Village of Somers
7511 12th Street
Somers, WI 53171

Village Plan Commission Meeting
Agenda
Monday, Nov. 11, 2025
5:30 P.M.

1. Call to order

2. Pledge of Allegiance

3. Approve Minutes of the Oct. 13, 2025 Meeting

4. Correspondence: none

5. Citizen Comments:

6. **Public Hearing & action on Final Plat (land division):** request by Somers Creek Inc, 4011 80th St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St., Kenosha, WI 53142 (Agent); requesting approval of a final plat (dated March 20, 2025 and prepared by John P. Konopacki of Pinnacle Engineering Group), 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. *(For information only the property is located east of the Pike Creek Lift Station).*

7. **Action on Bond Requirement** per Ordinance ZN 6.01 requested by SRPF D/Burlington Road., LLC for Tax parcels 82-4-222-301-0040; 82-4-222-301-0030; 82-4-222-194-0101 and 82-4-222-301-0050. *(For information only the property is located west of the Somers Highland Industrial warehouse on Burlington Road).*

8. **Discussion and Action on Request by:** SFW Land LLC & Fettner Hergott Investment Group LLC, Po Box 1481, Northbrook IL 60062 (Owners); Kevin Yeska, JSD, 507 W. Verona Ave., Suite 500, Verona, WI 53593 (Agent), requesting conceptual approval of a multi-family residential development on Tax Parcel #83-4-223-074-0006, located in the SE 1/4 of Section 7, T2N, R23E, 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. *(For information only the property is located west of Somers Fire Station 2).*

9. Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the Nov. 10, 2025 Village Plan Commission Meeting Agenda in 1 public place & on the Village website.

Dated this Fourth day of November 2025 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 Plan Commission members participate telephonically. Notice is hereby given that members of the Village

Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.

Village of Somers
Proceeding from the Village Plan Commission Meeting
October 13, 2025

1. **Call to Order**

   Chairman Stoner called the meeting to order at 5:53 p.m.

Present:

- Chairman George **Stoner**
- Commissioner Michael **DeLuca**
- Alternate Pat **Juliana(Virtual)**
- Commissioner Jerry Romanowski

Absent:

- Commissioner Don Boxx
- Commissioner Gregg Thompson
- Commissioner Troy Steege
- Assistant Administrator Kevin Poirier

Staff present in person: Administrator Jim Hurley, and Deputy Clerk Treasurer Eugenia Lara
Village Trustees: Ben Harbach and Karl Ostby
Others: Gregg Sinnen and Luke Godshall

2. **Pledge of Allegiance**

   Chairman Stoner led everyone in the Pledge of Allegiance.

3. **Approve Minutes of September 8, 2025, Joint Meeting with the Village Board contingent on the approval by the Village Board.**

   Commissioner Jerry Romanowski moved to approve to the minutes.

   Seconded by Commissioner Michael Delucca.

   Motion carried. 5-0 vote.

4. Correspondence

None

5. Citizen Comments

Greg Sinnen- 750 Green Bay Rd Kenosha, WI 53144 suggested a reminder be issued regarding the Village's expectation that business signs should include the name "Somers."

6. **<u>Rezone with PUD:</u> Public Hearing and Action on Request by:** Somers Venture LLC, 42500 W 11 Mile Rd Suite C, Novi, MI 48375 (Owner); Nilax Patel, 711 N Elmhurst Rd, Prospect Heights, IL 60070 (Agent), requesting a rezoning approval for a PUD Planned Unit Development Overlay Dist. amendment to allow a tenant with a multi-tenant building to display wall signage outside of that tenant's internal wall space or end cap wall area, on Tax Parcel #82-4-222-271-0309, located in the NE ¼ Section 27,T2 N, R22 E, Village of Somers.*(For more information only, the property is located just south of Firestone Complete Auto Care)*

Steve Kolber -828 Davis St, Evanston, IL Architect. Option #1 All tenants are allowed to have signage on al 4 sides. Option #2 The west tenant is allowed to have signage on (3) elevations: North, South & East. Option #3 Per rendering, the middle & West tenant are one and allowed to have signs on all 4 sides. Option (4) The middle & West tenant are one tenant & are allowed to have signs on all 3 sides of their choosing.

Commissioner Juliana motioned to action on request by Somers Venture LLC,42500 W 11 Mile Rd Suite C, Novi, MI 48375 (Owner); Nilax Patel, 711 N Elmhurst Rd, Prospect Heights, IL 60070 (Agent), requesting a rezoning approval for a PUD Planned Unit Development Overlay Dist. amendment to allow a tenant with a multi-tenant building to display wall signage outside of that tenant's internal wall space or end cap wall area, on Tax Parcel #82-4-222-271-0309, located in the NE ¼ Section 27, T2, N, R22, E, Village of Somers. *(Form more information only, the property is located just south of Firestone Complete Auto Care)*

Seconded by: Commissioner Delucca Motion carried 5-0 vote.

7. <u>Land Division (CSM):</u>
Flint 94 Commerce Center LLC, 900 W 48th Pl., Ste 900, Kansas City, MO 64112 (Owner), requests approval of a Certified Survey Map on Tax Parcel #s 82-4-221-131-0401, 82-4-221-131-0402, 82-4-221-131-0403, and 82-4-221-131-0404, located in the NE ¼ of Section 13, T2N, R21E, Village of Somers.

Commissioner Delucca motioned to approve Flint 94 Commerce Center LLC, 900 West

48th Pl., Ste 900, Kansas City, MO 64112 (Owner), requests approval of a Certified Survey Map on Tax Parcel #s 82-4-221-131-0401, 82-4-221-131-0402, 82-4-221-131-0403, and 82-4-221-131-0404, located in NE ¼ Section 13, T2N, R21E, Village of Somers.

Seconded by Commissioner Julianna Motioned carried. 5-0 vote.

8. <u>Adjourn</u>

Commissioner Boxx moved to adjourn.
Seconded by Commissioner Chambers.
Motion carried 5-0 vote.

Drafted 10/15/ 2025. These minutes are not official until approved by the Plan Commission. Submitted by Deputy/Clerk Treasurer Eugenia Lara.

KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works
& Development Services

Andy M. Buehler, Director
Division of Planning & Development

TO: **Village of Somers Plan Commission**
FROM: **Luke Godshall, Senior Land Use Planner**
APPLN DATE: **09-25-25**
RPT DATE: **10-31-25**
MTG DATE: **11-10-25**
RE: **"Somers Creek" Final Plat**

PROJECT/SITE INFO:

1.	Petitioner/Agent:	Daniel Szczap, Bear Development, LLC
2.	Property Owner:	Berwick Properties Inc
3.	Location/Address:	Vacant land south of CTH E, adjacent to the east side of Pike Creek
4.	Tax key Number(s):	82-4-222-151-0560, 82-4-222-151-0561, 82-4-222-151-0563
5.	Area:	43.31 acres
6.	Existing Zoning:	R-5 Urban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist. (rezoning approved by Village Board 5-27-25).
7.	Existing Land Use:	Medium-Density Residential, Nonfarmed Wetland, SEC, Other Conservancy Land to be Preserved (land use plan amendment approved by Village Board 8-12-25).

PROJECT OVERVIEW:
The Petitioner has submitted to the Plan Commission for its review a final plat of "Somers Creek", a 73-Lot single-family residential subdivision. The preliminary plat for this development previously received recommendation approval by the Plan Commission on May 12, 2025, and received Village Board approval on May 27, 2025.

PLANNER COMMENTS:
The submitted final plat, dated September 17, 2025 and prepared by John P. Konopacki of Pinnacle Engineering Group, has been reviewed by staff and has been confirmed that all items required to be added to or revised on the preliminary plat have been addressed and shown on the submitted final plat.

All proposed Lots shown on the final plat meet the minimum lot area, frontage/width, and building setback requirements of the R-5 zoning district. No deviations from Village ordinance via a Planned Unit Development (PUD) have been requested for this development.

The proposed subdivision will be accessed from CTH "E" (12th Street) via an 80-foot wide public road right-of-way known as 58th Avenue. It should be noted that at the current time, the Village of Somers owns the easternmost 40 feet of this area as tax parcel #82-4-222-151-0302. This parcel would need to be dedicated as public right-of-way in order to create the proposed 58th Avenue as shown on the final plat.

The Petitioner has added to the final plat an easement for a future shared-use path to be known as the "Pike River Trail". The inclusion of this trail easement through the development was brought up during preliminary plat review/approval and suggested to be included on the final plat.

STAFF RECOMMENDATION:
Should the Plan Commission choose to recommend approval of the proposed final plat, staff would recommend the following:

1. The final plat shall be subject to addressing any comments/conditions provided by Wisconsin Department of Administration – Plat Review.

2. Subject to Village-owned Parcel # 82-4-222-151-0302 being dedicated to the public for road right-of-way to comprise the easternmost 40 feet of proposed 80-foot wide 58th Avenue.

3. Subject to any proposed subdivision covenants/by-laws being reviewed by Village of Somers prior to recordation to ensure said covenants/by-laws are not any less restrictive than Village regulations.

4. Subject to receiving final approval from Kenosha County Highways for proposed work/improvements on CTH E (12th Street).

5. Subject to receiving final stormwater management plan approval from the Village engineer.

VILLAGE OF SOMERS
Department of Planning & Development

LAND DIVISION APPLICATION

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

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

- ☐ Certified Survey Map
- ☐ Subdivision Preliminary Plat
- ☑ Subdivision Final Plat
- ☐ Condominium Plat

Applicant is: ☑ Property Owner ☐ Subdivider ☐ Other _____

Applicant Name: Somers Creek, Inc. Date 9/22/2025

Mailing Address: 4011 80th Street, Kenosha, WI 53142 Phone # (262) 9494-3788

_____ Phone # _____

Tax Parcel Number(s): 82-4-222-151-0560, 82-4-222-151-0563 and 82-4-222-151-0561

_____ Acreage of Project: 43.31

Location of Property (including legal description):

The subject property is located on the south side of CTH E, west of STH 31.

Being a part of Outlot 1 & 3 of Certified Survey Map No. 2556 and all of vacated Willow Creek Court adjacent

thereto, in the Northwest 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 15,

Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin

Subdivision/Development Name (if applicable): Somers Creek

Existing Zoning: R-5 and C-1 Proposed Zoning: R-5 and C-1

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

Present Medium Density Residential and Natural Area

Proposed Medium Density Residential and Natural Area

Present Use(s) of Property: Agriculture and Vacant

Proposed Use(s) of Property: Single-Family Residential

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

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

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

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

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

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

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

09.22.2025

Property Owner's Signature Date

Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

September 22, 2025

Applicant's Signature Date

Developer's Signature Date

September 25, 2025

Mr. Jim Hurley
Village of Somers
7511 12th Street
Somers, WI 53171

Re: Somers Creek – Final Plat

Dear Mr. Peters:

Bear Development, LLC is pleased to submit this letter and the enclosed submittal materials as formal application for Final Plat review and approval of the Somers Creek Subdivision. Bear Development is acting on behalf of the owner of record, Somers Creek, Inc.

Project Summary
Somers Creek, Inc. is the owner of record of approximately 43.31 acres of vacant land in the Village of Somers. The land is located on the east side of CTH E, approximately 900 feet west of STH 31. The applicant is requesting Final Plat approval of a single-family residential subdivision consisting of 73 home sites and 3 HOA Outlots

Current Land Use
The subject property is unimproved and was actively farmed for row crops in 2025. The property includes delineated wetlands and woods that border the Pike River. These natural resources are designated as Primary Environmental Corridor and remain protected.

The Village of Somers Board approved a Preliminary Plat of Subdivision for the subject property on May 27,2025/ The Village of Somers also provided necessary permits and approvals for an early grading start.

Village Comprehensive Land Use Map
The subject property is designated Medium Density Residential and Natural Area on the Village Comprehensive Land Use Map.

Proposed Use
Bear Development, LLC is seeking approval for a single-family residential neighborhood consisting of seventy-three (673) homesites and three (3) outlots.

Existing Zoning
The Village of Somers Board approved a zoning amendment to the R-5 Urban Single-Family Residential District on May 27,2025

Proposed Final Plat

Bear Development, LLC, respectfully requests Village of Somers review and approval of the enclosed Preliminary Plat. The Preliminary Plat includes:

- Gross Land Area of 43.31 acres
- A total of 73 Lots and 3 Outlots
- Lots 1-73 are Single Family lots with bulk requirements meeting the R-5 Urban Single-Family Residential zoning standards.
- The average lot size is 13,882 Square Feet (0.32 acre).
- The Gross Residential Density is .59 Dwelling Units per Acre
- Outlot 1 is designated for Open Space.
- Outlot 2 is designated for Open Space.
- Outlot 3 is designated for Stormwater Retention
- All Lots are to be serviced by public water and sanitary y sewer service.

We feel the Final Plat offers an opportunity to create a residential neighborhood that meets the goals of the Comprehensive Plan while preserving the unique natural resources on the site.

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

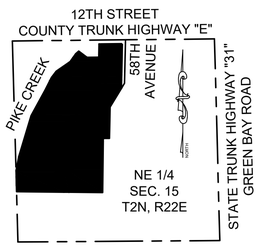
Respectfully,

Daniel Szczap
Bear Development, LLC

SOMERS CREEK

Being a part of Outlot 1 and all of Lot 1 and Lot 3 of Certified Survey Map No. 2556 and all of vacated Willow Creek Court adjacent thereto, in the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin

VICINITY MAP
SCALE 1":1000'



BUILDING SETBACK REQUIREMENTS:

STREET YARD C.T.H. "E" = 65 FEET
STREET YARD (LOTS 1-6, 10-22, 24-25, 30-73) = 30 FEET
STREET YARD (LOTS 7-9) = 40 FEET
STREET YARD (LOTS 23 & 26-29) = 45 FEET
SIDE YARD = 10 FEET
REARYARD = 25 FEET

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East which has a bearing of S89°24'19"E.

NORTH

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

SEPTEMBER 17, 2025

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

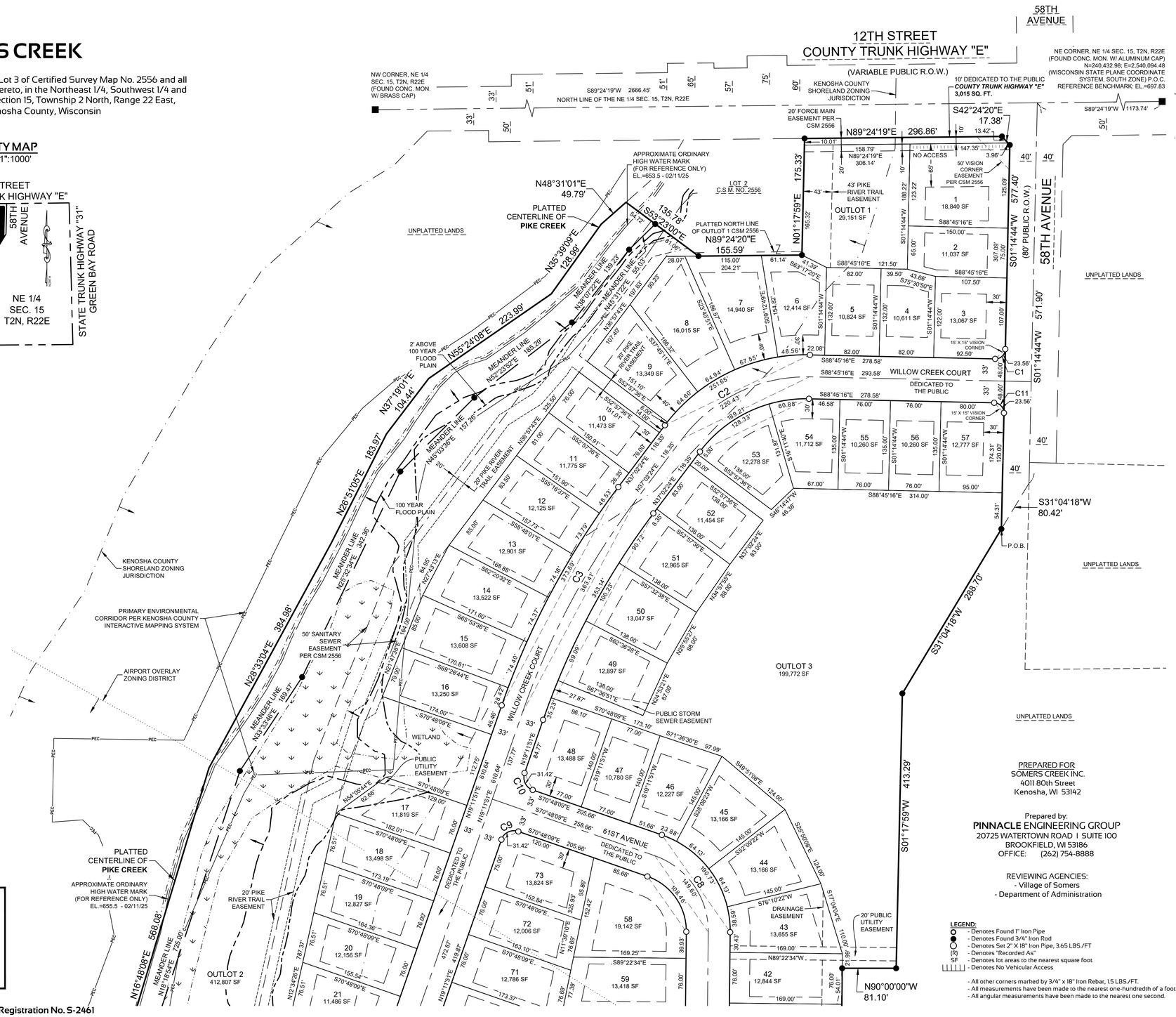
Certified _____, 20____

Department of Administration

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY:



PREPARED FOR
SOMERS CREEK INC.
4011 80th Street
Kenosha, WI 53142

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

REVIEWING AGENCIES:
- Village of Somers
- Department of Administration

LEGEND:
- ○ - Denotes Found 1" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- ○ - Denotes Set 2" X 18" Iron Pipe, 3.65 LBS./FT
- (R) - Denotes "Recorded As"
- SF - Denotes lot areas to the nearest square foot.
- Denotes No Vehicular Access

- All other corners marked by 3/4" x 18" Iron Rebar, 1.5 LBS./FT.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

www.pinnacle-engr.com

PEC JOB#1617.00
SHEET 1 OF 5

SOMERS CREEK

Being a part of Outlot 1 and all of Lot 1 and Lot 3 of Certified Survey Map No. 2556 and all of vacated Willow Creek Court adjacent thereto, in the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin

BUILDING SETBACK REQUIREMENTS:

STREET YARD C.T.H. "E" = 65 FEET
STREET YARD (LOTS 1-6, 10-22, 24-25, 30-73) = 30 FEET
STREET YARD (LOTS 7-9) = 40 FEET
STREET YARD (LOTS 23 & 26-29) = 45 FEET
SIDE YARD = 10 FEET
REARYARD = 25 FEET

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

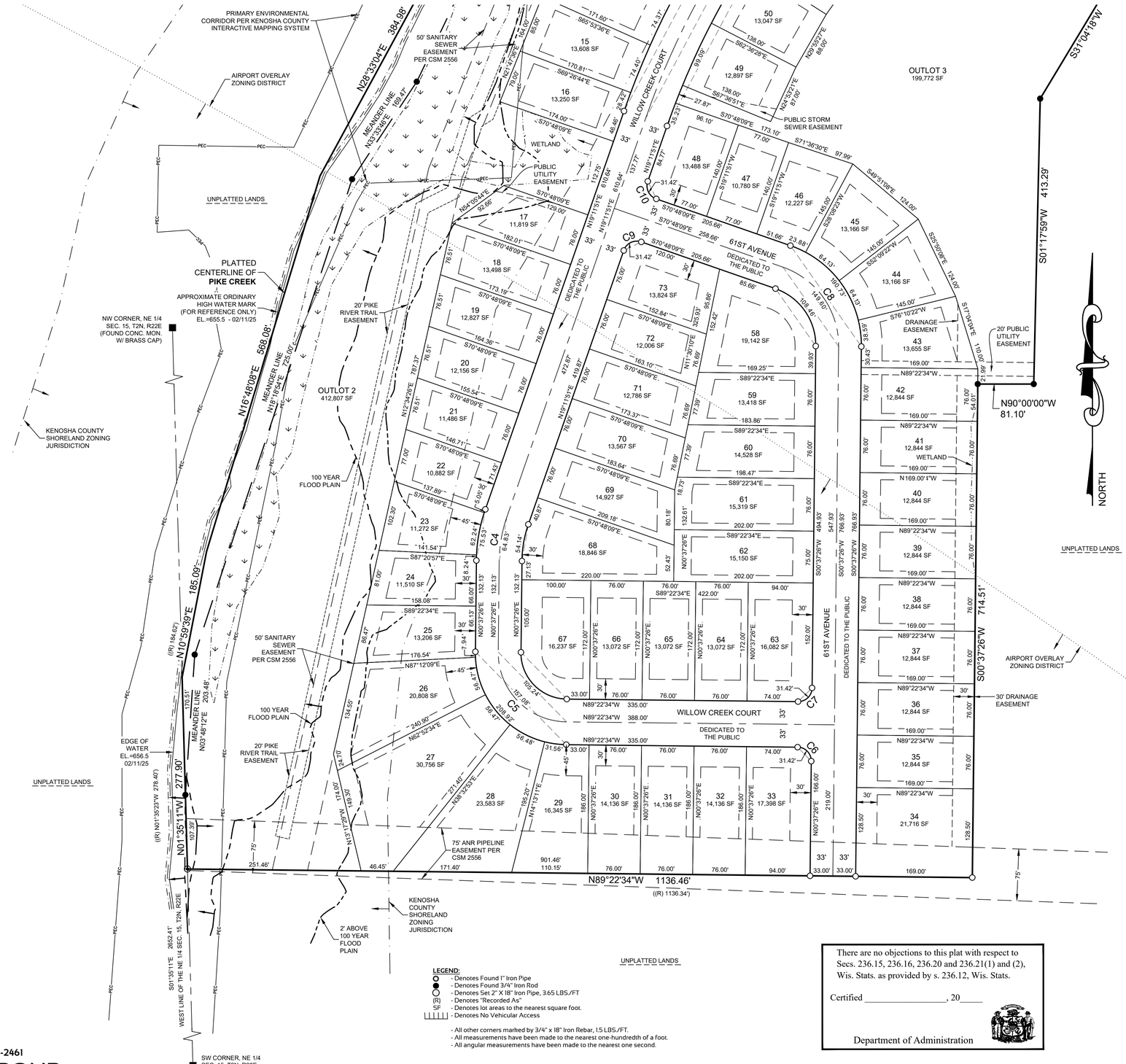
Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East which has a bearing of S89°24'19"E.

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

SEPTEMBER 17, 2025

NOTES:

1. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Reference Benchmark: Concrete monument with aluminum cap at the northeast corner of the Northeast 1/4 Section 15, Town 2 North, Range 22 East, Elevation = 697.83.
2. No direct vehicular access shall be allowed onto 12th Street - County Trunk Highway "E" from any residential lot.
3. Flood Zone Classification: The property lies with in Zone "X" and Zone "AE" of the Flood Insurance Rate Map Community Panel No. 55059C0069D with an effective date of JUNE 19, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "AE" areas are Special Flood Hazard Areas with Base Flood Elevations determined.
4. Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
5. Where the property being surveyed includes a water boundary, the parties relying on the survey should be aware that, (1) laws regarding the delineation between the ownership of the bed of navigable waters and the upland owner differ from state to state, (2) water boundaries are typically subject to change due to natural causes, and (3) as a result, the boundary shown hereon may or may not represent the actual location of the limit of title. The centerline of the Pike Creek shown hereon is based on Certified Survey Map No. 2556 recorded December 6, 2006. The edge of water of the Pike Creek was located on February 11, 2025.
6. Wetlands delineated by Heartland Ecological Group, Inc. on September 11, 2024 per Assured Wetland Delineation Report dated March 25, 2025.
7. OUTLOT OWNERSHIP AND PURPOSE: Outlot 1 and Outlot 2 of the plat of SOMERS CREEK shall be maintained by the SOMERS CREEK Homeowners Association for open space purposes. Outlot 3 shall be maintained for storm water retention purposes and open space. The Homeowners Association shall maintain said Outlots in an unobstructed condition so as to maintain their intended purpose. Construction of any building, grading, or filling in said Outlots is prohibited unless approved by the Village of Somers. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon the Outlots in order to inspect, repair, or restore said Outlots to their intended purpose. Expense incurred by the Village for said inspection, repair, or restoration of said Outlots may be placed against the tax roll for said association and collected as a special charge by the Village.
8. WETLAND PRESERVATION AND PRIMARY ENVIRONMENTAL CORRIDOR RESTRICTION
   - Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Kenosha County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
   - The removal of topsoil or other earthen materials shall be prohibited.
   - The removal or destruction of any native vegetative cover, ie., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, dying or diseased vegetation, non-indigenous species or noxious weeds (as defined by local ordinance) at the discretion of a forester or naturalist and the approval of the Village of Somers.
   - Grazing by domesticated animals, ie., horses, cows, etc.., shall be prohibited.
   - The introduction of plant material not indigenous to the existing environment of the wetland area or primary environmental corridor shall be prohibited.
   - Creation of a mown landscape, gardening, cultivating, or depositing yard waste of any type shall be prohibited.
   - Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Kenosha County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
   - Construction of buildings within the wetland boundary is prohibited.
9. VISION CORNER EASEMENT RESTRICTION: Within the area of the vision corner easement, the height of all plantings, berms, fencing, signs, any other structure shall be limited to 24 inches above the intersection elevation. No access to any roadway shall be permitted over the vision corners from the adjacent lots.



UNPLATTED LANDS

LEGEND:

- ○ - Denotes Found 1" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- ○ - Denotes Set 2" X 18" Iron Pipe, 3.65 LBS./FT
- (R) - Denotes "Recorded As"
- SF - Denotes lot areas to the nearest square foot.
- ⊔⊔⊔⊔⊔ - Denotes No Vehicular Access

- All other corners marked by 3/4" x 18" Iron Rebar, 1.5 LBS./FT.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY:

www.pinnacle-engr.com

PEG JOB#1617.00
SHEET 2 OF 5

SOMERS CREEK

Being a part of Outlot 1 and all of Lot 1 and Lot 3 of Certified Survey Map No. 2556 and all of vacated Willow Creek Court adjacent thereto, in the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

Riversview Development, LLC., Grantor, to

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin Corporation doing business as WE Energies, Grantee

WISCONSIN BELL, INC., d/b/a AT&T WISCONSIN, a Wisconsin Corporation, Grantee

and **TIME WARNER ENTERTAINMENT COMPANY, L.P.**, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonable required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonable possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of grantees.

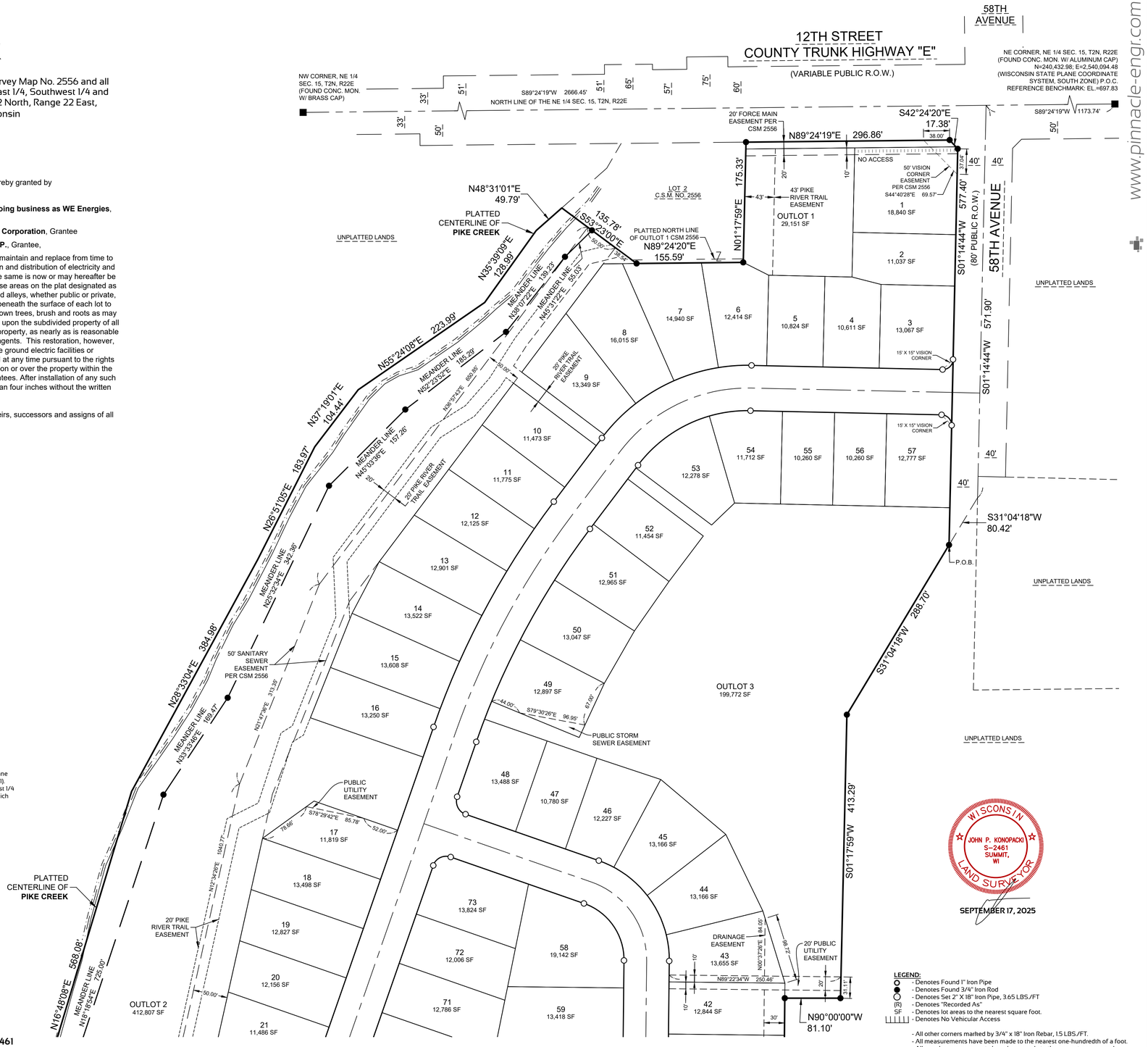
The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.



GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East which has a bearing of S89°24'19"E.



SEPTEMBER 17, 2025

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

LEGEND:

- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rod
- Denotes Set 2" X 18" Iron Pipe, 3.65 LBS./FT
- (R) - Denotes "Recorded As"
- SF - Denotes lot areas to the nearest square foot.
- Denotes No Vehicular Access

- All other corners marked by 3/4" x 18" Iron Rebar, 1.5 LBS./FT.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY:

PEC JOB #1617.00

SHEET 3 OF 5

www.pinnacle-engr.com

SOMERS CREEK

Being a part of Outlot 1 and all of Lot 1 and Lot 3 of Certified Survey Map No. 2556 and all of vacated Willow Creek Court adjacent thereto, in the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East which has a bearing of S89°24'19"E.

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

SEPTEMBER 17, 2025

UNPLATTED LANDS

N28°33'04"E 384.98'
MEANDER LINE N53°58'16"E 109.17'
N21°47'36"E 311.35'
50' SANITARY SEWER EASEMENT PER CSM 2556
PLATTED CENTERLINE OF **PIKE CREEK**
APPROXIMATE ORDINARY HIGH WATER MARK (FOR REFERENCE ONLY) EL.=655.5 - 02/11/25
NW CORNER, NE 1/4 SEC. 15, T2N, R22E (FOUND CONC. MON. W/ BRASS CAP)
N16°48'08"E 568.08'
MEANDER LINE N18°18'04"E 275.00'
20' PIKE RIVER TRAIL EASEMENT
OUTLOT 2 412,807 SF
N10°59'39"E 185.09'
((R) 184.62')
MEANDER LINE N03°48'12"E 283.48'
EDGE OF WATER EL.=656.5 02/11/25
20' PIKE RIVER TRAIL EASEMENT
((R) N01°35'23"W 278.40')
N01°35'11"W 277.90'
N01°35'11"E 2652.41'
WEST LINE OF THE NE 1/4 SEC. 15, T2N, R22E
SW CORNER, NE 1/4 SEC. 15, T2N, R22E

15 13,608 SF
16 13,250 SF
17 11,819 SF
18 13,498 SF
19 12,827 SF
20 12,156 SF
21 11,486 SF
22 10,882 SF
23 11,272 SF
24 11,510 SF
25 13,206 SF
26 20,808 SF
27 30,756 SF
28 23,583 SF
29 16,345 SF
30 14,136 SF
31 14,136 SF
32 14,136 SF
33 17,398 SF
34 21,716 SF
35 12,844 SF
36 12,844 SF
37 12,844 SF
38 12,844 SF
39 12,844 SF
40 12,844 SF
41 12,844 SF
42 12,844 SF
43 13,655 SF
44 13,166 SF
45 13,166 SF
46 12,227 SF
47 10,780 SF
48 13,488 SF
49 12,897 SF
50 13,047 SF
58 19,142 SF
59 13,418 SF
60 14,528 SF
61 15,319 SF
62 15,150 SF
63 16,082 SF
64 13,072 SF
65 13,072 SF
66 13,072 SF
67 16,237 SF
68 18,846 SF
69 14,927 SF
70 13,567 SF
71 12,786 SF
72 12,006 SF
73 13,824 SF

OUTLOT 3 199,772 SF

PUBLIC UTILITY EASEMENT
PUBLIC STORM SEWER EASEMENT
DRAINAGE EASEMENT
20' PUBLIC UTILITY EASEMENT
50' SANITARY SEWER EASEMENT PER CSM 2556
20' PIKE RIVER TRAIL EASEMENT
75' ANR PIPELINE EASEMENT PER CSM 2556
30' DRAINAGE EASEMENT

S31°04'16"W
S01°17'59"W 413.29'
S00°37'26"W 714.51'
N90°00'00"W 81.10'
N89°22'34"W 1136.46'
((R) 1136.34')

UNPLATTED LANDS

LEGEND:
- ○ - Denotes Found 1" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- ○ - Denotes Set 2" X 18" Iron Pipe, 3.65 LBS./FT
- (R) - Denotes "Recorded As"
- SF - Denotes lot areas to the nearest square foot.
- ⊔⊔⊔⊔ - Denotes No Vehicular Access

- All other corners marked by 3/4" x 18" Iron Rebar, 1.5 LBS./FT.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY:

www.pinnacle-engr.com

PEG JOB#1617.00
SHEET 4 OF 5

SOMERS CREEK

Being a part of Outlot 1 and all of Lot 1 and Lot 3 of Certified Survey Map No. 2556 and all of vacated Willow Creek Court adjacent thereto, in the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin

CURVE TABLE								
CURVE NO.		LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	LOT 3	23.56'	15.00'	090°00'00"	N46°14'44"E	21.21'	S88°45'16"E	N01°14'44"E
C2	CENTERLINE	220.43'	233.00'	054°12'20"	N64°08'34"E	212.30'	N37°02'24"E	S88°45'16"E
	NORTH ROW	251.65'	266.00'	054°12'20"	N64°08'34"E	242.37'	N37°02'24"E	S88°45'16"E
	LOT 6	48.56'	266.00'	010°27'33"	N86°00'58"E	48.49'	N80°47'11"E	S88°45'16"E
	LOT 7	67.55'	266.00'	014°33'01"	N73°30'40"E	67.37'	N66°14'09"E	N80°47'11"E
	LOT 8	64.94'	266.00'	013°59'21"	N59°14'29"E	64.78'	N52°14'49"E	N66°14'09"E
	LOT 9	64.60'	266.00'	013°54'52"	N45°17'23"E	64.44'	N38°19'57"E	N52°14'49"E
	OUTLOT 2	6.00'	266.00'	001°17'33"	N37°41'10"E	6.00'	N37°02'24"E	N38°19'57"E
	SE ROW	189.21'	200.00'	054°12'20"	N64°08'34"E	182.24'	N37°02'24"E	S88°45'16"E
	LOT 53	128.33'	200.00'	036°45'56"	N55°25'22"E	126.15'	N73°48'20"E	N37°02'24"E
	LOT 54	60.88'	200.00'	017°26'24"	N82°31'32"E	60.64'	S88°45'16"E	N73°48'20"E
C3	CENTERLINE	363.41'	1167.00'	017°50'33"	N28°07'07"E	361.95'	N19°11'51"E	N37°02'24"E
	NW ROW	373.69'	1200.00'	017°50'33"	N28°07'07"E	372.18'	N19°11'51"E	N37°02'24"E
	LOT 11	48.53'	1200.00'	002°19'01"	N35°52'53"E	48.52'	N34°43'23"E	N37°02'24"E
	LOT 12	73.79'	1200.00'	003°31'24"	N32°57'41"E	73.78'	N31°11'59"E	N34°43'23"E
	LOT 13	74.18'	1200.00'	003°32'31"	N29°25'43"E	74.17'	N27°39'28"E	N31°11'59"E
	LOT 14	74.37'	1200.00'	003°33'04"	N25°52'56"E	74.36'	N24°06'24"E	N27°39'28"E
	LOT 15	74.40'	1200.00'	003°33'08"	N22°19'50"E	74.38'	N20°33'16"E	N24°06'24"E
	LOT 16	28.42'	1200.00'	001°21'25"	N19°52'34"E	28.42'	N19°11'51"E	N20°33'16"E
	SE ROW	353.14'	1134.00'	017°50'33"	N28°07'07"E	351.71'	N19°11'51"E	N37°02'24"E
	LOT 48	35.23'	1134.00'	001°46'49"	N20°05'15"E	35.23'	N20°58'40"E	N19°11'51"E
	OUTLOT 3	27.87'	1134.00'	001°24'29"	N21°40'55"E	27.87'	N22°23'09"E	N20°58'40"E
	LOT 49	99.09'	1134.00'	005°00'22"	N24°53'21"E	99.05'	N27°23'32"E	N22°23'09"E
	LOT 50	100.23'	1134.00'	005°03'50"	N29°55'27"E	100.19'	N32°27'22"E	N27°23'32"E
	LOT 51	90.72'	1134.00'	004°35'01"	N34°44'53"E	90.70'	N37°02'24"E	N32°27'22"E
C4	CENTERLINE	64.83'	200.00'	018°34'25"	N09°54'39"E	64.55'	N00°37'26"E	N19°11'51"E
	WEST ROW	75.53'	233.00'	018°34'25"	N09°54'39"E	75.20'	N00°37'26"E	N19°11'51"E
	LOT 22	5.05'	233.00'	001°14'32"	N18°34'35"E	5.05'	N17°57'19"E	N19°11'51"E
	LOT 23	62.24'	233.00'	015°18'16"	N10°18'11"E	62.05'	N02°39'03"E	N17°57'19"E
	LOT 24	8.24'	233.00'	002°01'37"	N01°38'14"E	8.24'	N00°37'26"E	N02°39'03"E
	LOT 68	54.14'	167.00'	018°34'25"	N09°54'39"E	53.90'	N00°37'26"E	N19°11'51"E
C5	CENTERLINE	157.08'	100.00'	090°00'00"	N44°22'34"W	141.42'	N89°22'34"W	N00°37'26"E
	SW ROW	208.92'	133.00'	090°00'00"	N44°22'34"W	188.09'	N89°22'34"W	N00°37'26"E
	LOT 25	7.94'	133.00'	003°25'17"	N01°05'12"W	7.94'	N02°47'51"W	N00°37'26"E
	LOT 26	56.47'	133.00'	024°19'36"	N14°57'38"W	56.05'	N27°07'26"W	N02°47'51"W
	LOT 27	56.47'	133.00'	024°19'41"	N39°17'17"W	56.05'	N51°27'07"W	N27°07'26"W
	LOT 28	56.48'	133.00'	024°19'41"	N63°36'58"W	56.05'	N75°46'49"W	N51°27'07"W
	LOT 29	31.56'	133.00'	013°35'45"	N82°34'41"W	31.49'	N89°22'34"W	N75°46'49"W
	LOT 67	105.24'	67.00'	090°00'00"	N44°22'34"W	94.75'	N89°22'34"W	N00°37'26"E
C6	LOT 33	31.42'	20.00'	090°00'00"	N44°22'34"W	28.28'	N00°37'26"E	N89°22'34"W
C7	LOT 63	31.42'	20.00'	090°00'00"	N45°37'26"E	28.28'	S89°22'34"E	N00°37'26"E
C8	CENTERLINE	149.60'	120.00'	071°25'35"	S35°05'21"E	140.09'	S70°48'09"E	S00°37'26"W
	NE ROW	190.73'	153.00'	071°25'35"	S35°05'21"E	178.62'	S00°37'26"W	S70°48'09"E
	LOT 43	38.59'	153.00'	014°27'04"	S06°36'06"E	38.49'	S13°49'38"E	S00°37'26"W
	LOT 44	64.13'	153.00'	024°01'00"	S25°50'08"E	63.66'	S37°50'38"E	S13°49'38"E
	LOT 45	64.13'	153.00'	024°01'00"	S49°51'08"E	63.66'	S61°51'37"E	S37°50'38"E
	LOT 46	23.88'	153.00'	008°56'31"	S66°19'53"E	23.85'	S70°48'09"E	S61°51'37"E
	LOT 58	108.46'	87.00'	071°25'35"	S35°05'21"E	101.57'	S70°48'09"E	S00°37'26"W
C9	LOT 73	31.42'	20.00'	090°00'00"	S25°48'09"E	28.28'	S19°11'51"W	S70°48'09"E
C10	LOT 48	31.42'	20.00'	090°00'00"	N64°11'51"E	28.28'	S70°48'09"E	N19°11'51"E
C11	LOT 57	23.56'	15.00'	090°00'00"	S43°45'16"E	21.21'	S01°14'44"W	S88°45'16"E

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of Outlot 1, all of Lot 1 and Lot 3 of Certified Survey Map No. 2556, and all of vacated Willow Creek Court adjacent thereto, in the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northeast 1/4 of said Section 15; Thence South 89°24'19" West along the north line of said Northeast 1/4, 1173.74 feet; Thence South 01°14'44" West along the centerline of 58th Avenue, 571.90 feet; Thence South 31°04'18" West along the south right of way line of said 58th Avenue, 80.42 feet to the Point of Beginning;

Thence South 31°04'18" West, 288.70 feet;
Thence South 01°17'59" West, 413.29 feet;
Thence North 90°00'00" West, 81.10 feet;
Thence South 00°37'26" West, 714.51 feet;
Thence North 89°22'34" West, 1136.46 feet to the Centerline of Pike Creek as recorded in Certified Survey Map No. 2556;
Thence the following courses along said Centerline:

North 01°35'11" West, 277.90; North 10°59'39" East, 185.09 feet; North 16°48'08" East, 568.08 feet; North 28°33'04" East, 384.98 feet; North 26°51'05" East, 183.97 feet; North 37°19'01" East, 104.44 feet; North 55°24'08" East, 223.99 feet; North 35°39'09" East, 128.99 feet; North 48°31'01" East, 49.79 feet;

Thence South 53°23'00" East and then along the southwesterly line of Lot 2 of Certified Survey Map No. 2556, 135.78 feet;
Thence North 89°24'20" East, 155.59 feet;
Thence North 01°17'59" East and then along the east line of said Lot 2, 175.33 feet to the south right of way line of 12th Street - County Trunk Highway "E";
Thence North 89°24'19" East along said south right of way line, 296.86 feet;
Thence South 42°24'20" East, 17.38 feet to the west right of way line of the aforesaid 58th Avenue;
Thence South 01°14'44" West along said west right of way line, 577.40 feet to the Point of Beginning.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

Containing 1,886,608 square feet (43.3106 acres) of land Gross and 1,655,081 square feet (37.9954 acres) of land Net, more or less.

That I have made such survey, land division and map by the direction of SOMERS CREEK INC, owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Somers Land Division Ordinance in surveying, mapping and dividing the land within the subdivision.

Date: SEPTEMBER 17, 2025

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

_____
John P. Konopacki
Professional Land Surveyor S-2461

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

OWNER'S CERTIFICATE OF DEDICATION

SOMERS CREEK INC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this subdivision plat.

SOMERS CREEK INC., as owner, does further certify that this certified survey map is required by s.236.10 or s 236.12 of the Wisconsin State Statutes to be submitted to the following for approval:

1. Village of Somers
2. Department of Administration

IN WITNESS WHEREOF, the said SOMERS CREEK INC. has caused these presents to be signed by (name - print) _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2025.

In the presence of: SOMERS CREEK INC.

_____
Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2025, (name) _____, (title) _____, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____(title) of said corporation and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____ , a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its _____, and its corporate seal to be hereunto affixed this _____ day of _____ , 2025.

_____ _____
Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2025, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Somers on this _____ day of _____ , 2025.

_____ _____
Date George Stoner, Chairman

_____ _____
Date Wendy Burnette, Village Clerk

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Somers, Wisconsin, on this _____ day of _____ , 2025.

_____ _____
Date George Stoner, Village President

_____ _____
Date Wendy Burnette, Village Clerk

VILLAGE OF SOMERS CERTIFICATE OF TREASURER

I, Wendy Burnette, being the duly elected, qualified, and acting Village of Somers Clerk/Treasurer, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____ , 2025, on any of the land included on this subdivision plat.

_____ _____
Date Wendy Burnette, Village Clerk/Treasurer

KENOSHA COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY) SS

I, Teri Jacobson, being duly elected, qualified and acting Treasurer of the County of Kenosha, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____ day of _____ , 2025 on any of the lands in the subdivision plat.

_____ _____
Date Teri Jacobson, Kenosha County Treasurer

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY:

PEC JOB #1617.00
SHEET 5 OF 5

www.pinnacle-engr.com

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

ENGINEERING IMPROVEMENT PLANS

FOR

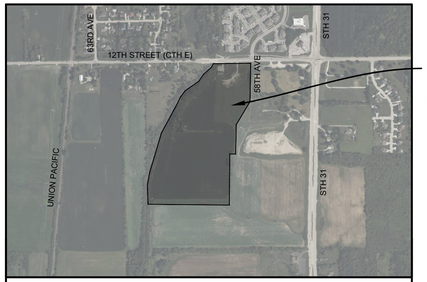
SOMERS CREEK

SOMERS, WISCONSIN

PLANS PREPARED
FOR

BEAR DEVELOPMENT, LLC

4011 80TH STREET
KENOSHA, WI 53142



LOCATION MAP
1" = 1000'

INDEX OF SHEETS

1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4 - 8	GRADING PLAN
9	EROSION CONTROL PLAN
10	INTERIM GRADING PLAN
11	SANITARY SEWER OVERVIEW
12 - 17	SANITARY SEWER PLAN & PROFILE
18	WATER MAIN OVERVIEW
19 - 22	WATER MAIN PLAN & PROFILE
23	STORM SEWER PLAN
24 - 27	ROADWAY PLAN & PROFILE
28	CONSTRUCTION DETAILS
29 - 32	CONSTRUCTION DETAILS

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	S	
STORM SEWER MANHOLE	ST	
STORM SEWER CATCH BASIN (ROUND CASTING)	D	
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
FIRE PROTECTION		FP
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
GAS MAIN	G	G
TELEPHONE LINE	T	T
UTILITY CROSSING		X
CAUTION EXISTING UTILITIES NEARBY		CAUTION
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL	TF	
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	+750.00
WETLANDS	WET	
PRIMARY ENVIRONMENTAL CORRIDOR	PEC	
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRADE / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6" / 6"	
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	MH	MANHOLE
BP	BOTTOM OF PIPE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FES	FLARED END SECTION	ST	STORM SEWER
FF	FINISHED FLOOR	T	TANGENCY OF CURVE
FG	FINISHED GRADE	TB	TOP OF BANK
FL	FLOW LINE	TC	TOP OF CURB
FP	FLOODPLAIN	TF	TOP OF FOUNDATION
FR	FRAME	TP	TOP OF PIPE
FW	FLOODWAY	TS	TOP OF SIDEWALK
FYG	FINISHED YARD GRADE	TW	TOP OF FOUNDATION WALL
HWL	HIGH WATER LEVEL	WM	WATER MAIN
INV	INVERT	△	INTERSECTION ANGLE
L	LENGTH OF CURVE		

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY GESTRA DATED OCTOBER 11, 2018 FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

PROJECT TEAM CONTACTS

CIVIL ENGINEER:
AARON KOCH
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
MAIN: 262-754-8888
E-MAIL: aekoch@pinnacle-engr.com

APPLICANT:
DAN SZCZAP
BEAR DEVELOPMENT, LLC
4011 80TH STREET
KENOSHA, WI 53142

SURVEYOR:
JOHN KONOPACKI
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
MAIN: 262-754-8888
E-MAIL: john.konopacki@pinnacle-engr.com

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE - NATIONWIDE

SOMERS CREEK
SOMERS, WI

COVER SHEET

REVISIONS

PEG JOB No. 1617.00 | AEK
PEG PM | 09/22/25
START DATE | N.T.S.
SCALE

SHEET 1 OF 32

© COPYRIGHT 2020

COVER SHEET

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\1 COVER SHEET.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

SITE BENCHMARK:
NW FLANGE BOLT MARKED "X"
HYDRANT EL.=680.11

TREE LINE

EXISTING TREES AND BRUSH TO BE REMOVED

TAX KEY #82-4-222-151-0301
UNPLATTED LANDS
OWNER: SOMERS INVESTMENTS LLC

TAX KEY #82-4-222-151-0305
UNPLATTED LANDS
OWNER: SANTAS LITTLE VILLAGE LLC

OWNER: VILLAGE OF SOMERS

UNPLATTED LANDS

TAX KEY #82-4-222-151-0301

S01°14'44"W 530.74'

S31°04'18"W 80.42'

58TH AVENUE

58TH AVENUE

S42°24'20"E 17.38'

S01°14'44"W 577.40'

50' VISION CORNER EASEMENT PER CSM 2556

PARCEL 1

(PART OF) OUTLOT 1 C.S.M. NO. 2556

S31°04'18"W 288.70'

TAX KEY #82-4-222-151-0401
UNPLATTED LANDS
OWNER: MIR GROUP LLC

12TH STREET
COUNTY TRUNK HIGHWAY "E"

296.86'

N89°24'19"E

NO ACCESS PER CSM 2556

DRIVE OPENING

GRAVEL CONSTRUCTION DRIVE

S01°17'59"W 413.29'

TAX KEY #82-4-222-151-0560

REMOVE ONLY THE TREES NECESSARY TO ACCOMPLISH PROPOSED GRADING.

N90°00'00"W 81.10'

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP, INC MARCH 25, 2025

S00°37'26"W 714.51'

20' FORCE MAIN EASEMENT PER CSM 2556

24" CULVERT
INV=668.47

EXISTING SILT FENCE TO BE REMOVED ONCE MATERIAL IN FILL PILE HAS BEEN USED.

WETLAND

N01°17'59"E 175.33'

"LIFT STATION"

LOT 2
C.S.M. NO. 2556
OWNER: VILLAGE OF SOMERS
TAX KEY
#82-4-222-151-0562

155.59'

N89°24'20"E

PLATTED NORTH LINE OF OUTLOT 1 CSM 2556

DRIVE OPENING

ASPHALT PAVEMENT

CHAIN LINK FENCE

SANITARY MANHOLE
RIM=670.47
INV=642.1

PARCEL 3

LOT 1
C.S.M. NO. 2556

TAX KEY
#82-4-222-151-0561

FARM FIELD

FILL PILE

SURVEYED PROPERTY
1,466,608 SQ. FT.
33.6687 ACRES

- VACANT -
NO BUILDINGS OBSERVED

S55°23'00"E 135.78'

EDGE OF WATER
EL.=653.5
02/11/25

PORTION OF EXISTING WETLAND TO BE FILLED WITH CONSTRUCTION. THESE AREAS SHALL NOT BE TOUCHED UNTIL PERMIT HAS BEEN RECEIVED.

N48°31'01"E 49.79'

EXISTING RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

PLATTED CENTERLINE OF **PIKE CREEK**

100 YEAR FLOOD PLAIN

N35°39'08"E 128.99'

S55°24'08"W 223.99'

EXISTING SILT FENCE TO BE REMOVED ONCE MATERIAL IN FILL PILE HAS BEEN USED.

UNPLATTED LANDS
OWNER: IVER C IVERSON
TAX KEY
#82-4-222-151-0501

WETLAND

12" CULVERT
INV=663.60

SANITARY MANHOLE
RIM=669.08
SEALED

S37°19'01"W 104.44'

S26°51'05"W 183.97'

PARCEL 2

LOT 3
C.S.M. NO. 2556

TAX KEY
#82-4-222-151-0563

FARM FIELD

WETLAND DISTURBANCE FOR SANITARY SEWER CONSTRUCTION

INV=655.06

48" CULVERT
INV=659.30

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP, INC MARCH 25, 2025

100 YEAR FLOOD PLAIN

75' ANR PIPELINE EASEMENT PER CSM 2556

50' SANITARY SEWER EASEMENT PER CSM 2556

SANITARY MANHOLE
RIM=667.86
SEALED

N89°22'34"W 1136.46'
((R) 924.90')

TAX KEY
#82-4-222-151-0401
UNPLATTED LANDS
OWNER: MIR GROUP LLC

UNPLATTED LANDS
OWNER: IVER C IVERSON
TAX KEY
#82-4-222-151-0501

N28°33'04"E 384.98'

PLATTED CENTERLINE OF **PIKE CREEK**

EDGE OF WATER
EL.=655.5
02/11/25

N16°48'08"E 568.08'

12" CULVERT
INV=657.96

100 YEAR FLOOD PLAIN

SANITARY MANHOLE
RIM=668.81
SEALED

N10°59'39"E 185.09'
((R) 184.62')

107.39'

N01°35'11"W 277.90'
((R) N01°35'23"W 278.40')

12" CULVERT
INV=659.11

EDGE OF WATER
EL.=656.5
02/11/25

TAX KEY
#82-4-222-151-0100
UNPLATTED LANDS
OWNER: MARK R WILDE

LEGEND OF SYMBOLS

SANITARY MANHOLE		UTILITY POLE	
STORM MANHOLE		GUY WIRE	
STORM INLET		TRANSFORMER	
CLEANOUT		ELECTRIC PEDESTAL	
CATCH BASIN		ELECTRIC MANHOLE	
LATERAL		CABLE TV RISER/BOX	
BASKETBALL HOOP		CABLE TV MANHOLE	
SPOT ELEVATION		GAS VALVE	
AIR CONDITIONING UNIT		GAS METER	
UNKNOWN MANHOLE		GAS MARKER	
DUMPSTER		DIRECTIONAL ARROW	
HANDICAP STALL		CONIFER TREE	
WELL		DECIDUOUS TREE	
HYDRANT		BUSH	
WATER VALVE		WETLAND SYMBOL	
WATER SERVICE BOX		SIGN	
SPRINKLER VALVE		MAIL BOX	
TRAFFIC SIGNAL		FLAG POLE	
FLOOD LIGHT		BOLLARD	
LIGHT POLE		CROSS CUT	
FIBER OPTIC VAULT		IRON PIPE	
FIBER OPTIC MANHOLE		IRON REBAR/ROD	
TELEPHONE PEDESTAL		MAG NAIL	
TELEPHONE MANHOLE		SECTION MONUMENT	
TELEPHONE VAULT		BENCH MARK	

UNDERGROUND UTILITY LINES

SANITARY SEWER	
STORM SEWER	
W — WATER MAIN	
FO — FIBER OPTIC	
T — TELEPHONE	
E — ELECTRICAL	
OHW — OVERHEAD WIRES	
CATV — CABLE TELEVISION	
G — GAS MAIN	
WET — WETLANDS	

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

EXISTING CONDITIONS

REVISIONS

PEG JOB No. 1617.00 AEK
PEG PM 09/22/25
START DATE 1" = 80'
SCALE

SHEET 2 OF 32

© COPYRIGHT 2023

EXISTING CONDITIONS

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\2 EXISTING CONDITIONS.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

SITE DATA TABLE

TOTAL LENGTH OF ROADWAY: 4,070 LF
58TH AVENUE:
- 37' PAVEMENT WIDTH
- 3' WIDE SHOULDER

INTERIOR SITE ROADS:
- 28' PAVEMENT WIDTH
- 3' WIDE SHOULDER

NUMBER OF LOTS: 73
ZONING:
ZONED: R-5 SINGLE FAMILY LOTS
FRONT/STREET SETBACK: 30 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 25 FEET

58TH AVENUE
12TH STREET
COUNTY TRUNK HIGHWAY "E"
50' VISION CORNER EASEMENT
PROPOSED RIGHT OF WAY
10' NO ACCESS EASEMENT
20' FORCE MAIN EASEMENT
PROPOSED BIKE PATH
43' PIKE RIVER TRAIL EASEMENT
BIKE PATH CONNECTION TO CTH E TO BE COORDINATED WITH KENOSHA COUNNT.
EXISTING RIGHT OF WAY
WILLOW CREEK COURT
STORM WATER MAINTENANCE ACCESS EASEMENT
POND
BUILDING SETBACK LINE
WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP, INC MARCH 25, 2025
20' PROPOSED PUBLIC UTILITY EASEMENT
30' PROPOSED GRADING & DRAINAGE EASEMENT
75' ANR PIPELINE EASEMENT
61ST AVENUE
PROPOSED PUBLIC STORM EASEMENT
50' SANITARY SEWER EASEMENT
20' PIKE RIVER TRAIL EASEMENT
PROPOSED BIKE PATH WITH GRAVEL ACCESS PADS
PROPOSED PUBLIC UTILITY EASEMENT
BUILDING SETBACK LINE
WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP, INC MARCH 25, 2025

LOT 1 FYG= 684.0 R/F BASEMENT
LOT 2 FYG= 684.1 R/F BASEMENT
LOT 3 FYG= 685.5
LOT 4 FYG= 685.2
LOT 5 FYG= 684.4
LOT 6 FYG= 683.2 FYG= 679.2
LOT 7 FYG= 681.9 FYG= 677.9
LOT 8 FYG= 680.9
LOT 9 FYG= 679.9
LOT 10 FYG= 678.3
LOT 11 FYG= 676.8
LOT 12 FYG= 675.4
LOT 13 FYG= 674.1
LOT 14 FYG= 672.7
LOT 15 FYG= 672.1
LOT 16 FYG= 673.0
LOT 17 FYG= 674.2
LOT 18 FYG= 675.0
LOT 19 FYG= 675.7
LOT 20 FYG= 676.5
LOT 21 FYG= 677.3
LOT 22 FYG= 678.1
LOT 23 FYG= 674.8 FYG= 678.8
LOT 24 FYG= 675.3 FYG= 679.3
LOT 25 FYG= 676.1 FYG= 680.1
LOT 26 FYG= 680.6
LOT 27 FYG= 681.0
LOT 28 FYG= 681.5
LOT 29 FYG= 682.1
LOT 30 FYG= 683.0
LOT 31 FYG= 684.0
LOT 32 FYG= 685.0
LOT 33 FYG= 686.5
LOT 34 FYG= 687.1
LOT 35 FYG= 687.1
LOT 36 FYG= 687.1
LOT 37 FYG= 687.6
LOT 38 FYG= 687.6
LOT 39 FYG= 687.1
LOT 40 FYG= 686.4
LOT 41 FYG= 685.5
LOT 42 FYG= 684.0
LOT 43 FYG= 681.9 FYG= 677.9
LOT 44 FYG= 680.3 FYG= 676.3
LOT 45 FYG= 679.0
LOT 46 FYG= 677.7
LOT 47 FYG= 676.5
LOT 48 FYG= 673.6
LOT 49 FYG= 672.1
LOT 50 FYG= 674.0
LOT 51 FYG= 674.7
LOT 52 FYG= 676.1
LOT 53 FYG= 677.9 FYG= 681.4
LOT 54 FYG= 675.6 FYG= 683.6
LOT 55 FYG= 676.8 FYG= 684.6
LOT 56 FYG= 677.4 FYG= 685.4
LOT 57 FYG= 677.7 FYG= 685.7
LOT 58 FYG= 678.3 FYG= 682.3
LOT 59 FYG= 680.3 FYG= 684.3
LOT 60 FYG= 681.7 FYG= 685.7
LOT 61 FYG= 682.6 FYG= 686.6
LOT 62 FYG= 683.3 FYG= 687.3
LOT 63 FYG= 686.9
LOT 64 FYG= 685.2
LOT 65 FYG= 684.2
LOT 66 FYG= 683.2
LOT 67 FYG= 683.2
LOT 68 FYG= 679.0
LOT 69 FYG= 677.5
LOT 70 FYG= 676.8
LOT 71 FYG= 676.0
LOT 72 FYG= 675.3
LOT 73 FYG= 675.5

GRAPHICAL SCALE (FEET)
0 1" = 80' 160'

NORTH

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

SITE PLAN

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 80'

SHEET 3 OF 32

© COPYRIGHT 2023

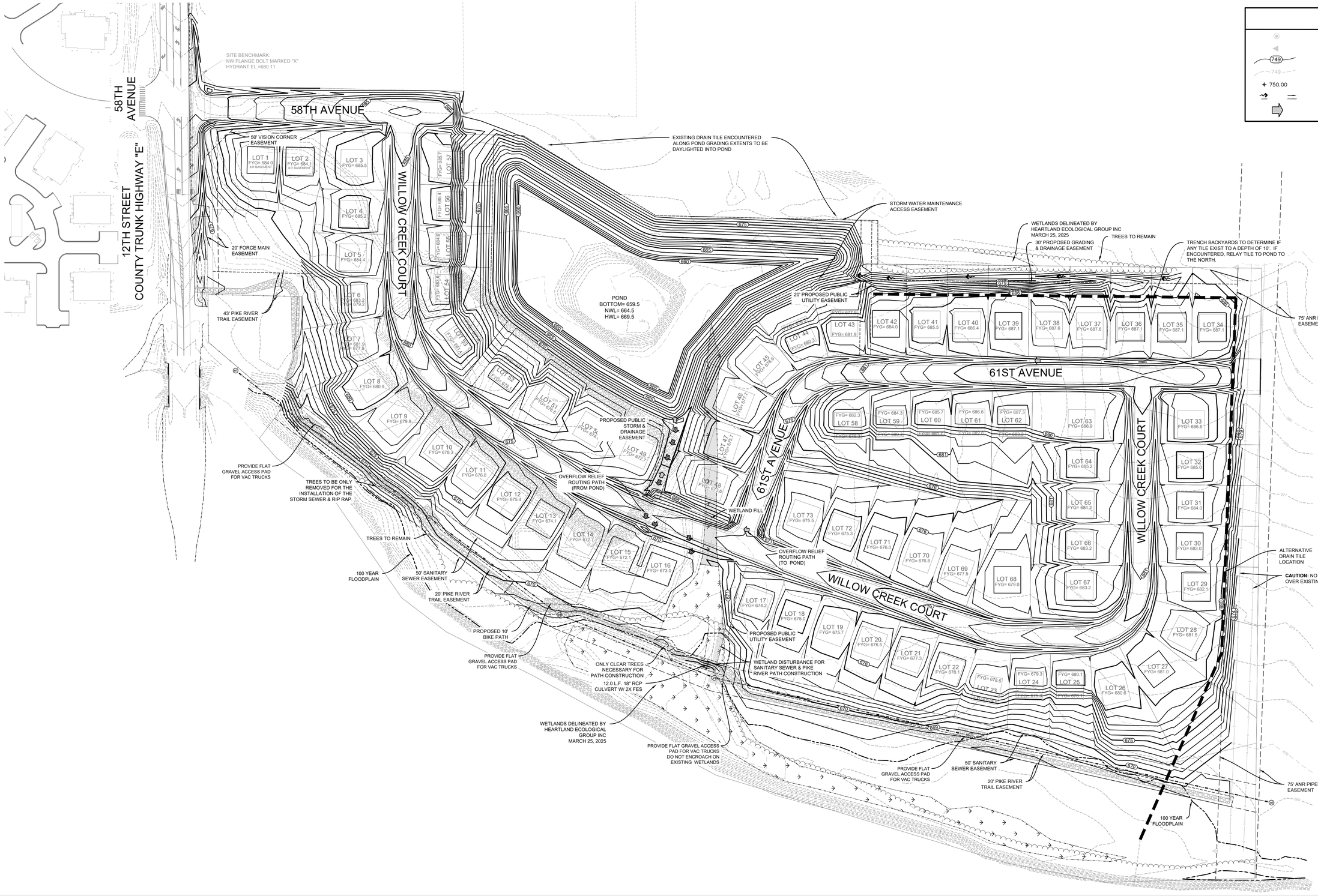
SITE PLAN

DRAFTED: AMG DESIGNED: AEK REVIEWED:

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\SITE PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com



DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE - NATIONWIDE

SOMERS CREEK

SOMERS, WI

GRADING PLAN OVERVIEW

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 80'

SHEET 4 OF 32

©COPYRIGHT 2023

GRADING PLAN OVERVIEW

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\4 GRADING & EROSION CONTROL PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

LEGEND

- STORM SEWER MANHOLE
- CONCRETE FLARED END SECTION
- 749 PROPOSED CONTOUR
- 749 EXISTING CONTOUR
- 750.00 SPOT ELEVATION
- DIRECTION OF SURFACE FLOW (GRASS / PAVEMENT)
- OVERFLOW RELIEF ROUTING

RELOCATE UTILITY POLE AND ASSOCIATED GUY WIRES TO BE OUT OF PROPOSED ROADWAY

USE CAUTION WHEN WORKING OVER GAS LINE

EXISTING PROPERTY LINE

58TH AVENUE

EXISTING DEDICATED 58TH AVENUE RIGHT OF WAY LINE

50' VISION CORNER EASEMENT

LOT 1 FYG= 684.0 8.0' BASEMENT

LOT 2 FYG= 684.1 8.0' BASEMENT

LOT 3 FYG= 685.5

RELOCATE UTILITY POLE AND ASSOCIATED GUY WIRES TO BE OUT OF PROPOSED ROADWAY

LOT 4 FYG= 685.2

WILLOW CREEK COURT

LOT 5 FYG= 684.4

LOT 57 FYG= 685.7

LOT 56 FYG= 685.4

LOT 55 FYG= 684.6

LOT 54 FYG= 683.6

8' WIDE ACCESS SHELF FROM 669.5 TO 670

20' FORCE MAIN EASEMENT

43' PIKE RIVER TRAIL EASEMENT

LOT 6 FYG= 683.2 FYG= 679.2

LOT 7 FYG= 681.9 FYG= 677.9

LOT 8 FYG= 680.9

LOT 9 FYG= 679.8

LOT 53 FYG= 681.4

LOT 52 FYG= 678.1

LOT 51 FYG= 676.5

LOT 50 FYG= 674.6

POND
BOTTOM= 659.5
NWL= 664.5
HWL= 669.5

PROPOSED PUBLIC STORM & DRAINAGE EASEMENT

LOT 43 FYG= 681.9

LOT 44 FYG= 680.3

LOT 45 FYG= 678.9

LOT 46 FYG= 677.7

61ST AVENUE

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

DESIGNED: AEK
DRAFTED: AMG
REVIEWED:

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

GRADING PLAN - NORTHEAST

REVISIONS

PEG JOB NO. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

SHEET 5 OF 32

© COPYRIGHT 2023

GRADING PLAN - NORTHEAST

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\4 GRADING & EROSION CONTROL PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

LEGEND

- STORM SEWER MANHOLE
- CONCRETE FLARED END SECTION
- PROPOSED CONTOUR (749)
- EXISTING CONTOUR (749)
- SPOT ELEVATION (750.00)
- DIRECTION OF SURFACE FLOW (CURB / PAVEMENT)
- OVERFLOW RELIEF ROUTING

LOT 8 FYG= 680.9
LOT 9 FYG= 679.8
LOT 10 FYG= 678.3
LOT 11 FYG= 676.8
LOT 12 FYG= 675.4
LOT 13 FYG= 674.1
LOT 14 FYG= 672.7
LOT 15 FYG= 672.1
LOT 16 FYG= 673.0
LOT 17 FYG= 674.2
LOT 18 FYG= 675.0
LOT 19 FYG= 675.7
LOT 20 FYG= 676.5
LOT 46 FYG= 677.7
LOT 47 FYG= 675.7
LOT 48 FYG= 673.6
LOT 49 FYG= 672.7
LOT 50 FYG= 674.6
LOT 51 FYG= 676.5
LOT 52 FYG= 678.1
LOT 71 FYG= 676.0
LOT 72 FYG= 675.3
LOT 73 FYG= 675.5

WILLOW CREEK COURT
61ST AVENUE

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS
TREES TO BE ONLY REMOVED FOR THE INSTALLATION OF THE STORM SEWER & RIP RAP.
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS
100 YEAR FLOODPLAIN
50' SANITARY SEWER EASEMENT
20' PIKE RIVER TRAIL EASEMENT
TREES TO REMAIN
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS
PROPOSED PUBLIC STORM & DRAINAGE EASEMENT
OVERFLOW RELIEF ROUTING ARROW (TO POND)
ULTIMATE POND OVERFLOW POINT
PROPOSED PUBLIC UTILITY EASEMENT
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS
WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

GRADING PLAN - NORTHWEST

REVISIONS

PEG JOB NO. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

SHEET 6 OF 32

© COPYRIGHT 2023

GRADING PLAN - NORTHWEST

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\4 GRADING & EROSION CONTROL PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP LLC

www.pinnacle-engr.com

LEGEND

- STORM SEWER MANHOLE
- CONCRETE FLARED END SECTION
- 749 — PROPOSED CONTOUR
- 749 — EXISTING CONTOUR
- 750.00 — SPOT ELEVATION
- GRADE / PAVEMENT — DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING

8' WIDE ACCESS SHELF FROM 669.5 TO 670

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025

TREES TO REMAIN

20' PROPOSED PUBLIC UTILITY EASEMENT

30' PROPOSED GRADING & DRAINAGE EASEMENT

75' ANR PIPELINE EASEMENT

CAUTION: NO GRADING OVER EXISTING GAS MAIN

OVERFLOW RELIEF ROUTING ARROW

OVERFLOW RELIEF ROUTING ARROW (TO POND)

FUTURE ROAD GRADING SHOWN FOR COORDINATION WITH ANR PIPELINE ONLY

61ST AVENUE

WILLOW CREEK COURT

LOT 43 FYG= 681.9
LOT 44 FYG= 680.3
LOT 45 FYG= 678.9
LOT 46 FYG= 677.7
LOT 47 FYG= 675.7
LOT 48 FYG= 673.6
LOT 73 FYG= 675.5
LOT 72
LOT 42 FYG= 684.0
LOT 41 FYG= 685.5
LOT 40 FYG= 686.4
LOT 39 FYG= 687.1
LOT 38 FYG= 687.6
LOT 37 FYG= 687.6
LOT 36 FYG= 687.1
LOT 35 FYG= 687.1
LOT 34 FYG= 687.1
LOT 58 FYG= 682.3
LOT 59 FYG= 684.3
LOT 60 FYG= 685.7
LOT 61 FYG= 686.6
LOT 62 FYG= 687.3
LOT 63 FYG= 686.9
LOT 64 FYG= 685.2
LOT 65 FYG= 684.2
LOT 33 FYG= 686.5
LOT 32 FYG= 685.0
LOT 31 FYG= 684.0

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

NORTH

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE :NATIONWIDE

SOMERS CREEK

SOMERS, WI

GRADING PLAN - SOUTHEAST

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

SHEET 7 OF 32

© COPYRIGHT 2023

GRADING PLAN - SOUTHEAST

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\4 GRADING & EROSION CONTROL PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

LEGEND

- STORM SEWER MANHOLE
- CONCRETE FLARED END SECTION
- PROPOSED CONTOUR (749)
- EXISTING CONTOUR (749)
- SPOT ELEVATION (750.00)
- DIRECTION OF SURFACE FLOW (SHEET FLOW / PIPE FLOW)
- OVERFLOW RELIEF ROUTING

LOT 46 FYG= 677.7
LOT 47 FYG= 675.7
LOT 48 FYG= 673.6
LOT 58 FYG= 682.3
LOT 59 FYG= 684.3
LOT 60 FYG= 685.7
LOT 61 FYG= 686.6
LOT 62 FYG= 687.3
LOT 63 FYG= 686.9
LOT 64 FYG= 685.2
LOT 65 FYG= 684.2
LOT 66 FYG= 683.2
LOT 67 FYG= 683.2
LOT 68 FYG= 679.0
LOT 69 FYG= 677.5
LOT 70 FYG= 676.8
LOT 71 FYG= 676.0
LOT 72 FYG= 675.3
LOT 73 FYG= 675.5
LOT 16 FYG= 673.0
LOT 17 FYG= 674.2
LOT 18 FYG= 675.0
LOT 19 FYG= 675.7
LOT 20 FYG= 676.5
LOT 21 FYG= 677.3
LOT 22 FYG= 678.1
LOT 23 FYG= 674.6
LOT 24 FYG= 675.3
LOT 25 FYG= 676.1
LOT 26 FYG= 680.6
LOT 27 FYG= 681.0
LOT 28 FYG= 681.5
LOT 29 FYG= 682.1
LOT 30 FYG= 683.0
LOT 31 FYG= 684.0
LOT 32 FYG= 685.0
LOT 33 FYG= 686.5

61ST AVENUE

WILLOW CREEK COURT

WILLOW CREEK COURT

OVERFLOW RELIEF ROUTING ARROW (TO POND)

ULTIMATE POND OVERFLOW POINT

PROPOSED PUBLIC UTILITY EASEMENT

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS

50' SANITARY SEWER EASEMENT

20' PIKE RIVER TRAIL EASEMENT

DO NOT RAISE GRADE WITHIN FLOODPLAIN FOR PATH CONSTRUCTION

100 YEAR FLOODPLAIN

CAUTION: NO GRADING OVER EXISTING GAS MAIN

75' ANR PIPELINE EASEMENT

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

GRADING PLAN - SOUTHWEST

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

SHEET 8 OF 32

© COPYRIGHT 2025

GRADING PLAN - SOUTHWEST

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP LLC

CONSTRUCTION SITE SEQUENCING

ALL WORK SHALL BE IN CONFORMANCE WITH THE DNR WPDES PERMIT AND VILLAGE OF SOMERS EROSION CONTROL PERMIT. SITE SEQUENCING IS ANTICIPATED BASED ON THE BEST INFORMATION AVAILABLE PRIOR TO CONSTRUCTION. DEVIATIONS FROM THE SEQUENCE MAY OCCUR WHEN THERE IS GOOD REASON TO DO SO. ALL CHANGES SHALL BE DOCUMENTED IN WRITING AND REVIEWED/APPROVED BY THE OWNER AND/OR ENGINEER IF NECESSARY.
THE EROSION CONTROL MEASURES INDICATED ON PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. CONSTRUCT POND. POND SHALL BE EXCAVATED IN ACCORDANCE WITH SEDIMENT BASIN DETAILS AND UTILIZED AS SEDIMENT BASIN DURING CONSTRUCTION.
3. CONSTRUCT ANY NECESSARY DIVERSION BERMS OR SWALES TO ENSURE RUNOFF FROM SITE IS DIRECTED TO THE BASIN.
4. STABILIZE ANY BERMS/SWALE AND SIDE SLOPES OF THE POND AS SOON AS FINISHED. SOME SLOPED AREAS MAY REQUIRE ADDITIONAL MATTING. MONITOR AND INSTALL AS NEEDED TO PREVENT EROSION.
5. STRIP AND STOCKPILE TOPSOIL. INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
6. CONDUCT ROUGH GRADING EFFORTS. WORKING ON MORE THAN ONE AREA WILL PROCEED CONCURRENTLY IF MORE THAN ONE CREW IS ON SITE.
7. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
8. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF PAVEMENTS, ETC.
9. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
10. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

LEGEND

- STORM SEWER MANHOLE
- CATCH BASIN- ROUND CASTING
- PROPOSED CONTOUR
- EXISTING CONTOUR
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- SILT FENCE
- DITCH CHECK
- DIVERSION SWALE

SITE BENCHMARK:
NW FLANGE BOLT MARKED "X"
HYDRANT EL.=680.14

58TH AVENUE
61ST AVENUE
WILLOW CREEK COURT
61ST AVENUE
WILLOW CREEK COURT

CONSTRUCTION ENTRANCE
DITCH CHECK (TYP)
SILT FENCE
50' VISION CORNER EASEMENT
20' FORCE MAIN EASEMENT
SILT FENCE
43' PIKE RIVER TRAIL EASEMENT
2,500 S.F. LIGHT DUTY RIP RAP
EXISTING DRAIN TILE ENCOUNTERED ALONG POND GRADING EXTENTS TO BE DAYLIGHTED INTO POND
MONITOR DRAINAGE FROM EAST AND INSTALL ADDITIONAL PERMANENT TURF REINFORCEMENT MATTING OR RIP-RAP IF NEEDED WHERE RUNOFF CONCENTRATES AND CAUSES EROSION.
STORM WATER MAINTENANCE ACCESS EASEMENT
700 S.F. LIGHT DUTY RIP RAP
WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025
30' PROPOSED GRADING & DRAINAGE EASEMENT
TREES TO REMAIN
REAR YARD SWALE TO BE DIRECTED TO POND. DITCH CHECKS TO BE INSTALLED EVERY 2.0' OF DROP WITH A MINIMUM OF ONE DITCH CHECK PER LOT.
TRENCH BACKYARDS TO DETERMINE IF ANY TILE EXIST TO A DEPTH OF 10'. IF ENCOUNTERED, RELAY TILE TO POND TO THE NORTH.
POND
BOTTOM= 659.5
NWL= 664.5
HWL= 669.5
POND TO BE USED AS TEMPORARY SEDIMENT BASIN
20' PROPOSED PUBLIC UTILITY EASEMENT
75' ANR PIPELINE EASEMENT
DITCH CHECK (TYP)
INSTALL EVERY 2.0' OFF DROP
DITCH CHECK (TYP)
INSTALL EVERY 2.0' OFF DROP
100 S.F. LIGHT DUTY RIP RAP
PROPOSED PUBLIC STORM & DRAINAGE EASEMENT
TEMPORARY SEDIMENTATION OUTLET CONTROL PLATE INSTALLED IN OUTLET STRUCTURE SEE DETAILS
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS
TREES TO BE ONLY REMOVED FOR THE INSTALLATION OF THE STORM SEWER & RIP RAP
500 S.F. OF LIGHT DUTY RIP RAP TO BE INSTALLED AT END OF OUTLET
TREES TO REMAIN
100 YEAR FLOODPLAIN
50' SANITARY SEWER EASEMENT
20' PIKE RIVER TRAIL EASEMENT
SILT FENCE
PROPOSED 10' BIKE PATH
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS
ONLY CLEAR TREES NECESSARY FOR PATH CONSTRUCTION
WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS DO NOT ENCROACH ON EXISTING WETLANDS
DOUBLE SILT FENCE BORDERING WETLANDS
PROPOSED PUBLIC UTILITY EASEMENT
TEMPORARY DIVERSION SWALE
DITCH CHECK (TYP)
INSTALL EVERY 2.0' OFF DROP
DITCH CHECK (TYP)
INSTALL EVERY 2.0' OFF DROP
HAY BALE DITCH CHECK (TYP.)
ALTERNATIVE DRAIN TILE LOCATION
CAUTION: NO GRADING OVER EXISTING GAS MAIN
DITCH CHECK (TYP.)
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS
50' SANITARY SEWER EASEMENT
20' PIKE RIVER TRAIL EASEMENT
75' ANR PIPELINE EASEMENT
100 YEAR FLOODPLAIN

LOT 1 FYG= 684.0 8.0' BASEMENT
LOT 2 FYG= 684.1 8.0' BASEMENT
LOT 3 FYG= 685.5
LOT 4 FYG= 685.2
LOT 5 FYG= 684.4
LOT 6 FYG= 683.2 679.2
LOT 7 FYG= 681.9 677.9
LOT 8 FYG= 681.4
LOT 9 FYG= 679.8
LOT 10 FYG= 678.3
LOT 11 FYG= 676.8
LOT 12 FYG= 675.4
LOT 13 FYG= 674.1
LOT 14 FYG= 672.7
LOT 15 FYG= 672.1
LOT 16 FYG= 673.0
LOT 17 FYG= 674.2
LOT 18 FYG= 675.0
LOT 20 FYG= 676.5
LOT 21 FYG= 677.3
LOT 22 FYG= 678.1
LOT 23 FYG= 678.6 674.6
LOT 24 FYG= 679.3 675.3
LOT 25 FYG= 680.1 676.1
LOT 26 FYG= 680.6
LOT 27 FYG= 681.0
LOT 28 FYG= 681.5
LOT 29 FYG= 682.1
LOT 30 FYG= 683.0
LOT 31 FYG= 684.0
LOT 33 FYG= 686.5
LOT 34 FYG= 687.1
LOT 35 FYG= 687.1
LOT 36 FYG= 687.1
LOT 37 FYG= 687.6
LOT 38 FYG= 687.6
LOT 39 FYG= 687.1
LOT 40 FYG= 686.4
LOT 41 FYG= 685.5
LOT 42 FYG= 684.0
LOT 43 FYG= 681.9
LOT 44 FYG= 680.4
LOT 45 FYG= 679.9
LOT 46 FYG= 677.1
LOT 47 FYG= 675.2
LOT 48 FYG= 673.6
LOT 49 FYG= 672.2
LOT 50 FYG= 671.4
LOT 51 FYG= 670.4
LOT 52 FYG= 669.6
LOT 53 FYG= 668.4
LOT 54 FYG= 668.4
LOT 55 FYG= 668.4
LOT 56 FYG= 668.4
LOT 57 FYG= 668.7
LOT 58 FYG= 682.3 678.3
LOT 59 FYG= 684.3 680.3
LOT 60 FYG= 685.7 681.7
LOT 61 FYG= 686.6 682.6
LOT 62 FYG= 687.3 683.3
LOT 63 FYG= 686.9
LOT 64 FYG= 685.2
LOT 65 FYG= 684.2
LOT 66 FYG= 683.2
LOT 67 FYG= 683.2
LOT 68 FYG= 679.0
LOT 69 FYG= 677.5
LOT 70 FYG= 676.8
LOT 71 FYG= 676.0
LOT 72 FYG= 675.3
LOT 73 FYG= 675.5

GRAPHICAL SCALE (FEET)
0 1" = 80' 160'

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE - NATIONWIDE

SOMERS CREEK

SOMERS, WI

EROSION CONTROL PLAN

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 80'

SHEET 9 OF 32

© COPYRIGHT 2023

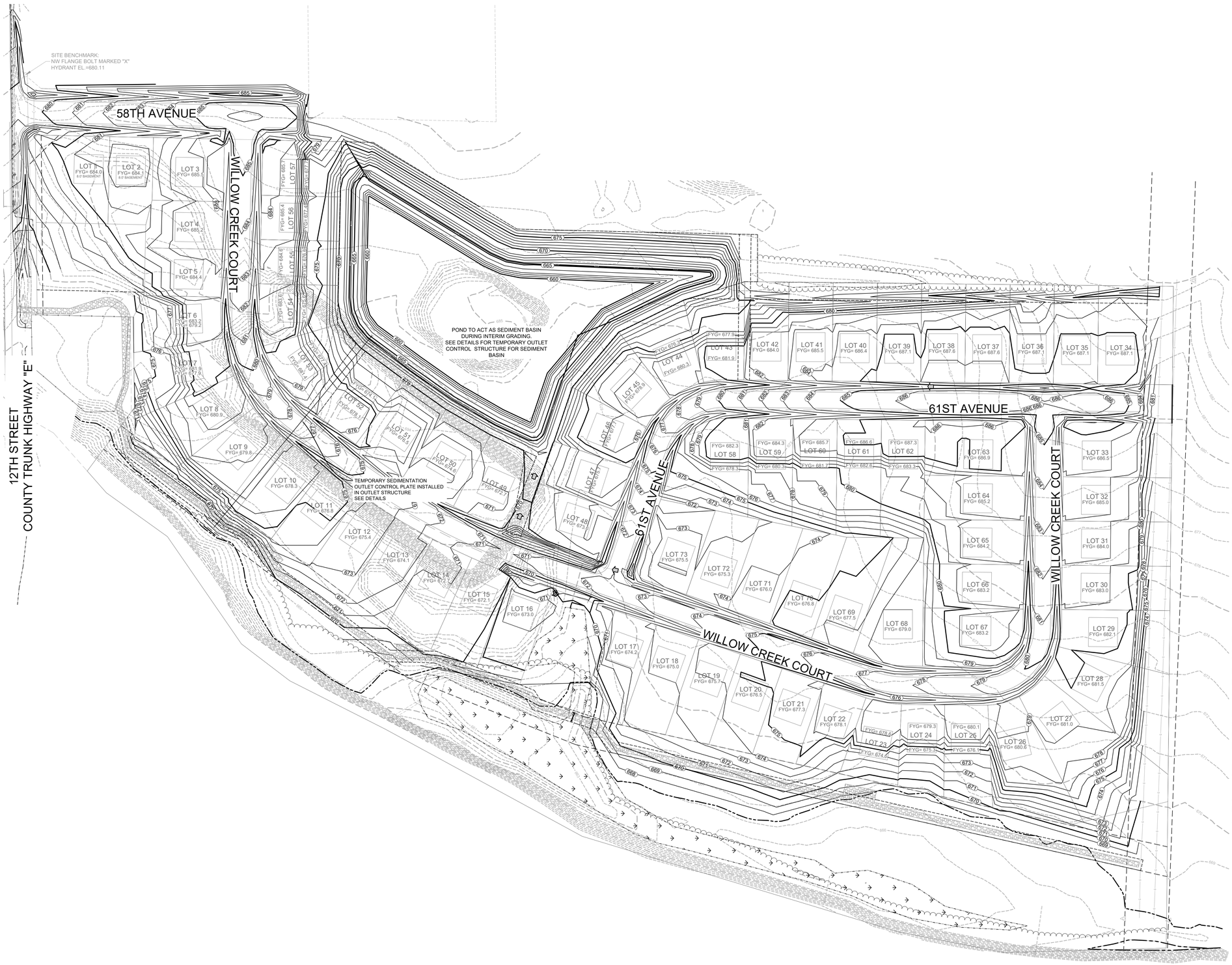
EROSION CONTROL PLAN

DRAFTED: AMG DESIGNED: AEK REVIEWED:

www.pinnacle-engr.com

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\EROSION CONTROL PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



LEGEND

- STORM SEWER MANHOLE
- CONCRETE FLARED END SECTION
- (749) PROPOSED CONTOUR
- 749 EXISTING CONTOUR
- 750.00 SPOT ELEVATION
- GRADE / PAVEMENT DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING

INTERIM GRADING NOTES:

LOTS TO BE LEFT 2' LOW AND PADS SHALL HAVE POSITIVE DRAINAGE AND SHALL NOT HAVE PONDING WATER.

FRONT AND REAR LOT CORNERS TO BE BUILT TO FINISHED GRADE.

SIDE YARD GRADES MAY BE LEFT UP TO 18" LOW.

PROVIDE A WDNR CONSTRUCTION SITE STORM WATER RUNOFF PERMIT (NOI).

SUBMIT GRADING AND EROSION CONTROL PLAN, CONSTRUCTION SEQUENCE PLAN, GRADING PERMIT APPLICATION, RESTORATION COMPLETION DATE, AND QUOTE FROM THE GRADING / RESTORATION CONTRACTOR TO THE VILLAGE OF SOMERS FOR APPROVAL. INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).

PROVIDE A BOND OR LETTER OF CREDIT FOR THE FULL VALUE THE CONTRACTOR'S QUOTE FOR THE VILLAGE TO COMPLETE THE WORK IF THE CONTRACTOR DOES NOT MEET THE SCHEDULE.

PROVIDE ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON
REQUEST, CONTINUE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.

INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING.

STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING
PRACTICES FOR EROSION CONTROL #1067.

CONSTRUCT AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO
THE OUTLET AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064
AND SEDIMENT TRAP # 1063.

INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS
EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.

PROVIDE PERIMETER SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

STABILIZE DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER:

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

www.pinnacle-engr.com

DRAFTED: AMG DESIGNED: AEK REVIEWED:

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

INTERIM GRADING PLAN

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 80'

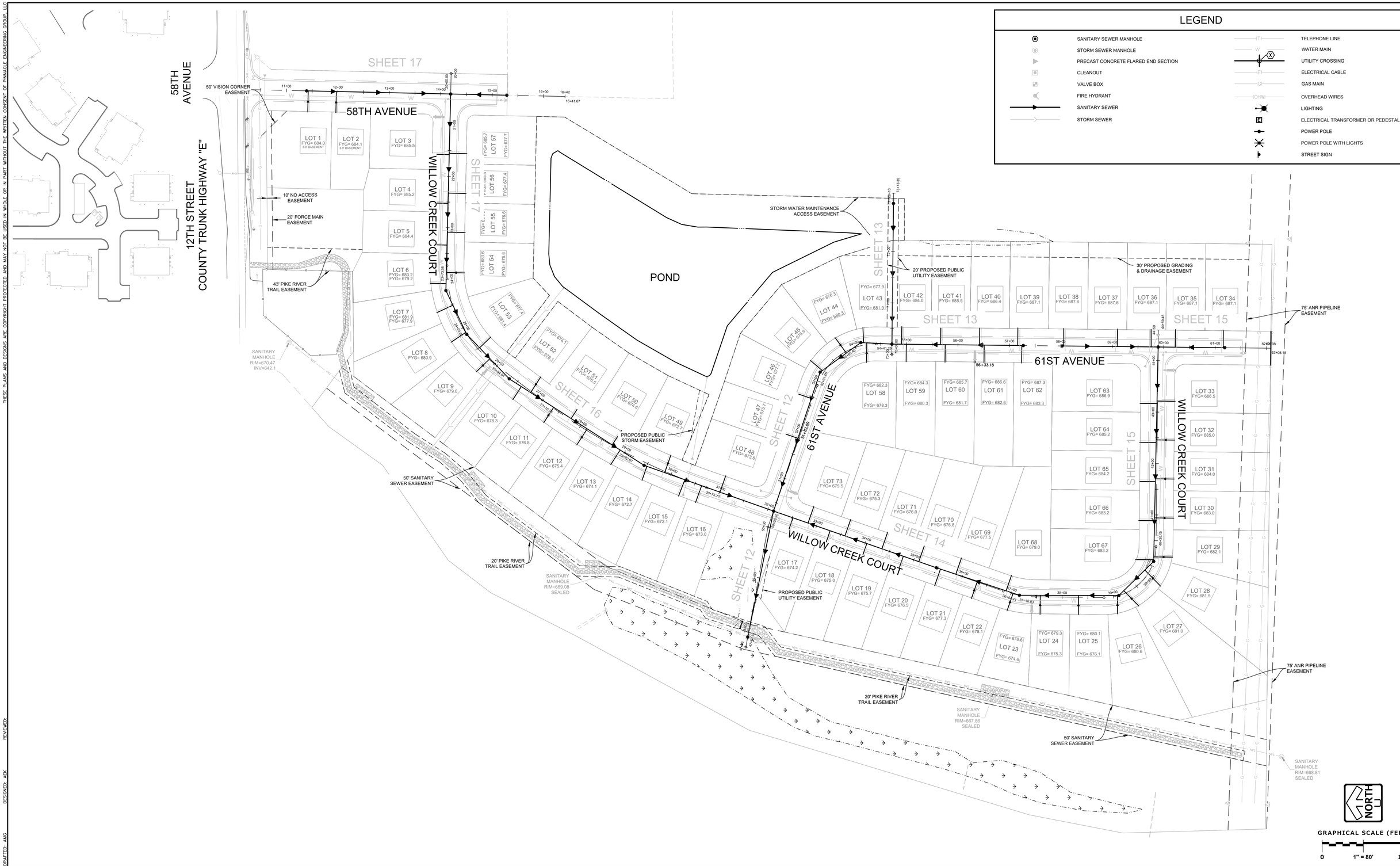
SHEET 10 OF 32

© COPYRIGHT 2003

INTERIM GRADING PLAN

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\INTERIM GRADING PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



GRAPHICAL SCALE (FEET)
0 1" = 80' 160'

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

SANITARY SEWER OVERVIEW

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 80'

SHEET 11 OF 32

© COPYRIGHT 2023

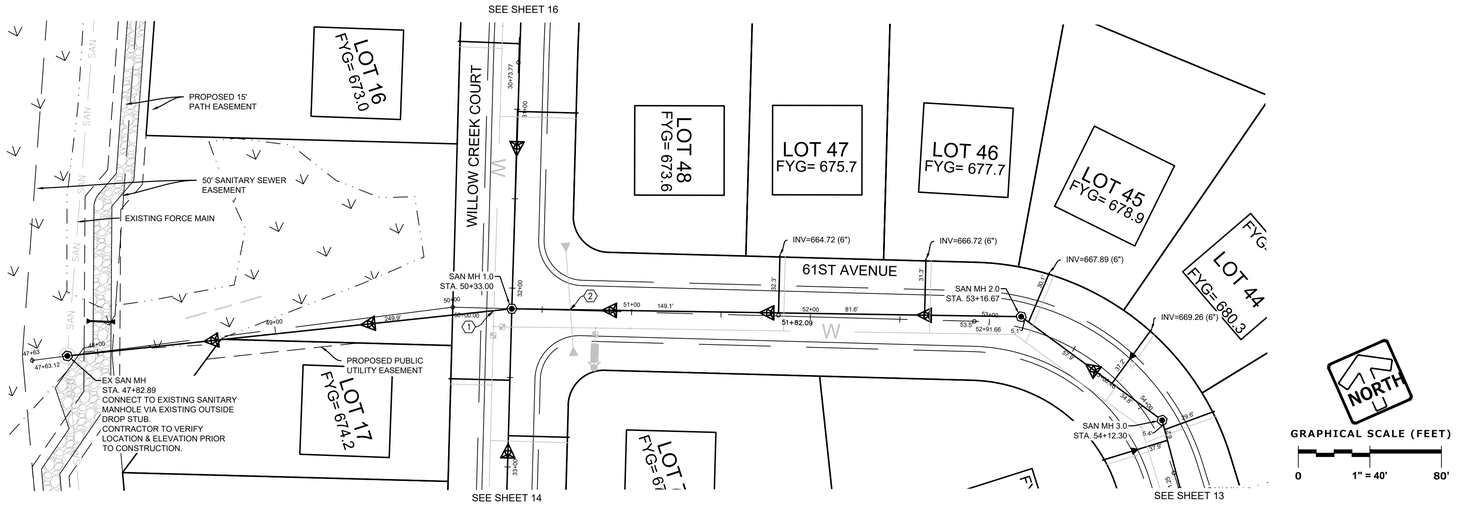
DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\SANITARY SEWER OVERVIEW.DWG

www.pinnacle-engr.com

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

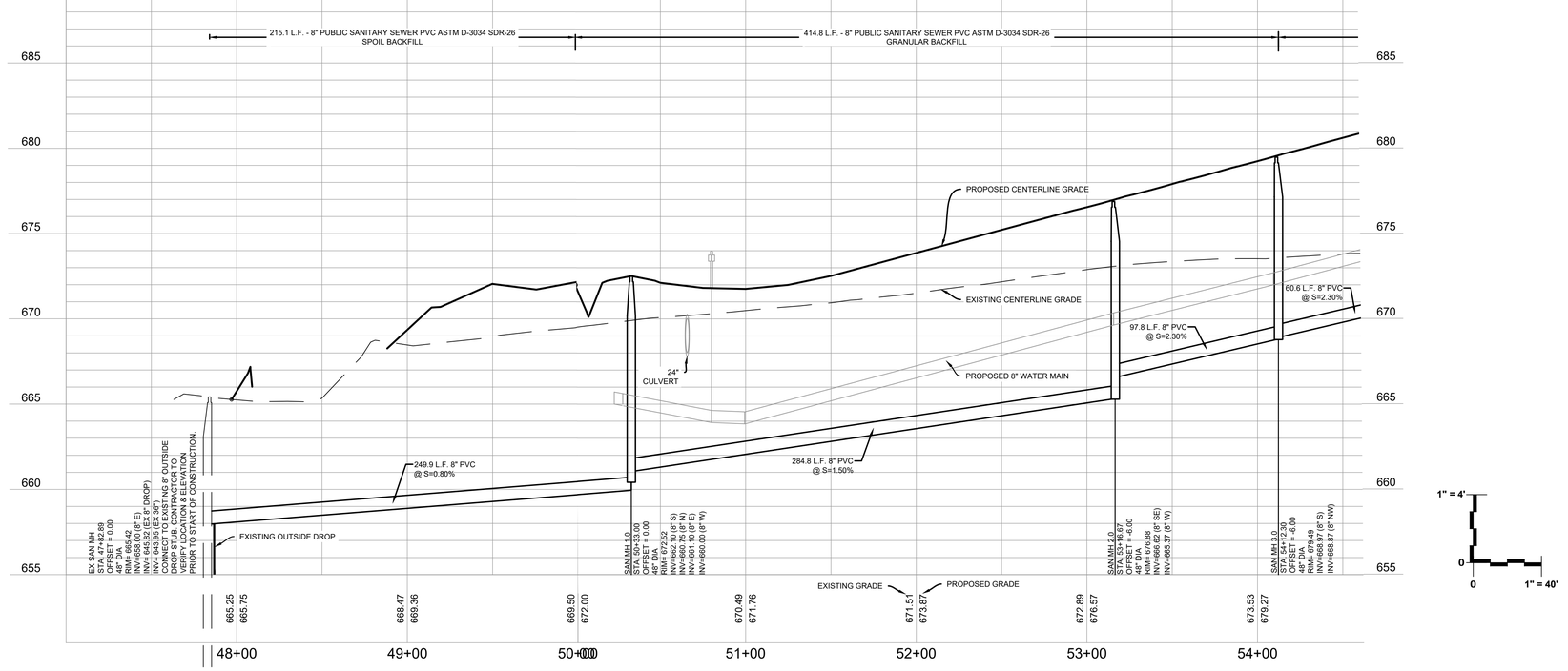


SANITARY SEWER LATERAL NOTES:

- ALL SANITARY SEWER LATERALS TO BE 6" PVC SDR-26 @ MIN. 2.0% UNLESS OTHERWISE NOTED.
- TERMINATE LATERAL PIPE WITH A WOODEN 2x4 SET ONE FOOT ABOVE FINISHED GRADE.
- TRACER WIRE IS REQUIRED FOR ALL SANITARY LATERALS AND MAINS. LATERAL PIPE LOCATOR & TERMINAL POST: NO. 10 AWG SINGLE OR MULTIPLE STRAND INSULATED COPPER WIRE & 2-1/2 INCH BY 18-INCH C.P. TEST SERVICES - SNAKE PIT TERMINAL BOX.
- ALL SANITARY SEWER WITHIN PUBLIC R.O.W. SHALL HAVE GRANULAR BACKFILL.
- ALL WORK TO CONFORM TO THE VILLAGE OF SOMERS DESIGN STANDARDS.

CROSSINGS

1. 8" WATER OVER
   8" SANITARY
   8" WM B/PIPE= 664.96
   8" SAN T/PIPE= 660.60
2. 24" STORM OVER
   8" SANITARY
   24" STM B/PIPE= 667.78
   8" SAN T/PIPE= 662.27



DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

SANITARY SEWER PLAN & PROFILE

REVISIONS

PEG JOB No. 1617.00 AEK
PEG PM
START DATE 09/22/25
SCALE 1" = 40'

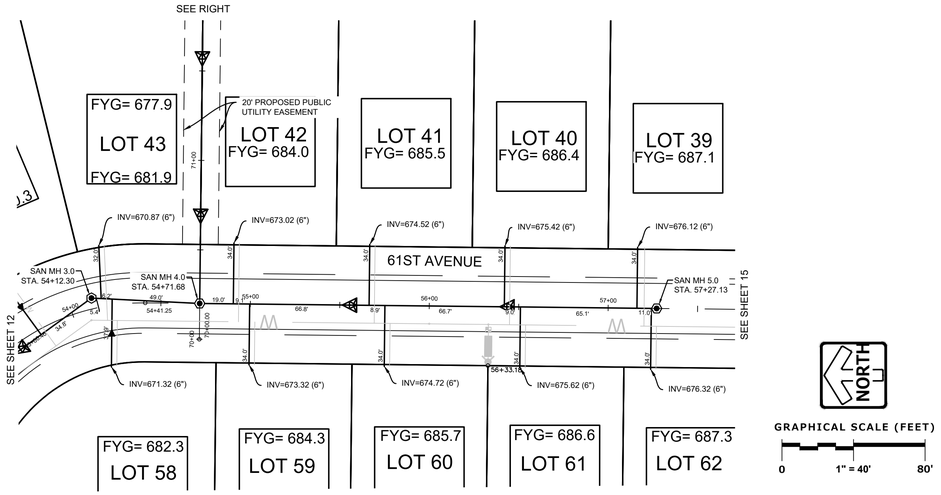
SHEET 12 OF 32

© COPYRIGHT 2023

SANITARY SEWER PLAN & PROFILE

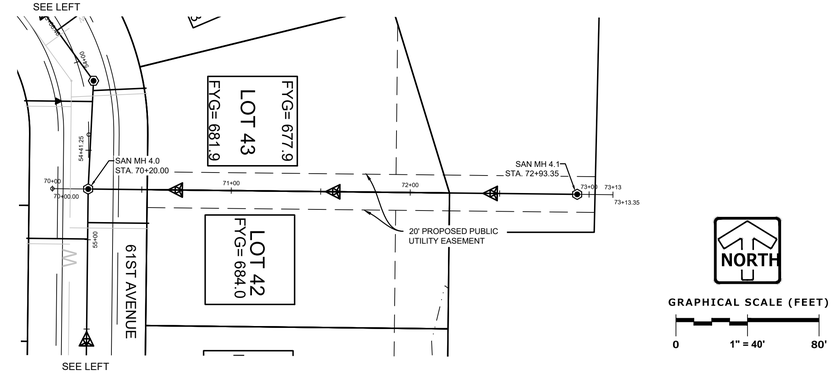
Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\6 SANITARY SEWER PLAN & PROFILE.DWG

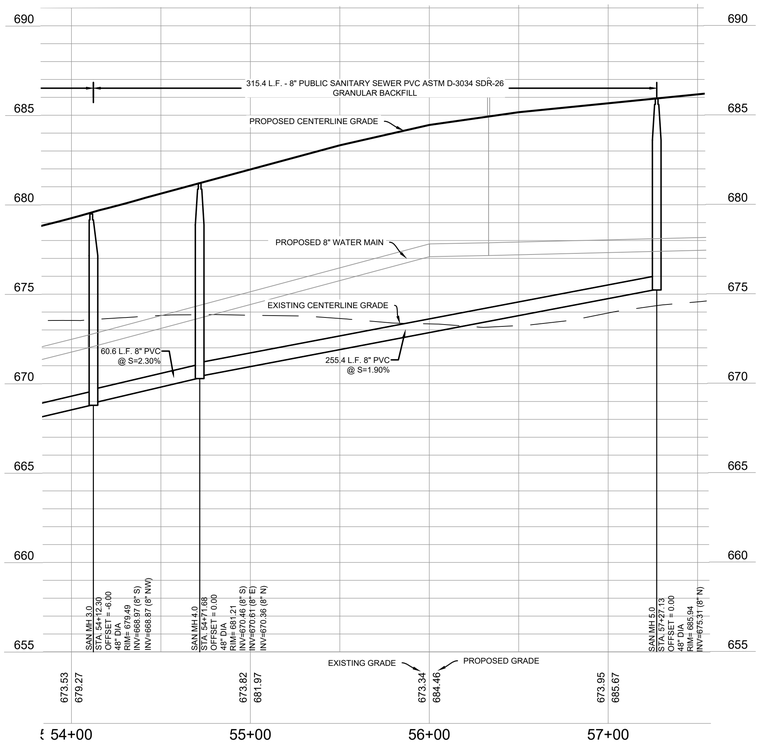
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

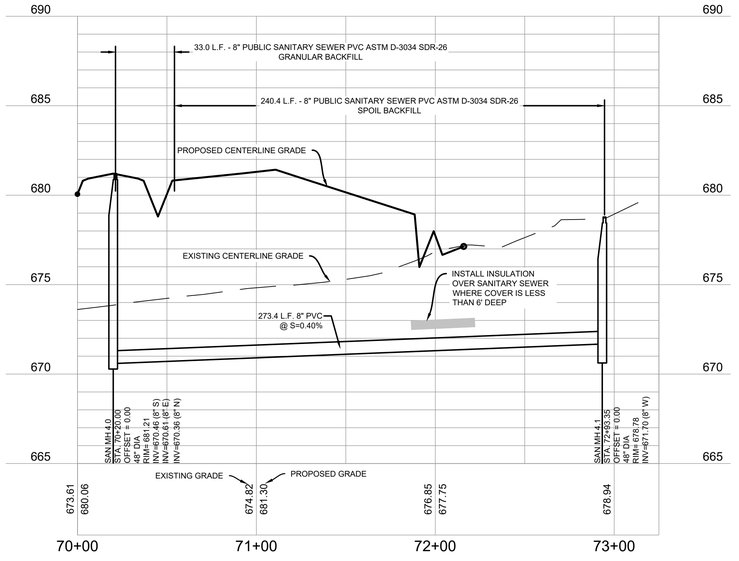


SANITARY SEWER LATERAL NOTES:

- ALL SANITARY SEWER LATERALS TO BE 6" PVC SDR-26 @ MIN. 2.0% UNLESS OTHERWISE NOTED.
- TERMINATE LATERAL PIPE WITH A WOODEN 2x4 SET ONE FOOT ABOVE FINISHED GRADE.
- TRACER WIRE IS REQUIRED FOR ALL SANITARY LATERALS AND MAINS. LATERAL PIPE LOCATOR & TERMINAL POST: NO. 10 AWG SINGLE OR MULTIPLE STRAND INSULATED COPPER WIRE & 2-1/2 INCH BY 18-INCH C.P. TEST SERVICES - SNAKE PIT TERMINAL BOX.
- ALL SANITARY SEWER WITHIN PUBLIC R.O.W. SHALL HAVE GRANULAR BACKFILL.
- ALL WORK TO CONFORM TO THE VILLAGE OF SOMERS DESIGN STANDARDS.







DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

SANITARY SEWER PLAN & PROFILE

REVISIONS

PEG JOB No. 1617.00 AEK
PEG PM 09/22/23
START DATE 1" = 40'
SCALE

SHEET 13 OF 32

© COPYRIGHT 2023

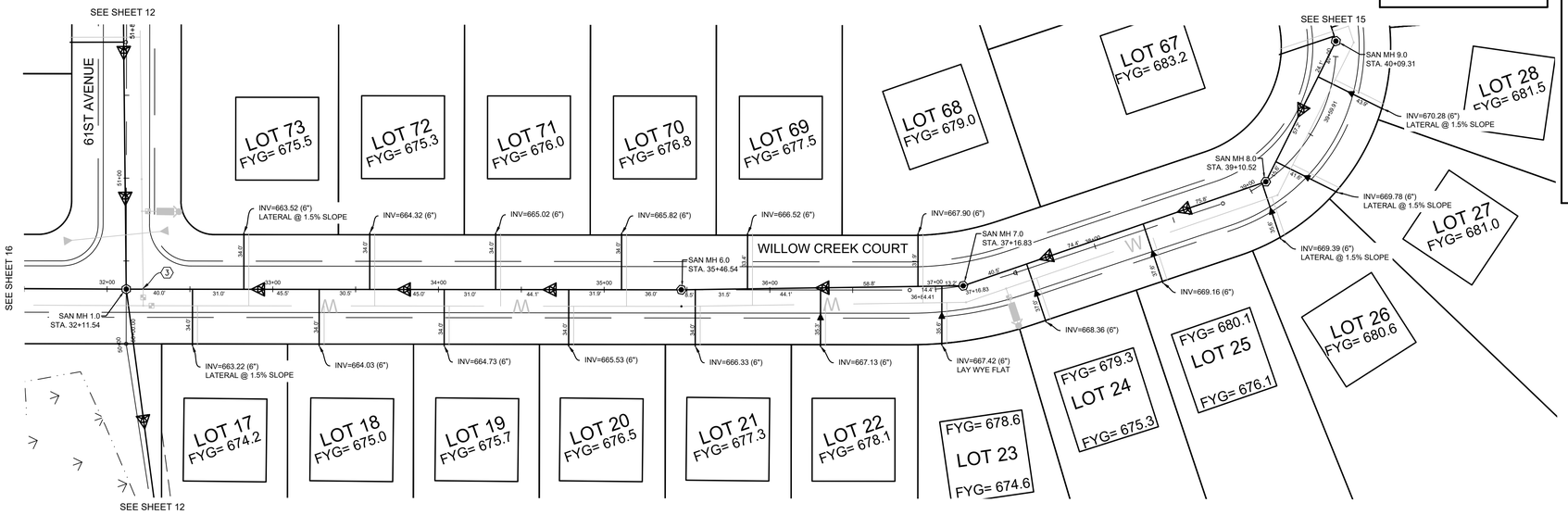
SANITARY SEWER PLAN & PROFILE

www.pinnacle-engr.com

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\6 SANITARY SEWER PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

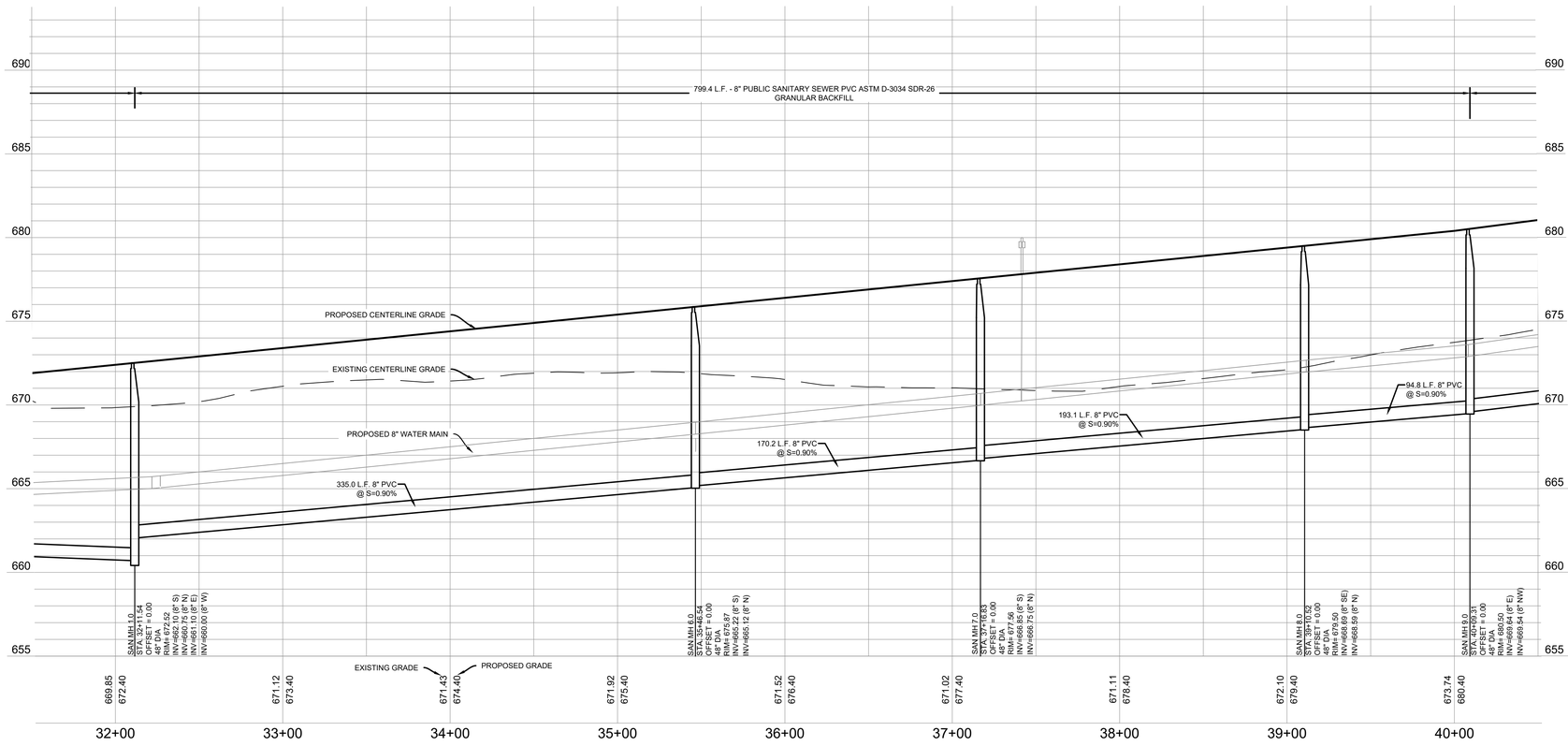


CROSSINGS

3 — 8" WATER OVER
8" SANITARY
8" WM B/PIPE= 663.81
8" SAN T/PIPE= 661.87

SANITARY SEWER LATERAL NOTES:

- ALL SANITARY SEWER LATERALS TO BE 6" PVC SDR-26 @ MIN. 2.0% UNLESS OTHERWISE NOTED.
- TERMINATE LATERAL PIPE WITH A WOODEN 2x4 SET ONE FOOT ABOVE FINISHED GRADE.
- TRACER WIRE IS REQUIRED FOR ALL SANITARY LATERALS AND MAINS. LATERAL PIPE LOCATOR & TERMINAL POST: NO. 10 AWG SINGLE OR MULTIPLE STRAND INSULATED COPPER WIRE & 2-1/2 INCH BY 18-INCH C.P. TEST SERVICES - SNAKE PIT TERMINAL BOX.
- ALL SANITARY SEWER WITHIN PUBLIC R.O.W. SHALL HAVE GRANULAR BACKFILL.
- ALL WORK TO CONFORM TO THE VILLAGE OF SOMERS DESIGN STANDARDS.



SOMERS CREEK

SOMERS, WI

SANITARY SEWER PLAN & PROFILE

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

SHEET 14 OF 32

© COPYRIGHT 2023

SANITARY SEWER PLAN & PROFILE

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\6 SANITARY SEWER PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

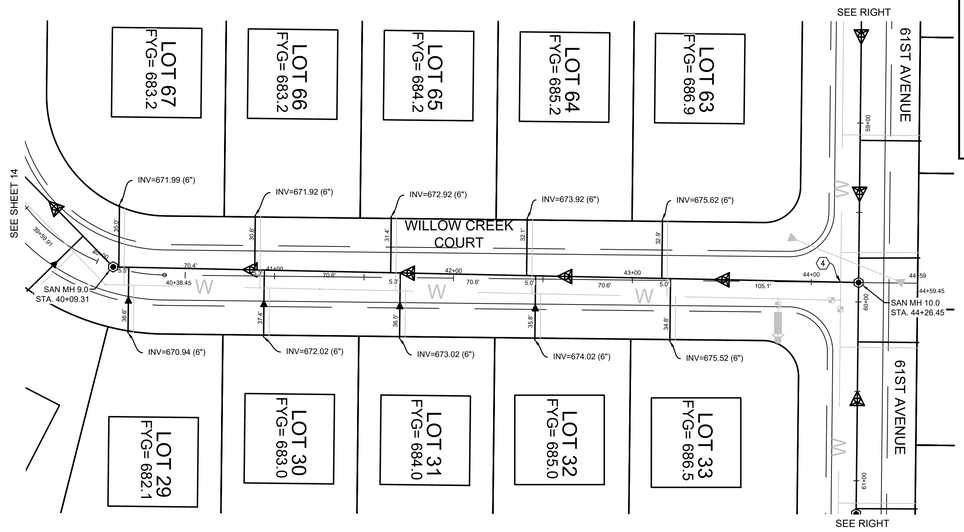
www.pinnacle-engr.com

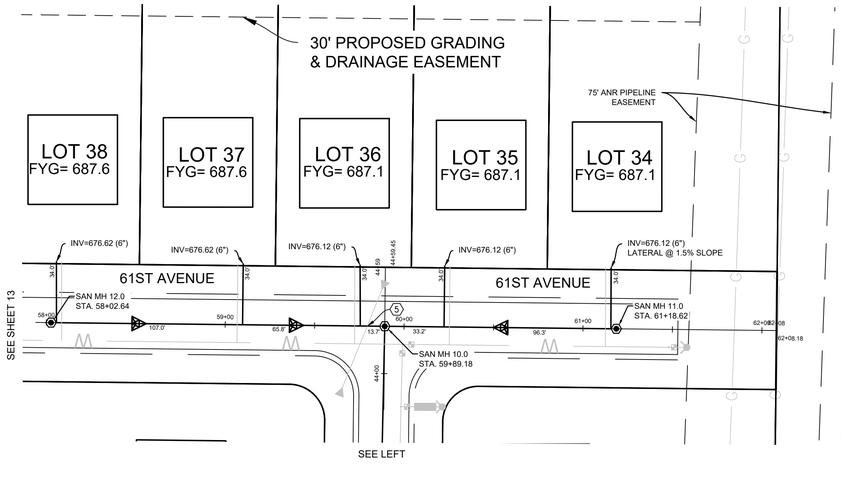
CROSSINGS

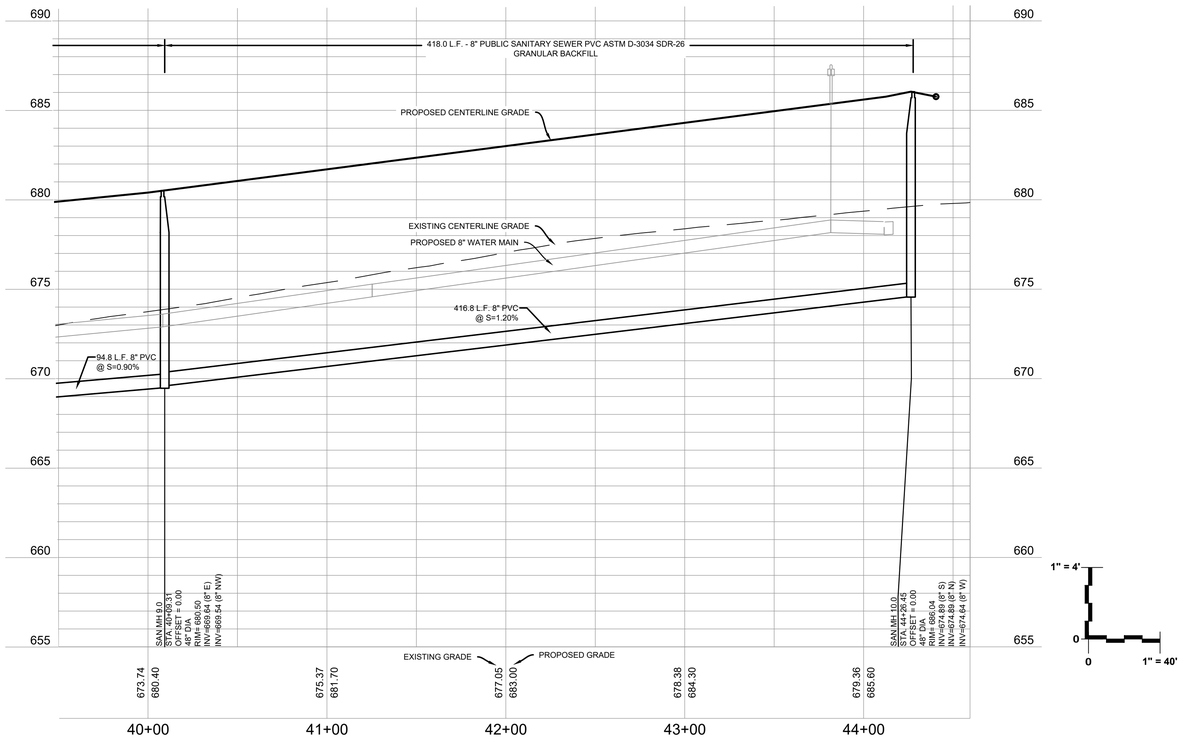
4	8" WATER OVER 8" SANITARY 8" WM B/PIPE= 678.04 8" SAN T/PIPE= 675.20	5	15" STORM OVER 8" SANITARY 15" STM B/PIPE= 682.62 8" SAN T/PIPE= 675.65

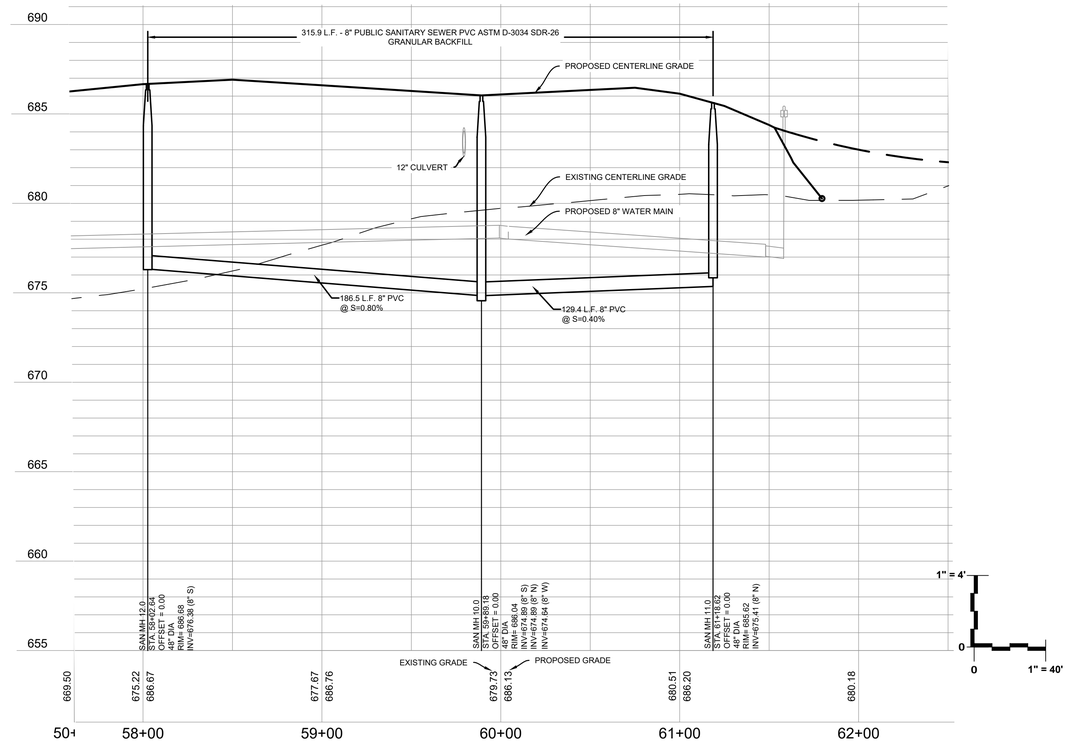
SANITARY SEWER LATERAL NOTES:

- ALL SANITARY SEWER LATERALS TO BE 6" PVC SDR-26 @ MIN. 2.0% UNLESS OTHERWISE NOTED.
- TERMINATE LATERAL PIPE WITH A WOODEN 2x4 SET ONE FOOT ABOVE FINISHED GRADE.
- TRACER WIRE IS REQUIRED FOR ALL SANITARY LATERALS AND MAINS. LATERAL PIPE LOCATOR & TERMINAL POST: NO. 10 AWG SINGLE OR MULTIPLE STRAND INSULATED COPPER WIRE & 2-1/2 INCH BY 18-INCH C.P. TEST SERVICES - SNAKE PIT TERMINAL BOX.
- ALL SANITARY SEWER WITHIN PUBLIC R.O.W. SHALL HAVE GRANULAR BACKFILL.
- ALL WORK TO CONFORM TO THE VILLAGE OF SOMERS DESIGN STANDARDS.









DESIGNED: AEK
DRAFTED: AMG
REVIEWED:

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

SANITARY SEWER PLAN & PROFILE

REVISIONS

PEG JOB No. 1617.00 AEK
PEG PM 09/22/25
START DATE
SCALE 1" = 40'

SHEET 15 OF 32

SANITARY SEWER PLAN & PROFILE

© COPYRIGHT 2023

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\6 SANITARY SEWER PLAN & PROFILE.DWG

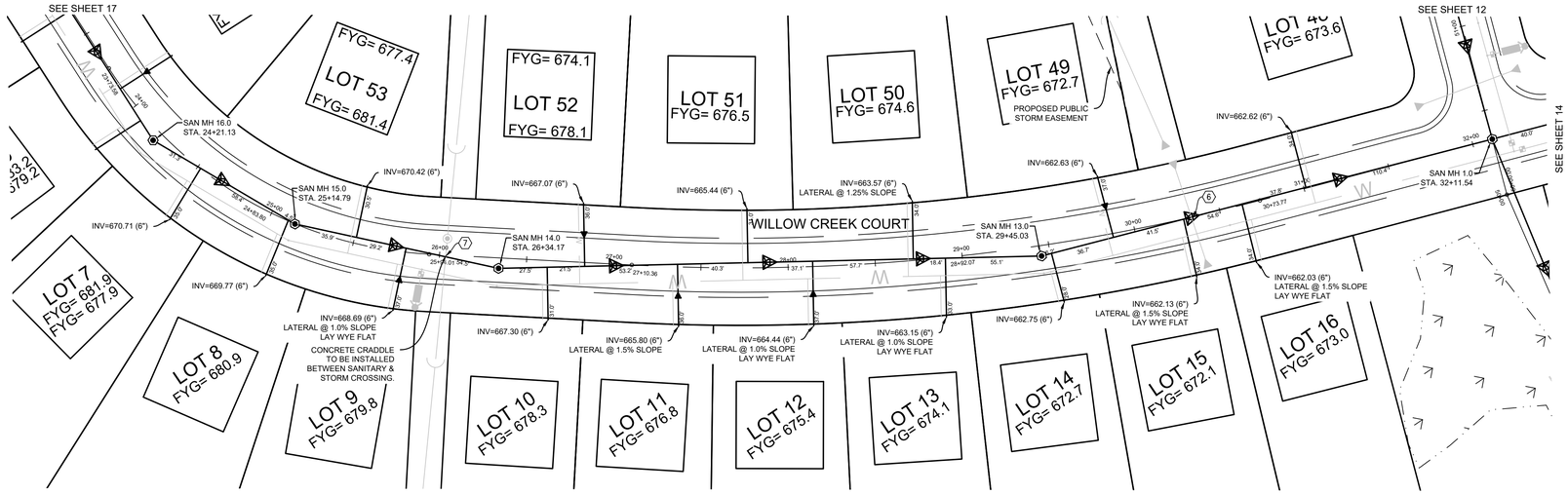
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

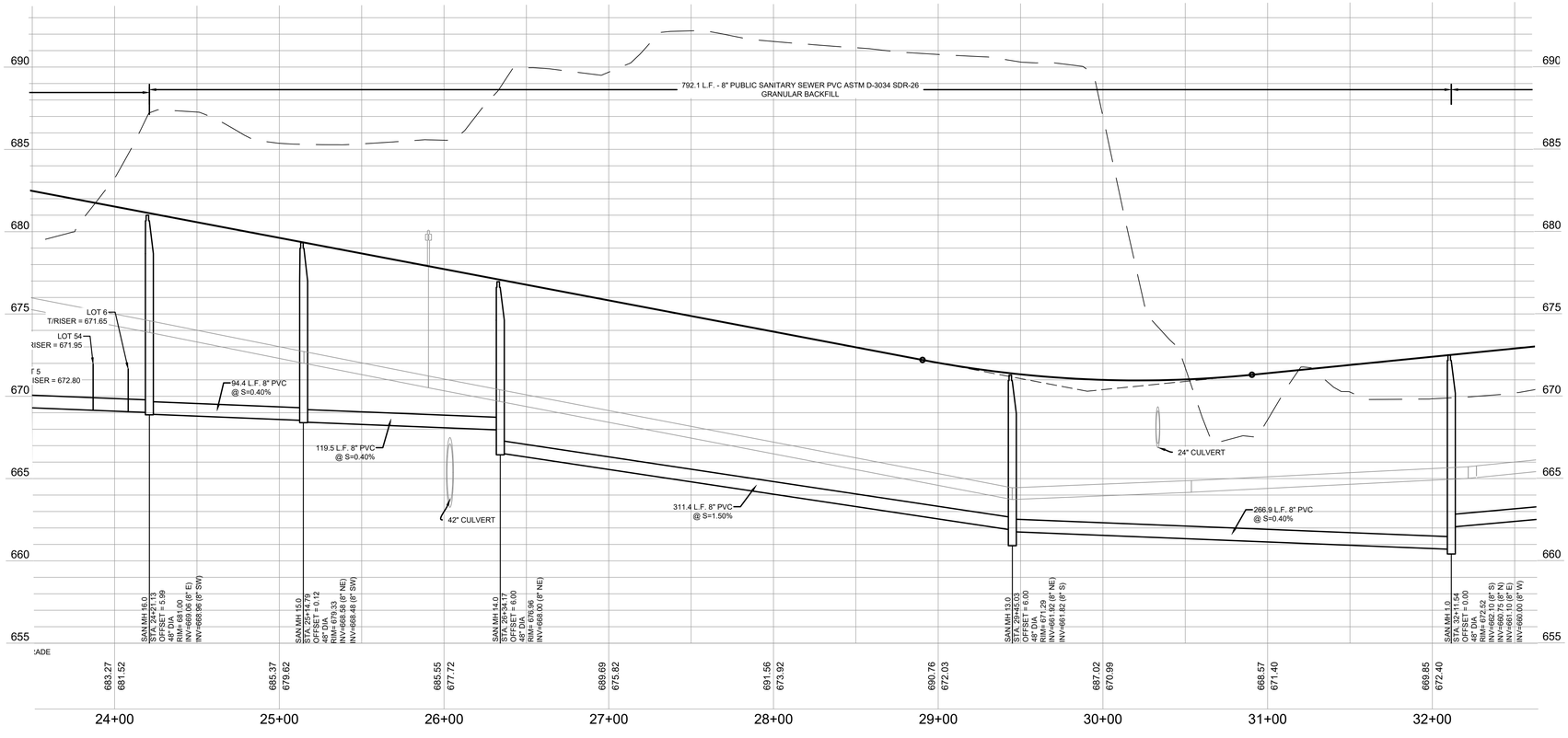
CROSSINGS

6	24" STORM OVER 8" SANITARY 24" STM B/PIPE= 666.87 8" SAN T/PIPE= 662.14	7	8" SANITARY OVER 42" STORM 8" SAN B/PIPE= 668.10 42" STM T/PIPE= 667.50

SANITARY SEWER LATERAL NOTES:

- ALL SANITARY SEWER LATERALS TO BE 6" PVC SDR-26 @ MIN. 2.0% UNLESS OTHERWISE NOTED.
- TERMINATE LATERAL PIPE WITH A WOODEN 2x4 SET ONE FOOT ABOVE FINISHED GRADE.
- TRACER WIRE IS REQUIRED FOR ALL SANITARY LATERALS AND MAINS. LATERAL PIPE LOCATOR & TERMINAL POST: NO. 10 AWG SINGLE OR MULTIPLE STRAND INSULATED COPPER WIRE & 2-1/2 INCH BY 18-INCH C.P. TEST SERVICES - SNAKE PIT TERMINAL BOX.
- ALL SANITARY SEWER WITHIN PUBLIC R.O.W. SHALL HAVE GRANULAR BACKFILL.
- ALL WORK TO CONFORM TO THE VILLAGE OF SOMERS DESIGN STANDARDS.





PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE - NATIONWIDE

SOMERS CREEK

SOMERS, WI

SANITARY SEWER PLAN & PROFILE

REVISIONS

PEG JOB No. 1617.00 AEK
PES PM 09/22/25
START DATE
SCALE 1" = 40'

SHEET 16 OF 32

© COPYRIGHT 2023

SANITARY SEWER PLAN & PROFILE

DRAFTED: AMG DESIGNED: AEK REVIEWED:

www.pinnacle-engr.com

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\6 SANITARY SEWER PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

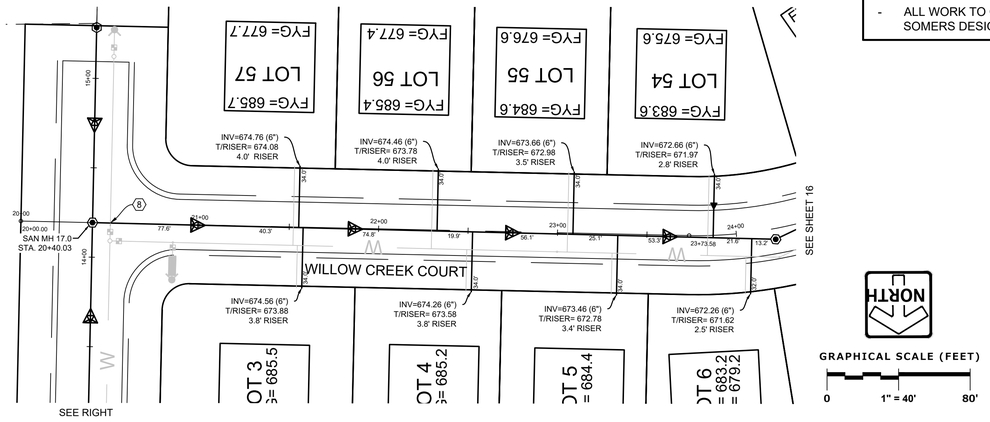
www.pinnacle-engr.com

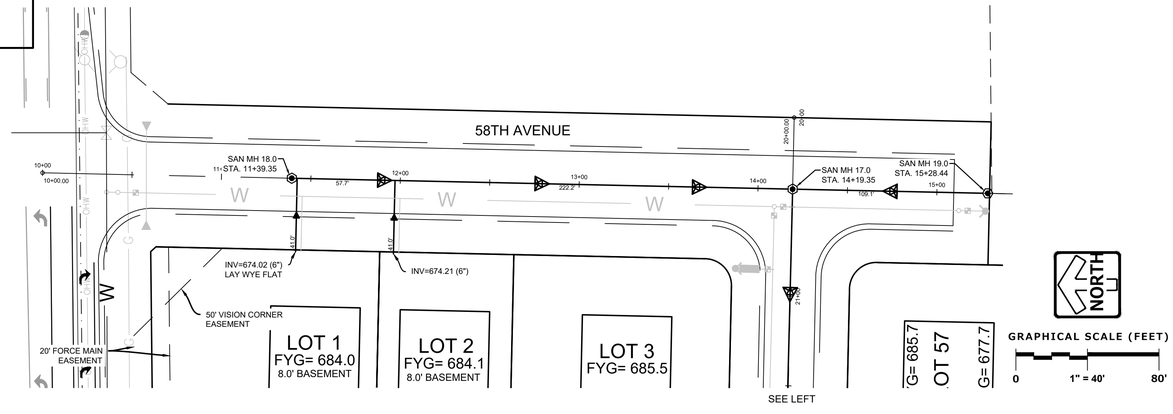
CROSSINGS

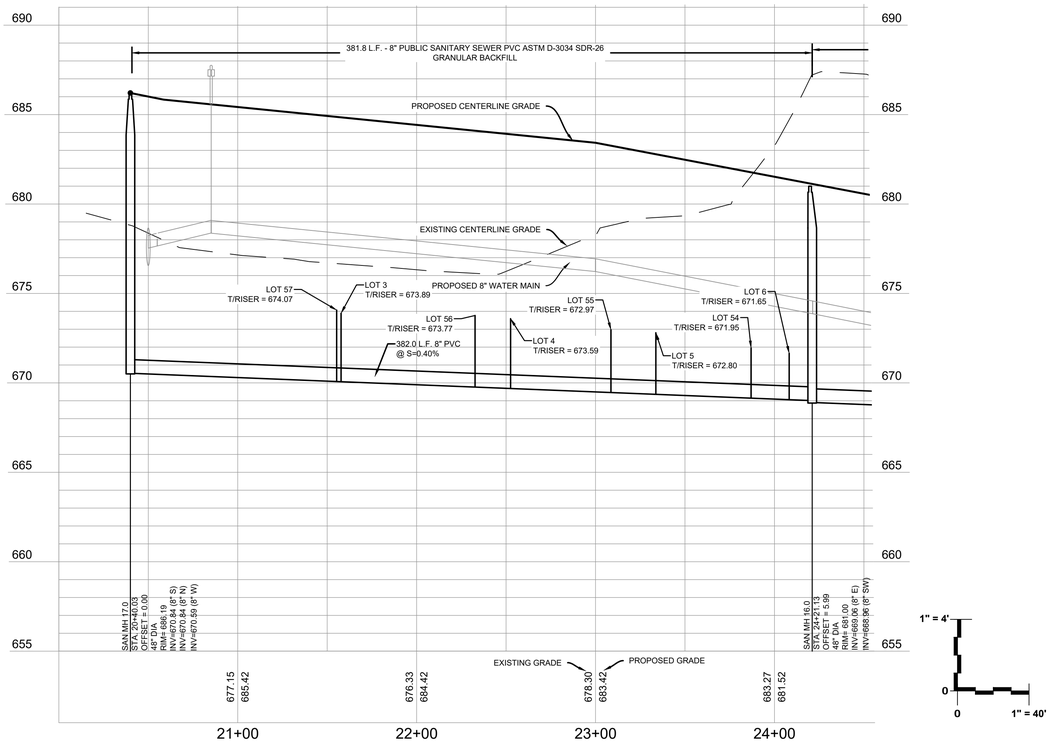
8 — 24" WATER OVER
8" SANITARY
24" WM B/PIPE= 676.52
8" SAN T/PIPE= 671.23

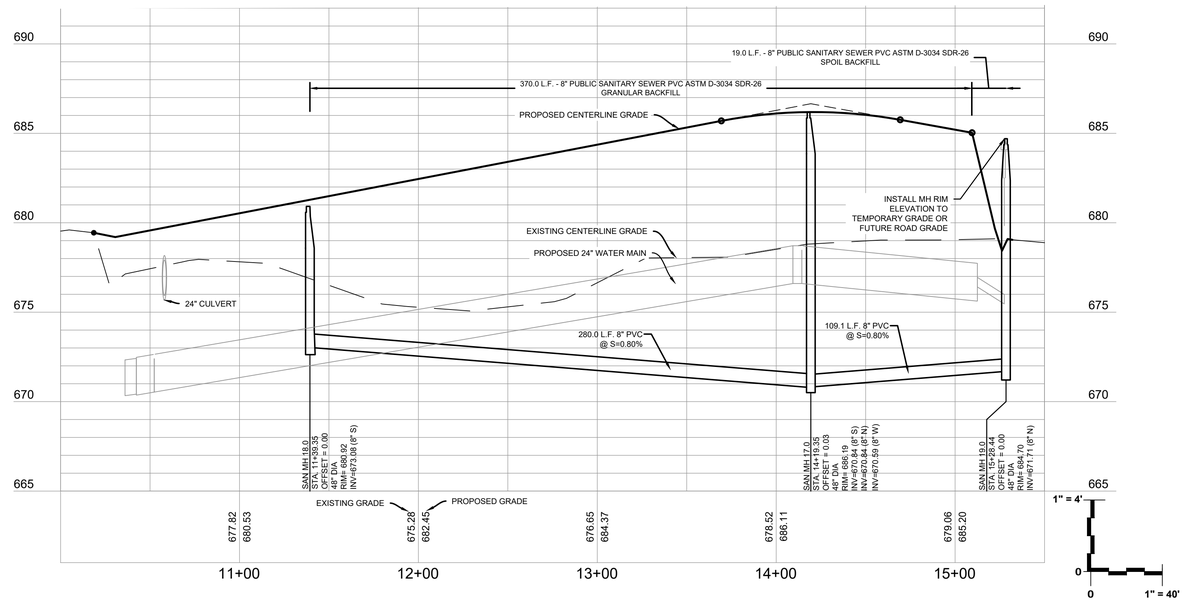
SANITARY SEWER LATERAL NOTES:

- ALL SANITARY SEWER LATERALS TO BE 6" PVC SDR-26 @ MIN. 2.0% UNLESS OTHERWISE NOTED.
- TERMINATE LATERAL PIPE WITH A WOODEN 2x4 SET ONE FOOT ABOVE FINISHED GRADE.
- TRACER WIRE IS REQUIRED FOR ALL SANITARY LATERALS AND MAINS. LATERAL PIPE LOCATOR & TERMINAL POST: NO. 10 AWG SINGLE OR MULTIPLE STRAND INSULATED COPPER WIRE & 2-1/2 INCH BY 18-INCH C.P. TEST SERVICES - SNAKE PIT TERMINAL BOX.
- ALL SANITARY SEWER WITHIN PUBLIC R.O.W. SHALL HAVE GRANULAR BACKFILL.
- ALL WORK TO CONFORM TO THE VILLAGE OF SOMERS DESIGN STANDARDS.









REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

SANITARY SEWER PLAN & PROFILE

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

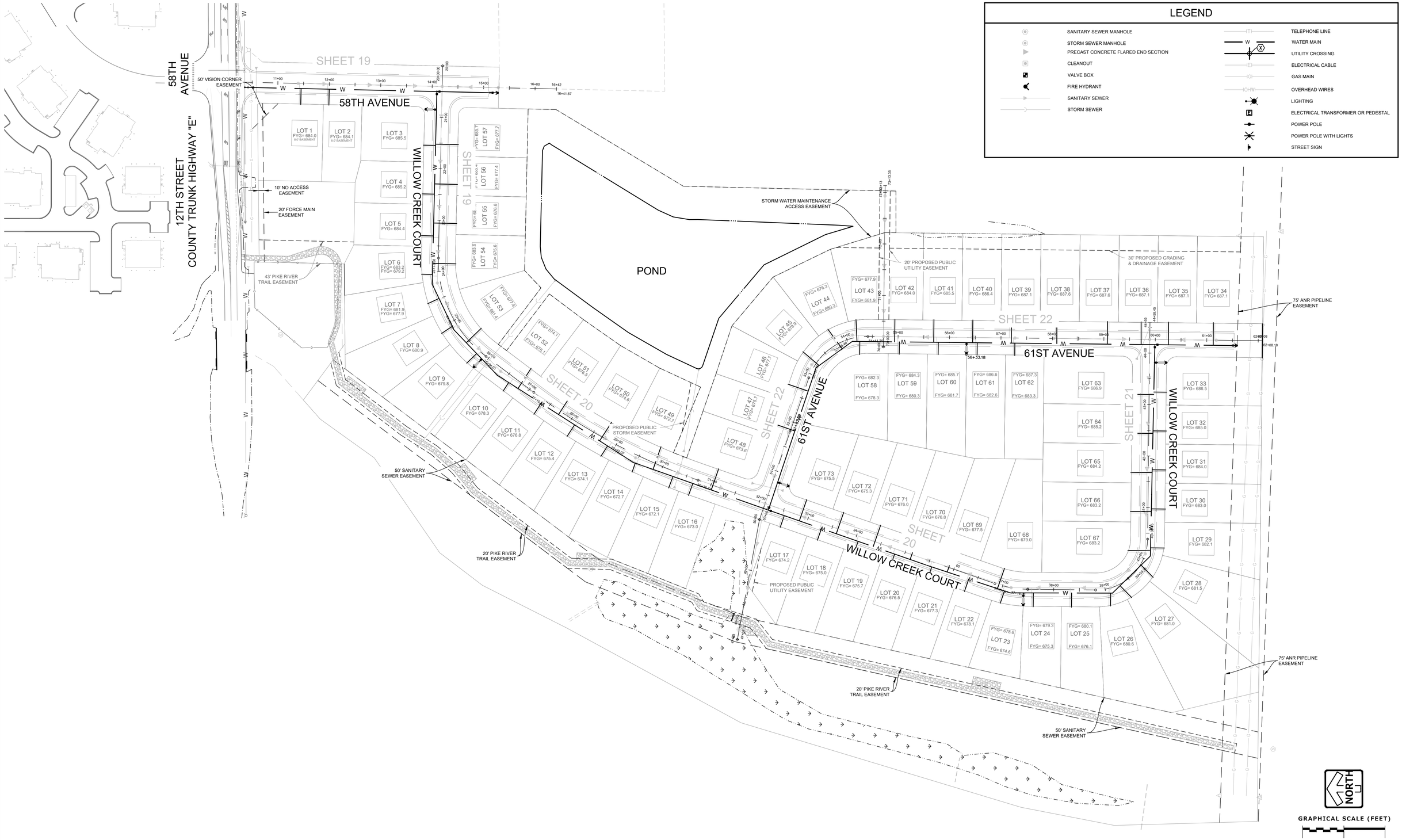
SHEET 17 OF 32

© COPYRIGHT 2023

SANITARY SEWER PLAN & PROFILE

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\6 SANITARY SEWER PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP LLC



DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

WATER MAIN OVERVIEW

REVISIONS

PEG JOB No. 1617.00 AEK
PEG PM 09/22/25
START DATE
SCALE 1" = 80'

SHEET 18 OF 32

© COPYRIGHT 2023

WATER MAIN OVERVIEW

www.pinnacle-engr.com

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\WATER MAIN OVERVIEW.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

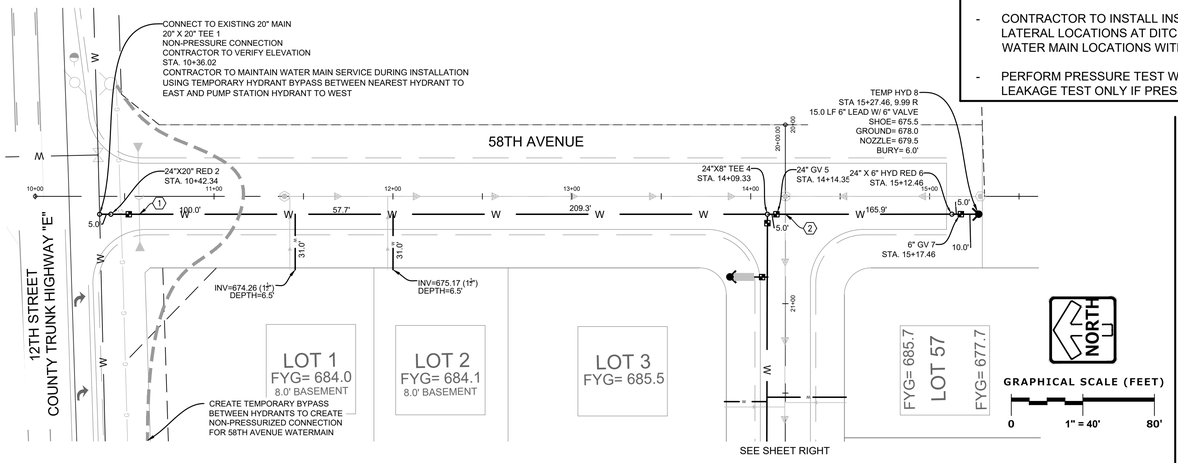
www.pinnacle-engr.com

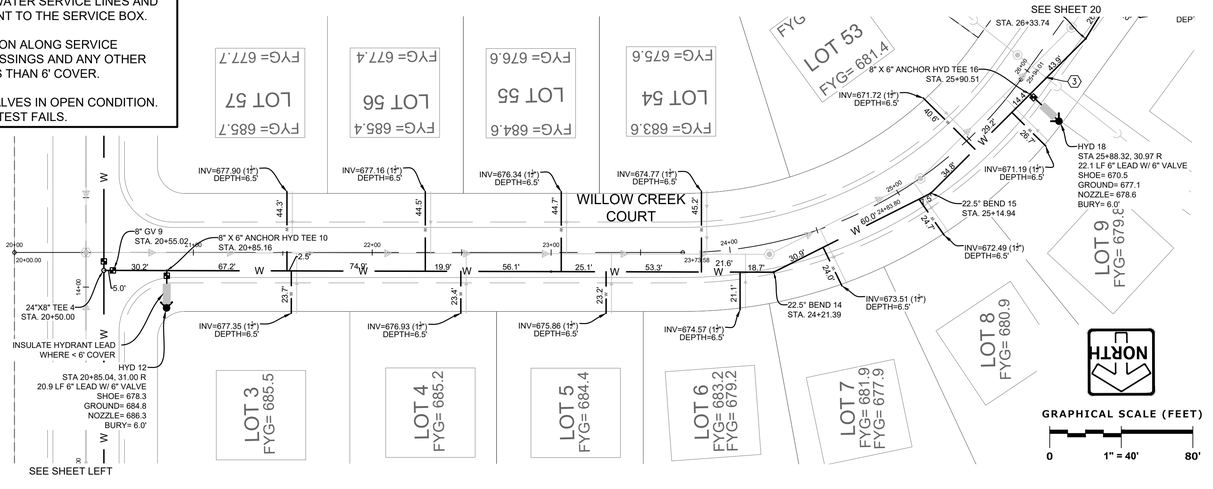
WATER MAIN & LATERAL NOTES:

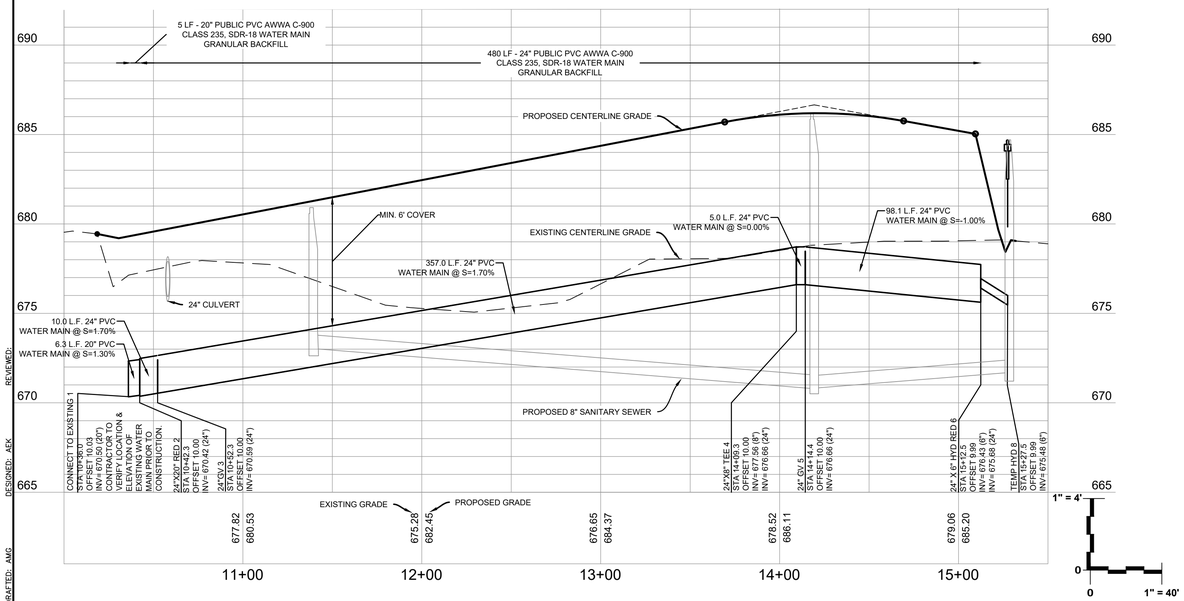
- REQUIRED LENGTHS FOR ALL JOINT RESTRAINTS ARE TABULATED IN THE CONSTRUCTION DETAILS ON SHEET ##.
- ALL 1 1/2" WATER SERVICES TO BE SDR 9, 200 PSI, HDPE TO CURB STOPS.
- ALL WATER LATERAL CURB STOPS TO BE INSTALLED AT THE R.O.W. LINE. CURB STOPS TO BE MCDONALD NO. 6106, MUELLER H-15209N, OR EQUAL. INSTALL LATERAL 1.0' PAST THE STOP ON TO THE LOT.
- PLACE LOCATOR WIRE ON TOP OF WATER SERVICE LINES AND EXTEND TO TERMINAL BOX ADJACENT TO THE SERVICE BOX.
- CONTRACTOR TO INSTALL INSULATION ALONG SERVICE LATERAL LOCATIONS AT DITCH CROSSINGS AND ANY OTHER WATER MAIN LOCATIONS WITH LESS THAN 6' COVER.
- PERFORM PRESSURE TEST WITH VALVES IN OPEN CONDITION. LEAKAGE TEST ONLY IF PRESSURE TEST FAILS.

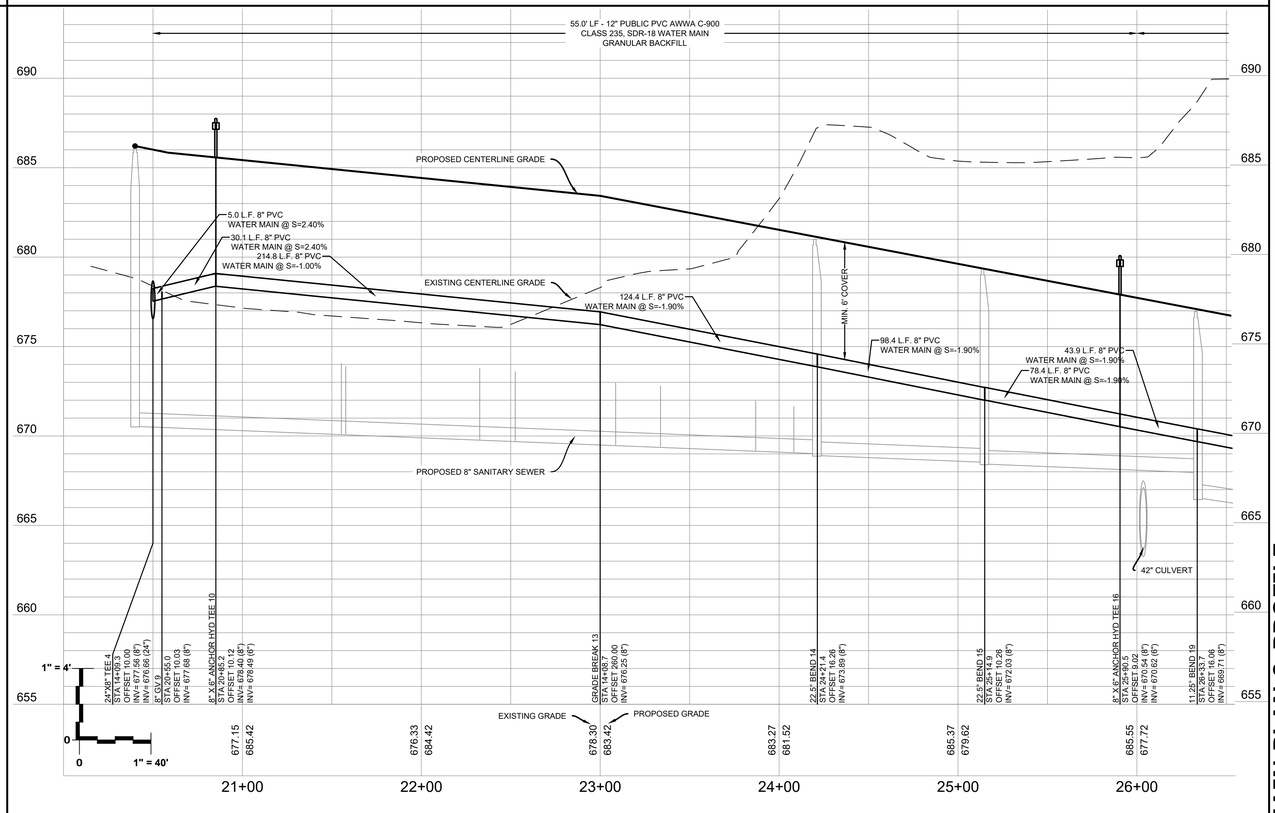
CROSSINGS

1. 24" STORM OVER
   24" WATER
   24" STM B/PIPE= 675.65
   24" WM T/PIPE= 672.74
2. 24" WATER OVER
   8" SANITARY
   24" WM B/PIPE= 676.52
   8" SAN T/PIPE= 671.23
3. 8" WATER OVER
   42" STORM
   8" WM B/PIPE= 670.27
   42" STM T/PIPE= 667.48









REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

WATER MAIN PLAN & PROFILE

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

SHEET 19 OF 32

© COPYRIGHT 2023

WATER MAIN PLAN & PROFILE

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\WATER MAIN PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

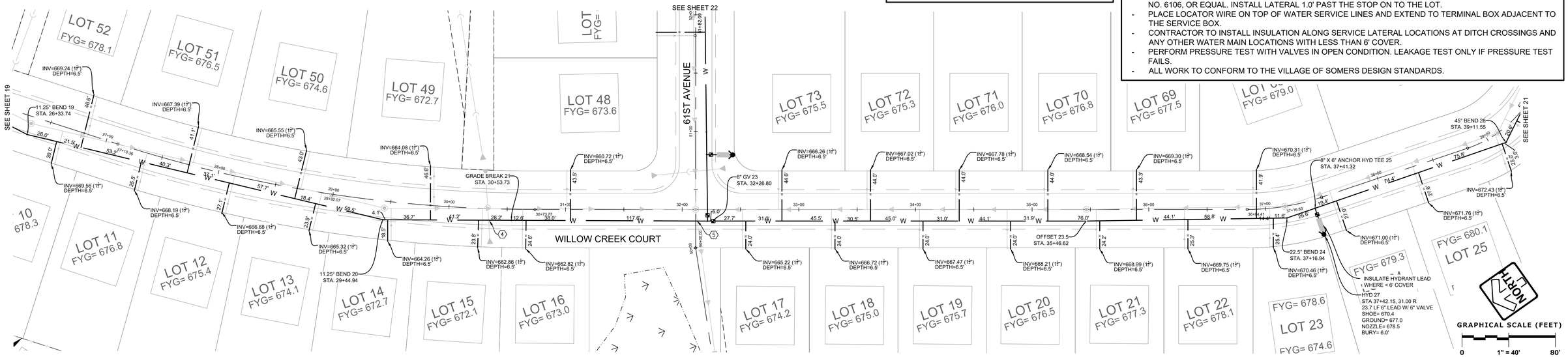
www.pinnacle-engr.com

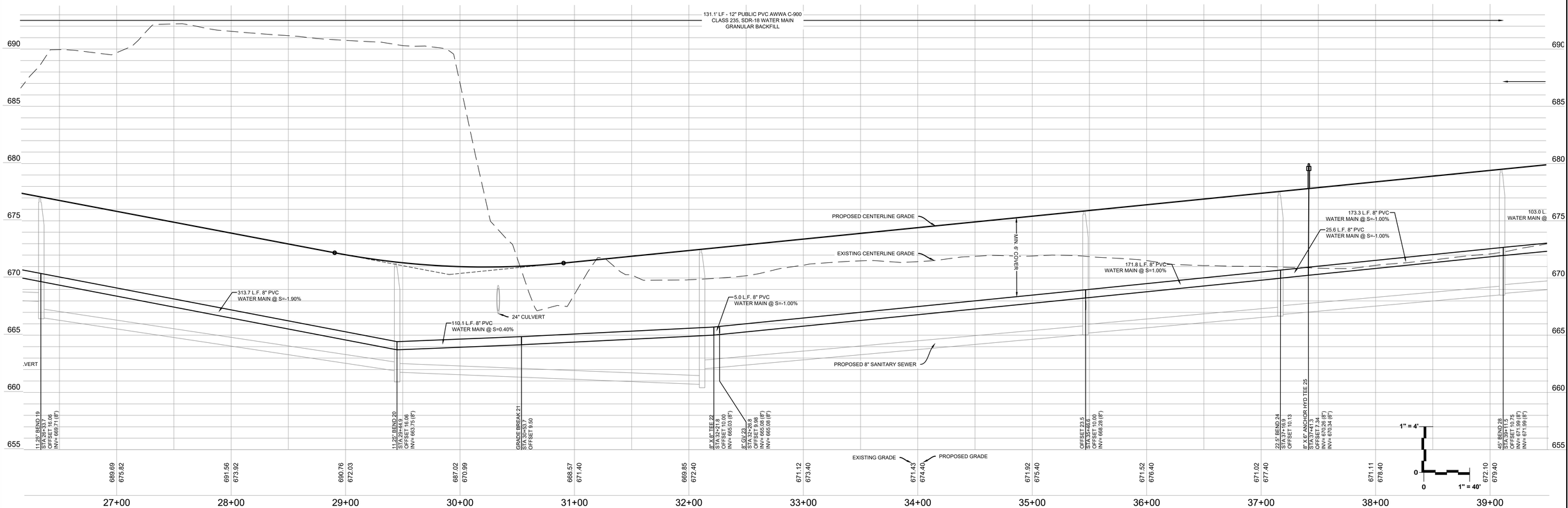
CROSSINGS

4	24" STORM OVER 8" WATER 24" STM B/PIPE= 666.91 8" WM T/PIPE= 664.79	5	8" WATER OVER 8" SANITARY 8" WM B/PIPE= 664.96 8" SAN T/PIPE= 660.60

WATER MAIN & LATERAL NOTES:

- REQUIRED LENGTHS FOR ALL JOINT RESTRAINTS ARE TABULATED IN THE CONSTRUCTION DETAILS ON SHEET ##.
- ALL 1 ¼" WATER SERVICES TO BE SDR 9, 200 PSI, HDPE TO CURB STOPS.
- ALL WATER LATERAL CURB STOPS TO BE INSTALLED AT THE R.O.W. LINE. CURB STOPS TO BE MCDONALD NO. 6106, OR EQUAL. INSTALL LATERAL 1.0' PAST THE STOP ON TO THE LOT.
- PLACE LOCATOR WIRE ON TOP OF WATER SERVICE LINES AND EXTEND TO TERMINAL BOX ADJACENT TO THE SERVICE BOX.
- CONTRACTOR TO INSTALL INSULATION ALONG SERVICE LATERAL LOCATIONS AT DITCH CROSSINGS AND ANY OTHER WATER MAIN LOCATIONS WITH LESS THAN 6' COVER.
- PERFORM PRESSURE TEST WITH VALVES IN OPEN CONDITION. LEAKAGE TEST ONLY IF PRESSURE TEST FAILS.
- ALL WORK TO CONFORM TO THE VILLAGE OF SOMERS DESIGN STANDARDS.





REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

WATER MAIN PLAN & PROFILE

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

SHEET 20 OF 32

© COPYRIGHT 2023

WATER MAIN PLAN & PROFILE

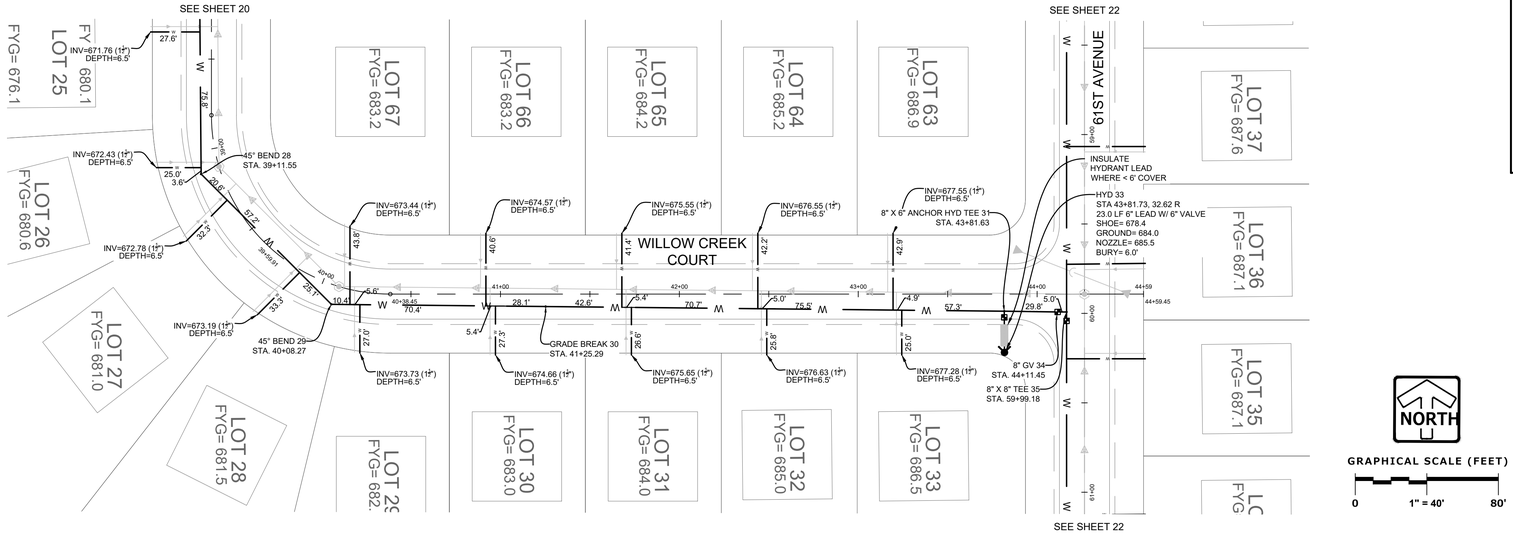
Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\WATER MAIN PLAN & PROFILE.DWG

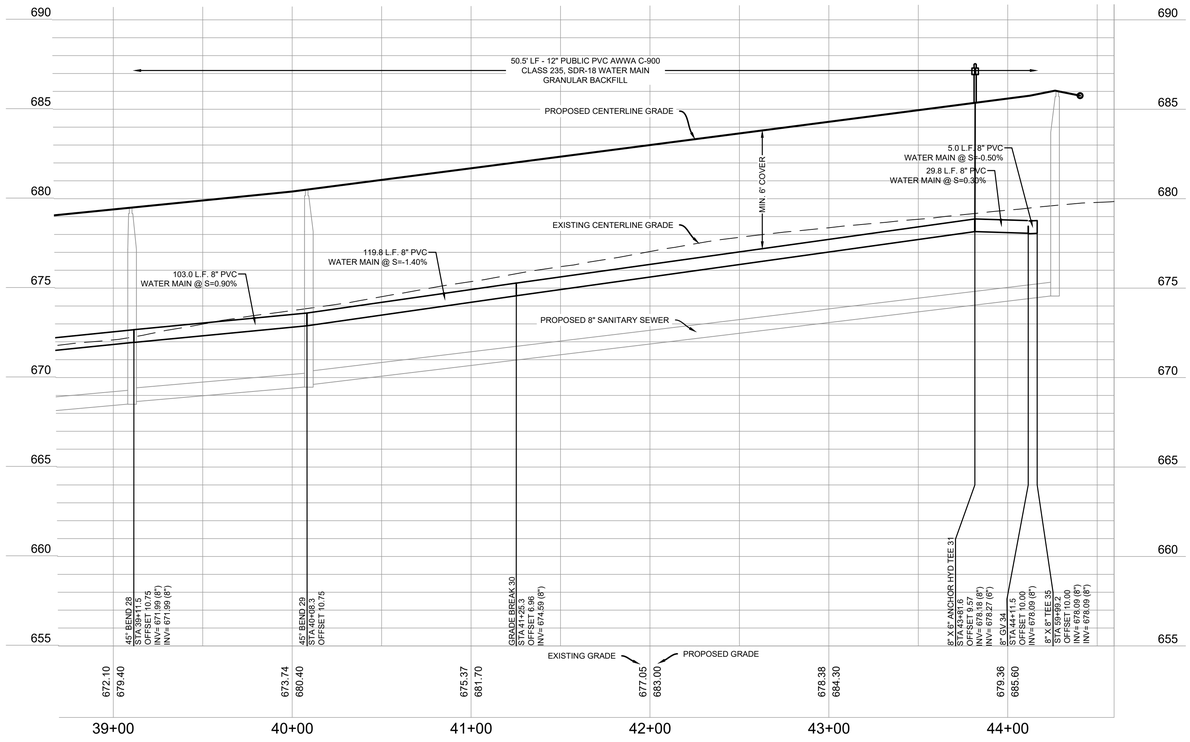
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

WATER MAIN & LATERAL NOTES:

- REQUIRED LENGTHS FOR ALL JOINT RESTRAINTS ARE TABULATED IN THE CONSTRUCTION DETAILS ON SHEET ##.
- ALL 1 ¼" WATER SERVICES TO BE SDR 9, 200 PSI, HDPE TO CURB STOPS.
- ALL WATER LATERAL CURB STOPS TO BE INSTALLED AT THE R.O.W. LINE. CURB STOPS TO BE MCDONALD NO. 6106, MUELLER H-15209N, OR EQUAL. INSTALL LATERAL 1.0' PAST THE STOP ON TO THE LOT.
- PLACE LOCATOR WIRE ON TOP OF WATER SERVICE LINES AND EXTEND TO TERMINAL BOX ADJACENT TO THE SERVICE BOX.
- CONTRACTOR TO INSTALL INSULATION ALONG SERVICE LATERAL LOCATIONS AT DITCH CROSSINGS AND ANY OTHER WATER MAIN LOCATIONS WITH LESS THAN 6' COVER.
- PERFORM PRESSURE TEST WITH VALVES IN OPEN CONDITION. LEAKAGE TEST ONLY IF PRESSURE TEST FAILS.





PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

WATER MAIN PLAN & PROFILE

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

SHEET 21 OF 32

© COPYRIGHT 2023

WATER MAIN PLAN & PROFILE

DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\WATER MAIN PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

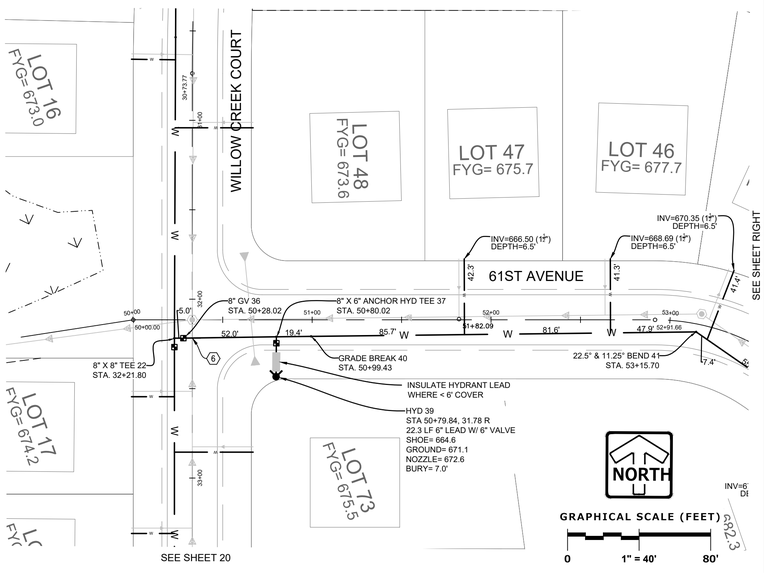
www.pinnacle-engr.com

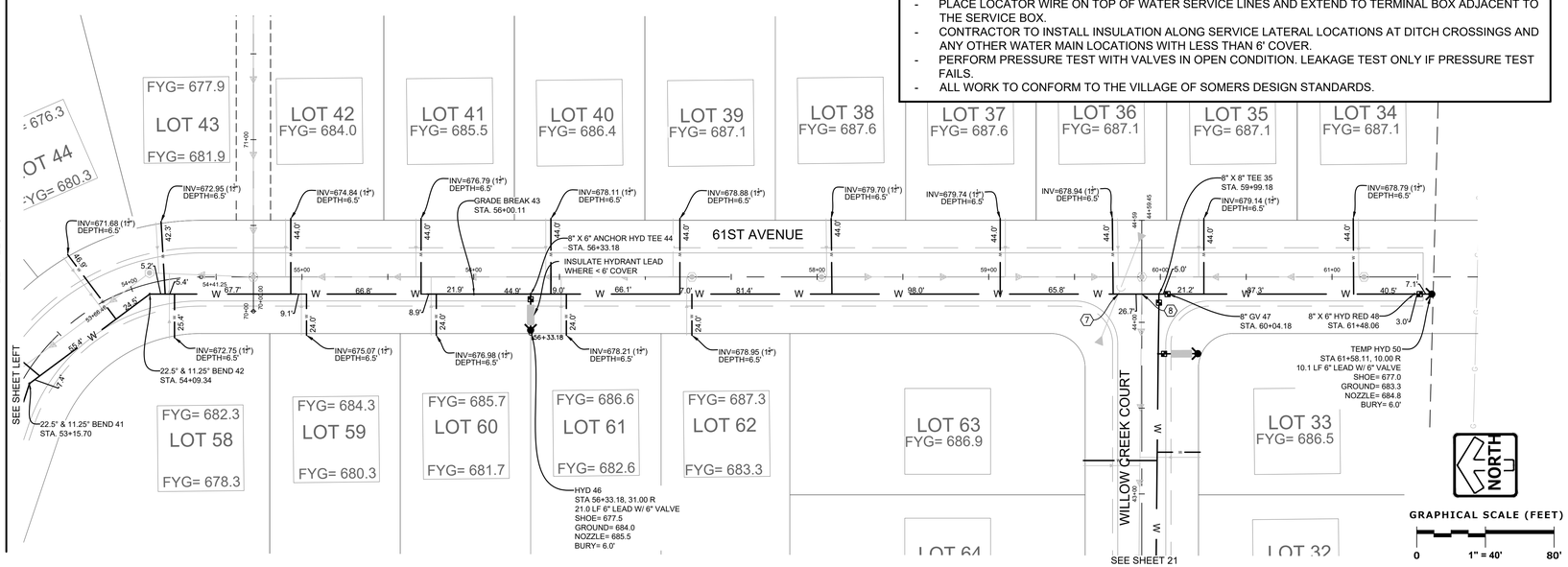
CROSSINGS

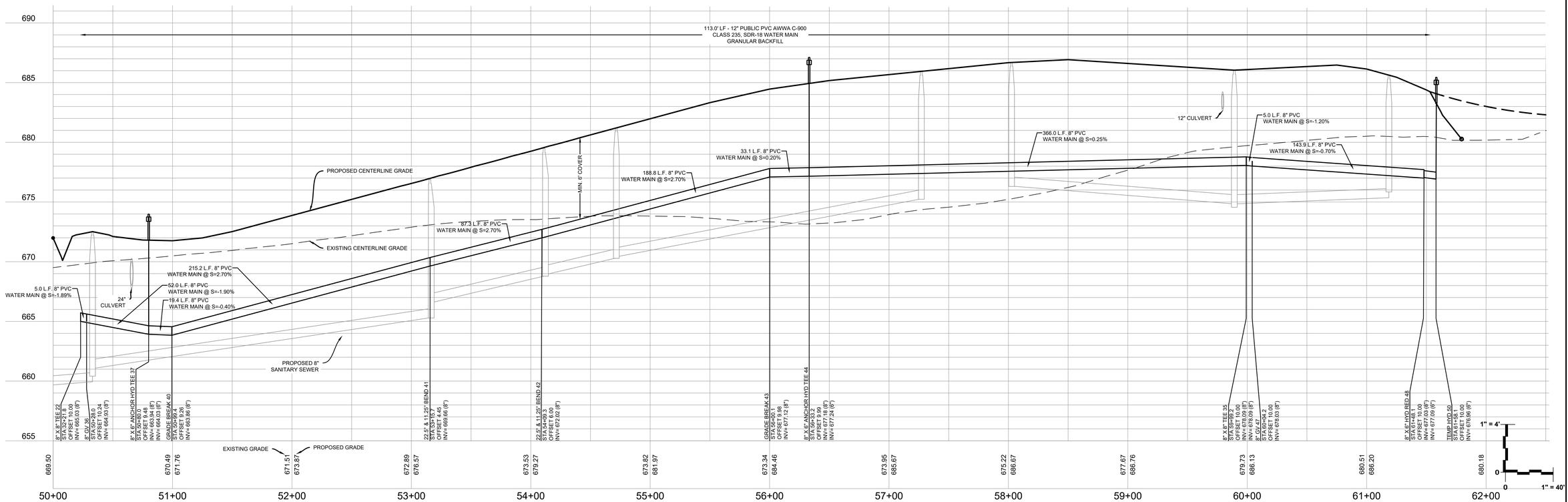
6	8" WATER OVER 8" SANITARY 8" WM B/PIPE= 664.80 8" SAN T/PIPE= 662.87	7	15" STORM OVER 8" WATER 15" STM B/PIPE= 682.59 8" WM T/PIPE= 678.72	8	8" WATER OVER 8" SANITARY 8" WM B/PIPE= 678.04 8" SAN T/PIPE= 675.20

WATER MAIN & LATERAL NOTES:

- REQUIRED LENGTHS FOR ALL JOINT RESTRAINTS ARE TABULATED IN THE CONSTRUCTION DETAILS ON SHEET ##.
- ALL 1 ½" WATER SERVICES TO BE SDR 9, 200 PSI, HDPE TO CURB STOPS.
- ALL WATER LATERAL CURB STOPS TO BE INSTALLED AT THE R.O.W. LINE. CURB STOPS TO BE MCDONALD NO. 6106, OR EQUAL. INSTALL LATERAL 1.0' PAST THE STOP ON TO THE LOT.
- PLACE LOCATOR WIRE ON TOP OF WATER SERVICE LINES AND EXTEND TO TERMINAL BOX ADJACENT TO THE SERVICE BOX.
- CONTRACTOR TO INSTALL INSULATION ALONG SERVICE LATERAL LOCATIONS AT DITCH CROSSINGS AND ANY OTHER WATER MAIN LOCATIONS WITH LESS THAN 6' COVER.
- PERFORM PRESSURE TEST WITH VALVES IN OPEN CONDITION. LEAKAGE TEST ONLY IF PRESSURE TEST FAILS.
- ALL WORK TO CONFORM TO THE VILLAGE OF SOMERS DESIGN STANDARDS.







REVIEWED:

DESIGNED: AEK

DRAFTED: AMG

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

WATER MAIN PLAN & PROFILE

REVISIONS

PEC JOB No. 1617.00

PEC PM AEK

START DATE 09/22/25

SCALE 1" = 40'

SHEET 22 OF 32

© COPYRIGHT 2023

WATER MAIN PLAN & PROFILE

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\WATER MAIN PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

ALL STORM SEWER WITHIN PUBLIC RIGHT OF WAY SHALL HAVE GRANULAR BACKFILL.

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- TELEPHONE LINE
- WATER MAIN
- ELECTRICAL CABLE
- GAS MAIN
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN

58TH AVENUE

12TH STREET
COUNTY TRUNK HIGHWAY "E"

SITE BENCHMARK:
NW FLANGE BOLT MARKED "X"
HYDRANT EL.=680.11

FES 10.0
INV=676.00 (24")

60.2 L.F. 24" RCP
@ S=0.25%

FES 9.0
INV=675.85 (24")

50' VISION CORNER EASEMENT

LOT 1 FYG= 684.0 8.0' BASEMENT
LOT 2 FYG= 684.1 8.0' BASEMENT
LOT 3 FYG= 685.5
LOT 4 FYG= 685.2
LOT 5 FYG= 684.4
LOT 6 FYG= 683.2 FYG= 679.2
LOT 7 FYG= 681.9 FYG= 677.9
LOT 8 FYG= 680.9
LOT 9 FYG= 679.8
LOT 10 FYG= 678.3
LOT 11 FYG= 676.8
LOT 12 FYG= 675.4
LOT 13 FYG= 674.1
LOT 14 FYG= 672.7
LOT 15 FYG= 672.1
LOT 16 FYG= 673.0

20' FORCE MAIN EASEMENT

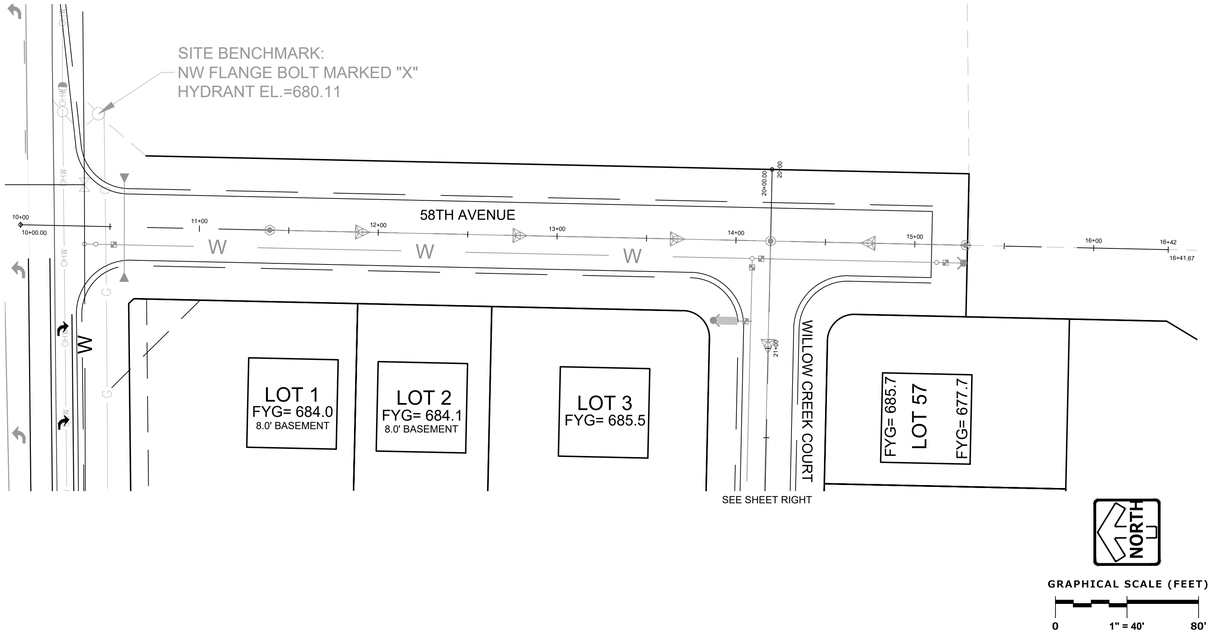
24" CULVERT
INV=663.60

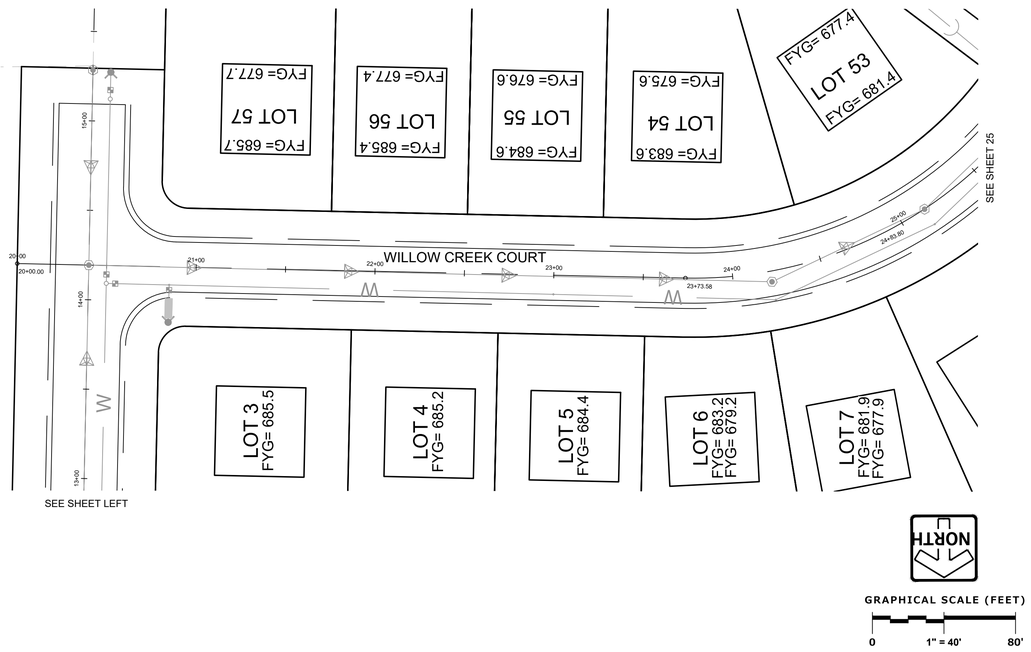
43' PIKE RIVER TRAIL EASEMENT

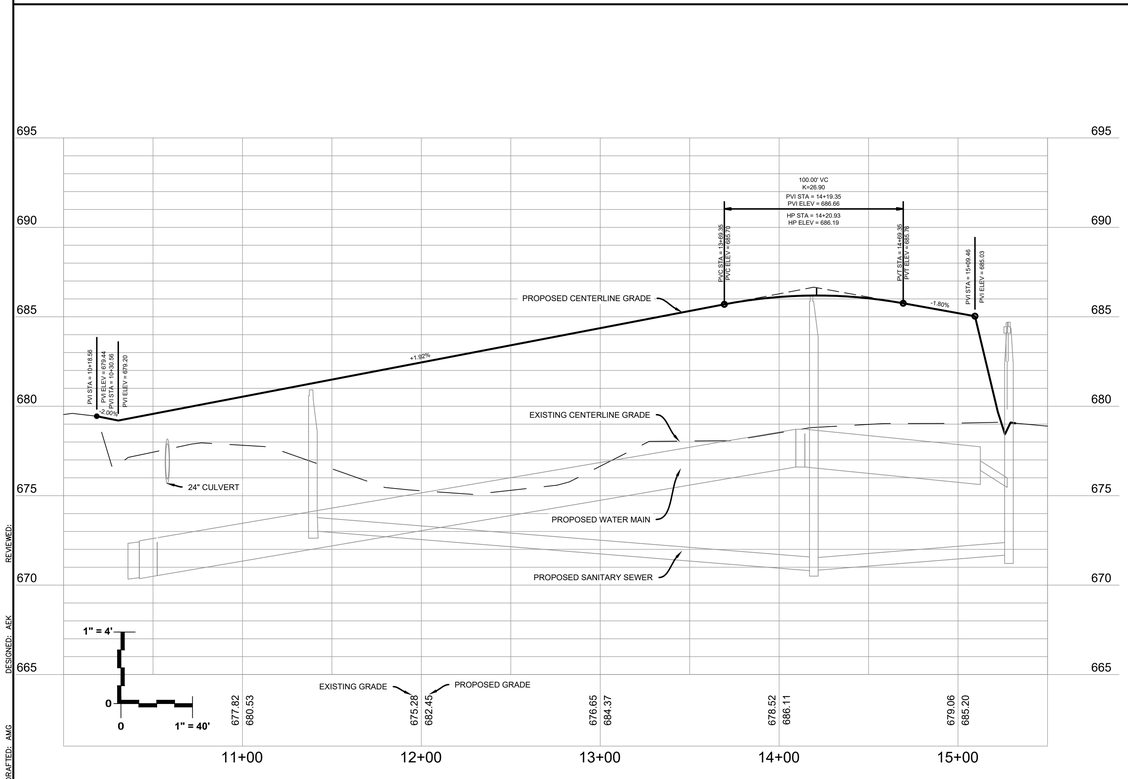
WILLOW CREEK COURT

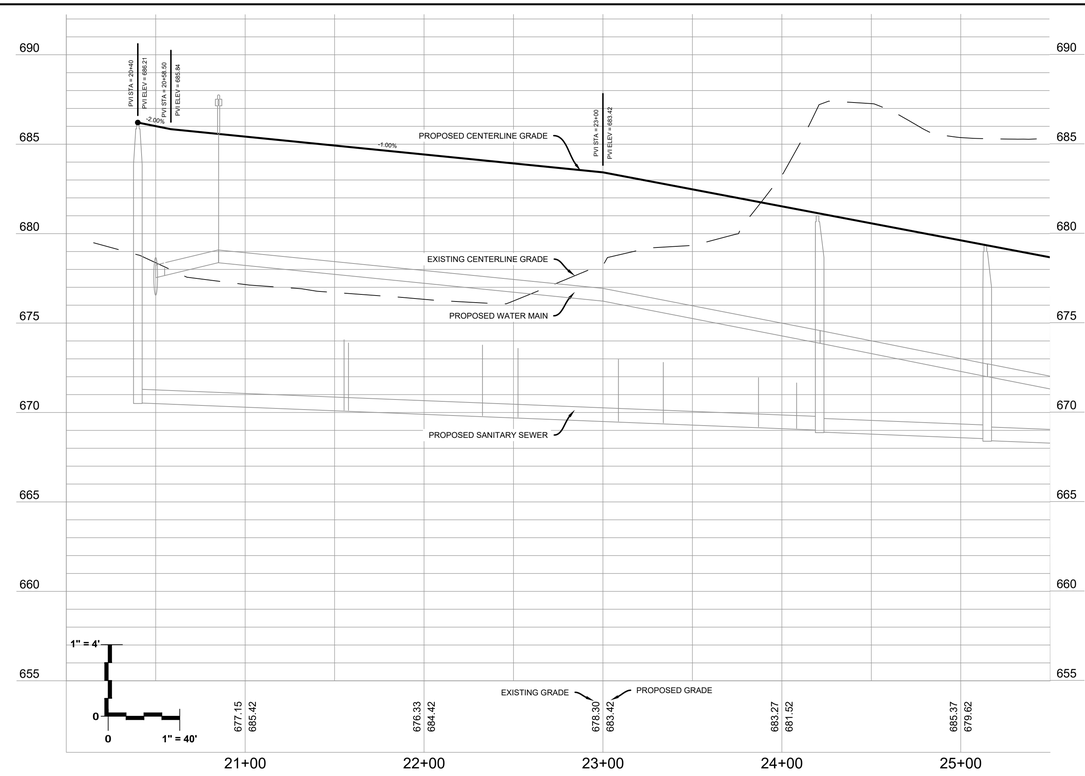
LOT 57 FYG= 685.7 FYG= 677.7
LOT 56 FYG= 684.4 FYG= 677.4
LOT 55 FYG= 684.6 FYG= 676.6
LOT 54 FYG= 683.6 FYG= 675.6
LOT 53 FYG= 677.4 FYG= 681.4
LOT 52 FYG= 674.1 FYG= 678.1
LOT 51 FYG= 675.8
LOT 50 FYG= 674.1
LOT 49 FYG= 672.7
LOT 48 FYG= 676.6
LOT 47 FYG= 676.7
LOT 46 FYG= 677.7
LOT 45 FYG= 678.9
LOT 44 FYG= 680.3 FYG= 676.3
LOT 43 FYG= 681.9 FYG= 677.9
LOT 58 FYG= 678.3 FYG= 682.3
LOT 59 FYG= 680.3 FYG= 684.3
LOT 60 FYG= 681.7 FYG= 685.7
LOT 61 FYG= 682.6 FYG= 686.6
LOT 62 FYG= 683.3 FYG= 687.3
LOT 63 FYG= 686.9
LOT 64 FYG= 685.2
LOT 65 FYG= 684.2
LOT 66 FYG= 683.2
LOT 67 FYG= 683.2
LOT 68 FYG= 679.0
LOT 69 FYG= 677.5
LOT 70 FYG= 676.8
LOT 71 FYG= 676.0
LOT 72 FYG= 675.3
LOT 73 FYG= 675.5
LOT 74 FYG= 675.7
LOT 75 FYG= 676.2
LOT 76 FYG= 676.8
LOT 77 FYG= 677.5
LOT 78 FYG= 678.3
LOT 79 FYG= 679.2
LOT 80 FYG= 680.1
LOT 81 FYG= 681.1
LOT 82 FYG= 682.1
LOT 83 FYG= 683.2
LOT 84 FYG= 684.3
LOT 85 FYG= 685.5
LOT 86 FYG= 686.8
LOT 87 FYG= 688.1
LOT 88 FYG= 689.5
LOT 89 FYG= 690.9
LOT 90 FYG= 692.4
LOT 91 FYG= 693.9
LOT 92 FYG= 695.5
LOT 93 FYG= 697.1
LOT 94 FYG= 698.8
LOT 95 FYG= 700.5
LOT 96 FYG= 702.3
LOT 97 FYG= 704.1
LOT 98 FYG= 705.9
LOT 99 FYG= 707.8
LOT 100 FYG= 709.7
LOT 101 FYG= 711.7
LOT 102 FYG= 713.7
LOT 103 FYG= 715.8
LOT 104 FYG= 717.9
LOT 105 FYG= 720.0
LOT 106 FYG= 722.2
LOT 107 FYG= 724.4
LOT 108 FYG= 726.7
LOT 109 FYG= 729.0
LOT 110 FYG= 731.3
LOT 111 FYG= 733.7
LOT 112 FYG= 736.1
LOT 113 FYG= 738.5
LOT 114 FYG= 741.0
LOT 115 FYG= 743.5
LOT 116 FYG= 746.0
LOT 117 FYG= 748.6
LOT 118 FYG= 751.2
LOT 119 FYG= 753.8
LOT 120 FYG= 756.5
LOT 121 FYG= 759.2
LOT 122 FYG= 761.9
LOT 123 FYG= 764.7
LOT 124 FYG= 767.5
LOT 125 FYG= 770.3
LOT 126 FYG= 773.2
LOT 127 FYG= 776.1
LOT 128 FYG= 779.0
LOT 129 FYG= 782.0
LOT 130 FYG= 785.0
LOT 131 FYG= 788.0
LOT 132 FYG= 791.0
LOT 133 FYG= 794.1
LOT 134 FYG= 797.2
LOT 135 FYG= 800.3
LOT 136 FYG= 803.5
LOT 137 FYG= 806.7
LOT 138 FYG= 809.9
LOT 139 FYG= 813.2
LOT 140 FYG= 816.5
LOT 141 FYG= 819.8
LOT 142 FYG= 823.2
LOT 143 FYG= 826.6
LOT 144 FYG= 830.0
LOT 145 FYG= 833.5
LOT 146 FYG= 837.0
LOT 147 FYG= 840.5
LOT 148 FYG= 844.1
LOT 149 FYG= 847.7
LOT 150 FYG= 851.3
LOT 151 FYG= 855.0
LOT 152 FYG= 858.7
LOT 153 FYG= 862.4
LOT 154 FYG= 866.2
LOT 155 FYG= 870.0
LOT 156 FYG= 873.8
LOT 157 FYG= 877.7
LOT 158 FYG= 881.6
LOT 159 FYG= 885.6
LOT 160 FYG= 889.6
LOT 161 FYG= 893.7
LOT 162 FYG= 897.8
LOT 163 FYG= 902.0
LOT 164 FYG= 906.2
LOT 165 FYG= 910.4
LOT 166 FYG= 914.7
LOT 167 FYG= 919.0
LOT 168 FYG= 923.4
LOT 169 FYG= 927.8
LOT 170 FYG= 932.3
LOT 171 FYG= 936.8
LOT 172 FYG= 941.4
LOT 173 FYG= 946.0
LOT 174 FYG= 950.7
LOT 175 FYG= 955.4
LOT 176 FYG= 960.2
LOT 177 FYG= 965.0
LOT 178 FYG= 969.9
LOT 179 FYG= 974.8
LOT 180 FYG= 979.8
LOT 181 FYG= 984.8
LOT 182 FYG= 989.9
LOT 183 FYG= 995.0
LOT 184 FYG= 1000.2
LOT 185 FYG= 1005.4
LOT 186 FYG= 1010.7
LOT 187 FYG= 1016.0
LOT 188 FYG= 1021.4
LOT 189 FYG= 1026.8
LOT 190 FYG= 1032.3
LOT 191 FYG= 1037.8
LOT 192 FYG= 1043.4
LOT 193 FYG= 1049.0
LOT 194 FYG= 1054.7
LOT 195 FYG= 1060.4
LOT 196 FYG= 1066.2
LOT 197 FYG= 1072.0
LOT 198 FYG= 1077.9
LOT 199 FYG= 1083.8
LOT 200 FYG= 1089.8
LOT 201 FYG= 1095.8
LOT 202 FYG= 1101.9
LOT 203 FYG= 1108.0
LOT 204 FYG= 1114.2
LOT 205 FYG= 1120.4
LOT 206 FYG= 1126.7
LOT 207 FYG= 1133.0
LOT 208 FYG= 1139.4
LOT 209 FYG= 1145.8
LOT 210 FYG= 1152.3
LOT 211 FYG= 1158.8
LOT 212 FYG= 1165.4
LOT 213 FYG= 1172.0
LOT 214 FYG= 1178.7
LOT 215 FYG= 1185.4
LOT 216 FYG= 1192.2
LOT 217 FYG= 1199.0
LOT 218 FYG= 1205.9
LOT 219 FYG= 1212.8
LOT 220 FYG= 1219.8
LOT 221 FYG= 1226.8
LOT 222 FYG= 1233.9
LOT 223 FYG= 1241.0
LOT 224 FYG= 1248.2
LOT 225 FYG= 1255.4
LOT 226 FYG= 1262.7
LOT 227 FYG= 1270.0
LOT 228 FYG= 1277.4
LOT 229 FYG= 1284.8
LOT 230 FYG= 1292.3
LOT 231 FYG= 1299.8
LOT 232 FYG= 1307.4
LOT 233 FYG= 1315.0
LOT 234 FYG= 1322.7
LOT 235 FYG= 1330.4
LOT 236 FYG= 1338.2
LOT 237 FYG= 1346.0
LOT 238 FYG= 1353.9
LOT 239 FYG= 1361.8
LOT 240 FYG= 1369.8
LOT 241 FYG= 1377.8
LOT 242 FYG= 1385.9
LOT 243 FYG= 1394.0
LOT 244 FYG= 1402.2
LOT 245 FYG= 1410.4
LOT 246 FYG= 1418.7
LOT 247 FYG= 1427.0
LOT 248 FYG= 1435.4
LOT 249 FYG= 1443.8
LOT 250 FYG= 1452.3
LOT 251 FYG= 1460.8
LOT 252 FYG= 1469.4
LOT 253 FYG= 1478.0
LOT 254 FYG= 1486.7
LOT 255 FYG= 1495.4
LOT 256 FYG= 1504.2
LOT 257 FYG= 1513.0
LOT 258 FYG= 1521.9
LOT 259 FYG= 1530.8
LOT 260 FYG= 1539.8
LOT 261 FYG= 1548.8
LOT 262 FYG= 1557.9
LOT 263 FYG= 1567.0
LOT 264 FYG= 1576.2
LOT 265 FYG= 1585.4
LOT 266 FYG= 1594.7
LOT 267 FYG= 1604.0
LOT 268 FYG= 1613.4
LOT 269 FYG= 1622.8
LOT 270 FYG= 1632.3
LOT 271 FYG= 1641.8
LOT 272 FYG= 1651.4
LOT 273 FYG= 1661.0
LOT 274 FYG= 1670.7
LOT 275 FYG= 1680.4
LOT 276 FYG= 1690.2
LOT 277 FYG= 1700.0
LOT 278 FYG= 1709.9
LOT 279 FYG= 1719.8
LOT 280 FYG= 1729.8
LOT 281 FYG= 1739.8
LOT 282 FYG= 1749.9
LOT 283 FYG= 1760.0
LOT 284 FYG= 1770.2
LOT 285 FYG= 1780.4
LOT 286 FYG= 1790.7
LOT 287 FYG= 1801.0
LOT 288 FYG= 1811.4
LOT 289 FYG= 1821.8
LOT 290 FYG= 1832.3
LOT 291 FYG= 1842.8
LOT 292 FYG= 1853.4
LOT 293 FYG= 1864.0
LOT 294 FYG= 1874.7
LOT 295 FYG= 1885.4
LOT 296 FYG= 1896.2
LOT 297 FYG= 1907.0
LOT 298 FYG= 1917.9
LOT 299 FYG= 1928.8
LOT 300 FYG= 1939.8
LOT 301 FYG= 1950.8
LOT 302 FYG= 1961.9
LOT 303 FYG= 1973.0
LOT 304 FYG= 1984.2
LOT 305 FYG= 1995.4
LOT 306 FYG= 2006.7
LOT 307 FYG= 2018.0
LOT 308 FYG= 2029.4
LOT 309 FYG= 2040.8
LOT 310 FYG= 2052.3
LOT 311 FYG= 2063.8
LOT 312 FYG= 2075.4
LOT 313 FYG= 2087.0
LOT 314 FYG= 2098.7
LOT 315 FYG= 2110.4
LOT 316 FYG= 2122.2
LOT 317 FYG= 2134.0
LOT 318 FYG= 2145.9
LOT 319 FYG= 2157.8
LOT 320 FYG= 2169.8
LOT 321 FYG= 2181.8
LOT 322 FYG= 2193.9
LOT 323 FYG= 2206.0
LOT 324 FYG= 2218.2
LOT 325 FYG= 2230.4
LOT 326 FYG= 2242.7
LOT 327 FYG= 2255.0
LOT 328 FYG= 2267.4
LOT 329 FYG= 2279.8
LOT 330 FYG= 2292.3
LOT 331 FYG= 2304.8
LOT 332 FYG= 2317.4
LOT 333 FYG= 2330.0
LOT 334 FYG= 2342.7
LOT 335 FYG= 2355.4
LOT 336 FYG= 2368.2
LOT 337 FYG= 2381.0
LOT 338 FYG= 2393.9
LOT 339 FYG= 2406.8
LOT 340 FYG= 2419.8
LOT 341 FYG= 2432.8
LOT 342 FYG= 2445.9
LOT 343 FYG= 2459.0
LOT 344 FYG= 2472.2
LOT 345 FYG= 2485.4
LOT 346 FYG= 2498.7
LOT 347 FYG= 2512.0
LOT 348 FYG= 2525.4
LOT 349 FYG= 2538.8
LOT 350 FYG= 2552.3
LOT 351 FYG= 2565.8
LOT 352 FYG= 2579.4
LOT 353 FYG= 2593.0
LOT 354 FYG= 2606.7
LOT 355 FYG= 2620.4
LOT 356 FYG= 2634.2
LOT 357 FYG= 2648.0
LOT 358 FYG= 2661.9
LOT 359 FYG= 2675.8
LOT 360 FYG= 2689.8
LOT 361 FYG= 2703.8
LOT 362 FYG= 2717.9
LOT 363 FYG= 2732.0
LOT 364 FYG= 2746.2
LOT 365 FYG= 2760.4
LOT 366 FYG= 2774.7
LOT 367 FYG= 2789.0
LOT 368 FYG= 2803.4
LOT 369 FYG= 2817.8
LOT 370 FYG= 2832.3
LOT 371 FYG= 2846.8
LOT 372 FYG= 2861.4
LOT 373 FYG= 2876.0
LOT 374 FYG= 2890.7
LOT 375 FYG= 2905.4
LOT 376 FYG= 2920.2
LOT 377 FYG= 2935.0
LOT 378 FYG= 2949.9
LOT 379 FYG= 2964.8
LOT 380 FYG= 2979.8
LOT 381 FYG= 2994.8
LOT 382 FYG= 3009.9
LOT 383 FYG= 3025.0
LOT 384 FYG= 3040.2
LOT 385 FYG= 3055.4
LOT 386 FYG= 3070.7
LOT 387 FYG= 3086.0
LOT 388 FYG= 3101.4
LOT 389 FYG= 3116.8
LOT 390 FYG= 3132.3
LOT 391 FYG= 3147.8
LOT 392 FYG= 3163.4
LOT 393 FYG= 3179.0
LOT 394 FYG= 3194.7
LOT 395 FYG= 3210.4
LOT 396 FYG= 3226.2
LOT 397 FYG= 3242.0
LOT 398 FYG= 3257.9
LOT 399 FYG= 3273.8
LOT 400 FYG= 3289.8
LOT 401 FYG= 3305.8
LOT 402 FYG= 3321.9
LOT 403 FYG= 3338.0
LOT 404 FYG= 3354.2
LOT 405 FYG= 3370.4
LOT 406 FYG= 3386.7
LOT 407 FYG= 3403.0
LOT 408 FYG= 3419.4
LOT 409 FYG= 3435.8
LOT 410 FYG= 3452.3
LOT 411 FYG= 3468.8
LOT 412 FYG= 3485.4
LOT 413 FYG= 3502.0
LOT 414 FYG= 3518.7
LOT 415 FYG= 3535.4
LOT 416 FYG= 3552.2
LOT 417 FYG= 3569.0
LOT 418 FYG= 3585.9
LOT 419 FYG= 3602.8
LOT 420 FYG= 3619.8
LOT 421 FYG= 3636.8
LOT 422 FYG= 3653.9
LOT 423 FYG= 3671.0
LOT 424 FYG= 3688.2
LOT 425 FYG= 3705.4
LOT 426 FYG= 3722.7
LOT 427 FYG= 3740.0
LOT 428 FYG= 3757.4
LOT 429 FYG= 3774.8
LOT 430 FYG= 3792.3
LOT 431 FYG= 3809.8
LOT 432 FYG= 3827.4
LOT 433 FYG= 3845.0
LOT 434 FYG= 3862.7
LOT 435 FYG= 3880.4
LOT 436 FYG= 3898.2
LOT 437 FYG= 3916.0
LOT 438 FYG= 3933.9
LOT 439 FYG= 3951.8
LOT 440 FYG= 3969.8
LOT 441 FYG= 3987.8
LOT 442 FYG= 4005.9
LOT 443 FYG= 4024.0
LOT 444 FYG= 4042.2
LOT 445 FYG= 4060.4
LOT 446 FYG= 4078.7
LOT 447 FYG= 4097.0
LOT 448 FYG= 4115.4
LOT 449 FYG= 4133.8
LOT 450 FYG= 4152.3
LOT 451 FYG= 4170.8
LOT 452 FYG= 4189.4
LOT 453 FYG= 4208.0
LOT 454 FYG= 4226.7
LOT 455 FYG= 4245.4
LOT 456 FYG= 4264.2
LOT 457 FYG= 4283.0
LOT 458 FYG= 4301.9
LOT 459 FYG= 4320.8
LOT 460 FYG= 4339.8
LOT 461 FYG= 4358.8
LOT 462 FYG= 4377.9
LOT 463 FYG= 4397.0
LOT 464 FYG= 4416.2
LOT 465 FYG= 4435.4
LOT 466 FYG= 4454.7
LOT 467 FYG= 4474.0
LOT 468 FYG= 4493.4
LOT 469 FYG= 4512.8
LOT 470 FYG= 4532.3
LOT 471 FYG= 4551.8
LOT 472 FYG= 4571.4
LOT 473 FYG= 4591.0
LOT 474 FYG= 4610.7
LOT 475 FYG= 4630.4
LOT 476 FYG= 4650.2
LOT 477 FYG= 4670.0
LOT 478 FYG= 4689.9
LOT 479 FYG= 4709.8
LOT 480 FYG= 4729.8
LOT 481 FYG= 4749.8
LOT 482 FYG= 4769.9
LOT 483 FYG= 4790.0
LOT 484 FYG= 4810.2
LOT 485 FYG= 4830.4
LOT 486 FYG= 4850.7
LOT 487 FYG= 4871.0
LOT 488 FYG= 4891.4
LOT 489 FYG= 4911.8
LOT 490 FYG= 4932.3
LOT 491 FYG= 4952.8
LOT 492 FYG= 4973.4
LOT 493 FYG= 4994.0
LOT 494 FYG= 5014.7
LOT 495 FYG= 5035.4
LOT 496 FYG= 5056.2
LOT 497 FYG= 5077.0
LOT 498 FYG= 5097.9
LOT 499 FYG= 5118.8
LOT 500 FYG= 5139.8
LOT 501 FYG= 5160.8
LOT 502 FYG= 5181.9
LOT 503 FYG= 5203.0
LOT 504 FYG= 5224.2
LOT 505 FYG= 5245.4
LOT 506 FYG= 5266.7
LOT 507 FYG= 5288.0
LOT 508 FYG= 5309.4
LOT 509 FYG= 5330.8
LOT 510 FYG= 5352.3
LOT 511 FYG= 5373.8
LOT 512 FYG= 5395.4
LOT 513 FYG= 5417.0
LOT 514 FYG= 5438.7
LOT 515 FYG= 5460.4
LOT 516 FYG= 5482.2
LOT 517 FYG= 5504.0
LOT 518 FYG= 5525.9
LOT 519 FYG= 5547.8
LOT 520 FYG= 5569.8
LOT 521 FYG= 5591.8
LOT 522 FYG= 5613.9
LOT 523 FYG= 5636.0
LOT 524 FYG= 5658.2
LOT 525 FYG= 5680.4
LOT 526 FYG= 5702.7
LOT 527 FYG= 5725.0
LOT 528 FYG= 5747.4
LOT 529 FYG= 5769.8
LOT 530 FYG= 5792.3
LOT 531 FYG= 5814.8
LOT 532 FYG= 5837.4
LOT 533 FYG= 5860.0
LOT 534 FYG= 5882.7
LOT 535 FYG= 5905.4
LOT 536 FYG= 5928.2
LOT 537 FYG= 5951.0
LOT 538 FYG= 5973.9
LOT 539 FYG= 5996.8
LOT 540 FYG= 6019.8
LOT 541 FYG= 6042.8
LOT 542 FYG= 6065.9
LOT 543 FYG= 6089.0
LOT 544 FYG= 6112.2
LOT 545 FYG= 6135.4
LOT 546 FYG= 6158.7
LOT 547 FYG= 6182.0
LOT 548 FYG= 6205.4
LOT 549 FYG= 6228.8
LOT 550 FYG= 6252.3
LOT 551 FYG= 6275.8
LOT 552 FYG= 6299.4
LOT 553 FYG= 6323.0
LOT 554 FYG= 6346.7
LOT 555 FYG= 6370.4
LOT 556 FYG= 6394.2
LOT 557 FYG= 6418.0
LOT 558 FYG= 6441.9
LOT 559 FYG= 6465.8
LOT 560 FYG= 6489.8
LOT 561 FYG= 6513.8
LOT 562 FYG= 6537.9
LOT 563 FYG= 6562.0
LOT 564 FYG= 6586.2
LOT 565 FYG= 6610.4
LOT 566 FYG= 6634.7
LOT 567 FYG= 6659.0
LOT 568 FYG= 6683.4
LOT 569 FYG= 6707.8
LOT 570 FYG= 6732.3
LOT 571 FYG= 6756.8
LOT 572 FYG= 6781.4
LOT 573 FYG= 6806.0
LOT 574 FYG= 6830.7
LOT 575 FYG= 6855.4
LOT 576 FYG= 6880.2
LOT 577 FYG= 6905.0
LOT 578 FYG= 6929.9
LOT 579 FYG= 6954.8
LOT 580 FYG= 6979.8
LOT 581 FYG= 7004.8
LOT 582 FYG= 7029.9
LOT 583 FYG= 7055.0
LOT 584 FYG= 7080.2
LOT 585 FYG= 7105.4
LOT 586 FYG= 7130.7
LOT 587 FYG= 7156.0
LOT 588 FYG= 7181.4
LOT 589 FYG= 7206.8
LOT 590 FYG= 7232.3
LOT 591 FYG= 7257.8
LOT 592 FYG= 7283.4
LOT 593 FYG= 7309.0
LOT 594 FYG= 7334.7
LOT 595 FYG= 7360.4
LOT 596 FYG= 7386.2
LOT 597 FYG= 7412.0
LOT 598 FYG= 7437.9
LOT 599 FYG= 7463.8
LOT 600 FYG= 7489.8
LOT 601 FYG= 7515.8
LOT 602 FYG= 7541.9
LOT 603 FYG= 7568.0
LOT 604 FYG= 7594.2
LOT 605 FYG= 7620.4
LOT 606 FYG= 7646.7
LOT 607 FYG= 7673.0
LOT 608 FYG= 7699.4
LOT 609 FYG= 7725.8
LOT 610 FYG= 7752.3
LOT 611 FYG= 7778.8
LOT 612 FYG= 7805.4
LOT 613 FYG= 7832.0
LOT 614 FYG= 7858.7
LOT 615 FYG= 7885.4
LOT 616 FYG= 7912.2
LOT 617 FYG= 7939.0
LOT 618 FYG= 7965.9
LOT 619 FYG= 7992.8
LOT 620 FYG= 8019.8
LOT 621 FYG= 8046.8
LOT 622 FYG= 8073.9
LOT 623 FYG= 8101.0
LOT 624 FYG= 8128.2
LOT 625 FYG= 8155.4
LOT 626 FYG= 8182.7
LOT 627 FYG= 8210.0
LOT 628 FYG= 8237.4
LOT 629 FYG= 8264.8
LOT 630 FYG= 8292.3
LOT 631 FYG= 8319.8
LOT 632 FYG= 8347.4
LOT 633 FYG= 8375.0
LOT 634 FYG= 8402.7
LOT 635 FYG= 8430.4
LOT 636 FYG= 8458.2
LOT 637 FYG= 8486.0
LOT 638 FYG= 8513.9
LOT 639 FYG= 8541.8
LOT 640 FYG= 8569.8
LOT 641 FYG= 8597.8
LOT 642 FYG= 8625.9
LOT 643 FYG= 8654.0
LOT 644 FYG= 8682.2
LOT 645 FYG= 8710.4
LOT 646 FYG= 8738.7
LOT 647 FYG= 8767.0
LOT 648 FYG= 8795.4
LOT 649 FYG= 8823.8
LOT 650 FYG= 8852.3
LOT 651 FYG= 8880.8
LOT 652 FYG= 8909.4
LOT 653 FYG= 8938.0
LOT 654 FYG= 8966.7
LOT 655 FYG= 8995.4
LOT 656 FYG= 9024.2
LOT 657 FYG= 9053.0
LOT 658 FYG= 9081.9
LOT 659 FYG= 9110.8
LOT 660 FYG= 9139.8
LOT 661 FYG= 9168.8
LOT 662 FYG= 9197.9
LOT 663 FYG= 9227.0
LOT 664 FYG= 9256.2
LOT 665 FYG= 9285.4
LOT 666 FYG= 9314.7
LOT 667 FYG= 9344.0
LOT 668 FYG= 9373.4
LOT 669 FYG= 9402.8
LOT 670 FYG= 9432.3
LOT 671 FYG= 9461.8
LOT 672 FYG= 9491.4
LOT 673 FYG= 9521.0
LOT 674 FYG= 9550.7
LOT 675 FYG= 9580.4
LOT 676 FYG= 9610.2
LOT 677 FYG= 9640.0
LOT 678 FYG= 9669.9
LOT 679 FYG= 9699.8
LOT 680 FYG= 9729.8
LOT 681 FYG= 9759.8
LOT 682 FYG= 9789.9
LOT 683 FYG= 9820.0
LOT 684 FYG= 9850.2
LOT 685 FYG= 9880.4
LOT 686 FYG= 9910.7
LOT 687 FYG= 9941.0
LOT 688 FYG= 9971.4
LOT 689 FYG= 10001.8
LOT 690 FYG= 10032.3
LOT 691 FYG= 10062.8
LOT 692 FYG= 10093.4
LOT 693 FYG= 10124.0
LOT 694 FYG= 10154.7
LOT 695 FYG= 10185.4
LOT 696 FYG= 10216.2
LOT 697 FYG= 10247.0
LOT 698 FYG= 10277.9
LOT 699 FYG= 10308.8
LOT 700 FYG= 10339.8
LOT 701 FYG= 10370.8
LOT 702 FYG= 10401.9
LOT 703 FYG= 10433.0
LOT 704 FYG= 10464.2
LOT 705 FYG= 10495.4
LOT 706 FYG= 10526.7
LOT 707 FYG= 10558.0
LOT 708 FYG= 10589.4
LOT 709 FYG= 10620.8
LOT 710 FYG= 10652.3
LOT 711 FYG= 10683.8
LOT 712 FYG= 10715.4
LOT 713 FYG= 10747.0
LOT 714 FYG= 10778.7
LOT 715 FYG= 10810.4
LOT 716 FYG= 10842.2
LOT 717 FYG= 10874.0
LOT 718 FYG= 10905.9
LOT 719 FYG= 10937.8
LOT 720 FYG= 10969.8
LOT 721 FYG= 11001.8
LOT 722 FYG= 11033.9
LOT 723 FYG= 11066.0
LOT 724 FYG= 11098.2
LOT 725 FYG= 11130.4
LOT 726 FYG= 11162.7
LOT 727 FYG= 11195.0
LOT 728 FYG= 11227.4
LOT 729 FYG= 11259.8
LOT 730 FYG= 11292.3
LOT 731 FYG= 11324.8
LOT 732 FYG= 11357.4
LOT 733 FYG= 11390.0
LOT 734 FYG= 11422.7
LOT 735 FYG= 11455.4
LOT 736 FYG= 11488.2
LOT 737 FYG= 11521.0
LOT 738 FYG= 11553.9
LOT 739 FYG= 11586.8
LOT 740 FYG= 11619.8
LOT 741 FYG= 11652.8
LOT 742 FYG= 11685.9
LOT 743 FYG= 11719.0
LOT 744 FYG= 11752.2
LOT 745 FYG= 11785.4
LOT 746 FYG= 11818.7
LOT 747 FYG= 11852.0
LOT 748 FYG= 11885.4
LOT 749 FYG= 11918.8
LOT 750 FYG= 11952.3
LOT 751 FYG= 11985.8
LOT 752 FYG= 12019.4
LOT 753 FYG= 12053.0
LOT 754 FYG= 12086.7
LOT 755 FYG= 12120.4
LOT 756 FYG= 12154.2
LOT 757 FYG= 12188.0
LOT 758 FYG= 12221.9
LOT 759 FYG= 12255.8
LOT 760 FYG= 12289.8
LOT 761 FYG= 12323.8
LOT 762 FYG= 12357.9
LOT 763 FYG= 12392.0
LOT 764 FYG= 12426.2
LOT 765 FYG= 12460.4
LOT 766 FYG= 12494.7
LOT 767 FYG= 12529.0
LOT 768 FYG= 12563.4
LOT 769 FYG= 12597.8
LOT 770 FYG= 12632.3
LOT 771 FYG= 12666.8
LOT 772 FYG= 12701.4
LOT 773 FYG= 12736.0
LOT 774 FYG= 12770.7
LOT 775 FYG= 12805.4
LOT 776 FYG= 12840.2
LOT 777 FYG= 12875.0
LOT 778 FYG= 12909.9
LOT 779 FYG= 12944.8
LOT 780 FYG= 12979.8
LOT 781 FYG= 13014.8
LOT 782 FYG= 13049.9
LOT 783 FYG= 13085.0
LOT 784 FYG= 13120.2
LOT 785 FYG= 13155.4
LOT 786 FYG= 13190.7
LOT 787 FYG= 13226.0
LOT 788 FYG= 13261.4
LOT 789 FYG= 13296.8
LOT 790 FYG= 13332.3
LOT 791 FYG= 13367.8
LOT 792 FYG= 13403.4
LOT 793 FYG= 13439.0
LOT 794 FYG= 13474.7
LOT 795 FYG= 13510.4
LOT 796 FYG= 13546.2
LOT 797 FYG= 13582.0
LOT 798 FYG= 13617.9
LOT 799 FYG= 13653.8
LOT 800 FYG= 13689.8
LOT 801 FYG= 13725.8
LOT 802 FYG= 13761.9
LOT 803 FYG= 13798.0
LOT 804 FYG= 13834.2
LOT 805 FYG= 13870.4
LOT 806 FYG= 13906.7
LOT 807 FYG= 13943.0
LOT 808 FYG= 13979.4
LOT 809 FYG= 14015.8
LOT 810 FYG= 14052.3
LOT 811 FYG= 14088.8
LOT 812 FYG= 14125.4
LOT 813 FYG= 14162.0
LOT 814 FYG= 14198.7
LOT 815 FYG= 14235.4
LOT 816 FYG= 14272.2
LOT 817 FYG= 14309.0
LOT 818 FYG= 14345.9
LOT 819 FYG= 14382.8
LOT 820 FYG= 14419.8
LOT 821 FYG= 14456.8
LOT 822 FYG= 14493.9
LOT 823 FYG= 14531.0
LOT 824 FYG= 14568.2
LOT 825 FYG= 14605.4
LOT 826 FYG= 14642.7
LOT 827 FYG= 14680.0
LOT 828 FYG= 14717.4
LOT 829 FYG= 14754.8
LOT 830 FYG= 14792.3
LOT 831 FYG= 14829.8
LOT 832 FYG= 14867.4
LOT 833 FYG= 14905.0
LOT 834 FYG= 14942.7
LOT 835 FYG= 14980.4
LOT 836 FYG= 15018.2
LOT 837 FYG= 15056.0
LOT 838 FYG= 15093.9
LOT 839 FYG= 15131.8
LOT 840 FYG= 15169.8
LOT 841 FYG= 15207.8
LOT 842 FYG= 15245.9
LOT 843 FYG= 15284.0
LOT 844 FYG= 15322.2
LOT 845 FYG= 15360.4
LOT 846 FYG= 15398.7
LOT 847 FYG= 15437.0
LOT 848 FYG= 15475.4
LOT 849 FYG= 15513.8
LOT 850 FYG= 15552.3
LOT 851 FYG= 15590.8
LOT 852 FYG= 15629.4
LOT 853 FYG= 15668.0
LOT 854 FYG= 15706.7
LOT 855 FYG= 15745.4
LOT 856 FYG= 15784.2
LOT 857 FYG= 15823.0
LOT 858 FYG= 15861.9
LOT 859 FYG= 15900.8
LOT 860 FYG= 15939.8
LOT 861 FYG= 15978.8
LOT 862 FYG= 16017.9
LOT 863 FYG= 16057.0
LOT 864 FYG= 16096.2
LOT 865 FYG= 16135.4
LOT 866 FYG= 16174.7
LOT 867 FYG= 16214.0
LOT 868 FYG= 16253.4
LOT 869 FYG= 16292.8
LOT 870 FYG= 16332.3
LOT 871 FYG= 16371.8
LOT 872 FYG= 16411.4
LOT 873 FYG= 16451.0
LOT 874 FYG= 16490.7
LOT 875 FYG= 16530.4
LOT 876 FYG= 16570.2
LOT 877 FYG= 16610.0
LOT 878 FYG= 16649.9
LOT 879 FYG= 16689.8
LOT 880 FYG= 16729.8
LOT 881 FYG= 16769.8
LOT 882 FYG= 16809.9
LOT 883 FYG= 16850.0
LOT 884 FYG= 16890.2
LOT 885 FYG= 16930.4
LOT 886 FYG= 16970.7
LOT 887 FYG= 17011.0
LOT 888 FYG= 17051.4
LOT 889 FYG= 17091.8
LOT 890 FYG= 17132.3
LOT 891 FYG= 17172.8
LOT 892 FYG= 17213.4
LOT 893 FYG= 17254.0
LOT 894 FYG= 17294.7
LOT 895 FYG= 17335.4
LOT 896 FYG= 17376.2
LOT 897 FYG= 17417.0
LOT 898 FYG= 17457.9
LOT 899 FYG= 17498.8
LOT 900 FYG= 17539.8
LOT 901 FYG= 17580.8
LOT 902 FYG= 17621.9
LOT 903 FYG= 17663.0
LOT 904 FYG= 17704.2
LOT 905 FYG= 17745.4
LOT 906 FYG= 17786.7
LOT 907 FYG= 17828.0
LOT 908 FYG= 17869.4
LOT 909 FYG= 17910.8
LOT 910 FYG= 17952.3
LOT 911 FYG= 17993.8
LOT 912 FYG= 18035.4
LOT 913 FYG= 18077.0
LOT 914 FYG= 18118.7
LOT 915 FYG= 18160.4
LOT 916 FYG= 18202.2
LOT 917 FYG= 18244.0
LOT 918 FYG= 18285.9
LOT 919 FYG= 18327.8
LOT 920 FYG= 18369.8
LOT 921 FYG= 18411.8
LOT 922 FYG= 18453.9
LOT 923 FYG= 18496.0
LOT 924 FYG= 18538.2
LOT 925 FYG= 18580.4
LOT 926 FYG= 18622.7
LOT 927 FYG= 18665.0
LOT 928 FYG= 18707.4
LOT 929 FYG= 18749.8
LOT 930 FYG= 18792.3
LOT 931 FYG= 18834.8
LOT 932 FYG= 18877.4
LOT 933 FYG= 18920.0
LOT 934 FYG= 18962.7
LOT 935 FYG= 19005.4
LOT 936 FYG= 19048.2
LOT 937 FYG= 19091.0
LOT 938 FYG= 19133.9
LOT 939 FYG= 19176.8
LOT 940 FYG= 19219.8
LOT 941 FYG= 19262.8
LOT 942 FYG= 19305.9
LOT 943 FYG= 19349.0
LOT 944 FYG= 19392.2
LOT 945 FYG= 19435.4
LOT 946 FYG= 19478.7
LOT 947 FYG= 19522.0
LOT 948 FYG= 19565.4
LOT 949 FYG= 19608.8
LOT 950 FYG= 19652.3
LOT 951 FYG= 19695.8
LOT 952 FYG= 19739.4
LOT 953 FYG= 19783.0
LOT 954 FYG= 19826.7
LOT 955 FYG= 19870.4
LOT 956 FYG= 19914.2
LOT 957 FYG= 19958.0
LOT 958 FYG= 20001.9
LOT 959 FYG= 20045.8
LOT 960 FYG= 20089.8
LOT 961 FYG= 20133.8
LOT 962 FYG= 20177.9
LOT 963 FYG= 20222.0
LOT 964 FYG= 20266.2
LOT 965 FYG= 20310.4
LOT 966 FYG= 20354.7
LOT 967 FYG= 20399.0
LOT 968 FYG= 20443.4
LOT 969 FYG= 20487.8
LOT 970 FYG= 20532.3
LOT 971 FYG= 20576.8
LOT 972 FYG= 20621.4
LOT 973 FYG= 20666.0
LOT 974 FYG= 20710.7
LOT 975 FYG= 20755.4
LOT 976 FYG= 20800.2
LOT 977 FYG= 20845.0
LOT 978 FYG= 20889.9
LOT 979 FYG= 20934.8
LOT 980 FYG= 20979.8
LOT 981 FYG= 21024.8
LOT 982 FYG= 21069.9
LOT 983 FYG= 21115.0
LOT 984 FYG= 21160.2
LOT 985 FYG= 21205.4
LOT 986 FYG= 21250.7
LOT

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC









REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE - NATIONWIDE

SOMERS CREEK

SOMERS, WI

ROADWAY PLAN & PROFILE

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

SHEET 24 OF 32

© COPYRIGHT 2023

ROADWAY PLAN & PROFILE

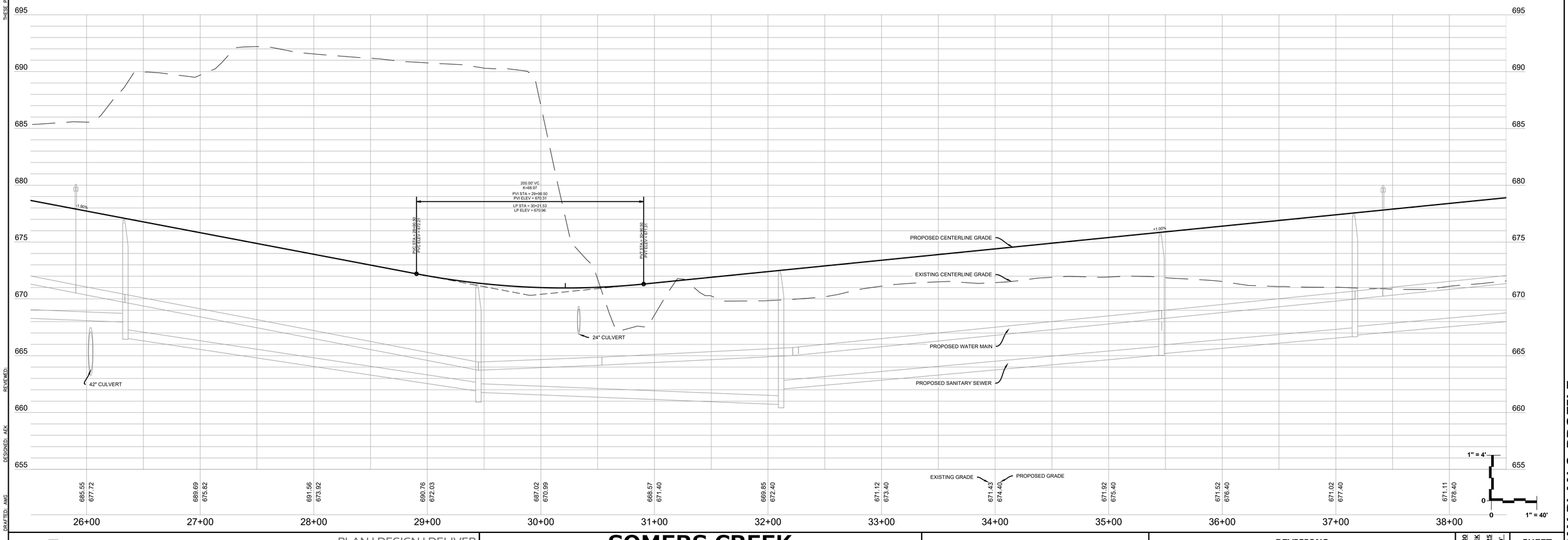
www.pinnacle-engr.com

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\ROADWAY PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com





REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE - NATIONWIDE

SOMERS CREEK

SOMERS, WI

ROADWAY PLAN & PROFILE

REVISIONS

PEG JOB No. 1617.00
PES PM AEK
START DATE 09/22/25
SCALE 1" = 40'

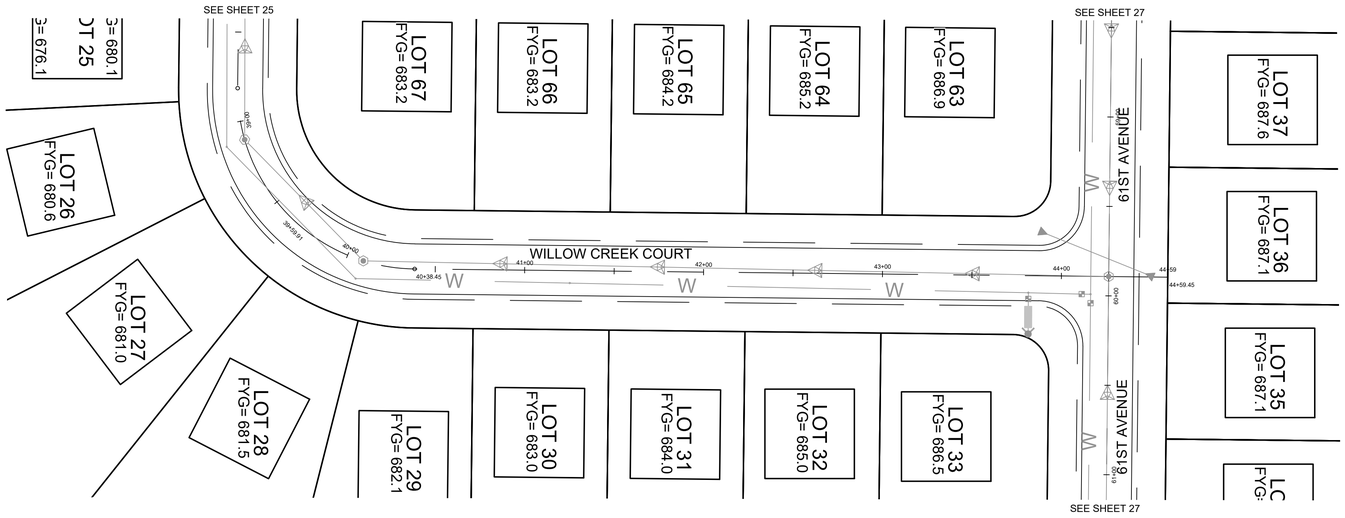
SHEET 25 OF 32

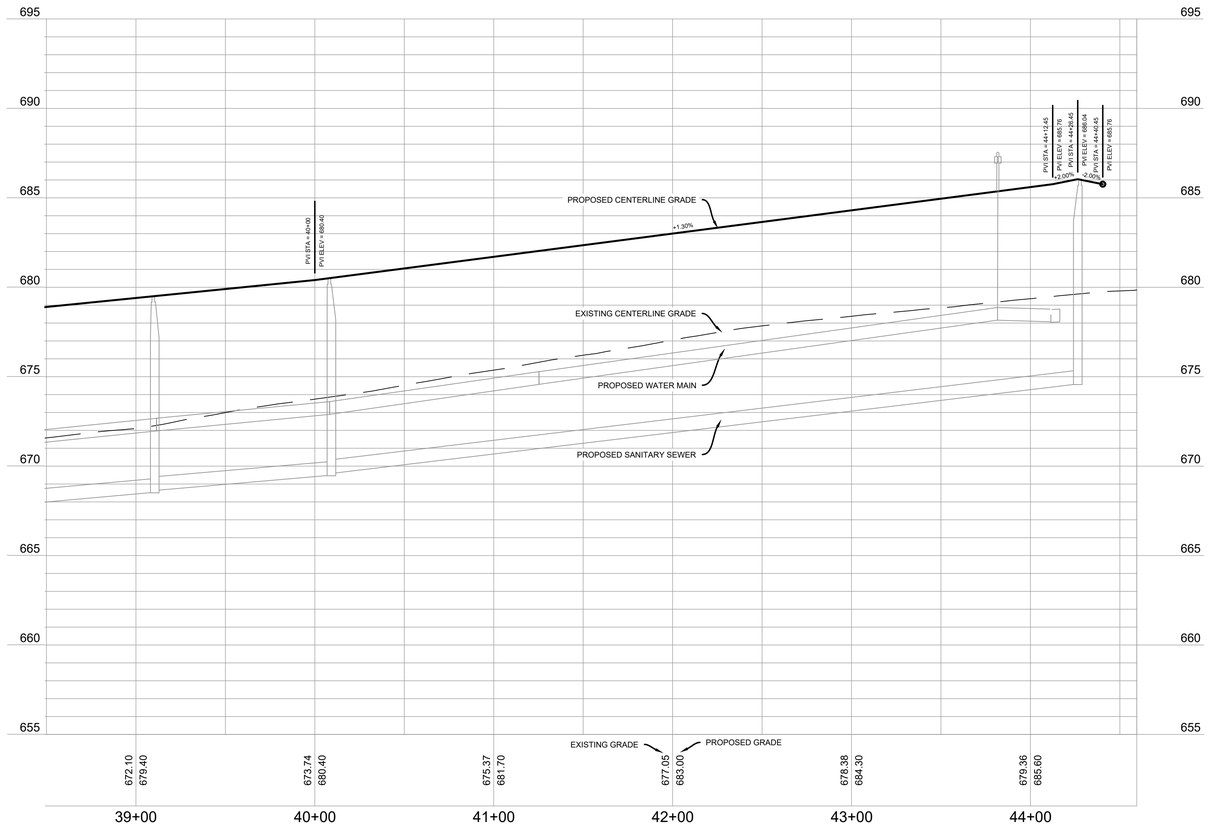
© COPYRIGHT 2023

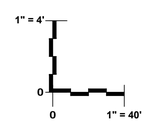
ROADWAY PLAN & PROFILE

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\ROADWAY PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC







DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

ROADWAY PLAN & PROFILE

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

SHEET 26 OF 32

© COPYRIGHT 2023

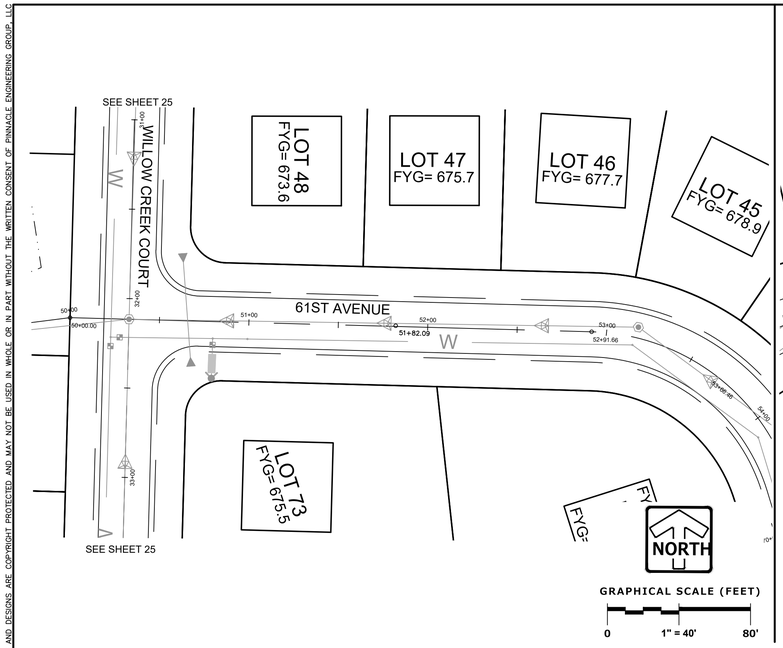
ROADWAY PLAN & PROFILE

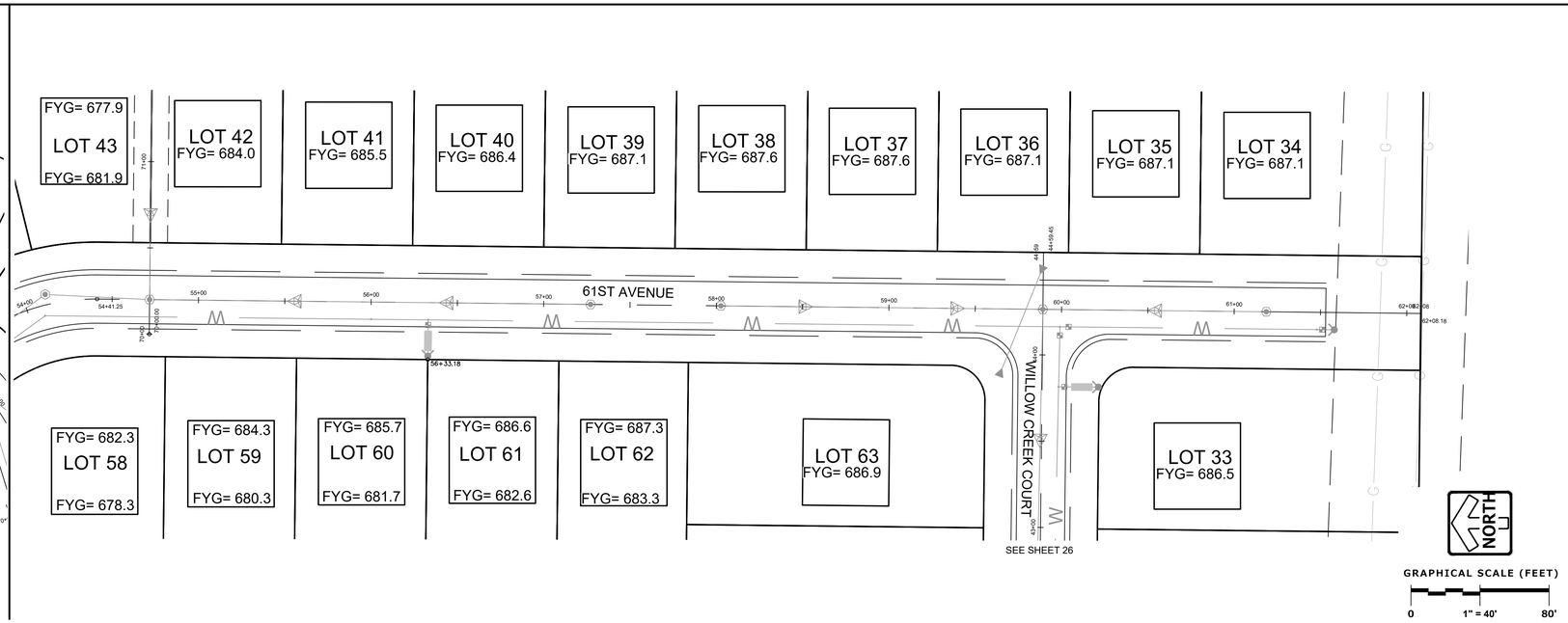
www.pinnacle-engr.com

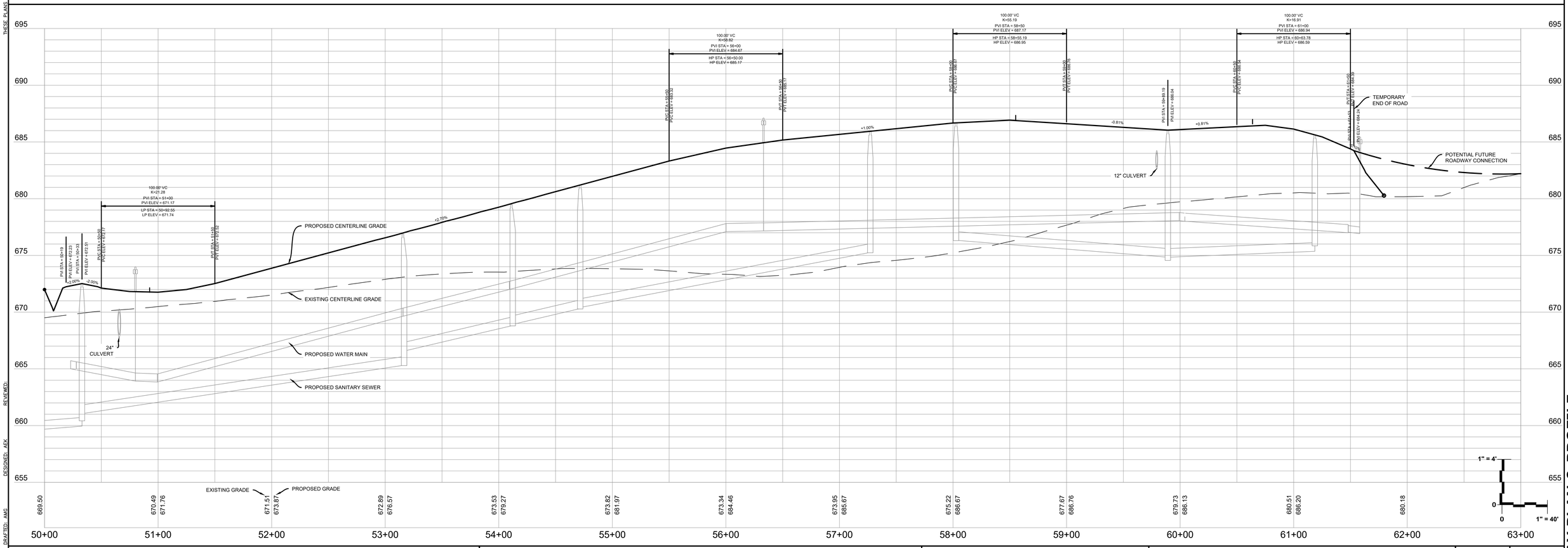
Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\ROADWAY PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com







REVIEWED:

DESIGNED: AEK

DRAFTED: AMG

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

ROADWAY PLAN & PROFILE

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

SHEET 27 OF 32

© COPYRIGHT 2023

ROADWAY PLAN & PROFILE

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\ROADWAY PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

58TH AVENUE

12TH STREET
COUNTY TRUNK HIGHWAY "E"

EXISTING RIGHT OF WAY

PROPOSED ROADWAY STRIPING AND MARKINGS PER CTH E PROPOSED CIVIL PLANS

EXISTING ROAD STRIPING

ONLY

ONLY

R30.0'

CONTRACTOR TO VERIFY EXISTING WATER MAIN AND VALVE LOCATIONS

EXISTING ROAD STRIPING

PROPOSED EDGE OF PAVEMENT

EXISTING EDGE OF PAVEMENT

RELOCATE UTILITY POLE AND ASSOCIATED GUY WIRES TO BE OUT OF PROPOSED ROADWAY.

EXISTING RIGHT OF WAY

VERIFY AND RELOCATE HYDRANT LEAD AND VALVE FOR PROPOSED ROADWAY

RELOCATE UTILITY POLE AND ASSOCIATED GUY WIRES TO BE OUT OF PROPOSED ROADWAY.

20' FORCE MAIN EASEMENT

50' VISION CORNER EASEMENT

PROPOSED 58TH AVE WATER MAIN AND VALVES

USE CAUTION WHEN WORKING OVER GAS LINE.

PROPOSED RIGHT OF WAY

18.5'

43.0'

18.5'

ADJUST EXISTING WATER MAIN VALVE FOR PROPOSED ROADWAY ELEVATION

58TH AVENUE

LOT 1
FYG= 684.0
8.0' BASEMENT

LOT
FYG= 6
8.0' BASEM

PROPOSED RIGHT OF WAY

43' PIKE RIVER TRAIL EASEMENT

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

CTH E INTERSECTION PLAN

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 20'

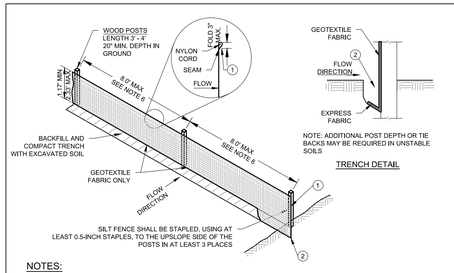
SHEET 28 OF 32

© COPYRIGHT 2023

CTH E INTERSECTION PLAN

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\CTH E INTERSECTION PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

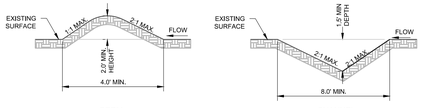
TRENCH DETAIL

NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

SILT FENCE

#1056 - 05/21/2018

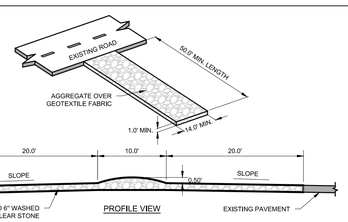


NOTES:

1. DIVERSION MAY REQUIRE AREAS OF BERM AND OTHER AREAS OF CHANNEL TO PROVIDE SUFFICIENT PERIMETER PROTECTION.
2. DIVERSION BERM VERSUS CHANNEL PRACTICES SHALL BE SELECTED SUCH TO PREVENT PONDING (E.G. - POSITIVE DRAINAGE SHALL BE MAINTAINED).
3. FOR DIVERSIONS THAT ARE TO SERVE LONGER THAN 30 DAYS, THE SIDE SLOPES INCLUDING THE RIDGE, AND THE DOWN SLOPE SIDE OF THE DIVERSION SHALL BE STABILIZED AS SOON AS THEY CONSTRUCTED BY EQUIPMENT TRACKING AND TEMPORARY SEEDING. FOR DIVERSIONS SERVING LESS THAN 30 DAYS, THE DOWN SLOPE SIDE OF THE DIVERSION SHALL BE STABILIZED AS SOON AS CONSTRUCTED BY EQUIPMENT TRACKING AND TEMPORARY SEEDING .
4. DIVERSIONS SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION ACTIVITIES. AT ALL POINTS WHERE DIVERSION BERMS OR CHANNELS WILL BE CROSSED BY CONSTRUCTION EQUIPMENT, THE DIVERSION SHALL BE SHAPED APPROPRIATELY AND/OR TEMPORARY CULVERTS OF ADEQUATE CAPACITY MAYBE ADDED AT CROSSINGS.
5. AT MINIMUM, INSTALL ONE DITCH CHECK (SEE DETAIL) FOR EVERY 2 VERTICAL FEET OF DROP.
6. DIVERSIONS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE DIVERSION BERM.

DIVERSION BERM / CHANNEL

#1134A - 10/24/12

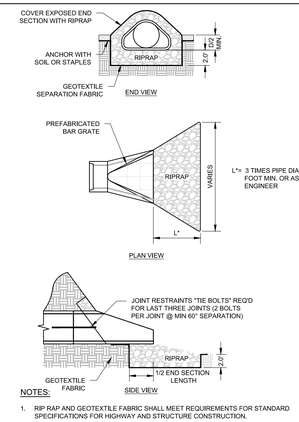


NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE

#1057 - 10/24/12

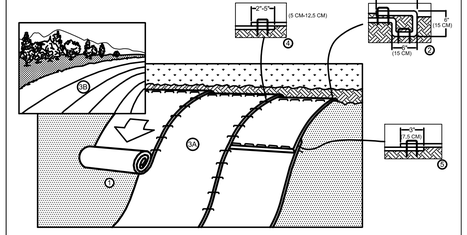


NOTES:

1. RIP RAP AND GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

RIP RAP AT END SECTIONS

#1304 - 10/25/12

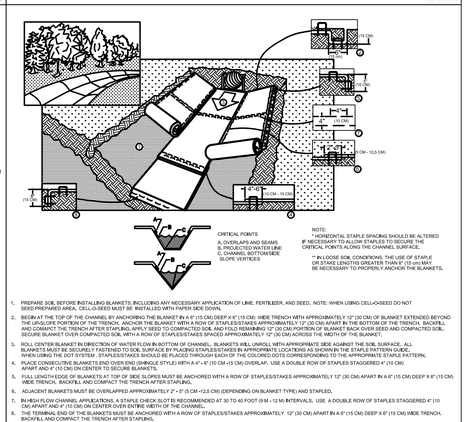


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE: "IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

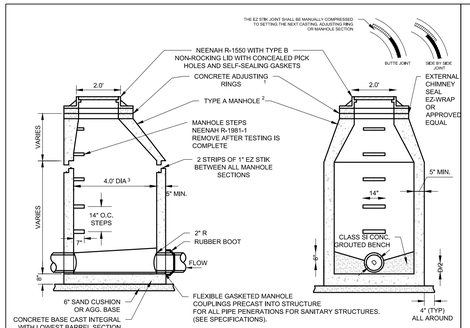
EROSION MATTING - SLOPE INSTALLATION

#1070 - 10/24/12


2" (5 CM)
6" (15 CM)
2" (5 CM)
6" (15 CM)
2" (5 CM)
6" (15 CM)

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

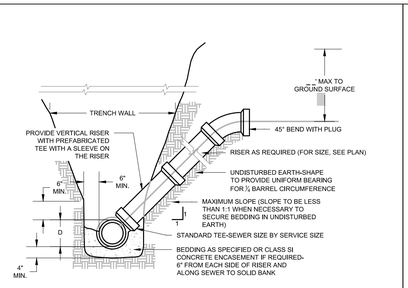


NOTES:

1. PROVIDE EXTERIOR SURFACE TREATMENT
2. 1" EZ STIKE BETWEEN ALL ADJUSTMENT RINGS, BETWEEN TOP ADJUSTMENT RINGS AND FRAME. USE INTERNAL ADAPTOR SEAL RING, ALL JOINTS MUST BE BACKPLASTERED INSIDE AND OUT.
3. STRUCTURE TO BE 4' -0" DIA UNLESS OTHERWISE INDICATED ON THE PLANS.
4. ALL MANHOLE JOINTS SHALL BE WRAPPED WITH WRAPIDSEAL, MACWRAP, OR APPROVED EQUAL.
5. ADJUSTING RINGS SHALL HAVE A MINIMUM HEIGHT OF 4" AND A MAXIMUM HEIGHT OF 15".

SANITARY MANHOLE

#400 10/15/12

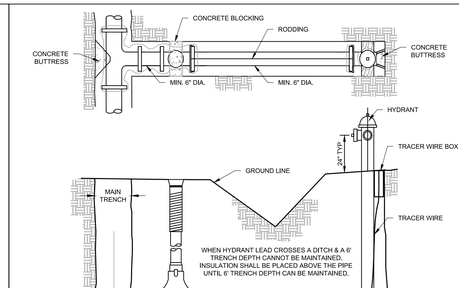


NOTES:

1. SANITARY SEWER RISERS TO BE CONSTRUCTED IN LIEU OF WYES WHERE SEWER DEPTH EXCEEDS 12'.
2. THE CONTRACT UNIT PRICE FOR SANITARY SEWER SERVICE RISERS OF THE SIZE AND VERTICAL HEIGHT SPECIFIED SHALL INCLUDE THE TEE AND 45° BEND
3. THIS ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER V.F. FOR SERVICE RISERS OF THE SIZE, TYPE AND VERTICAL HEIGHT SPECIFIED

TYPICAL RISER FOR SERVICE LATERAL

#408 10/15/12

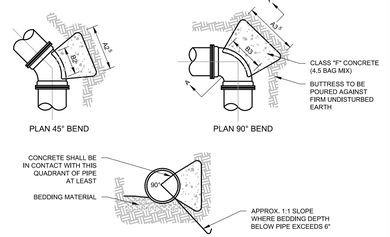


NOTES:

- FIRE HYDRANTS SHALL MEET AWWA C-502 AND SHALL BE MUELLER A-423 WITH A 5-1/4-INCH VALVE OPENING, O-RING SEALS, TWO 2-1/2 INCH HOSE NOZZLES AND ONE 5-INCH STORZ QUICK CONNECTION PUMPER NOZZLE. EACH HYDRANT SHALL BE EQUIPPED WITH AN AUXILIARY GATE VALVE.
- PAINTING: FACTORY PAINTED RED WITH THE NOZZLE CAPS AND OPERATING NUT PAINTED SILVER GRAY.

HYDRANT SETTING

#501 6/13/13



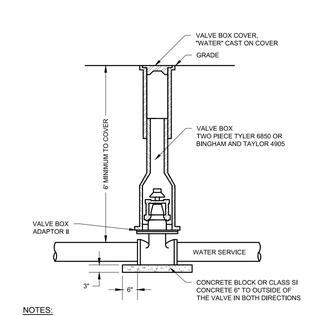
PIPE	22 1/2° BENDS		45° BENDS		90° BENDS	
SIZE	A1	B1	A2	B2	A3	B3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"

NOTES:

1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER
2. ALL BLOCKING SHALL BE WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH SURFACE
3. THRUST BLOCKS TO BE AT ALL BENDS 11¼° OR GREATER
4. THE COST OF INSTALLING THE THRUST BLOCK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE WATER
5. DIMENSION A2 & A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J BOLTS

THRUST BLOCK

#502 10/15/12

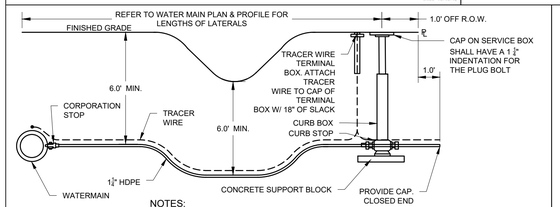


NOTES:

1. PROVIDE EXTENSION ROD WHEN COVER IS GREATER THAN 8'. TERMINATE ROD APPROX. 2' FROM SURFACE.
2. THE CONTRACT UNIT PRICE EACH FOR VALVES OF THE SIZE AND TYPE SPECIFIED SHALL INCLUDE PROVIDING & INSTALLING THE VALVE BOX.
3. CURB VALVES SHALL BE MCDONALD NO. 6106 OR MUELLER H15209 FOR 1" SERVICES OR EQUIVALENT FOR LARGER SERVICES.
4. MAIN LINE WATER VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500 RESILIENT WEDGE GATE VALVES, CLOW F-6100, OR MUELLER A-2362 VALVES

WATERMAIN VALVE

#506 10/15/12

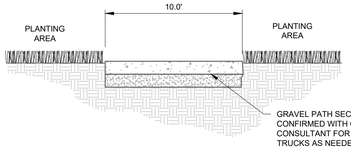


NOTES:

1. CURB VALVES SHALL BE MCDONALD NO. 6106 OR MUELLER H15209 FOR 1" SERVICES OR EQUIVALENT FOR LARGER SERVICES.

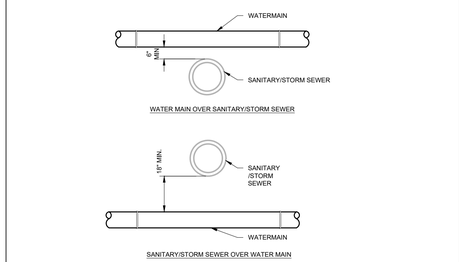
WATER SERVICE

#523 10/04/2011



GRAVEL PATH

#510 4/25/13



NOTES:

1. AT CROSSING, ONE FULL 18 FOOT LENGTH OF WATERMAIN SHALL BE CENTERED ON THE SEWER. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 8 FEET.

WATER MAIN SEPARATION

#521 10/15/12

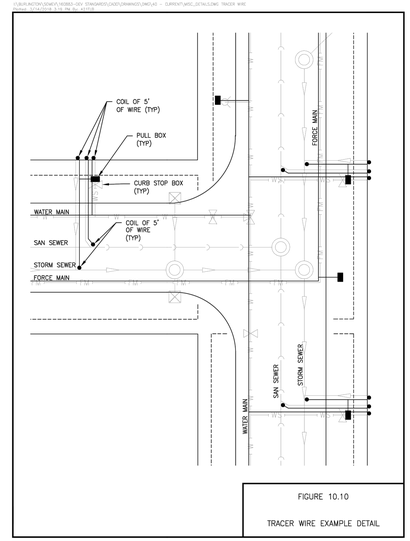
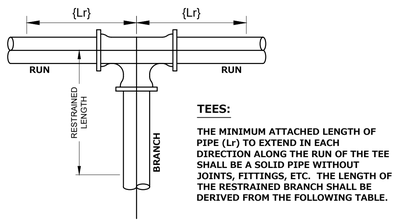


FIGURE 10.10

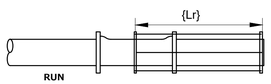
TRACER WIRE EXAMPLE DETAIL



TEES:

THE MINIMUM ATTACHED LENGTH OF PIPE (Lr) TO EXTEND IN EACH DIRECTION ALONG THE RUN OF THE TEE SHALL BE A SOLID PIPE WITHOUT JOINTS, FITTINGS, ETC. THE LENGTH OF THE RESTRAINED BRANCH SHALL BE DERIVED FROM THE FOLLOWING TABLE.

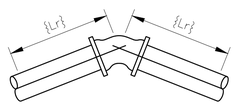
MINIMUM ATTACHED LENGTH OF PIPE (Lr)											
TEE SIZE	0'	2'	4'	6'	8'	10'	12'	14'	16'	18'	20'
LENGTH OF RESTRAINED BRANCH											
8"x6"	33	15	1	1	1	1	1	1	1	1	1
8"x8"	43	30	16	3	1	1	1	1	1	1	1
20"x20"	---	86	72	58	44	31	17	3	1	1	1
24"x8"	43	2	1	1	1	1	1	1	1	1	1



DEAD ENDS:

ALL JOINTS WITHIN THE INDICATED LENGTH MUST BE RESTRAINED.

PIPE SIZE (INHES DIA.)	8"	20"	24"
MINIMUM ATTACHED LENGTH OF PIPE (LR)	40'	90'	118'



HORIZONTAL/VERTICAL BENDS:

THE MINIMUM RESTRAINED LENGTH OF PIPE (Lr) TO EXTEND IN BOTH DIRECTIONS FROM THE BEND SHALL BE DERIVED FROM THE FOLLOWING TABLE.

PIPE	HORIZONTAL BEND	VERTICAL BEND	HORIZONTAL BEND	VERTICAL BEND	HORIZONTAL BEND	VERTICAL BEND
SIZE	11 ¼°	11 ¼°	22 ½°	22 ½°	45°	45°
8"	2'	2'	3'	3'	6'	7'

NOTES:

1. **THE LENGTHS OF RESTRAINED OR CONTINUOUS PIPE CALLED OUT IN THE FOLLOWING TABLES ARE FOR INSTALLATION OF MECHANICALLY RESTRAINED FITTINGS AND ARE CALCULATED BASED ON THE FOLLOWING PARAMETERS:**

   A) ALL PIPE MATERIAL IS PVC.

   B) THE SOIL TYPE IS "CL" W/GRANULAR FILL AS DEFINED BY THE UNIFIED SOIL CLASSIFICATIONS, ASTM STANDARD D 2487.

   C) THE TEST PRESSURE OF THE WATER SYSTEM IS ONE HUNDRED FIFTY POUNDS PER SQUARE INCH (150 PSI).

   D) THE TRENCH IS TYPE 5, AS PER ANSI/AWWA C150/A21.5, TRENCH CONDITIONS.

   E) THE DEPTH OF COVER IS SIX FEET (6').

   F) THE SAFETY FACTOR SHALL BE 1.5.

2. **IF THE FIELD CONDITIONS VARY SIGNIFICANTLY FROM THESE PARAMETERS, THE CONTRACTOR SHALL IMMEDIATELY ADVISE THE ENGINEER. THE ENGINEER WILL ADVISE THE CONTRACTOR OF THE REQUIRED LENGTH OF RESTRAINED PIPE NECESSARY TO MEET THE EXISTING CONDITIONS.**

WATERMAIN JOINT RESTRAINT LENGTHS

DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

CONSTRUCTION DETAILS

REVISIONS

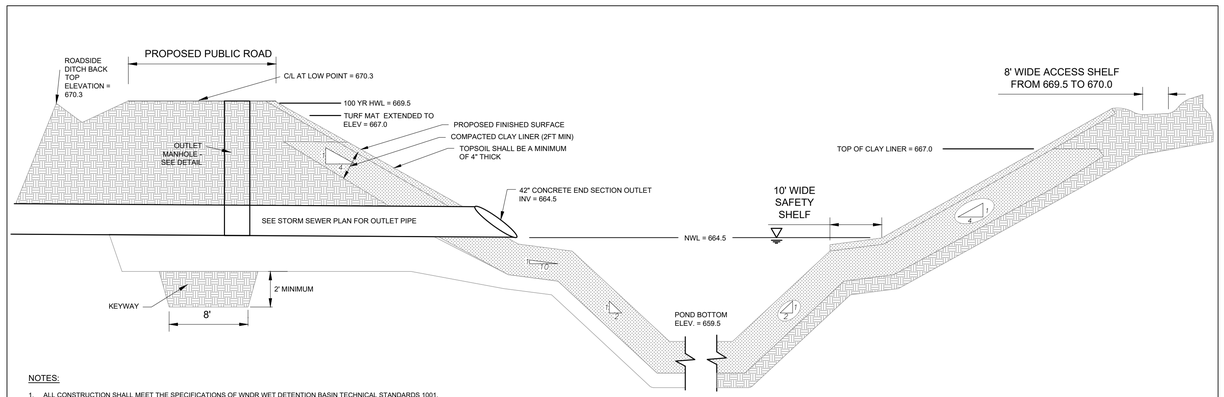
PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE N.T.S.

SHEET 30 OF 32

© COPYRIGHT 2023

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\CONSTRUCTION DETAILS.DWG

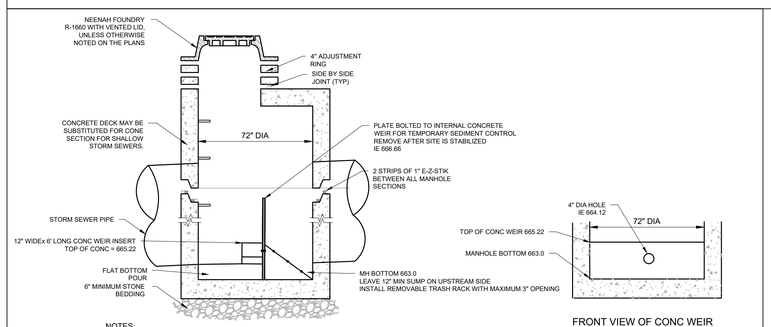
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF WNDR WET DETENTION BASIN TECHNICAL STANDARDS 1001.
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD..
3. CLAY LINEAR SHALL BE A MINIMUM OF 2 FEET THICK. CLAY SHALL BE COMPACTED AT ±10% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. INSITU MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY GEOTECHNICAL ENGINEER.
4. TURF REINFORCEMENT MATTING SHALL BE INSTALLED IN ACCORDANCE WITH WDNR TECH STANDARD 1052.
5. CONTRACTOR SHALL IMMEDIATELY FILL POND WITH WATER FROM A HYDRANT OR OTHER SOURCE TO THE NORMAL WATER LEVEL UPON COMPLETION OF THE PERMANENT POOL. CONTRACTOR SHALL AVOID SCOURING AND DAMAGING THE LINER. THE PERMANENT POOL AND LINER SHALL NOT BE LEFT EXPOSED TO BE FILLED VIA RAIN, WHICH CAN CAUSE POTENTIAL EROSION AND DAMAGE TO THE LINER.

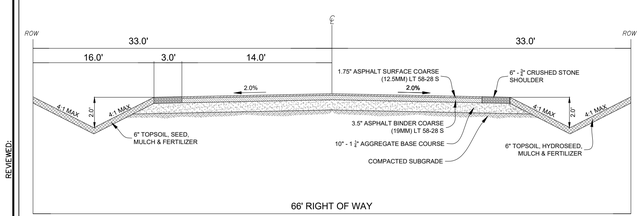
WET POND CROSS SECTION



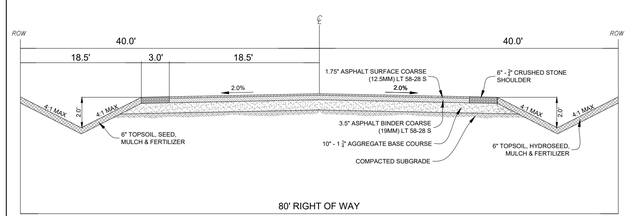
NOTES:

1. CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
2. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
3. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
4. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ OF ROADWAY.

POND OUTLET MANHOLE IN PUBLIC ROAD



66' RIGHT OF WAY



80' RIGHT OF WAY

INTERIOR SITE ROADS CROSS SECTIONS

58TH AVENUE CROSS SECTIONS

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

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

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WITTING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

VILLAGE OF SOMERS, WI MATERIAL SPECIFICATIONS

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).
  - Bedding material shall cover 4" below the pipe and tucked underneath pipe manually.
- ☐ 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.
- ☐ Slurry Material Backfill material shall be placed in a clean concrete mixer truck and thoroughly mixed in the following quantities for each cubic yard required:
  - -1,600 lbs sand
  - -1,000 lbs #1 stone
  - -1,400 lbs #2 stone
  - -25 gals water (0 to -0.5 gal variance)
- ☐ 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.
- ☐ Place tracer wire on sanitary sewer main: No. 10 AWG stranded or solid insulated copper wire and Copperhead Industries – Snake Pit Terminal Box at laterals, or approved equal.
- ☐ Pipe shall have underground marking tape after the bedding layer is laid on the top of the pipe centered. Marking tape shall be non-detectable and a minimum of 3 inches wide. Tape shall be green and state "sewer" within the warning text.

PIPE MATERIAL

- ☐ Minimum 8-inch PVC SDR-26 (min.) conforming to ASTM D-3034, unless allowed otherwise.
  - Having integral bell type flexible elastomeric joints meeting the requirements of ASTM D3212. Gaskets shall meet the requirements of ASTM F477. PVC material shall have a minimum cell classification of 12454C or 12364C and a minimum modulus of elasticity of 500,000 psi. PVC material shall have a cell classification of 12454B, 12454C, 12364C or 13364B, except that 12364C and 13364B shall have a minimum modulus of elasticity of 500,000 psi. Lateral pipe material shall conform to the requirements of Paragraph above.

- Sanitary sewer pipe used in gravity flow horizontal directional drilling shall be fusible polyvinyl chloride (PVC) or Certa-Flo restrained joint PVC pipe as approved by the Village Engineer.
- Fusible polyvinyl chloride (PVC) pipe meeting the requirement of AWWA C900 (4 inch through 36 inch diameter) with cast iron O.D. and thermal butt fused joints between pipe sections. Joint gaskets shall not be required. PVC material shall have a cell classification of 12454 as defined in ASTM D1784..
  1. Pipe shall be Fusible PVC® by Underground Solutions, Inc. or equal.
  2. Pipe used for sanitary sewer shall be colored green.

MANHOLE MATERIALS

- ☐ 48-inch ID precast concrete w/eccentric cone (typ.), ASTM C478.
- ☐ Design flat top slabs to resist H-20 loading.
- ☐ Frames and covers: Neenah R-1580 (R-1550) 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 15 inches of concrete adjusting rings. The top of manhole castings shall be set 1/4 inch below the newly finished asphalt surfaces, finished grade of concrete pavement, or elevations per the plan within grass or lawn areas. Casting shall be placed level within grass areas or match the slope of the adjacent finished surface in all other areas. Manhole frames shall be adjusted to the maximum extent possible by using adjusting rings of various thicknesses and tapers. Adjusting rings shall be set with butyl rubber sealant troweled into a 1/4 inch thick layer over the entire mating surface 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 equal. After placing rings, minor permanent shimming of the casting to obtain the necessary elevation and slope shall be performed. Temporary wedging is not permitted. Shims shall have a minimum surface area of 8 square inches and be made of steel, or other non-degradable material approved by the Village. Shims shall be placed at a minimum of three locations between the casting and top adjusting ring to prevent rocking of the casting. After the shims have been correctly placed the Contractor shall then trowel the butyl rubber sealant or non-shrink grout, if approved by the Village, over the mating surfaces and then place the casting onto the manhole. Installing the butyl or grout between the adjusting ring and casting by pushing, tuckpointing, or any other method, from the outside of the rings is not permitted. Contractor shall take care to prevent the butyl rubber sealant from getting on the interior surface of the rings and frame within the chimney.
- ☐ An external sealing wrap shall be placed on the entire manhole chimney from the casting to the 6-inches below the top of the manhole cone section and installed per manufacturers recommendations. The external sealing wrap shall be EZ-WRAP, as manufactured by Press-Seal Gasket Corporation, or approved 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.
- ☐ Inside drop manholes are not allowed on new manholes. Inside drop manholes may only be installed on existing manholes if approved by the Village and WDNR.

www.pinnacle-engr.com

CONSTRUCTION DETAILS

© COPYRIGHT 2003

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

CONSTRUCTION DETAILS

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE N.T.S.

SHEET 31 OF 32

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\CONSTRUCTION DETAILS.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

VILLAGE OF SOMERS, WI MATERIAL SPECIFICATIONS CONTINUED

SANITARY LATERALS

- Minimum 6-inch PVC SDR-26.
  - Install sewer laterals at a typical 2.08% (1/4-inch per foot) grade unless otherwise approved by the Village. Minimum lateral grade is 1.04% (1/8-inch per foot) and maximum grade is 4.16% (1/2-inch per foot).
  - All laterals exceeding 100-feet in length shall have cleanouts installed on them. Cleanouts shall be placed at 100-foot maximum spacing or as directed / approved by the Village.
  - Lateral(s) under existing pavement or shoulder areas shall be installed by boring, unless otherwise approved by the Village.
- Provide wye connections unless allowed otherwise by Village Engineer. Provide an SDR-26 tee with a riser sleeve 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 stranded or solid insulated copper wire with Copperhead Industries – Snake Pit Terminal Box, or approved equal.
  - Ground rods shall be bare magnesium anodes, minimum of 1.5 lbs or equal. Wire to grounding anodes shall be a minimum of 10 AWG.
  - Grounding anodes shall be driven into undisturbed soil at dead ends, stubs and access box locations. Ground wire at access box locations shall connect to the access box.
  - The Contractor shall test all tracer wire for electrical continuity prior to acceptance of the main or service lateral to which it is accessory. Testing shall be coordinated with the Village and continuity shall be tested using Village equipment.

<u>WATER MAIN</u>

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).
- Bedding material shall cover 4" below the pipe and tucked underneath pipe manually.
- Slurry Material Backfill material shall be placed in a clean concrete mixer truck and thoroughly mixed in the following quantities for each cubic yard required:
  - -1,600 lbs sand
  - -1,000 lbs #1 stone
  - -1,400 lbs #2 stone
  - -25 gals water (0 to -0.5 gal variance)
- 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.
  - All water main materials including but not limited to pipe, tubing, valves, valve boxes, hydrants, joint restraints, fittings, and fasteners shall be manufactured in the USA.
  - The Contractor shall install water main at the grades per the Village approved plans with no high points constructed in the main except at hydrant locations and as approved by the Village. If a high point which could trap air cannot be prevented, then an air release assembly shall be constructed at that point. The Village reserves the right to order the Contractor to relay water mains placed at the wrong grade.
  - Valves, hydrants, copper service pipe, corp. stops, and curb stops removed as part of the project shall be delivered to the Village & Town of Somers Public Works Department, 7511 12th Street, Kenosha, WI, 53144.
  - Pipe shall have underground marking tape after the bedding layer is laid on the top of the pipe centered. Marking tape shall be non-detectable and a minimum of 3 inches wide. Tape shall be blue and state "water" within the warning text.

PIPE MATERIAL

- PVC: Conforming to AWWA C-900, pressure class 235, (DR 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 set behind the hydrant.
  - Polyvinyl chloride (PVC) pipe shall meet the requirement of AWWA C900 (4 inch through 30 inch diameter), DR18, pressure rating of 235, with cast iron O.D., and integral elastomeric bell and spigot joints.
  - Pipe shall be installed the same year it was manufactured unless approved by the Village Engineer.
  - Water main pipe material used in directionally drilled water main shall be fusible polyvinyl chloride (PVC), high density polyethylene (HDPE) or Certa-Lok restrained joint PVC pipe as approved by the Village Engineer.
  - Fusible polyvinyl chloride (PVC) pipe meeting the requirement of AWWA C900 (4 inch through 36 inch diameter) with cast iron O.D. and thermal butt fused joints between pipe sections. Joint gaskets shall not be required. PVC material shall have a cell classification of 12454 as defined in ASTM D1784.
    1. Pipe shall be Fusible C-900® by Underground Solutions, Inc.
    2. Pipe used for water main shall be colored blue.
  - High density polyethylene (HDPE) water main (4 inch through 36 inch diameter) shall meet the requirements of AWWA C906, DR 11, with cast iron O.D. Pipe material shall have a cell classification of PE 3408/PE 3608 (345464C) as specified in ASTM D3350.
    1. HDPE pipe has a greater wall thickness than PVC and DI pipe resulting in a smaller inside diameter. Unless the plans specifically state HDPE pipe, the HDPE pipe installed shall be larger diameter than that shown on the plans so that the inside diameter is the same as, or larger, than the adjacent pipe sections.
  - 2. Pipe used for water main shall be striped blue.

LOCATOR WIRE

- Tracer locator wire: Install with PVC pipe, stranded blue insulated copper, minimum No. 10 AWG.
  - Tracer wire for use in horizontal directional drilling shall be SoloShot Xtreme 7x7 stranded CCS as manufactured by Copperhead Industries, LLC of Monticello, Minnesota or equal.
  - For horizontal directional drilling type construction and electrical conduit, tape the tracer wire to the pipe at 5-foot intervals leaving sufficient slack to accommodate the stretching of the pipe during pull-back. Tracer wire within directional drilling sections shall be continuous with no splices.
- 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.
- 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.
  - Ground rods shall be bare magnesium anodes, minimum of 1.5 lbs or equal. Wire to grounding anodes shall be a minimum of 10 AWG.
  - Grounding anodes shall be driven into undisturbed soil at dead ends, stubs and access box locations. Ground wire at access box locations shall connect to the access box.
  - The Contractor shall test all tracer wire for electrical continuity prior to acceptance of the main or service lateral to which it is accessory. Testing shall be coordinated with the Village and continuity shall be tested using Village equipment.

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. Fittings shall be ductile iron or cast iron, cement mortar lined with internal and external bituminous coating and meeting the requirements of AWWA Standard C110 (ANSI 21.10). Fittings shall be supplied with mechanical joints and rubber gaskets.
- Ductile iron mechanical joints fittings meeting the requirements of AWWA Standard C153 for "compact fittings", 3-inch through 24-inch size, may be used in place of the fittings specified above.
- All water main nuts, bolts, and rods including connections to mains, fittings, valves and hydrants, shall be stainless steel. Nuts shall have a colored fluoropolymer lubricant coating to prevent galling.
- If a sleeve is required, a full-bodied solid sleeve shall be used.
- Fittings shall be polyethylene wrapped per Standard Specifications.
- Bolts and nuts: A-304 stainless steel, no substitutions.
- Use restrained joints on <u>all</u> 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.
- Stainless steel rods shall be used to restrain 90° and 45° bends on hydrant leads and offsets.

LOCATOR WIRE

- Tracer locator wire: Install with PVC pipe, stranded blue insulated copper, minimum No. 10 AWG.
  - Tracer wire for use in horizontal directional drilling shall be SoloShot Xtreme 7x7 stranded CCS as manufactured by Copperhead Industries, LLC of Monticello, Minnesota or equal.
  - For horizontal directional drilling type construction and electrical conduit, tape the tracer wire to the pipe at 5-foot intervals leaving sufficient slack to accommodate the stretching of the pipe during pull-back. Tracer wire within directional drilling sections shall be continuous with no splices.
- 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.
- 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.
  - Ground rods shall be bare magnesium anodes, minimum of 1.5 lbs or equal. Wire to grounding anodes shall be a minimum of 10 AWG.
  - Grounding anodes shall be driven into undisturbed soil at dead ends, stubs and access box locations. Ground wire at access box locations shall connect to the access box.
  - The Contractor shall test all tracer wire for electrical continuity prior to acceptance of the main or service lateral to which it is accessory. Testing shall be coordinated with the Village and continuity shall be tested using Village equipment.

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. Fittings shall be ductile iron or cast iron, cement mortar lined with internal and external bituminous coating and meeting the requirements of AWWA Standard C110 (ANSI 21.10). Fittings shall be supplied with mechanical joints and rubber gaskets.
- Ductile iron mechanical joints fittings meeting the requirements of AWWA Standard C153 for "compact fittings", 3-inch through 24-inch size, may be used in place of the fittings specified above.
- All water main nuts, bolts, and rods including connections to mains, fittings, valves and hydrants, shall be stainless steel. Nuts shall have a colored fluoropolymer lubricant coating to prevent galling.
- If a sleeve is required, a full-bodied solid sleeve shall be used.
- Fittings shall be polyethylene wrapped per Standard Specifications.
- Bolts and nuts: A-304 stainless steel, no substitutions.
- Use restrained joints on <u>all</u> 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.
- Stainless steel rods shall be used to restrain 90° and 45° bends on hydrant leads and offsets.

- 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, Mueller H-15209N, 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. Mueller H-10336 arch pattern curb box with a H-10400 foot piece, or equal
- Polywrap service box.
- Place locator wire on top of water service lines and extend to terminal box adjacent to the service box.
  - Tapping PVC Water Main. PVC water main shall be tapped using double strap service clamps. Corporation stops installed on PVC pipe shall be furnished with AWWA tapered threads conforming to AWWA C-800.
    - Service clamps for 1-1/2", and 2" services shall have a minimum total width of 3-inches.
    - Tap PVC pipe using a shell cutter with internal teeth. Do not use a standard drill and tap for direct tapping under pressure.
  - Place Teflon tape on corporation stop threads prior to installation. Corporation stops shall be torqued to a maximum of 35 ft.-lb. or as recommended by the manufacturer.
    - The tap shall be located at least 3-feet from the following:
    - The back of the bell where the bell transitions to the barrel of the pipe.
    - The spigot insertion line.
    - Joint restraint hardware.
    - Adjacent service taps.

FIRE HYDRANTS

- Model/Manufacturer: Mueller A-423.
- All hydrant body hardware shall be stainless steel.
- 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 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: 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.
- Developer shall provide one spare hydrant to the Public Works Department.

<u>STORM SEWER</u>

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.
  - Ground rods shall be bare magnesium anodes, minimum of 1.5 lbs or equal. Wire to grounding anodes shall be a minimum of 10 AWG.
  - Grounding anodes shall be driven into undisturbed soil at dead ends, stubs and access box locations. Ground wire at access box locations shall connect to the access box.
  - The Contractor shall test all tracer wire for electrical continuity prior to acceptance of the main or service lateral to which it is accessory. Testing shall be coordinated with the Village and continuity shall be tested using Village equipment.

<u>STREET PAVEMENTS</u>

PAVEMENT MARKINGS

- Epoxy pavement markings required for streets.

DRAFTED: AMG DESIGNED: ASK REVIEWED:

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

CONSTRUCTION DETAILS

REVISIONS

PEG JOB No. 1617.00 ASK
PEG PM 09/22/25
START DATE N.T.S.
SCALE

SHEET 32 OF 32

© COPYRIGHT 2023

CONSTRUCTION DETAILS

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\CONSTRUCTION DETAILS.DWG

Established 1843
Somers
VILLAGE & TOWN
www.somerswi.gov
P.O. Box 197, Somers, WI 53171 PH: 262-859-2822 FAX: 262-859-2331

VILLAGE OF SOMERS
PLAN COMMISSION
MEETING ITEM MEMORANDUM

MEETING DATE: Nov. 10, 2025

TO: Chairman and Plan Commissioners

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Jim Hurley, Administrator

AGENDA ITEM: #7 Action on Bond Requirement per Ordinance ZN 6.01 requested by SRPF D/Burlington Road., LLC for Tax parcels 82-4-222-301-0040; 82-4-222-301-0030; 82-4-222-194-0101 and 82-4-222-301-0050. *(For information only the property is located west of the Somers Highland Industrial warehouse on Burlington Road).*

BACKGROUND:

In 2021, Stream Realty contacted the Village to develop the property at 10812 Burlington Road. The Development Agreement was completed and recorded in 2023.

They proposed three buildings on the site, one 600,000 sq. Ft., and two smaller buildings approximately 150,000 sq. ft. each. The development was approved and grading permits and easement were obtained for the road section.

Construction was delayed due to changing financial conditions. In 2024, the developer obtained an extension through an amendment to the Agreement. The developer has kept in touch with the Village is still intends on building three structures. Current market conditions indicate a stronger demand for the smaller buildings, and they received private funding for the design and engineering work.

The Developer requested the Village change the terms of the Agreement to allow a bond rather than a letter of credit. Village Ordinance ZN 6.01 (https://ecode360.com/37208934) states that the Plan Commission is allowed to change that requirement:

"The Plan Commission may require that a performance bond or letter of credit be obtained for the benefit of the Village and filed with the Village so as to insure compliance with the terms of this Ordinance or a permit. In setting the amount of the bond or letter of credit, consideration should be given to 1) the purpose of the bond or

letter of credit, 2) the use to which any forfeited money is to be applied, and 3) the time when it may be applied and any increased costs due to time or inflation that may be incurred by the Village in the event of non-compliance with this Ordinance or the terms of a permit or that may be incurred for purposes of rehabilitation. The amount of the bond may be subject to further review. Failure to obtain or maintain such bond or letter of credit shall invalidate any permit."

According to the Developer, the letter of credit could impact Stream's construction loan by reducing the borrowing base due to the contingent liability and distort the financial ratios. The Village's legal counsel would accept the change to a bond as long as it is in a form and from a surety acceptable to the Village.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Plan Commission agrees with the suggested action, a suggested motion to approve would be as follows:

"Motion to approve financial guarantee for SRPF D/Burlington Road., LLC for the development of Tax parcels 82-4-222-301-0040; 82-4-222-301-0030; 82-4-222-194-0101 and 82-4-222-301-0050 to be changed from a Letter of Credit to a Bond."

4. The Village agrees that all special assessments, permit fees, connection fees and other charges by the Village and Utility shall not be charged against any portion of the Property or its users, in a manner which would be in excess of those charged generally for commercial development in the Village.

5. The Planned Unit Development and zoning approvals granted by virtue of this Agreement shall be in effect for an maximum initial period of five (5) years from the date of this Agreement. In the event that the Developer fails to obtain approval for the construction of at least one (1) building on Phase I, and receives a building permit for such building within eighteen (18) months of the date of this Agreement, and commences construction of such building, then after written notice and hearing before the Village Board, the Village may choose to revoke such PUD and zoning approvals. Likewise, in the event that the developer fails to obtain approval for the construction of at least one (1) building on Phase II of the PUD within thirty-six (36) months of the date of execution of this Agreement, then, after written notice and hearing before the Village Board, the Village may choose to revoke such PUD approval for Phase I and Phase II zoning approvals. Finally, in the event that the developer fails to obtain approval for the construction of at least one (1) building on Phase III of the development within sixty (60) months of the date of this Agreement, then, after written notice and hearing before the Village Board, the Village may choose to revoke such PUD and zoning approvals on Phase III.

IV. LETTERS OF CREDIT/ESCROW

As a part of this Agreement the Developer has agreed to pay certain amounts for the installation of public improvements which may be dedicated to the Village. In addition, the Village may incur estimated engineering, administrative and legal fees in connection with approvals for the public portion of improvements to be constructed adjacent to the development. In order to insure the Developer carries out its obligations for said items, the parties agree:

A. VILLAGE EXPENSES TO BE REIMBURSED.

To insure the payment to the Village of its expenses incurred in connection with any such improvements, including without limitation, engineering reviews, field observations, legal and administrative costs, the Developers shall deposit with the Village, either in cash funds or by an irrevocable letter of credit approved by the Village Attorney in the form attached hereto as Exhibit "HH" in the reasonably estimated amount of such expenses. Notwithstanding the other provisions of this section: (a) the Village shall charge for such costs in accordance with the rates set forth on Exhibit "L"; (b) if the Village must retain services from any consultant not set forth on Exhibit "L", the cost for such services shall not exceed the amount customarily charged by firms performing similar services within the geographic location of the Village; and (c) the Village shall only charge Developer for the actual engineering, legal and administrative expenses incurred by the Village (without mark up or overhead). In the event any consultant's service rates to the Village increase, the Village will notify the Developer within thirty (30) days.

B. FORMAT OF LETTER OF CREDIT.

The Developer may submit one or more letters of credit, as long as each letter of credit conforms to the formal requirements of this Agreement. The Developer may, at any time, substitute a different letter of credit for a letter of credit previously provided, as long as the substitute letter of credit complies with the terms of this Agreement.

C. REDUCTIONS IN LETTER(S) OF CREDIT.

The Developer may submit written requests to the Village for a reduction in any letter of credit not more often than once per calendar month. Any such requests shall include an explanation as to why the letter of credit may be reduced, including without limitation, that the Developer has paid any such costs or expenses, the reasonable estimates of the Village's costs have been reduced, or the development has proceeded to an extent that the Village expenses are reasonably likely to be substantially lower than first estimated. The Village agrees to reasonably reduce any letter of credit in such circumstances. Any such letter of credit shall be released to the Developer or cancelled once the expenses for which such letter of credit were issued have been substantially completed.

D. ACCOUNTING FOR LETTER(S) OF CREDIT BY VILLAGE.

Any funds deposited with the Village under the terms of this Agreement shall be used by the Village only for the purposes designated for such funds. Reasonable expenses incurred by the Village which are to be paid out of said funds may be paid and the Village agrees to provide accountings to the Developer, as requested by the Developer, for the use of said funds and the expenses paid with said funds. The Village agrees to provide reasonable written notice to the Developer whenever the Village has notice or knowledge that the funds deposited for a purpose are unlikely to be sufficient for such purpose and if more than ninety percent (90%) of said funds have been expended. Upon request of the Developer, the Village shall provide the Developer with all information regarding the payment of said expenses and why there may be an overcharge for any expenses.

V. MISCELLANEOUS

A. ASSIGNMENT.

The Developer recognizes that agreement is based on Developer's presentation to the Plan Commission and Village Board and Developer by written notice to Village Board, may assign its interest in this Agreement to an affiliated business entity of Developer, provided such assignee is controlled and managed by Developer. Except as set forth herein, Developer shall not assign or transfer this Agreement to any other person or corporation without prior written consent of the Village. After Village consents to any such assignment of this Agreement, Developer shall be released from its obligations under this Agreement.

ROERS COMPANIES + Somers Established 1843 VILLAGE & TOWN

Roers + Somers
Luxury Stacked Flat Development

Meeting | October 30th 2025

Nick Asta | Developer
Hasan Rahman | Analyst
Eric Ponto | Principal Architect
Felipe Ornelas | | Principal Architect
Kevin Yeska | Landscape Architect
Josh Donaldson | Landscape Architect
Janie Schaumburg | Development Manager
Chris Jackson | Civil Engineer

Who We Are - Roers Companies

- **Founded in 2012**
  - 15,000+ units built or under construction
  - Full Service Real Estate Firm (GC, PM, etc)
  - Over $4B developed across 10+ states (100+ projects)
  - Ranked #12 biggest Multi-Family Developer in U.S. (2024)

- **The Largest Developer in Twin Cities**
  - Experienced in various product type: (Market Rate, Workforce, Senior (55+)
  - Successful projects in Twin Cities Metro Include:
    - 31 Existing communities
    - 15+ new projects underway

- **Wisconsin projects: (600+ units)**
  - The Wildwood at Main – Madison
  - Havenwood - Onalaska
  - Maxwell Lofts – Milwaukee
  - CWC – Milwaukee



Brian Roers Kent Roers



ROERS
COMPANIES

Executive Summary
Luxury Stacked Flat Development - Village of Somers, WI

Project Overview
Roers Companies is proposing a new construction, high-quality luxury residential community that will deliver 200 modern, family-oriented units at the NWQ of 12th Street & Sheridan Road in Kenosha, WI.

Design & Amenities
The project will be comprised of 15 two-story Stacked Flat buildings (five 8-unit buildings and ten 16-unit buildings). Our design team is adhering to all zoning stipulations and Village guidance; meeting setback requirements (per R-11 zoning), incorporating masonry, large windows, and cementitious siding to building facades, providing tuck under garages and surface parking (with each unit having 1 dedicated garage and the site meeting the 465 parking spaces as required per the zoning code/density). The proposed concept utilizes berms and landscaping to create an inward cohesion. These aesthetic enhancements are intended to help buffer the future development to the west and give space between the units and the railroad to the east.

The units themselves will include high quality hard surface countertops, in unit laundry, and spacious living spaces—competitive with any other luxury multi-family development in the area. Concerning amenities, the project will include a leasing office, clubhouse, community room, work from home spaces, and a fitness center. Outdoor amenities will feature an entertainment space offering grill stations and seating, a walking trail encompassing the entire community, dog parks, and a playground.

Community Benefits
- High-Quality Design: The massing and pitched roofs echo traditional vernacular forms. The exteriors, clad in high quality masonry and cementitious siding with expansive windows, provides a fresh aesthetic that seamlessly integrates with Somers' existing neighborhoods.
- Community Green Space: By using the extensive landscape, green breaks are provided between buildings, and exterior social spaces are created for community interaction.
- Amenity-Rich Living: Designed to accommodate high quality-seeking lifestyle renters as well as families that want modern amenities.
- Strong Family Orientation: A mix of spacious 1-, 2-, 3-, and 4-bedroom units designed for long-term family stability.
- Economic Growth: Expands the Village's tax base while supporting Southeastern Wisconsin's ongoing commercial expansion.
- Educational & Recreational Access: Close proximity to UW–Parkside, Carthage College, Petrifying Springs Park, and Lake Michigan.

Approvals & Collaboration
Roers is committed to working hand-in-hand with Village leadership to ensure the project is thoughtfully planned and aligns with Somers' long-term vision. We are actively engaged in the necessary CUP/CSM, aligning with R-11 zoning standards, and Comp Plan processes to deliver a project that enhances both the community and surrounding area. We intend on submitting the above-mentioned applications in Q1 of 2026.

ROERS
COMPANIES

Environmental Stewardship
The project design will incorporate stormwater management features and sustainable building practices, ensuring that natural assets are preserved while meeting modern development standards.

Timeline

- Village & City Approvals: Targeted for Q1 2026
- Financing Secured: By Q2/Q3 2026
- Construction Start: Q4 2026
- Completion: Q1 2028 (or earlier)

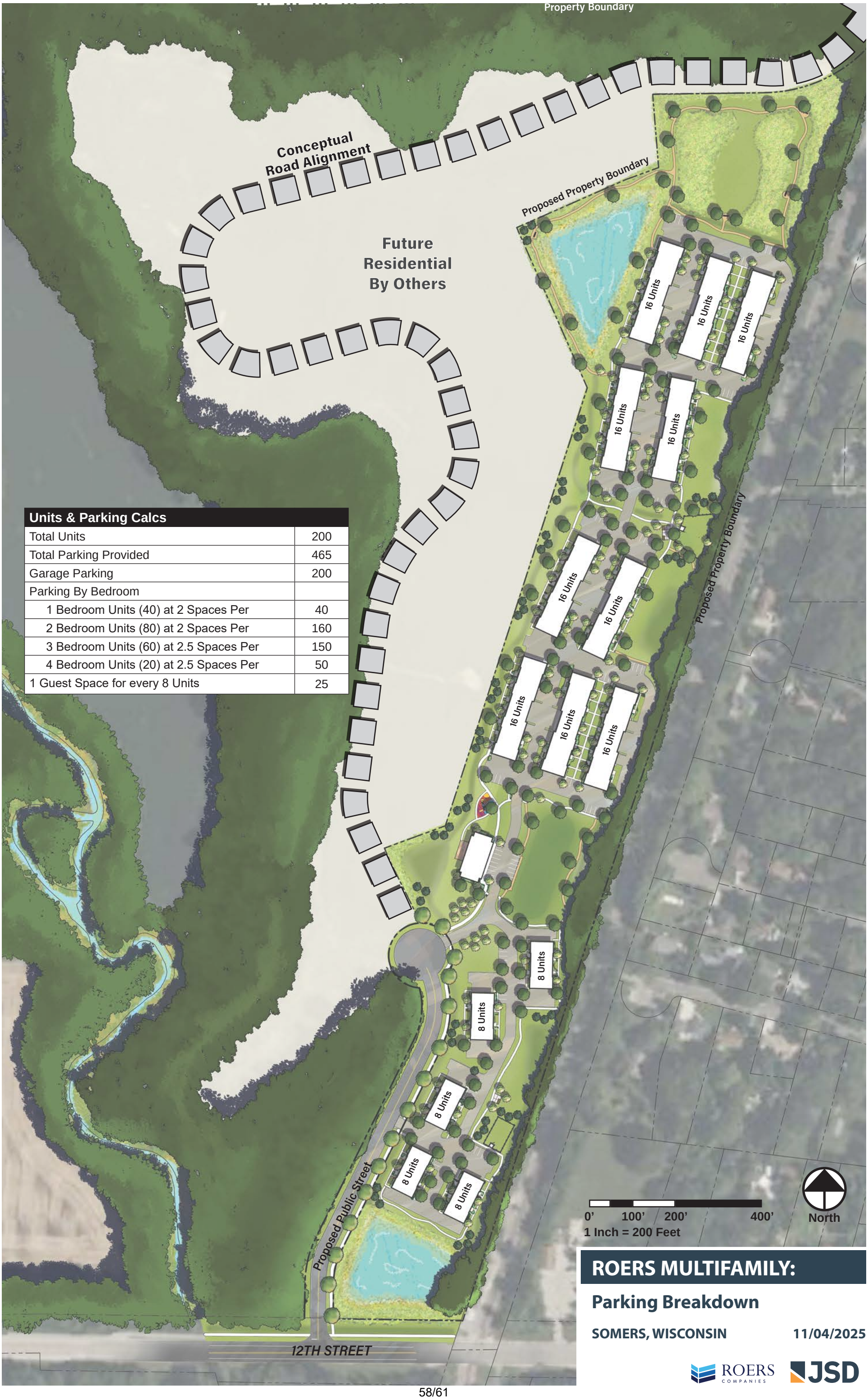


ROERS MULTIFAMILY:

SITE CONCEPT PLAN

SOMERS, WISCONSIN **11/04/2025**

ROERS COMPANIES JSD



Units & Parking Calcs	
Total Units	200
Total Parking Provided	465
Garage Parking	200
Parking By Bedroom	
1 Bedroom Units (40) at 2 Spaces Per	40
2 Bedroom Units (80) at 2 Spaces Per	160
3 Bedroom Units (60) at 2.5 Spaces Per	150
4 Bedroom Units (20) at 2.5 Spaces Per	50
1 Guest Space for every 8 Units	25

ROERS MULTIFAMILY:

Parking Breakdown

SOMERS, WISCONSIN **11/04/2025**

ROERS COMPANIES JSD

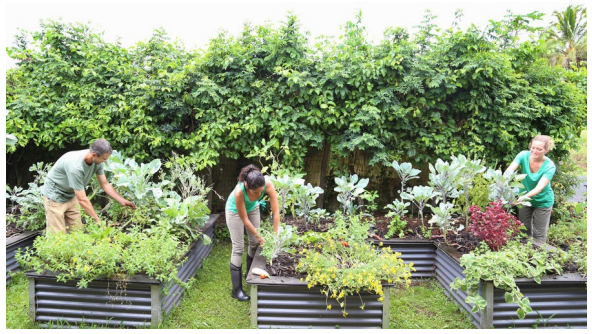
Lifestyle Amenities for Families











Established 1843 Somers VILLAGE & TOWN + ROERS COMPANIES

“Stacked Flats” – 2 Story Product Renderings









Comments & Questions

ROERS COMPANIES + Established 1843 Somers VILLAGE & TOWN