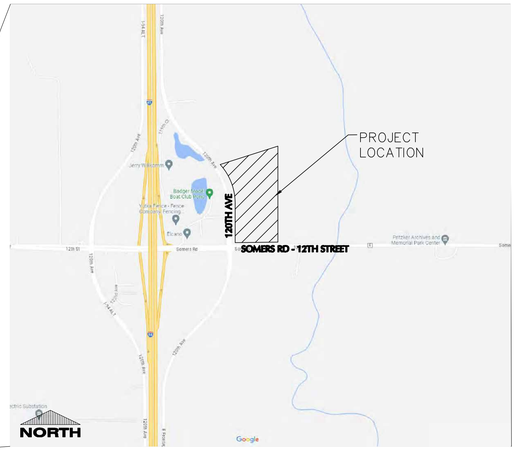
LEGEND

000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS
000.00 BG 000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL
000.00 TC 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
000.00 TW 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
	EXISTING WATER VALVE IN BOX
	PROPOSED WATER VALVE IN BOX
	EXISTING WATER VALVE IN MANHOLE
	EXISTING WATER SERVICE VALVE
	EXISTING TELEPHONE MANHOLE
	EXISTING STORM CATCH BASIN
	PROPOSED STORM CATCH BASIN – ST CB
	PROPOSED STORM FIELD INLET – ST FI
	EXISTING SQUARE CATCH BASIN
	EXISTING STORM CURB INLET
	PROPOSED STORM CURB INLET – ST CI
	EXISTING UTILITY POLE
	EXISTING UTILITY POLE WITH GUY WIRE
	EXISTING STREET LIGHT
	EXISTING TELEPHONE PEDESTAL
	EXISTING ELECTRIC PEDESTAL
	EXISTING ELECTRIC BOX
	EXISTING CABLE TV PEDESTAL
	PROPOSED DRAINAGE FLOW
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.
	3/4" REBAR SET WEIGHING 1.50 LB/FT.
	1-1/4" REBAR FOUND
	3/4" REBAR FOUND
	2" IRON PIPE FOUND
	1" IRON PIPE FOUND
	EXISTING FLOOD LIGHT
	SECTION CORNER
	PROPOSED APRON END SECTION
	EXISTING MARSH AREA
	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
	EROSION MATTING
IP	PROPOSED INLET PROTECTION

	EXISTING CONIFEROUS TREE
	EXISTING SHRUB
	EXISTING STUMP
	SOIL BORING
	EXISTING WELL
	PROPOSED WELL
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE
	PROPOSED SIGN
	EXISTING SIGN
	CENTER LINE
	EXISTING HANDICAP PARKING STALL
	PROPOSED HANDICAP PARKING STALL
	EXISTING GAS VALVE
	EXISTING WOODED AREA
	EXISTING HEDGE
	EXISTING CHAINLINK FENCE
	EXISTING WOOD FENCE
	EXISTING BARBED WIRE FENCE
	PROPOSED PROPERTY LINE
	EXISTING GUARD RAIL
ST	EXISTING STORM SEWER AND MANHOLE
ST	PROPOSED STORM SEWER AND MANHOLE – ST MH
SA	EXISTING SANITARY SEWER AND MANHOLE
SA	PROPOSED SANITARY SEWER AND MANHOLE – SAN MH
W	EXISTING WATER LINE AND HYDRANT
W	PROPOSED WATER LINE AND HYDRANT
OU	EXISTING OVERHEAD UTILITY LINE
FO	EXISTING UNDERGROUND FIBER OPTIC LINE
E	EXISTING UNDERGROUND ELECTRIC CABLE
T	EXISTING UNDERGROUND TELEPHONE CABLE
G	EXISTING UNDERGROUND GAS LINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	GRADING/SEEDING LIMITS
	RIGHT-OF-WAY LINE
	INTERIOR PROPERTY LINE
	RAILROAD TRACKS
800	EXISTING GROUND CONTOUR
800	PROPOSED GROUND CONTOUR



LOCATION MAP



PROJECT LOCATION MAP

CIVIL SHEET INDEX

SHEET	SHEET TITLE
C0.1	CIVIL COVER SHEET
C0.2	CIVIL SPECIFICATION SHEET
C0.3	VILLAGE OF SOMERS - STANDARD MATERIAL SPECIFICATION CHECKLIST
C1.0A	EXISTING SITE AND DEMOLITION PLAN - OVERALL
C1.0B	EXISTING SITE AND DEMOLITION PLAN - SOUTHWEST
C1.0C	EXISTING SITE AND DEMOLITION PLAN - NORTHWEST
C1.0D	EXISTING SITE AND DEMOLITION PLAN - SOUTHEAST
C1.0E	EXISTING SITE AND DEMOLITION PLAN - NORTHEAST
C1.1A	SITE PLAN - OVERALL
C1.1B	SITE PLAN - SOUTHWEST
C1.1C	SITE PLAN - NORTHWEST
C1.2A	GRADING AND EROSION CONTROL PLAN - OVERALL
C1.2B	GRADING AND EROSION CONTROL PLAN - SOUTHWEST
C1.2C	GRADING AND EROSION CONTROL PLAN - NORTHWEST
C1.2D	GRADING AND EROSION CONTROL PLAN - SOUTHEAST
C1.2E	GRADING AND EROSION CONTROL PLAN - NORTHEAST
C1.2F	GRADING AND EROSION CONTROL PLAN - NORTH
C1.3A	UTILITY PLAN - OVERALL
C1.3B	UTILITY PLAN - SOUTHWEST
C1.3C	UTILITY PLAN - NORTHWEST
C1.3F	UTILITY PLAN - NORTH
C1.4A	LANDSCAPE AND RESTORATION PLAN - OVERALL
C1.4B	LANDSCAPE AND RESTORATION PLAN - SOUTHWEST
C1.4C	LANDSCAPE AND RESTORATION PLAN - NORTHWEST
C1.4D	LANDSCAPE AND RESTORATION PLAN - SOUTHEAST
C1.4E	LANDSCAPE AND RESTORATION PLAN - NORTHEAST
C1.4F	LANDSCAPE AND RESTORATION PLAN - NORTH
C1.5	SITE PHOTOMETRIC PLAN & DETAILS
C2.0	PUBLIC UTILITY EXTENSION PLAN & PROFILE - STA 0+00 - 9+00
C2.1	PUBLIC UTILITY EXTENSION PLAN & PROFILE - STA 9+00 - 12+08
C2.2	PUBLIC UTILITY EXTENSION PLAN & PROFILE - STA 12+08 - 17+95
C2.3	PUBLIC UTILITY EXTENSION PLAN & PROFILE - STA 20+00 - 25+45
C2.4	PUBLIC UTILITY EXTENSION PLAN & PROFILE- STA 30+00 - 37+06
C2.5	PUBLIC HYDRANT PLAN & PROFILES
C3.0	DETAILS
C3.1	DETAILS
C3.2	DETAILS

PUBLIC IMPROVEMENT SHEET INDEX

** NOTE: THIS PORTION OF WORK WILL BE PUBLICLY BID BY VILLAGE OF SOMERS AND WILL BE COMPLETED VIA SEPARATE CONTRACT AND/OR CONTRACTOR.

SHEET	SHEET TITLE
C4.0	CIVIL COVER SHEET
C4.1	CIVIL SPECIFICATION SHEET
C4.2	VILLAGE OF SOMERS - STANDARD MATERIAL SPECIFICATION CHECKLIST
C4.3	SITE, GRADING, EROSION CONTROL, & RESTORATION PLAN
C4.4	PUBLIC UTILITY IMPROVEMENT PLAN & PROFILE - STA 37+06 - 42+35
C4.5	DETAILS

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

GENERAL PROJECT NOTES

1. ALL DRIVEWAYS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS. ALL WORK IN THE ROW OF CTH E SHALL CONFORM TO KENOSHA COUNTY STANDARDS & SPECIFICATIONS. ALL WORK IN THE ROW OF THE FRONTAGE ROAD AND WESTERN PORTION OF PROPERTY ALONG CTH E SHALL CONFORM TO WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
3. CONTRACTOR TO PROVIDE TRAFFIC CONTROL PER WISCONSIN DOT, VILLAGE OF SOMERS, & KENOSHA COUNTY REQUIREMENTS FOR ALL RIGHT-OF-WAY IMPROVEMENTS AND AS REQUIRED FOR CONSTRUCTION.
4. ANY PERSON ERECTING, MOVING, ENLARGING OR RECONSTRUCTING A STRUCTURE, WHICH, UNDER THIS ORDINANCE, REQUIRES A ZONING PERMIT SHALL UPON COMPLETION OF THE CONSTRUCTION OF FOOTINGS, CONCRETE SLAB OR OTHER FOUNDATIONS, SUBMIT TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT A SURVEY PREPARED BY A REGISTERED LAND SURVEYOR SHOWING THE LOCATIONS, BOUNDARIES, DIMENSIONS, ELEVATIONS AND SIZE OF THE FOLLOWING: THE BOUNDARIES OF THE LOT, ALL EXISTING STRUCTURES (INCLUDING FOUNDATIONS) AND THEIR RELATIONSHIP TO THE LOT LINES. THE VILLAGE DIRECTOR OF PLANNING AND DEVELOPMENT SHALL COMPARE THE LOCATION OF ALL NEW OR EXTENDED FOUNDATIONS WITH THE LOCATION OF ALL PROPOSED CONSTRUCTION ACTIVITY REPORTED ON THE PERMIT APPLICATION. NO FURTHER CONSTRUCTION MAY COMMENCE UNLESS THE DIRECTOR OF PLANNING AND DEVELOPMENT SHALL FIND THAT THE FOUNDATION LOCATION IS CONSISTENT WITH THE PERMIT AS ISSUED AND SHALL SO CERTIFY. FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION SHALL BE GROUNDS FOR THE ISSUANCE OF A CITATION PURSUANT TO SECTION ZN 6.03(3) OF THIS ORDINANCE, AND ATTENDANT PENALTIES.
5. CONTRACTOR SHALL OBTAIN AND FOLLOW THE VILLAGE OF SOMERS DEVELOPMENT STANDARDS DATED APRIL 3,2018 AND STANDARD MATERIAL SPECIFICATION CHECKLIST DATED JULY 2023 FOR ALL CONSTRUCTION REQUIREMENTS. IF DISCREPANCIES ARE NOTICED, CONTRACTOR SHALL CONFORM TO VILLAGE OF SOMERS REQUIREMENTS.
6. **CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY OF THE PROPOSED WATER MAIN AND SANITARY MAINS FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE PUBLIC MAINS. THE CONTRACTOR SHALL TAKE ADEQUATE FIELD NOTES, PICTURES, ETC AND PROVIDE TO THE ENGINEER OF RECORD FOR COMPLETION OF THE RECORD DRAWINGS. THE RECORD DRAWINGS SHALL BE COMPLETED AND SUBMITTED TO THE VILLAGE ENGINEER PRIOR TO THE PROPERTY DEVELOPER'S REQUEST FOR FINAL INSPECTION OF THE IMPROVEMENTS. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE FOR SURVEYING.**
7. IF DEWATERING IS REQUIRED FOR INSTALLATION OF UTILITIES OR OTHER IMPROVEMENTS FOR THE PROPOSED PROJECT, THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT AND OBTAIN THE NECESSARY WISCONSIN DISCHARGE ELIMINATION SYSTEM (WPDES) PERMITS FOR DEWATERING AS REQUIRED/NECESSARY BY THE WISCONSIN DNR. DEWATERING SHALL BE IN ACCORDANCE WITH WI DNR TECH STANDARD 1061.
8. CONTRACTOR SHALL COMPLETE A PRE-CONSTRUCTION TILE SURVEY TO CONFIRM THE PRESENCE AND LOCATION OF FARM DRAIN TILES ON THE PROPERTY. ALL EXISTING SURFACE AND SUBSURFACE DRAINAGE PATHWAYS MUST BE MAINTAINED OR PROPERLY RE-ROUTED TO NEW DISCHARGE LOCATION. NOTIFY ENGINEER OF FINDINGS FOR RECORDS

VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

CONSTRUCTION SEQUENCE

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. PLACE ALL SILT FENCE.
	3. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS.
	4. CONSTRUCT PERMANENT DETENTION PONDS AND PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	5. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS.
	6. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. CLEAR AND GRUB TREES AND BRUSH AS REQUIRED.
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE LOCATION. SURROUND STOCKPILE WITH SILT FENCE.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. DIG AND POUR ALL BUILDING FOOTINGS.
	6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING FIRE LANES.
	7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	8. CONSTRUCT BUILDING.
	9. PAVE DRIVEWAYS AND PARKING AREAS.
	10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511

TOLL FREE
TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

CONTACTS

OWNER
SOMERS GATEWAY CENTER, LLC
1170 22ND AVE
KENOSHA, WI 53140
CONTACT: PAUL BHARDWAJ
P: (262) 425-1675
paul@goldenoilcompany.com

DEVELOPER
KELLER BUILDS, INC
W204 N11509 GOLDENDALE RD
GERMANTOWN, WI 53022
CONTACT: NATHAN LAURENT
P: (262) 894-2612
F: (262) 8250-9740
nlaurent@kellerbuilds.com

CIVIL
EXCEL ENGINEERING
100 CAMELOT DRIVE
FOND DU LAC, WISCONSIN 54935
CONTACT: DEVIN WINTER, P.E.
P: (920) 926-9800
F: (920) 926-9801
devin.winter@excelengineer.com

CIVIL COVER SHEET

EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245

MILWAUKEE
W204 N11509 Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 / 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS WISCONSIN

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PRELIMINARY PLAN DATE
APR. 26, 2024
JULY 9, 2024

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR: ---
SUPERVISOR: ---
PRELIMINARY NO: P22188
CONTRACT NO: ---
DATE: APR. 26, 2024
SHEET: C0.1

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
   2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS NOT LESS THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY .
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY-COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED MINIMUM COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

A. THE EXCEL ENGINEERING DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PURSUANT TO NR 216.46 AND NR 216.47. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES PURSUANT TO NR 216.43 OR TO AN AUTHORIZED LOCAL PROGRAM PURSUANT TO NR 216.415 TO OBTAIN COVERAGE UNDER THE GENERAL WPDES STORM WATER PERMIT.
B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES PURSUANT TO NR 216.455 UNTIL PERMIT COVERAGE IS TERMINATED.
C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF NR 216.48. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. A RAIN EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED.
E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONSTRUCTION SITE OR AVAILABLE VIA AN INTERNET WEBSITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. WISCONSIN DNR CONSTRUCTION SITE INSPECTION REPORT FORM 3400-187 SHALL BE USED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:
   1. THE DATE, TIME, AND LOCATION OF THE CONSTRUCTION SITE INSPECTION.
   2. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
   3. AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS.
   4. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED.
   5. A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.
F. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 (CURRENT EDITION).
   3. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12' MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE DM PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
   6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   9. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
G. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
H. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES IN ACCORDANCE WITH NR 216.55.
I. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER WPDES GENERAL PERMIT.
J. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 GRAVEL AREAS

A. CONTRACTOR TO PROVIDE COMPACTED GRAVEL WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE TYPES AND DEPTHS AS INDICATED BELOW:

8" OF 3/4" CRUSHED AGGREGATE
8" OF 3" CRUSHED AGGREGATE

B. CONTRACTOR TO COMPACT THE AGGREGATE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL GRAVEL AREAS SHALL BE GRADED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL GRAVEL AREAS.

32 20 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

STANDARD ASPHALT PAVING SECTION	HEAVY ASPHALT PAVING SECTION
2" SURFACE COURSE (5 LT 58-28S)	2" SURFACE COURSE (5 LT 58-28S)
(WISDOT 455.2.5 TACK COAT (STAGED PAVING)	WISDOT 455.2.5 TACK COAT (STAGED PAVING)
2" BINDER COURSE (4 LT 58-28S)	4" BINDER COURSE (4 LT 58-28S) - 2 LIFTS
10" OF 1-1/4" CRUSHED AGGREGATE	12" OF 1-1/4" CRUSHED AGGREGATE
MBRAT-600X GEOTEXTILE FABRIC OR EQ AS REQ.	MBRAT-600X GEOTEXTILE FABRIC OR EQ AS REQ.

B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1.0% SLOPE SHALL BE MAINTAINED.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
D. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN & REVIEW GEOTECH REPORT FOR SUBGRADE STABILIZATION RECOMMENDATIONS PRIOR TO BIDDING TO ENSURE THE SUBGRADE IS PREPARED TO ADEQUATELY SUPPORT THE PROPOSED LOADING.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK SHALL BE CONSTRUCTED AS FOLLOWS:
   1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
   2. DUMPSTER PAD/APRON CONCRETE - 8" OF CONCRETE OVER 6" OF AGGREGATE BASE.
      a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB:
         1). TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
      b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
         1). CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
         2). TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
   3. HEAVY DUTY CONCRETE (TRUCK TRAFFIC) - 7-1/2" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH #3 REBARS ON CHAIRS AT MID-DEPTH OF SLAB AND PLACED AT ½ OF THE SLAB DEPTH. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
   4. LIGHT DUTY CONCRETE (PASSENGER CAR TRAFFIC) - 5" OF CONCRETE OVER 6" OF 1-1/4" CRUSHED AGGREGATE. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 12.5' ON CENTER
      a. CONCRETE SHALL BE STEEL REINFORCED AS FOLLOWS:
         1). TIE BARS AT OUTERMOST CONTRACTION JOINT (FIRST JOINT FROM EDGE OR AT CURB JOINT) AROUND PERIMETER OF CONCRETE. TIE BARS SHALL BE #4 REBAR 24" LONG PLACED AT 30" O.C.
         2). TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1/4" X 4-1/2" X 4-1/4" DIAMOND SHAPED TAPERED PLATE DOWELS MANUFACTURED PER ASTM A36. INSTALL PER MANUFACTURERS SPECIFICATIONS.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
   3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER.
   5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (IF MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.
N. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PAR

Village of Somers, Wisconsin

Standard Material Specification Checklist

Established 1843 Somers VILLAGE & TOWN

Prepared by:

BAXTER & WOODMAN Consulting Engineers

www.baxterwoodman.com

Date: March 22, 2018
Last Revised: July 2023

GENERAL

- ☐ Comply with the Standard Specifications for Sewer and Water Construction in Wisconsin, latest edition.
- ☐ Obtain written approval for the proposed Plans and Specifications from the Village Engineer prior to construction.

SANITARY SEWER

GENERAL

- ☐ Bedding & cover material: 3/8" crushed limestone chips to 12" above pipe (pea gravel is not acceptable).
- ☐ Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- ☐ Consolidation of backfill: 95% standard Proctor density for imported granular material and 100% for excavated material of existing aggregate material in the adjacent trench wall. Use mechanical means, unless allowed otherwise.
- ☐ Mandrel test: 95% mandrel after 30-days.
- ☐ Internal sewer inspection: Closed circuit color television with a small flow of water in the pipe.
- ☐ Low-pressure air test: Per Standard Specifications.
- ☐ Manhole vacuum test: Per Standard Specifications.

PIPE MATERIAL

- ☐ Minimum 8-inch PVC SDR-26 (min.) conforming to ASTM D-3034, unless allowed otherwise.

MANHOLE MATERIALS

- ☐ 48-inch ID precast concrete w/eccentric cone (typ.), ASTM C478. Manhole steps shall be removed on the top section after construction is complete.
- ☐ Design flat top slabs to resist H-20 loading.
- ☐ Frames and covers: Neenah R-1580 or equal, with Type B non-rocking lid, stamped with the word "SANITARY"; self-sealing gaskets; and concealed pick holes.
- ☐ Floodplain Areas: Use bolted and gasketed watertight frame and cover: Neenah R-1916-C, East Jordan 1058 WT, or equal.
- ☐ Use a minimum of 4 inches and a maximum of 19 inches of concrete adjusting rings.
- ☐ Internal/external chimney seals: Adaptor, Inc. or equal.
- ☐ Exterior joint protection: WrapidSeal by CCI Pipeline Systems or MacWrap by Mar Mac Construction Products.
- ☐ Exterior surface treatment: Heavy-duty coal tar pitch, Top-Coat or bituminous Super Service Black.

SANITARY LATERALS

- ☐ Minimum 6-inch PVC SDR-26.
- ☐ Provide wye connections unless allowed otherwise by Village Engineer. Provide ductile iron riser tee on deeper installations.
- ☐ Terminate lateral pipe with a wooden 2x4 set one foot above finish grade.

- ☐ Lateral pipe locator wire and terminal post: No. 10 AWG single strand insulated copper wire and Copperhead Industries – Snake Pit Terminal Box, or approved equal.

WATER MAIN

GENERAL

- ☐ Only joint deflections within pipe manufacturer's specifications are permitted without fittings.
- ☐ Polyethylene wrap: Provide 8 mil on ductile iron pipe, valves, valve boxes, fittings, fire hydrant barrel sections, and curb boxes.
- ☐ Bedding & cover material: 3/8" crushed limestone chips to 12" above pipe (pea gravel is not acceptable).
- ☐ Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- ☐ Operation of valves: By Village representatives or agents unless allowed otherwise.
- ☐ One-hour pressure test: 150 psi with no loss.
- ☐ Leakage test (only if pressure test fails): Two hours at system pressure per Standard Specifications.
- ☐ Water services over 2-inch diameter shall meet the specifications for water main and include a gate valve/valve box at the point of connection to the water main.
- ☐ Water services equal or less than 2-inch diameter shall meet the specifications for water services and have a curb stop/service box placed one foot from the right-of-way line.

PIPE MATERIAL

- ☐ ~~Ductile iron: Conforming to AWWA C-151/ANSI A21.51, minimum Class 52.~~
- ☐ PVC: Conforming to AWWA C-900, class 150, SDR 18.
- ☐ Tracer wire shall be installed with PVC pipe, extend wire to hydrants terminated in a Copperhead Industries – Snake Pit Terminal Box, or approved equal. ~~4-inch diameter by 30-inch long PVC pipe with a threaded cap~~ set behind the hydrant.

LOCATOR WIRE

- ☐ Tracer locator wire: Install with PVC pipe, single strand blue insulated copper, minimum No. 10 AWG.
- ☐ Location: On top of PVC pipe and fittings, secure at min. 10-foot intervals.
- ☐ Terminal Box: Copperhead Industries – Snake Pit Terminal Box, or approved equal. ~~2-1/2 inch by 18-inch C.P. Test Services – Valvco.~~
- ☐ Extend locator wire to top of terminal boxes leaving 12 inches of slack for future connection and connect to terminal box.
- ☐ Secure terminal box to back side of fire hydrant barrel and all service curb stops and set top of box flush with finished grade. Connect service locator wire to water main locator wire.

FITTINGS

- ☐ Only American-made fittings, pipe, valves, and hydrants will be allowed.
- ☐ Ductile iron fittings: Meet AWWA C-110/ANSI A21.10 or A21.53.
- ☐ ~~All fittings shall be full-bodied styles.~~
- ☐ If a sleeve is required, a full-bodied solid sleeve shall be used.

- ☐ Fittings shall be polyethylene wrapped per Standard Specifications.
- ☐ Bolts and nuts: Cor-Blue or A-304 stainless steel, no substitutions.
- ☐ Use restrained joints on all fittings.
- ☐ Thrust blocking (in addition to restrained mechanical joints): Solid concrete masonry units or Class F poured concrete per Section 4.3.13 of the Standard Specifications. Wood thrust blocking will not be permitted.

VALVES

- ☐ 4-inch to 12-inch: Resilient wedge gate valve, non-rising stem meeting AWWA C-509, Clow Model 2639/2640, or approved equal.
- ☐ 14-inch and larger: Butterfly valve, Clow Model 4500, or approved equal.
- ☐ Provide restrained joints on all valve fittings.

VALVE BOXES

- ☐ Three-piece, Tyler Series 6860 with bottom section compatible with valve box stabilizer, or approved equal.
- ☐ Valve box stabilizer: metal "spider" type for gate valves or butterfly valve type by Adaptor, Inc., no substitutions.
- ☐ Provide bituminous coated carbon steel valve operating extension rods with 2-inch square operating nuts terminating within 2 inches below the lid for all main line valves. ~~that are buried deeper than 8 feet from top of pipe.~~
- ☐ Do not extend tracer wire into valve boxes.

TAPPING VALVE AND SLEEVES

- ☐ Two-piece bolted stainless steel type with mechanical joints.
- ☐ Sleeve Model/Manufacturer: Cascade CST extra heavy duty, or approved equal.
- ☐ Valve Model/Manufacturer: Clow F-5093 or Kennedy C950.

WATER SERVICES

- ☐ Pipe: Type K copper tubing or High Density Polyethylene tubing, SDR 9, 200 psi, copper tube sized.
- ☐ Size: 1-inch, 1 ½-inch, and 2-inch.
- ☐ Utilize stainless steel stiffeners of compatible size and connection type.
- ☐ Depth of bury: Between 6-feet and 6.5-feet from main to curb box.
- ☐ Service pipe shall be seamless from the main to the curb box.
- ☐ Service saddles for connecting to PVC pipes: Stainless steel saddle with O-ring and grade 30 rubber grid map; Cascade styles CSC1, CSC2, CS22, or approved equal.
- ☐ Corporation stops: McDonald No. 4701BQ ball valve with AWWA/CC taper thread inlet and compression connection outlet.
- ☐ Curb stops: McDonald No. 6106, or approved equal.
- ☐ Service boxes: Extension type with stationary rods, McDonald No. 5614 for 3/4" and 1" sizes and McDonald No. 5615 for 1-1/2" and 2" sizes.
- ☐ Polywrap service box.
- ☐ Place locator wire on top of water service lines and extend to terminal box adjacent to the service box.

FIRE HYDRANTS

- ☐ Model/Manufacturer: Mueller A-423.
- ☐ Color: Factory painted red with the nozzle caps and operating nut painted silver gray.
- ☐ Nozzle height: 18-inches to 26-inches to finish grade.

- ☐ Equip steamer nozzle with a ~~factory installed~~ 5" Storz Quick Connect.
- ☐ Standard hydrant extensions are required for hydrants with over 6 feet of cover, or where required to adjust nozzle height.
- ☐ Auxiliary valves: Connect directly to water main at an anchor tee.
- ☐ Hydrant lead pipe: ~~Class 52 ductile iron or~~ C-900 PVC with restrained joints.
- ☐ Hydrant leads and fittings: Restrain by Mega-lug gland or approved equal.
- ☐ Provide stop nut or factory-installed means of preventing damage to hydrant when torque is applied to close hydrant.
- ☐ Spacing: Maximum 400 feet (residential subdivisions).
- ☐ Place locator wire terminal boxes at all hydrant locations.
- ☐ Install 3/8" diameter, 5' long fiberglass hydrant marker with spring and reflective bands on all hydrants.

STORM SEWER

GENERAL

- ☐ Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- ☐ Consolidation of backfill: 95% standard Proctor density for imported granular material and 100% for excavated material of existing aggregate material in the adjacent trench wall. Use mechanical means, unless allowed otherwise.
- ☐ Provide sump pump connection/storm sewer pipes for all new homes with flexible watertight tee service connector, KOR-N-TEE by NPC Systems, or approved equal.

PIPE MATERIAL

- ☐ Within road right-of-way: Minimum 12-inch reinforced concrete pipe, minimum class III, conforming to ASTM C76 or ASTM C507.
- ☐ Outside road right-of-way: Alternate pipe material, such as HDPE ADS N-12, may be permitted by Village Engineer.
- ☐ Rubber O-ring gasket pipe required.

MANHOLE MATERIALS

- ☐ Design flat top slabs to resist H-20 loading.
- ☐ Frames and closed lids: Heavy duty, indented top solid lid, non-rocking, Neenah R-1580 with Type B lid or approved equal.
- ☐ Frames and open lids: Heavy duty, Neenah R-2504 with Type D grates, or approved equal.
- ☐ Beehive grate manhole covers: Neenah R-2560 E1 or approved equal.
- ☐ Manholes shall be 4'-0" diameter minimum.
- ☐ Joints for manhole riser section shall be made with non-shrink grout, rubber "O"-ring gaskets, a continuous ring of butly rubber sealant (EZ-Stik or Kent Seal in rope form) or approved equal.
- ☐ Adjusting rings and manhole frames shall be set with non-shrink grout or butyl rubber sealant troweled into a 1/4-inch thick layer over the entire surface areas of the top of cone and all adjusting rings. The butyl rubber sealant shall be EZ-Stik or Kent Seal butyl base sealant in trowelable grade or approved equal.

CATCH BASINS

- ☐ 2'x3' precast concrete box with a minimum 12-inch sump for catch basins in the curb line.
- ☐ 2' diameter precast concrete structure with a minimum 12-inch sump for catch basins in grassed areas.
- ☐ Do not place catch basins within the entire curb return at intersections, if possible.
- ☐ Curb inlet frames: Neenah R-3067-L.
- ☐ Turf area drainage grates: Beehive type, Neenah R-2560 E1 or approved equal.

DRIVEWAY CULVERTS

- ☐ Minimum 15-inch diameter CMP or RCP with flared end sections.

STORM LATERALS

- ☐ Minimum 6-inch PVC SDR-26.
- ☐ Provide wye connections unless allowed otherwise.
- ☐ Terminate lateral pipe with a wooden 2x4 set one foot above finish grade.
- ☐ Lateral pipe locator wire and terminal post: No. 10 AWG single strand insulated copper wire and Copperhead Industries – Snake Pit Terminal Box, or approved equal. ~~2-1/2 inch by 18-inch C.P. Test Services – Valvco terminal box.~~

STREET PAVEMENTS

PAVEMENT MARKINGS

- ☐ Epoxy pavement markings required for streets.

Keller
PLANNERS | ARCHITECTS | BUILDERS
FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004
MADISON
3308 Nursery Drive
Middleton, WI 53562
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Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 1-800-236-2534
FAX (262) 250-9740
WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181
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PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS WISCONSIN

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PRELIMINARY PLAN DATE
APR. 26, 2024
JULY 9, 2024

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR: ---
SUPERVISOR: ---
PRELIMINARY NO: P22188
CONTRACT NO: ---
DATE: APR. 26, 2024
SHEET: C0.3

VILLAGE OF SOMERS - STANDARD MATERIAL SPECIFICATION CHECKLIST
EXCEL JOB #: 2266000
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

SPECIFICATION NOTE:

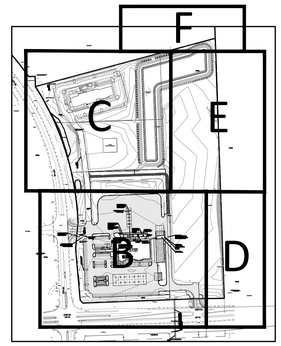
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. 2158603, BY KNIGHT BARRY TITLE, INC., DATED JUNE 27, 2022. AN UPDATED PLAT OF SURVEY OR ALTA SURVEY HAS NOT BEEN AUTHORIZED AND THE PROPERTY LINES SHOWN ON THIS PLAN MAY BE INCOMPLETE OR IN ERROR.

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GENERAL PROJECT NOTES

1. CONTRACTOR TO PROVIDE TRAFFIC CONTROL PER WISCONSIN DOT, VILLAGE OF SOMERS, & KENOSHA COUNTY REQUIREMENTS FOR ALL RIGHT-OF-WAY IMPROVEMENTS AND AS REQUIRED FOR CONSTRUCTION.
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KEY PLAN
NTS

NORTH

1" = 60'
60' 0 60' 120'
SCALE FEET

EXISTING SITE AND DEMOLITION PLAN - OVERALL

EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
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PROPOSED DEVELOPMENT FOR:

GOLDEN OIL - SOMERS GATEWAY CENTER

SOMERS WISCONSIN

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APR. 26, 2024
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PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P22188
CONTRACT NO:
DATE: APR. 26, 2024
SHEET: C1.0A

C SHEETS
B SHEETS

C SHEETS
E SHEETS

E SHEETS
B SHEETS

E SHEETS
D SHEETS

B SHEETS
D SHEETS

PROTECT

PROTECT ACCESS & CULVERT UNTIL CONSTRUCTION OF DRIVEWAY ENTRANCE IS NECESSARY. REMOVE & REPLACE CULVERT CONSECUTIVELY. OBTAIN WORK IN ROW PERMITS PRIOR TO CONSTRUCTION.

S05°18'28"W
144.38'

1 ACCESS POINT ALLOWED NORTH OF THIS POINT PER DOT TRANSPORTATION PLAT NO. 1030-23-20-4.06

PROTECT

WETLAND PERMITTING TO BE COMPLETED CONCURRENTLY WITH PROJECT APPROVALS.

WETLAND DELINEATION LINE PER EVERGREEN CONSULTANTS LLC

WETLAND/FLOODPLAIN PERMITTING TO BE COMPLETED CONCURRENTLY WITH PROJECT APPROVALS.

PROTECT

S05°07'00"E
280.35'

SAWCUT & REMOVE ASPHALT & GRAVEL AS NECESSARY FOR DRIVEWAY INSTALLATION. VERIFY LIMITS WITH PROPOSED SITE PLANS OBTAIN WORK IN ROW PERMITS PRIOR TO CONSTRUCTION.

PROTECT

PROTECT

N87°49'48"E 628.00'

PROTECT

S41°56'34"E 21.47'

APPROX 6" GAS MAIN

APPROX 6" GAS MAIN

APPROX 6" GAS MAIN

EX. 12" WATER MAIN

EX. 12" WATER MAIN

BENCHMARK
ARROW ON HYDRANT
ELEV=724.28
(NAVD 88)

30' PERMANENT UTILITY EASEMENT PER BAXTER & WOODMAN EASEMENT EXHIBIT

TRIM/REMOVE AS NEE

SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

GENERAL PROJECT NOTES

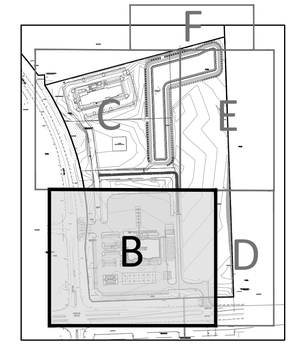
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VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT



KEY PLAN
NTS

NORTH
1"= 30'
SCALE
30' 0 30' 60'
FEET

EXISTING SITE AND DEMOLITION PLAN - SOUTHWEST

EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
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PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS WISCONSIN

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PRELIMINARY PLAN DATE
APR. 26, 2024
JULY 9, 2024
.
.
.

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR: ---
SUPERVISOR: ---
PRELIMINARY NO: P22188
CONTRACT NO: ---
DATE: APR. 26, 2024
SHEET: C1.0B

L=325.41'
R=1,475.00'
CB=S41°28'23"E
CH=324.75'
Δ=012°38'25"
TAN=S47°47'36"E
TAN=S35°09'11"E

F SHEETS

F SHEETS
C SHEETS

F SHEETS
E SHEETS

C SHEETS
E SHEETS

N74°59'34"E 1,011.29'

CULTIVATION LINE

FLOOD ZONE "AE"

N87°48'38"E
34.30'

1 ACCESS POINT ALLOWED SOUTH OF THIS POINT PER DOT TRANSPORTATION PLAT NO. 1930-23-20-4.08

RIGHT OF WAY SIGN

WOODED

S01°59'00"E
55.22'

CONCRETE RETAINING WALL

FL 42"X66" ELLIPTICAL CONC=717.73

FL 42"X66" ELLIPTICAL CONC=717.25

FL 42"X66" ELLIPTICAL CONC=717.73

FL 42"X66" ELLIPTICAL CONC=717.87

FL 42"X66" ELLIPTICAL CONC=717.87

CONCRETE

FL 42"X66" ELLIPTICAL CONC=717.85

BENCHMARK
CUT SQUARE ON TOP OF CONCRETE PIPE
ELEV=721.99
(NAVD 88)

WETLAND DELINEATION LINE PER EVERGREEN CONSULTANTS LLC

GRAVEL

GRASS

GRASS

ARROW SIGN

FLOOD ZONE "AE"

ASPHALT

FIELD

FLOOD ZONE
"X"-UNSHADED

CULTIVATION LINE

GRAVEL

100 YEAR FLOODPLAIN LINE PER FEMA MAP NO. 55059C0064D DATED JUNE 6, 2012

L=782.01'
R=1475.00'
CB=S17°26'33"E
CH=772.88'
Δ=030°22'36"
TAN=S32°37'51"E
TAN=S02°15'15"E

FLOOD ZONE "AE"

JUNCTION CTH 'E' SIGN

WOODED

FLOOD ZONE
"X"-UNSHADED

STOP AHEAD SIGN

120TH AVE.

BEGIN RIGHT TURN LANE SIGN

GRASS

GRAVEL

WETLAND DELINEATION LINE PER EVERGREEN CONSULTANTS LLC

GRASS

C SHEETS
B SHEETS

C SHEETS
E SHEETS

WETLAND/FLOODPLAIN PERMITTING TO BE COMPLETED CONCURRENTLY WITH PROJECT APPROVALS.

WETLAND DELINEATION LINE PER EVERGREEN CONSULTANTS LLC

FLOOD ZONE "AE"

FIELD

SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

GENERAL PROJECT NOTES

1. CONTRACTOR TO PROVIDE TRAFFIC CONTROL PER WISCONSIN DOT, VILLAGE OF SOMERS, & KENOSHA COUNTY REQUIREMENTS FOR ALL RIGHT-OF-WAY IMPROVEMENTS AND AS REQUIRED FOR CONSTRUCTION.

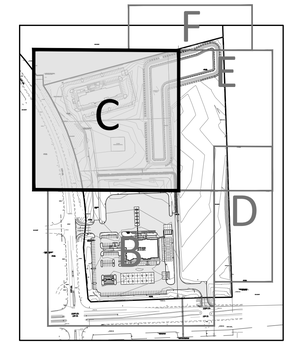
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NOTE:
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VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT



KEY PLAN
NTS

Keller
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P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
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PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS WISCONSIN

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PRELIMINARY PLAN DATE
APR. 26, 2024
JULY 9, 2024

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR: --------
SUPERVISOR: --------
PRELIMINARY NO: P22188
CONTRACT NO: --------
DATE: APR. 26, 2024
SHEET: C1.0C

NORTH
1"= 30'
30' 0 30' 60'
SCALE FEET

EXISTING SITE AND DEMOLITION PLAN - NORTHWEST
EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

GENERAL PROJECT NOTES

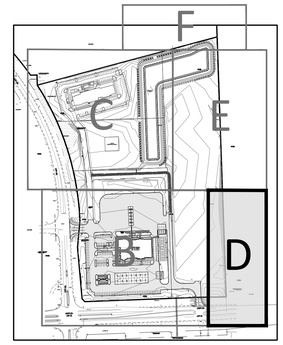
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KEY PLAN
NTS

NORTH
1"= 30'
30' 0 30' 60'
SCALE FEET

EXISTING SITE AND DEMOLITION PLAN - SOUTHEAST
EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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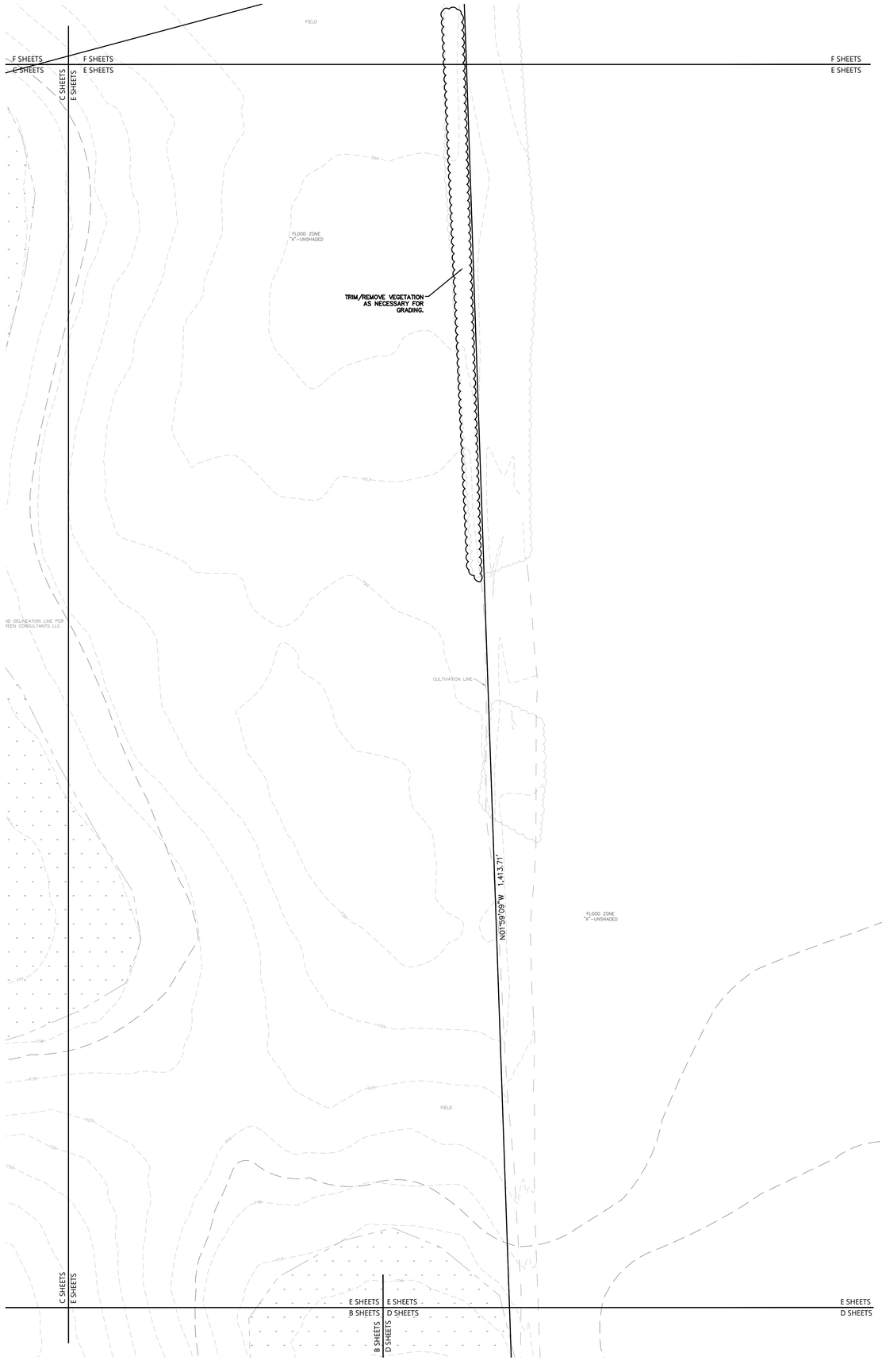
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PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS WISCONSIN

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PRELIMINARY PLAN DATE
APR. 26, 2024
JULY 9, 2024

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P22188
CONTRACT NO:
DATE: APR. 26, 2024
SHEET: C1.0D



SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

GENERAL PROJECT NOTES

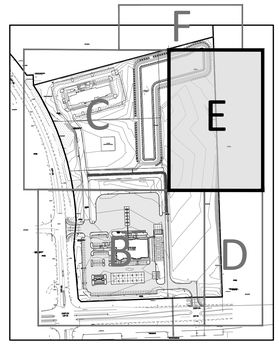
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KEY PLAN
NTS

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SOMERS WISCONSIN

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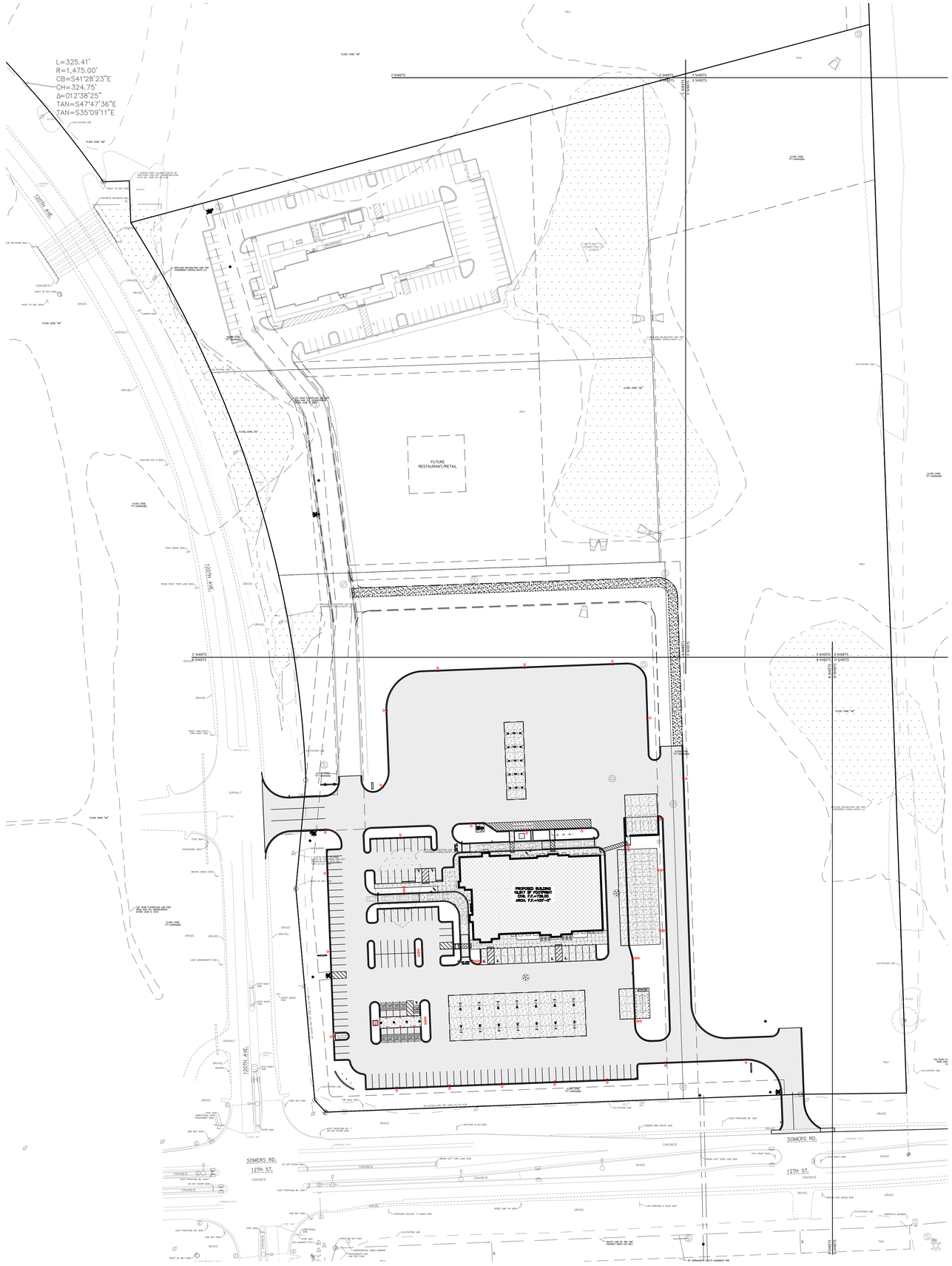
PRELIMINARY PLAN DATE
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JULY 9, 2024

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
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PRELIMINARY NO: P22188
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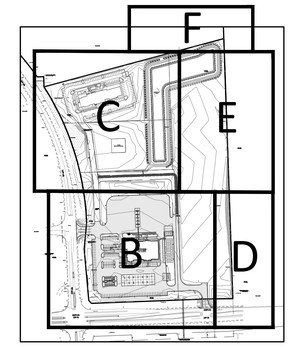
NORTH
1"= 30' SCALE 30' 0 30' 60' FEET

EXISTING SITE AND DEMOLITION PLAN -NORTHEAST
EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



KEY PLAN
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PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS WISCONSIN

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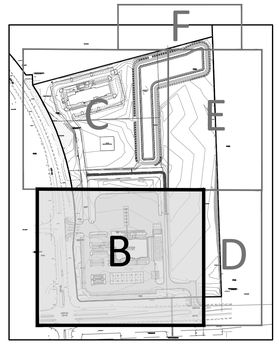
PRELIMINARY PLAN DATE
APR. 26, 2024
JULY 9, 2024

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P22188
CONTRACT NO:
DATE: APR. 26, 2024
SHEET: C1.1A

NORTH
1"= 60'
60' 0 60' 120'
SCALE FEET

SITE PLAN - OVERALL
EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



KEY PLAN
NTS

SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

GENERAL PROJECT NOTES

1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS FROM ALL REQUIRED ENTITIES.
3. CONTRACTOR TO COORDINATE WITH EXCEL ENGINEERING FOR COMPLETION OF FOUNDATION SURVEY PER VILLAGE OF SOMERS REQUIREMENTS AS FOLLOWS: ANY PERSON ERECTING, MOVING, ENLARGING OR RECONSTRUCTING A STRUCTURE, WHICH, UNDER THIS ORDINANCE, REQUIRES A ZONING PERMIT SHALL UPON COMPLETION OF THE CONSTRUCTION OF FOOTINGS, CONCRETE SLAB OR OTHER FOUNDATIONS, SUBMIT TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT A SURVEY PREPARED BY A REGISTERED LAND SURVEYOR SHOWING THE LOCATIONS, BOUNDARIES, DIMENSIONS, ELEVATIONS AND SIZE OF THE FOLLOWING: THE BOUNDARIES OF THE LOT, ALL EXISTING STRUCTURES (INCLUDING FOUNDATIONS) AND THEIR RELATIONSHIP TO THE LOT LINES. THE VILLAGE DIRECTOR OF PLANNING AND DEVELOPMENT SHALL COMPARE THE LOCATION OF ALL NEW OR EXTENDED FOUNDATIONS WITH THE LOCATION OF ALL PROPOSED CONSTRUCTION ACTIVITY REPORTED ON THE PERMIT APPLICATION. NO FURTHER CONSTRUCTION MAY COMMENCE UNLESS THE DIRECTOR OF PLANNING AND DEVELOPMENT SHALL FIND THAT THE FOUNDATION LOCATION IS CONSISTENT WITH THE PERMIT AS ISSUED AND SHALL SO CERTIFY. FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION SHALL BE GROUNDS FOR THE ISSUANCE OF A CITATION PURSUANT TO SECTION ZN 6.03(3) OF THIS ORDINANCE, AND ATTENDANT PENALTIES.

SITE INFORMATION:

OVERALL PROPERTY: LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3050 BEING PART OF THE NW ¼, NE ¼, AND SE ¼ OF THE SW ¼, S7, T2N, R22E, VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN AS DOCUMENT NUMBER 1948190

PROPERTY AREA – OVERALL: 1,089,000 S.F. (25.000 ACRES).

PROPOSED LOT 1 PROPERTY AREA: 350,969 S.F. (8.057 ACRES).

EXISTING ZONING: A4

PROPOSED ZONING: B3 W/ PUD (LOT 1/4); A4 (LOT 2/3)

PROPOSED USE: LOT 1 – FUEL STATION, C STORE, QUICK SERVE RESTAURANTS (2)

AREA OF SITE DISTURBANCE: ±26 ACRES

SETBACKS: BUILDING: FRONT = 65'
SIDE = 15'
REAR = 25'

PAVEMENT: FRONT = 20'
SIDE = 10'
REAR = 10'

PROPOSED BUILDING HEIGHT: 26'–0" (MAX. HEIGHT ALLOWED: 35'–0")

PARKING REQUIRED:
GAS STATION/STORE AND RESTAURANT: 1 SPACE PER 150 S.F. (98 SPACES REQ.)
EMPLOYEES: 1 SPACE PER EMPLOYEE ON LARGEST WORK SHIFT (10 SPACES REQ.)
TOTAL: 108 SPACES REQUIRED

PARKING PROVIDED: 138 SPACE (6 H.C. ACCESSIBLE)

DRIVE–THRU STACKING REQUIRED: 8 VEHICLES (160') PROVIDED: 8 VEHICLES EACH

HANDICAP STALLS REQUIRED: 5, HANDICAP STALLS PROVIDED: 6

HOURS OF OPERATION: 24/7

BUILDING OCCUPANCY CLASSIFICATION = A2, B, M, S1

CLASS OF BUILDING CONSTRUCTION = IIB

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 15%
MAXIMUM IMPERVIOUS SURFACE: 85%

SITE PLAN KEYNOTES

8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR FINAL LOCATIONS
10	FLUSH WALK W/ BOLLARDS (TYP.)
11	TAPER ASPHALT/CONCRETE 0" TO 6" IN 10'
11A	TAPER WALK 0" TO 6" IN 18'
13	CURB RAMP (TYP.)
14	18" CURB & GUTTER (TYP.)
15	18" MOUNTABLE CURB & GUTTER (TYP.)
16	TAPER CURB (TYP.)
17	CURB CUT (TYP.)
18	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION PRIOR TO CONSTRUCTION)
19	HANDICAP PIPE BOLLARD (TYP)
20	HANDICAP STALL & STRIPING PER STATE CODES.
21	MONUMENT SIGN (FINAL DETAILS, LOCATION, & APPROVAL BY SIGN VENDOR)
22	PYLON SIGN (FINAL DETAILS, LOCATION, & APPROVAL BY SIGN VENDOR)
23	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
24	6" CONCRETE BOLLARDS (TYP)
25	STOP SIGN (TYP.)
26	FLAGPOLES – FINAL TYPE, COLOR, HEIGHT, LOCATION, ETC. BY SUPPLIER IN COORDINATION W/ OWNER. (2) 25' OUTSIDE POLES & (1) 30' INSIDE POLE
28	DETECTABLE WARNING PLATE
29	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
30	DIRECTIONAL SIGNAGE. FINAL DETAILS BY SIGN SUPPLIER
33	DRIVE–THRU MENU BOARD (SEE TENANT'S SPECS)
34	DRIVE–THRU ORDER SCREEN (SEE TENANT'S SPECS)
35	DO NOT ENTER SIGN & PAVEMENT MARKINGS (TYP)
40	PAVEMENT MARKINGS (TYP)
41	REMOTE FDC & HYDRANT CONCRETE PUMPER PAD (PER VILLAGE DETAIL)
43	CONCRETE TANKAGE PAD (TYP). VERIFY PAD/TANK DESIGN/SIZE/LAYOUT WITH CONTRACTOR AND TANK SUPPLIER PRIOR TO CONSTRUCTION.
44	CUSTOMER PRODUCT STORAGE (TYP). VERIFY FINAL LOCATIONS OF ICE CHEST FREEZERS, FIREWOOD STORAGE, PROPANE TANK STORAGE, ETC. W/ OWNER & SUPPLIERS PRIOR TO CONSTRUCTION.
45	PUMP CANOPY (TYP). VERIFY FINAL SIZE & DESIGN WITH CONTRACTOR/PUMP & CANOPY SUPPLIER PRIOR TO CONSTRUCTION.
46	ELECTRIC VEHICLE CHARGING AREA & CANOPY (TYP). VERIFY FINAL DESIGN & DETAILS WITH ELECTRIC VEHICLE SUPPLIER PRIOR TO CONSTRUCTION.
47	OVERHEAD SHADE STRUCTURE (TYP). SEE ARCH PLANS FOR DETAILS.
48	BUILDING CANOPY (TYP). SEE ARCH PLANS FOR DETAILS.
49	DRIVE–THRU CLEARANCE BAR (DETAIL BY SUPPLIER)
50	FLOW THROUGH CURB (SEE DETAIL)

x(X) IDENTIFICATION: KEYNOTE ITEM(QUANTITY) – IF NO () = QUANTITY IS 1

PAVEMENT HATCH KEY:
- STANDARD ASPHALT
- HEAVY DUTY ASPHALT
- SIDEWALK CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY CONCRETE
- DUMPSTER PAD CONCRETE
- GRAVEL SECTION

CURB & GUTTER MARKING KEY:
- INVERTED CURB & GUTTER
- SHEDDING CURB & GUTTER

1"= 30' SCALE 30' 0 30' 60' FEET

NORTH

SITE PLAN - SOUTHWEST
EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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FOX CITIES
N216 State Road 55
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Kaukauna, WI 54130
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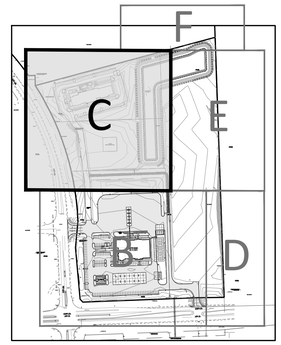
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PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS WISCONSIN

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JULY 9, 2024	
PROJECT MANAGER:	N. LAURENT
DESIGNER:	R. LINDSTROM
DRAWN BY:	EXCEL ENGINEERING
EXPEDITOR:	
SUPERVISOR:	
PRELIMINARY NO:	P22188
CONTRACT NO:	
DATE:	APR. 26, 2024
SHEET:	C1.1B

SPECIFICATION NOTE:
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SOMERS GATEWAY CENTER
WISCONSIN

PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS

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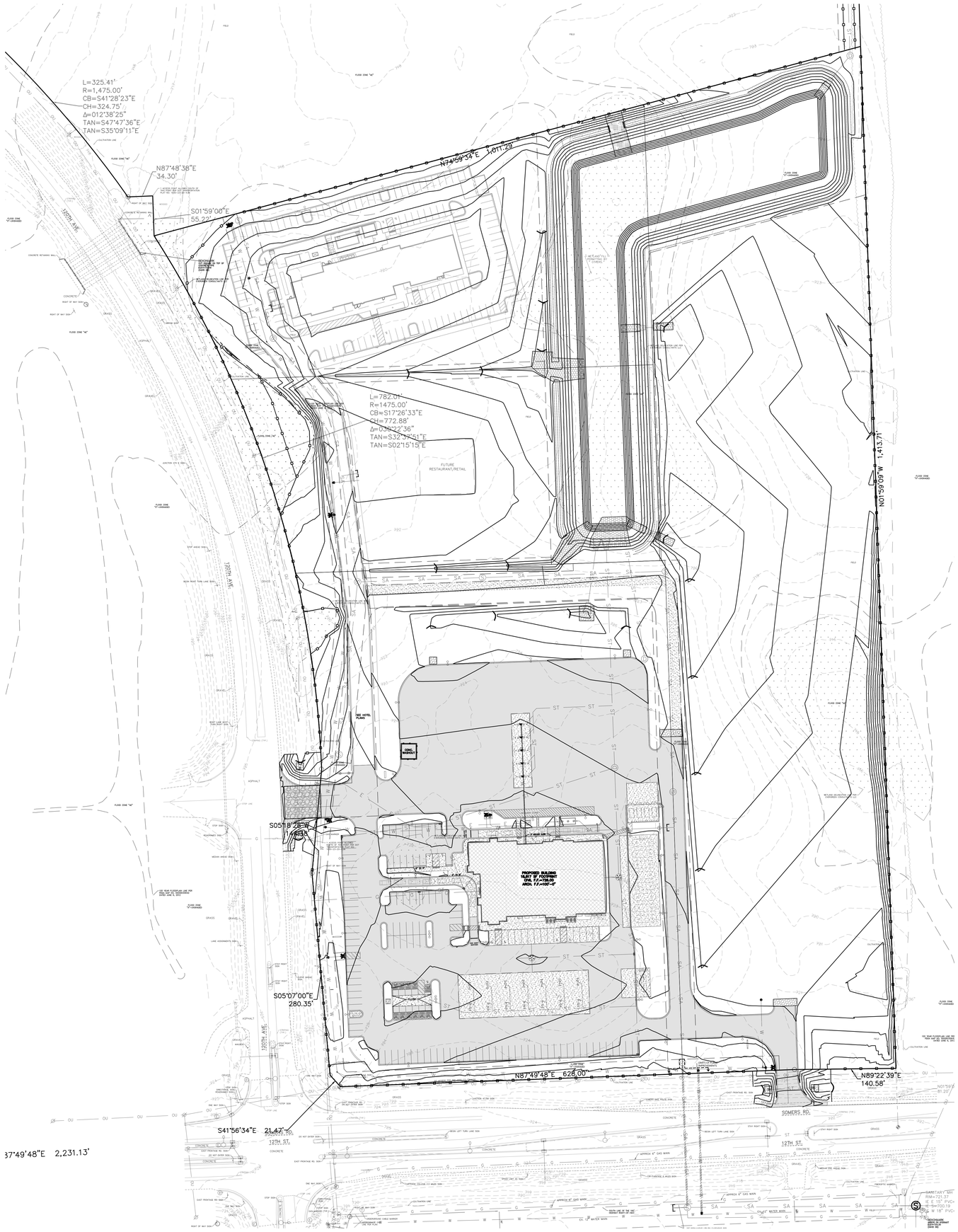
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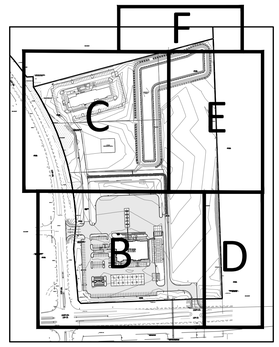
NORTH
30' 0 30' 60'
1"= 30' SCALE FEET

SITE PLAN - NORTHWEST
EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



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VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

NORTH

1"= 60' SCALE 60' 0 60' 120' FEET

GRADING AND EROSION CONTROL PLAN - OVERALL

EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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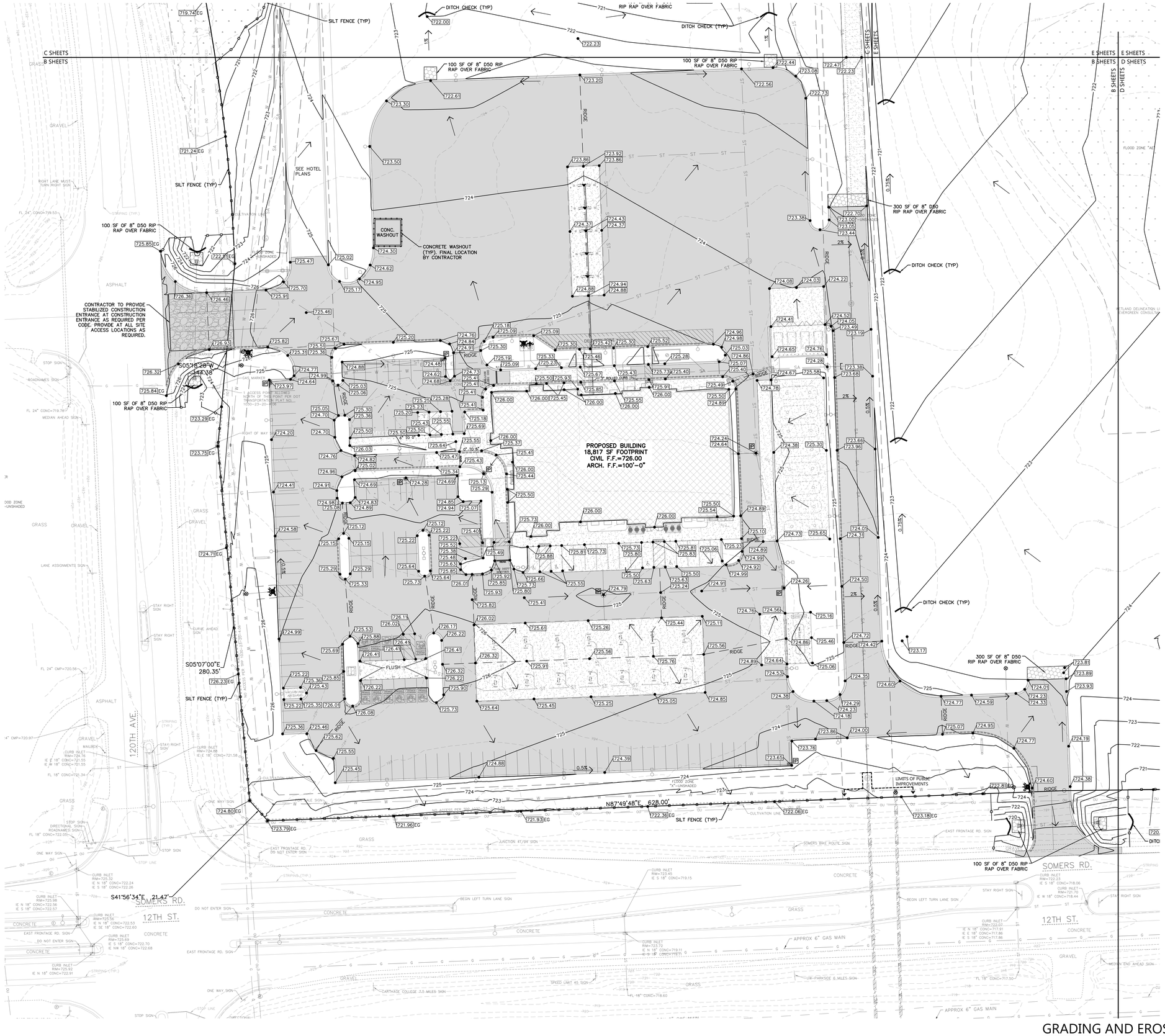
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PROPOSED DEVELOPMENT FOR:
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SOMERS WISCONSIN

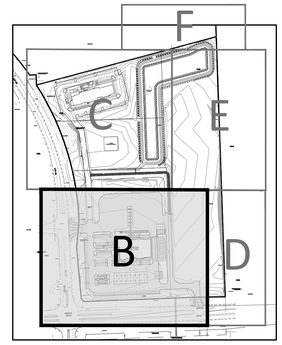
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2. NGVD29 = NAVD88 + 0.17 FT

NORTH

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GRADING AND EROSION CONTROL PLAN - SOUTHWEST

EXCEL JOB #: 2266000

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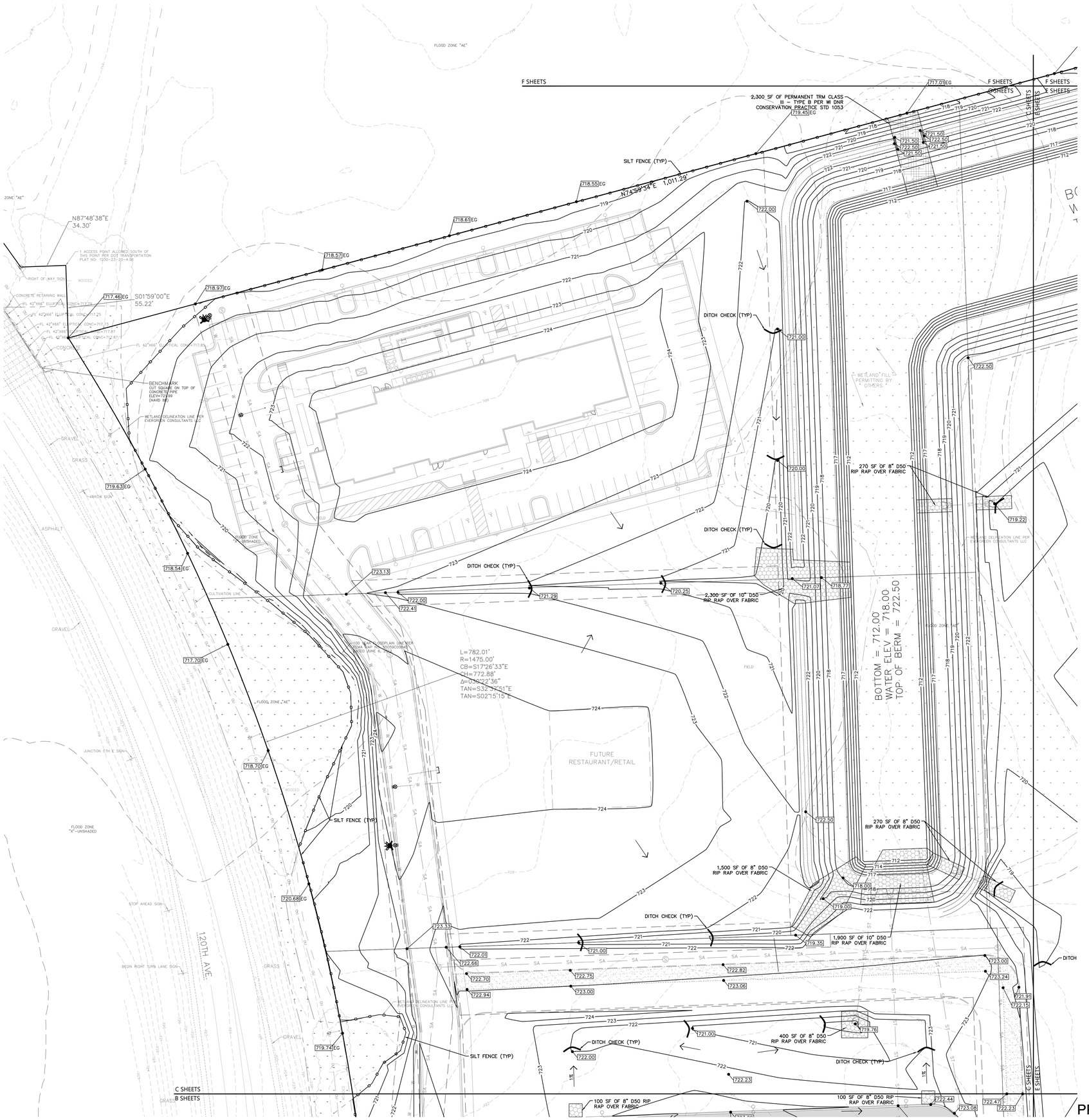
PROPOSED DEVELOPMENT FOR:

GOLDEN OIL - SOMERS GATEWAY CENTER

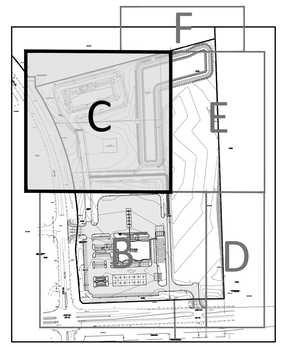
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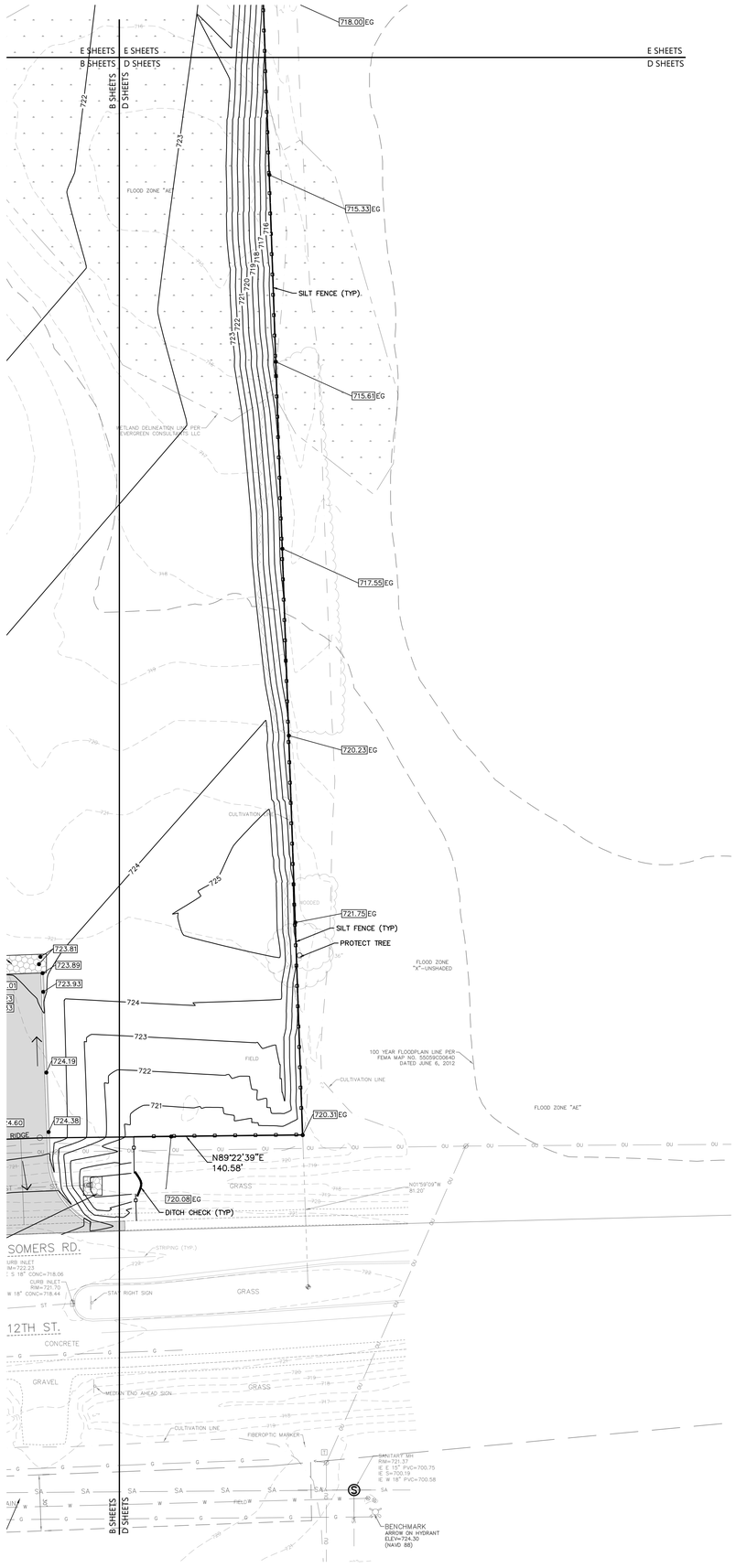
PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS WISCONSIN

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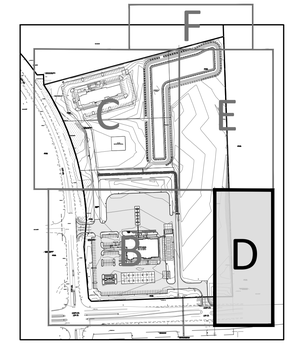
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CONTRACT NO:	
DATE:	APR. 26, 2024
SHEET:	C1.2C

NORTH
1"= 30' SCALE 30' 0 30' 60' FEET

GRADING AND EROSION CONTROL PLAN - NORTHWEST
EXCEL JOB #: 2266000
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



SPECIFICATION NOTE:
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NORTH
1"= 30' SCALE 30' 0 30' 60' FEET

GRADING AND EROSION CONTROL PLAN - SOUTHEAST
EXCEL JOB #: 2266000

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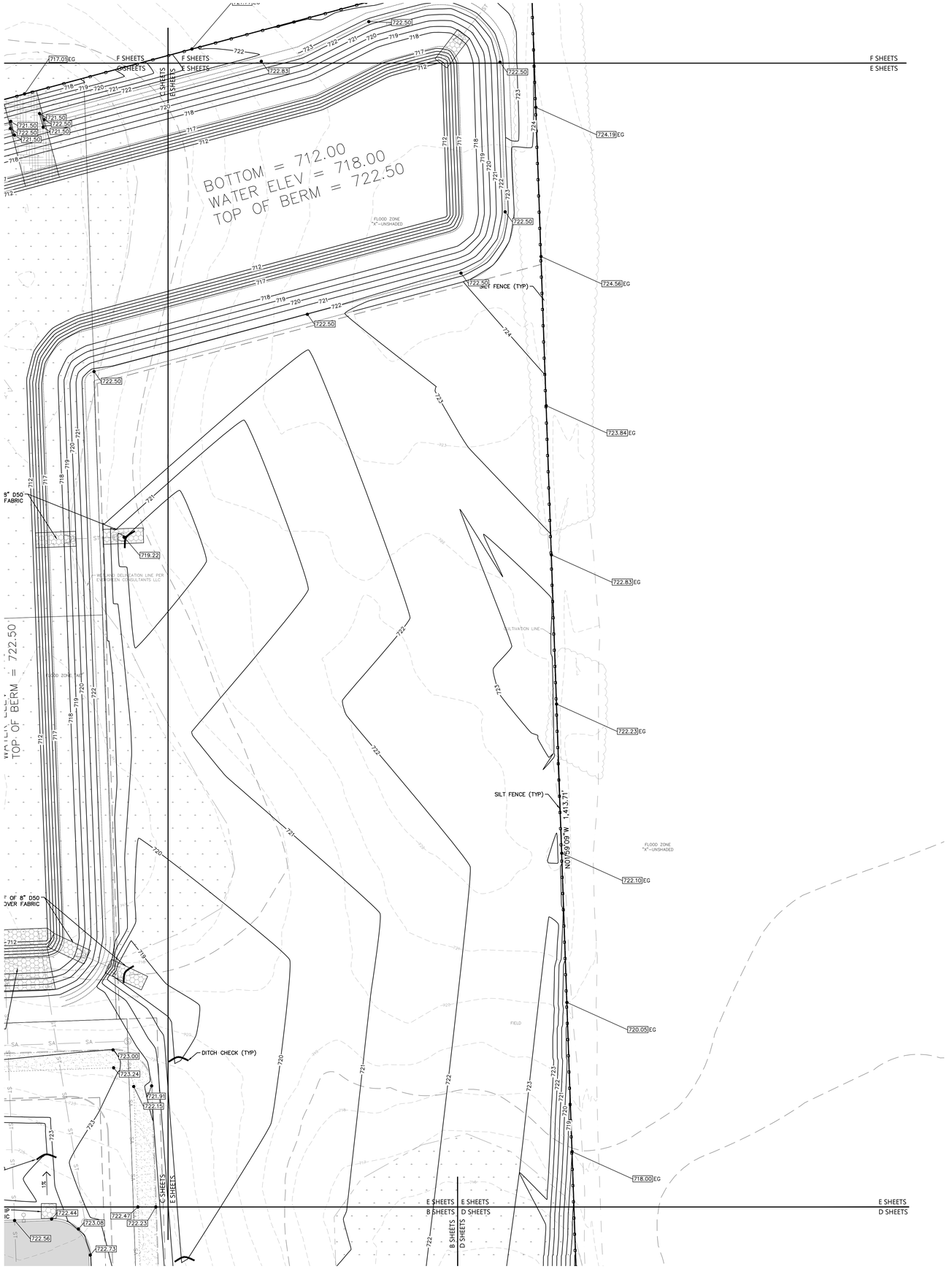
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PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS WISCONSIN

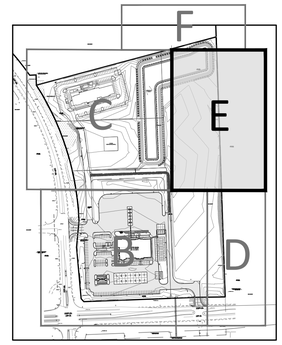
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PRELIMINARY PLAN DATE
APR. 26, 2024
JULY 9, 2024

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P22188
CONTRACT NO:
DATE: APR. 26, 2024
SHEET: C1.2D



SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



KEY PLAN
NTS

GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

NORTH
1"= 30' SCALE 30' 0 30' 60' FEET

GRADING AND EROSION CONTROL PLAN - NORTHEAST
EXCEL JOB #: 2266000

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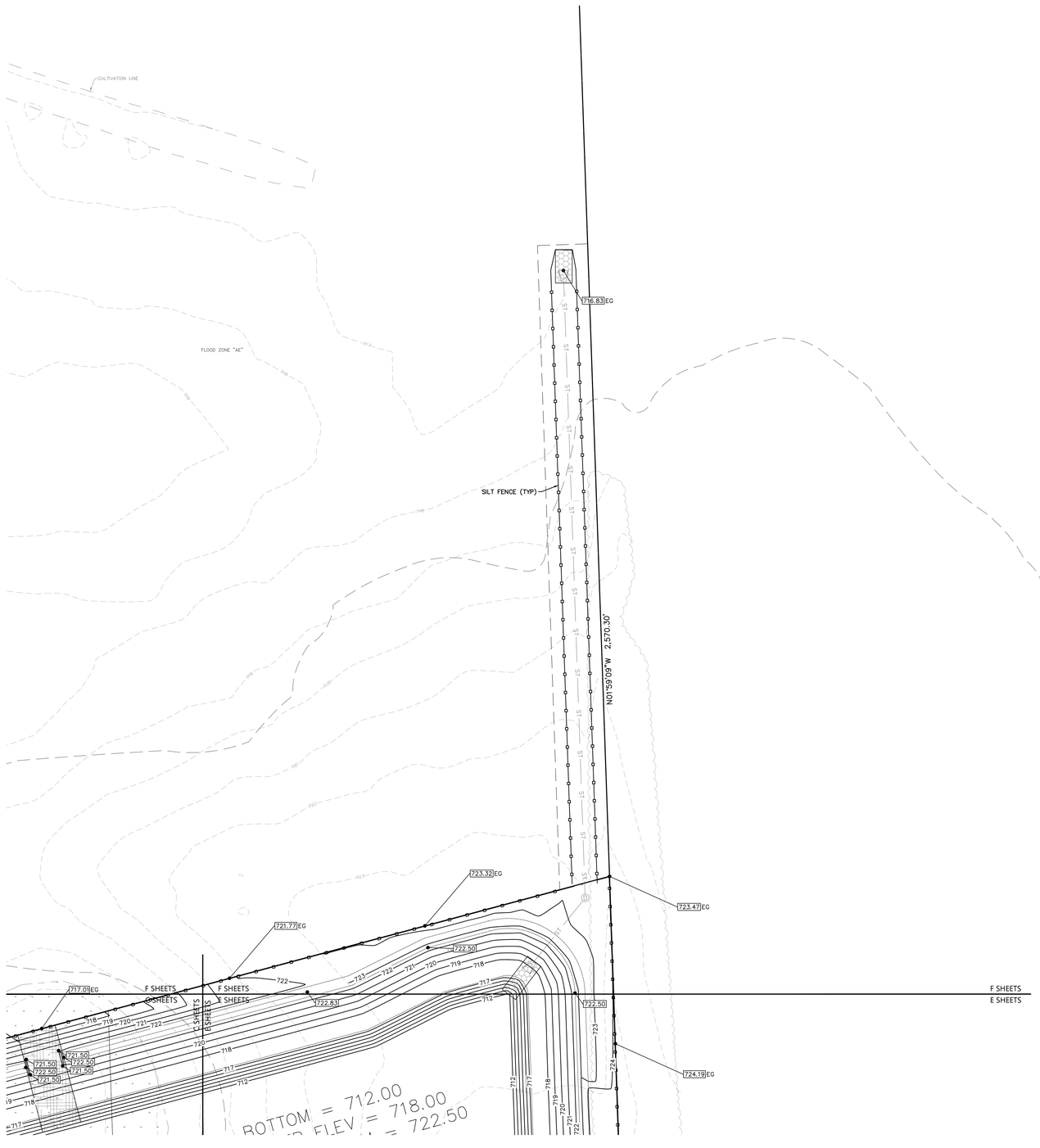
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PROPOSED DEVELOPMENT FOR:
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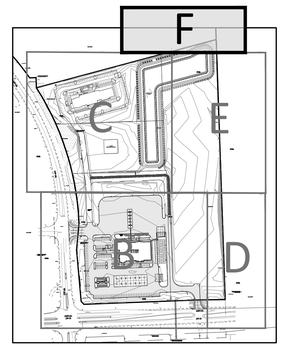
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SHEET: C1.2E



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NORTH

17"= 30' SCALE — 30' 0 30' 60' FEET

GRADING AND EROSION CONTROL PLAN - NORTH

EXCEL JOB #: 2266000

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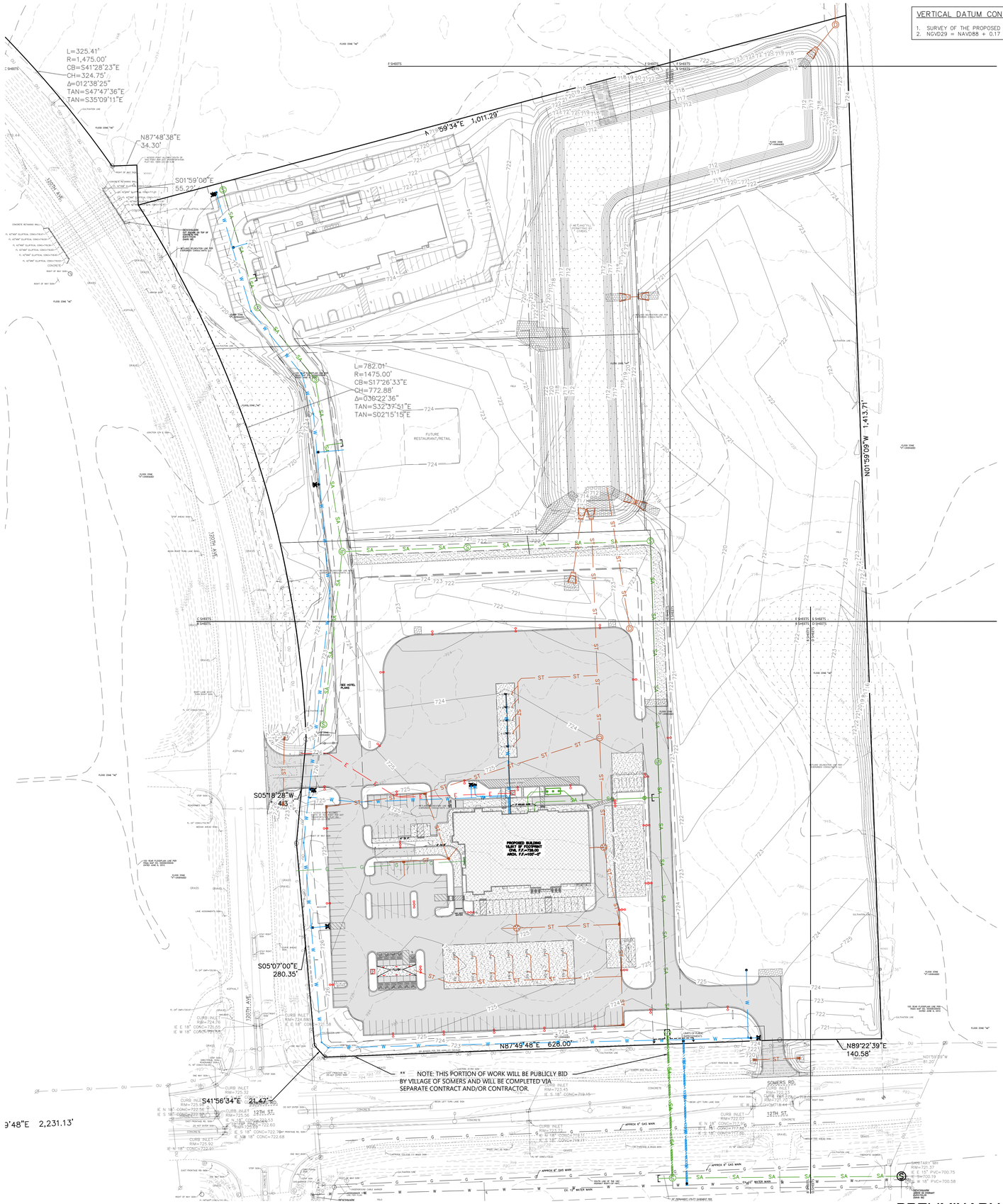
GOLDEN OIL - SOMERS GATEWAY CENTER

SOMERS WISCONSIN

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DATE: APR. 26, 2024
SHEET: C1.2F

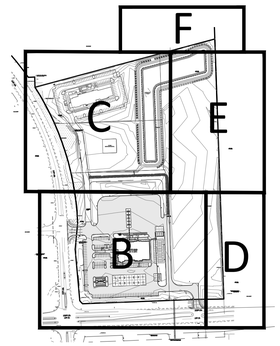


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SPECIFICATION NOTE:

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KEY PLAN
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PROPOSED DEVELOPMENT FOR:

GOLDEN OIL - SOMERS GATEWAY CENTER

SOMERS WISCONSIN

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CONTRACT NO:	
DATE:	APR. 26, 2024
SHEET:	C1.3A

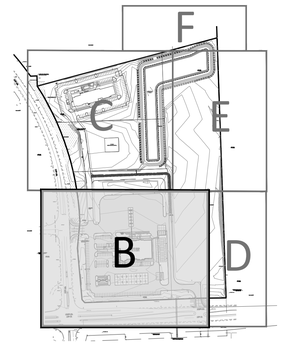
NORTH
1"= 60'
60' 0 60' 120'
SCALE FEET

UTILITY PLAN - OVERALL

EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



KEY PLAN
NTS

DOWNSPOUT NOTE:
DS = DENOTES DOWNSPOUT TO GRADE LOCATIONS. PROVIDE SPLASH BLOCKS AT ALL DS TO GRADE LOCATIONS. SEE ARCH PLANS FOR FINAL LOCATIONS.

CLEANOUT NOTE:
CO = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS, SEE C0.2 FOR SPECIFICATION.

OIL/GREASE INLET PROTECTION NOTE:
O/G = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL FLEX STORM PURE FILTER OR EQ.

LIGHTPOLE NOTE:
PROVIDE TWO (2) CONDUITS AT EACH LIGHT POLE; ONE (1) FOR POWER, ONE (1) FOR LOW VOLTAGE FOR SECURITY CAMERAS

VERTICAL DATUM CONVERSION
1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

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PROPOSED DEVELOPMENT FOR: GOLDEN OIL - SOMERS GATEWAY CENTER

SOMERS WISCONSIN

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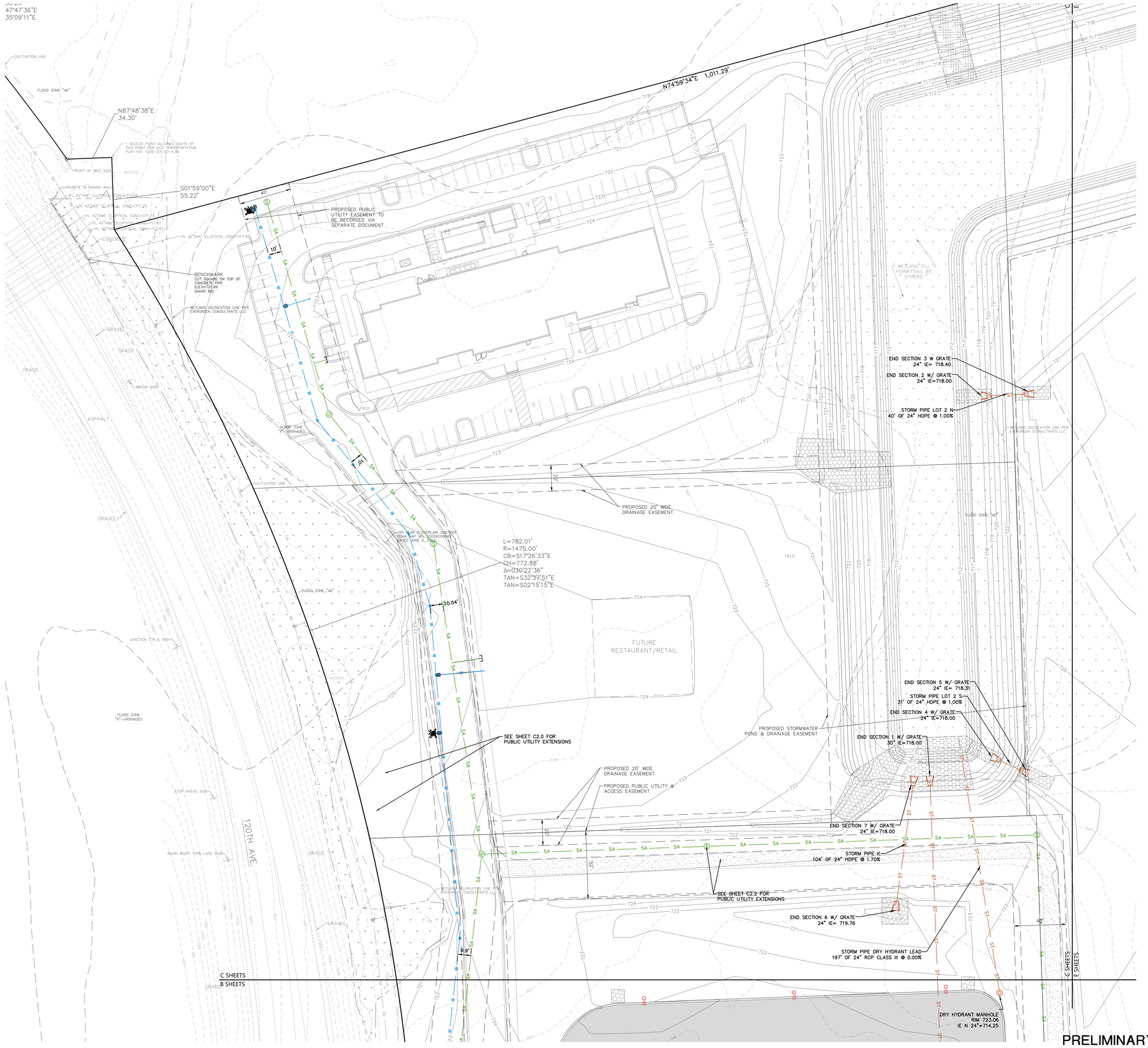
PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P22188
CONTRACT NO:
DATE: APR. 26, 2024
SHEET: C1.3B

NORTH
1" = 30'
SCALE: 30' 0 30' 60' FEET

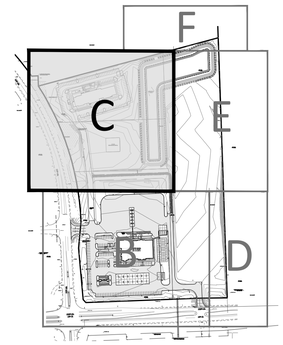
UTILITY PLAN - SOUTHWEST

EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



KEY PLAN
NTS

VERTICAL DATUM CONVERSION

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PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS WISCONSIN

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SUPERVISOR: ---
PRELIMINARY NO: P22188
CONTRACT NO: ---
DATE: APR. 26, 2024
SHEET: C1.3C

NORTH
1"= 30' SCALE 30' 0 30' 60' FEET

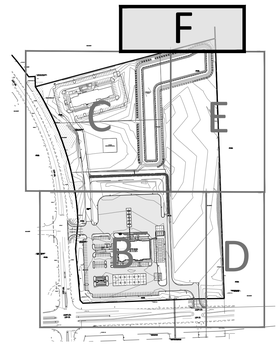
UTILITY PLAN - NORTHWEST
EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

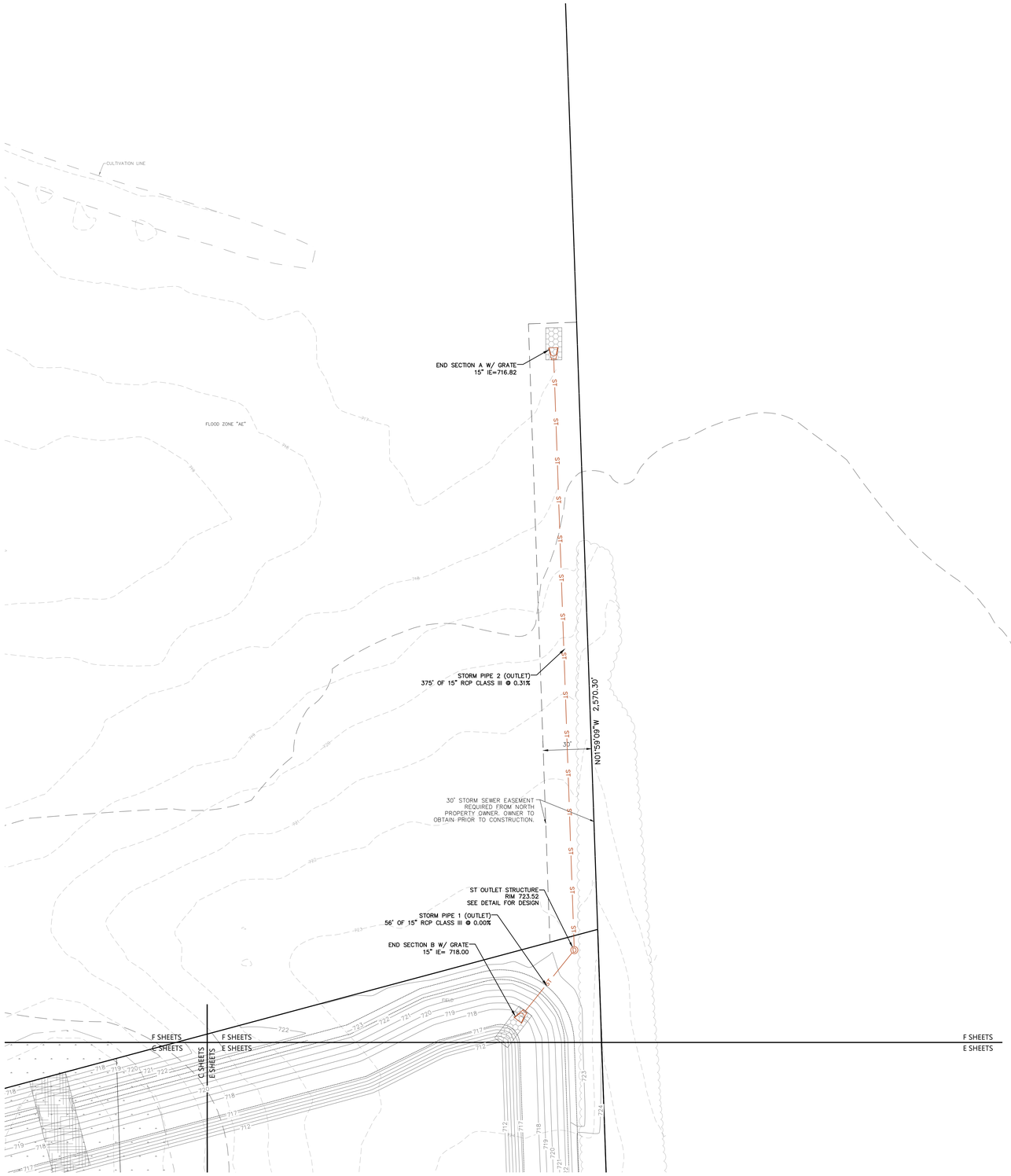
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SPECIFICATION NOTE:
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PROPOSED DEVELOPMENT FOR:
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SOMERS WISCONSIN

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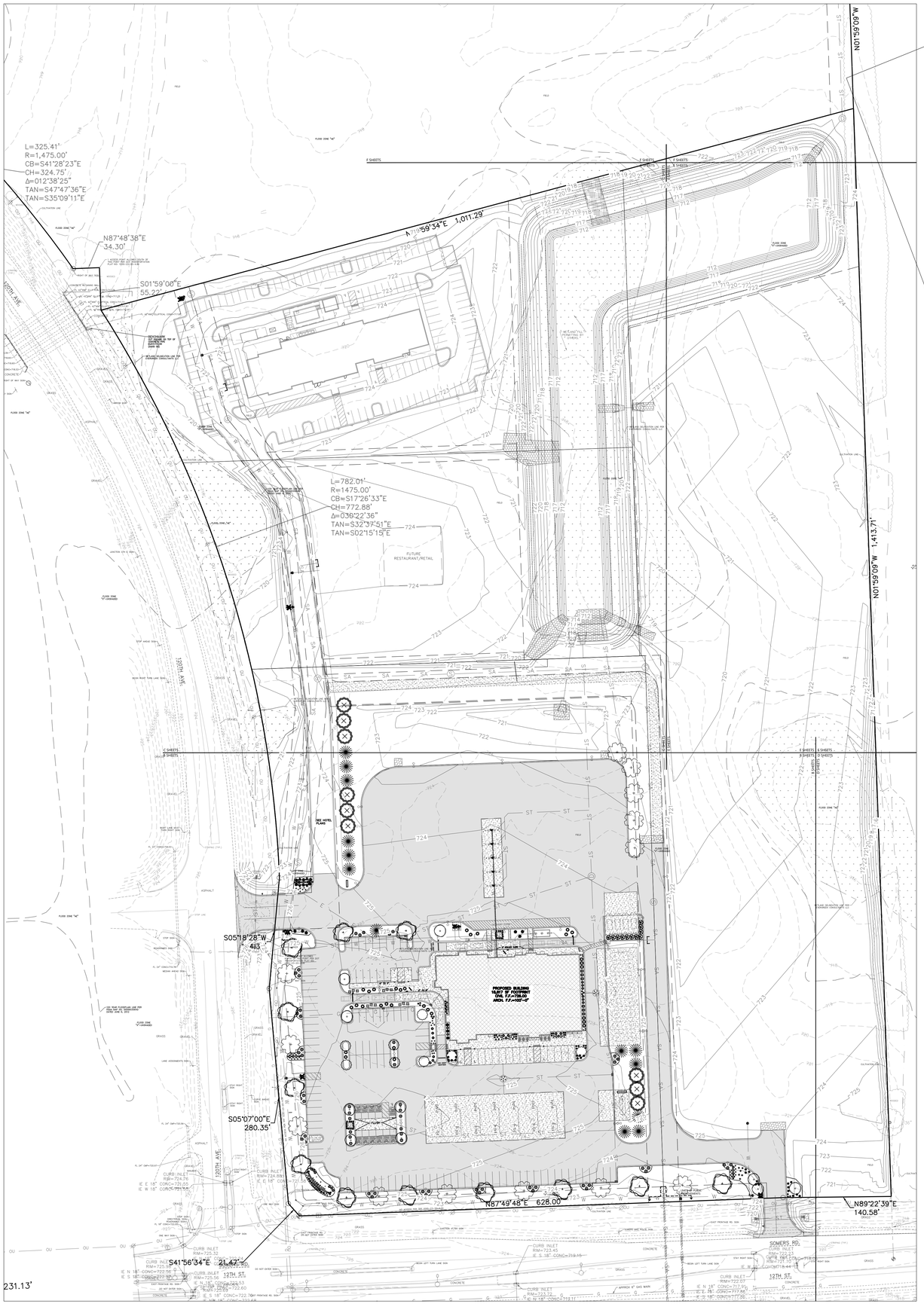
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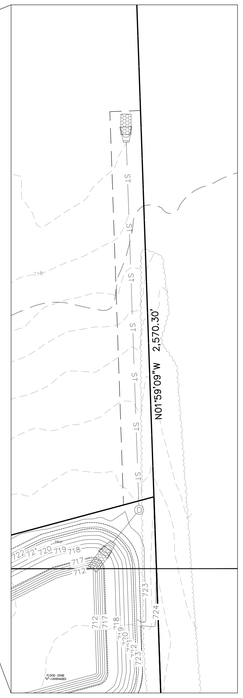
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NORTH
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UTILITY PLAN - NORTH
EXCEL JOB #: 2266000

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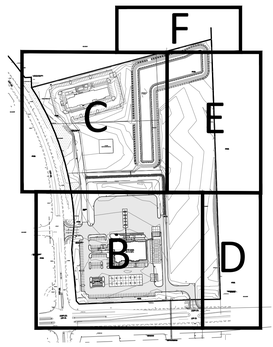




VERTICAL DATUM CONVERSION

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SPECIFICATION NOTE:
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KEY PLAN
NTS

NORTH

1"= 60' SCALE

60' 0 60' 120' FEET

LANDSCAPE AND RESTORATION PLAN - OVERALL

EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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PROPOSED DEVELOPMENT FOR:

GOLDEN OIL - SOMERS GATEWAY CENTER

SOMERS WISCONSIN

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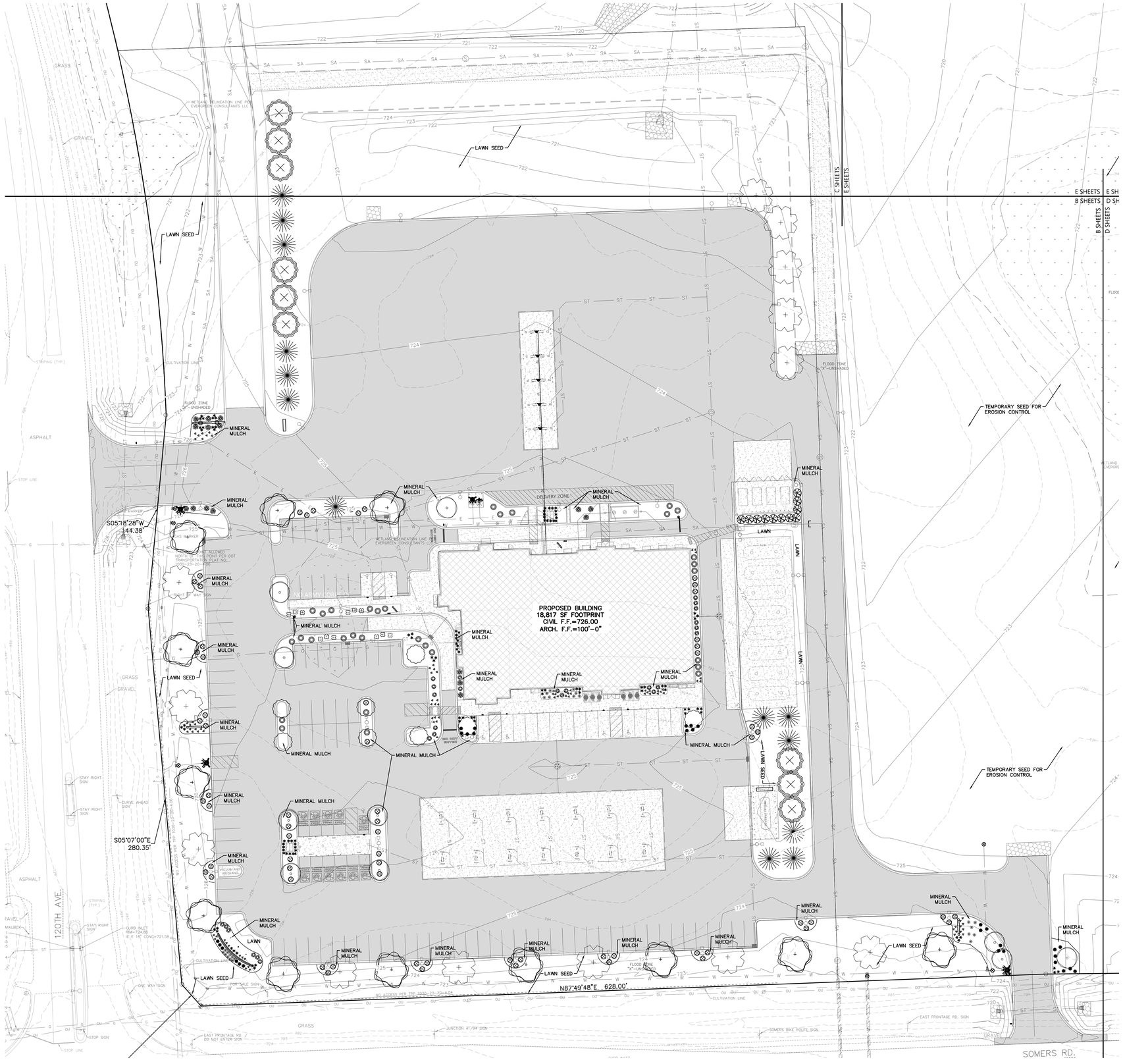
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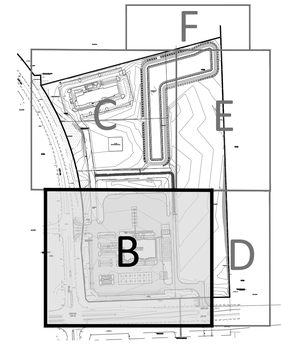
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KEY PLAN
NTS

LANDSCAPING NOTES

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
	DECIDUOUS TREES			
	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2"	12
	Redmond Linden	Tilia americana	2"	13
	Flowering Crabapple (Spring Snow)	Malus x hybrid (Spring Snow)	2"	8
	Japanese Tree Lilac	Syringa reticulata	5' tall	10
	EVERGREEN TREES			
	Black Hills Spruce	Picea glauca	6'	13
	Austrian Pine	Pinus nigra	4'	9
	DECIDUOUS SHRUBS			
	Weigela Carnaval	Weigela Florida 'courtalor'	24"	16
	Goldmound Spirea	Spiraea x bumalda 'Goldmound'	24"	12
	Shrub Roses	Explorer series 'Alex Mackenzie'	1 gal pot	26
	Sunrise Forsythia	Forsythia 'Sunrise'	18"–24"	31
	EVERGREEN SHRUBS			
	Techny Arborvitae	Thuja occidentalis	48"	11
	Wintergreen Boxwood	Buxus microphylla var. 'Wintergreen'	42"–48"	65
	PERENNIALS			
	Karl Foerster Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal pot	105
	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	83
	Oriental Lily – Friso	Lilium	1 gal pot	29
	Creeping Broadleaf Sedge	Carex siderosticha	1 gal pot	24

LANDSCAPING CALCULATIONS

ZONE	REQ. PLANTS	PLANTS PROVIDED
OPEN YARD AREA (EXTERIOR)	1 DECIDUOUS/EVERGREEN TREE PER 1,000 SF MIN. 160 SF ISLAND SIZE 64,040 SF/1,000 SF = 65 TREES	12 EVERGREEN & 5 DECIDUOUS TREES PROVIDED
OPEN YARD AREA (INTERIOR)	1 DECIDUOUS/EVERGREEN TREE PER 1,000 SF MIN. 160 SF ISLAND SIZE 15,911 SF/1,000 SF = 16 TREES	8 EVERGREEN 12 DECIDUOUS 14 (7) ORNAMENTAL 27 PROVIDED
BUILDING FOUNDATION	1 ORNAMENTAL TREE OR 2 SHRUBS PER 20' 645'/20'=33 TREES OR 66 SHRUBS	29 EVERGREEN/DECIDUOUS SHRUBS 59 PERENNIALS
STREET FRONTAGE (SOUTH)	1 EVERGREEN/DECIDUOUS TREE PER 50' 2 ORNAMENTAL TREES OR 2 SHRUBS=1 TREE 499'/50'= 10 EVERGREEN/DECIDUOUS TREES	9 DECIDUOUS TREES (3) 2 EVERGREEN/DECIDUOUS SHRUBS (1) 10 PROVIDED
STREET FRONTAGE (WEST)	1 EVERGREEN/DECIDUOUS TREE PER 50' 2 ORNAMENTAL TREES OR 2 SHRUBS=1 TREE 699'/50'= 14 EVERGREEN/DECIDUOUS TREES	7 DECIDUOUS TREES 14 EVERGREEN/DECIDUOUS SHRUBS (7) 14 PROVIDED
PARKING LOT (WEST)	1 EVERGREEN/DECIDUOUS TREE PER 25' 2 ORNAMENTAL TREES OR 4 SHRUBS=1 TREE 279'/25' = 12 EVERGREEN/DECIDUOUS TREES	15 SHRUBS (4) & STREET TREES
PARKING LOT (SOUTH)	1 EVERGREEN/DECIDUOUS TREE PER 25' 2 ORNAMENTAL TREES OR 4 SHRUBS=1 TREE 360'/25' = 15 EVERGREEN/DECIDUOUS TREES	15 SHRUBS (4) & STREET TREES
PARKING LOT (INTERIOR)	EVERY INTERNAL LANDSCAPE ISLAND SHALL CONTAIN AT LEAST ONE DECIDUOUS OR EVERGREEN TREE	PROVIDED

TOTALS IN () ARE TRUE EQUIVALENTS

NORTH
1"= 30' SCALE 30' 0 30' 60' FEET

LANDSCAPE AND RESTORATION PLAN - SOUTHWEST
EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245

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Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
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SOMERS GATEWAY CENTER
WISCONSIN

PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS

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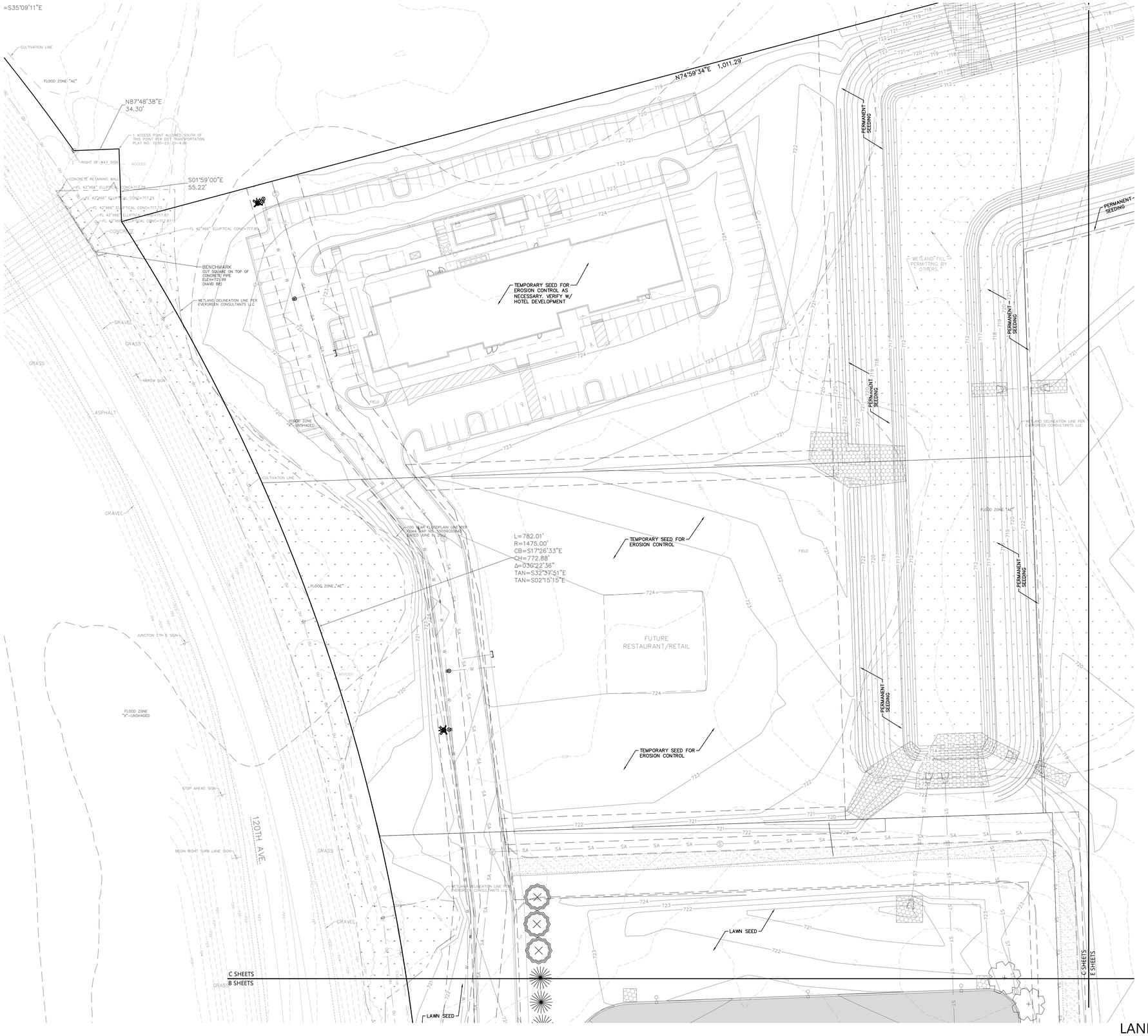
PRELIMINARY PLAN DATE
APR. 26, 2024
JULY 9, 2024

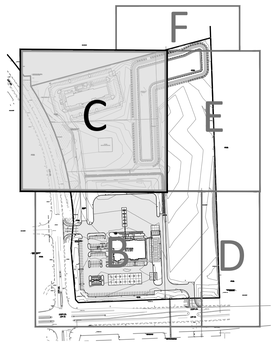
PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P22188
CONTRACT NO:
DATE: APR. 26, 2024
SHEET: C1.4B

VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS





KEY PLAN
NTS

NORTH

1"= 30' SCALE 30' 0 30' 60' FEET

LANDSCAPE AND RESTORATION PLAN - NORTHWEST

EXCEL JOB #: 2266000

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PROPOSED DEVELOPMENT FOR:

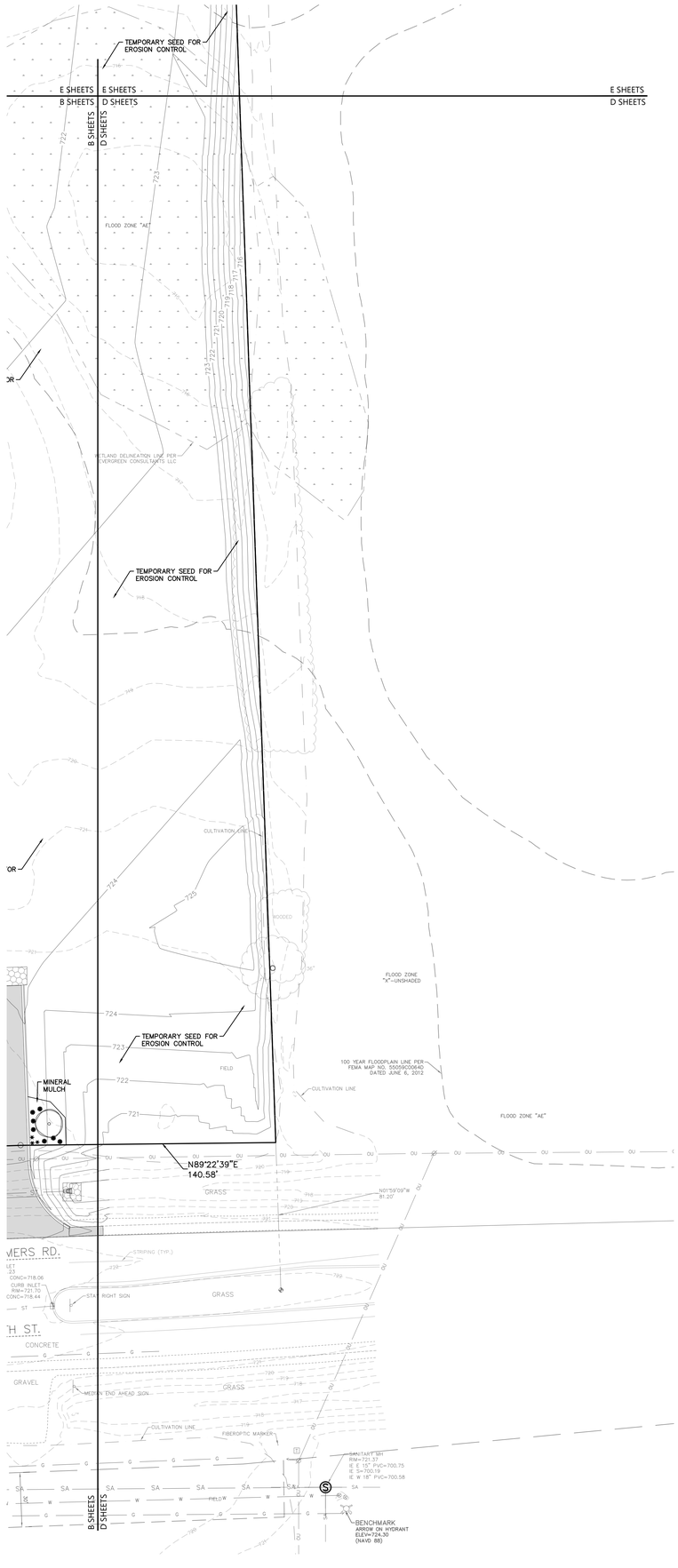
GOLDEN OIL - SOMERS GATEWAY CENTER

SOMERS WISCONSIN

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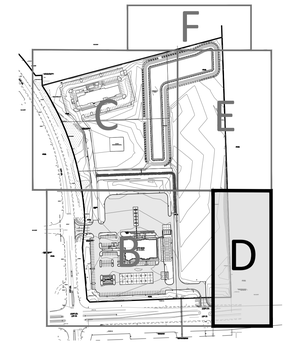
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PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P22188
CONTRACT NO:
DATE: APR. 26, 2024
SHEET: C1.4C



VERTICAL DATUM CONVERSION
1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88 2. NGVD29 = NAVD88 + 0.17 FT

SPECIFICATION NOTE:
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PROPOSED DEVELOPMENT FOR:

GOLDEN OIL - SOMERS GATEWAY CENTER

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-
-
-

PROJECT MANAGER:	N. LAURENT
DESIGNER:	R. LINDSTROM
DRAWN BY:	EXCEL ENGINEERING
EXPEDITOR:	- - - - - - -
SUPERVISOR:	- - - - - - -
PRELIMINARY NO:	P22188
CONTRACT NO:	- - - - - - -
DATE:	APR. 26, 2024
SHEET:	C1.4D

NORTH

1" = 30'
30' 0 30' 60'
SCALE FEET

LANDSCAPE AND RESTORATION PLAN - SOUTHEAST

EXCEL JOB #: 2266000

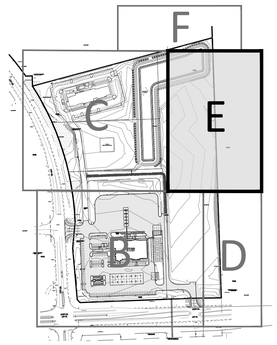
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VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



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CONTRACT NO:
DATE: APR. 26, 2024
SHEET: C1.4E

NORTH
1"= 30' SCALE
30' 0 30' 60' FEET

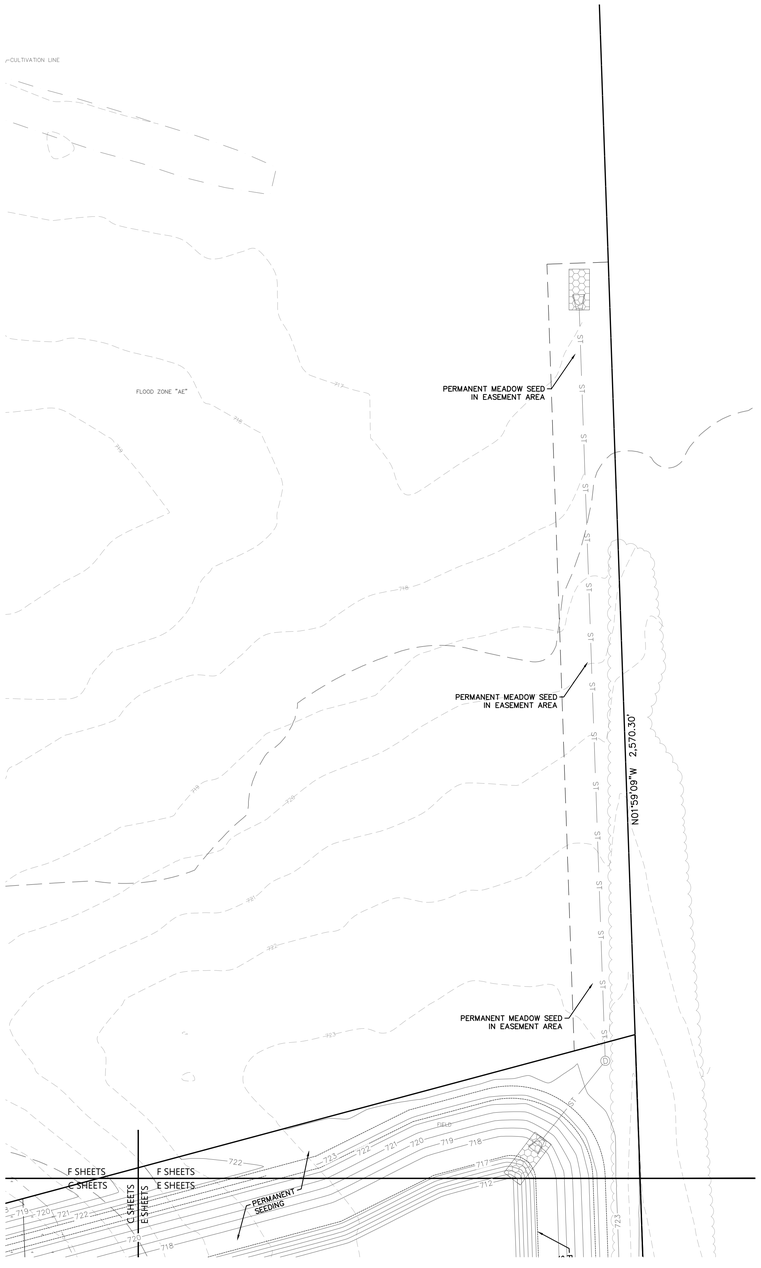
LANDSCAPE AND RESTORATION PLAN - NORTHEAST
EXCEL JOB #: 2266000

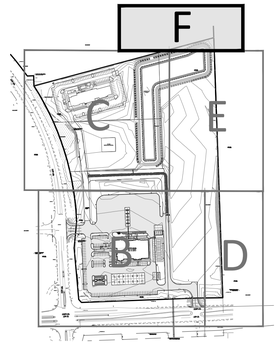
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VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS





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PROPOSED DEVELOPMENT FOR: GOLDEN OIL - SOMERS GATEWAY CENTER

SOMERS WISCONSIN

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SUPERVISOR: --------
PRELIMINARY NO: P22188
CONTRACT NO: --------
DATE: APR. 26, 2024
SHEET: C1.4F

NORTH
1"= 30' SCALE 30' 0 30' 60' FEET

LANDSCAPE AND RESTORATION PLAN - NORTH
EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

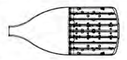


D-Series Size 1
LED Area Luminaire

d-series

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)





Catalog Number
Notes
Type

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information **EXAMPLE:** DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000K 40K 4000K 50K 5000K **(this section BOCR only, extended lead times apply)** 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front throw T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[2] T4M Type IV medium T4LG Type IV low glare[2] TFTM Forward throw medium	T5M Type V medium T5LG Type V low glare[2] T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[4,5] XVOLT (277V - 480V)[4,5]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA90 Square pole mounting (#7 drilling)[6] RPA90 Round pole mounting (#7 drilling)[6] SPA90I Square narrow pole mounting (#8 drilling) WBA Wall bracket[7]

Control options	Other options	Finish
Shipped installed NLTAIR2 PIRHN Nightlight, 1000 lumens, 3-4000K CCT, 120V, with bi-level motion / ambient sensor, 8-45' mounting height, ambient sensor enabled @ 2fc.[8,9,10,11,12] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled @ 5fc.[8,9,10,11] PER NEMA twist-lock receptacle only (controls ordered separately)[13] PER5 Five-pin receptacle only (controls ordered separately)[13,14]	PE[15] Seven-pin receptacle only (controls ordered separately)[13,14] FAO Field adjustable output[16] BL30 Bi-level switched dimming, 30%[8,9,11] BL50 Bi-level switched dimming, 50%[8,9,11] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Diual switching[18,19,20] **Shipped separately** EGS External Glare Shield Assembly, field install required, matches housing finish[21] BS Bird spikes, field install required[21]	**Shipped installed** SPD20KV 20kV surge protection HS Houseside shield (black finish standard)[22] L90 Left rotated optics[23] R90 Right rotated optics[23] CCE Coastal Construction[24] **Shipped separately** DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



PCNY LED
LED Canopy/Ceiling Luminaire

Catalog Number
Notes
Type

Specifications

	PCNY LED
Width:	15.2"
Height:	9.4"
Depth:	15.2"
Weight:	10.67lbs

Introduction

The all-new PCNY LED luminaire is designed to provide exceptional energy savings and versatility in one package. Features such as Adjustable Lumen Output (ALO) and replaceable decorative cover make PCNY LED suitable for a wide variety of applications.

With over 150 LPW the PCNY LED delivers up to 80% in energy savings when replacing metal halide luminaires. With over 100,000 hourlife expectancy (12+ years of 24/7 continuous operation), the PCNY LED luminaire provides significant maintenance savings over traditional luminaires.

Ordering Information **EXAMPLE:** PCNY LED ALO1 30K FPCL MVOLT DWHXD M3

PCNY LED

Series	Package	Color Temperature	Lens	Voltage	Finish	Packaging
PCNY LED	ALO1 11,000/19,000/27,000 Lumens	30K 3000K 40K 4000K 50K 5000K	FPCL Flat Polycarbonate Clear Lens FPFL Flat Polycarbonate Frosted Lens DPCL Deep Polycarbonate Clear Lens	MVOLT 120-277V HVOLT 347-480V	DWHXD White	M1 Master Pack of 1

Accessories

Unassembled, ordered separately

PCNYDT DWHXD (U)	White Decorative Trim (12 Pack) (Standard w/ fixture)
PCNYDT DBLXD (U)	Black Decorative Trim (12 Pack)
BPCNY 96	96 x 9 x 96 mounting plate (if needed), pack of 4

FEATURES & SPECIFICATIONS

INTENDED USE
The PCNY LED is a great choice for both new and retrofit patronum's canopy applications. With its high efficacy, clean looks and versatility makes it suitable for a wide range of applications like retail gas stations, convenience stores, and other canopy applications.

CONSTRUCTION
Die-cast aluminum housing for the light engine is optimized for thermal management without the need for external fins. The wet location rated LED driver box is separated from the heat-generating LEDs and sealed above the canopy surface to promote long life and passive cooling. The light engine housing is completely sealed against moisture and environmental contaminants (IP66) and is suitable for hose-down applications.

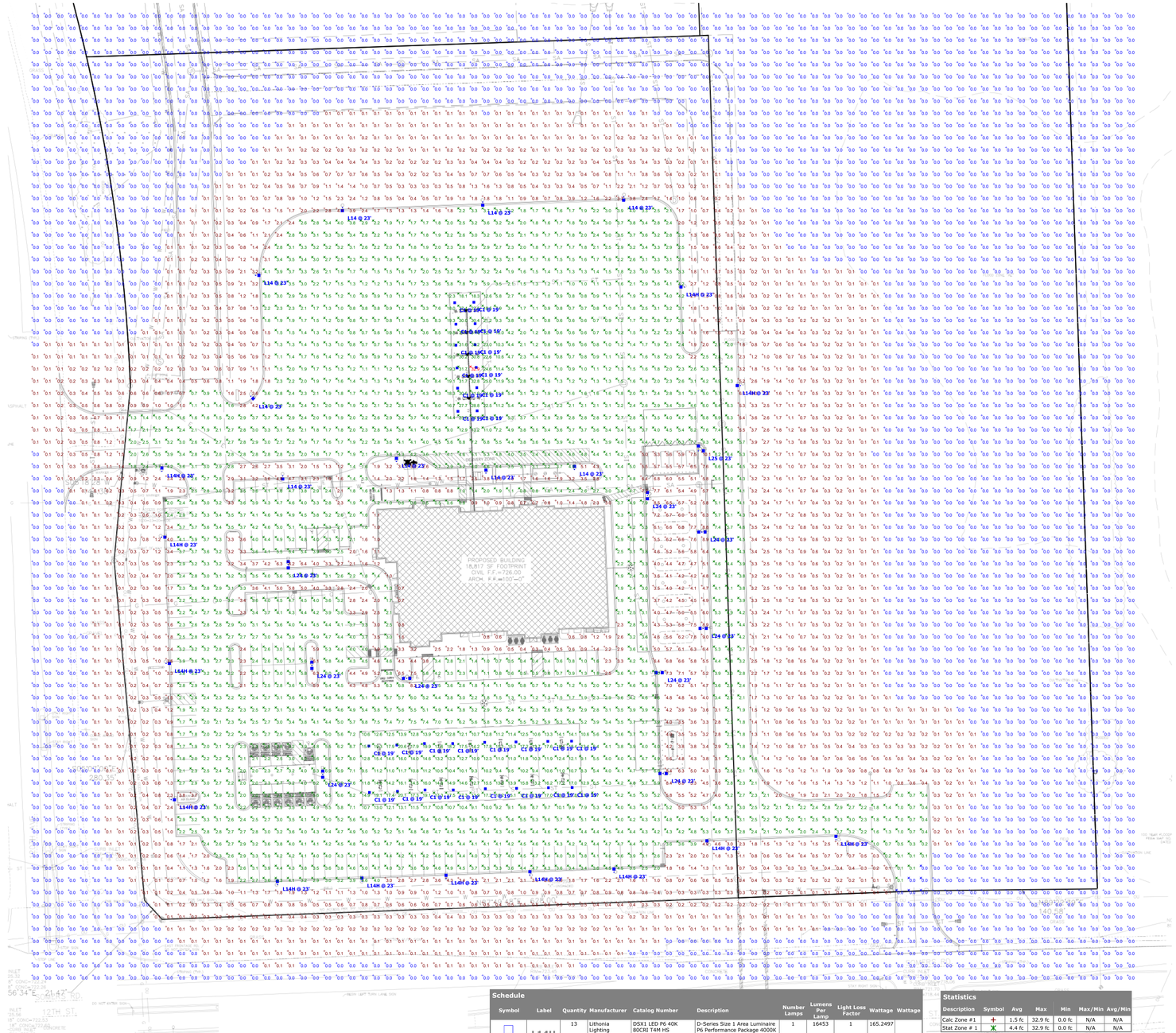
ELECTRICAL
Light engine consists of high-efficacy, PCRI LEDs mounted to metal-core circuit boards to maximum heat dissipation and promote long life (up to L77/100,000 hours at 25°C). The electronic driver has a power factor of >90% and THD <20%. A 10kV surge protection device is included, which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2). The fixture is supplied with a 0-10V driver and is dimmable by 0-10V controls.

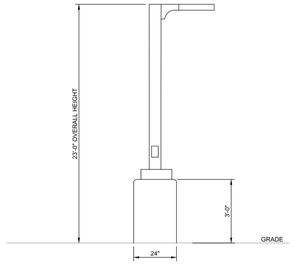
INSTALLATION
The product can be installed by one person to a 12" or 18" deck panel. Requires only 2.5" hole in the deck panel for new installations but can accommodate up to a 6" hole for retrofit applications. The product can also be installed in recessed canopy applications. The surface-to-decorative trim covers at mounting hardware. The Adjustable Lumen Output (ALO) module in the fixture allows the contractor to customize the lumens (3 levels) based on application needs.

LISTINGS
UL certified to U.S. and Canadian standards. Rated for -40°C to 40°C ambient conditions. DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [redacted] to confirm which variants are qualified.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statement in this specification sheet creates any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at [redacted]

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





LIGHT POLE DETAIL
NO SCALE

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Wattage
	L14H	13	Lithonia Lighting	DSX1 LED P6 40K 80CRI T4M HS	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield	1	16453	1	165.2497	
	L24	9	Lithonia Lighting	DSX1 LED P6 40K 80CRI T4M	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 4 Medium	1	19126	1	330.5	
			Lithonia Lighting	DSX1 LED P6 40K 80CRI T4M	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 4 Medium	1	19126	1	165.25	
			Lithonia Lighting	DSX1 LED P6 40K 80CRI T4M	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 4 Medium	1	19126	1	165.25	
	L14	9	Lithonia Lighting	DSX1 LED P6 40K 80CRI T4M	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 4 Medium	1	19126	1	165.25	
	L25	1	Lithonia Lighting	DSX1 LED P6 40K 80CRI T4M	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 4 Medium	1	19126	1	330.5	
			Lithonia Lighting	DSX1 LED P6 40K 80CRI T4M	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 4 Medium	1	19126	1	165.25	
			Lithonia Lighting	DSX1 LED P6 40K 80CRI T4M	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 4 Medium	1	19126	1	165.25	
	C1	28	Lithonia Lighting	PCNY LED ALO1 40K FPFL MVOLT DWHXD	PCNY LED ALO1 40K FPFL MVOLT DWHXD	1	12586	1	83.45	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.5 fc	32.9 fc	0.0 fc	N/A	N/A
Stat Zone # 1	X	4.4 fc	32.9 fc	0.0 fc	N/A	N/A

NORTH

1"= 40' SCALE

40' 0 40' 80' FEET

SITE PHOTOMETRIC PLAN AND DETAILS
EXCEL JOB #: 2266000

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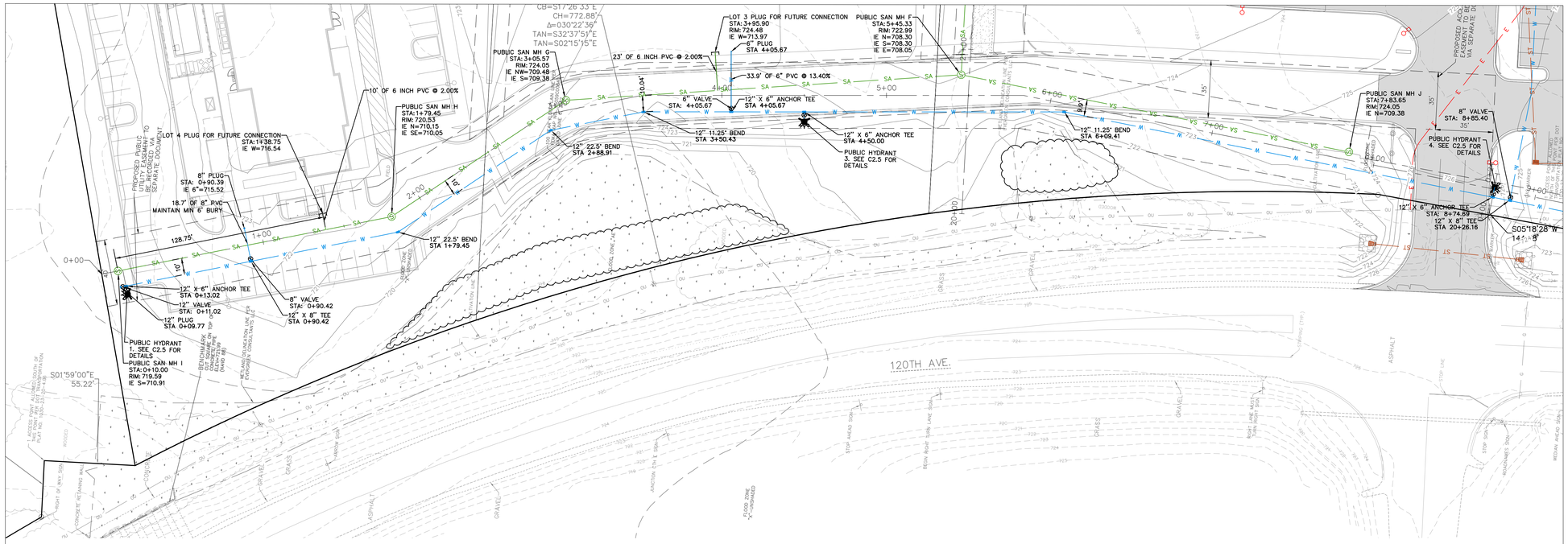
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PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS
SOMERS WISCONSIN

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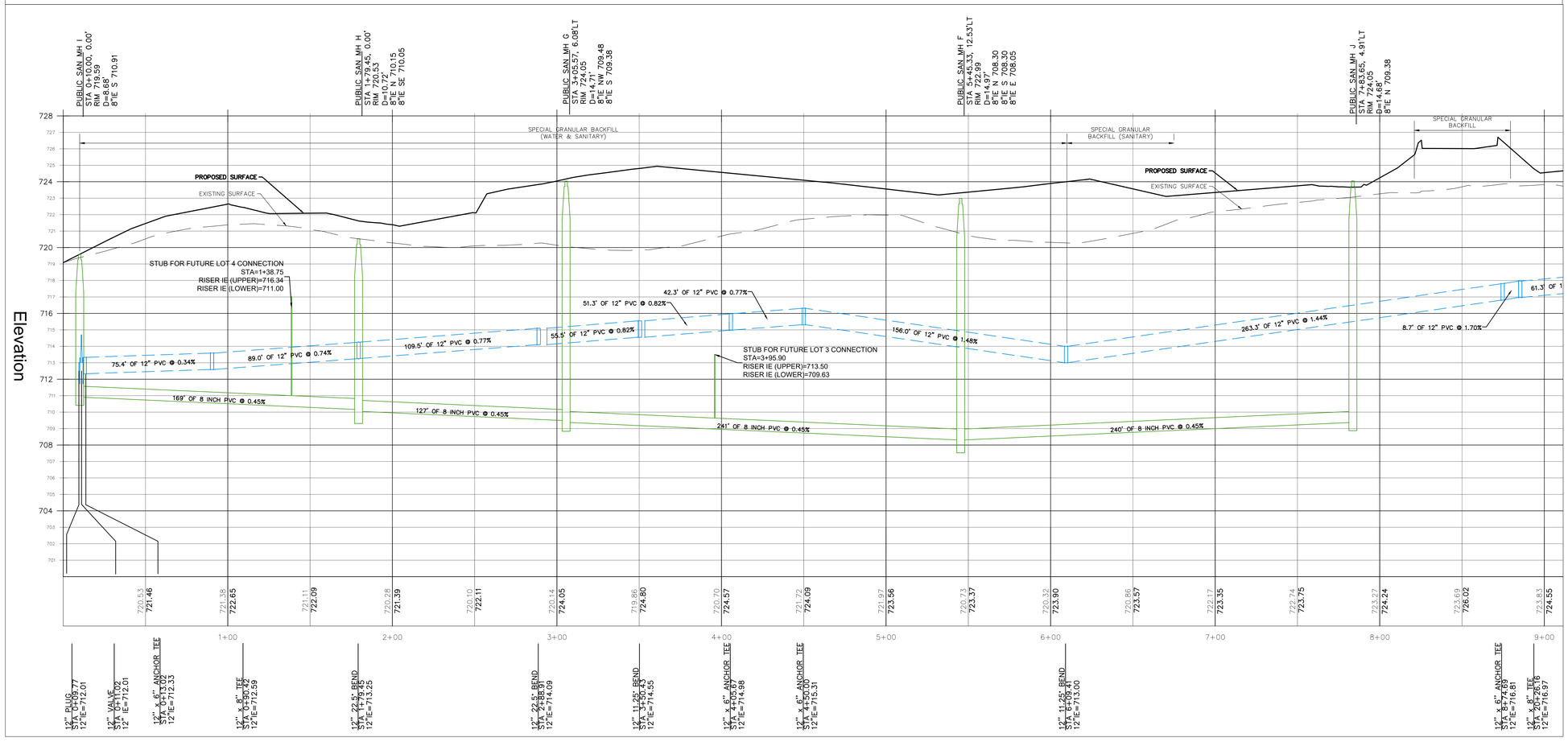
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PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR: ---
SUPERVISOR: ---
PRELIMINARY NO: P22188
CONTRACT NO: ---
DATE: APR. 26, 2024
SHEET: C1.5



PLAN VIEW

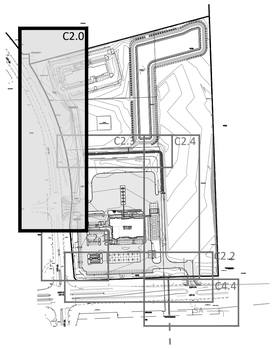
SCALE: 1"=30'



PROFILE VIEW

HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



PUBLIC MAIN EXTENSION KEY PLAN

NTS

VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

SPECIAL GRANULAR BACKFILL NOTE:
FOR CONDUITS REQUIRING EXCAVATION BENEATH OR WITHIN 4 FEET HORIZONTALLY OF DRIVEWAYS, OR SIDEWALKS OR IN OTHER AREAS WHICH, IN THE OPINION OF THE VILLAGE ENGINEER, ARE OR MAY BE SUBJECT TO VEHICULAR TRAFFIC LOADING, SPECIAL GRANULAR BACKFILL SHALL BE PROVIDED ABOVE THE TOP OF THE BEDDING MATERAL AND SHALL EXTEND UPWARD TO THE TOP OF GROUND OR PAVEMENT SUBGRADE. PROVIDE EITHER SAND, PIT RUN GRAVEL, GRANULAR MATERIAL, OR EXCAVATED GRANULAR MATERIALS:

1. Sand: Well graded, free from organic matter, cohesionless, complying with the "Standard Specifications for Sewer and Water Construction in Wisconsin", with the following gradation:

Sieve Size	Percent Passing
1-inch	100%
No. 16	45-80%
Material finer than No. 200	2-10%

2. Pit run gravel: Free from organic matter, cohesionless granular material obtained from natural deposits of sand and gravel, passing 3/4-inch sieve, and not more than 15 percent passing the No. 200 sieve.
3. Granular material: Use 100 percent crushed stone or gravel complying with the "Standard Specifications for Sewer and Water Construction in Wisconsin", with the following gradation:

Sieve Size	Percent Passing
1-inch	100%
3/4-inch	90-100%
3/8-inch	20-55%
No. 4	0-10%
No. 8	0-5%

4. Excavated granular materials: A mixture of sand and gravel, free from organic matter, clay, loam, dirt, and other foreign material, passing the 1-1/2-inch sieve, with not more than 15 percent passing the No. 200 sieve.
5. Crushed stone: Clean, hard, tough, durable, angular material crushed from bedrock limestone, dolomite, or granite.
   a. Gradation requirements:

Sieve Size	Percent Passing
3-inch	100%
2-1/2-inch	90-100%
2-inch	35-70%
1-1/2-inch	0-15%
3/4-inch	0-5%

NORTH

1"= 30' SCALE: 30' 0 30' 60' FEET

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Wausau, WI 54401
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FAX (715) 849-3181

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PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS WISCONSIN

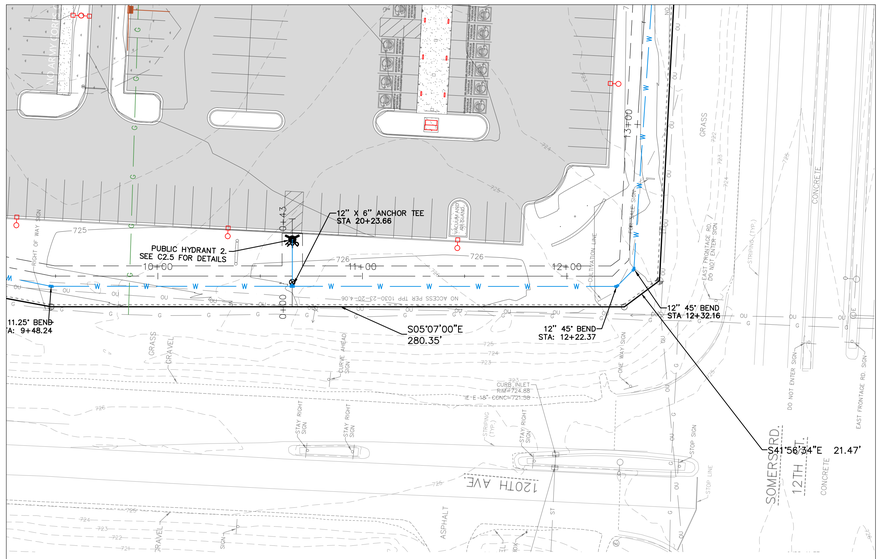
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PRELIMINARY PLAN DATE
APR. 26, 2024
JULY 9, 2024

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P22188
CONTRACT NO:
DATE: APR. 26, 2024
SHEET: C2.0

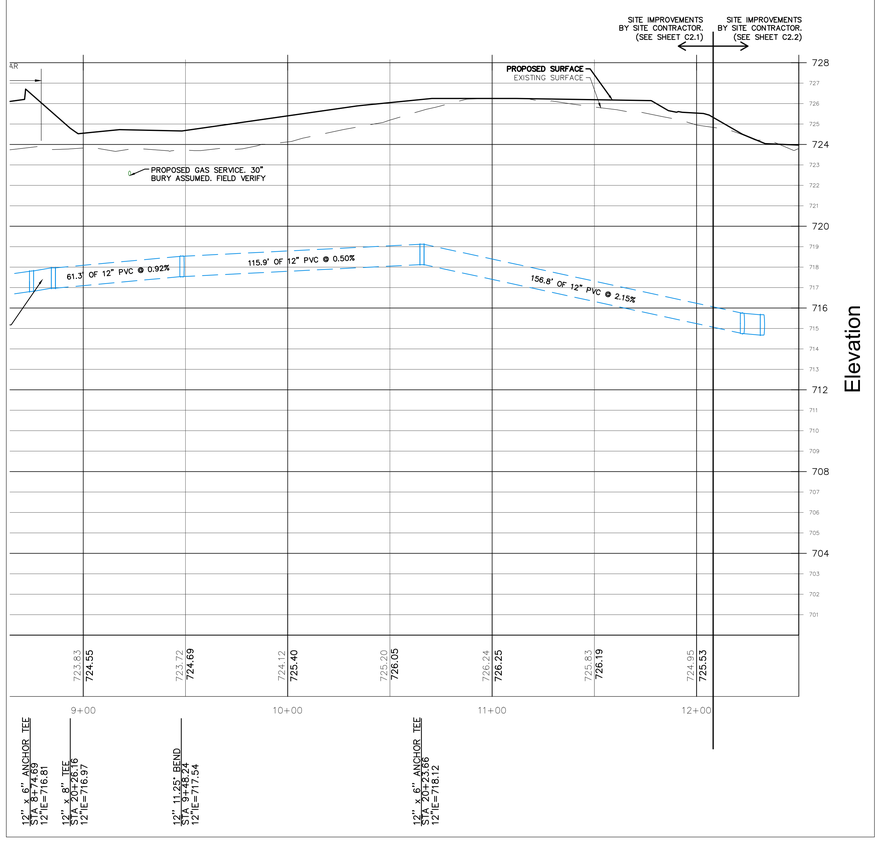
PUBLIC UTILITY EXTENSION PLAN & PROFILE - STA 0+00-9+00
EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



PLAN VIEW

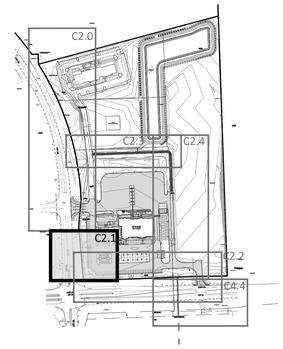
SCALE: 1"=30'



PROFILE VIEW

HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



PUBLIC MAIN EXTENSION KEY PLAN

NTS

VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

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PROPOSED DEVELOPMENT FOR: GOLDEN OIL - SOMERS GATEWAY CENTER

SOMERS WISCONSIN

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PRELIMINARY PLAN DATE
APR. 26, 2024
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DESIGNER: R. LINDSTROM
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EXPEDITOR: --------
SUPERVISOR: --------
PRELIMINARY NO: P22188
CONTRACT NO: --------
DATE: APR. 26, 2024
SHEET: C2.1

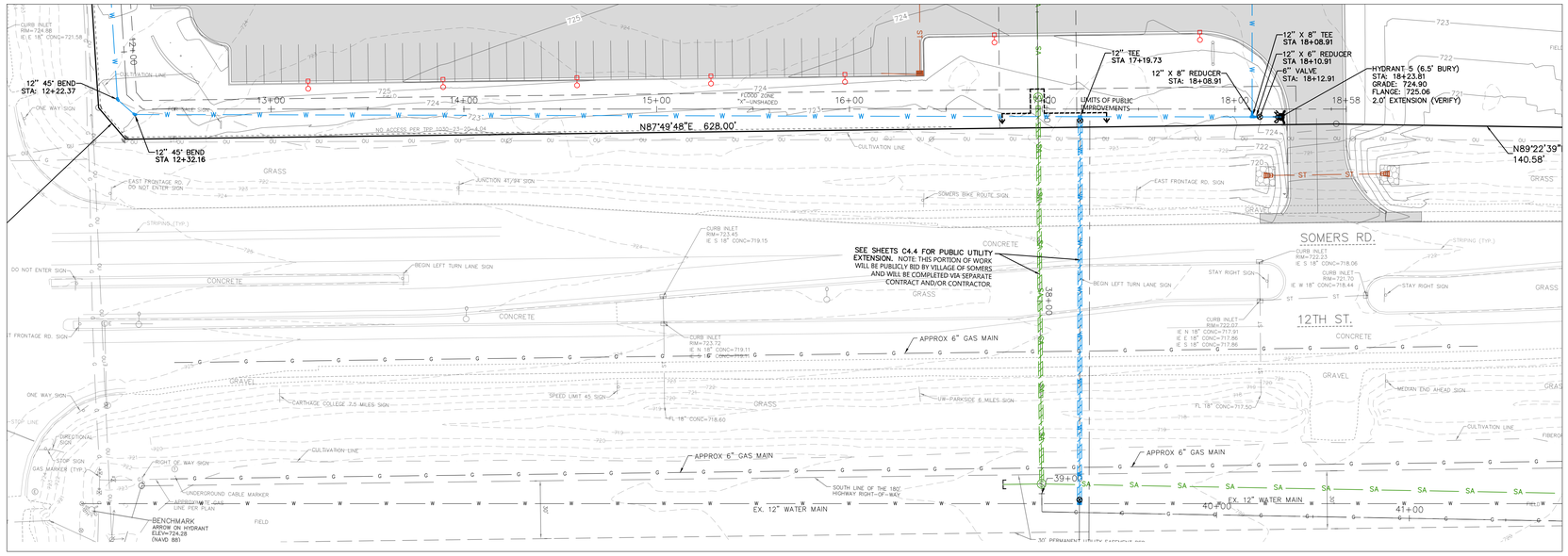
NORTH

1"= 30' SCALE 30' 0 30' 60' FEET

PUBLIC UTILITY EXTENSION PLAN & PROFILE - STA 9+00-12+08

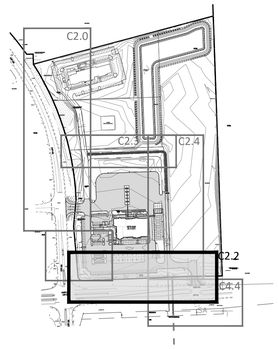
EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



PLAN VIEW

SCALE: 1"=30'



PUBLIC MAIN EXTENSION KEY PLAN

NTS

VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

PROFILE VIEW

HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NORTH

1"= 30' SCALE 30' 0 30' 60' FEET

PUBLIC UTILITY EXTENSION PLAN & PROFILE - STA 12+08-17+95

EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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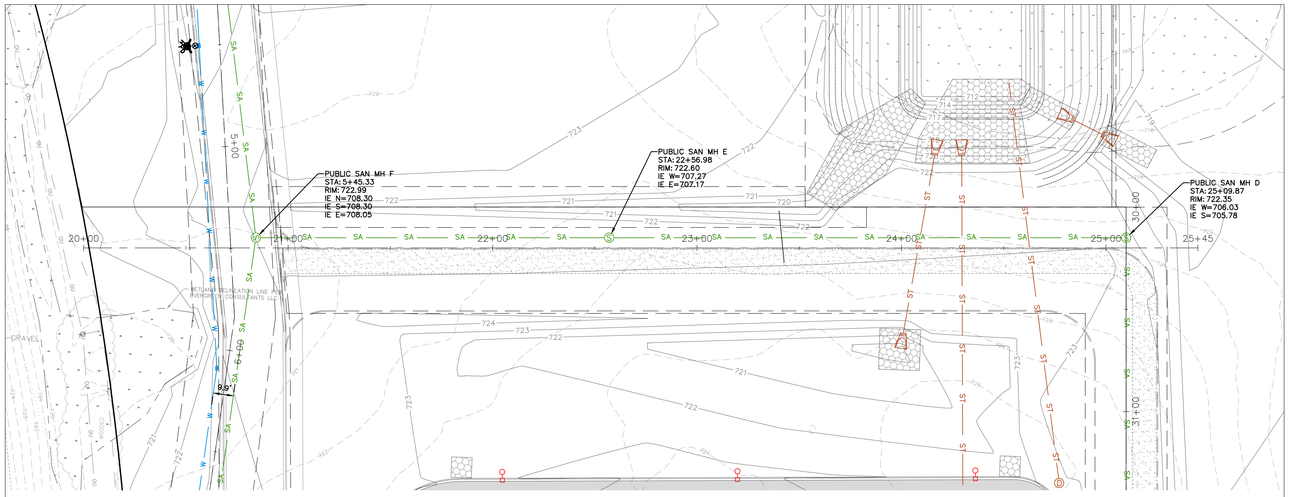
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PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS WISCONSIN

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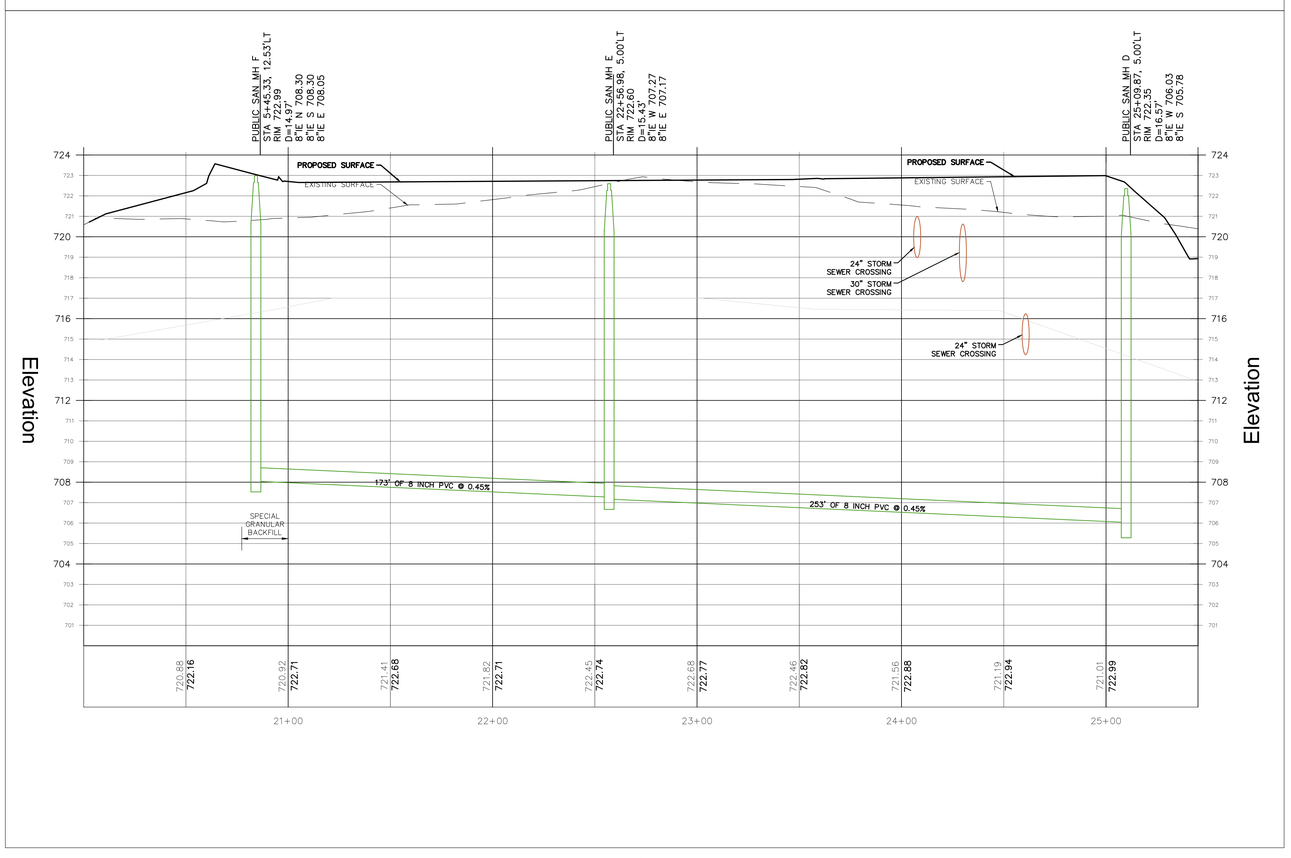
PRELIMINARY PLAN DATE
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JULY 9, 2024

PROJECT MANAGER: N. LAURENT
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DRAWN BY: EXCEL ENGINEERING
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P22188
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DATE: APR. 26, 2024
SHEET: C2.2



PLAN VIEW

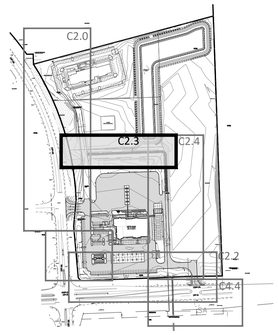
SCALE: 1"=30'



PROFILE VIEW

HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



PUBLIC MAIN EXTENSION KEY PLAN

NTS

VERTICAL DATUM CONVERSION

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   a. Gradation requirements:

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3-inch	100%
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1-1/2-inch	0-15%
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NORTH

1"= 30' SCALE: 30' 0 30' 60' FEET

PUBLIC UTILITY EXTENSION PLAN & PROFILE - STA 20+00-25+45

EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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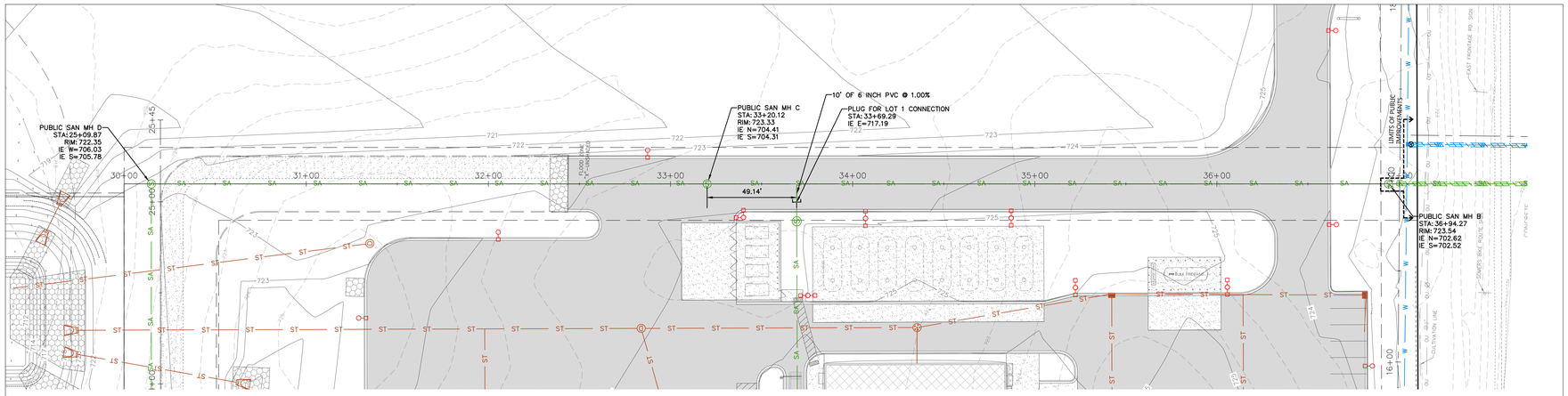
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PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS WISCONSIN

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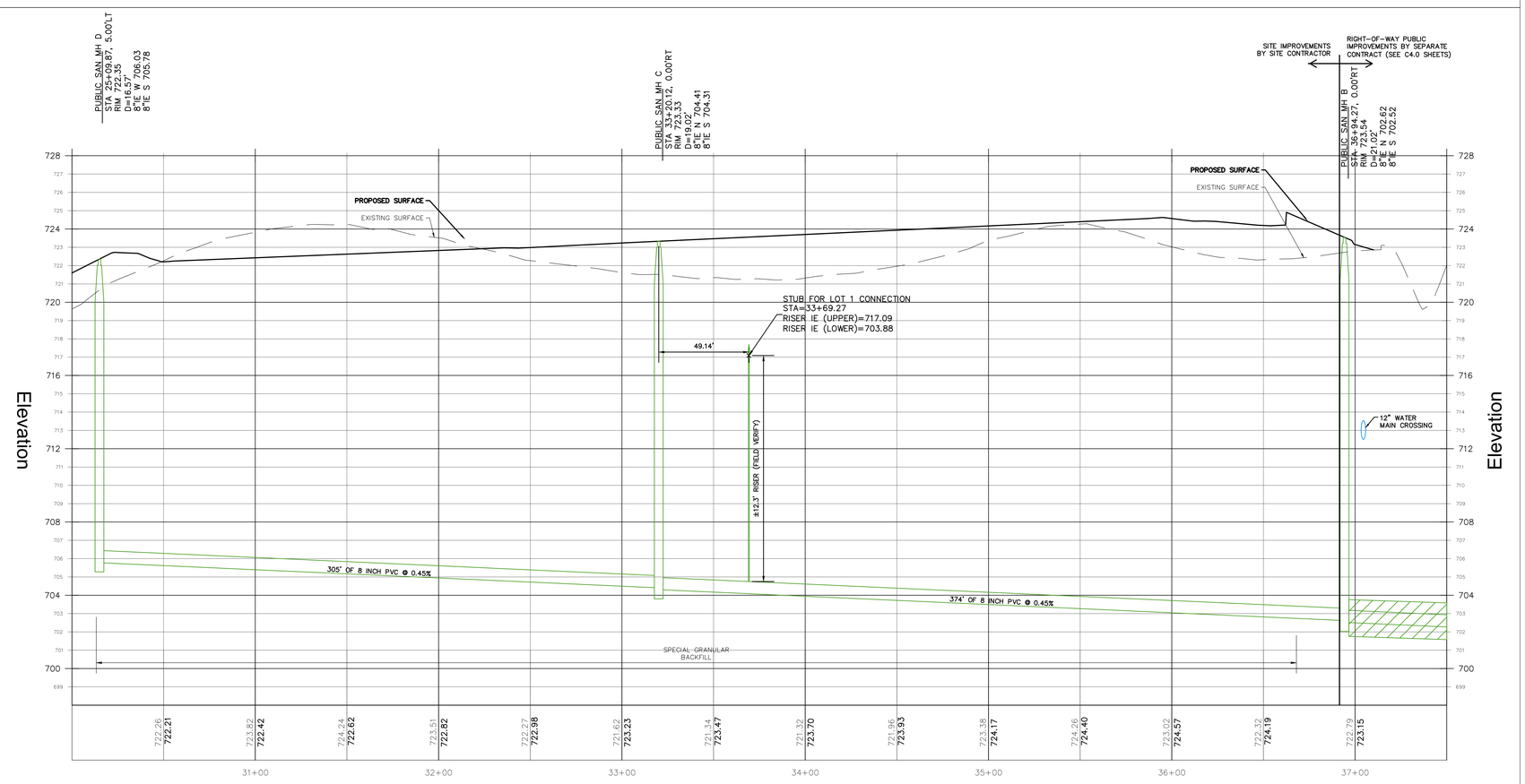
PRELIMINARY PLAN DATE
APR. 26, 2024
JULY 9, 2024

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR: --------
SUPERVISOR: --------
PRELIMINARY NO: P22188
CONTRACT NO: --------
DATE: APR. 26, 2024
SHEET: C2.3



PLAN VIEW

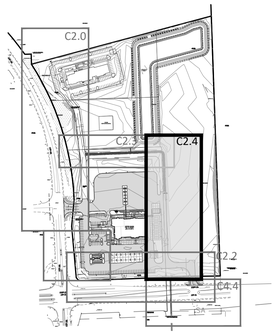
SCALE: 1"=30'



PROFILE VIEW

HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

SPECIFICATION NOTE:
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PUBLIC MAIN EXTENSION KEY PLAN

NTS

VERTICAL DATUM CONVERSION

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2. NGVD29 = NAVD88 + 0.17 FT

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2-1/2-inch	90-100%
2-inch	35-70%
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3/4-inch	0-5%

NORTH

1"= 30' SCALE 30' 0 30' 60' FEET

PUBLIC UTILITY EXTENSION PLAN & PROFILE - STA 30+00-37+06

EXCEL JOB #: 2266000

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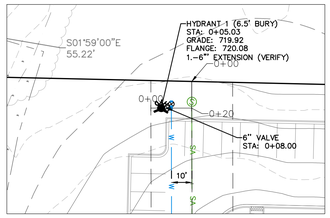
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PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS WISCONSIN

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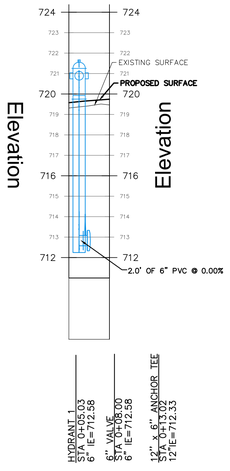
PRELIMINARY PLAN DATE
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JULY 9, 2024

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR: ---
SUPERVISOR: ---
PRELIMINARY NO: P22188
CONTRACT NO: ---
DATE: APR. 26, 2024
SHEET: C2.4



PLAN VIEW

SCALE: 1"=30'

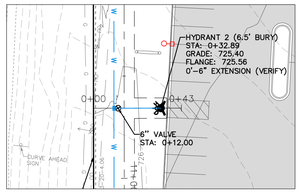


PROFILE VIEW

HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

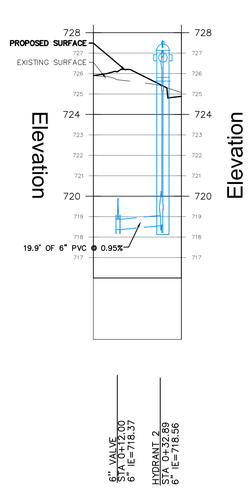
NORTH

PUBLIC HYDRANT 1



PLAN VIEW

SCALE: 1"=30'

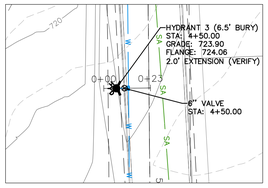


PROFILE VIEW

HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

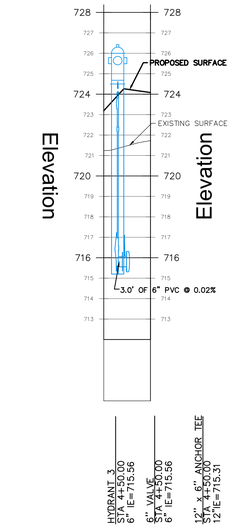
NORTH

PUBLIC HYDRANT 2



PLAN VIEW

SCALE: 1"=30'

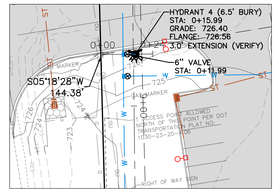


PROFILE VIEW

HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

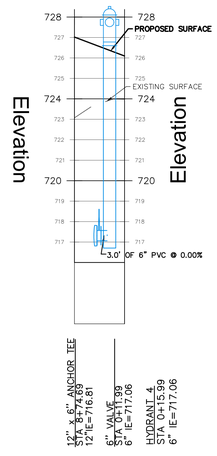
NORTH

PUBLIC HYDRANT 3



PLAN VIEW

SCALE: 1"=30'

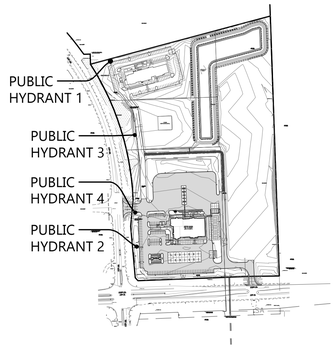


PROFILE VIEW

HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

NORTH

PUBLIC HYDRANT 4



PUBLIC HYDRANT KEY PLAN

NTS

VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

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FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 1-800-236-2534
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WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

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PROPOSED DEVELOPMENT FOR: GOLDEN OIL - SOMERS GATEWAY CENTER

SOMERS WISCONSIN

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PRELIMINARY PLAN DATE
APR. 26, 2024
JULY 9, 2024

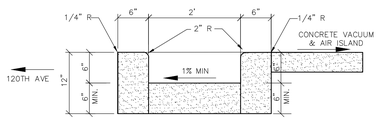
PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR: --------
SUPERVISOR: --------
PRELIMINARY NO: P22188
CONTRACT NO: --------
DATE: APR. 26, 2024
SHEET: C2.5

1"= 30' SCALE 30' 0 30' 60' FEET

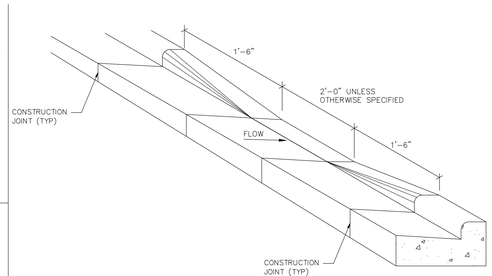
PUBLIC HYDRANT PLAN & PROFILES

EXCEL JOB #: 2266000

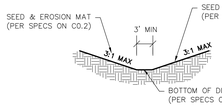
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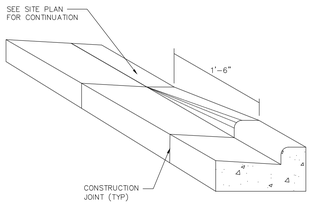
FLOW THROUGH CURB DETAIL
NO SCALE



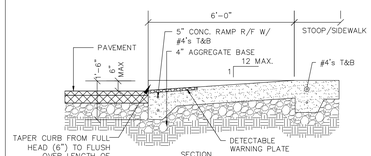
CURB CUT DETAIL
NO SCALE

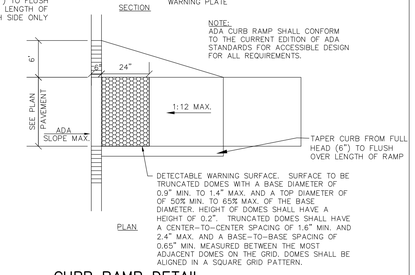


TYP. VEGETATED DITCH
X-SECTION



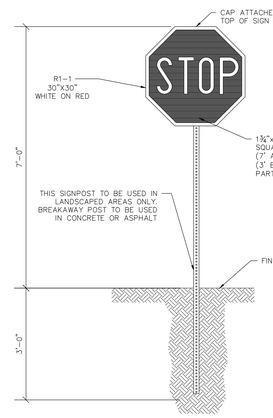
CURB TAPER DETAIL
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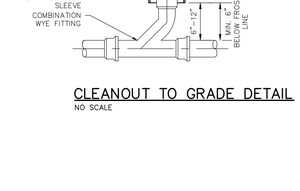


CURB RAMP DETAIL
NO SCALE

SPECIFICATION NOTE:
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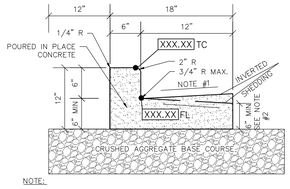
STOP SIGN WITHOUT CONCRETE BASE DETAIL
NO SCALE



NOTE:

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

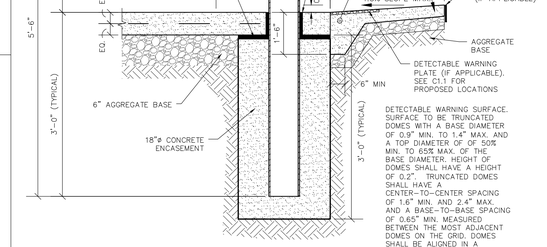
18" MOUNTABLE CURB & GUTTER DETAIL
NO SCALE



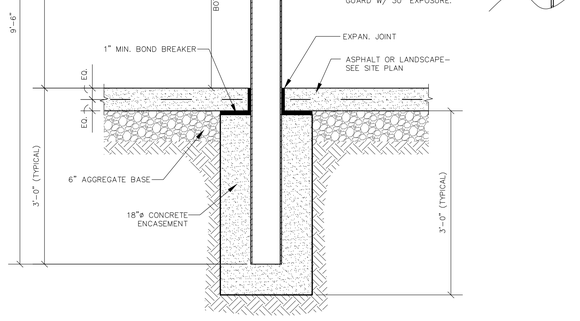
NOTE:

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2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
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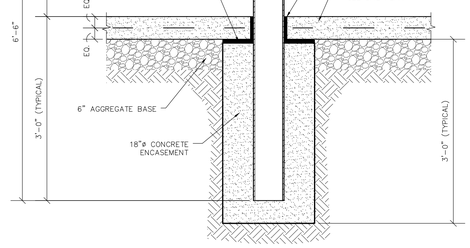
18" CONCRETE CURB & GUTTER DETAIL
NO SCALE



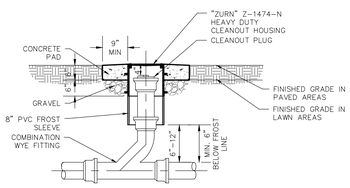
FLUSH WALK WITH BOLLARD DETAIL
NO SCALE



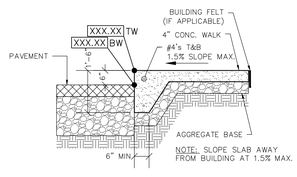
6" HANDICAP PIPE BOLLARD DETAIL
NO SCALE



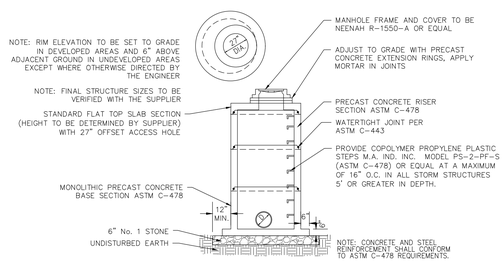
6" PIPE BOLLARD DETAIL
NO SCALE



CLEANOUT TO GRADE DETAIL
NO SCALE



RAISED WALK DETAIL
NO SCALE



STORM MANHOLE DETAIL
NO SCALE

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FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
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EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P22188
CONTRACT NO:
DATE: APR. 26, 2024
SHEET: C3.0

DETAILS
EXCEL JOB #: 2266000

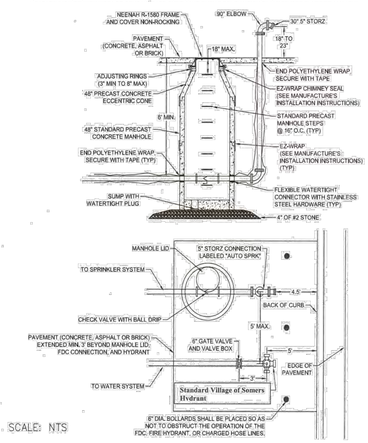
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

SOMERS FIRE & RESCUE

P.O. Box 197
Somers, WI 53171
(262)-620-3285
fireinspector@somers.org

Fire Inspector
Lt Joe Scroggs

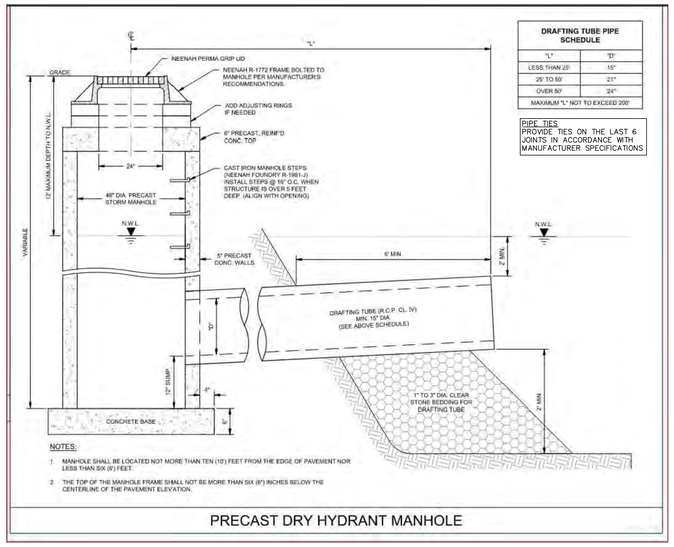
-SYSTEM INSTALLATION MUST BE CONSTRUCTED UNDER THE ONSITE SUPERVISION OF A LICENSED SPRINKLER FITTER.



SCALE: NTS

FIRE HYDRANTS
FIRE HYDRANTS SHALL BE CLOW MEDALLION WITH 5 ¼-INCH VALVE OPENING, O-RING SEALED, TWO 2 1/2"-INCH HOSE NOZZLES AND ONE 5-INCH STORZ QUICK CONNECTION STEAMER NOZZLE.

PRECAST DRY HYDRANT MANHOLE



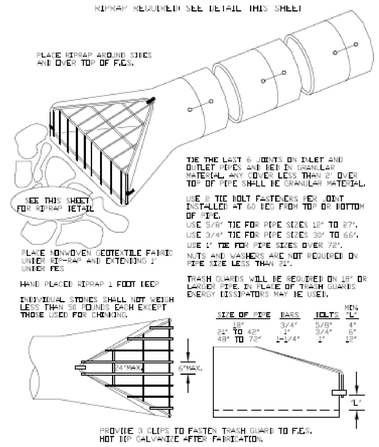
DRAFTING TUBE PIPE SCHEDULE	
"L"	"D"
LESS THAN 25'	15"
25' TO 50'	21"
OVER 50'	24"
MAXIMUM "L" NOT TO EXCEED 200'	

PIPE TIES
PROVIDE TIES ON THE LAST 6 JOINTS IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS

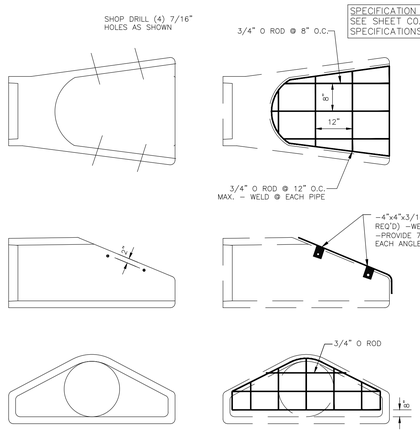
NOTES:
1. MANHOLE SHALL BE LOCATED NOT MORE THAN TEN (10') FEET FROM THE EDGE OF PAVEMENT NOR LESS THAN SIX (6') FEET.
2. THE TOP OF THE MANHOLE FRAME SHALL NOT BE MORE THAN SIX (6") INCHES BELOW THE CENTERLINE OF THE PAVEMENT ELEVATION.

CONCRETE END SECTION DETAIL

NO SCALE



SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



- THE CONTRACTOR SHALL BOLT THE GRATE TO THE CONCRETE END WALL WITH FOUR 3/8" x 6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
- APPLICABLE FOR PIPE SIZES 18" AND GREATER.

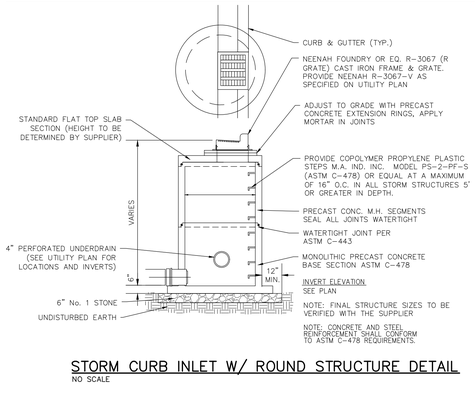
PAINTING SPECIFICATIONS
THE PIPE GRATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING, SEE NOTES:
FIRST COAT- RUST-OLEUM X-60 RED BARE METAL PRIMER OR EQUAL
SECOND COAT- RUST-OLEUM 960 ZINC CHROMATE PRIMER OR EQUAL
THIRD COAT- RUST-OLEUM 1282 HIGH GLOSS & METALLIC FINISH OR EQUAL.

NOTES:
- BARE SURFACES - AFTER THROUGH SCRAPING, WIRE BRUSHING & CLEANING, APPLY THE THREE COAT SYSTEM LISTED.
- EACH COAT AN OVERALL COAT
- ALLOW 24-48 HOURS DRYING TIME BETWEEN COATS.

GRATE INSTALLATION DETAIL

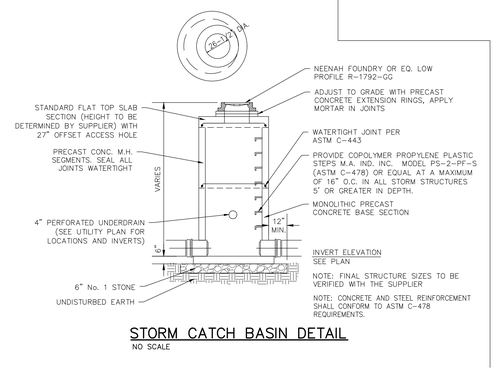
NO SCALE

FIGURE 10.8
FLEXIBLE RISER TO FLEXIBLE SEWER MAIN
8" THROUGH 18" DEEP SEWERS



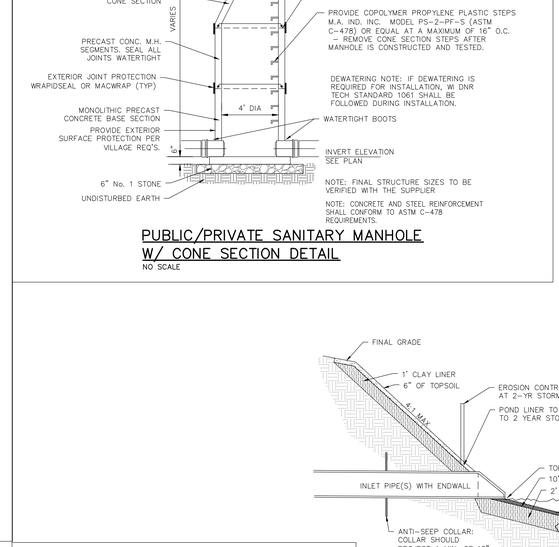
STORM CURB INLET W/ ROUND STRUCTURE DETAIL

NO SCALE



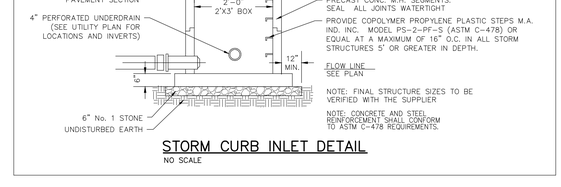
STORM CATCH BASIN DETAIL

NO SCALE



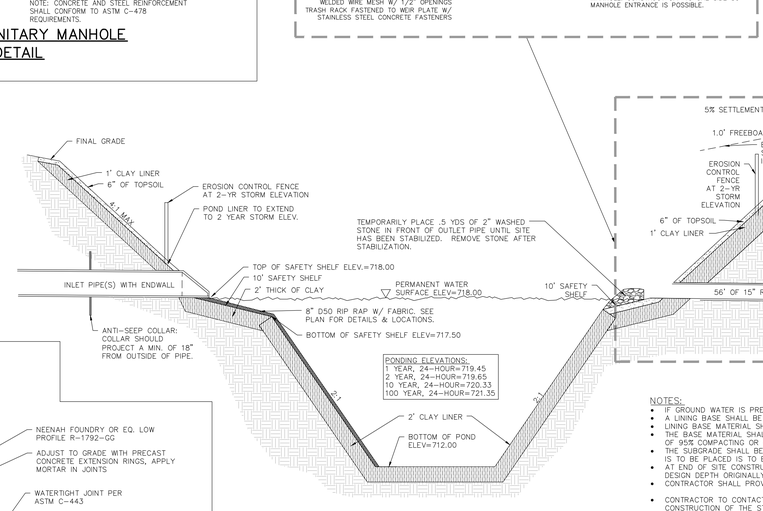
PUBLIC/PRIVATE SANITARY MANHOLE W/ CONE SECTION DETAIL

NO SCALE



STORM CURB INLET DETAIL

NO SCALE



WET RETENTION POND

NO SCALE

NOTES:
- IF GROUND WATER IS PRESENT; TILE SYSTEM SHOULD BE INSTALLED UNDER POND TO ALLOW PUMPING DURING CONSTRUCTION.
- A LINING BASE SHALL BE PREPARED ON THE BOTTOM AND SLOPES OF THE AREA ARE TO BE LINED.
- LINING BASE MATERIAL SHALL BE FREE OF ALL SHARP OBJECTS, ROOTS GRASS AND VEGETATION.
- THE BASE MATERIAL SHALL BE NATIVE MATERIALS OR MATERIALS OBTAINED FROM A BORROW SOURCE COMPACTED TO A MIN. OF 95% COMPACTING OR AN APPROVED CONSTRUCTION FABRIC.
- THE SUBGRADE SHALL BE PREPARED IMMEDIATELY PRIOR TO THE PLACING OF THE LINER. THE SURFACE ON WHICH THE LINER IS TO BE PLACED IS TO BE FIRM, CLEAN, DRY AND SMOOTH.
- AT END OF SITE CONSTRUCTION, POND DEPTH SHALL BE CHECKED FOR SEDIMENTATION AND DREDGED, IF NECESSARY, TO THE DESIGN DEPTH ORIGINALLY PROPOSED.
- CONTRACTOR SHALL PROVIDE EROSION MATTING AS REQUIRED PER SPECIFICATIONS NOTED ON C0.2.
- CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER POND. THE SURVEY SHALL BE COMPLETED PRIOR TO THE POND FILLING WITH WATER. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE. PLEASE NOTE THAT THE HORIZONTAL TOLERANCE FOR POND CONSTRUCTION IS 0.50' AND THE VERTICAL TOLERANCE FOR POND, OUTLET, AND SPILLWAY CONSTRUCTION IS 0.10'. ANY ADDITIONAL WORK REQUIRED TO SURVEY A POND FULL OF WATER OR FOR SURVEYING FOLLOWING REWORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

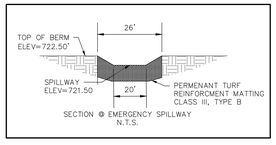
OVERALL STORMWATER FACILITY DETAIL

NO SCALE

POND LINER CRITERIA FOR SAFETY SHELF AND BELOW (CLAY):
- 50% FINES (200 SIEVE) OR MORE.
- AN IN-PLACE HYDRAULIC CONDUCTIVITY OF $1x10^{-7}$ CM./SEC. OR LESS.
- AVERAGE LIQUID LIMIT VALUE OF 25 OR GREATER, WITH NO VALUE LESS THAN 20.
- AVERAGE PI OF 12 OR MORE WITH NO VALUES LESS THAN 10.
- CLAY INSTALLED WET OF OPTIMUM IF USING STANDARD PROCTOR, AND 2% WET OF OPTIMUM IF USING MODIFIED PROCTOR.
- CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS.
- MINIMUM THICKNESS OF TWO FEET.
- SPECIFY METHOD FOR KEEPING POOL FULL OR USE OF COMPOSITE SOILS BELOW LINER.

POND LINER ALTERNATE:
- CONTRACTOR TO PROVIDE 60 MIL/HDPE POND LINER IN LIEU OF CLAY LINER TO LINE ENTIRE POND AREA UP TO THE 2 YEAR, 24-HOUR WATER PONDING ELEVATION (SEE ELEVATION ON DETAIL)
- DESIGN ACCORDING TO THE CRITERIA IN TABLE 3 OF THE NRCS 313, WASTE STORAGE FACILITY TECHNICAL STANDARD
- INSTALL ACCORDING TO NRCS WISCONSIN CONSTRUCTION SPECIFICATION 202, POLYETHYLENE GEOMEMBRANE LINING.

4-6" ROUND STONE OVER FILTER FABRIC SHALL BE PROVIDED TO COVER THE ENTIRE LINER. TOP OF STONE SHALL MATCH PROPOSED POND ELEVATIONS.



NORTH EMERGENCY SPILLWAY DETAIL

NO SCALE

DETAILS

EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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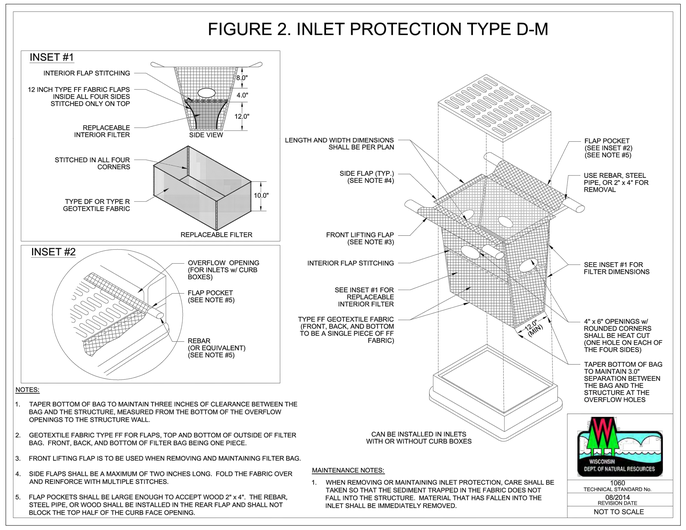
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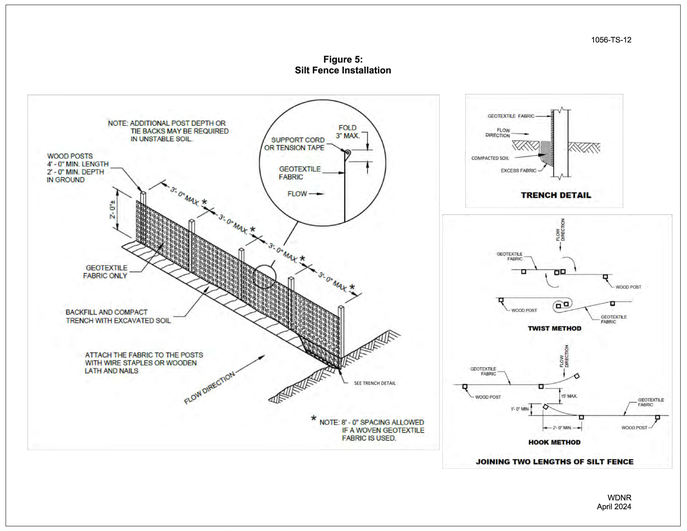
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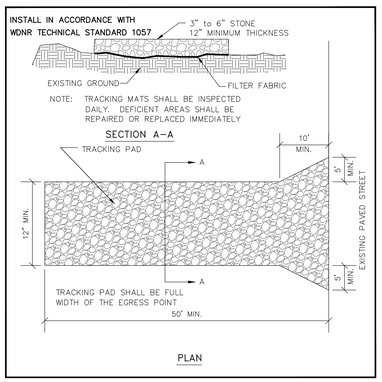
SPECIFICATION NOTE:
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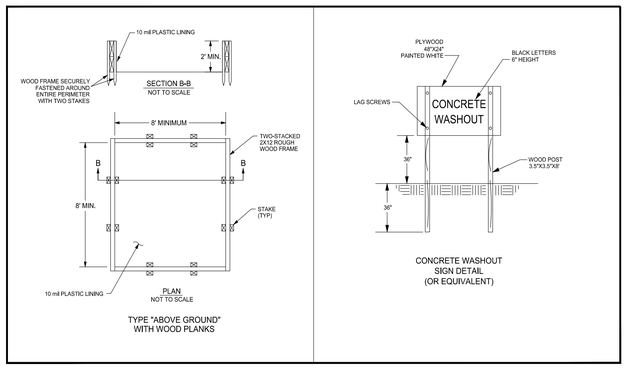
INLET PROTECTION DETAIL
NO SCALE



SILT FENCE – INSTALLATION DETAIL
NO SCALE

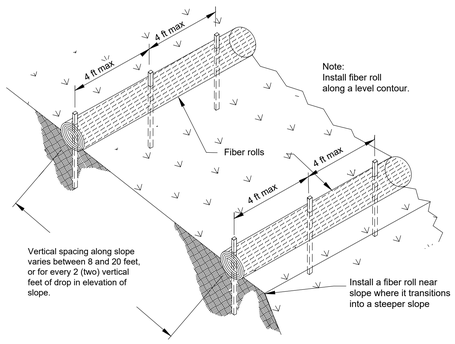


TRACKPAD DETAILS
NO SCALE

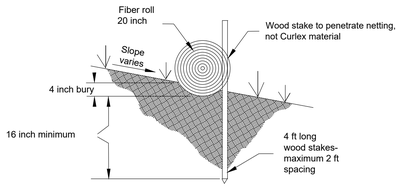


CONTRACTOR TO ADHERE TO WI DNR STANDARDS

CONCRETE WASHOUT DETAIL
NO SCALE



TYPICAL FIBER ROLL INSTALLATION
N.T.S.



SEDIMENT LOG INSTALLATION
NOT TO SCALE

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD NO. 1053 (CHANNEL EROSION MAT).

VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.

LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.

JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET APART.

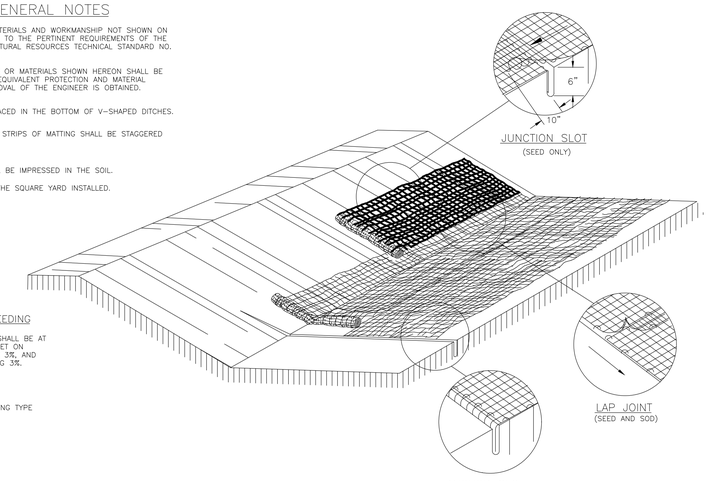
EDGES OF EROSION MAT SHALL BE IMPRESSED IN THE SOIL.

EROSION MAT SHALL PAID BY THE SQUARE YARD INSTALLED.

EROSION MAT OVER SEEDING

JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET ON GRADES UP TO AND INCLUDING 3%, AND 50 FEET ON GRADES EXCEEDING 3%.

NOTE:
SEE SPECIFICATIONS FOR MATTING TYPE



CHANNEL EROSION MAT DETAIL
NOT TO SCALE

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

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SOMERS GATEWAY CENTER
WISCONSIN

PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS

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PRELIMINARY PLAN DATE
APR. 26, 2024
JULY 9, 2024

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR: ---
SUPERVISOR: ---
PRELIMINARY NO: P22188
CONTRACT NO: ---
DATE: APR. 26, 2024
SHEET: C3.2

DETAILS
EXCEL JOB #: 2266000

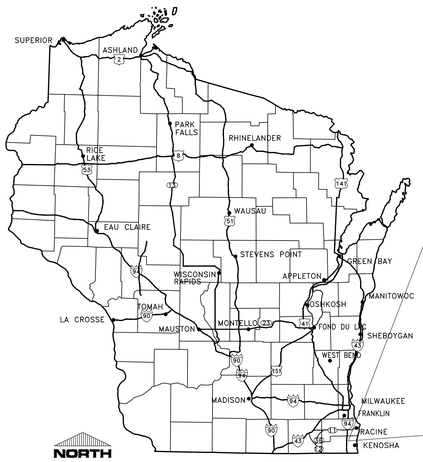
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PROPOSED PUBLIC IMPROVEMENT PLANS FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS, WISCONSIN

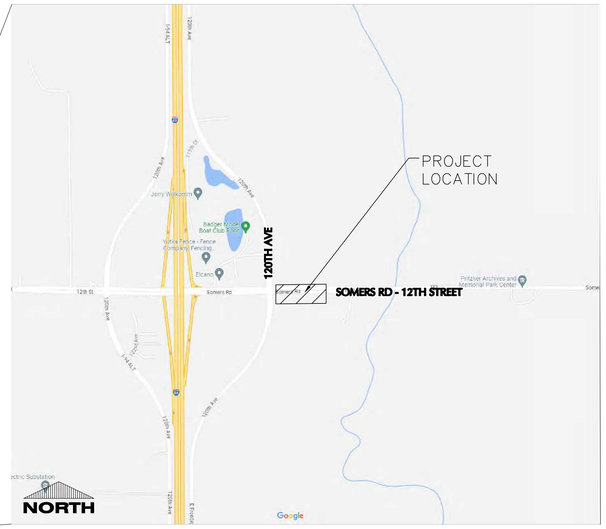
LEGEND

000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS
000.00 BG 000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL
000.00 TC 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
000.00 TW 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
	EXISTING WATER VALVE IN BOX
	PROPOSED WATER VALVE IN BOX
	EXISTING WATER VALVE IN MANHOLE
	EXISTING WATER SERVICE VALVE
	EXISTING TELEPHONE MANHOLE
	EXISTING STORM CATCH BASIN
	PROPOSED STORM CATCH BASIN – ST CB
	PROPOSED STORM FIELD INLET – ST FI
	EXISTING SQUARE CATCH BASIN
	EXISTING STORM CURB INLET
	PROPOSED STORM CURB INLET – ST CI
	EXISTING UTILITY POLE
	EXISTING UTILITY POLE WITH GUY WIRE
	EXISTING STREET LIGHT
	EXISTING TELEPHONE PEDESTAL
	EXISTING ELECTRIC PEDESTAL
	EXISTING ELECTRIC BOX
	EXISTING CABLE TV PEDESTAL
	PROPOSED DRAINAGE FLOW
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.
	3/4" REBAR SET WEIGHING 1.50 LB/FT.
	1-1/4" REBAR FOUND
	3/4" REBAR FOUND
	2" IRON PIPE FOUND
	1" IRON PIPE FOUND
	EXISTING FLOOD LIGHT
	SECTION CORNER
	PROPOSED APRON END SECTION
	EXISTING MARSH AREA
	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
	EROSION MATTING
IP	PROPOSED INLET PROTECTION

	EXISTING CONIFEROUS TREE
	EXISTING SHRUB
	EXISTING STUMP
	SOIL BORING
	EXISTING WELL
	PROPOSED WELL
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE
	PROPOSED SIGN
	EXISTING SIGN
	CENTER LINE
	EXISTING HANDICAP PARKING STALL
	PROPOSED HANDICAP PARKING STALL
	EXISTING GAS VALVE
	EXISTING WOODED AREA
	EXISTING HEDGE
	EXISTING CHAINLINK FENCE
	EXISTING WOOD FENCE
	EXISTING BARBED WIRE FENCE
	PROPOSED PROPERTY LINE
	EXISTING GUARD RAIL
ST	EXISTING STORM SEWER AND MANHOLE
ST	PROPOSED STORM SEWER AND MANHOLE – ST MH
SA	EXISTING SANITARY SEWER AND MANHOLE
SA	PROPOSED SANITARY SEWER AND MANHOLE – SAN MH
W	EXISTING WATER LINE AND HYDRANT
W	PROPOSED WATER LINE AND HYDRANT
OU	EXISTING OVERHEAD UTILITY LINE
FO	EXISTING UNDERGROUND FIBER OPTIC LINE
E	EXISTING UNDERGROUND ELECTRIC CABLE
T	EXISTING UNDERGROUND TELEPHONE CABLE
G	EXISTING UNDERGROUND GAS LINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	GRADING/SEEDING LIMITS
	RIGHT-OF-WAY LINE
	INTERIOR PROPERTY LINE
	RAILROAD TRACKS
800	EXISTING GROUND CONTOUR
800	PROPOSED GROUND CONTOUR



LOCATION MAP



PROJECT LOCATION MAP

CIVIL SHEET INDEX

SHEET	SHEET TITLE
C4.0	CIVIL COVER SHEET
C4.1	CIVIL SPECIFICATION SHEET
C4.2	VILLAGE OF SOMERS - STANDARD MATERIAL SPECIFICATION CHECKLIST
C4.3	SITE, GRADING, EROSION CONTROL, & RESTORATION PLAN
C4.4	PUBLIC UTILITY IMPROVEMENT PLAN & PROFILE - STA 37+06 - 42+35
C4.5	DETAILS

WISCONSIN
DEVIN WINTER
46621-6
OCONOMOWOC
WISCONSIN
PROFESSIONAL ENGINEER

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289
WISCONSIN STATUTE 182.0175 (1974) REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



PROJECT LOCATION MAP

VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

GENERAL PROJECT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS. ALL WORK IN THE ROW SHALL CONFORM TO KENOSHA COUNTY STANDARDS & SPECIFICATIONS.
2. CONTRACTOR TO PROVIDE TRAFFIC CONTROL PER VILLAGE OF SOMERS & KENOSHA COUNTY REQUIREMENTS FOR ALL RIGHT-OF-WAY IMPROVEMENTS AND AS REQUIRED FOR CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND FOLLOW THE VILLAGE OF SOMERS DEVELOPMENT STANDARDS DATED APRIL 3,2018 AND STANDARD MATERIAL SPECIFICATION CHECKLIST DATED JULY 2023 FOR ALL CONSTRUCTION REQUIREMENTS. IF DISCREPANCIES ARE NOTICED, CONTRACTOR SHALL CONFORM TO VILLAGE OF SOMERS REQUIREMENTS.
4. **CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY OF THE PROPOSED WATER MAIN AND SANITARY MAINS FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE PUBLIC MAINS. THE CONTRACTOR SHALL TAKE ADEQUATE FIELD NOTES, PICTURES, ETC AND PROVIDE TO THE ENGINEER OF RECORD FOR COMPLETION OF THE RECORD DRAWINGS. THE RECORD DRAWINGS SHALL BE COMPLETED AND SUBMITTED TO THE VILLAGE ENGINEER PRIOR TO THE PROPERTY DEVELOPER'S REQUEST FOR FINAL INSPECTION OF THE IMPROVEMENTS. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE FOR SURVEYING.**
7. IF DEWATERING IS REQUIRED FOR INSTALLATION OF UTILITIES OR OTHER IMPROVEMENTS FOR THE PROPOSED PROJECT, THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT AND OBTAIN THE NECESSARY WISCONSIN DISCHARGE ELIMINATION SYSTEM (WPDES) PERMITS FOR DEWATERING AS REQUIRED/NECESSARY BY THE WISCONSIN DNR. DEWATERING SHALL BE IN ACCORDANCE WITH WI DNR TECH STANDARD 1061.

CONSTRUCTION SEQUENCE

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. PLACE ALL SILT FENCE.
	3. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS AS NECESSARY.
2. CONSTRUCTION ACTION	1. INSTALL PUBLIC UTILITIES.
	2. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

CONTACTS

OWNER
SOMERS GATEWAY CENTER, LLC
1170 22ND AVE
KENOSHA, WI 53140
CONTACT: PAUL BHARDWAJ
P: (262) 425-1675
paul@goldenoilcompany.com

DEVELOPER
KELLER BUILDS, INC
W204 N11509 GOLDENDALE RD
GERMANTOWN, WI 53022
CONTACT: NATHAN LAURENT
P: (262) 894-2612
F: (262) 8250-9740
nlaurent@kellerbuilds.com

CIVIL
EXCEL ENGINEERING
100 CAMELOT DRIVE
FOND DU LAC, WISCONSIN 54935
CONTACT: DEVIN WINTER, P.E.
P: (920) 926-9800
F: (920) 926-9801
devin.winter@excelengineer.com

CIVIL COVER SHEET

EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

Keller
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FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245

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FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

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PROPOSED PUBLIC IMPROVEMENTS FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS WISCONSIN

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PRELIMINARY PLAN DATE
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JULY 9, 2024

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
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EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P22188
CONTRACT NO:
DATE: APR. 26, 2024
SHEET: C4.0

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
C. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
D. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
E. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
F. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY _____
G. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER.
H. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

A. THE EXCEL ENGINEERING DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PURSUANT TO NR 216.46 AND NR 216.47. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES PURSUANT TO NR 216.43 OR TO AN AUTHORIZED LOCAL PROGRAM PURSUANT TO NR 216.415 TO OBTAIN COVERAGE UNDER THE GENERAL WPDES STORM WATER PERMIT.
B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES PURSUANT TO NR 216.455 UNTIL PERMIT COVERAGE IS TERMINATED.
C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF NR 216.48. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. A RAIN EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED.
E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONSTRUCTION SITE OR AVAILABLE VIA AN INTERNET WEBSITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. WISCONSIN DNR CONSTRUCTION SITE INSPECTION REPORT FORM 3400-187 SHALL BE USED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING.
   1. THE DATE, TIME, AND LOCATION OF THE CONSTRUCTION SITE INSPECTION.
   2. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
   3. AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS.
   4. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED.
   5. A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.
F. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 (CURRENT EDITION).
   3. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12' MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE DM PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
   6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   9. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
G. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
H. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES IN ACCORDANCE WITH NR 216.55.
I. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER WPDES GENERAL PERMIT.
J. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8. CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
   TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
B. SEEDED LAWNS:
   1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
   2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
   3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND-OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
D. EROSION MATTING:
   1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
   2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
B. ALL SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN THE VILLAGE OF SOMERS SPECIFICATION BOOK FOR THIS PORTION OF WORK.
C. SANITARY MANHOLES SHALL BE 48" PRECAST AND CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN-CURRENT EDITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER. SANITARY MANHOLE FRAME AND GRATE TO BE NEENAH R-1661-A (WATER TIGHT) OR EQUAL. RIM ELEVATION TO BE SET AT FINISHED GRADE IN DEVELOPED AREAS AND 12" ABOVE FINISHED GRADE IN UNDEVELOPED AREAS EXCEPT AS OTHERWISE DIRECTED BY THE ENGINEER.
D. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN THE VILLAGE OF SOMERS SPECIFICATION BOOK FOR THIS PORTION OF WORK. 6' MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.
E. SANITARY AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
F. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 GAUGE SOLID COPPER). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN TERMINATION BOX PER LOCAL/STATE REQUIREMENTS.
G. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER AND SANITARY SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE EXCEL ENGINEERING DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL (IF REQUIRED). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER AND SANITARY.
H. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

CIVIL SPECIFICATION SHEET

EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED PUBLIC IMPROVEMENTS FOR:

GOLDEN OIL - SOMERS GATEWAY CENTER

SOMERS WISCONSIN

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PRELIMINARY PLAN DATE
APR. 26, 2024
JULY 9, 2024

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR: _____
SUPERVISOR: _____
PRELIMINARY NO: P22188
CONTRACT NO: _____
DATE: APR. 26, 2024
SHEET: C4.1

Village of Somers, Wisconsin

Standard Material Specification Checklist

Prepared by:

BAXTER & WOODMAN Consulting Engineers

www.baxterwoodman.com

Date: March 22, 2018
Last Revised: July 2023

GENERAL

- ☐ Comply with the Standard Specifications for Sewer and Water Construction in Wisconsin, latest edition.
- ☐ Obtain written approval for the proposed Plans and Specifications from the Village Engineer prior to construction.

SANITARY SEWER

GENERAL

- ☐ Bedding & cover material: 3/8" crushed limestone chips to 12" above pipe (pea gravel is not acceptable).
- ☐ Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- ☐ Consolidation of backfill: 95% standard Proctor density for imported granular material and 100% for excavated material of existing aggregate material in the adjacent trench wall. Use mechanical means, unless allowed otherwise.
- ☐ Mandrel test: 95% mandrel after 30-days.
- ☐ Internal sewer inspection: Closed circuit color television with a small flow of water in the pipe.
- ☐ Low-pressure air test: Per Standard Specifications.
- ☐ Manhole vacuum test: Per Standard Specifications.

PIPE MATERIAL

- ☐ Minimum 8-inch PVC SDR-26 (min.) conforming to ASTM D-3034, unless allowed otherwise.

MANHOLE MATERIALS

- ☐ 48-inch ID precast concrete w/eccentric cone (typ.), ASTM C478. Manhole steps shall be removed on the top section after construction is complete.
- ☐ Design flat top slabs to resist H-20 loading.
- ☐ Frames and covers: Neenah R-1580 or equal, with Type B non-rocking lid, stamped with the word "SANITARY"; self-sealing gaskets; and concealed pick holes.
- ☐ Floodplain Areas: Use bolted and gasketed watertight frame and cover: Neenah R-1916-C, East Jordan 1058 WT, or equal.
- ☐ Use a minimum of 4 inches and a maximum of 19 inches of concrete adjusting rings.
- ☐ Internal/external chimney seals: Adaptor, Inc. or equal.
- ☐ Exterior joint protection: WrapidSeal by CCI Pipeline Systems or MacWrap by Mar Mac Construction Products.
- ☐ Exterior surface treatment: Heavy-duty coal tar pitch, Top-Coat or bituminous Super Service Black.

SANITARY LATERALS

- ☐ Minimum 6-inch PVC SDR-26.
- ☐ Provide wye connections unless allowed otherwise by Village Engineer. Provide ductile iron riser tee on deeper installations.
- ☐ Terminate lateral pipe with a wooden 2x4 set one foot above finish grade.

- ☐ Lateral pipe locator wire and terminal post: No. 10 AWG single strand insulated copper wire and Copperhead Industries – Snake Pit Terminal Box, or approved equal.

WATER MAIN

GENERAL

- ☐ Only joint deflections within pipe manufacturer's specifications are permitted without fittings.
- ☐ Polyethylene wrap: Provide 8 mil on ductile iron pipe, valves, valve boxes, fittings, fire hydrant barrel sections, and curb boxes.
- ☐ Bedding & cover material: 3/8" crushed limestone chips to 12" above pipe (pea gravel is not acceptable).
- ☐ Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- ☐ Operation of valves: By Village representatives or agents unless allowed otherwise.
- ☐ One-hour pressure test: 150 psi with no loss.
- ☐ Leakage test (only if pressure test fails): Two hours at system pressure per Standard Specifications.
- ☐ Water services over 2-inch diameter shall meet the specifications for water main and include a gate valve/valve box at the point of connection to the water main.
- ☐ Water services equal or less than 2-inch diameter shall meet the specifications for water services and have a curb stop/service box placed one foot from the right-of-way line.

PIPE MATERIAL

- ☐ ~~Ductile iron: Conforming to AWWA C-151/ANSI A21.51, minimum Class 52.~~
- ☐ PVC: Conforming to AWWA C-900, class 150, SDR 18.
- ☐ Tracer wire shall be installed with PVC pipe, extend wire to hydrants terminated in a Copperhead Industries – Snake Pit Terminal Box, or approved equal. ~~4-inch diameter by 30-inch long PVC pipe with a threaded cap~~ set behind the hydrant.

LOCATOR WIRE

- ☐ Tracer locator wire: Install with PVC pipe, single strand blue insulated copper, minimum No. 10 AWG.
- ☐ Location: On top of PVC pipe and fittings, secure at min. 10-foot intervals.
- ☐ Terminal Box: Copperhead Industries – Snake Pit Terminal Box, or approved equal. ~~2-1/2 inch by 18-inch C.P. Test Services – Valvco.~~
- ☐ Extend locator wire to top of terminal boxes leaving 12 inches of slack for future connection and connect to terminal box.
- ☐ Secure terminal box to back side of fire hydrant barrel and all service curb stops and set top of box flush with finished grade. Connect service locator wire to water main locator wire.

FITTINGS

- ☐ Only American-made fittings, pipe, valves, and hydrants will be allowed.
- ☐ Ductile iron fittings: Meet AWWA C-110/ANSI A21.10 or A21.53.
- ☐ ~~All fittings shall be full-bodied styles.~~
- ☐ If a sleeve is required, a full-bodied solid sleeve shall be used.

- ☐ Fittings shall be polyethylene wrapped per Standard Specifications.
- ☐ Bolts and nuts: Cor-Blue or A-304 stainless steel, no substitutions.
- ☐ Use restrained joints on all fittings.
- ☐ Thrust blocking (in addition to restrained mechanical joints): Solid concrete masonry units or Class F poured concrete per Section 4.3.13 of the Standard Specifications. Wood thrust blocking will not be permitted.

VALVES

- ☐ 4-inch to 12-inch: Resilient wedge gate valve, non-rising stem meeting AWWA C-509, Clow Model 2639/2640, or approved equal.
- ☐ 14-inch and larger: Butterfly valve, Clow Model 4500, or approved equal.
- ☐ Provide restrained joints on all valve fittings.

VALVE BOXES

- ☐ Three-piece, Tyler Series 6860 with bottom section compatible with valve box stabilizer, or approved equal.
- ☐ Valve box stabilizer: metal "spider" type for gate valves or butterfly valve type by Adaptor, Inc., no substitutions.
- ☐ Provide bituminous coated carbon steel valve operating extension rods with 2-inch square operating nuts terminating within 2 inches below the lid for all main line valves. ~~that are buried deeper than 8 feet from top of pipe.~~
- ☐ Do not extend tracer wire into valve boxes.

TAPPING VALVE AND SLEEVES

- ☐ Two-piece bolted stainless steel type with mechanical joints.
- ☐ Sleeve Model/Manufacturer: Cascade CST extra heavy duty, or approved equal.
- ☐ Valve Model/Manufacturer: Clow F-5093 or Kennedy C950.

WATER SERVICES

- ☐ Pipe: Type K copper tubing or High Density Polyethylene tubing, SDR 9, 200 psi, copper tube sized.
- ☐ Size: 1-inch, 1 ½-inch, and 2-inch.
- ☐ Utilize stainless steel stiffeners of compatible size and connection type.
- ☐ Depth of bury: Between 6-feet and 6.5-feet from main to curb box.
- ☐ Service pipe shall be seamless from the main to the curb box.
- ☐ Service saddles for connecting to PVC pipes: Stainless steel saddle with O-ring and grade 30 rubber grid map; Cascade styles CSC1, CSC2, CS22, or approved equal.
- ☐ Corporation stops: McDonald No. 4701BQ ball valve with AWWA/CC taper thread inlet and compression connection outlet.
- ☐ Curb stops: McDonald No. 6106, or approved equal.
- ☐ Service boxes: Extension type with stationary rods, McDonald No. 5614 for 3/4" and 1" sizes and McDonald No. 5615 for 1-1/2" and 2" sizes.
- ☐ Polywrap service box.
- ☐ Place locator wire on top of water service lines and extend to terminal box adjacent to the service box.

FIRE HYDRANTS

- ☐ Model/Manufacturer: Mueller A-423.
- ☐ Color: Factory painted red with the nozzle caps and operating nut painted silver gray.
- ☐ Nozzle height: 18-inches to 26-inches to finish grade.

- ☐ Equip steamer nozzle with a ~~factory-installed~~ 5" Storz Quick Connect.
- ☐ Standard hydrant extensions are required for hydrants with over 6 feet of cover, or where required to adjust nozzle height.
- ☐ Auxiliary valves: Connect directly to water main at an anchor tee.
- ☐ Hydrant lead pipe: ~~Class 52 ductile iron or~~ C-900 PVC with restrained joints.
- ☐ Hydrant leads and fittings: Restrain by Mega-lug gland or approved equal.
- ☐ Provide stop nut or factory-installed means of preventing damage to hydrant when torque is applied to close hydrant.
- ☐ Spacing: Maximum 400 feet (residential subdivisions).
- ☐ Place locator wire terminal boxes at all hydrant locations.
- ☐ Install 3/8" diameter, 5' long fiberglass hydrant marker with spring and reflective bands on all hydrants.

STORM SEWER

GENERAL

- ☐ Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- ☐ Consolidation of backfill: 95% standard Proctor density for imported granular material and 100% for excavated material of existing aggregate material in the adjacent trench wall. Use mechanical means, unless allowed otherwise.
- ☐ Provide sump pump connection/storm sewer pipes for all new homes with flexible watertight tee service connector, KOR-N-TEE by NPC Systems, or approved equal.

PIPE MATERIAL

- ☐ Within road right-of-way: Minimum 12-inch reinforced concrete pipe, minimum class III, conforming to ASTM C76 or ASTM C507.
- ☐ Outside road right-of-way: Alternate pipe material, such as HDPE ADS N-12, may be permitted by Village Engineer.
- ☐ Rubber O-ring gasket pipe required.

MANHOLE MATERIALS

- ☐ Design flat top slabs to resist H-20 loading.
- ☐ Frames and closed lids: Heavy duty, indented top solid lid, non-rocking, Neenah R-1580 with Type B lid or approved equal.
- ☐ Frames and open lids: Heavy duty, Neenah R-2504 with Type D grates, or approved equal.
- ☐ Beehive grate manhole covers: Neenah R-2560 E1 or approved equal.
- ☐ Manholes shall be 4'-0" diameter minimum.
- ☐ Joints for manhole riser section shall be made with non-shrink grout, rubber "O"-ring gaskets, a continuous ring of butly rubber sealant (EZ-Stik or Kent Seal in rope form) or approved equal.
- ☐ Adjusting rings and manhole frames shall be set with non-shrink grout or butyl rubber sealant troweled into a 1/4-inch thick layer over the entire surface areas of the top of cone and all adjusting rings. The butyl rubber sealant shall be EZ-Stik or Kent Seal butyl base sealant in trowelable grade or approved equal.

CATCH BASINS

- ☐ 2'x3' precast concrete box with a minimum 12-inch sump for catch basins in the curb line.
- ☐ 2' diameter precast concrete structure with a minimum 12-inch sump for catch basins in grassed areas.
- ☐ Do not place catch basins within the entire curb return at intersections, if possible.
- ☐ Curb inlet frames: Neenah R-3067-L.
- ☐ Turf area drainage grates: Beehive type, Neenah R-2560 E1 or approved equal.

DRIVEWAY CULVERTS

- ☐ Minimum 15-inch diameter CMP or RCP with flared end sections.

STORM LATERALS

- ☐ Minimum 6-inch PVC SDR-26.
- ☐ Provide wye connections unless allowed otherwise.
- ☐ Terminate lateral pipe with a wooden 2x4 set one foot above finish grade.
- ☐ Lateral pipe locator wire and terminal post: No. 10 AWG single strand insulated copper wire and Copperhead Industries – Snake Pit Terminal Box, or approved equal. ~~2-1/2 inch by 18 inch C.P. Test Services – Valvco terminal box.~~

STREET PAVEMENTS

PAVEMENT MARKINGS

- ☐ Epoxy pavement markings required for streets.

Keller
PLANNERS | ARCHITECTS | BUILDERS
FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004
MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245
MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 1-800-236-2534
FAX (262) 250-9740
WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181
www.kellerbuilds.com

PROPOSED PUBLIC IMPROVEMENTS FOR: GOLDEN OIL - SOMERS GATEWAY CENTER SOMERS WISCONSIN

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PRELIMINARY PLAN DATE
APR. 26, 2024
JULY 9, 2024

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P22188
CONTRACT NO:
DATE: APR. 26, 2024
SHEET: C4.2

VILLAGE OF SOMERS - STANDARD MATERIAL SPECIFICATION CHECKLIST
EXCEL JOB #: 2266000

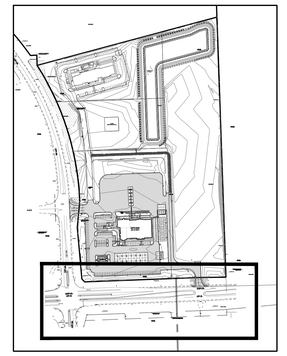
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GENERAL NOTES:

- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT



KEY PLAN
NTS

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FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

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Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

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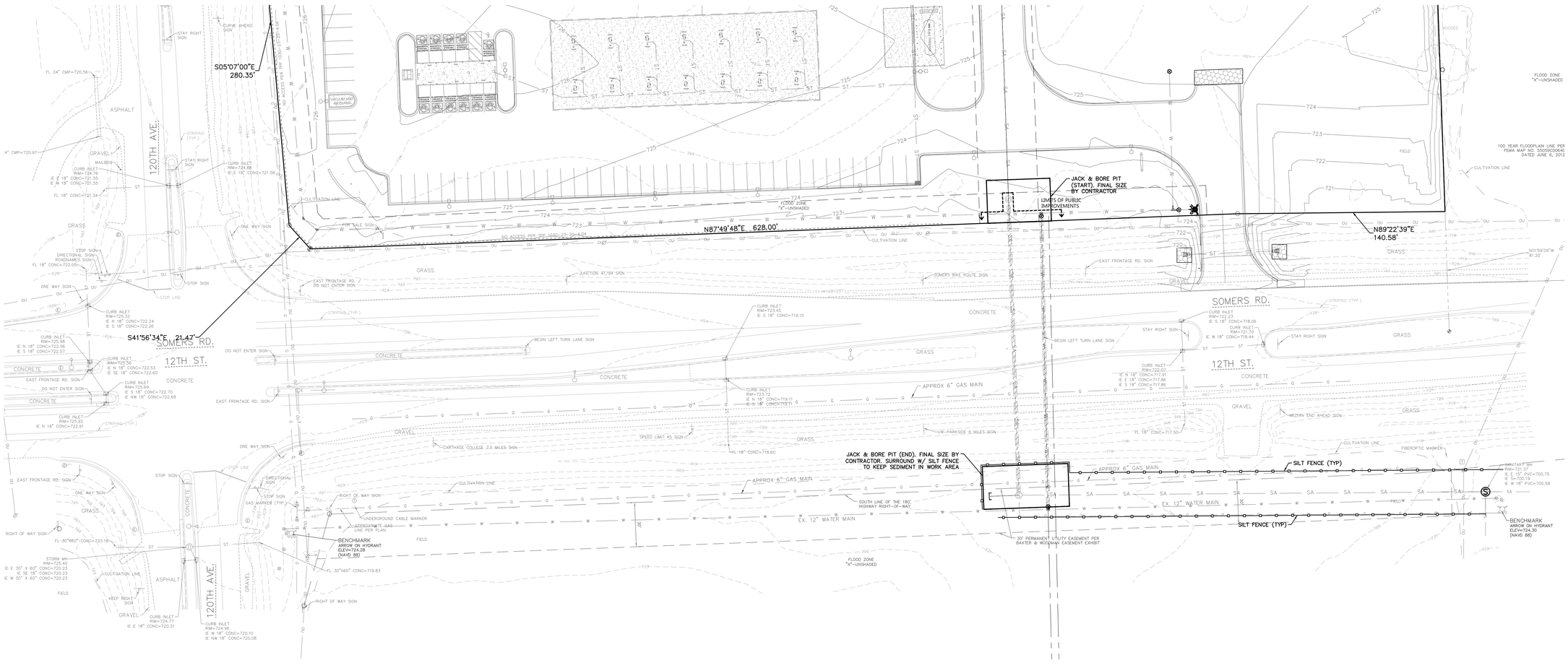
PROPOSED DEVELOPMENT FOR: GOLDEN OIL - SOMERS GATEWAY CENTER

SOMERS WISCONSIN

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APR. 26, 2024
JULY 9, 2024

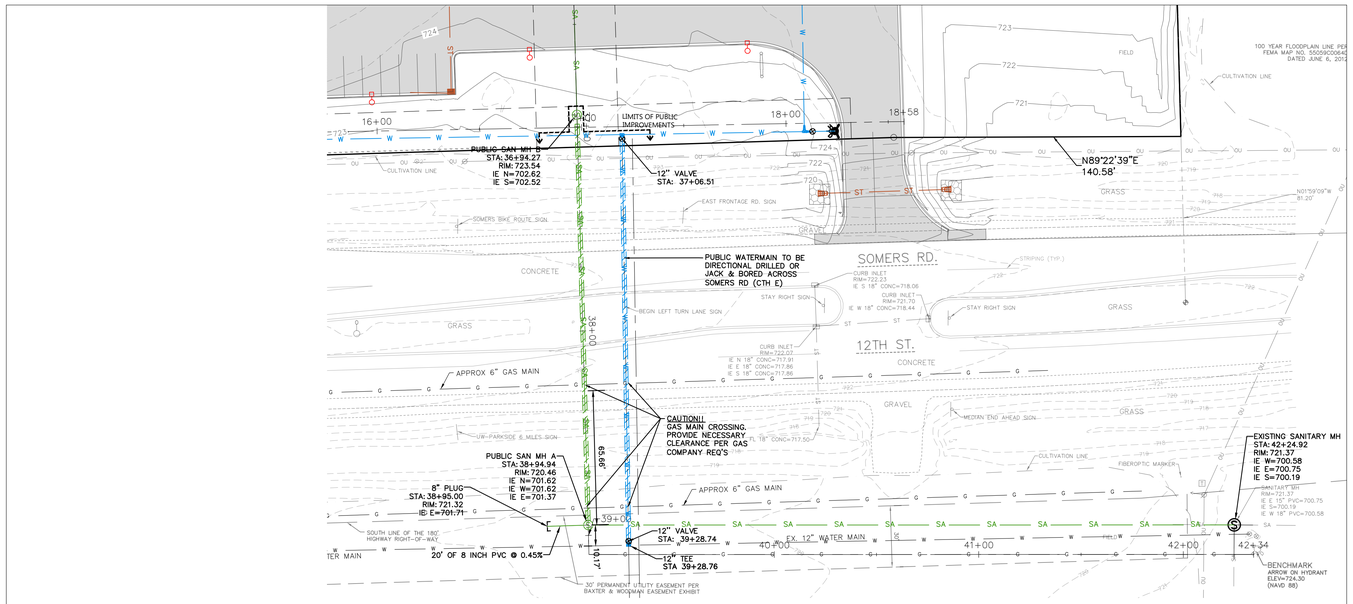
PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P22188
CONTRACT NO:
DATE: APR. 26, 2024
SHEET: C4.3



SITE, GRADING, EROSION CONTROL, AND RESTORATION PLAN

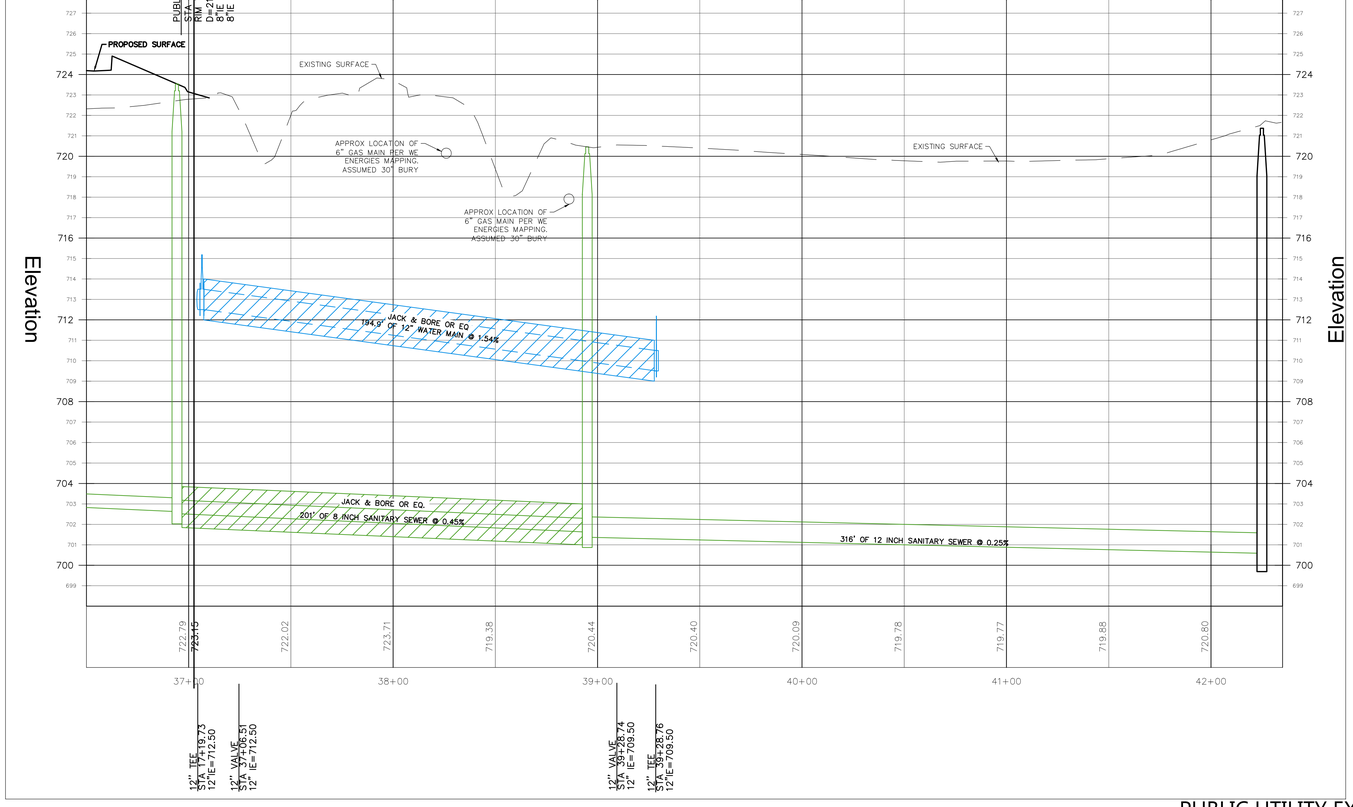
EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



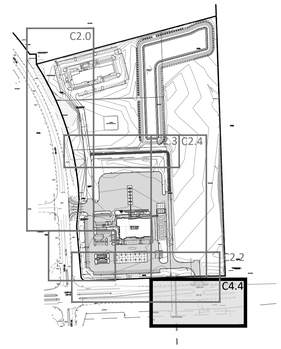
PLAN VIEW

SCALE: 1"=30'



PROFILE VIEW

HORIZONTAL: 1"=30'
VERTICAL: 1"=3'



PUBLIC MAIN EXTENSION KEY PLAN

NTS

VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

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SOMERS GATEWAY CENTER

WISCONSIN

PROPOSED DEVELOPMENT FOR:

GOLDEN OIL - SOMERS

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PRELIMINARY PLAN DATE
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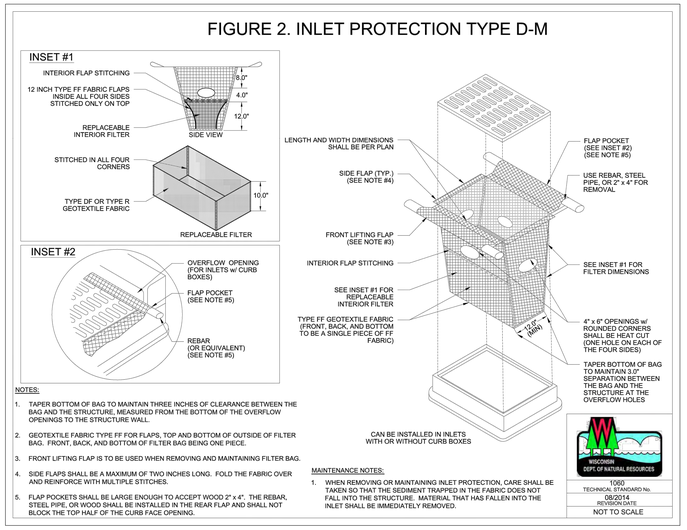
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PRELIMINARY NO: P22188
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NORTH
1"= 30' SCALE
30' 0 30' 60' FEET

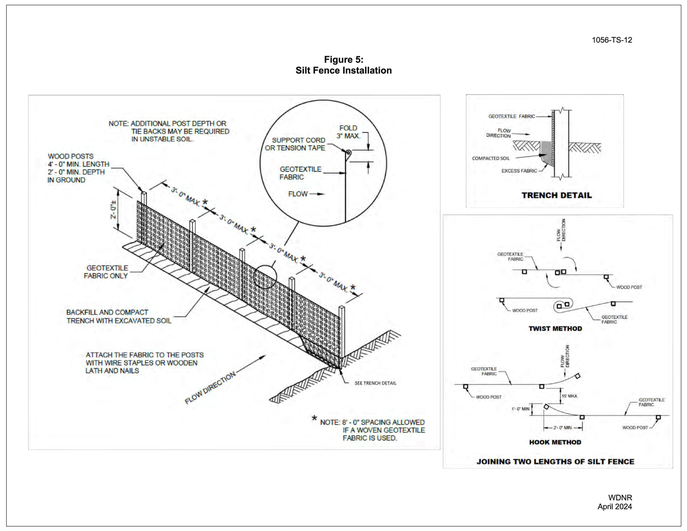
PUBLIC UTILITY EXTENSION PLAN & PROFILE - STA 37+06 - 42+35

EXCEL JOB #: 2266000

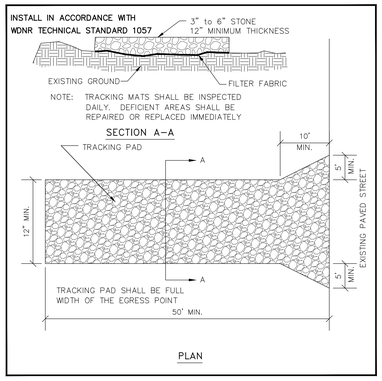
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



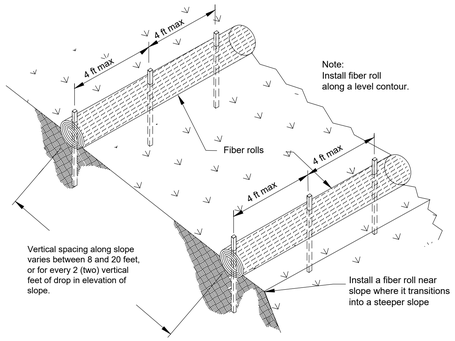
INLET PROTECTION DETAIL
NO SCALE



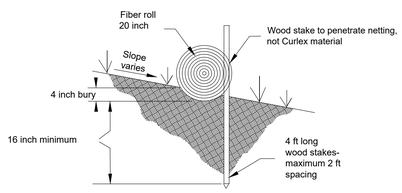
SILT FENCE – INSTALLATION DETAIL
NO SCALE



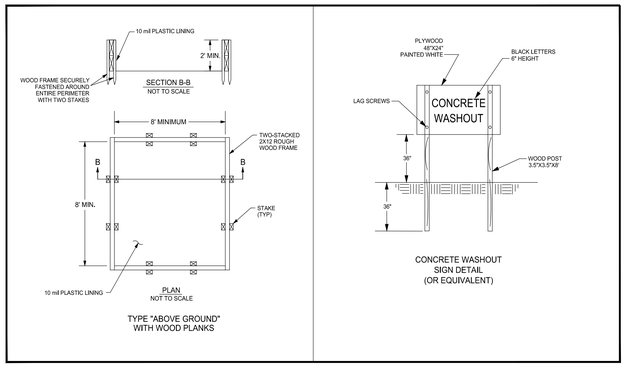
TRACKPAD DETAILS
NO SCALE



TYPICAL FIBER ROLL INSTALLATION
N.T.S.

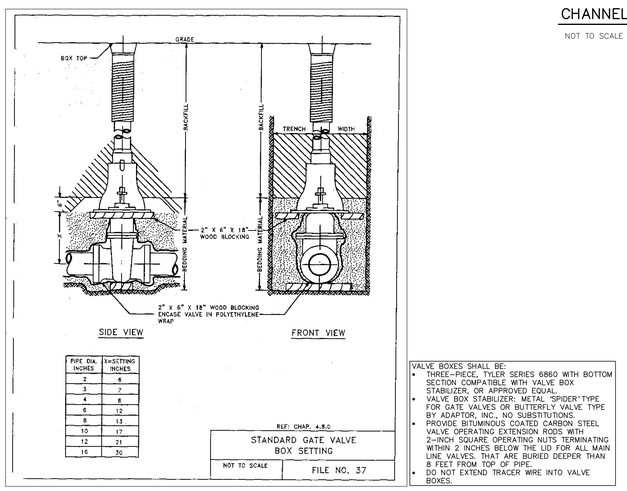


SEDIMENT LOG INSTALLATION
NOT TO SCALE



CONTRACTOR TO ADHERE TO WI DNR STANDARDS

CONCRETE WASHOUT DETAIL
NO SCALE



VALVE BOXES SHALL BE:
- THREE-PIECE, TYLER SERIES 6860 WITH BOTTOM SECTION COMPATIBLE WITH VALVE BOX STABILIZER, OR APPROVED EQUAL.
- VALVE BOX STABILIZER: METAL "SPIDER" TYPE FOR GATE VALVES OR BUTTERFLY VALVE TYPE BY ADAPTOR, INC., NO SUBSTITUTIONS.
- PROVIDE BITUMINOUS COATED CARBON STEEL VALVE OPERATING EXTENSION RODS WITH 2-INCH SQUARE OPERATING NUTS TERMINATING WITHIN 2 INCHES BELOW THE LID FOR ALL MAIN LINE VALVES, THAT ARE BURIED DEEPER THAN 8 FEET FROM TOP OF PIPE.
- DO NOT EXTEND TRACER WIRE INTO VALVE BOXES.

VALVE BOX DETAIL
NOT TO SCALE

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD NO. 1053 (CHANNEL EROSION MAT).

VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.

LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.

JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET APART.

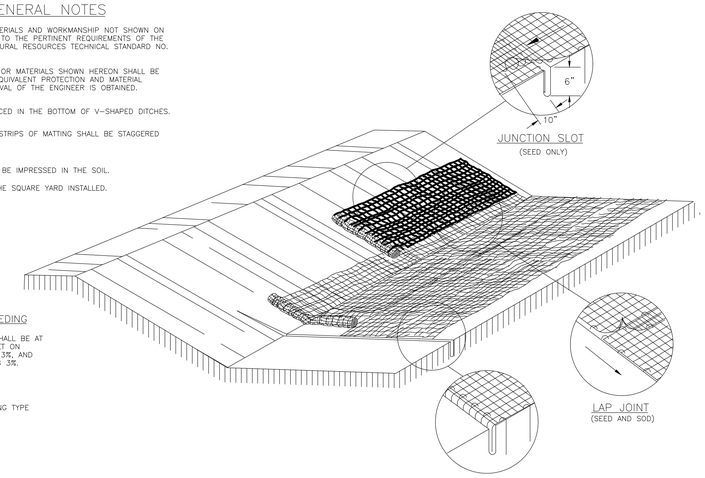
EDGES OF EROSION MAT SHALL BE IMPRESSED IN THE SOIL.

EROSION MAT SHALL PAID BY THE SQUARE YARD INSTALLED.

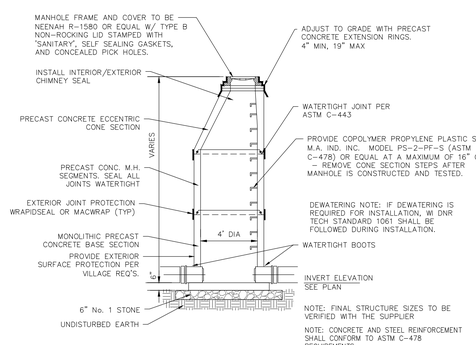
EROSION MAT OVER SEEDING

JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET ON GRADES UP TO AND INCLUDING 3%, AND 50 FEET ON GRADES EXCEEDING 3%.

NOTE:
SEE SPECIFICATIONS FOR MATTING TYPE



CHANNEL EROSION MAT DETAIL
NOT TO SCALE



PUBLIC SANITARY MANHOLE W/ CONE SECTION DETAIL
NOT TO SCALE

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PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
3308 Nursery Drive
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PROPOSED PUBLIC IMPROVEMENTS FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS WISCONSIN

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PRELIMINARY PLAN DATE
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CONTRACT NO:
DATE: APR. 26, 2024
SHEET: C4.5

DETAILS
EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PROPOSED DEVELOPMENT FOR:
SOMERS HOTEL
SOMERS, WISCONSIN

LEGEND

- [100.00] — PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- [100.00] EG — EXISTING GRADE SPOT ELEVATIONS
- [100.00] BG / [100.00] FG — PROPOSED SPOT ELEVATIONS (REFERENCE R—WALL DETAIL) BG—FINISHED SURFACE GRADE AT BACK OF WALL FG—FINISHED SURFACE GRADE AT FRONT OF WALL
- [100.00] TC / [100.00] FL — PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
- [100.00] TW / [100.00] BW — PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
- EXISTING WATER VALVE IN BOX
- PROPOSED WATER VALVE IN BOX
- EXISTING WATER VALVE IN MANHOLE
- EXISTING WATER SERVICE VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM CATCH BASIN
- PROPOSED STORM CATCH BASIN — ST CB
- PROPOSED STORM FIELD INLET — ST FI
- EXISTING SQUARE CATCH BASIN
- EXISTING STORM CURB INLET
- PROPOSED STORM CURB INLET — ST CI
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING STREET LIGHT
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING ELECTRIC BOX
- EXISTING CABLE TV PEDESTAL
- PROPOSED DRAINAGE FLOW
- 1—1/4" REBAR SET WEIGHING 4.30 LB./FT.
- 3/4" REBAR SET WEIGHING 1.50 LB./FT.
- 1—1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- EXISTING FLOOD LIGHT
- SECTION CORNER
- PROPOSED APRON END SECTION
- EXISTING MARSH AREA
- EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
- EROSION MATTING
- IP — PROPOSED INLET PROTECTION
- EXISTING CONIFEROUS TREE
- EXISTING SHRUB
- EXISTING STUMP
- SOIL BORING
- EXISTING WELL
- PROPOSED WELL
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN
- CENTER LINE
- EXISTING HANDICAP PARKING STALL
- PROPOSED HANDICAP PARKING STALL
- EXISTING GAS VALVE
- EXISTING WOODED AREA
- EXISTING HEDGE
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- EXISTING BARBED WIRE FENCE
- PROPOSED PROPERTY LINE
- EXISTING GUARD RAIL
- EXISTING STORM SEWER AND MANHOLE
- PROPOSED STORM SEWER AND MANHOLE — ST MH
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE — SAN MH
- EXISTING WATER LINE AND HYDRANT
- PROPOSED WATER LINE AND HYDRANT
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND FIBER OPTIC LINE
- EXISTING UNDERGROUND ELECTRIC CABLE
- EXISTING UNDERGROUND TELEPHONE CABLE
- EXISTING UNDERGROUND GAS LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- GRADING/SEEDING LIMITS
- RIGHT—OF—WAY LINE
- INTERIOR PROPERTY LINE
- RAILROAD TRACKS
- EXISTING GROUND CONTOUR
- 800 — PROPOSED GROUND CONTOUR

VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

GENERAL PROJECT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS. ALL WORK IN THE ROW SHALL CONFORM TO KENOSHA COUNTY AND DOT STANDARDS & SPECIFICATIONS.
2. ANY PERSON ERECTING, MOVING, ENLARGING OR RECONSTRUCTING A STRUCTURE, WHICH, UNDER THIS ORDINANCE, REQUIRES A ZONING PERMIT SHALL UPON COMPLETION OF THE CONSTRUCTION OF FOOTINGS, CONCRETE SLAB OR OTHER FOUNDATIONS, SUBMIT TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT A SURVEY PREPARED BY A REGISTERED LAND SURVEYOR SHOWING THE LOCATIONS, BOUNDARIES, DIMENSIONS, ELEVATIONS AND SIZE OF THE FOLLOWING: THE BOUNDARIES OF THE LOT, ALL EXISTING STRUCTURES (INCLUDING FOUNDATIONS) AND THEIR RELATIONSHIP TO THE LOT LINES. THE VILLAGE DIRECTOR OF PLANNING AND DEVELOPMENT SHALL COMPARE THE LOCATION OF ALL NEW OR EXTENDED FOUNDATIONS WITH THE LOCATION OF ALL PROPOSED CONSTRUCTION ACTIVITY REPORTED ON THE PERMIT APPLICATION. NO FURTHER CONSTRUCTION MAY COMMENCE UNLESS THE DIRECTOR OF PLANNING AND DEVELOPMENT SHALL FIND THAT THE FOUNDATION LOCATION IS CONSISTENT WITH THE PERMIT AS ISSUED AND SHALL SO CERTIFY. FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION SHALL BE GROUNDS FOR THE ISSUANCE OF A CITATION PURSUANT TO SECTION ZN 6.03.(3) OF THIS ORDINANCE, AND ATTENDANT PENALTIES.
3. CONTRACTOR SHALL OBTAIN AND FOLLOW THE VILLAGE OF SOMERS DEVELOPMENT STANDARDS DATED APRIL 3,2018 AND STANDARD MATERIAL SPECIFICATION CHECKLIST DATED JULY 2023 FOR ALL CONSTRUCTION REQUIREMENTS. IF DISCREPANCIES ARE NOTICED, CONTRACTOR SHALL CONFORM TO VILLAGE OF SOMERS REQUIREMENTS.

PLAN SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS, UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTING AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIALS COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN, SNOW COVERED AND FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT
   1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 98 PERCENT.
   2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THE THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THE THICKNESS INDICATED ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY: TBD.
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.1' OF REQUIRED ELEVATIONS ENSURING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

A. THE EXCEL ENGINEERING DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PURSUANT TO NR 216.46 AND NR 216.47. THE EROSION CONTROL/STORMWATER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES PURSUANT TO NR 216.43 OR TO AN AUTHORIZED LOCAL PROGRAM PURSUANT TO NR 216.415 TO OBTAIN COVERAGE UNDER THE GENERAL WPDES STORM WATER PERMIT.
B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES PURSUANT TO NR 216.455 UNTIL PERMIT COVERAGE IS TERMINATED.
C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF NR 216.48. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. A RAIN EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED.
E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONSTRUCTION SITE OR AVAILABLE VIA AN INTERNET WEBSITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. WISCONSIN DNR CONSTRUCTION SITE INSPECTION REPORT FORM 3400-187 SHALL BE USED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:
   1. THE DATE, TIME, AND LOCATION OF THE CONSTRUCTION SITE INSPECTION.
   2. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
   3. AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS.
   4. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED.
   5. A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.
F. EROSION AND SEDIMENT CONTROL PRACTICES IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS AND TECHNICAL STANDARDS ADOPTED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY DISTURBANCE OF SOIL MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056.
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 (CURRENT EDITION).
   3. STONE NONWOVEN GEOTEXTILE CONCRETE WASHOUT: PRACTICE SHALL BE PLACED AT ALL CONSTRUCTION SITES WHERE CONCRETE SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 1/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12' MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION). CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE DM PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
   6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   9. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR INTO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
G. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
H. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES IN ACCORDANCE WITH NR 216.55.
I. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER WPDES GENERAL PERMIT.
J. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

STANDARD ASPHALT PAVING SECTION	SITE HEAVY ASPHALT PAVING SECTION	ACCESS ROAD HEAVY ASPHALT SECTION
1-1/2" SURFACE COURSE (S LT 58-28S)	1-1/2" SURFACE COURSE (S LT 58-28S)	2" SURFACE COURSE (S LT 58-28S)
(WISDOT 455.2.5 TACK COAT (STAGED PAVING)	WISDOT 455.2.5 TACK COAT (STAGED PAVING)	WISDOT 455.2.5 TACK COAT (STAGED PAVING)
2" BINDER COURSE (4 LT 58-28S)	2-1/2" BINDER COURSE (4 LT 58-28S)	4" BINDER COURSE (4 LT 58-28S) - 2 LIFTS
10" OF 1-1/4" CRUSHED AGGREGATE	12" OF 1-1/4" CRUSHED AGGREGATE	12" OF 1-1/4" CRUSHED AGGREGATE
MIRAFI 600X GEOTEXTILE FABRIC OR EQ AS REQ.	MIRAFI 600X GEOTEXTILE FABRIC OR EQ AS REQ.	MIRAFI 600X GEOTEXTILE FABRIC OR EQ AS REQ.

B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1.0% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
D. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 1-1/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
   2. DUMPSTER PAD CONCRETE - 8" OF CONCRETE OVER 6" OF AGGREGATE BASE.
      a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB:
         1). TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
      b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
         1). CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
         2). TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ON HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
   3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK.
   4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING. CALCIUM CHLORIDE SHALL NOT BE USED.
   7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FUNCTIONS SHALL BE CONSTRUCTED WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UN

Village of Somers, Wisconsin

Standard Material Specification Checklist

Prepared by:

BAXTER & WOODMAN Consulting Engineers

www.baxterwoodman.com

Date: March 22, 2018
Last Revised: July 2023

GENERAL

- Comply with the Standard Specifications for Sewer and Water Construction in Wisconsin, latest edition.
- Obtain written approval for the proposed Plans and Specifications from the Village Engineer prior to construction.

SANITARY SEWER

GENERAL

- Bedding & cover material: 3/8" crushed limestone chips to 12" above pipe (pea gravel is not acceptable).
- Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- Consolidation of backfill: 95% standard Proctor density for imported granular material and 100% for excavated material of existing aggregate material in the adjacent trench wall. Use mechanical means, unless allowed otherwise.
- Mandrel test: 95% mandrel after 30-days.
- Internal sewer inspection: Closed circuit color television with a small flow of water in the pipe.
- Low-pressure air test: Per Standard Specifications.
- Manhole vacuum test: Per Standard Specifications.

PIPE MATERIAL

- Minimum 8-inch PVC SDR-26 (min.) conforming to ASTM D-3034, unless allowed otherwise.

MANHOLE MATERIALS

- 48-inch ID precast concrete w/eccentric cone (typ.), ASTM C478. Manhole steps shall be removed on the top section after construction is complete.
- Design flat top slabs to resist H-20 loading.
- Frames and covers: Neenah R-1580 or equal, with Type B non-rocking lid, stamped with the word "SANITARY"; self-sealing gaskets; and concealed pick holes.
- Floodplain Areas: Use bolted and gasketed watertight frame and cover: Neenah R-1916-C, East Jordan 1058 WT, or equal.
- Use a minimum of 4 inches and a maximum of 19 inches of concrete adjusting rings.
- Internal/external chimney seals: Adaptor, Inc. or equal.
- Exterior joint protection: WrapidSeal by CCI Pipeline Systems or MacWrap by Mar Mac Construction Products.
- Exterior surface treatment: Heavy-duty coal tar pitch, Top-Coat or bituminous Super Service Black.

SANITARY LATERALS

- Minimum 6-inch PVC SDR-26.
- Provide wye connections unless allowed otherwise by Village Engineer. Provide ductile iron riser tee on deeper installations.
- Terminate lateral pipe with a wooden 2x4 set one foot above finish grade.

- Lateral pipe locator wire and terminal post: No. 10 AWG single strand insulated copper wire and Copperhead Industries – Snake Pit Terminal Box, or approved equal.

WATER MAIN

GENERAL

- Only joint deflections within pipe manufacturer's specifications are permitted without fittings.
- Polyethylene wrap: Provide 8 mil on ductile iron pipe, valves, valve boxes, fittings, fire hydrant barrel sections, and curb boxes.
- Bedding & cover material: 3/8" crushed limestone chips to 12" above pipe (pea gravel is not acceptable).
- Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- Operation of valves: By Village representatives or agents unless allowed otherwise.
- One-hour pressure test: 150 psi with no loss.
- Leakage test (only if pressure test fails): Two hours at system pressure per Standard Specifications.
- Water services over 2-inch diameter shall meet the specifications for water main and include a gate valve/valve box at the point of connection to the water main.
- Water services equal or less than 2-inch diameter shall meet the specifications for water services and have a curb stop/service box placed one foot from the right-of-way line.

PIPE MATERIAL

- ~~Ductile iron: Conforming to AWWA C-151/ANSI A21.51, minimum Class 52.~~
- PVC: Conforming to AWWA C-900, class 150, SDR 18.
- Tracer wire shall be installed with PVC pipe, extend wire to hydrants terminated in a Copperhead Industries – Snake Pit Terminal Box, or approved equal. ~~4-inch diameter by 30-inch long PVC pipe with a threaded cap~~ set behind the hydrant.

LOCATOR WIRE

- Tracer locator wire: Install with PVC pipe, single strand blue insulated copper, minimum No. 10 AWG.
- Location: On top of PVC pipe and fittings, secure at min. 10-foot intervals.
- Terminal Box: Copperhead Industries – Snake Pit Terminal Box, or approved equal. ~~2-1/2 inch by 18-inch C.P. Test Services – Valvco.~~
- Extend locator wire to top of terminal boxes leaving 12 inches of slack for future connection and connect to terminal box.
- Secure terminal box to back side of fire hydrant barrel and all service curb stops and set top of box flush with finished grade. Connect service locator wire to water main locator wire.

FITTINGS

- Only American-made fittings, pipe, valves, and hydrants will be allowed.
- Ductile iron fittings: Meet AWWA C-110/ANSI A21.10 or A21.53.
- ~~All fittings shall be full-bodied styles.~~
- If a sleeve is required, a full-bodied solid sleeve shall be used.

- Fittings shall be polyethylene wrapped per Standard Specifications.
- Bolts and nuts: Cor-Blue or A-304 stainless steel, no substitutions.
- Use restrained joints on all fittings.
- Thrust blocking (in addition to restrained mechanical joints): Solid concrete masonry units or Class F poured concrete per Section 4.3.13 of the Standard Specifications. Wood thrust blocking will not be permitted.

VALVES

- 4-inch to 12-inch: Resilient wedge gate valve, non-rising stem meeting AWWA C-509, Clow Model 2639/2640, or approved equal.
- 14-inch and larger: Butterfly valve, Clow Model 4500, or approved equal.
- Provide restrained joints on all valve fittings.

VALVE BOXES

- Three-piece, Tyler Series 6860 with bottom section compatible with valve box stabilizer, or approved equal.
- Valve box stabilizer: metal "spider" type for gate valves or butterfly valve type by Adaptor, Inc., no substitutions.
- Provide bituminous coated carbon steel valve operating extension rods with 2-inch square operating nuts terminating within 2 inches below the lid for all main line valves. ~~that are buried deeper than 8 feet from top of pipe.~~
- Do not extend tracer wire into valve boxes.

TAPPING VALVE AND SLEEVES

- Two-piece bolted stainless steel type with mechanical joints.
- Sleeve Model/Manufacturer: Cascade CST extra heavy duty, or approved equal.
- Valve Model/Manufacturer: Clow F-5093 or Kennedy C950.

WATER SERVICES

- Pipe: Type K copper tubing or High Density Polyethylene tubing, SDR 9, 200 psi, copper tube sized.
- Size: 1-inch, 1 ½-inch, and 2-inch.
- Utilize stainless steel stiffeners of compatible size and connection type.
- Depth of bury: Between 6-feet and 6.5-feet from main to curb box.
- Service pipe shall be seamless from the main to the curb box.
- Service saddles for connecting to PVC pipes: Stainless steel saddle with O-ring and grade 30 rubber grid map; Cascade styles CSC1, CSC2, CS22, or approved equal.
- Corporation stops: McDonald No. 4701BQ ball valve with AWWA/CC taper thread inlet and compression connection outlet.
- Curb stops: McDonald No. 6106, or approved equal.
- Service boxes: Extension type with stationary rods, McDonald No. 5614 for 3/4" and 1" sizes and McDonald No. 5615 for 1-1/2" and 2" sizes.
- Polywrap service box.
- Place locator wire on top of water service lines and extend to terminal box adjacent to the service box.

FIRE HYDRANTS

- Model/Manufacturer: Mueller A-423.
- Color: Factory painted red with the nozzle caps and operating nut painted silver gray.
- Nozzle height: 18-inches to 26-inches to finish grade.

- Equip steamer nozzle with a ~~factory-installed~~ 5" Storz Quick Connect.
- Standard hydrant extensions are required for hydrants with over 6 feet of cover, or where required to adjust nozzle height.
- Auxiliary valves: Connect directly to water main at an anchor tee.
- Hydrant lead pipe: ~~Class 52 ductile iron or~~ C-900 PVC with restrained joints.
- Hydrant leads and fittings: Restrain by Mega-lug gland or approved equal.
- Provide stop nut or factory-installed means of preventing damage to hydrant when torque is applied to close hydrant.
- Spacing: Maximum 400 feet (residential subdivisions).
- Place locator wire terminal boxes at all hydrant locations.
- Install 3/8" diameter, 5' long fiberglass hydrant marker with spring and reflective bands on all hydrants.

STORM SEWER

GENERAL

- Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- Consolidation of backfill: 95% standard Proctor density for imported granular material and 100% for excavated material of existing aggregate material in the adjacent trench wall. Use mechanical means, unless allowed otherwise.
- Provide sump pump connection/storm sewer pipes for all new homes with flexible watertight tee service connector, KOR-N-TEE by NPC Systems, or approved equal.

PIPE MATERIAL

- Within road right-of-way: Minimum 12-inch reinforced concrete pipe, minimum class III, conforming to ASTM C76 or ASTM C507.
- Outside road right-of-way: Alternate pipe material, such as HDPE ADS N-12, may be permitted by Village Engineer.
- Rubber O-ring gasket pipe required.

MANHOLE MATERIALS

- Design flat top slabs to resist H-20 loading.
- Frames and closed lids: Heavy duty, indented top solid lid, non-rocking, Neenah R-1580 with Type B lid or approved equal.
- Frames and open lids: Heavy duty, Neenah R-2504 with Type D grates, or approved equal.
- Beehive grate manhole covers: Neenah R-2560 E1 or approved equal.
- Manholes shall be 4'-0" diameter minimum.
- Joints for manhole riser section shall be made with non-shrink grout, rubber "O"-ring gaskets, a continuous ring of butly rubber sealant (EZ-Stik or Kent Seal in rope form) or approved equal.
- Adjusting rings and manhole frames shall be set with non-shrink grout or butyl rubber sealant troweled into a 1/4-inch thick layer over the entire surface areas of the top of cone and all adjusting rings. The butyl rubber sealant shall be EZ-Stik or Kent Seal butyl base sealant in trowelable grade or approved equal.

CATCH BASINS

- 2'x3' precast concrete box with a minimum 12-inch sump for catch basins in the curb line.
- 2' diameter precast concrete structure with a minimum 12-inch sump for catch basins in grassed areas.
- Do not place catch basins within the entire curb return at intersections, if possible.
- Curb inlet frames: Neenah R-3067-L.
- Turf area drainage grates: Beehive type, Neenah R-2560 E1 or approved equal.

DRIVEWAY CULVERTS

- Minimum 15-inch diameter CMP or RCP with flared end sections.

STORM LATERALS

- Minimum 6-inch PVC SDR-26.
- Provide wye connections unless allowed otherwise.
- Terminate lateral pipe with a wooden 2x4 set one foot above finish grade.
- Lateral pipe locator wire and terminal post: No. 10 AWG single strand insulated copper wire and Copperhead Industries – Snake Pit Terminal Box, or approved equal. ~~2-1/2 inch by 18-inch C.P. Test Services – Valvco terminal box.~~

STREET PAVEMENTS

PAVEMENT MARKINGS

- Epoxy pavement markings required for streets.

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:
SOMERS HOTEL
SOMERS • WI, 53171

PROFESSIONAL SEAL

PRELIMINARY DATES
APR. 26, 2024
JULY 9, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230477100

SHEET NUMBER
C0.2

VERTICAL DATUM CONVERSION

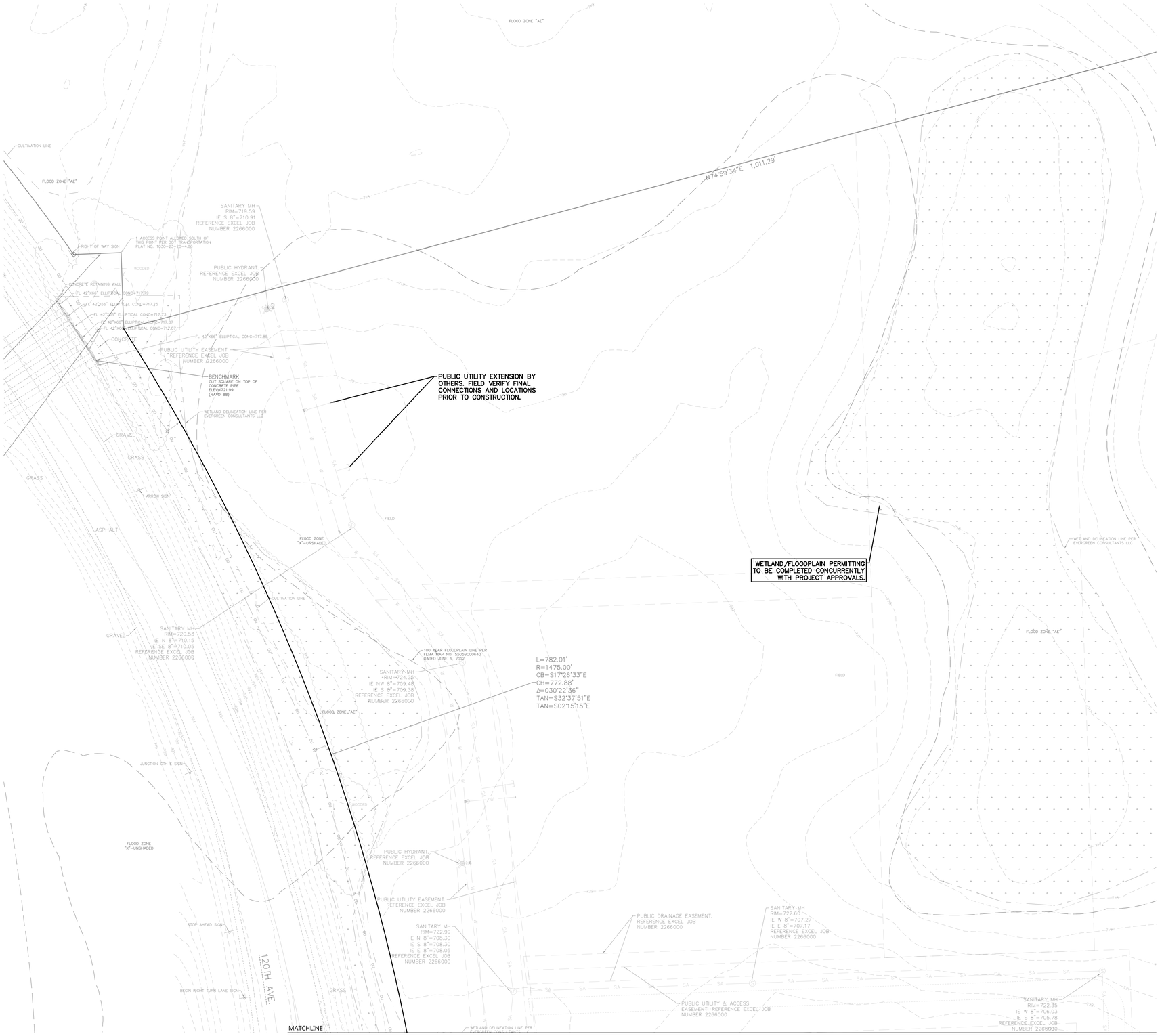
1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

SPECIFICATION NOTE:

SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. 2158603, BY KNIGHT BARRY TITLE, INC., DATED JUNE 27, 2022. AN UPDATED PLAT OF SURVEY OR ALTA SURVEY HAS NOT BEEN AUTHORIZED AND THE PROPERTY LINES SHOWN ON THIS PLAN MAY BE INCOMPLETE OR IN ERROR.

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.



EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:
SOMERS HOTEL
SOMERS • WI, 53171

PROFESSIONAL SEAL

PRELIMINARY DATES
APR. 26, 2024
JULY 9, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230477100

SHEET NUMBER
C1.0

NORTH
1"= 30'
30' 0 30' 60'
SCALE FEET

CIVIL EXISTING SITE AND DEMOLITION PLAN

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	4.16	181,256	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	4.16	181,256	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	4.16	181,256	
BUILDING FLOOR AREA	0.32	14,075	7.8%
PAVEMENT (ASP. & CONC.)	1.36	59,284	32.7%
TOTAL IMPERVIOUS	1.68	73,359	40.5%
LANDSCAPE/ OPEN SPACE	2.48	107,897	59.5%

PAVEMENT HATCH KEY:

- STANDARD ASPHALT
- SITE HEAVY DUTY ASPHALT
- ACCESS ROAD HEAVY DUTY ASPHALT
- SIDEWALK CONCRETE
- DUMPSTER PAD CONCRETE

SITE INFORMATION:

OVERALL PROPERTY: LOT 4 OF CERTIFIED SURVEY MAP NUMBER 3050 BEING PART OF THE NW ¼, NE ¼, AND SE ¼ OF THE SW ¼, S7, T2N, R22E, VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN AS DOCUMENT NUMBER 1948790

PROPOSED LOT 4 PROPERTY AREA: 181,256 S.F. (4.16 ACRES).

EXISTING ZONING: A-4

PROPOSED ZONING: B-3 WITH PUD (REZONE INCLUDED WITH MASTER DEVELOPMENT)

PROPOSED USE: LOT 4 – HOTEL

AREA OF SITE DISTURBANCE: ± 135,000 S.F. (3.10 ACRES)

SETBACKS: BUILDING: FRONT (WEST) = 65'
SIDE (NORTH/SOUTH) = 30'
REAR (EAST) = 30'

PAVEMENT: FRONT (WEST) = 20'
SIDE (NORTH/SOUTH) = 10'
REAR (EAST) = 10'

PROPOSED BUILDING HEIGHT: 56'-0" (MAX. HEIGHT ALLOWED: 35'-0")
– EXCEEDANCE INCLUDED WITH PUD REQUEST AS PART OF MASTER DEVELOPMENT

PARKING REQUIRED: TOTAL SPACES REQ. = 122 SPACES
1 SPACE PER 1 EMPLOYEE (15 SPACES REQ.)
+ 1 PER GUEST ROOM (107 SPACES REQ.)

PARKING PROVIDED: 127 SPACES (5 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 5, HANDICAP STALLS PROVIDED: 5

HOURS OF OPERATION: TBD

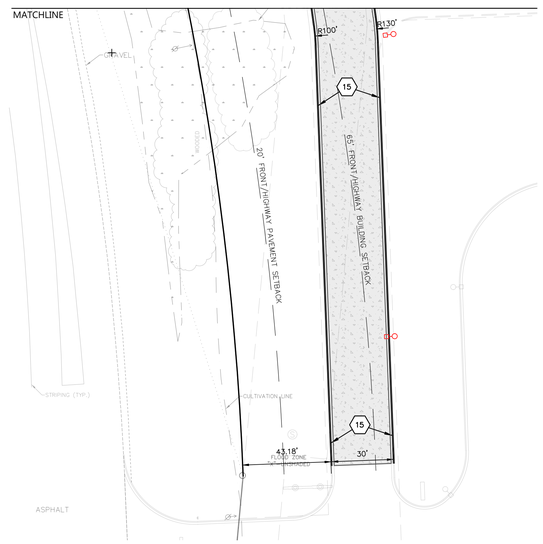
BUILDING OCCUPANCY CLASSIFICATION: R

CLASS OF BUILDING CONSTRUCTION: IIB

LANDSCAPE REQUIREMENTS: MAXIMUM LOT COVERAGE – BUILDING ONLY: 35%

SITE PLAN KEYNOTES

8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
9	RAISED WALK (TYP.)
12	CURB RAMP 1 (TYP.)
13	CURB RAMP 2 (TYP.)
14	18" CURB & GUTTER (TYP.)
15	18" MOUNTABLE CURB & GUTTER (TYP.)
16	CURB TAPER (TYP.)
17	CURB CUT (TYP.)
18	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
19	HANDICAP SIGN (TYP.)
20	HANDICAP STALL & STRIPING PER STATE CODES.
22	PYLON/MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
23	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
26	FLAGPOLE – FINAL TYPE, COLOR, HEIGHT, LOCATION, ETC. BY SUPPLIER IN COORDINATION WITH OWNER.
30	EQUIPMENT SCREENING FENCE (TYP.)
31	BUILDING CANOPY (TYP.) SEE ARCH. PLANS FOR DETAILS.
32	GAZEBO (TYP.) SEE ARCH. PLANS FOR DETAILS.
33	CONCRETE EQUIPMENT PAD (TYP.) VERIFY PAD SIZE WITH CONTRACTOR REQUIRING PAD PRIOR TO CONSTRUCTION.
34	REMOTE FDC AND HYDRANT CONCRETE PUMPER PAD (PER VILLAGE DETAIL)
35	FLOW THROUGH CURB (SEE DETAIL)
X(X)	IDENTIFICATION: KEYNOTE ITEM(QUANTITY) – IF NO () = QUANTITY IS 1



NORTH

1"= 30' SCALE 30' 0 30' 60' FEET

CIVIL SITE PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:
SOMERS HOTEL
SOMERS • WI, 53171

PROFESSIONAL SEAL

PRELIMINARY DATES
JAN. 29, 2024
APR. 26, 2024
JULY 1, 2024
JULY 9, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230477100

SHEET NUMBER
C1.1

VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

SPECIFICATION NOTE:

SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NOTES:

1. HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
2. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

STABILIZED CONSTRUCTION ENTRANCE NOTE:

CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:

CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.



NORTH

1" = 30'

30' 0 30' 60'

SCALE FEET

CIVIL GRADING AND EROSION CONTROL PLAN

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excelengineer.com

PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:

SOMERS HOTEL

SOMERS • WI, 53171

PROFESSIONAL SEAL

PRELIMINARY DATES

APR. 26, 2024
JULY 9, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

230477100

SHEET NUMBER

C1.2

VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

SPECIFICATION NOTE:

SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

DOWNSPOUT NOTE:

DS = DENOTES DOWNSPOUT TO GRADE LOCATIONS. PROVIDE SPLASH BLOCKS AT ALL DS TO GRADE LOCATIONS. SEE ARCH PLANS FOR FINAL LOCATIONS.

CLEANOUT NOTE:

CO = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS, SEE C0.1 FOR SPECIFICATION.



NORTH

1" = 30' SCALE

30' 0 30' 60' FEET

CIVIL UTILITY PLAN

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Fond du Lac, WI 54935
920-926-9800
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PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:

SOMERS HOTEL

SOMERS • WI, 53171

PROFESSIONAL SEAL

PRELIMINARY DATES

APR. 26, 2024
JULY 9, 2024

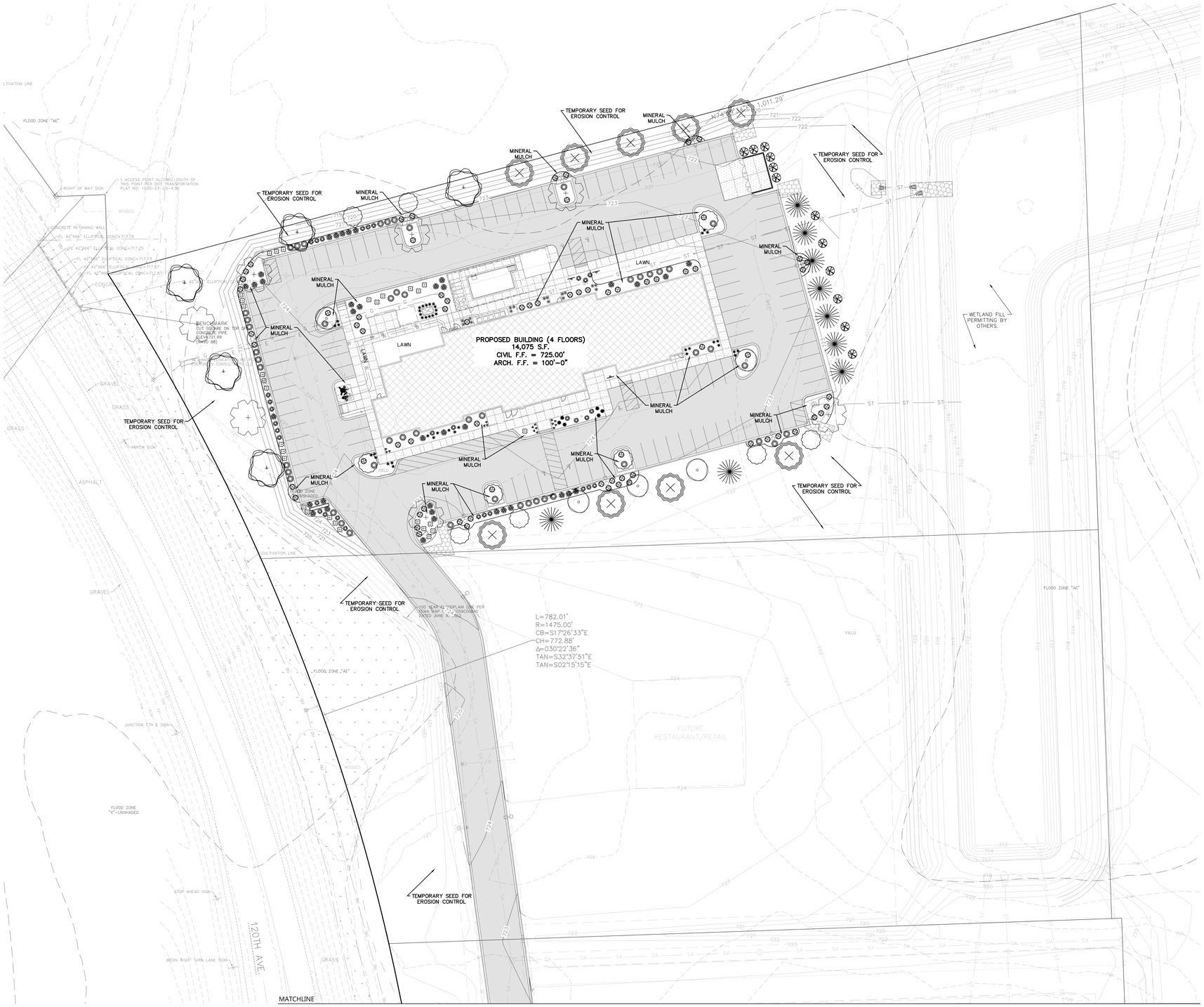
NOT FOR CONSTRUCTION

JOB NUMBER

230477100

SHEET NUMBER

C1.3



VERTICAL DATUM CONVERSION

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2. NGVD29 = NAVD88 + 0.17 FT

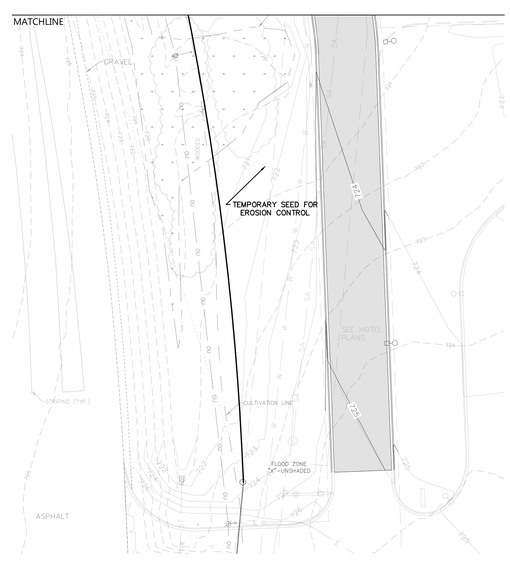
SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

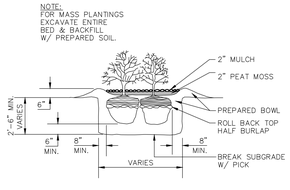
LANDSCAPING NOTES

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
	DECIDUOUS TREES			
	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2"	5
	Redmond Linden	Tilia americana	2"	7
	Flowering Crabapple (Spring Snow)	Malus x hybrid (Spring Snow)	2"	10
	Japanese Tree Lilac	Syringa reticulata	5' tall	5
	EVERGREEN TREES			
	Black Hills Spruce	Picea glauca	6"	9
	Austrian Pine	Pinus nigra	4'	9
	DECIDUOUS SHRUBS			
	Weigela Carnaval	Weigela Florida 'courtalor'	24"	37
	Goldmound Spirea	Spiraea x bumalda 'Goldmound'	24"	29
	Shrub Roses	Explorer series 'Alex Mackenzie'	1 gal pot	32
	Sunrise Forsythia	Forsythia 'Sunrise'	18"–24"	50
	EVERGREEN SHRUBS			
	Techny Arborvitae	Thuja occidentalis	48"	12
	Wintergreen Boxwood	Buxus microphylla var. 'Wintergreen'	42"–48"	70
	PERENNIALS			
	Karl Foerster Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal pot	41
	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	18
	Oriental Lily – Friso	Lilium	1 gal pot	6
	Creeping Broadleaf Sedge	Carex siderosticha	1 gal pot	16

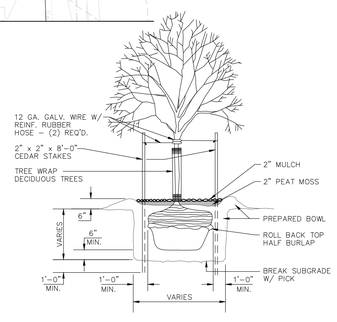
LANDSCAPING CALCULATIONS

ZONE	REQ. PLANTS	PLANTS PROVIDED
OPEN YARD AREA	1 DECIDUOUS/EVERGREEN TREE PER 1,000 SF 2 ORNAMENTAL TREES OR 2 SHRUBS=1 TREE 40,000 SF/1,000 SF = 40 TREES	12 EVERGREEN TREES PROVIDED 4 DECIDUOUS TREES PROVIDED 4 EVERGREEN SHRUBS PROVIDED 62 DECIDUOUS SHRUBS PROVIDED
BUILDING FOUNDATION	1 ORNAMENTAL TREE OR 2 SHRUBS PER 20' 643'/20' = 33 TREES OR 66 SHRUBS	27 EVERGREEN SHRUBS PROVIDED 39 DECIDUOUS SHRUBS PROVIDED 79 PERENNIALS PROVIDED
STREET FRONTAGE (WEST)	1 EVERGREEN/DECIDUOUS TREE PER 50' 2 ORNAMENTAL TREES OR 2 SHRUBS=1 TREE 226'/50'= 5 EVERGREEN/DECIDUOUS TREES	5 DECIDUOUS TREES
PARKING LOT	1 EVERGREEN/DECIDUOUS TREE PER 25' 2 ORNAMENTAL TREES OR 4 SHRUBS=1 TREE 828'/25' = 34 EVERGREEN/DECIDUOUS TREES	10 DECIDUOUS TREES PROVIDED 6 EVERGREEN TREES PROVIDED 43 EVERGREEN SHRUBS PROVIDED 29 DECIDUOUS SHRUBS PROVIDED
PARKING LOT (INTERIOR)	EVERY INTERNAL LANDSCAPE ISLAND SHALL CONTAIN AT LEAST ONE DECIDUOUS OR EVERGREEN TREE	PROVIDED





SHRUB PLANTING DETAIL
NO SCALE



TREE PLANTING DETAIL
NO SCALE

NORTH
1"= 30'
30' 0 30' 60'
SCALE FEET

CIVIL LANDSCAPE AND RESTORATION PLAN

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100 Camelot Drive
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920-926-9800
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PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:
SOMERS HOTEL
SOMERS • WI, 53171

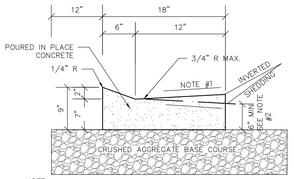
PROFESSIONAL SEAL

PRELIMINARY DATES
APR. 26, 2024
JULY 9, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230477100

SHEET NUMBER
C1.4

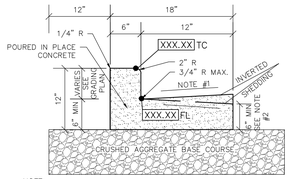


NOTE:

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

18" MOUNTABLE CURB & GUTTER DETAIL

NO SCALE

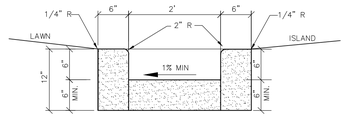


NOTE:

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

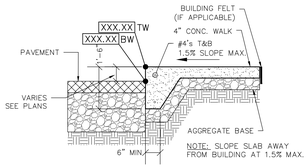
18" CONCRETE CURB & GUTTER DETAIL

NO SCALE



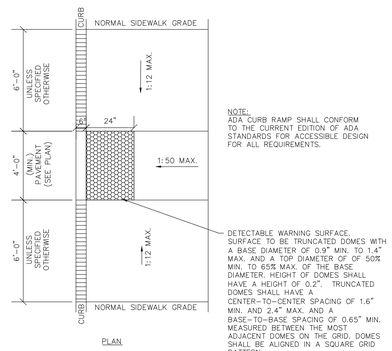
FLOW THROUGH CURB DETAIL

NO SCALE



RAISED WALK DETAIL

NO SCALE

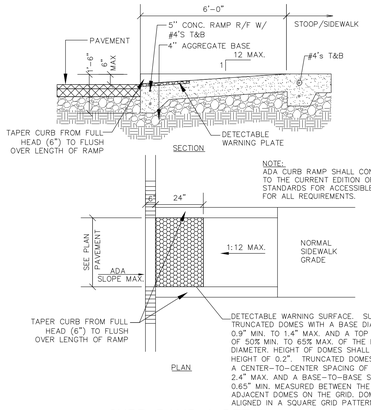


NOTE:
ADA CURB RAMP SHALL CONFORM TO THE CURRENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN FOR ALL REQUIREMENTS.

DETECTABLE WARNING SURFACE. SURFACE TO BE TRUNCATED DOMES WITH A BASE DIAMETER OF 0.9" MIN. TO 1.4" MAX. AND A TOP DIAMETER OF OF 50% MIN. TO 65% MAX. OF THE BASE DIAMETER. HEIGHT OF DOMES SHALL HAVE A HEIGHT OF 0.2". TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6" MIN. AND 2.4" MAX. AND A BASE-TO-BASE SPACING OF 0.65" MIN. MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID. DOMES SHALL BE ALIGNED IN A SQUARE GRID PATTERN.

CURB RAMP 2 DETAIL

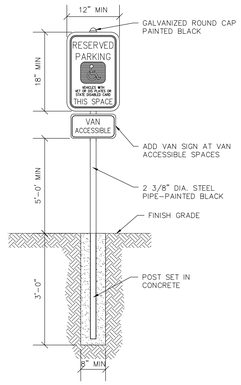
NO SCALE



CURB RAMP 1 DETAIL

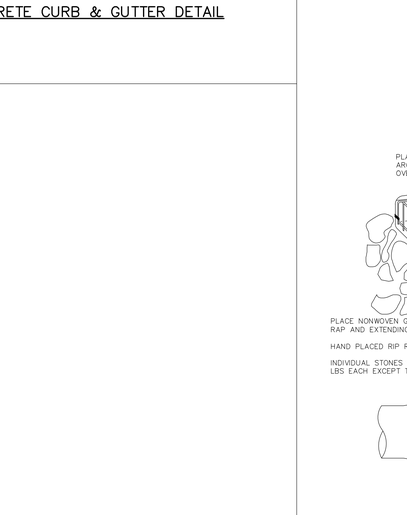
NO SCALE

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



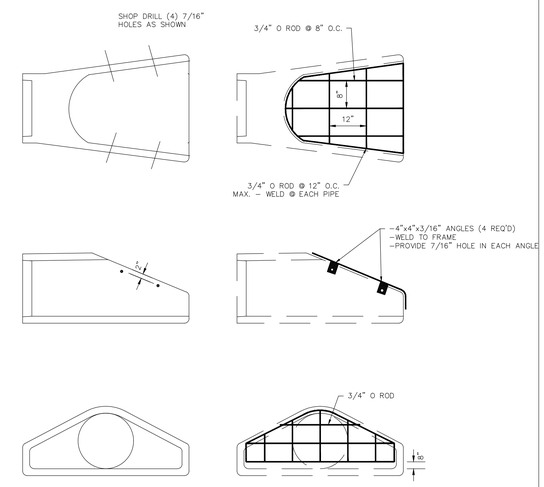
HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL

NO SCALE



CONCRETE END SECTION DETAIL

NO SCALE



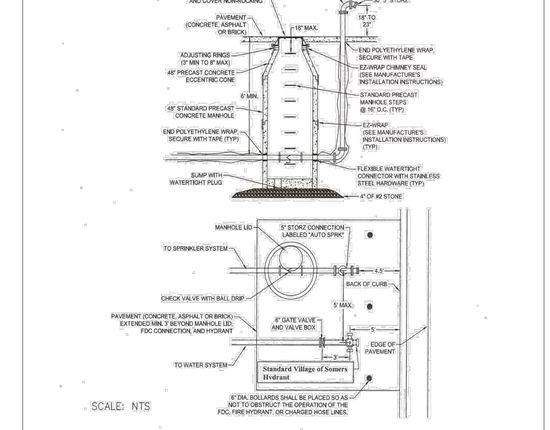
- THE CONTRACTOR SHALL BOLT THE GRATE TO THE CONCRETE END WALL WITH FOUR 3/8" x 6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
- APPLICABLE FOR PIPE SIZES 18" AND GREATER.

PAINTING SPECIFICATIONS
THE PIPE GRATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING, SEE NOTES:
FIRST COAT- RUST-OLEUM V-60 RED BARE METAL PRIMER OR EQUAL
SECOND COAT- RUST-OLEUM 960 ZINC CHROMATE PRIMER OR EQUAL
THIRD COAT- RUST-OLEUM 1282 HIGH GLOSS & METALLIC FINISH OR EQUAL.

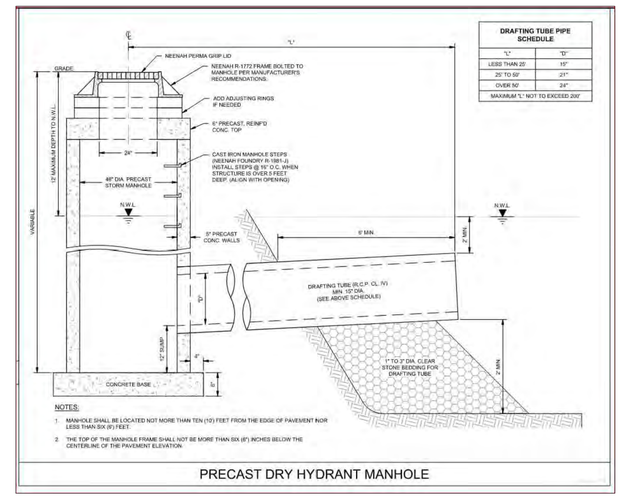
NOTES:
- BARE SURFACES - AFTER THROUGH SCRAPING, WIRE BRUSHING & CLEANING, APPLY THE THREE COAT SYSTEM LISTED.
- EACH COAT AN OVERALL COAT
- ALLOW 24-48 HOURS DRYING TIME BETWEEN COATS.

GRATE INSTALLATION DETAIL

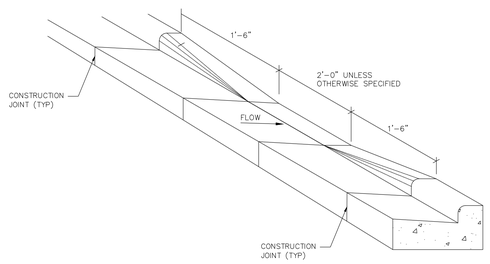
NO SCALE



FIRE HYDRANTS
FIRE HYDRANTS SHALL BE CLOW MEDALLION WITH 5 ¼-INCH VALVE OPENING, O-RING SEALED, TWO 2 1/2"-INCH HOSE NOZZLES AND ONE 5-INCH STORZ QUICK CONNECTION STEAMER NOZZLE.

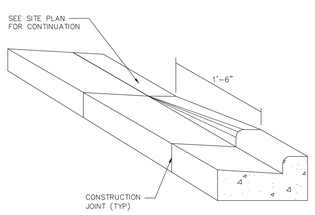


PRECAST DRY HYDRANT MANHOLE



CURB CUT DETAIL

NO SCALE



CURB TAPER DETAIL

NO SCALE

CIVIL DETAILS

EXCEL
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PROJECT INFORMATION

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SOMERS • WI, 53171

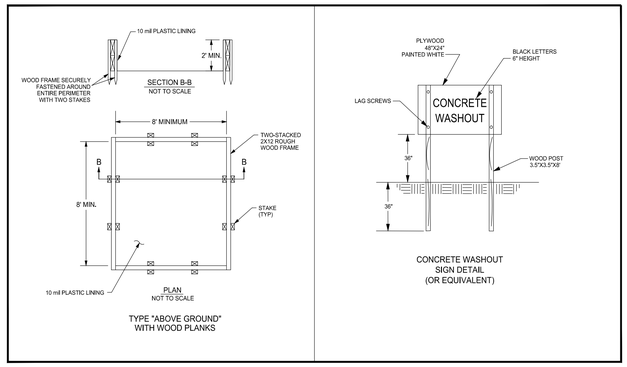
PROFESSIONAL SEAL

PRELIMINARY DATES
APR. 26, 2024
JULY 9, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230477100

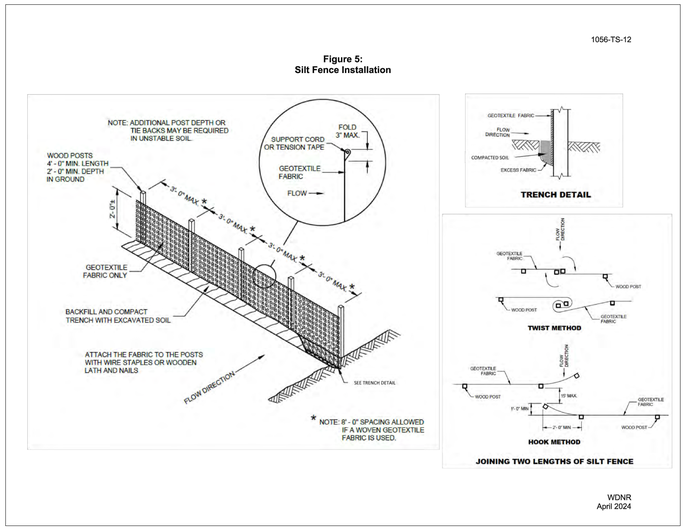
SHEET NUMBER
C2.0



CONTRACTOR TO ADHERE TO WI DNR STANDARDS

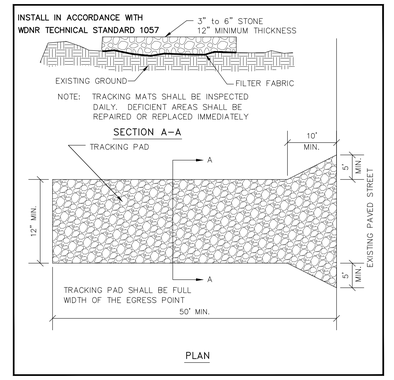
CONCRETE WASHOUT DETAIL

NO SCALE



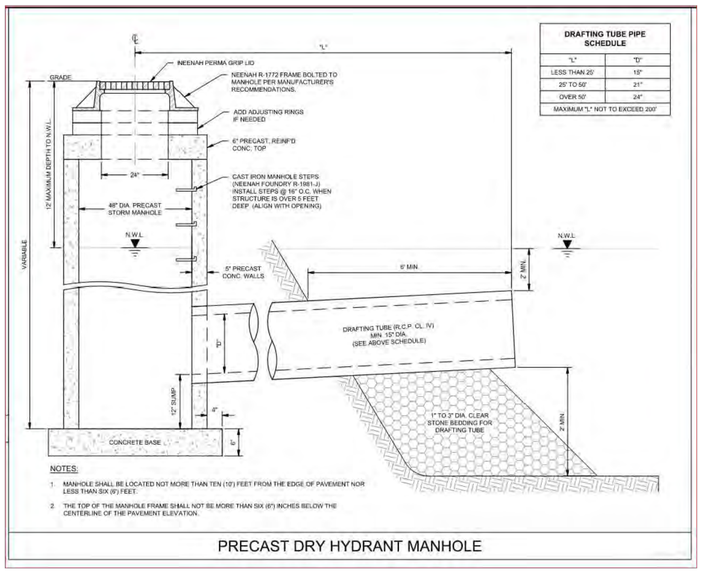
SILT FENCE – INSTALLATION DETAIL

NO SCALE

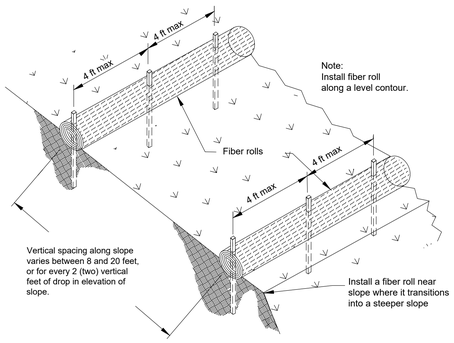


TRACKPAD DETAILS

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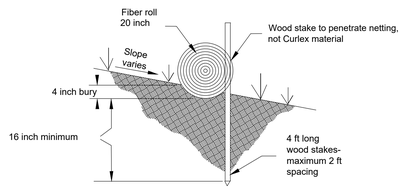


PRECAST DRY HYDRANT MANHOLE



TYPICAL FIBER ROLL INSTALLATION

N.T.S.



SEDIMENT LOG INSTALLATION

NOT TO SCALE

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD NO. 1053 (CHANNEL EROSION MAT).

VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.

LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.

JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET APART.

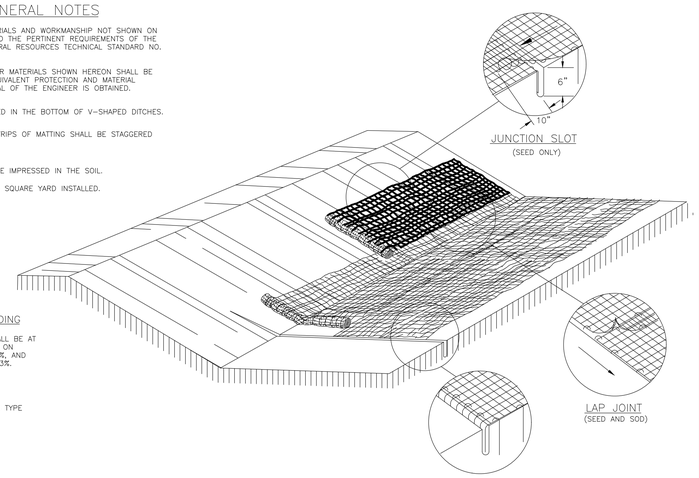
EDGES OF EROSION MAT SHALL BE IMPRESSED IN THE SOIL.

EROSION MAT SHALL PAID BY THE SQUARE YARD INSTALLED.

EROSION MAT OVER SEEDING

JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET ON GRADES UP TO AND INCLUDING 3%, AND 50 FEET ON GRADES EXCEEDING 3%.

NOTE:
SEE SPECIFICATIONS FOR MATTING TYPE



CHANNEL EROSION MAT DETAIL

NOT TO SCALE

EXCEL
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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:
SOMERS HOTEL
SOMERS • WI, 53171

PROFESSIONAL SEAL

PRELIMINARY DATES
APR. 26, 2024
JULY 9, 2024

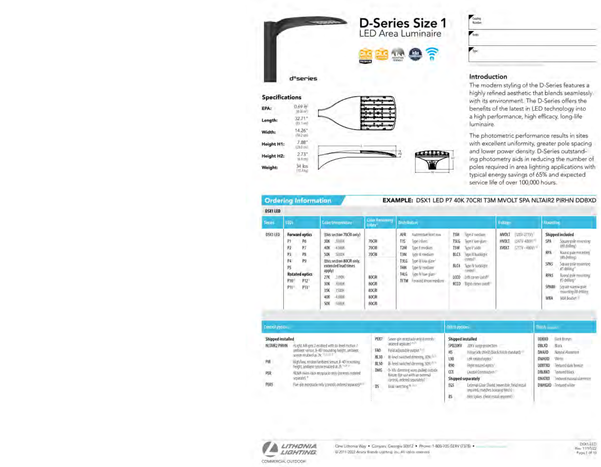
NOT FOR CONSTRUCTION

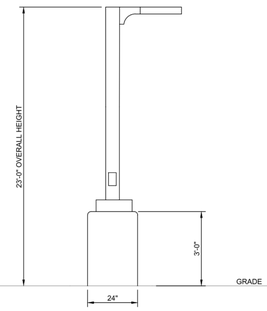
JOB NUMBER
230477100

SHEET NUMBER
C2.1

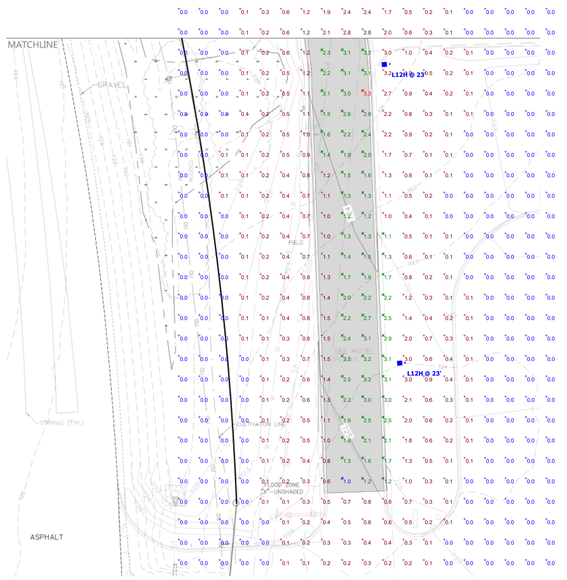
DETAILS







LIGHT POLE DETAIL
NO SCALE



Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Wattage
	L14H	9	Lithonia Lighting	DSX1 LED P6 40K 80CRI T4M HS	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield	1	16453	1	165.2497	
	L12H	5	Lithonia Lighting	DSX1 LED P6 40K 80CRI T2M HS	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 2 Medium Houseside Shield	1	16164	1	165.2497	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.4 fc	3.8 fc	0.0 fc	N/A	N/A
Calc Zone #2	+	0.5 fc	3.3 fc	0.0 fc	N/A	N/A
DRIVE	X	2.2 fc	3.4 fc	1.1 fc	3.1:1	2.0:1
DRIVE CONT.	X	2.1 fc	3.3 fc	1.0 fc	3.3:1	2.1:1
PARKING LOT	X	2.0 fc	3.8 fc	0.8 fc	4.8:1	2.5:1

NORTH

1" = 30' SCALE 30' 0 30' 60' FEET

CIVIL SITE PHOTOMETRIC PLAN & DETAILS

EXCEL
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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:
SOMERS HOTEL
SOMERS • WI, 53171

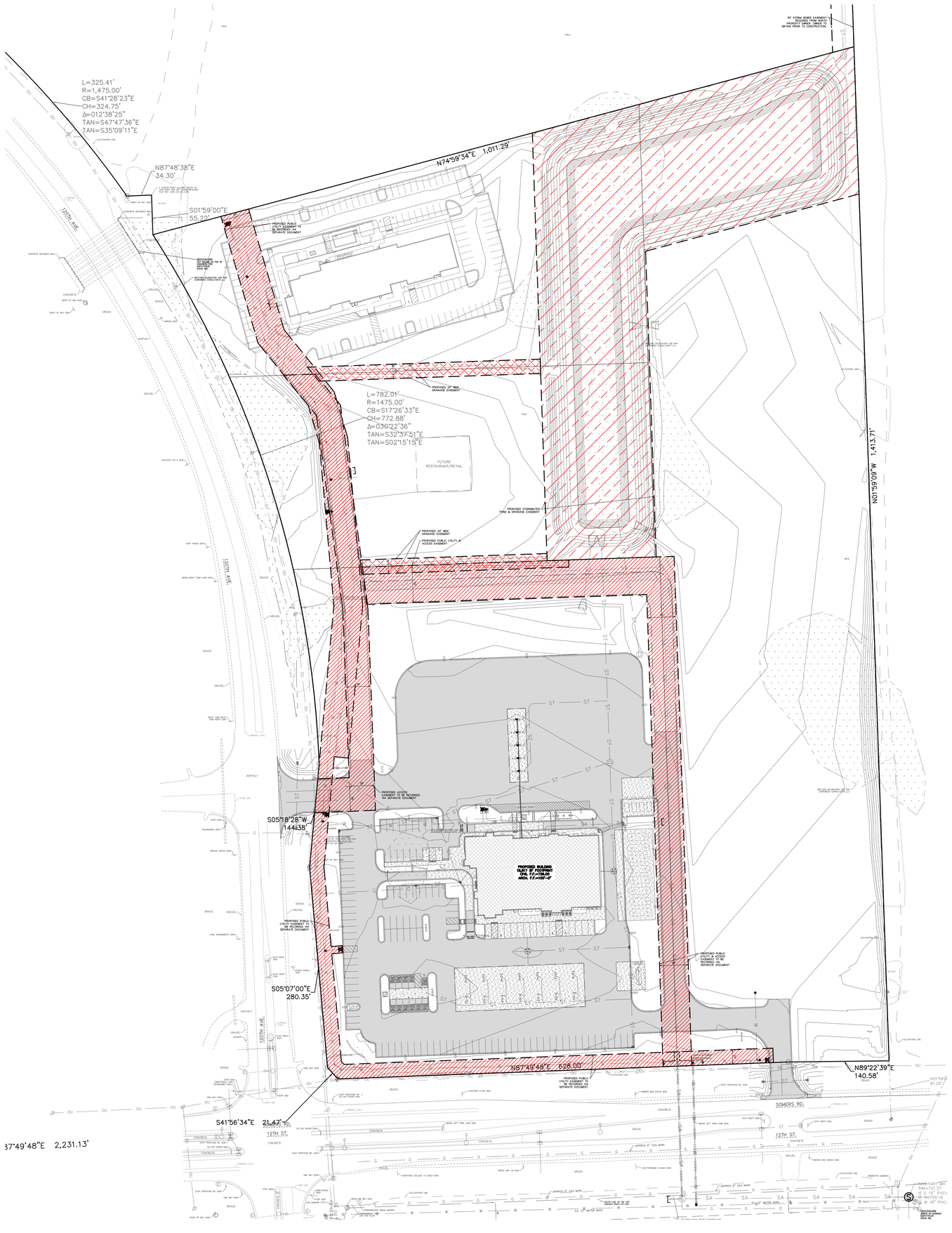
PROFESSIONAL SEAL

PRELIMINARY DATES
APR. 26, 2024
JULY 9, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230477100

SHEET NUMBER
C3.1



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 / 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED DEVELOPMENT FOR: GOLDEN OIL - SOMERS GATEWAY CENTER

SOMERS WISCONSIN

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PRELIMINARY PLAN DATE
JULY 9, 2024

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P22188
CONTRACT NO:
DATE: APR. 26, 2024
SHEET: ESMT

NORTH

1"= 60' SCALE 60' 0 60' 120' FEET

EASEMENT EXHIBIT

EXCEL JOB #: 2266000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

July 9, 2024

Village of Somers
Attn: Jason Peters
7511 12th St
Somers, WI 53171

Re: Review Comments and Request for Additional Information for Golden Oil – Somers Gateway Center / Somers Hotel

Dear Mr. Peters,

This letter is in response to the review comments dated May 21, 2024.

General Comments:

1. Provide a traffic impact analysis for the East Frontage Road and CTH E entrances.
   Excel Response: TIA will be provided once received.

2. Provide the geotechnical report and stormwater soil evaluation, SWMP - Appendix E.
   Excel Response: The geotechnical report is now provided in App E.

3. Provide copies of all permits when received.
   Excel Response: Noted.

4. There are likely farm drain tiles within the proposed development. We recommend a pre-construction tile survey to confirm the presence and location of tiles on the property. All existing surface and subsurface drainage pathways must be maintained or properly rerouted.
   Excel Response: Notes provided on the plans for the contractor to complete.

5. See the attached Concept Plan for Sanitary Sewer West of the Subcontinental Divide.
   Excel Response: Noted & plans revised.

CSM Comments:

1. Show proposed easements or provide draft easement documents.
   Excel Response: Easement Exhibit provided for review prior to completing legal exhibits & descriptions.

Somers Gateway Center Plan Comments (Privately Constructed):

1. Sheet C0.1: Public improvements will be bid separately. Remove the sheet index or note that it will be "by others".

   Excel Response: Note provided as follows, "** NOTE: THIS PORTION OF WORK WILL BE PUBLICLY BID BY VILLAGE OF SOMERS AND WILL BE COMPLETED VIA SEPARATE CONTRACT AND/OR CONTRACTOR."

2. Sheet C0.2:
   a. All tracer wire shall be 10-gauge copper.
      Excel Response: Revised.

   b. All sanitary sewer pipe shall be SDR 26.
      Excel Response: Revised.

3. Sheet C1.0A through and C1.0E:
   a. Provide wetland and floodplain permits.
      Excel Response: To be provided once received.

   b. A WisDOT permit is required for work in the Frontage Road.
      Excel Response: Noted. Will be submitted with this resubmittal.

   c. A Kenosha County Highway permit is required for work in CTH E.
      Excel Response: Noted. Will be submitted with this resubmittal

4. Sheet C1.1A through C1.1C:
   a. Dimension proposed easements and revise labels.
      Excel Response: Revised

   b. Show proposed pond.
      Excel Response: Added extents.

5. Sheet C1.2A through C1.2F:
   a. Provide culverts across utility access route.
      Excel Response: Crossing provided with single culvert & swale to east.

   b. Provide stormwater easements for drainage along property lines.
      Excel Response: Easement Exhibit provided for review prior to completing legal exhibits & descriptions.

   c. Provide pond easements.
      Excel Response: Easement Exhibit provided for review prior to completing legal exhibits & descriptions.

   d. Obtain an easement for the pond outfall pipe.
      Excel Response: Currently obtaining from property owner. Document will be provided upon receipt & execution.

6. Sheet C1.3A through C1.3F:
   a. Relocate the public water main and sanitary sewer within, or directly adjacent to, the frontage road.
      Excel Response: Revised.

   b. Revise easements per the new water main and sanitary sewer route.
      Excel Response: Revised.

   c. Add a fire department dry hydrant and detail per plan mark-ups.
      Excel Response: Added as separate line to pond to eliminate potential of backup in winter/spring as a result of the pipe freezing.

   d. Install a fire hydrant at the Frontage Road entrance.
      Excel Response: Provided.

   e. Verify that 100yr pipe storm sewer inlets can handle the 100yr storm.
      Excel Response: Verified. See updated SWM Report.

   f. Note that the water main and sanitary sewer crossing CTH E are "by others".
      Excel Response: Noted.

   g. Provide a drivable surface over public utilities within easement areas.
      Excel Response: 12' gravel provided as discussed. Future drive proposed at time of Lot 2 development as required by Somers.

   h. No parking in front of fire hydrants.
      Excel Response: Revised.

7. Sheet C2.0 through C2.3:
   a. Relocate the public water main and sanitary sewer within, or directly adjacent to, the frontage road.
      Excel Response: Revised.

   b. On-site sanitary sewer size should be changed to 8-inch.
      Excel Response: Revised.

   c. Move Public Hydrant 4 within easement.
      Excel Response: Relocated based on need for fire hydrant at SE entrance.

   d. Provide granular backfill for public utilities under pavement.
      Excel Response: Notes and limits provided on profiles.

8. Sheet C3.1:
   a. Add a dry hydrant detail per the note on sheet C1.3A.
      Excel Response: Provided.

   b. Revise the sanitary sewer manhole per the plan mark-ups.
      Excel Response: Revised.

c. Revise outlet structure.
Excel Response: As discussed, calculations provide tailwater elevation of 719.00 and address the comment.

d. The sampling manhole can be a standard manhole.
Excel Response: Noted and revised.

Somers Gateway Center Plan Comments (Publicly Bid):

1. Sheet C4.1:
   a. Add Certa-Lok pipe as a directional drill option. The Village will specify materials in the publicly bid specification book.
   Excel Response: Removed allowable pipe materials and referred to the Village specification book to avoid inconsistencies.

   b. All tracer wire shall be 10-gauge copper.
   Excel Response: Revised.

2. Sheet C4.3:
   a. Connect directly to the existing water main pipe or extend north from the existing stub at the corner of CTH E and the Frontage Road.
   Excel Response: Revised to connect near sanitary crossing.

   b. Note that the existing water main is 12-inch diameter.
   Excel Response: Noted.

   c. Show right-of-way and easement lines.
   Excel Response: Shown.

   d. Provide a 12-inch sanitary sewer from existing to the road crossing and 8-inch crossing CTH E.
   Excel Response: Revised.

3. Sheet C4.4: Make the gate valve on the north side of CTH E part of the publicly bid portion.
   Excel Response: Revised.

4. Sheet C4.5:
   a. Show right-of-way and easement lines.
   Excel Response: Shown.

   b. Provide a 12-inch sanitary sewer from existing to the road crossing and 8-inch crossing CTH E.
   Excel Response: Revised.

c. Don't specify the pipe material for the jack & bore in the profile. Material choices will be specified in the project specifications.
Excel Response: Revised.

5. Sheet C4.6:
   a. Revise the sanitary sewer manhole per the plan mark-ups.
   Excel Response: Revised.

   b. Add a valve box detail.
   Excel Response: Provided from the WI Green Book.

Somers Hotel Plan Comments:

1. Sheet C1.3: Add a fire department dry hydrant and detail per plan mark-ups.
   Excel Response: Provided.

2. Sheet C1.3: Revise utility connection locations per Somers Gateway Center Review.
   Excel Response: Revised.

Storm Water Management Plan Comments:

1. Start pond routing calculations at the 100yr flood elevation (719).
   Excel Response: Calculations include tailwater elevation of 719 to address the comment.

2. Provide a Hydraflow node diagram corresponding to the calculations.
   Excel Response: Provided in Appendix C of SWM Report.

3. Calculate storm sewer flows using the rational method.
   Excel Response: Updated in Appendix G

4. Show the calculated velocity in each storm sewer pipe.
   Excel Response: Provided in Appendix H

5. Verify that the inlet capacity for the 100yr pipes is adequate to handle the 100yr flows.
   Excel Response: Provided in Appendix H

Floodplain Impact Analysis: Submit floodplain analysis to the WDNR for approval of the modeling prior to construction. If the WDNR agrees with the modeling showing a no rise condition for the base flood elevations, submit to the WDNR and FEMA for a LOMR following construction for the floodplain changes. Alternatively, provide a CLOMR prior to construction.
Excel Response: As discussed, the Village will need to request from the DNR. The DNR will not review per request of the developer/engineer.

WDNR Permit forms:

1. Water Main: 3300-066 (both forms): 16 (B) should be "yes".
   Excel Response: Revised.

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920.926.9800 | excelengineer.com

2. Sanitary Sewer

a. Change sewer size on all forms per comments.
Excel Response: Revised.

b. 3400-059 (both forms): 1.E should be Andrew Kreye.
Excel Response: Revised.

The submittal documents have been revised per the comments above. Please accept for review and approval. Please let me know if you have any comments, questions, or need additional information.

Sincerely,
Excel Engineering, Inc.



Eric Drazkowski, P.E.
Project Manager

100 Camelot Drive | Fond du Lac, WI 54935
920.926.9800 | excelengineer.com



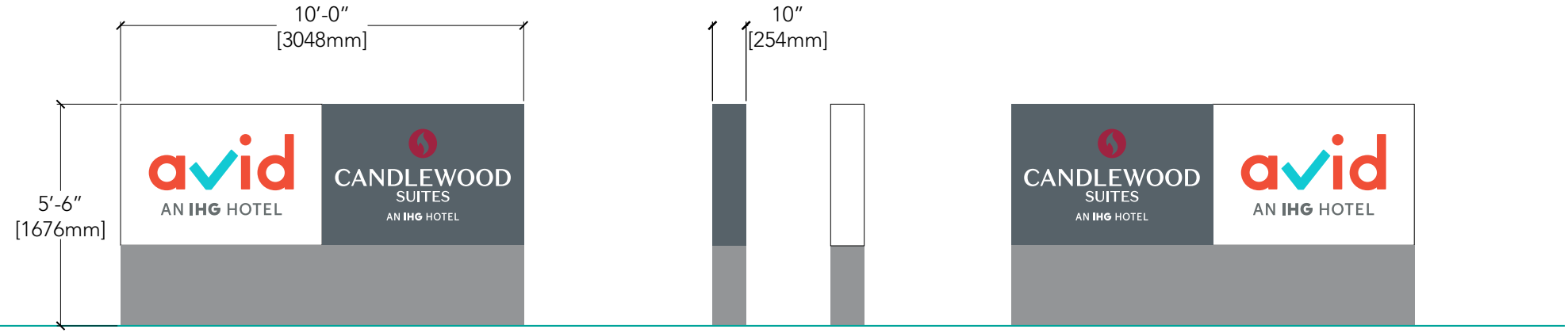
Dual Brand Preliminary Designs

This document contains guidelines set by Colite to standardize signage throughout all locations.
It is a design intent document ONLY and is not to be used for final construction.

June 15, 2021

PRELIMINARY

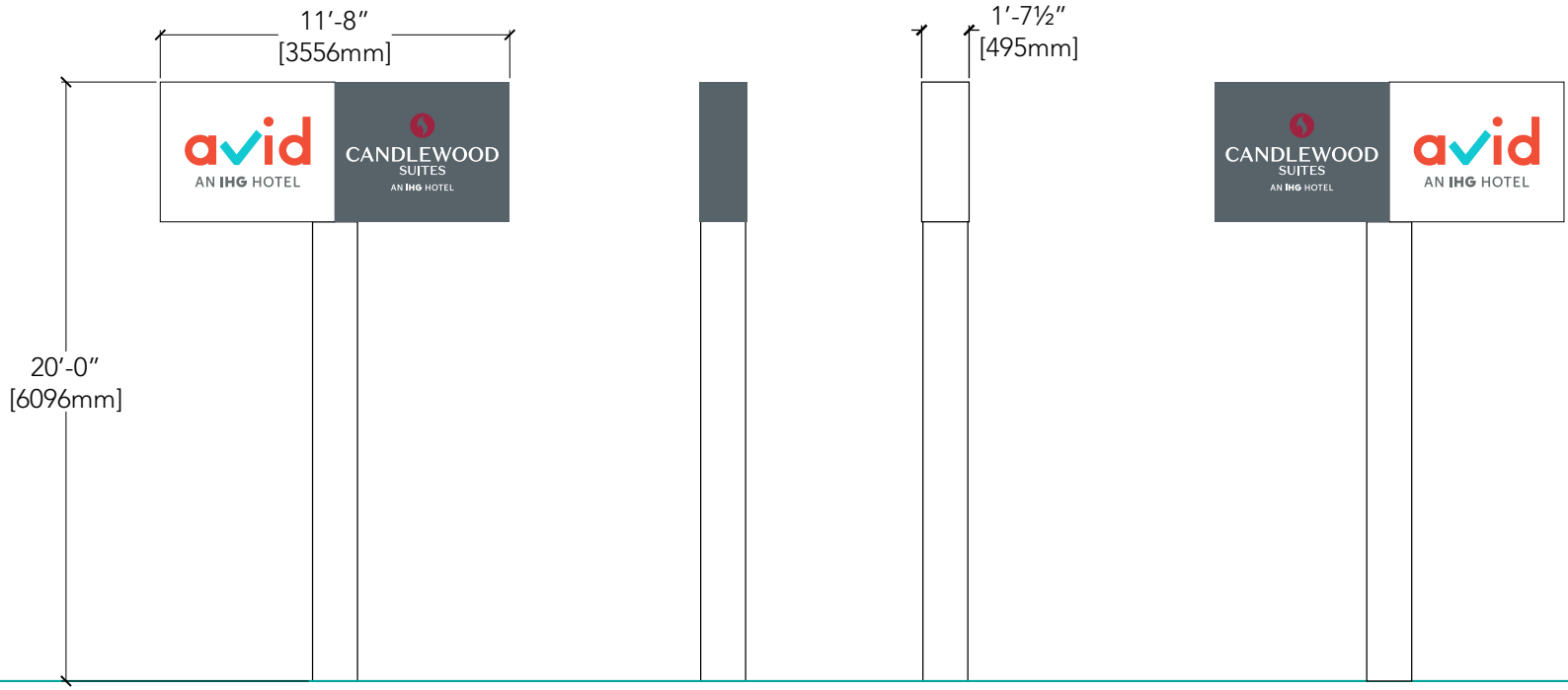
colite
5 Technology Circle - Columbia SC 29203 - USA
+ 1.803.926.7926 P - + 1.803.926.7926 F
www.colite.com



FRONT VIEW | SIDE VIEW | DOUBLE FACE BACK VIEW

NIGHT VIEW:

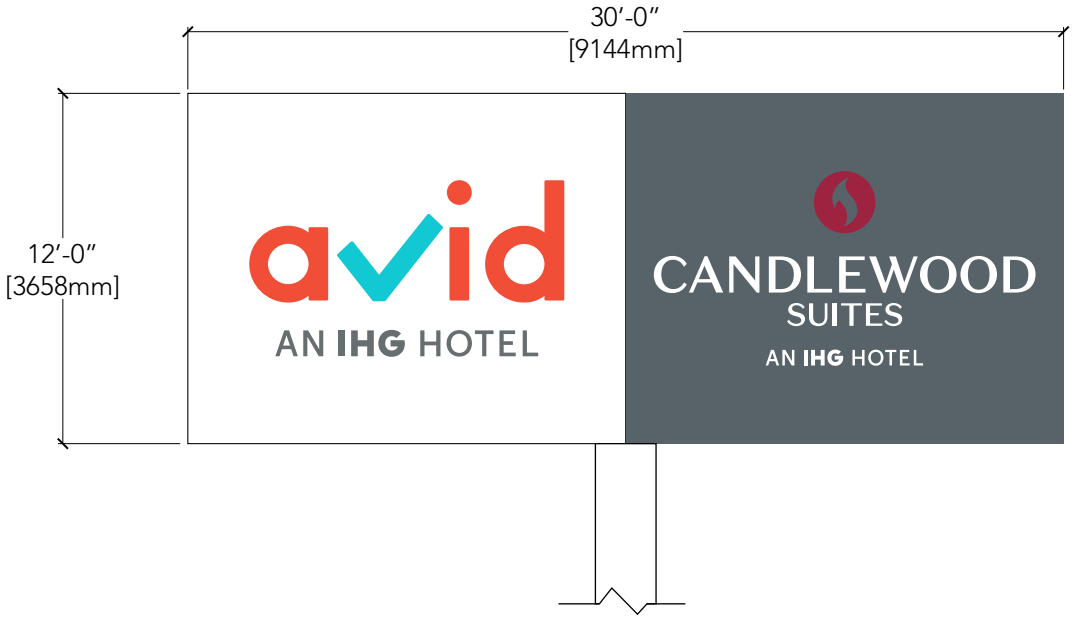




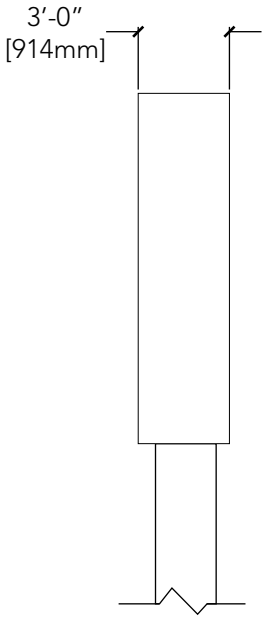
FRONT VIEW SIDE VIEW SIDE VIEW DOUBLE FACE BACK VIEW

NIGHT VIEW:





FRONT VIEW



SIDE VIEW

NIGHT VIEW:





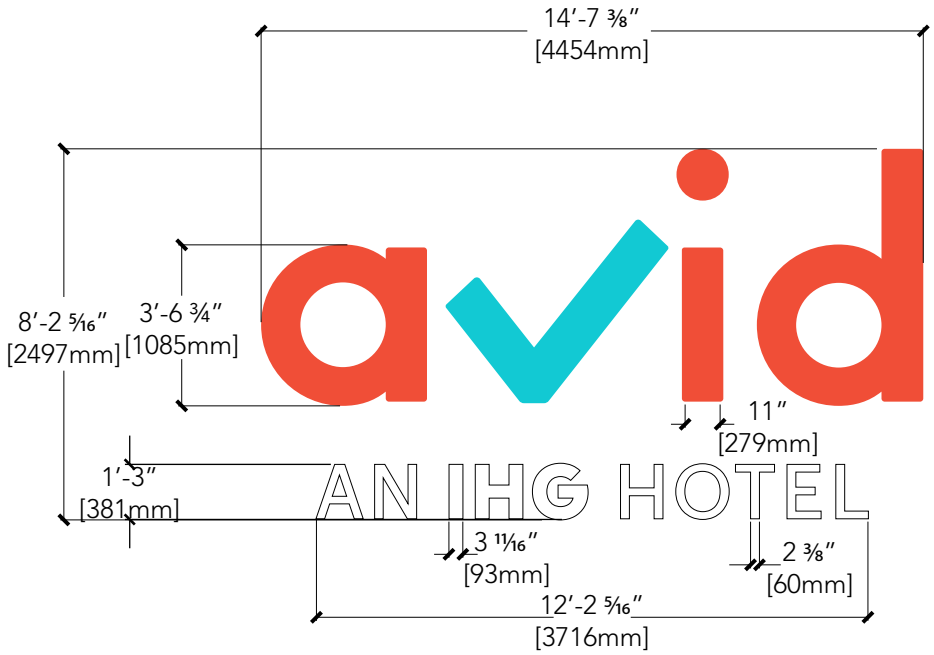
SOUTH ELEVATION



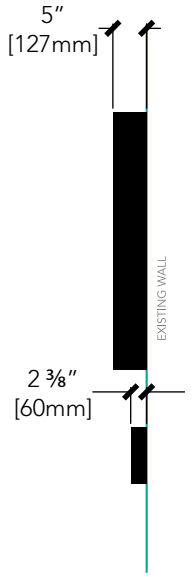
NORTH ELEVATION

North & South Elevation LTRs

AVID-LTR-501-IL-SF-098H, CS-24-CL-L-W



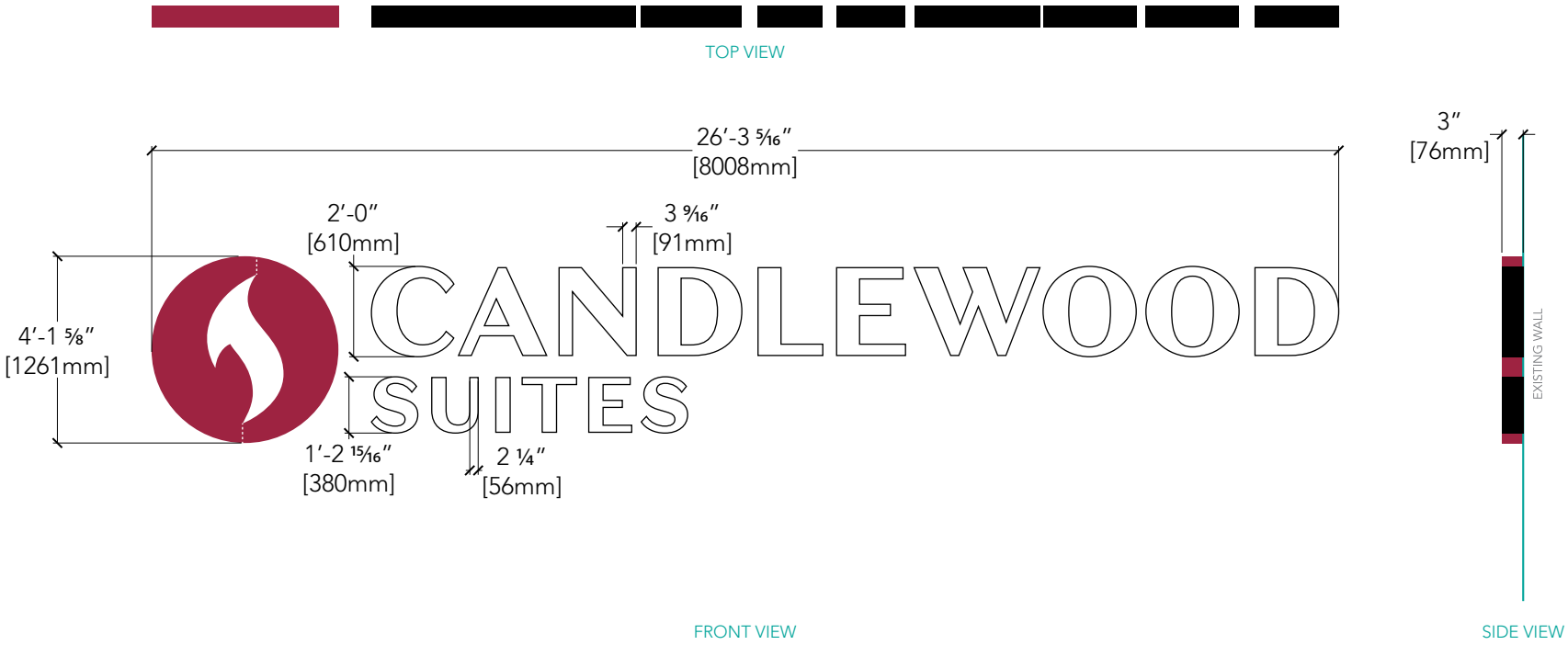
FRONT VIEW



SIDE VIEW

NIGHT VIEW:




TOP VIEW
26′-3 5⁄16″
[8008mm]
2′-0″
[610mm]
3 9⁄16″
[91mm]
4′-1 5⁄8″
[1261mm]
CANDLEWOOD
SUITES
1′-2 15⁄16″
[380mm]
2 1⁄4″
[56mm]
FRONT VIEW
3″
[76mm]
EXISTING WALL
SIDE VIEW

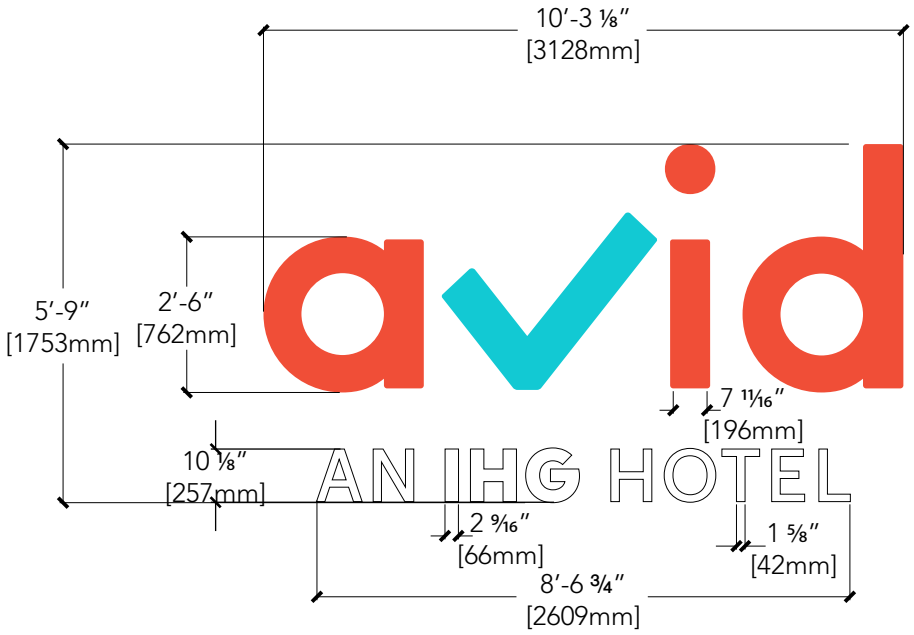
NIGHT VIEW:


CANDLEWOOD
SUITES



East Elevation LTRs

AVID-LTR-028-IL-EX-069H-X, CS-20-CL-L-W



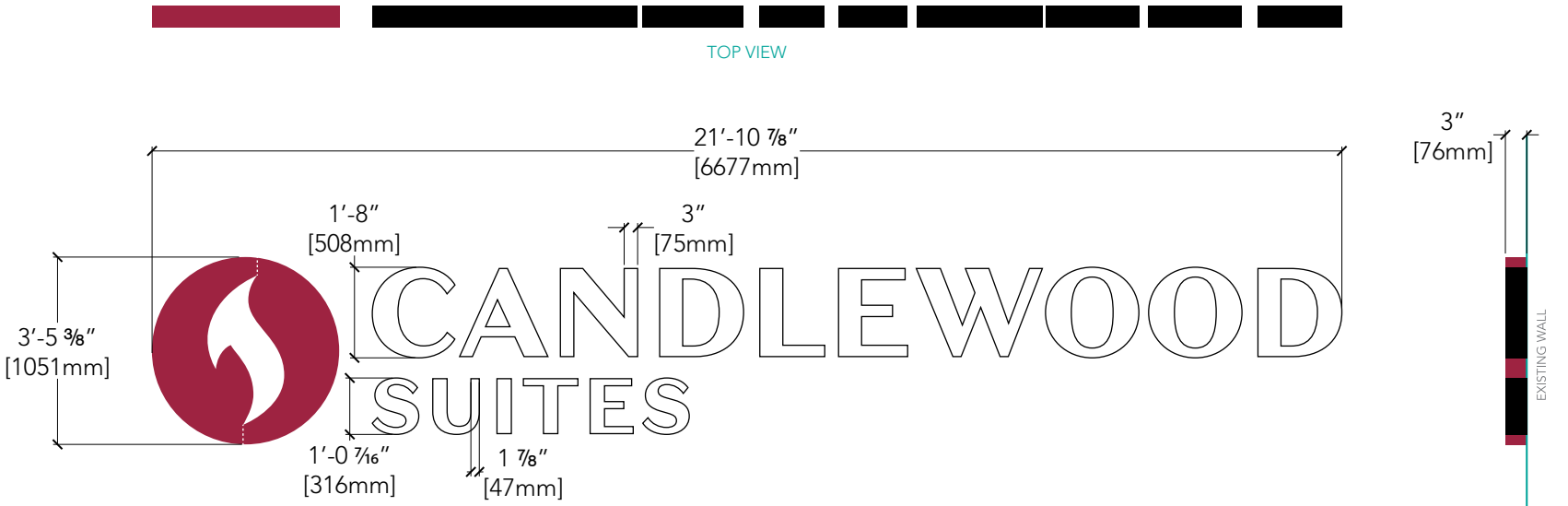
FRONT VIEW



SIDE VIEW

NIGHT VIEW:




TOP VIEW
21′-10 7⁄8″
[6677mm]
1′-8″
[508mm]
3″
[75mm]
3′-5 3⁄8″
[1051mm]
CANDLEWOOD
SUITES
1′-0 7⁄16″
[316mm]
1 7⁄8″
[47mm]
FRONT VIEW
3″
[76mm]
EXISTING WALL
SIDE VIEW

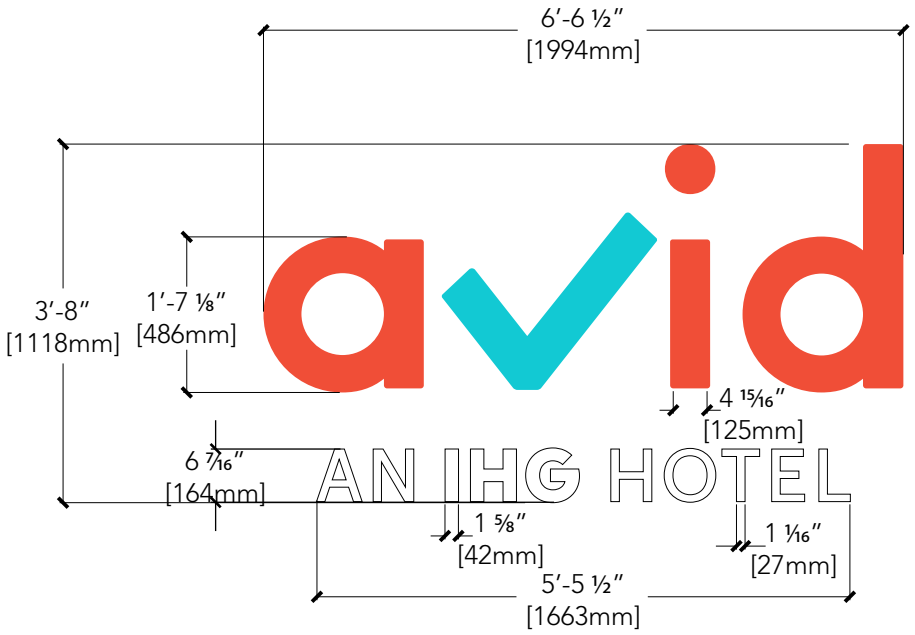
NIGHT VIEW:


CANDLEWOOD
SUITES



West Elevation LTRs

AVID-LTR-026-IL-EX-044H-X, CS-18-CL-L-W



FRONT VIEW



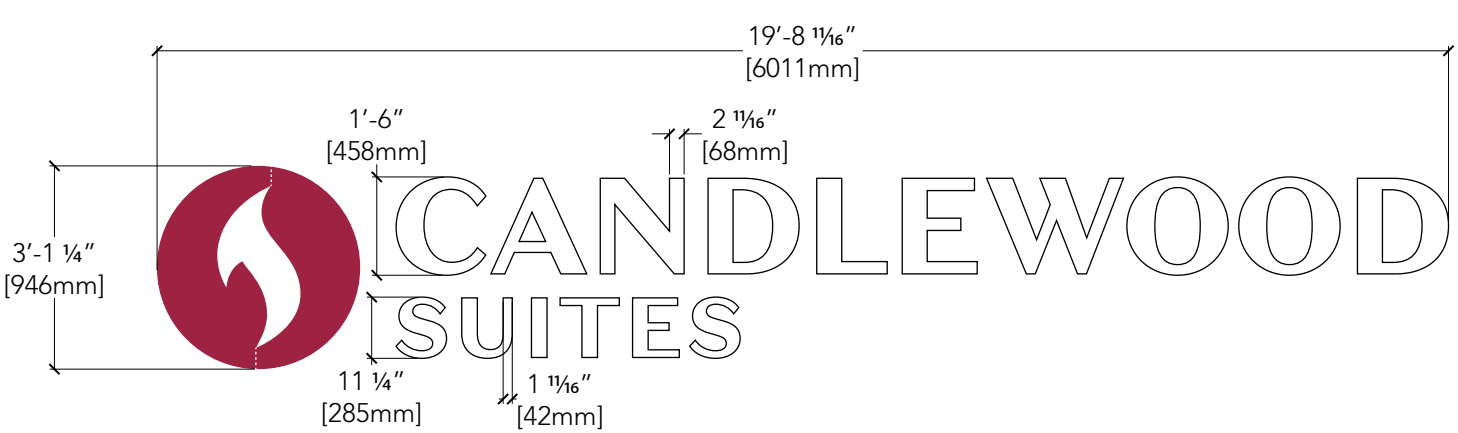
SIDE VIEW

NIGHT VIEW:





TOP VIEW



FRONT VIEW



SIDE VIEW

NIGHT VIEW:





DUAL BRAND PROTOTYPE
DESIGN GUIDELINE DRAWINGS
June 21, 2021

IHG®

HOTELS & RESORTS

THREE RAVINIA DRIVE
SUITE 100
ATLANTA, GA 30346

PROTOTYPE SET
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avid® AN IHG® HOTEL

CANDLEWOOD SUITES AN IHG® HOTEL

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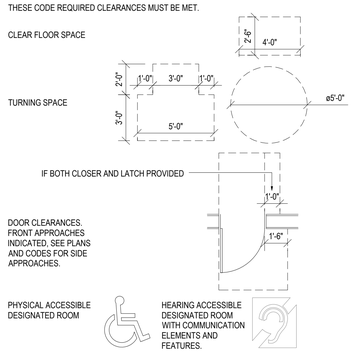
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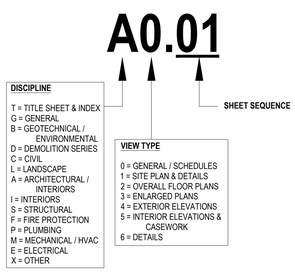
DRAWING INDEX

DRAWING NUMBER	DRAWING NAME
GENERAL	
G0.00	DRAWING LIST, GENERAL PROJECT INFORMATION & FACILITY AREA PROGRAM
ARCHITECTURE	
A1.00	SITE PLAN
A2.00	LEVEL 01 & 02 - FLOOR PLANS
A2.01	LEVEL 03 & 04 - FLOOR PLANS
A3.00	ENLARGED PLAN - LOBBY & BOH
A3.01	ENLARGED PLAN - ELEVATOR LOBBY & GUEST LAUNDRY
A4.00	BUILDING ELEVATIONS - EAST & SOUTH
A4.01	BUILDING ELEVATIONS - WEST & NORTH

ACCESSIBILITY SYMBOLOGY LEGEND



DRAWING NUMBERS LEGEND



GROSS BUILDING AREA	
LEVEL	AREA
LEVEL 01	13,618 SF
LEVEL 02	12,799 SF
LEVEL 03	12,799 SF
LEVEL 04	12,799 SF
TOTAL GROSS BUILDING AREA	**52,015 SF**

ACCESSIBILITY MATRIX FOR 107 ROOM PROTOTYPE *		
REQUIREMENTS	**REQUIRED**	**PROVIDED**
GUESTROOM WITH COMMUNICATION FEATURES	7 (AVID) / 7 (CANDLEWOOD SUITES)	14
GUESTROOM WITH MOBILITY FEATURES	4 (AVID) / 4 (CANDLEWOOD SUITES)	8

* ACCESSIBILITY REQUIREMENTS MUST COMPLY WITH LOCAL LAWS AND CODES. ACCESSIBILITY GUESTROOM QUANTITY, TYPE, AND DISTRIBUTION MUST BE BASED UPON THE BUILDING AS ULTIMATELY DESIGNED. IT IS THE RESPONSIBILITY OF THE IMPLEMENTATION ARCHITECT TO DETERMINE ACCESSIBLE AND HEARING-IMPAIRED ROOM COUNTS FOR A GIVEN PROJECT BASED ON ALL APPLICABLE FEDERAL, STATE & LOCAL ACCESSIBILITY REQUIREMENTS.

GUESTROOM COUNT: AVID WING

ROOM NAME	COUNT
Level 1	
KING	6
KING ADA	0
QQ	4
QQ ADA	1
Level 2	
KING	8
KING ADA	1
QQ	6
QQ ADA	0
Level 3	
KING	8
KING ADA	1
QQ	6
QQ ADA	0
Level 4	
KING	8
KING ADA	1
QQ	6
QQ ADA	0
GUESTROOM TOTAL	56

GUESTROOM COUNT: CANDLEWOOD SUITES WING

ROOM NAME	COUNT
Level 1	
STUDIO KING	3
STUDIO KING ADA	1
STUDIO QQ	3
STUDIO QQ ADA	0
ONE BEDROOM KING	0
ONE BEDROOM KING ADA	0
ONE BEDROOM QQ	0
ONE BEDROOM QQ ADA	0
Level 2	
STUDIO KING	8
STUDIO KING ADA	1
STUDIO QQ	4
STUDIO QQ ADA	0
ONE BEDROOM KING	1
ONE BEDROOM KING ADA	0
ONE BEDROOM QQ	0
ONE BEDROOM QQ ADA	0
Level 3	
STUDIO KING	9
STUDIO KING ADA	1
STUDIO QQ	4
STUDIO QQ ADA	0
ONE BEDROOM KING	0
ONE BEDROOM KING ADA	0
ONE BEDROOM QQ	0
ONE BEDROOM QQ ADA	1
Level 4	
STUDIO KING	9
STUDIO KING ADA	0
STUDIO QQ	5
STUDIO QQ ADA	0
ONE BEDROOM KING	1
ONE BEDROOM KING ADA	0
ONE BEDROOM QQ	0
ONE BEDROOM QQ ADA	0
GUESTROOM TOTAL	51

TOTAL GUESTROOM COUNT	107

BUILDING PROGRAMMING

BUILDING AREA	PROPOSED QTY	PROPOSED AREA
ADMINISTRATION		
GM OFFICE	1	89 SF
WORK AREA	1	122 SF
STORAGE / MECH CLOSET	1	22 SF
STORAGE CLOSET - LEVEL 03	1	26 SF
LENDING LOCKER	1	9 SF
BOH STORAGE	1	83 SF
TOTAL		351 SF
BUILDING SERVICES		
A/V / DATA ROOM	1	48 SF
MAIN ELECTRICAL / MECHANICAL ROOM	1	344 SF
MAINTENANCE	1	108 SF
ELECTRICAL CLOSETS	7	397 SF
TOTAL		897 SF
CIRCULATION SUPPORT		
CORRIDOR (GROUND LEVEL)	1	967 SF
CORRIDOR (UPPER LEVELS)	3	3931 SF
ENTRY VESTIBULE	1	114 SF
STAIR A	4	979 SF
STAIR B	4	900 SF
TOTAL		6891 SF
EMPLOYEE AREAS		
EMPLOYEE BREAKROOM	1	144 SF
EMPLOYEE RESTROOM	1	45 SF
TOTAL		189 SF
GUEST SUPPORT		
ELEVATOR SHAFT	4	133 SF
ELEVATOR LOBBY	1	214 SF
ELEVATOR LOBBY (UPPER FLOORS)	3	201 SF
TOTAL		548 SF
GUESTROOM - CANDLEWOOD SUITES		
1 BEDROOM KING	2	1140 SF
1 BEDROOM QUEEN QUEEN ADA	1	541 SF
STUDIO KING	29	8986 SF
STUDIO KING ADA	3	1067 SF
STUDIO QUEEN QUEEN	16	5319 SF
TOTAL		17053 SF
GUESTROOM - AVID		
KING	30	6717 SF
KING ADA	3	1048 SF
QUEEN QUEEN	22	6242 SF
QUEEN QUEEN ADA	1	374 SF
TOTAL		14381 SF
HOUSEKEEPING		
HOUSEKEEPING ROOM	3	539 SF
TOTAL		539 SF
LAUNDRY		
LAUNDRY EQUIPMENT	1	64 SF
LAUNDRY	1	433 SF
TOTAL		497 SF
PUBLIC SPACE		
FITNESS	1	453 SF
GAZEBO	1	263 SF
GUEST LAUNDRY	1	228 SF
LOBBY	1	2440 SF
TOTAL		3384 SF
PUBLIC SUPPORT		
MARKET	1	150 SF
PANTRY	1	279 SF
CHECK-IN	1	150 SF
ELEVATOR LOBBY (GROUND FLOOR)	1	214 SF
PUBLIC RESTROOMS	2	105 SF
TOTAL		898 SF
TOTAL NET BUILDING AREA		45338 SF

AREAS PROVIDED ARE ALL NET SQ FT

PROGRAMMING LEGEND

- GUESTROOM SUPPORT
- GUESTROOMS
- PUBLIC SPACE
- PUBLIC SUPPORT

PURPOSE OF THESE DRAWINGS.

THESE DRAWINGS ARE PREPARED FOR THE USE OF THE OWNER/FRANCHISEE AND THEIR ARCHITECT/ENGINEER AS A REPRESENTATION OF THE DESIGN CRITERIA FOR THE DEVELOPMENT OF A 4-STORY 107 GUESTROOM DUAL-BRAND HOTEL.

THESE DRAWINGS PROVIDE GUIDEANCE FOR INTEGRATING THE TWO PROTOTYPE DESIGNS INTO ONE FOOTPRINT AND ARE TO BE USED IN CONJUNCTION WITH THE PUBLISHED PROTOTYPE DRAWINGS FOR BOTH AVID HOTELS AND CANDLEWOOD SUITES BRANDS. REFER TO THE CURRENT PUBLISHED PROTOTYPE DRAWING SETS FOR BOTH BRANDS FOR ALL DETAILS NOT SPECIFICALLY ADDRESSED WITHIN THIS SUPPLEMENT DESIGN GUIDELINE DRAWINGS. UTILIZE THE CURRENT PUBLISHED PROTOTYPE REVIT FILES FOR BOTH BRANDS AS THE BASIS FOR DEVELOPMENT OF THIS DUAL-BRAND PROTOTYPE.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION , BUT ONLY AS A GUIDE FOR THE DESIGN PROFESSIONALS AS THEY PREPARE THE DOCUMENTS.

IN THE EVENT OF A DISCREPANCY BETWEEN THESE DRAWINGS AND THE CURRENT PROTOTYPE BRAND STANDARDS, THE BRAND STANDARDS SHALL TAKE PRECEDENCE.

THE FRANCHISEE'S CONSULTING ARCHITECT AND ENGINEERS SHALL BE RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL APPLICABLE LAWS, COVENANTS, CODES, REQUIREMENTS OF FEDERAL, STATE AND LOCAL ACCESSIBILITY REGULATIONS, INCLUDING THE AMERICANS WITH DISABILITIES ACT(ADA).

ADDITIONALLY, IHG BRAND SAFETY STANDARDS SHALL TAKE PRECEDENCE OVER LESS RESTRICTIVE CODES.

ROOM COUNT.

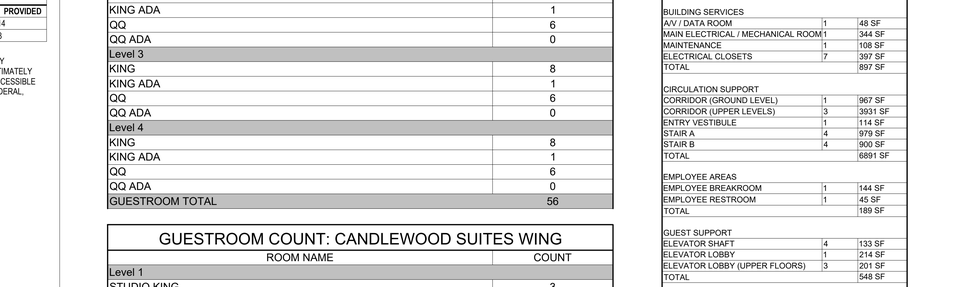
QUANTITY OF KING TO DOUBLE QUEEN GUESTROOMS MAY VARY BASED ON FRANCHISEE REQUIREMENTS.

ACCESSIBLE GUESTROOM DISTRIBUTION MUST COMPLY WITH CURRENT APPLICABLE ACCESSIBILITY CODES.

DOCUMENTATION SET.

THESE DRAWINGS ARE PART OF THE PROTOTYPE DOCUMENTS WHICH ALSO INCLUDE, FF&E SPECIFICATIONS, IHG SUPPLEMENTAL DOCUMENTS AND ANY OTHER REFERENCES WITHIN THESE DOCUMENTS.

REFER TO THE FF&E SPECIFICATIONS FOR BOTH AVID HOTELS AND CANDLEWOOD SUITES FOR ANY FF&E KEY MARKS IDENTIFIED IN THE DRAWINGS.



TYPICAL FLOOR DIAGRAM

SCALE: 1/16" = 1'-0"



FIRST FLOOR DIAGRAM

SCALE: 1/16" = 1'-0"

avid AN IHG® HOTEL

CANDLEWOOD SUITES AN IHG® HOTEL

Issue Date	Description
2021/07/11	DESIGN GUIDELINE DRAWINGS

CONSULTANT DISCLAIMER
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NOT FOR CONSTRUCTION

Project Name
DUAL BRAND PROTOTYPE

Project Number

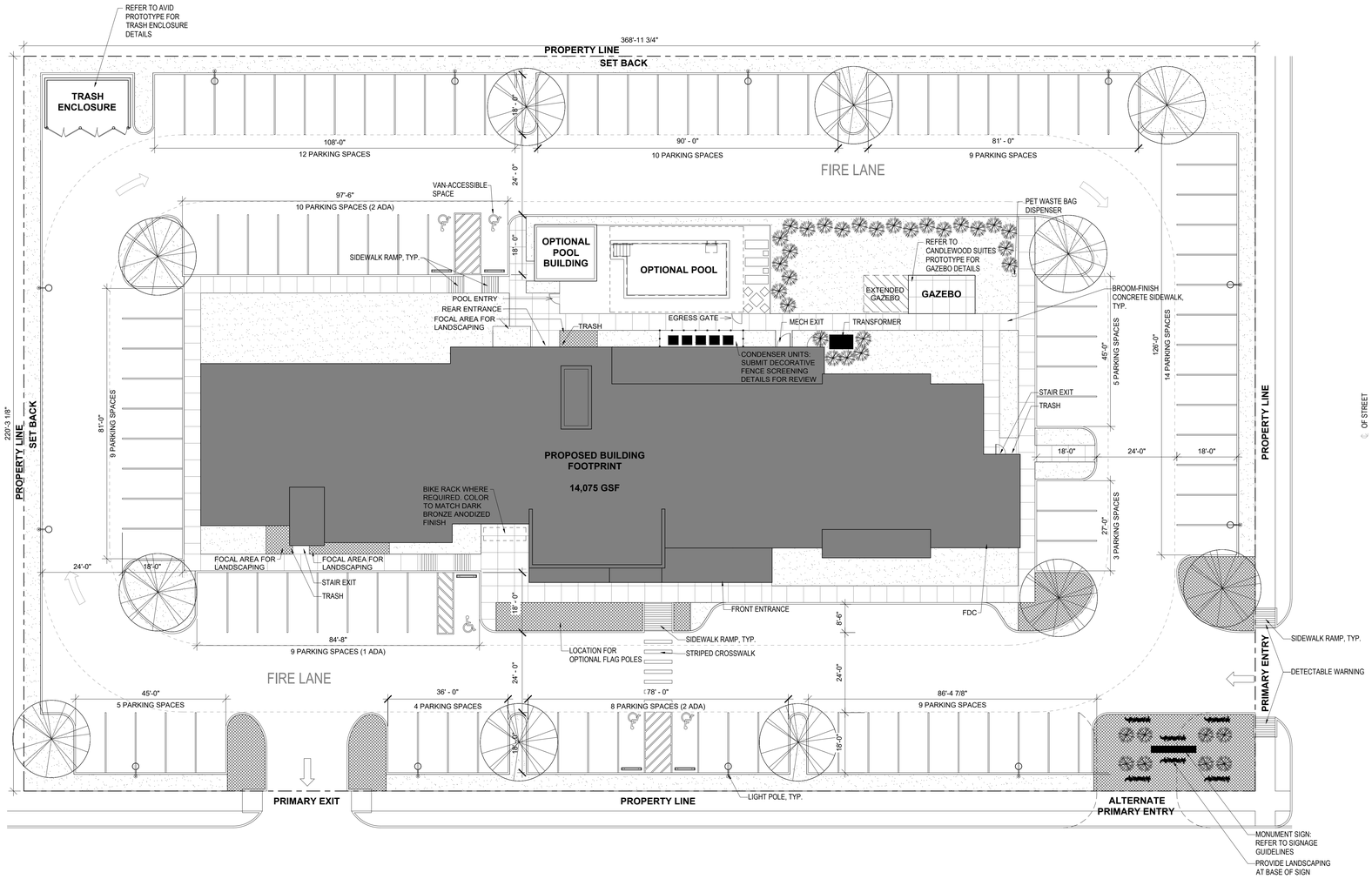
Description
DRAWING INDEX, GENERAL PROJECT INFORMATION & FACILITY AREA PROGRAM

Scale
AS INDICATED

G0.00

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NOTE:
REFER TO AVID PROTOTYPE DRAWINGS FOR SITE DETAILS, EXCEPT WHERE OTHERWISE NOTED.



CONCEPTUAL SITE INFORMATION

HOTEL ROOMS: 107

TOTAL ACREAGE: +/- 1.86 ACRES

TOTAL PARKING SPACES PROVIDED: 107

ADA PARKING SPACES: 5 (INCLUDING 1 "VAN ACCESSIBLE")

CALCULATION BASED ON 1.0 PARKING RATIO PER ROOM FOR PROTOTYPE
(COORDINATE WITH LOCAL JURISDICTION FOR REQUIRED RATIO)

SITE PLAN
SCALE: 1/16" = 1'-0"

01

SHEET NOTES

GENERAL NOTES

A ALL SIDEWALKS TO BE 5'-0" IN WIDTH UNLESS NOTED OTHERWISE.
B RAMPS ARE NOT TO EXCEED 1:12 SLOPE.
C AN ACCESSIBLE ROUTE FROM PUBLIC TRANSPORTATION STOPS, PUBLIC STREETS AND SIDEWALKS, ACCESSIBLE PARKING SPACES AND PASSENGER LOADING ZONES TO AN ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED.
D ACCESSIBLE ENTRANCES AND PARKING SPACES SHALL BE IDENTIFIED WITH A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
E INACCESSIBLE ENTRANCES SHALL BE PROVIDED WITH SIGNAGE DIRECTING PATRONS TO ACCESSIBLE ENTRANCES.
E PARKING SHALL BE SLOPED A MINIMUM OF 2% FOR SITE DRAINAGE. THE MAXIMUM SLOPE PERMITTED AT ACCESSIBLE PARKING SPACES AND ISLES AND ACCESSIBLE PATHS IS 2% IN ALL DIRECTIONS.
G CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 AND SHALL BE A MINIMUM OF 36" WIDE.
H LOCATE ALL METERS OUT OF DIRECT VIEW OF GUESTS.
J. HVAC UNITS AND OTHER UTILITY EQUIPMENT TO BE SCREENED FROM VIEW WITH LANDSCAPE OR SCREEN WALLS. EACH IN ACCORDANCE WITH LOCAL CODES, ORDINANCES AND PROTOTYPE STANDARDS.
K GENERAL PARKING AND PEDESTRIAN AREAS SHALL HAVE MINIMUM LIGHTING OF1 FOOT CANDLE.
L ALL DOWNSPOUTS SHALL BE TIED TO THE STORM SEWER SYSTEM.
M ALL SIGNAGE TO CONFORM TO ALL LOCAL CODES, ORDINANCES AND PROTOTYPE STANDARDS.
N ALL FENCING ON PROPERTY MUST COORDINATE WITH THE EXTERIOR DESIGN OF THE HOTEL. CHAIN-LINK FENCING IS NOT ALLOWED.
O A MIN. OF15% OF HOTEL SITE MUST BE DEDICATED TO LANDSCAPING. PROVIDE A VARIETY OF LOW MAINTENANCE TREES, SHRUBS, SEASONAL ANNUALS AND GRASSES AT ALL ENTRANCE DRIVES, PARKING LOT ISLANDS, COURTYARDS AND BETWEEN NEIGHBORING PROPERTIES AND PUBLIC STREETS.
P AN IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPING PLANTS.
Q PROVIDE LANDSCAPE BARRIER, DECORATIVE FENCE, OR OTHER DEVICE TO SCREEN EXCESSIVE NOISE OR UNDESIRABLE VIEWS OF NEIGHBORING PROPERTIES.
R LOCATE ALL ELECTRICAL EQUIPMENT MIN. 15 FT. AWAY FROM PUBLIC ENTRANCES.

SITE NOTES

1. THE SITE LAYOUT IS CONCEPTUAL AND BASED ON A HYPOTHETICAL SITE. IN THE PLACEMENT OF THIS PROTOTYPE BUILDING ON THE DESIRED SITE, THE BUILDING CAN BE MIRRORED HORIZONTALLY OR VERTICALLY AS NEEDED BASED ON SITE ORIENTATION AND PROXIMITY TO ACCESS ROADS.
2. ALL SITE REQUIREMENTS ARE ASSUMED.
3. OWNER SHALL CONFIRM ALL SITE SETBACKS, PARKING & LOADING REQUIREMENTS AND CURB CUTS PER THE LOCAL CODE OF ORDINANCES WHEN FINALIZING SITES FOR PROTOTYPE IMPLEMENTATION.
4. PROTOTYPE DRAWING CONTENT DOES NOT INCORPORATE CIVIL AND LANDSCAPING CONSIDERATIONS INTO THIS PACKAGE. IT IS THE RESPONSIBILITY OF THE IMPLEMENTATION ARCHITECT TO CONFIRM INCOMING AND OUTGOING SERVICES INCLUDING BUT NOT LIMITED TO ALL CIVIL, PLUMBING AND TECHNOLOGY TIE-INS.
5. FIRE DEPARTMENT ACCESS AND ROUTING IS SHOWN FOR REFERENCE AND SHOULD BE VERIFIED WITH REQUIREMENTS OF THE SITE'S LOCAL JURISDICTION. THE SAME APPLIES FOR LOCAL HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
6. SITE AREA ASSUMES NO SITE DETENTION - OWNER SHALL CONFIRM REQUIREMENTS.

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CANDLEWOOD SUITES AN IHG® HOTEL

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NOT FOR CONSTRUCTION

Project Name
DUAL BRAND PROTOTYPE

Project Number

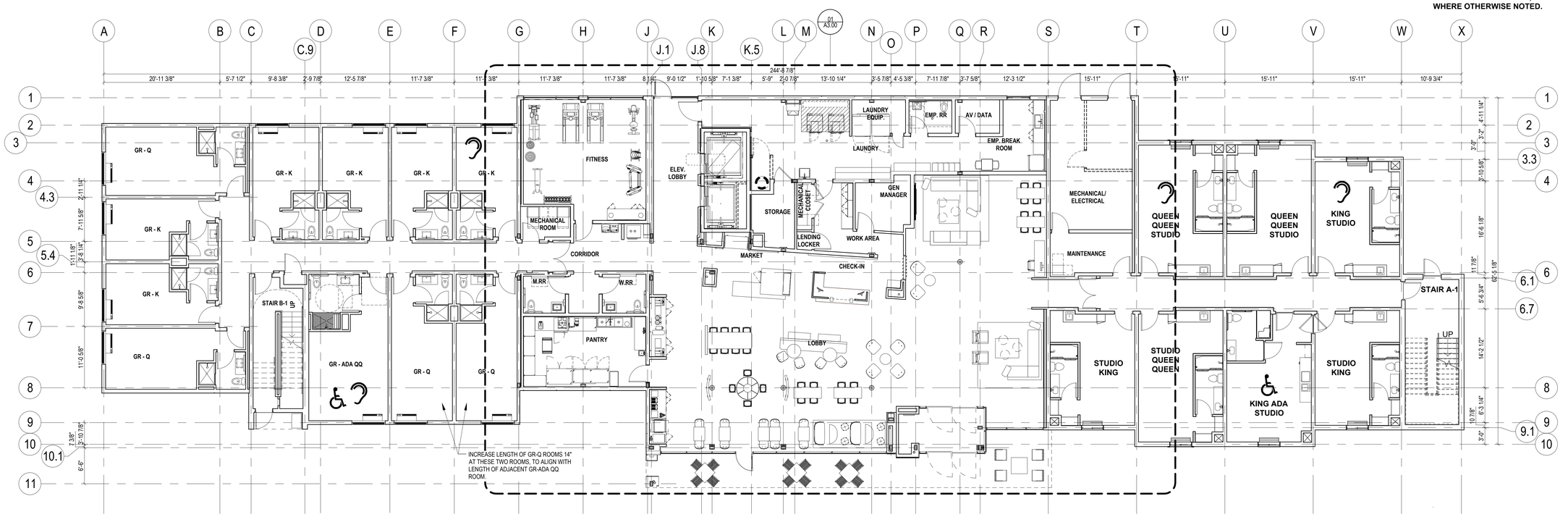
Description
SITE PLAN

Scale
AS INDICATED

A1.00

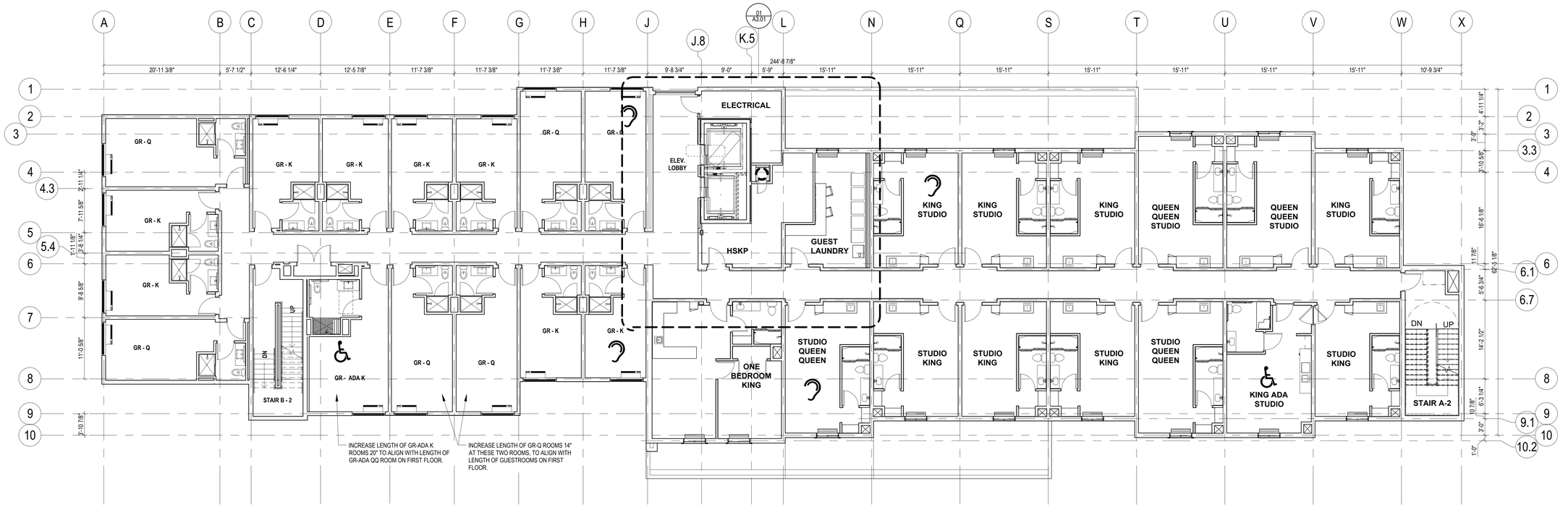
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NOTE:
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LEVEL 01 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

01



LEVEL 02 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

02

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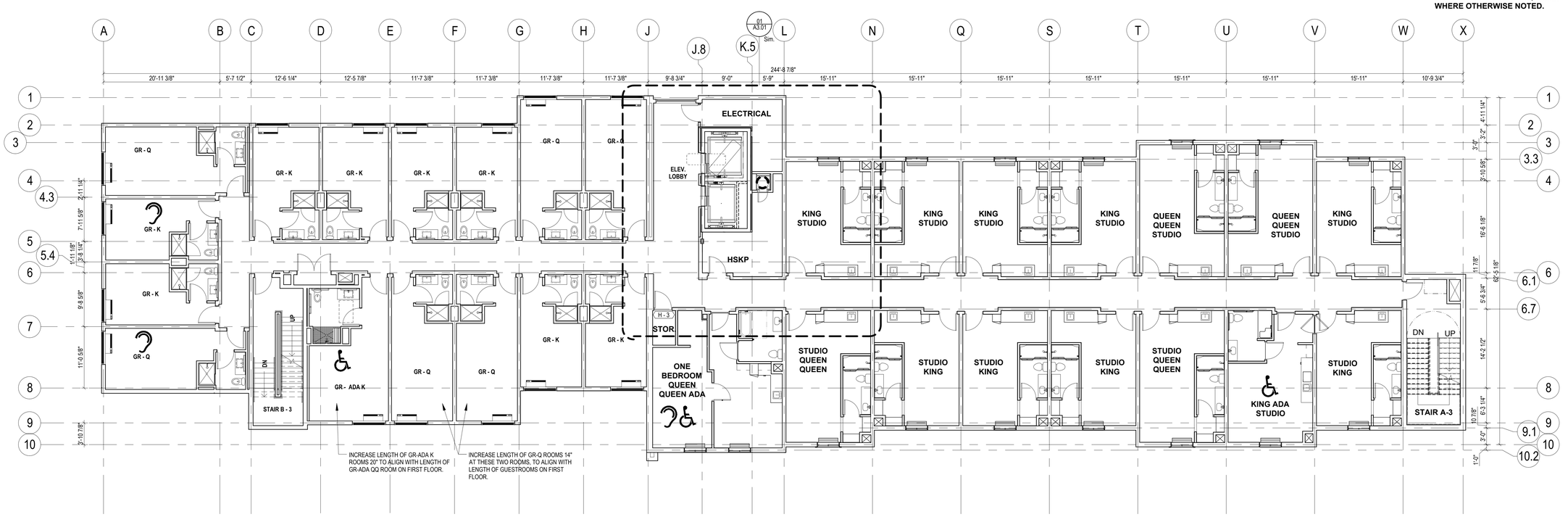
Description
LEVEL 01 & 02 FLOOR PLANS

Scale
AS INDICATED

A2.00

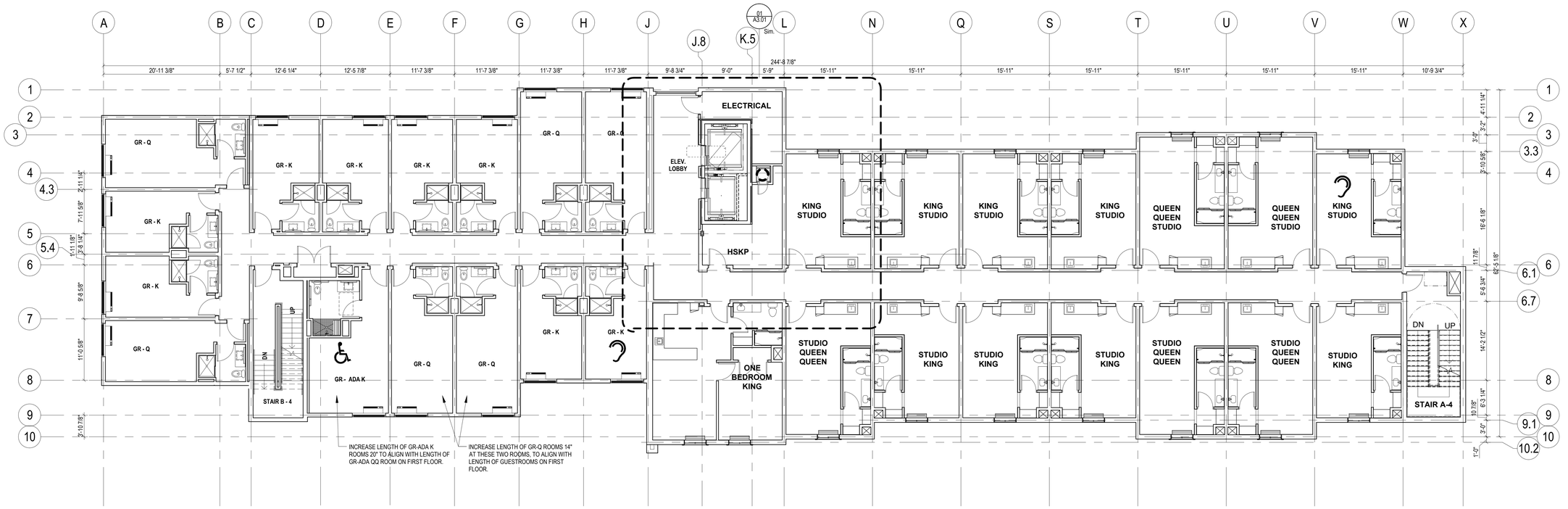
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NOTE:
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LEVEL 03 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

01



LEVEL 04 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

02

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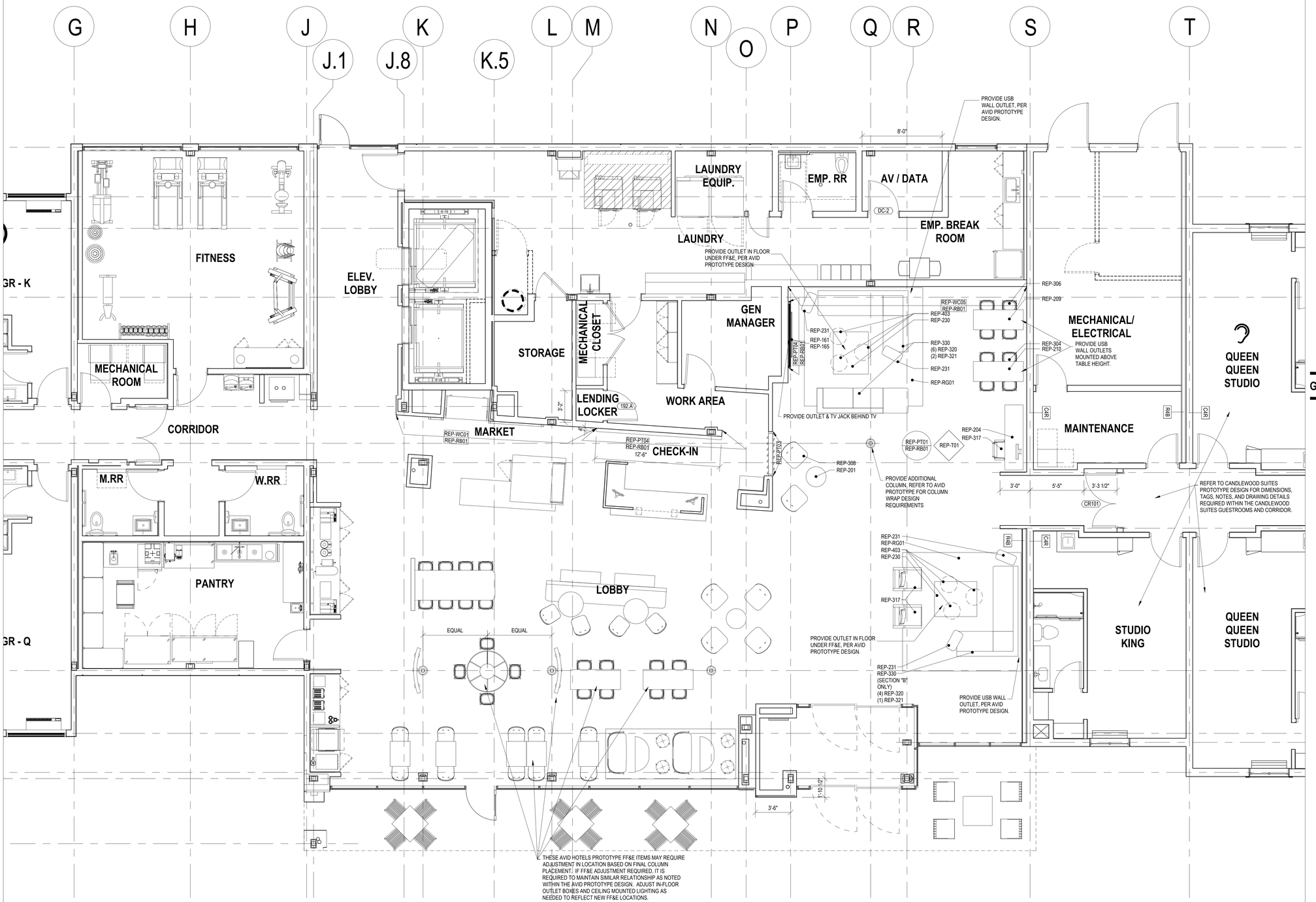
Description
LEVEL 03 & 04 FLOOR PLANS

Scale
AS INDICATED

A2.01

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NOTE:
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ENLARGED LOBBY AND BOH PLAN

SCALE: 1/4" = 1'-0"

01

SHEET NOTES

GENERAL NOTES

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Project Number

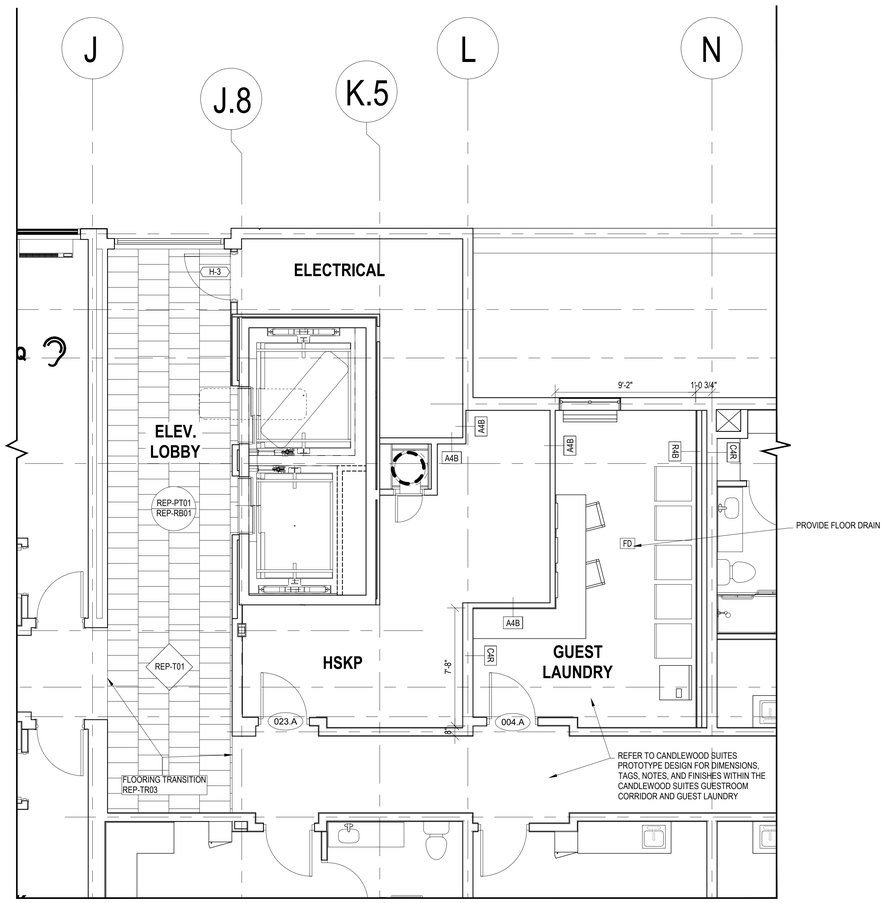
Description
ENLARGED PLAN - LOBBY & BOH

Scale
As indicated

A3.00

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NOTE:
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ENLARGED ELEVATOR LOBBY & GUEST LAUNDRY PLAN 01
SCALE: 1/4" = 1'-0"

SHEET NOTES

GENERAL NOTES

Issue Date	Description
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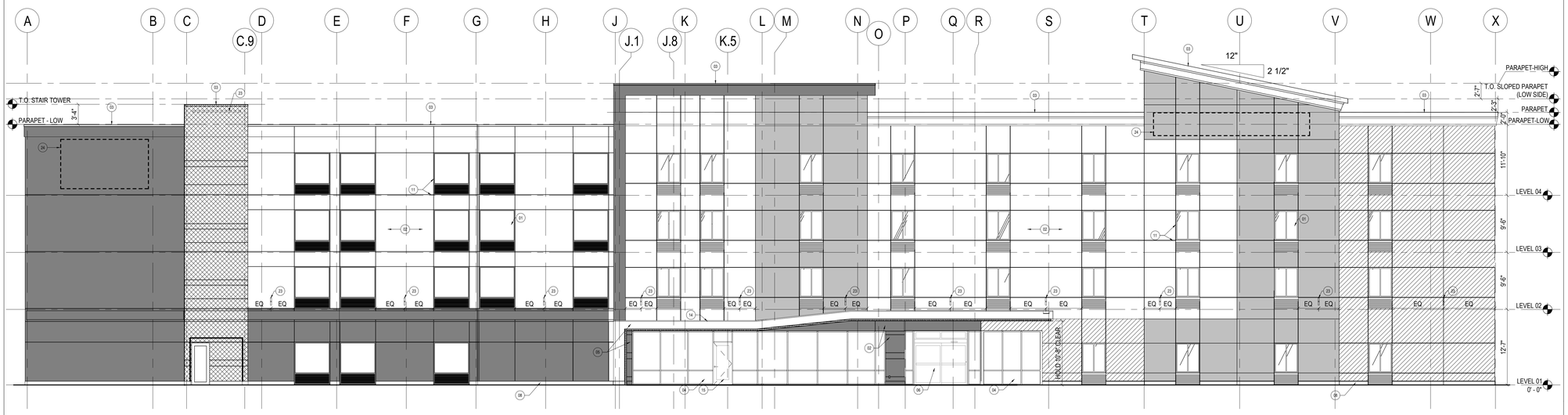
Project Number

Description
ENLARGED PLAN - ELEVATOR LOBBY & GUEST LAUNDRY

Scale
As indicated

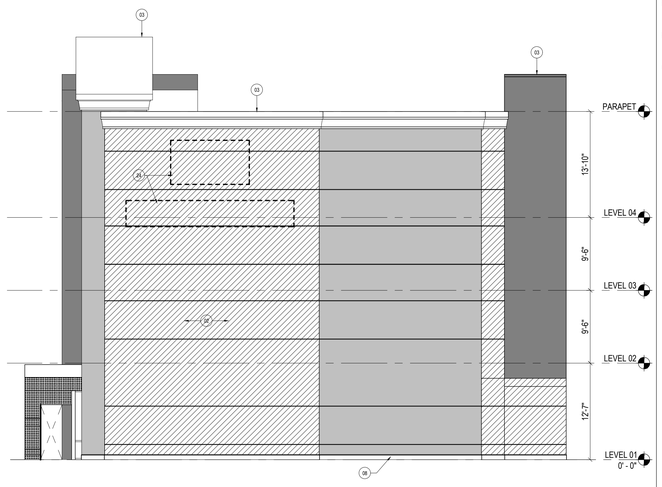
A3.01

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SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

02



EAST ELEVATION
SCALE: 1/8" = 1'-0"

01

SHEET NOTES

01 INTEGRATED EXTERIOR WINDOW AND PTAC LOUVER
02 EXTERIOR CLADDING WITH WATERPROOFING SYSTEM
03 METAL COPING - COLOR TO MATCH ADJACENT WALL FINISH
04 EXTERIOR STOREFRONT WINDOWS
05 EXTERIOR CLADDING SYSTEM BENEATH CANOPY AND ADJACENT WING WALLS
06 SINGLE SLIDING GLASS DOOR
07 ELEVATOR OVERRUN BEYOND
08 8" CAST STONE BASE
09 EXTERIOR ALUMINUM WINDOW, TYP.
10 PAINT DOOR AND FRAME TO MATCH ADJACENT FINISH
11 3/4" CONTROL JOINT
12 3/4" REVEAL (TYP.)
14 ENTRANCE CANOPY WITH TPO ROOF
15 STOREFRONT DOOR
17 3'-0"X3'-0" HOT WATER TANK INTAKE EXHAUST
18 LAUNDRY EXHAUST, COORDINATE WITH MANUFACTURER FOR LOUVER SIZES AND LOCATIONS - ALIGN EDGES OF LOUVER WITH WINDOW ABOVE IF FEASIBLE
20 PREFABRICATED CANOPY.
21 SCUPPER, PAINTED TO MATCH ADJACENT WALL
23 EXTERIOR LIGHT FIXTURE. REF: ELECT. AND LIGHTING DWGS.
24 LOCATION FOR BUILDING SIGNAGE. PROVIDE ELECTRICAL SERVICE TO LOCATIONS WHERE SIGNAGE TO BE INSTALLED. REFER TO IHG SIGNAGE GUIDELINES FOR MORE INFORMATION.

GENERAL NOTES

A. SEE IHG SUPPLEMENTAL EXTERIOR FINISHES DOCUMENT FOR INFORMATION ON MATERIALS, SYSTEMS, AND COLORS.
B. TEMPERED GLAZING TO BE PROVIDED AS REQUIRED BY LOCAL BUILDING CODES.
C. COORDINATE PLACEMENT OF ALL LOUVERS, VENTS, AND OTHER EXTERIOR ELEMENTS WITH LOCATIONS OF SCORE JOINTS (TYP.).
D. ALL CONSTRUCTION IS INTENDED TO BE IN CONFORMANCE WITH FEDERAL & STATE LAWS, CURRENT LOCAL ORDINANCES & BUILDING CODES, AND ACCESSIBILITY CODES.
E. AUTOMATIC FIRE SPRINKLER SYSTEM MUST BE REVIEWED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.
F. FIRE ALARM SYSTEM IS REQUIRED. SYSTEM MUST BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT.
G. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH MANUFACTURER ON FIXTURES, EQUIPMENT SUPPLIED, PRIOR TO CONSTRUCTION.

MATERIAL LEGEND

EXTERIOR CLADDING SYSTEM - B1
EXTERIOR CLADDING SYSTEM - B2
EXTERIOR CLADDING SYSTEM - B3
EXTERIOR CLADDING SYSTEM - EC-02
EXTERIOR CLADDING SYSTEM - EC-03
EXTERIOR CLADDING SYSTEM - EC-04

avid AN IHG® HOTEL
CANDLEWOOD SUITES AN IHG® HOTEL

Issue Date	Description
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NOT FOR CONSTRUCTION

Project Name
DUAL BRAND PROTOTYPE

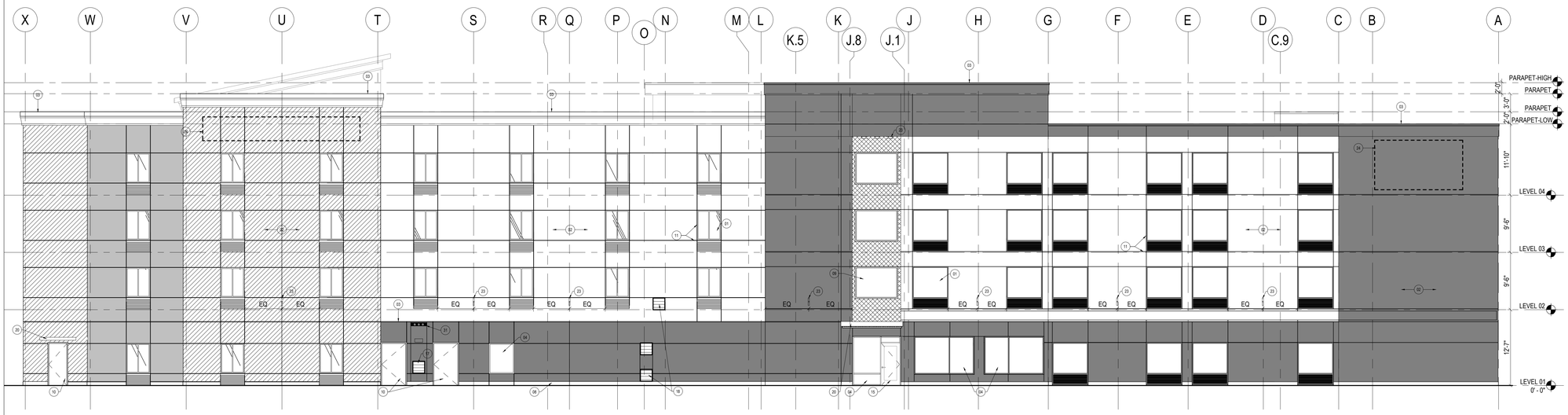
Project Number

Description
BUILDING ELEVATIONS - EAST & SOUTH

Scale
AS INDICATED

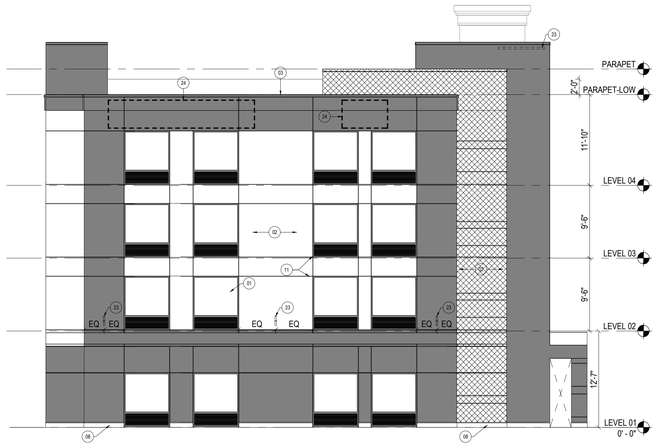
A4.00

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NORTH ELEVATION
SCALE: 1/8" = 1'-0"

02



WEST ELEVATION
SCALE: 1/8" = 1'-0"

01

SHEET NOTES

01 INTEGRATED EXTERIOR WINDOW AND PTAC LOUVER
02 EXTERIOR CLADDING WITH WATERPROOFING SYSTEM
03 METAL COPING - COLOR TO MATCH ADJACENT WALL FINISH
04 EXTERIOR STOREFRONT WINDOWS
05 EXTERIOR CLADDING SYSTEM BENEATH CANOPY AND ADJACENT WING WALLS
06 SINGLE SLIDING GLASS DOOR
07 ELEVATOR OVERRUN BEYOND
08 8" CAST STONE BASE
09 EXTERIOR ALUMINUM WINDOW, TYP.
10 PAINT DOOR AND FRAME TO MATCH ADJACENT FINISH
11 3/4" CONTROL JOINT
12 3/4" REVEAL (TYP.)
14 ENTRANCE CANOPY WITH TPO ROOF
15 STOREFRONT DOOR
17 3'-0"X3'-0" HOT WATER TANK INTAKE EXHAUST
18 LAUNDRY EXHAUST, COORDINATE WITH MANUFACTURER FOR LOUVER SIZES AND LOCATIONS
20 PREFABRICATED CANOPY.
21 SCUPPER, PAINTED TO MATCH ADJACENT WALL
23 EXTERIOR LIGHT FIXTURE. REF: ELECT. AND LIGHTING DWGS.
24 LOCATION FOR BUILDING SIGNAGE. PROVIDE ELECTRICAL SERVICE TO LOCATIONS WHERE SIGNAGE TO BE INSTALLED. REFER TO IHG SIGNAGE GUIDELINES FOR MORE INFORMATION.
31 GAS WATER HEATER - CONCENTRIC VENTS

GENERAL NOTES

A. SEE IHG SUPPLEMENTAL EXTERIOR FINISHES DOCUMENT FOR INFORMATION ON MATERIALS, SYSTEMS, AND COLORS.
B. TEMPERED GLAZING TO BE PROVIDED AS REQUIRED BY LOCAL BUILDING CODES.
C. COORDINATE PLACEMENT OF ALL LOUVERS, VENTS, AND OTHER EXTERIOR ELEMENTS WITH LOCATIONS OF SCORE JOINTS (TYP.).
D. ALL CONSTRUCTION IS INTENDED TO BE IN CONFORMANCE WITH FEDERAL & STATE LAWS, CURRENT LOCAL ORDINANCES & BUILDING CODES, AND ACCESSIBILITY CODES.
E. AUTOMATIC FIRE SPRINKLER SYSTEM MUST BE REVIEWED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.
F. FIRE ALARM SYSTEM IS REQUIRED. SYSTEM MUST BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT.
G. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH MANUFACTURER ON FIXTURES, EQUIPMENT SUPPLIED, PRIOR TO CONSTRUCTION.

MATERIAL LEGEND

EXTERIOR CLADDING SYSTEM - B1
EXTERIOR CLADDING SYSTEM - B2
EXTERIOR CLADDING SYSTEM - B3
EXTERIOR CLADDING SYSTEM - EC-02
EXTERIOR CLADDING SYSTEM - EC-03
EXTERIOR CLADDING SYSTEM - EC-04

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Issue Date	Description
2021/07/11	DESIGN GUIDELINE DRAWINGS

CONSULTANT DISCLAMER
This is a Prototype design only. The drawings include plans, sections, elevations, typical construction details, diagrammatic layouts of the building systems and related information to convey the design intent for architectural, structural, mechanical, electrical, plumbing and technology systems. The design set forth with these documents may not be suitable for a particular site or certain local conditions. InterContinental Hotels Group and its retained consultants that prepared these documents are not responsible for adaptation of the design to a particular site, compliance of the design with applicable laws, regulations, ordinances and codes, or final design reviews required to prepare construction documents. The Franchisee and its retained architect and engineering consultants shall be exclusively responsible for all construction documents prepared for each hotel derived from this prototype documentation.

NOT FOR CONSTRUCTION

Project Name
DUAL BRAND PROTOTYPE

Project Number

Description
BUILDING ELEVATIONS - WEST & NORTH

Scale
AS INDICATED

A4.01

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SHEET INDEX

A1.0 FIRST FLOOR PLAN
A2.0 BUILDING ELEVATIONS AND SIGN ELEVATIONS
A2.1 GAS CANOPY FLOOR PLAN AND ELEVATIONS
A2.2 DUMPSTER ENCLOSURE PLAN AND ELEVATIONS
A3.0 BUILDING SECTIONS
A7.0 REFLECTED CEILING PLAN, ROOF PLAN
S1.0 FOUNDATION PLAN

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	PROPOSED
SECOND FLOOR	------ S.F.
FIRST FLOOR	18,812 S.F.
CANOPIES (COLUMN SUPPORTED)	------ S.F.
BASEMENT	------ S.F.
BUILDING AREA SUB-TOTALS	18,812 S.F.
MEZZANINES	------ S.F.
FIRE AREA TOTALS	18,812 S.F.

BUILDING CODE ANALYSIS

PROJECT ADDRESS
East Frontage Road, Somers, WI, 53144

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
2015 International Energy Conservation Code

OCCUPANCY
A2 - Assembly (Restaurant Over 50 Seats)
B - Business
M - Mercantile
S1 - Moderate Hazard Storage
Accessory Use
?-?
Incidental Use

High-Piled Combustible Storage — NO
Hazardous Materials — NO
Single Control Area

HEIGHT & AREA
Building Height: 26'-0" — Maximum Allowed: 75'-0"
Number of Stories: 1 — Maximum Allowed: 3
Total Building Area: 14,674 S.F. — Maximum Allowed: 38,000 S.F.
Total Fire Area: 14,674 S.F. — Maximum Allowed: 66,500 S.F.
Mixed/Separated Occupancies
Unlimited Area Building — NO

CONSTRUCTION TYPE
Construction Classification — IIB
Fire Separation Distance — 30'-0"+

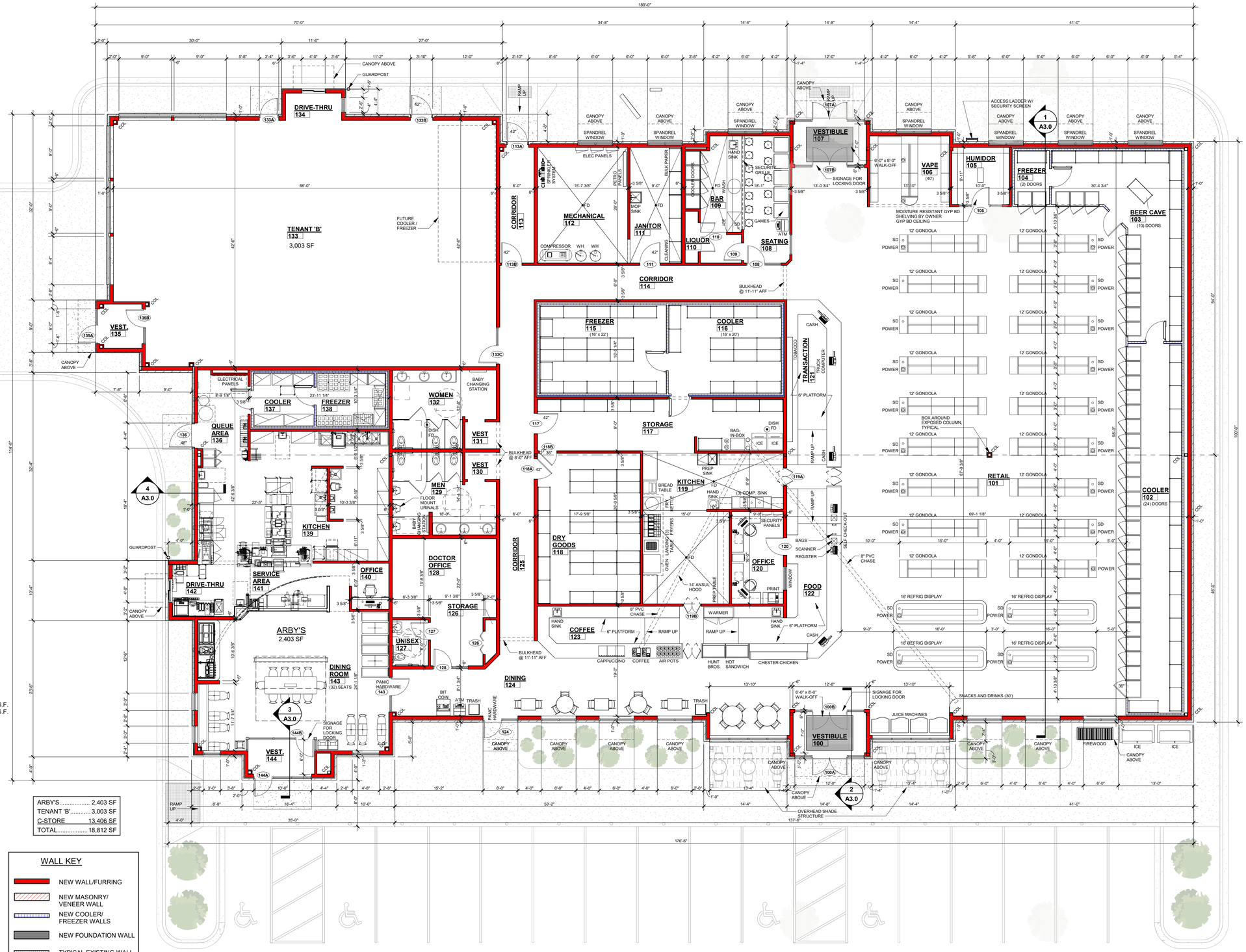
FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type — NFPA 13
Fire Alarm System — NO

MEANS OF EGRESS
Occupant Load 233
Panic Hardware YES

STRUCTURAL DESIGN
Risk Category — II
Live Loads
Roof Live Load — 20 psf
Second Floor/Mezz Live Load — -- psf
Collateral Load — 5 psf
Snow Load
Ground Snow Load — 30 psf
Exposure Factor — 0.9
Thermal Factor — 1.0
Wind Loads
Wind Load — 115 MPH
Exposure Category — C
Earthquake Loads
Seismic Site Class — D

PLUMBING SYSTEMS
Mens WC Required — 1
Womens WC Required — 1
Drinking Fountain — NO
Other Source — YES

MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU



ARBY'S..... 2,403 SF
TENANT 'B'..... 3,003 SF
C-STORE 13,406 SF
TOTAL..... 18,812 SF

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

NORTH

FLOOR PLAN
1/8" = 1'-0"

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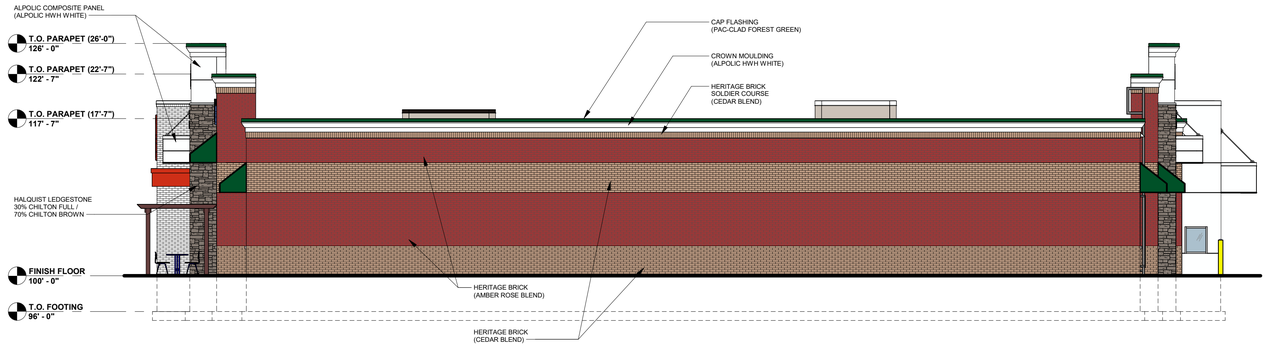
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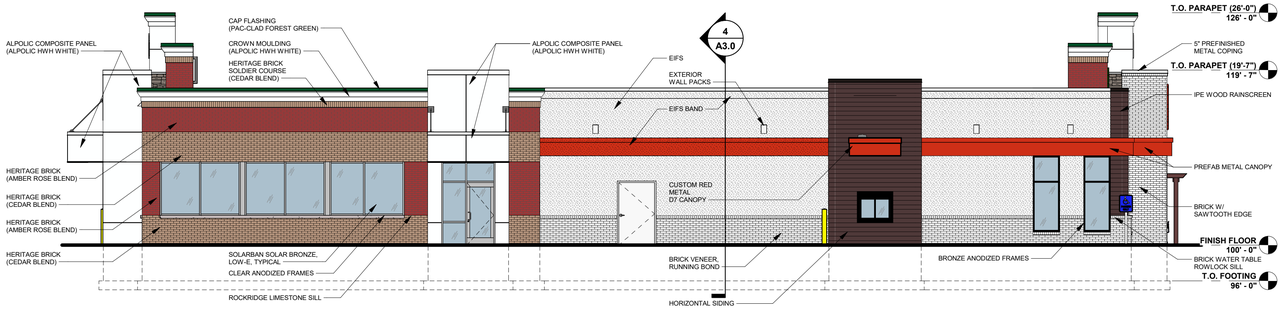
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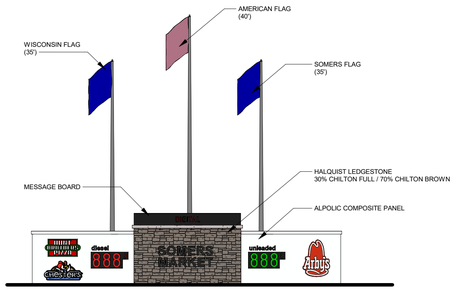
PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: ACM
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P22188
CONTRACT NO: -------
DATE: 06.21.2022
SHEET: A1.0



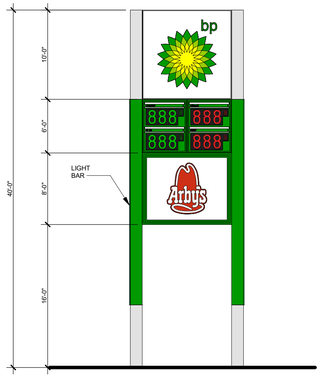
EAST ELEVATION
1/8" = 1'-0"



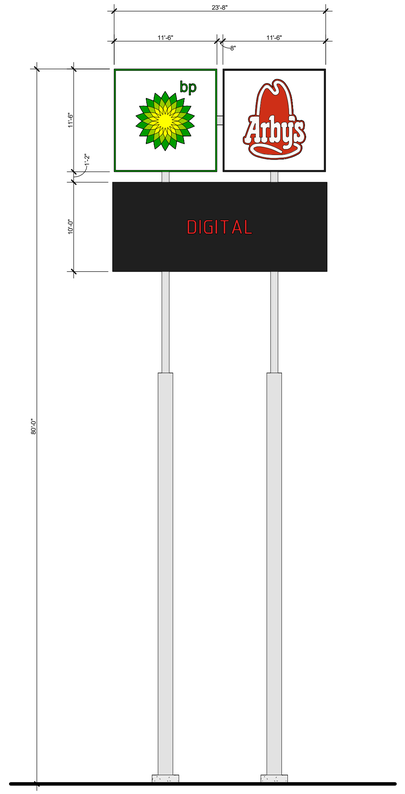
WEST ELEVATION
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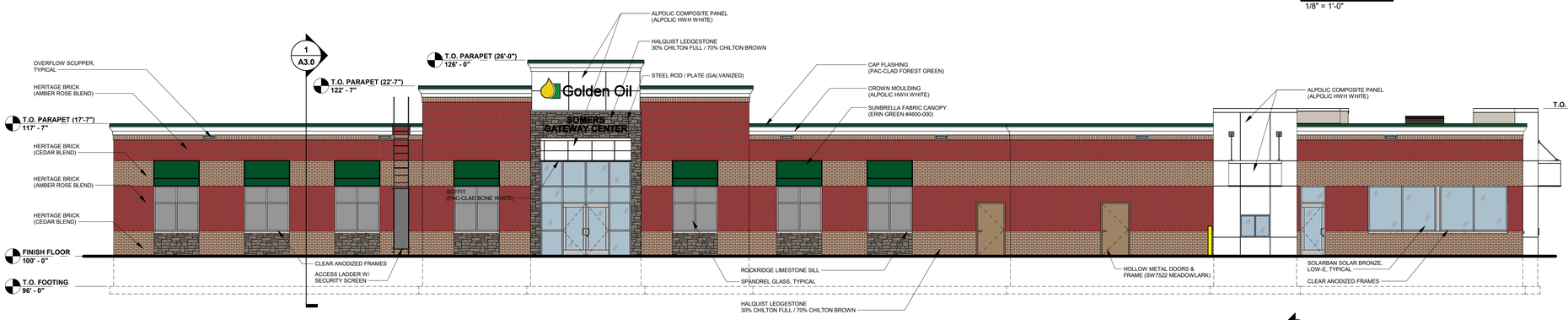
MUNICIPAL SIGN
1/8" = 1'-0"



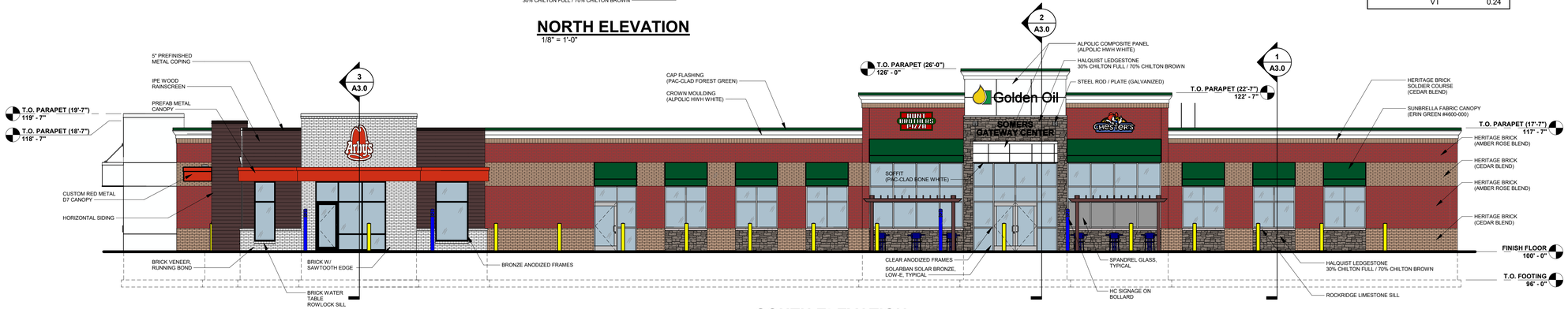
40'-0" SIGN
1/8" = 1'-0"



80'-0" SIGN
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

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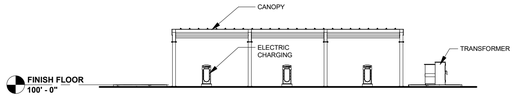
DOOR & WINDOW VALUES

WINDOWS:	U VALUE	0.4
	SHGC	0.277
	VT	0.36
DOORS: (SWINGING)	U VALUE	0.38
O.H. DOORS: (NON-SWINGING)	U VALUE	0.108
DOORS: (>50% GLAZING)	U VALUE	0.701
	SHGC	0.205
	VT	0.24

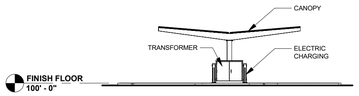
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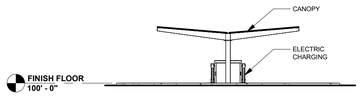
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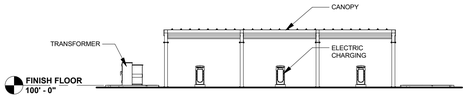
ELECTRIC CHARGING NORTH ELEVATION
1/16" = 1'-0"



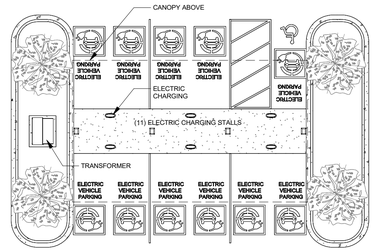
ELECTRIC CHARGING WEST ELEVATION
1/16" = 1'-0"



ELECTRIC CHARGING EAST ELEVATION
1/16" = 1'-0"



ELECTRIC CHARGING SOUTH ELEVATION
1/16" = 1'-0"

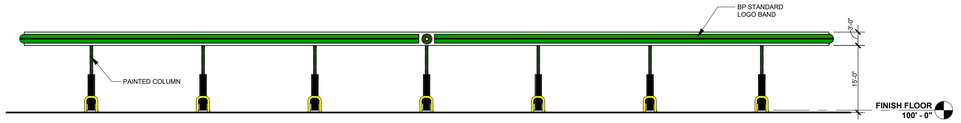


NORTH

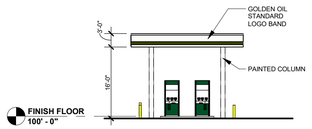
ELECTRIC CHARGING CANOPY FLOOR PLAN
1/16" = 1'-0"



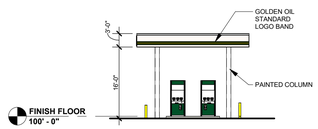
DIESEL CANOPY WEST ELEVATION
1/16" = 1'-0"



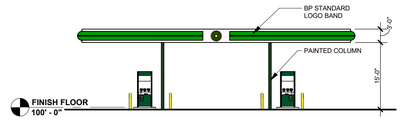
GAS CANOPY NORTH ELEVATION
1/16" = 1'-0"



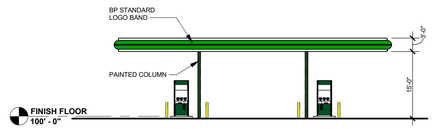
DIESEL CANOPY SOUTH ELEVATION
1/16" = 1'-0"



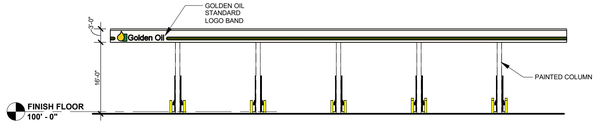
DIESEL CANOPY NORTH ELEVATION
1/16" = 1'-0"



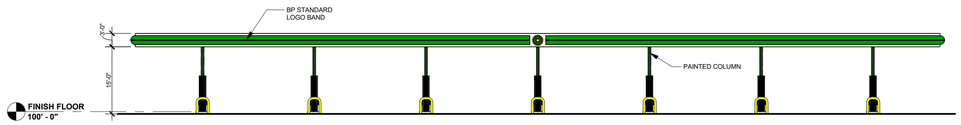
GAS CANOPY WEST ELEVATION
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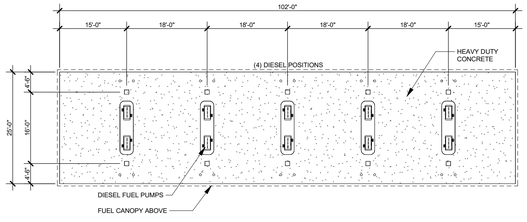
GAS CANOPY EAST ELEVATION
1/16" = 1'-0"



DIESEL CANOPY EAST ELEVATION
1/16" = 1'-0"

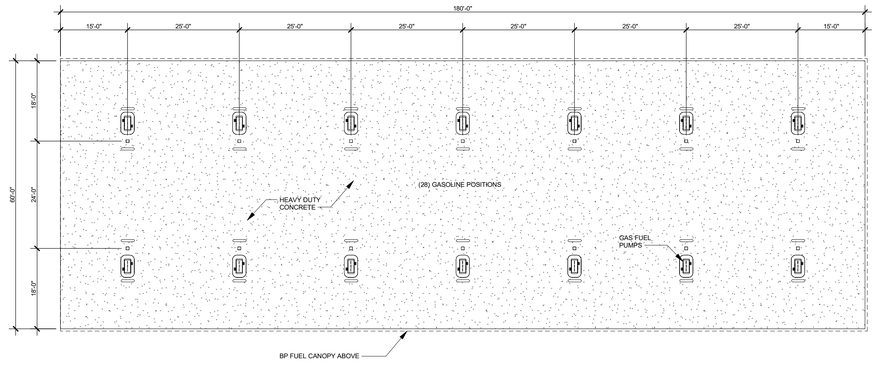


GAS CANOPY SOUTH ELEVATION
1/16" = 1'-0"



NORTH

DIESEL CANOPY FLOOR PLAN
1/16" = 1'-0"



NORTH

GAS CANOPY FLOOR PLAN
1/16" = 1'-0"

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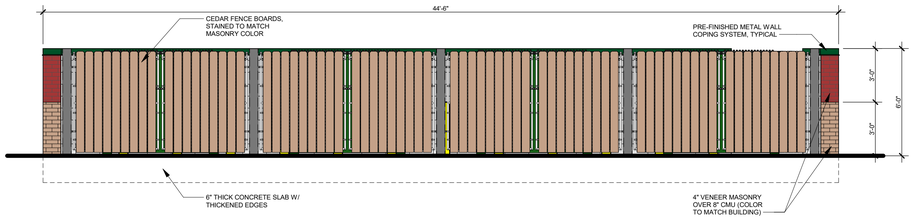
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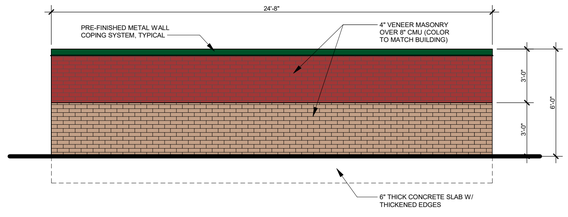
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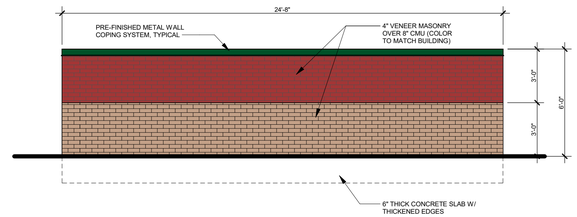
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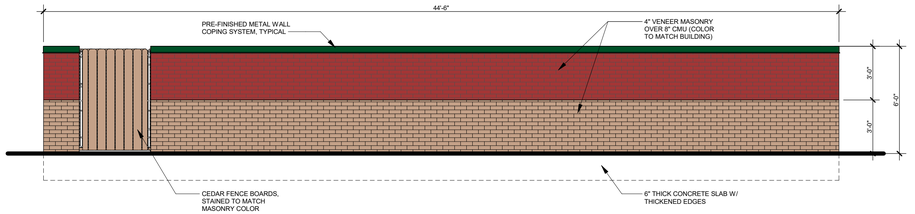
DUMPSTER ENCLOSURE - WEST ELEVATION
1/4" = 1'-0"



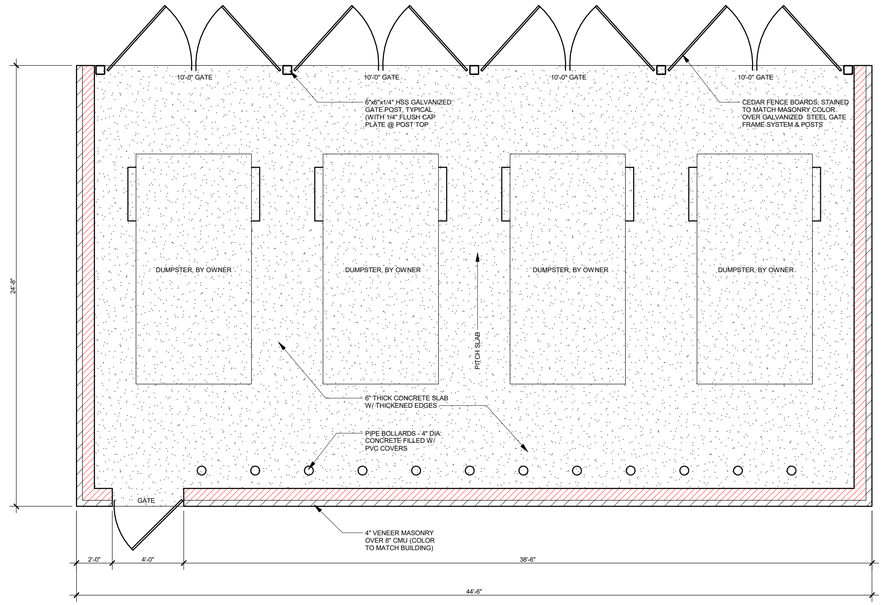
DUMPSTER ENCLOSURE - SOUTH ELEVATION
1/4" = 1'-0"



DUMPSTER ENCLOSURE - NORTH ELEVATION
1/4" = 1'-0"



DUMPSTER ENCLOSURE - EAST ELEVATION
1/4" = 1'-0"



NORTH

DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"

Keller
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Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

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W204 N11509
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Germantown, WI 53022
PHONE (262) 250-9710 1-800-236-2534
FAX (262) 250-9740

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PROPOSED FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS, WISCONSIN

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REVISIONS

10	07.21.2023	ACM
11	08.01.2023	ACM
12	02.14.2024	ACM
13	03.05.2024	ACM
14	03.29.2024	ACM
15	04.05.2024	ACM

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: ACM
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P22188
CONTRACT NO: -------
DATE: 06.21.2022
SHEET: A2.2

PRELIMINARY - NOT FOR CONSTRUCTION



GOLDEN OIL - SOMERS GATEWAY CENTER

SOMERS, WISCONSIN

Golden Oil Company
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CONCEPT ONLY









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SOMERS, **WISCONSIN**

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CONCEPT ONLY

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

MEMORANDUM

TO: **Jason Peters, Village of Somers Administrator**
FROM: **Luke Godshall, Senior Land Use Planner**
DATE: **2024-07-19**
RE: **PUD Requests for Somers Gateway Center**

The proposed Somers Gateway Center development includes a request for a PUD Planned Unit Development Overlay District as part of their submitted rezoning application.

Based on submitted project information and recommendations from Village plan commission, a motion to approve the rezoning w/ PUD overlay should include the following ordinance deviations:

- **Section ZN 3.06(3)(g) – Adequate Access**

  Required by Ordinance:
  Driveways for all single-family and two-family residential uses shall be a minimum of 10 feet in width and not exceed 24 feet at the property line. For all other properties, vehicular ingress and egress shall not exceed 35 feet in width at the property line.

  Requested Deviation:
  Vehicular ingress and egress shall not exceed **45 feet in width at the property line**.

- **Section ZN 3.07(6)(d)1 – Freestanding Signs; Number**

  Required by Ordinance:
  Limited to one per street frontage or drive entrance, provided that no freestanding sign is located closer than a minimum of 300 feet to another freestanding sign on the same property.

  Requested Deviation:
  Developer is requesting **two** freestanding signs to be located along the East Frontage Road (one located at a drive entrance and one not), to be located **closer than 300 feet** from each other.

- **Section 3.07(6)(d)2 - Freestanding Signs; Area**

  Required by Ordinance:
  150 square feet per side of sign, 300 square feet maximum for all sides, except for freestanding signs within an area between Interstate Highway 94 and a distance 50 feet beyond the outermost right-of-way edge of the Frontage Road may be up to 300 square feet per side of sign and 600 square feet maximum for all sides.

  Requested Deviation:
  Developer is requesting one (1) freestanding sign to be located beyond 50 feet of the right-of-way edge of the Frontage Road having a sign area of **240 square feet per side (480 square feet maximum)**, and one (1) freestanding sign to be located within 50 feet of the right-of-way edge of the Frontage Road having a sign area of **502 square feet per side (1004 square feet maximum)**.

- **Section 3.07(6)(d)3 - Freestanding Signs; Height**

Required by Ordinance:
20 feet, except for freestanding signs within an area between Interstate Highway 94 and a distance 50 feet beyond the outermost right-of-way edge of the Frontage Road may be up to 30 feet.

Requested Deviation:
Developer is requesting one (1) freestanding sign to be located beyond 50 feet of the right-of-way edge of the Frontage Road having a height of **40 feet**, one (1) freestanding sign to be located within 50 feet of the right-of-way edge of the Frontage Road having a height of **40 feet,** and one (1) freestanding sign to be located within 50 feet of the right-of-way edge of the Frontage Road having a height of **50 feet**.

- **Section 3.07(6)(c)2 - Monument Signs; Area**
  Required by Ordinance:
  80 square feet per side of sign, 160 square feet maximum for all sides.

  Requested Deviation:
  Developer is requesting a monument sign totaling approximately **212 square feet**.

- **Section 3.19(5)(b) - Landscaping Required for Open Yard Areas in Business Districts**
  Required by Ordinance:
  A minimum of one evergreen or deciduous trees per 1,000 square feet of open yard area; two ornamental trees or two shrubs shall equal one evergreen or deciduous tree. [64,040 SF/1000 SF = 65 trees required]

  Requested Deviation:
  Developer is requesting a total of **17 trees** (12 evergreen & 5 deciduous trees) due to the presence of public utilities and easements through the development.

- **Section 3.19(6)(b) - Landscaping Required for Building Foundations in Business Districts**
  Required by Ordinance:
  A minimum of one ornamental tree per 20 feet of building foundation. Two shrubs shall equal one ornamental tree. [645'/20' = 33 trees or 66 shrubs required]

  Requested Deviation:
  Developer is requesting a total of **29 shrubs** and **59 perennials**.

- **Section 4.04(3)(f)1 - Height in the B-3 District**
  Required by Ordinance:
  No building or parts of a building shall exceed 35 feet in height.

  Requested Deviation:
  Developer is requesting a hotel building height of approximately **56 feet**.

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VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: July 23rd, 2024

TO: Village President Stoner and Village Trustees

PREPARED BY: Wendy Burnette, Clerk-Treasurer

AGENDA ITEM: #8 Action on application for Class "B" (Picnic) Beer License from Hyslop Foundation DBA Hawthorn Hollow Nature Sanctuary & Arboretum, located at 880 Green Bay Road for their Pike River Benefit Concert Series on August 9, 2024 and request to waive fees

BACKGROUND:

Hawthorn Hollow is a 90-acre Nature Sanctuary that hosts over 6,000 students a year with over 30 educational programs. The Hawthorn Hollow event is to raise monies to maintain operations of the preserve.

They approached the Village to request a Class "B" (Picnic) Beer License for the Pike River Benefit Concert Series on August 9th.

The waiver letter includes one additional event on September 7th that will be brought to a later work session date.

As these are charity events, they have requested waiver of fees associated with the applications.

PRIOR ACTION TAKEN:

This was discussed and reviewed at our July 16th Work Session

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"Motion to approve application for Class "B" (Picnic) Beer License from Hyslop Foundation DBA Hawthorn Hollow Nature Sanctuary & Arboretum for their

Rescheduled Pike River Benefit Concert Series on August 7th, 2024. Located at 880 Green Bay Road, Kenosha, Wisconsin 53144, and requests to waive fees."

ATTACHMENTS:

Temporary Class "B Applications and Request to Waive Fee Letter

Form
AB-220

Temporary Alcohol Beverage License

Municipality: Village of Somers

License(s) Requested	Fees	
☐ Temporary "Class B" Wine ☑ Temporary Class "B" Beer	License Fees	$ 10.00
	Background Check	$
	Total Fees	**$**

Part A: Organization Information

1. Organization Name: Hyslop Foundation DBA Hawthorn Hollow Nature Sanctuary & Arboretum

2. Organization Permanent Address: 880 Green Bay Rd

3. City	4. State	5. Zip Code
Kenosha	WI	53144

6. Mailing

7. FEIN	8. Date of Organization/Incorporation	9. State of Organization/Incorporation
39-6061420	12/26/62	WI

10. Phone	11. Email
(262) 552-8196	thehollow@hawthornhollow.org

12. Organization type *(check one)*

☑ Bona Fide Club ☐ Church ☐ Fair Association/Agricultural Society ☐ Veteran's Organization
☐ Lodge/Society ☐ Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.

13. Is this organization required to hold a Wisconsin Seller's permit? . . . . . ☐ Yes ☑ No

14. Wisconsin Seller's Permit Number (if applicable)

Part B: Individual Information

List the name, title, and phone number for all directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.

Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).

Last Name	First Name	Title	Phone
Leveque	Timothy	Director/Agent	(262) 705-9278
Andrea-Schlenker	Susan	President	(262) 515-3555
Kozak Bishop	Charlotte	Treasurer	(262) 496-6830
Halmo	Sandra	Secretary	(262) 960-3806

Continued →

Part C: Event Information

1. Name of Event (if applicable)
Walk in the Woods Art Fair

2. Dates of Operation
09/07/2024 09/07/2024

3. Hours of Operation
10 am - 4 pm

4. Premises Address
880 Green Bay Rd

5. City
Kenosha

6. State
WI

7. Zip Code
53144

8. County
Kenosha

9. Governing Municipality ☐ City ☐ Town ☑ Village
of: Somers

10. Aldermanic District

11. Organizer of Event (if not the named applicant)

12. Email and/or Phone Number for Organizer of Event

13. Organizer Website

14. Event Website

15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

Part D: Attestation

Who must sign this application?

- one officer or director of the nonprofit organization

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Leveque	Timothy	J

Title	Email	Phone
Director/Agent	tj@hawthornhollow.org	(262) 552-8196

Signature

Date

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	

Form AB-220 Instructions

Temporary Alcohol Beverage License Application

Who needs an alcohol beverage license?

Any individual or entity that wants to sell alcohol beverages to consumers or allow consumption in a public place must get an alcohol beverage license (sec. 125.09(1), Wis. Stats.).

Who issues alcohol beverage licenses?

Cities, villages, and towns issue alcohol beverage licenses after the governing body (city council, town or village board) grants the license.

Who may receive a temporary alcohol beverage license?

Only the following organizations may receive a temporary alcohol beverage license (sec. 125.26(6), Wis. Stats.):

- bona clubs, whether incorporated or not, which own, lease, or occupy a building or portion thereof used exclusively for club purposes, which is operated solely for a recreational, fraternal, social, patriotic, political, benevolent or athletic purpose but not for pecuniary gain and which only sells alcohol beverages incidental to its operation
- local chambers of commerce organized under ch. 181, Wis. Stats. or a similar civic or trade organization organized under ch. 181, Wis. Stats., to promote economic growth and opportunity within a local geographical area
- state, county, or local fair associations or agricultural societies
- churches, lodges or societies that have been in existence for at least 6 months before the date of application
- posts of veterans organizations

What types of events are temporary alcohol beverage licenses used for?

Picnics and similar gatherings of limited duration are the types of events that may qualify to use a temporary alcohol beverage license (sec. 125.26(6), Wis. Stats.). Some examples of events where a temporary alcohol beverage license may be required include fundraisers, meetings of the post, picnics open to the public, fair booths, wine or beer walks, festivals, and more.

What activities are authorized under a temporary alcohol beverage license?

An organization that holds a temporary alcohol beverage license may sell, serve, and allow consumption of wine and/or beer at an event hosted by the organization on the premises approved by the municipal governing body. Organizations may host gatherings requiring an entrance fee to the event that includes service of alcohol beverages or may charge for the beer or wine by the glass. A chamber of commerce or similar trade organization may hold up to 20 temporary alcohol beverage licenses for purposes of organizing a wine or beer walk. Temporary alcohol beverage licenses do not authorize consumption or sale of distilled spirits. See Publication 309, *Retail Alcohol Beverage Licensing Guide for Municipalities*, and Publication 302, *Information for Wisconsin Alcohol Beverage and Tobacco Retailers*, for more details.

Municipality

- In the upper right hand corner, list the name of the city, town, or village for which you are applying for a temporary alcohol beverage license.

License(s) Requested and License Fees:

- Select the alcohol beverage license(s) you would like to apply for.
- The license fee is $10 regardless of whether you are applying for one or both types of temporary alcohol beverage licenses. Your municipality may charge background check fees to determine your organization's to hold the license.

Part A: Organization Information

- Enter all contact information for the organization. Use a general phone and email address where a municipal clerk can reach your organization during business hours.

- Box 7: Enter the federal employer number for the organization. Every organization must have an employer number (EIN), even if it will not have employees. The EIN is a unique number that the organization to the Internal Revenue Service.
- Box 11: Check one box to describe your organization's purpose or function. If you cannot check one of these boxes, you may not qualify for a temporary alcohol beverage retail license.
- Box 12: Check yes or no to indicate if your organization is required to hold a Wisconsin seller's permit for sales and use tax purposes. Some organizations are not required to hold a seller's permit if they qualify for the occasional sales exemption. See Part 4 of Publication 206, *Sales Tax Exemptions for Nonprofit Organizations*, for the standards that must be met to qualify for the occasional sales exemption.
- Box 13: If Box 12 is yes, enter your seller's permit number. Seller's permits begin with the digits "456." For questions about obtaining a seller's permit, see Seller's Permit Common Questions.

Part B: Individual Information

- Provide the names, titles and phone numbers for directors, and the agent of the organization. Titles of persons requiring disclosure include, but are not limited to: President, Treasurer, Executive Director, Board Member. Obtain and submit Form AB-100, *Alcohol Beverage Individual Questionnaire*, with your application for each person listed.
- Corporations must appoint an agent for this application. List the name of the agent in this section and include Form AB-101, *Alcohol Beverage Appointment of Agent*, with this application. The agent of your organization must reside in Wisconsin.

Part C: Event Information

- Box 1: Insert the event name. If this event will be advertised to the public or membership, use the name included on that information.
- Box 2: Insert the dates of the event. Attach a listing of event dates if more space is needed.
- Box 3: Insert the hours of operation for the event dates.
- Boxes 4-10: Enter the address for the event premises. Also enter the county, local jurisdiction, and aldermanic district in which the premises is located.
- Box 11: Insert the name of the event organizer if the license applicant is not the organizer of the event.
- Boxes 12-14: Provide contact information for the event organizer, the organizer's website, and the event website, if applicable.
- Box 15: Describe the premises in detail. e.

Example: The premises is located at 1234 Main St., Realtown, WI, 12345, and includes only the bar room, uilding.

Example: The premises is the 1,000 square foot tent within the southwest corner of the parking lot located at XYZ Church at 3456 Main St., Realtown, WI, 12345. All sales and storage of alcohol beverages and records will occur within the 1,000 square foot tent in the southwest corner of the parking lot.

Example: The premises is located at PDQ Park (7890 Main St., Realtown, WI, 12345). A 5,000 square foot tent will be constructed in the northeast corner of the park bordering the tree line and northern fence. All alcohol beverage sales and consumption will occur at this tent. Premises includes the adjacent north park and the space between the tent and

Part D: Attestation

- tion.
- Read the attestation carefully, then sign and date.

Part E: For Clerk Use Only

- "Date license granted" means the date the municipal governing body approved the license to be issued.
- "Date license issued" means the date the municipal clerk physic

Completion and Submission of AB-220

- Submit the completed application to the clerk of the municipality in which you are applying for a license.
- Submit a separate application for each temporary event. One application may be used to apply for a temporary event that occurs multiple times at the same premises.
- License applications must be with the municipal clerk at least 15 days before they can be approved by the governing body, except licenses issued by municipalities within Milwaukee County. Governing bodies of municipalities within Milwaukee County establish their own period that applica
- Include the following forms with your license application:
  - Form AB-100, *Alcohol Beverage Individual Questionnaire* for all directors, and agent of the organization
  - Form AB-101, *Alcohol Beverage Appointment of Agent*
  - Payment for license and background check fees, as required by your municipality
  - Any other information and documents required by your municipality

Assistance

This form is prepared by the Department of Revenue for use by municipal governments. If you require assistance with this form, consider reaching out to your local clerk for assistance with the following:

- Submission of this application and associated forms
- Availability of certain licenses in a community

If you have questions about alcohol beverage laws and regulations, you may contact the Department of Revenue using the contact information below.

Website: DOR Alcohol Beverage (wi.gov)
Write: DORAlcohol@wisconsin.gov
Call: (608) 264-4573

Resources Provided by the Department of Revenue

License common questions
Publication 302, *Information for Wisconsin Alcohol Beverage and Tobacco Retailers*
Publication 309, *Retail Alcohol Beverage Licensing Guide for Municipalities*
Fact Sheet 3101, *Licenses for Retail Sale of Alcohol Beverages*
Fact Sheet 3103, *Licensed or Permitted Premises Description*
Fact Sheet 3116, *Reserve "Class B" Liquor Licenses*
Fact Sheet 3118, *"Class B" Liquor License Quotas*

HAWTHORN HOLLOW
NATURE SANCTUARY AND ARBORETUM

Wendy Burnette
Clerk / Treasurer
Village / Town of Somers
7511 12th Street, P.O. Box 197
Somers, WI 53171

May 16, 2024

Dear Ms. Burnette,

Hawthorn Hollow will be holding our Pike River Benefit Concert series this year on June 14, July 19 and August 9. Our Walk in the Woods Art Fair will be held on September 7th. We are applying for Temporary Class B and "B" licenses for all four of these events.

The sale of alcoholic beverages such as wine, hard seltzer and local craft beer help with the proceeds of these events, and add to the flavor of the day. If granted the Temporary Class B Licenses, could you please consider waiving the accompanying fees for this fundraising event?

Hawthorn Hollow is owned and operated by the H. Chris Hyslop Foundation, a private 501c(3) non-profit organization. The now 90 acre Nature Sanctuary is comprised of 3 miles of trails meandering through the woods of the Pike River Valley, virgin and restored prairies, perennial gardens, a Nature Center, 3 Historic Buildings, the Heritage Farmstead, an Observatory, and a 12 acre Arboretum. Hawthorn Hollow hosts over 6,000 students a year with over 30 educational programs. All proceeds from these events provide funds to continue the maintenance operations of this treasured natural resource

We are looking forward to another successful year and hope that you will join us.

Sincerely,

Jeremy Haag
Special Event & Administrative Associate
Hawthorn Hollow Nature Sanctuary and Arboretum

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VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: July 23, 2024

TO: Village President Stoner and Village Trustees

PREPARED BY: Wendy Burnette, Clerk-Treasurer

AGENDA ITEM: #9 Action on application for Class "B" (Picnic) Beer License from Kenosha Shrine Club for events, August 10-11, 2024 from 10 a.m. until 5 p.m. both days. Events to be held at Jerry Smith Farm, 7150 18th Street, and a request to waive fees

BACKGROUND:

Kenosha Shrine Club is a non-profit organization that was established in 1924. The Kenosha Shrine Club has held several events at Jerry Smith Farm to raise money to provide transportation to patients and their families receiving treatment at Shrine Hospital for Children in Chicago.

They approached the Village to request a Class "B" (Picnic) Beer License for the Sweet Corn Fest held at Jerry Smith Farm, 7150 18th Street on August 10 and 11 from 10 a.m. to 5 p.m. each day.

As these are charity events, they requested waiver of fees associated with the application.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff would recommend approval. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"Motion to approve application for Class "B" (Picnic) Beer License from Kenosha Shrine Club for events, August 10-August 11, 2024 from 10 a.m. until 5 p.m. each day. Events to be held at Jerry Smith Farm, 7150 18th Street, and a request to waive fees"

ATTACHMENTS:

Temporary Class "B" Application and Event Request Letter

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE $ _____ Application Date: 7-18-24

☐ Town ☒ Village ☐ City of _____ County of KENOSHA

The named organization applies for: *(check appropriate box(es).)*

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning AUG. 10 and ending AUG. 11 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization *(check appropriate box)* → ☒ Bona fide Club ☐ Church ☐ Lodge/Society ☐ Chamber of Commerce or similar Civic or Trade Organization ☐ Veteran's Organization ☐ Fair Association

(a) Name KENOSHA SHRINE CLUB

(b) Address 7530-33rd AVE FRONT KENOSHA, WI. 53142 *(Street)* ☐ Town ☐ Village ☒ City

(c) Date organized 1924

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☒

(f) Names and addresses of all officers:
President SCOTT HEETER 17434 W. WALNUT LANE GURNEE, IL. 60031
Vice President ROBERT HAGGARTY 6230-10TH ST. KENOSHA, WI. 53144
Secretary JAMES SCHWEITZER 7530-33rd AVE FRONT KENOSHA WI 53142
Treasurer SCOTT HEETER (ABOVE)

(g) Name and address of manager or person in charge of affair: AMY SMITH 7150-18TH ST. KENOSHA, WI. 53144 SMITH'S FARM

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 7150-18TH ST. KENOSHA, WI-53144

(b) Lot FENCED PERIMETER Block _____

(c) Do premises occupy all or part of building? YES

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: WE WILL BE SELLING FROM UNER A LARGE TENT FROM COOLERS. BEER WILL BE STORED IN FARM'S LOCKED COLD ROOM

3. Name of Event

(a) List name of the event SWEET CORN FEST

(b) Dates of event AUGUST 10 & 11.

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

KENOSHA SHRINE CLUB *(Name of Organization)*

Officer James R. Schweitzer 7-12-24 *(Signature/date)*

Officer _____ *(Signature/date)*

Officer _____ *(Signature/date)*

Officer _____ *(Signature/date)*

Date Filed with Clerk _____ Date Reported to Council or Board _____

Date Granted by Council _____ License No. _____

Additional Information

May be Granted and Issued only to:

(1) Bona fide clubs.

(2) State, county, or local fair associations, or agricultural societies.

(3) Churches, lodges, or societies that have been in existence for at least 6 months prior to the date of application.

(4) Posts of veterans organizations.

(5) Chambers of commerce or similar civic or trade organizations organized under ch. 181, Wis. Stats.

Application:

(1) Filing: In writing, for each event, on Form AT-315.

(2) The local licensing authority may act on application or authorize an official or body of the municipality to issue the license. (ss. 125.26(1) and 125.51(1)(a), Wis. Stats.)

(3) The written application shall be filed with the clerk of the municipality in which premises are located:

Class "B" (Beer):

a. The governing body shall establish any waiting period before granting of a license for events lasting less than 4 days (s. 125.04(3)(f), Wis. Stats.)

b. At least 15 days prior to the granting of the license for events lasting 4 or more days.

"Class B" (Wine):

The application shall be filed with the clerk of the local municipality in which the event will be held at least 15 days prior to the granting of the license.

(4) Seller's Permit: Sec. 77.54 (7m), Wis. Stats., provides an exemption from Wisconsin sales and use taxes relating to certain sales by a nonprofit organization. Check the box if your organization qualifies for the exemption and therefore is not required to hold a seller's permit.

(5) Publication: Not required.

Fee: Determined by the municipality, but may not exceed $10. (Exception: No additional fee may be charged if organization is applying for both a Temporary Class "B" and a Temporary "Class B" license for the same event.)

Duration: The day, or consecutive days, that the specified event is in progress. A municipality may issue up to 20 licenses to the same licensee for a single event, if each license is issued for the same date and time.

Restrictions:

(1) License may not be issued to individuals.

(2) Licenses to organizations, other than ex-servicemen's organizations, can be issued only for a picnic or similar gathering. They may not be issued for business or social meetings of the organization.

(3) Licenses for club or organization meetings may be issued only to ex-servicemen's posts.

(4) License may cover either a specified area or the entire picnic grounds.

(5) License issued to a county or district fair must cover the entire fairground (ss. 125.26(6) and 125.51(10), Wis. Stats.)

(6) No license to clubs having any indebtedness to any wholesaler for more than 15 days for beer (s. 125.33(7), Wis. Stats.) and 30 days for wine (s. 125.69(4)(b), Wis. Stats.)

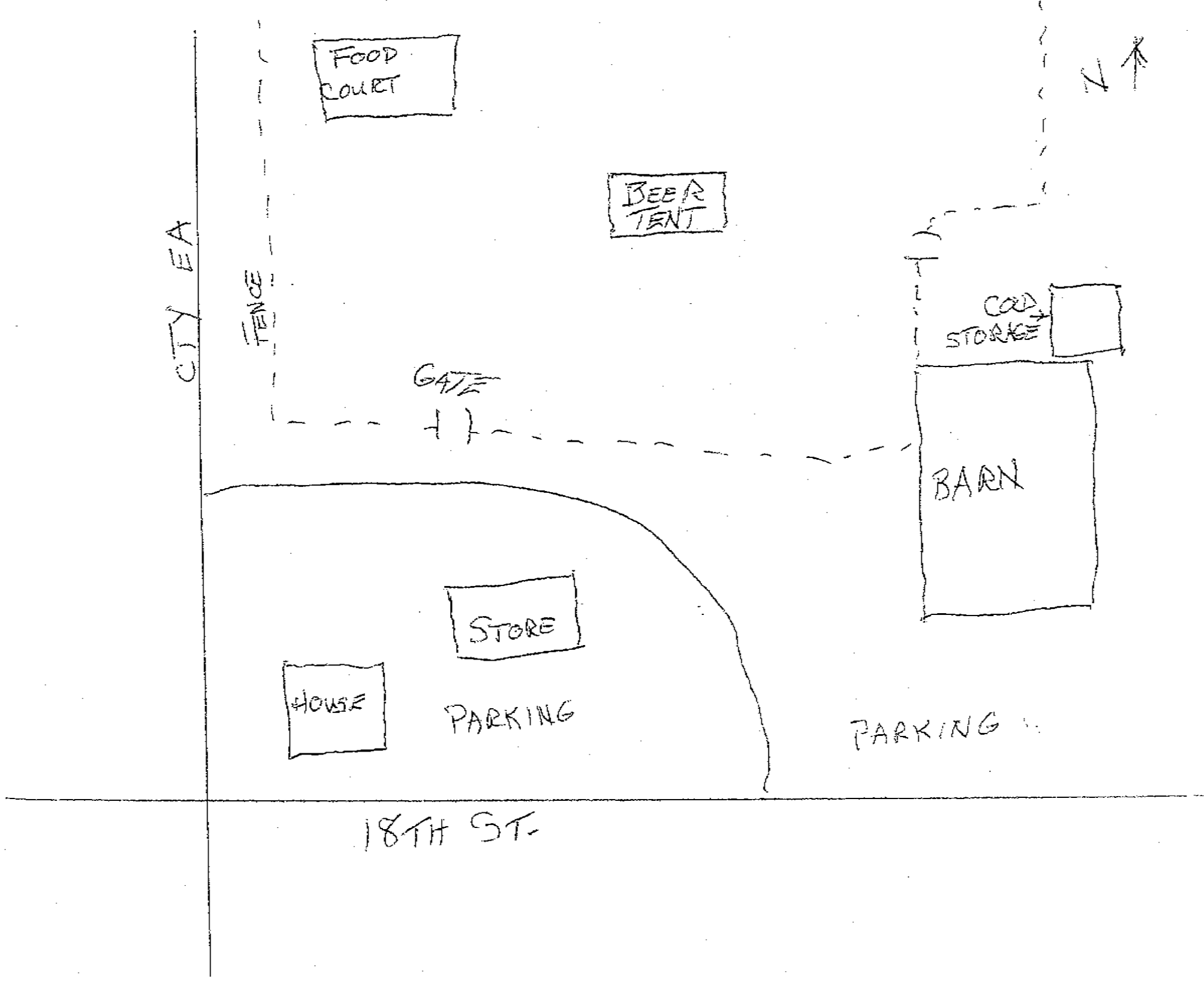
(7) Licensed operator(s) must be present at all times (ss. 125.26(6), 125.32(2) - Beer; 125.51(10), 125.68(2) - Wine; 125.17)

(8) The licensed club, club members, or any other persons are not permitted to possess intoxicating liquor on licensed premises on the Temporary Class "B"/"Class B" licensed picnic area. (s. 125.32(6), Wis. Stats.)

(9) Not more than 2 wine licenses may be issued to any club, county or local fair association, agricultural association, church, lodge, society, chamber of commerce or similar civic or trade organization or veterans' post in any 12 month period. A municipality may issue up to 20 wine licenses to the same licensee if: 1) each license is issued for the same date and times, 2) the licensee is the sponsor of an event held at multiple locations within the municipality on this date and at these times, 3) an admission fee is charged for participation in the event and no additional fee is charged for service of alcohol beverages at the event, and 4) within the immediately preceding 12-month period, the municipality has issued these multiple licenses for fewer than 2 events. In addition, each event for which multiple licenses are issued shall count as one license toward the 2-license limit.

(10) Licensed organizations must purchase their product from a licensed wholesaler.

NOTE: Most coolers presently on the market have a fermented malt beverage base allowing sale under a beer license, e.g. Bartles and James, Seagrams, etc.


FOOD COURT
BEER TENT
N
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TENCE
GATE
COLD STORAGE
BARN
STORE
HOUSE
PARKING
PARKING
18TH ST.

Kenosha Shrine Club
Established 1924



July 9, 2024

Dear Sirs:

The Kenosha Shrine Club is requesting a temporary Class B license to sell beer at Jerry Smith's Farm on August 9th and 10th. The hours of operation will be from 10 a.m. to 5 p.m. each day. We are a non-profit club whose main purpose is to aid the 50 plus children in the Kenosha area who are treated at the Shrine Hospital for Children in Chicago. We offer free transportation for the child and parent along with lunch for each visit. Funds raised above the transportation needs are sent directly to the hospital.

I currently hold a regular bartender's license for Somers. As we are a non-profit organization we are asking that any associated fees be waived. If that is not possible we are definitely willing to pay our way. Your approval would be most gratefully appreciated.

Yours truly,

James R. Schweitzer

James R. Schweitzer

Secretary Kenosha Shrine Club

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

VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: July 23, 2024

TO: Village President Stoner and Village Trustees

PREPARED BY: Wendy Burnette, Clerk-Treasurer

AGENDA ITEM: #10 Action on application for Special Event Permit from Danish Brotherhood Lodge #14 for event held on July 28, 2024, from 12 p.m. to 5 p.m. Event to be held at Danish Brotherhood, 1300 Sheridan Road, Somers, WI.

BACKGROUND:

An application was submitted from Danish Brotherhood Lodge #14 for a medical expense fundraiser event to be held on July 28, 2024, from noon to 5 p.m. The band has PA system and DJ equipment. The noise level will be limited and band will stop playing at 4 p.m.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"*Motion to approve application for Special Event Permit from Danish Brotherhood Lodge #14 for event held on July 28, 2024, from 12 p.m. to 5 p.m. Event to be held at 1300 Sheridan Road, Somers, Wi.*"

ATTACHMENTS:

Special Event Application, Operational and Security Plan Information

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

SPECIAL EVENT PERMIT (single Day): ALCOHOL BEVERAGE INFORMATION

To be completed by Agent of Event

Will you be selling or giving away Alcohol at this special event?

Selling X
Giving Away _____

What types of alcohol beverages will be sold or given away Beer, wine, Liquor

If selling, please contact the clerk for alcohol permits, if you don't already have them.

Name, address and phone number of the responsible person or third-party vendor for alcohol beverages.

Danish Brotherhood will sell - Robert A. Nelson III
3383 125th Street, Pleasant Prairie, WI 53158
262-308-8473

Bartenders must have a bartender's license in the Village of Somers. Please include a copy with this application.

If one is needed, please contact the Village of Somers to obtain a one-day event operator's license.

Robert A. Nelson III — Individual/Partner/Member Signature

07-17-2024 — Date

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Somers
VILLAGE & TOWN

OFFICE USE ONLY
DATE FILED:
INITIALS:

Village of Somers
P.O. Box 197
7511 - 12th Street
Somers, WI 53171
262-859-2822

Village of Somers
Special Event Permit
Single Event

Fee: $75

Date(s) of Event: 07-28-2024 Hours of Event: 12pm - 5pm
Description of Event: Medical Expense Fundraising Event

Licensee Name: Danish Brotherhood Lodge No. 14 of Kenosha, Inc.
Corportion, Partnership, or Individual

Trade/Event Name: Danish Brotherhood Lodge No. 14 of Kenosha Inc.

Trade/Event Address: 1300 Sheridan Road Somers, WI 53140
Street Zip

If Licensee is a Corporation or LLC, list Agent's Full Name: Robert A. Nelson III

List Date of Birth of Agent (If Corporation/LLC) or Individual: 09-09-1988

Address: 3383 125th Street Pleasant Prairie WI 53158
Street City State Zip

Phone: 262-308-8473 Email: DB14AGENT@GMAIL.com
(Correspondence will be via email if address is given)

Driver's License Number: WI N425-7618-8329-02
State Number

1. Have you ever received any **tickets** or been charged with any **crimes** or **felonies** in any state? ☒ **Yes** ☐ **No**
If yes, provide: Charge, State, Date, Result (including pending charges). No Felonies *
(Examples: Speeding, WI, 5/8/2012, Guilty | Theft, FL, 5/22/2014, Dismissed | DUI, WI, 6/30/2017, Pending)

CHARGE	STATE	DATE	RESULT
DWI	WI	05-2010	Guilty
Driving While Suspended	WI	08-2010	Guilty

2. Have you ever had your **driver's license suspended** or **revoked** in any state? ☒ **Yes** ☐ **No**
If yes, provide: Charge, State, Date

CHARGE	STATE	DATE
DUI	WI	05-2010

3. Have you ever served or been sentenced to serve time in **jail** or **prison** in any state? ☐ **Yes** ☒ **No**
If yes, provide: Charge, State, Date

CHARGE	STATE	DATE

4. Have you ever, while operating a business or engaged in a profession, been convicted of any charges involving unfair trade practices, unethical conduct, or discrimination in any state? ☐ **Yes** ☒ **No**
If yes, provide: Charge, State, Date Result (Include pending charges).

CHARGE	STATE	DATE	RESULT

5. List the name and address of all employers for which you have worked and/or businesses you have operated in the **past five (5) years.** Wine - 12575 Wine Dr. Pleasant Prairie, WI 53158
Prime Realty Group - 5300 Green Bay Rd. Kenosha, WI 53144

6. Have you lived at your current home address for the **past five (5) years?** ☐ **Yes** ☒ **No**
If no, please list all addresses which you have resided at in the past five (5) years.
5041 30th Ave. Kenosha, WI 53144

READ CAREFULLY BEFORE SIGNING: Under penalty provided for by law, the undersigned states that each of the above questions has been truthfully answered to the best of his/her/their knowledge. False or incomplete answers will result in the denial/revocation of permit. (Individual applicants and each member of a partnership must sign; designed corporate officers must sign.)

Robert A. Nelson III — Individual/Partner/Member Signature

7-12-2024 — Date

PLEASE NOTE: Attached as page 3 and 4 of the application is an **Operational and Security Plan**. This information is required. If not fully and accurately completed, the Special Event Permit application will be considered incomplete and will not proceed to any Committees for consideration until the information is provided.

PLEASE NOTE: Special Events Permits confer no rights regarding alcohol licensing, which must be obtained by separate application and approval.

SPECIAL EVENT PERMIT: OPERATIONAL AND SECURITY PLAN INFORMATION

Operational Plan

Legal occupancy limit for the premises: 350 persons (banquet hall) + 190 (restaurant) * not used

Attach scale drawing of parking plan

* See attached *

Number of off-street parking spaces used to service the premises: Ø parking spaces

Description of the off-street parking spaces used to service the premises: No off street parking

Describe the sound amplification equipment to be used (if any): Band has P.A. system, and D.J. equipment

Identify any sound mitigation strategies to be implemented: Doors closed, windows closed, sound level limited, band to stop playing at 4 pm.

How will orderly appearance and operation of the establishment be maintained in regard to litter and noise: Bartenders clean before closing, security to monitor outside noise in excess and to prevent litter.

Security Plan

Attach scale drawing of elements of Security Plan

* See attached *

Description of clothing to identify security personnel: uniform determined by security firm contracted

Are security personnel employees? If not, provide contact information for outside security firm: Eric Traxler 262-945-2776 (KPD) David Beth security

Plan to handle control and clearance of the parking lot and public right-of-ways adjacent to licensed property during hours of operation and at closing time: Parking lot attendant/flagger to manage traffic and clear lot

How will the entrance line be managed and controlled: Security firm will check attendees for prohibited items and ensure safe and smooth entry

Will any security personnel be armed? ☐ **Yes** ☒ **No** If yes, provide individual names and addresses

Plan for unruly patrons, intoxicated patrons, and physical disturbances (including fights): Unruly patrons to be ejected. Bartenders to prevent intoxication of patrons. Security will monitor event and deescalate situation. Will involve law enforcement if necessary.

Underage drinking and fake ID plan: All bartenders trained and licensed. Use an ID scanner. All patrons checked.

Provide the first and last name of all management personnel: Joe Vaughn, Robert A. Nelson II, Chris Howard, Robert C. Nelson

READ CAREFULLY BEFORE SIGNING: Under penalty provided for by law, the undersigned states that each of the above questions has been truthfully answered to the best of his/her/their knowledge.

Robert A. Nelson II — Individual/Partner/Member Signature

7-12-2024 — Date


147 PARKING SPOTS AVAILABLE
590.68'
EXIT FLAGGER
ENTRANCE FLAGGER
181-0816
Press Esc to exit full screen
1" = 56.42 ft


Press Esc to exit full screen
ENTRANCES AND EXITS MARKED WITH RED ARROWS
590.68'
PARKING EXIT
ENTRANCE DURING EVENT TO BE MANAGED BY SECURITY
EMERGENCY EXIT ONLY DURING EVENTS
SECURITY CAMERAS TO BE INSTALLED INSIDE AND OUTSIDE OF BUILDING
ENTRANCE DURING EVENTS TO BE MANAGED BY SECURITY
PARKING ENTER
1" = 56.42 ft

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VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: July 23, 2024

TO: Village President Stoner and Village Trustees

PREPARED BY: Kevin Poirier. Assistant to the Administrator

AGENDA ITEM: #11 Action on Operator's Licenses: Alaina Rossell and Leslie Johnson

BACKGROUND:

Alaina Rossell and Leslie Johnson have applied for an operator's license for the Village of Somers. No discrepancies with these applications.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff recommends approval. In the event that the Village Board agrees with the recommendation to approve: Operators applications, a suggested motion would be as follows:

"Motion to approve Operator License for Alaina Rossell and Leslie Johnson"

ATTACHMENTS:

NONE