Village of Somers
7511 12th Street
Somers, WI 53171

Village Work Session Meeting
Agenda
Tuesday, December 2, 2025
5:30 p.m.

Village Board Work Session Meeting:	
Item #	
1	Call to Order
2	Administrator's Report
3	Engineer's Report
4	President & Trustee Reports
5	Discussion Appointment of Election Inspectors for 2026-2027 Term
6	Discussion Plan Commission recommendation to approve the 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	Discuss parking on 14th Place east of Sheridan Road
8	Review tentative agenda for Village Board meeting on December 9, 2025
9	Motion to convene in closed session deliberating or negotiating the purchasing of public properties, regarding the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons pursuant to Section 19.85(1)(e), Wis. Stats., specifically the Village Clerk (Roll call vote required)
10	Motion to convene in closed session per WI Statute 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, specifically Interim Municipal Judge position
11	Reconvene in Open Session (Roll call vote required)
12	Adjourn

Original Post Date: November 26, 2025

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the 2025 Village Work Session & Agenda in 1 public place & on the Village website.

Dated this 26th 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 Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken**.

Original Post Date: November 26, 2025

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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: Dec 2, 2025

TO: Village President Stoner and Village Trustees

FROM: Jim Hurley, Village Administrator
Kevin Poirier, Assistant Administrator

AGENDA ITEM: #2 Administrator's Report

Below please find a bulleted summary of major issues that Administration has worked since our Nov, 4 Work Session:

DEVELOPMENT

- Worked with Stream Realty to amend their development agreement. Stream will commence the design of the two approximately 160,000 square foot buildings. They are also considering selling a portion of vacant property west of the waterway to a neighboring property owner.
- Met with a developer to discuss priorities for a single-family housing development. The meeting was attended by President Stoner and Trustee Nelson.
- Spoke with an acquisitionist, and a regional development organization about possible locations for a data center. This information will be shared with prospective data center developers to determine if there is interest in the Village.
- Finalized a CSM with the Flint property owner to separate the storm water ponds from the industrial building lots. The CSM allowed IEA, a manufacturer of aluminum and copper-brass radiators, to purchase and convert a 500,000 square foot warehousing facility to manufacturing use in the Somers Growth Area. The Village released a news alert at our website.
- Coordinated with Truck Country on its application to rezone the property under consideration in the Somers Growth Area. In September, Truck Country presented a concept plan that was reviewed favorably by the Intergovernmental Commission (IGC) with Paris. The rezoning application is scheduled for review by the IGC on January 6th, and then will be reviewed by the Plan Commission and Village Board.
- Worked with Shoreland High School on an amendment to the development agreement to only include the current phase of the project. The gymnasium and additional parking will be included in the next phase. The Village received an easement on both Hwy E and Hwy H for the water main.

- Met with a developer interested in purchasing the Orchard Court Apartments. Discussed possible options with Planning and Zoning. The meeting was attended by President Stoner and Trustee Nelson.
- Met with Roers to discuss updates to their site plan that was presented to the Village's Plan Commission. The development reduced the number of units from over 400 to 200. Each unit will have its own entrance and garage, and the proposal meets all the requirements discussed at the August meeting. Roers plans to continue with creating a proposal for the Plan Commission and Village Board.
- Worked with Invenergy to schedule a presentation to the Village Board and open houses for the public. The Village Board meeting is on Thursday, December 4th, and two open houses on Thursday, December 11th. Invenergy will apply to the Public Service Commission to build a 1,210 MW gas turbine power plant. The preferred site is in the Somers Growth Area, south of the Flint development.

ADMINISTRATION

- Trustee Ostby met with US Senator Tammy Baldwin's Staff in Washington DC to lobby the senate about the Village's need for a unique ZIP Code. The trip was very fruitful. We encourage everyone to reach out to Senators Baldwin and Johnson to convey your support for Bills S 1445 and S 2961 that are currently being reviewed by the Homeland Security and Governmental Affairs Committee, of which Senator Johnson is a member.

- C W Purpero completed the scrapes at Neumiller park. This project was done in partnership with Root Pike WIN. Engineers from Hey and Associates confirmed that the work had been done to plan. All four of the wetland recommendations from the 2014 Somers Branch Plan, funded by the Fund for Lake Michigan, are now complete.

- Administration has been working with Kenosha County IT Department to update Village and Town computers to Windows 11. About half of the computers have been update, including the Village and Town Boards computers. There was a slight delay due to staffing changes in the IT department. We are hoping that by the end of the year, most will be running the new software.
- Staff continue to work with Mueller Communications to assess whether the community would support a safety referendum. Surveys have been mailed out to residents. We expect to be able to present those results at an upcoming Board meeting.
- Worked with Tri City and legal counsel to create a resolution to designate an account for repayment of the Tawani loan. The resolution was adopted on 11/25. Will work with Tri City to setup the account.
- Finalized an agreement with Oakwood Cemetery to increase the annual maintenance fee paid to the Village. The fee covers mowing and plowing.
- Met with representatives of the Pritzker Military Museum to learn about the organization and maintain open dialogue with the Village.
- Attended an online ADA compliance in business training from the League of Wisconsin Municipalities. The course provided knowledge and skills of ADA compliance.
- Met with representatives of Strand to discuss their initial review of flood challenges in the Village. The information will help determine possible resolutions to some items and planning for growth in the future.
- Posted notices to recruit an interim judge following the notice of resignation from Judge Kupfer. The posting was shared with the Wisconsin Bar Association, and Municipal Judge's Association. We have received interest from multiple candidates to be discussed at tonight's meeting.
- Met multiple times with Jon Cameron from Ehlers to update the 2026 budget and the levy to ensure the Village could reduce its levy without losing future levying capacity. The levy reduction is due to a correction in the Village's equalized value, increasing the Village's mill rate. The Village is lowering its levy to hold the average tax increase to 3.5%.

- Met with Clifton Larson Allen to discuss the 2025 budget audit. The Village is considering options from other firms to ensure the audit is timely, and the firm can provide guidance to staff.
- Met with VC3, an IT firm, to learn about the company and available services to municipalities.
- Met with Spyglass, a company that specializes in reviewing IT and telecommunications billing to help streamline and reduce costs.

PUBLIC WORKS

- Water Meter Replacement Program — Public Works has replaced 255 water meters so far in the Village. Every meter west of the Union Pacific railroad track has been replaced. 357 meters still need to be replaced in the Sheridan corridor and Staff expects appointments to pick back up after the holidays.
- Utilities Supervisor Josh Fugate sent a survey to residents of the Valleyview subdivision asking whether they wanted to have the Village extend the water main. The subdivision is being repaved next year and it would be the time to add infrastructure in the right of way. More than 51 percent of the residents responded that they were not interested. The repaving will take place next year but will not include the service extension. The road is expected to last 20 years and the Village does not intend to consider the water extension until the next repaving project.
- When the Petrifying Springs subdivision was recently repaved, Staff noticed that some street signs need to be replaced. They will be the first in the Village with the new design.

- Since he started in October, Chance Ciskowski has been an asset to the department. Thanks to his experience. He has been involved in projects without any delay. He even plowed roads on the first snowfall.
- The Village will be switching the printed newsletter to an e-newsletter format. The signup page is now live: https://www.somerswi.gov/stay-connected-with-the-village-of-somers/

Feel free to sign up now. We are hoping to have it working in 2026. We may be running tests before that. Our website contractor, Dooley and Associates, is still working with Kenosha IT to setup the software in
the background.

VILLAGE OF SOMERS
Engineer's Report
November 26, 2025

Golden Oil Somers Gateway Development – Project No's. 2325743 and 2400875

- This development includes a convenience store and a Candlewood Suites Hotel.
- A Letter of Map Revision (LOMR) must be approved by WDNR and FEMA.
- The water main and sanitary sewer are installed and tested.

Savannah at Pike Creek – Phase II – Project No. 2500497

- Savannah at Pike Creek is an approximately 65-acre townhouse development at the northwest corner of the intersection of CTH L (18th Street) and STH 31 (Green Bay Road). The developer is the Stoneleigh Company. Developer's design and construction engineer is Kimley-Horn.
- Phase II is the 21-acre northern portion of the site. Both public and private infrastructure will be constructed as part of Phase II.
- The water main and sanitary sewer are installed and are currently being tested.

2025 Roadway Improvements – Project No. 2500381

- The project includes pulverizing and repaving Petrifying Springs Estates and 96th Avenue at CTH S.
- The Contractor is Payne & Dolan.
- The road is paved and shouldered. We walked through the project with the Village and the contractor. A punch list has been sent to the contractor.

Somers Creek (Formerly Willow Creek) – Project No. 2401633

- Bear Development LLC is the developer; the design engineer is Pinnacle Engineering. The project is located south of 12th Street on the east side of Pike Creek.
- The developer has an early grading permit.
- We have not issued a recommendation for final plan approval.
- The developer has not provided an acceptable utility layout plan from WE Energies.

12th Street Water Main – Project No. 2500618

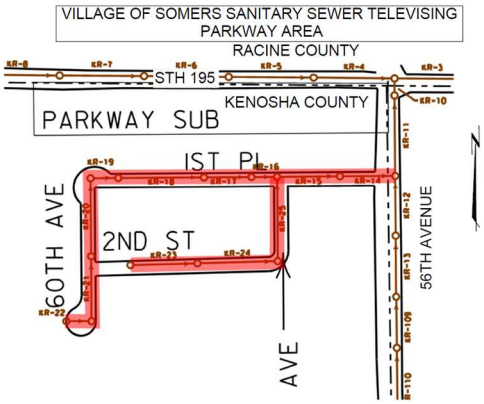
- The Village approved the engineering work associated with extending the water main from 100th Avenue to the post office. A pump and valve will be part of an addition to the generator building north of public works. This work will provide a second source of supply to the area west of CTH H and increase the fire protection from 2500 gallons per minute to 3300 gallons per minute.
- The design and permitting is proceeding.
- Project schedule:
    - Advertise: 1/8/25, 1/15/26, 1/22/26
    - Open bids: 1/29/26
    - Special assessment public hearing / Award Bid: 2/24/26

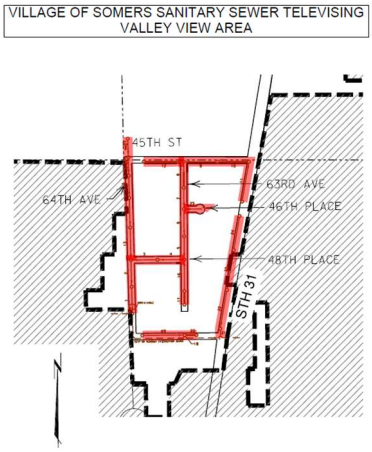
Shoreland Lutheran High School – Project No. 221315

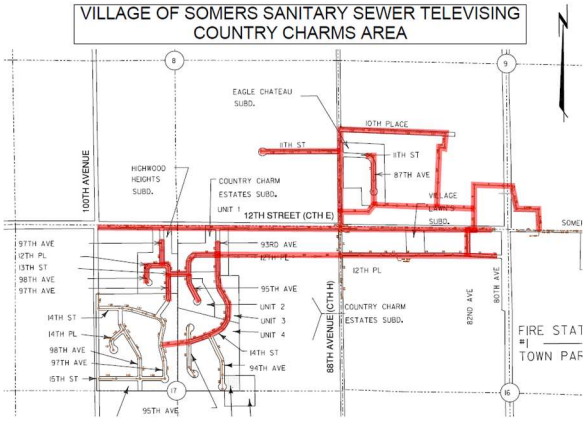
- The design engineer is Excel Engineering.
- We recommended approval of the latest plans on 10/28 which revised the plans that were approved in April.
- Kenosha County Highway has not approved the CTH E & H intersection plans.

Sanitary Sewer Rehabilitation – Project No. 2500603

- The Project includes the rehabilitation or replacement of sanitary sewers, building laterals, and manholes with approximately 35,700 LF of main, 390 laterals, and 150 manholes. The areas are: Valley View Area, Country Charms Area, and Parkway Area "Beix; see the snips below.
- The mainline sewers and building laterals are planned for rehabilitation by installing cured-in-place pipe (pipe lining) except those with offset joints will be replaced.
- The scope includes the possibility of bidding the work over two years depending on funding availability. The Village is contracting separately with Great Lakes TV Seal for televising and possible cleaning.







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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: December 2nd, 2025

TO: Village President Stoner and Board of Trustees

FROM: Wendy Burnette, Clerk-Treasurer

AGENDA ITEM: #5 Discussion Appointment of Election Inspectors for 2026-2027 Term

BACKGROUND:

Wisconsin State Statute 7.30(4) requires each municipality to appoint Election Inspectors in December of each odd-numbered year.

The two dominant parties are allowed to submit a list of qualified individuals interested in serving as an Election Inspector by November 30, 2025.

UPDATE:

Both the Democratic Party and Republican Party have submitted lists in accordance with Wisconsin State Statutes. These names are included in the attached list.

COMMENTS:

The request will go in front of the Village Board on December 9th for consideration and possible approval.

ATTACHMENTS:

List of Election Inspectors

ELECTION INSPECTORS FOR 2026-ELECTION TERM

F NAME	L NAME	ADDRESS	CITY	ST	ZIP
Adelphia	Scaman	2031-100th Avenue	Kenosha	WI	53144
Ann	Wojciechowicz	1419-42nd Avenue	Kenosha	WI	53144
Ashley	Rawson	4812 8th Ave Upper	Kenosha	WI	53144
Barbara	Griffin	2007 81st Street	Kenosha	WI	53143
Cathryn	Larsen	774-Sheridan Road	Kenosha	WI	53140
Chris	Maksimik	1024 88th Ave	Kenosha	WI	53144
Dawn	Santoro	6017 65TH ST	Kenosha	WI	53142
Diane	Montgomery	2830 21st St, Unit 12	Kenosha	WI	53140
Dove	Anthony	500 12th Place	Kenosha	WI	53140
Emilie	Bruss	890 100th Ave	kenosha	WI	53140
Eloda	Birch	1940-27th Avenue #117	Kenosha	WI	53144
Gina	Falaschi	2515 11th Place #110	Kenosha	WI	53144
George	Stoner	7511 12th Street	Kenosha	WI	53171
James	Murphy	1562 47th Ave	Kenosha	WI	53144
Janice	Halcsik	3114-56th Avenue #101	Kenosha	WI	53144
Janice	Knaup	4121 80th Street	Kenosha	WI	53144
Janice	Siska Hjelmgren	141 S Lakeshore Dr Unit C1	Racine	WI	53403
Joe	Dubaniewicz	142 23rd Ave	Kenosha	WI	53140
John	Heinisch	115 11th Avenue	Racine	WI	53403
Jill	Falduto	6000 1st Pl	Kenosha	Wi	53144
Jodi	Jensen	11515 1st lot 2	Sturtevant	WI	53177
Joseph	Falduto	6000 1st Pl	Kenosha	Wi	53144

ELECTION INSPECTORS FOR 2026-ELECTION TERM

Julie	Harper	PO Box 352	Somers	WI	53171
Kathy	Landgraf	2830-100th Avenue	Kenosha	WI	53144
Kent	Mayes	8628-10th Place	Kenosha	WI	53144
Kitty	Plovanich	1321 52nd Ave	Kenosha	Wi	53144
Linda	Seymour	9820 15th Street	Kenosha	WI	53144
Lynda	Grasser	1403 88th Avenue	KENOSHA	WI	53144
Lori	McDonald	1301-52nd Avenue	Kenosha	WI	53144
Margaret Ann	**McDonald**	**1301-52nd Avenue**	**Kenosha**	**WI**	**53144**
Marianne	**Kraus**	**1439-42nd Avenue**	**Kenosha**	**WI**	**53144**
Marcia	Clifford	9710 15th Street	Kenosha	WI	53144
Mardi	Timm	1262 Village Centre Drive Unit 2	Kenosha	WI	53144
Marsha	Nelson	1907 2nd Place	Kenosha	WI	53144
Mary	Antony	1575 48th CT	Kenosha	WI	53144
Mary	Nichols	6315 25th Ave. Apt 1	Kenosha	WI	53142
Mary	Kessenich	1551-45th Avenue	Kenosha	WI	53144
Mary	Parks	1735 62nd Ct	Kenosha	WI	53144
Michael	Iselin	2830 21st St, Unit 11	Kenosha	WI	53140
Michael	Santoro	6017 65TH ST	Kenosha	WI	53142
Michael	Wolf	1230 93rd Ave	Kenosha	WI	53144
Penny	**Ingraham**	**8624 12th Street**	**Kenosha**	**WI**	**53144**
Raquel	Murphy	1562 47th Ave	Kenosha	WI	53144
Rebecca	Strash	1284 Village Centre Dr #2	Kenosha	Wi	53144
Roxane	Kriederman	1055 Sheridan Road	Kenosha	WI	53140

ELECTION INSPECTORS FOR 2026-ELECTION TERM

Tim	Shuler	1190 118th Ave	Sturevant	WI	53177
Sarah	Niedermeier	7017 53rd Street	Kenosha	WI	53144
Steve	Barbera	11515 1st Lot 2	Sturtevant	WI	53177
Steven	Buss	890 100th Ave	Kenosha	WI	53144
Sue	Kram	8911 11th Street	Kenosha	WI	53144
Russ	Wortley	1436-42nd Avenue	Kenosha	WI	53144
Ruth	Grosselin	1309-52nd Avenue	Kenosha	WI	53144
Teresa	Dubaniewicz	142 23rd Ave	Kenosha	Wi	53140
William	Demo	9285 66th Ave, Unit 21	Pleasant Prairie	WI	53158

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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: Dec. 2, 2025

TO: Village President Stoner and Board of Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Jim Hurley, Village Administrator

AGENDA ITEM: #6 Discussion Plan Commission recommendation to approve the 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).*

BACKGROUND:

The Somers Creek (formerly Willow Creek) Subdivision has been planned since 2018. The Developer, Bear Realty, is well known and has met regularly with the Village over the years. The development originally included a mix of single-family homes and owner-occupied duplexes. None were going to have basement due to the high water table on the property. The development was dependent on TID incentive and in 2019, TID 4 was amended to allow for the development to occur within the 35 percent residential cap.

In 2024, the developer contacted the Village and, in light of the fact that they were able to secure some fill for the site, they proposed to change the project to single-family houses with basement throughout the property.

The new concept was presented to the Plan Commission in July and was well received. The Village granted them the necessary fill permit.

UPDATE:

Bear Realty has been working through the necessary approvals. On May 12, the Plan Commission held the necessary public hearing for the Rezoning and the Preliminary Plat. The requests were discussed and the commission recommended approval. The Village Board approved Rezoning and Preliminary Plat at their May 27 meeting

Administration will point out that this project is the first Plat development that the Village Plan Commission has approved in decades.

COMMENTS:

Kenosha County Planning has reviewed the application and materials submitted and recommends approval with several conditions listed in report dated April 28, 2025. Baxter Woodman provided additional comments in a report dated April 28, 2025. In addition, a Village-owned parcel will need to be dedicated to the roadway.

Administration recommends that, should the Board choose to, it could be presented for approval as soon as the Dec. 9 Board meeting subject to:

- Subject to conditions as listed in Planning Memo dated Oct. 31, 2025;
- Subject to approval by Village Engineer;
- Subject to Final Plat being reviewed and approved by Village Planning;
- Subject to review and recommendations by affected Village boards, commissions or departments, and all affected local utility companies as outlined in ordinance 18.18(B);
- Execution of a Developer's Agreement between the Village of Somers and Berwick Properties Inc; and
- Subject to easement(s) being recorded

ATTACHMENTS:

Minutes from the Nov. 10 Plan Commission

Planning and Zoning Report dated Oct. 31, 2025

Final Plat Cover Letter

Land Division Application

Final Plat

Somers Creek Civil Plans

Village of Somers
Proceeding from the Village Plan Commission Meeting
November 10, 2025

1. **Call to Order**

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

Present:
- Chairman George **Stoner**
- Commissioner Michael **DeLuca**
- Commissioner Vinnie Chambers
- Commissioner Donald Boxx
- Commissioner Gregg Thompson **(Virtual)**

Absent:
- Commissioner Troy Steege
- Commissioner Jerry Romanowski
- Alternate Pat Juliana

Staff present in person: Administrator Jim Hurley, Assistant Kevin Poirier, Deputy Clerk Treasurer Eugenia Lara, and Chief Andersen
Village Trustees: Ben Harbach and Jackie Nelson
Others: Gregg Sinnen, Luke Godshall and Doug (Engineer)

2. **Pledge of Allegiance**

   Chairman Stoner led everyone in the Pledge of Allegiance.

3. **Approve Minutes of October 13, 2025, Meeting**

   Commissioner Donald Boxx moved to approve to the minutes.

   Seconded by Commissioner Michael Deluca Motion carried. 5-0 vote.

4. **Correspondence**
   None

5. **Citizen Comments**

   None

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).*

Commissioner Donald Boxx moved to approve 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).

Daniel Szcap of Bear Development, representing Somers Creek Inc. Here for final Plat 73 homes sites and 2 out lots. He noted currently addressing a conflict with WE Energies.

President Stoner commended the project engineers for their excellent work accommodating on gravel trail. He added that Kenosha County will assume responsibility for the trail, which will become part of the bike path system extending through the Village of Somers along the entire trail along the Pike River.

Vinnie Chambers inquired about the timeline for breaking ground

Daniel stated utility installation is expected to begin in December, with site clean-up and street construction planned June or July. He added that permit-ready lots are anticipated by September, possibly by sooner.

Luke Godshall confirmed that all Preliminary Plat items have been addressed.

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

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)***.**

Commissioner Boxx motioned to approve 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).

Administrator Jim Hurley noted that SRPF D Requested bond and bond was approved.

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

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 east of Somers Fire Station II).*

No action necessary at this time for SFW Land LLC & Fettner Hergott Investment Group LLC. Applicant will do a former application in the near future.

9. **Adjourn:** 6:32 p.m.

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

Drafted 11/13/ 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.

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

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:

Property Owner's Signature — Date 09.22.2025

Property Owner's Signature — Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature — Date September 22, 2025

Developer's Signature — Date

September 25, 2025

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

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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

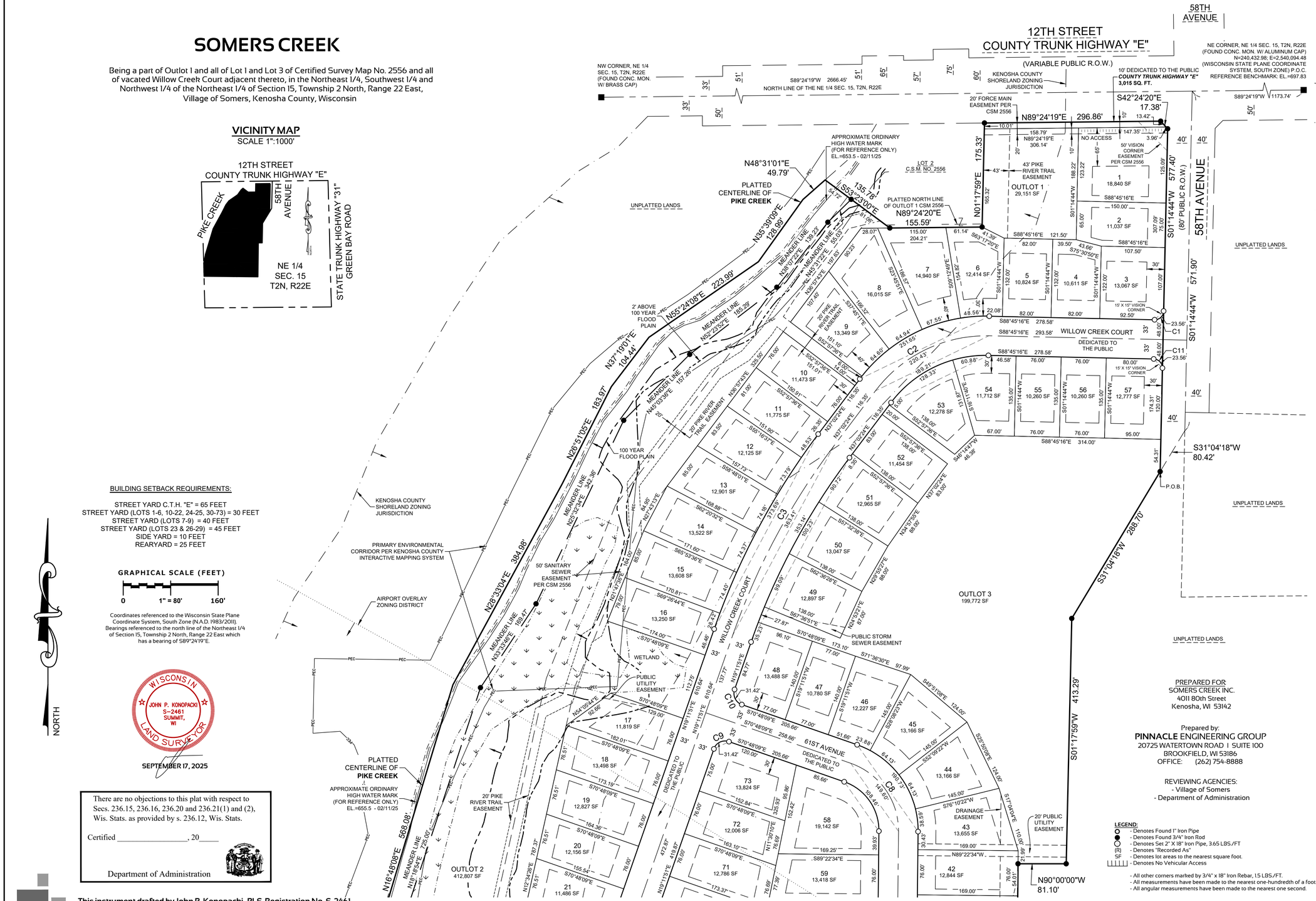
WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

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



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
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- Denotes No Vehicular Access

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- 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:

PEG JOB#1617.00
SHEET 1 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

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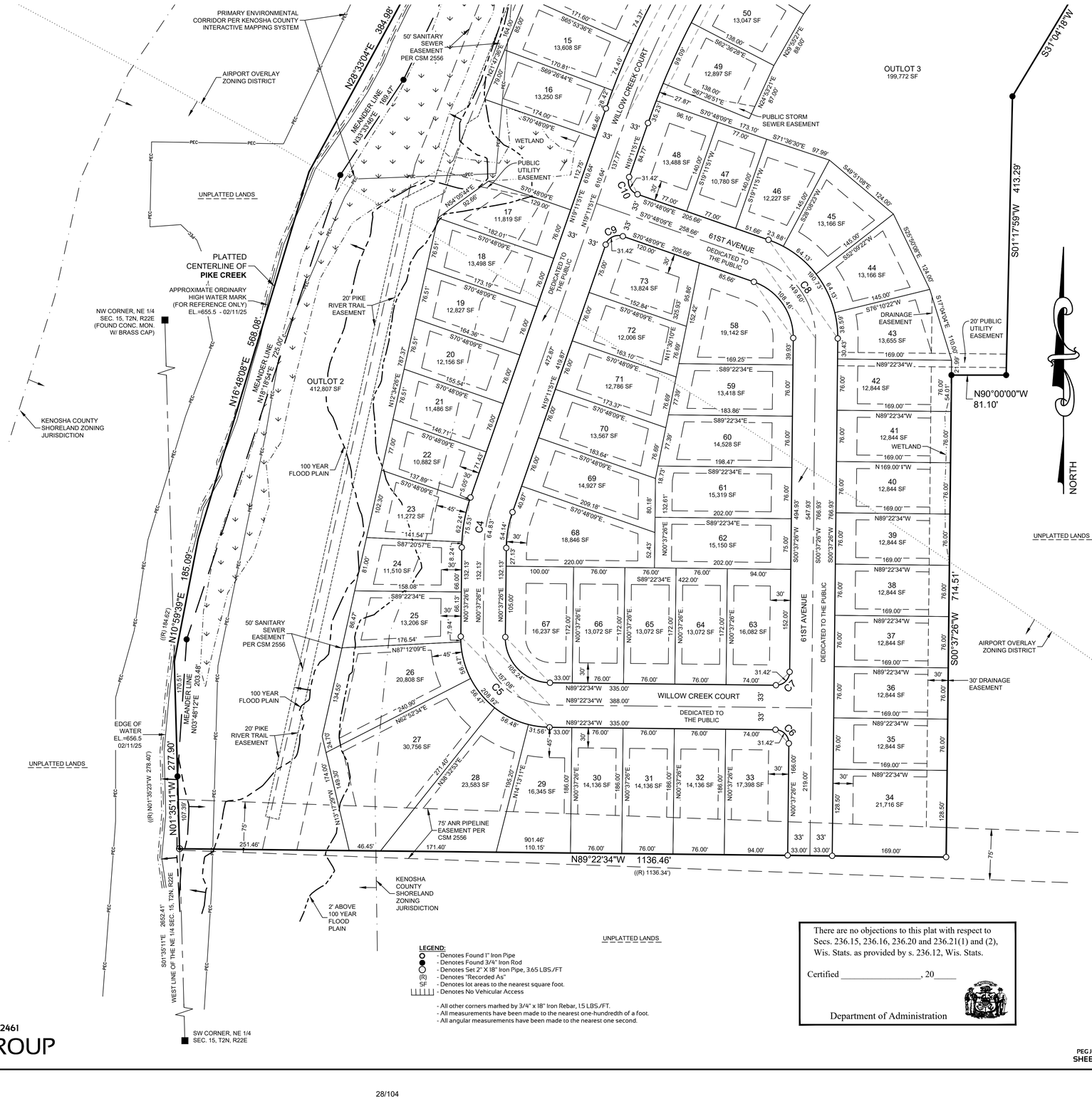
WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

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.



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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:

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.

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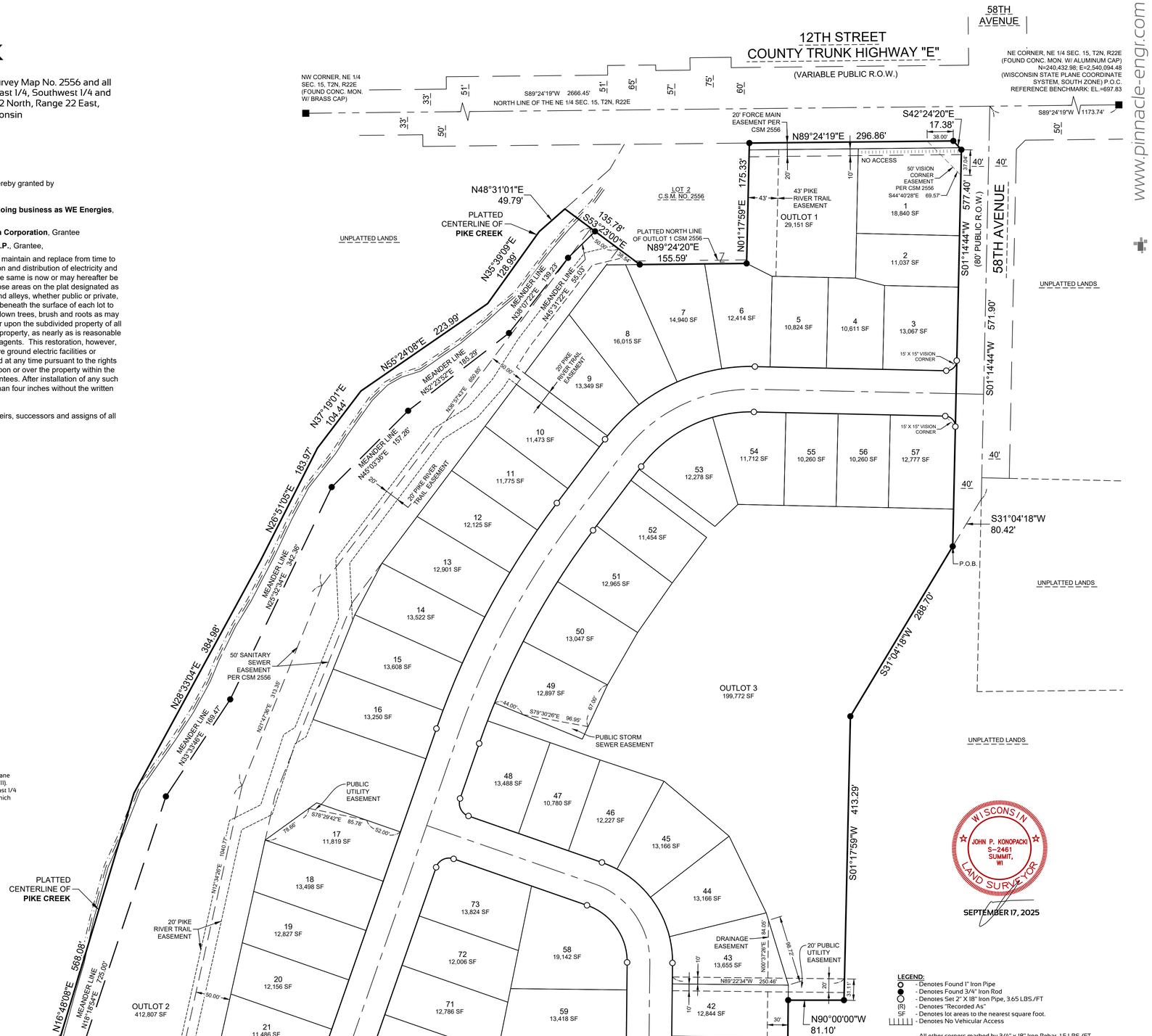

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Certified _____, 20_____

Department of Administration

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

SEPTEMBER 17, 2025

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PINNACLE ENGINEERING GROUP

DRAFTED BY:

PEC JOB #1617.00
SHEET 3 OF 5

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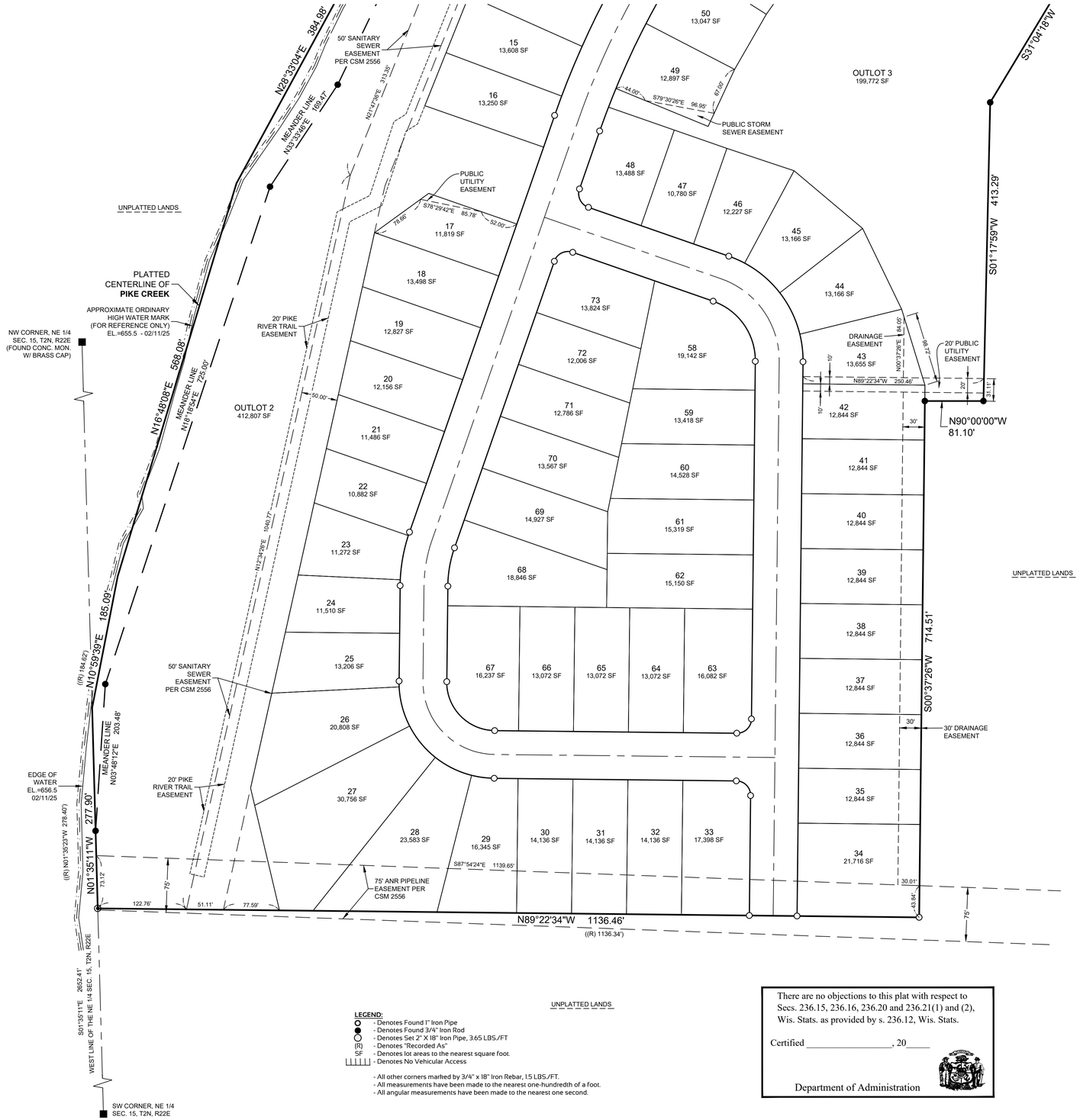

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SHEET 4 OF 5

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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:

PEG JOB#1617.00
SHEET 5 OF 5

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www.pinnacle-engr.com

ENGINEERING IMPROVEMENT PLANS

FOR

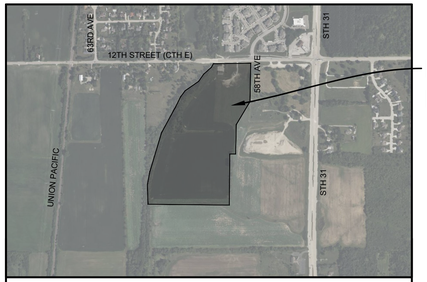
SOMERS CREEK

SOMERS, WISCONSIN

PLANS PREPARED
FOR

BEAR DEVELOPMENT, LLC

4011 80TH STREET
KENOSHA, WI 53142



PROJECT LOCATION

LOCATION MAP
1" = 1000'

NORTH

INDEX OF SHEETS

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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

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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 | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

COVER SHEET

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

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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

58TH AVENUE

S01°14'44"W 530.74'

S31°04'18"W 80.42'

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

S01°17'59"W 413.29'

12TH STREET
COUNTY TRUNK HIGHWAY "E"

GRAVEL CONSTRUCTION DRIVE

NO ACCESS PER CSM 2556

DRIVE OPENING

N89°24'19"E 296.86'

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

PLATTED NORTH LINE OF OUTLOT 1 CSM 2556

N89°24'20"E 155.59'

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

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

S55°23'00"E 135.78'

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

N48°31'01"E 49.79'

EXISTING RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

PLATTED CENTERLINE OF **PIKE CREEK**

N35°39'08"E 128.99'

100 YEAR FLOOD PLAIN

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'

INV=655.06

48" CULVERT INV=659.30

WETLAND DISTURBANCE FOR SANITARY SEWER CONSTRUCTION

FARM FIELD

PARCEL 2

LOT 3
C.S.M. NO. 2556

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

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

N28°33'04"E 384.98'

100 YEAR FLOOD PLAIN

75' ANR PIPELINE EASEMENT PER CSM 2556

50' SANITARY SEWER EASEMENT PER CSM 2556

SANITARY MANHOLE RIM=667.86 SEALED

100 YEAR FLOOD PLAIN

SANITARY MANHOLE RIM=668.81 SEALED

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

75'

N89°22'34"W 1136.46'
((R) 924.90')

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

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

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'

DESIGNED: AEK
DRAFTED: AMG
REVIEWED:

PLAN | DESIGN | DELIVER
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SOMERS CREEK

SOMERS, WI

EXISTING CONDITIONS

REVISIONS

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

SHEET 2 OF 32

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EXISTING CONDITIONS

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

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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 RIGHT OF WAY
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= 678.1
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

NORTH

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

DRAFTED: AMG DESIGNED: AEK REVIEWED:

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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

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SITE PLAN

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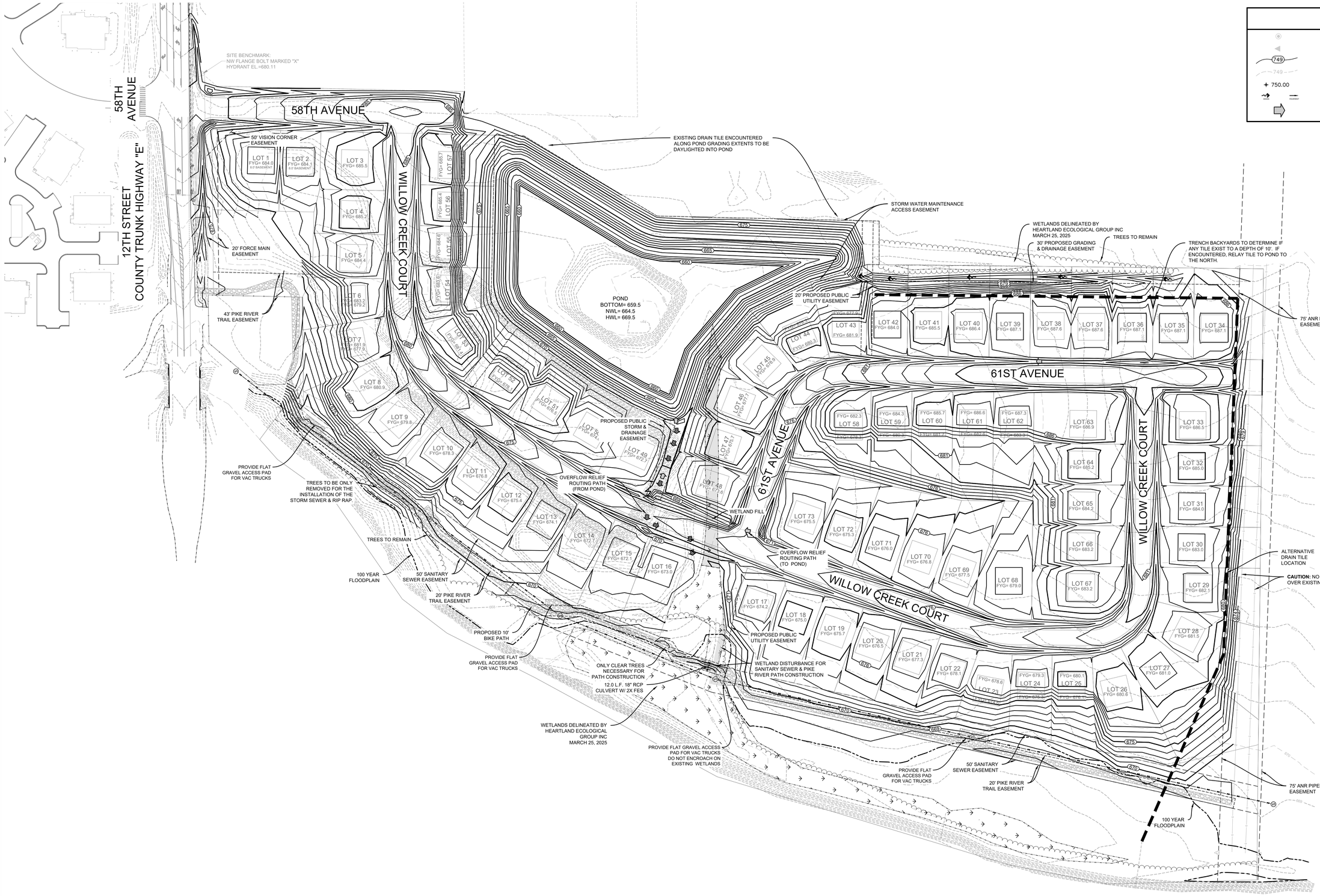

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GRADING PLAN OVERVIEW

REVISIONS

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

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GRADING PLAN OVERVIEW

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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

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 10

LOT 53 FYG= 681.4

LOT 54 FYG= 683.6

LOT 55 FYG= 684.6

LOT 56 FYG= 685.4

LOT 57 FYG= 685.7

FYG= 677.4

FYG= 676.6

FYG= 674.4

LOT 52 FYG= 678.1

LOT 51 FYG= 676.5

LOT 50 FYG= 674.6

8' WIDE ACCESS SHELF FROM 669.5 TO 670

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

LOT 47 675.7

61ST AVENUE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

DESIGNED: AEK
DRAFTED: AMG
REVIEWED:

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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

GRADING PLAN - NORTHEAST

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LEGEND

- STORM SEWER MANHOLE
- CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- 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

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

TREES TO BE ONLY REMOVED FOR THE INSTALLATION OF THE STORM SEWER & RIP RAP.

50' SANITARY SEWER EASEMENT

100 YEAR FLOODPLAIN

20' PIKE RIVER TRAIL EASEMENT

TREES TO REMAIN

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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GRADING PLAN - NORTHWEST

REVISIONS

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

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GRADING PLAN - NORTHWEST

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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

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

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GRADING PLAN - SOUTHEAST

REVISIONS

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

SHEET 7 OF 32

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GRADING PLAN - SOUTHEAST

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LEGEND

- STORM SEWER MANHOLE
- CONCRETE FLARED END SECTION
- PROPOSED CONTOUR (749)
- EXISTING CONTOUR 749
- SPOT ELEVATION 750.00
- DIRECTION OF SURFACE 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:

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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

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GRADING PLAN - SOUTHWEST

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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
WILLOW CREEK COURT
61ST AVENUE

POND
BOTTOM= 659.5
NWL= 664.5
HWL= 669.5
POND TO BE USED AS TEMPORARY SEDIMENT BASIN

2,500 S.F. LIGHT DUTY RIP RAP
700 S.F. LIGHT DUTY RIP RAP
100 S.F. LIGHT DUTY RIP RAP
500 S.F. OF LIGHT DUTY RIP RAP TO BE INSTALLED AT END OF OUTLET

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
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.
20' PROPOSED PUBLIC UTILITY EASEMENT
75' ANR PIPELINE EASEMENT
CONSTRUCTION ENTRANCE
SILT FENCE
DITCH CHECK (TYP)
50' VISION CORNER EASEMENT
20' FORCE MAIN EASEMENT
43' PIKE RIVER TRAIL EASEMENT
DITCH CHECK (TYP) INSTALL EVERY 2.0' OFF DROP
TEMPORARY SEDIMENTATION OUTLET CONTROL PLATE INSTALLED IN OUTLET STRUCTURE SEE DETAILS
PROPOSED PUBLIC STORM & DRAINAGE EASEMENT
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS
TREES TO BE ONLY REMOVED FOR THE INSTALLATION OF THE STORM SEWER & RIP RAP
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
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS
50' SANITARY SEWER EASEMENT
20' PIKE RIVER TRAIL EASEMENT
100 YEAR FLOODPLAIN
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.)
75' ANR PIPELINE 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= 683.2 679.2
LOT 7 FYG= 681.9 677.9
LOT 8 FYG= 680.4
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= 669.1
LOT 53 FYG= 668.4
LOT 54 FYG= 668.4
LOT 55 FYG= 668.4
LOT 56 FYG= 668.7
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'

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SOMERS, WI

EROSION CONTROL PLAN

REVISIONS

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

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EROSION CONTROL PLAN

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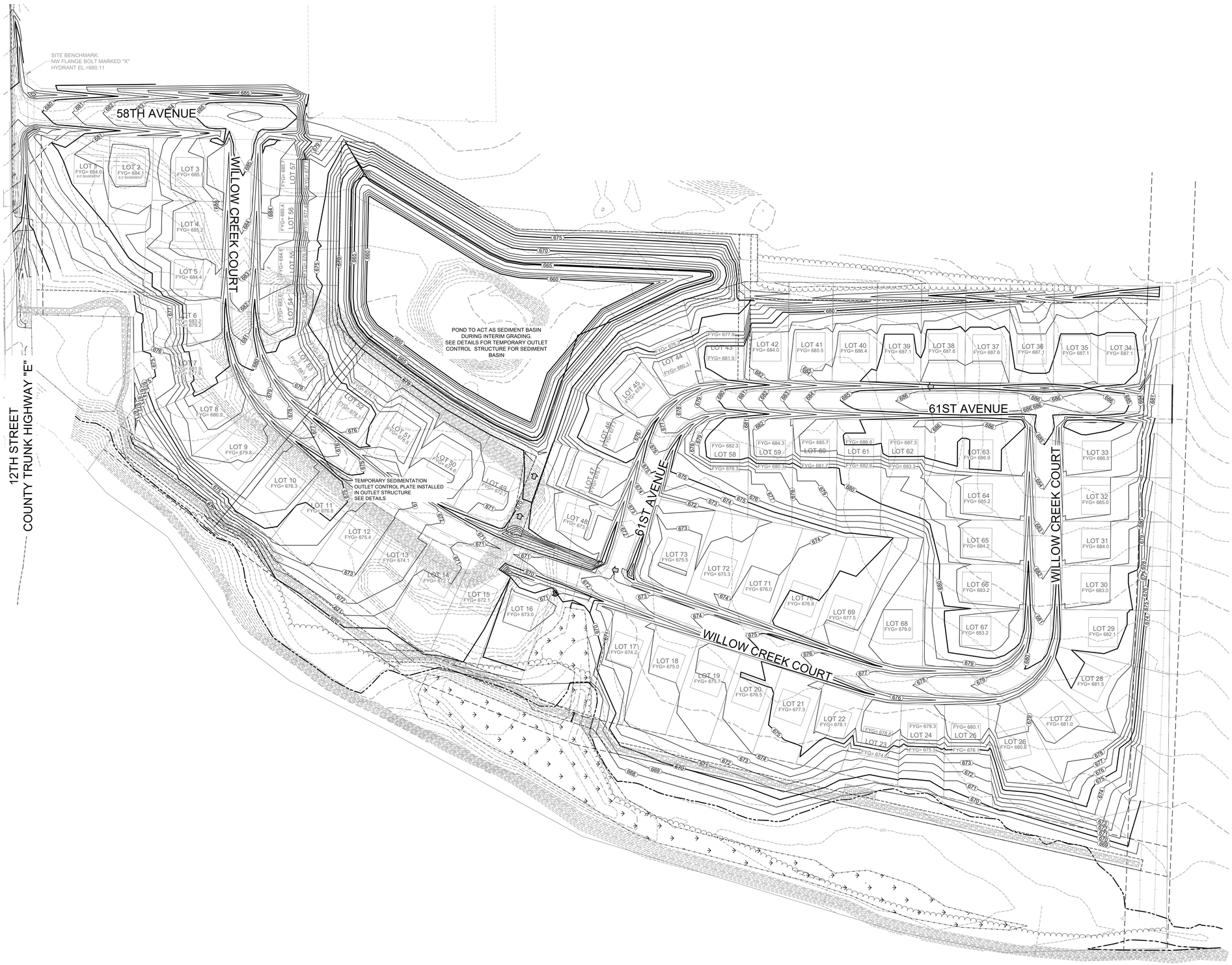

LEGEND

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

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INTERIM GRADING PLAN

REVISIONS

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

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INTERIM GRADING PLAN

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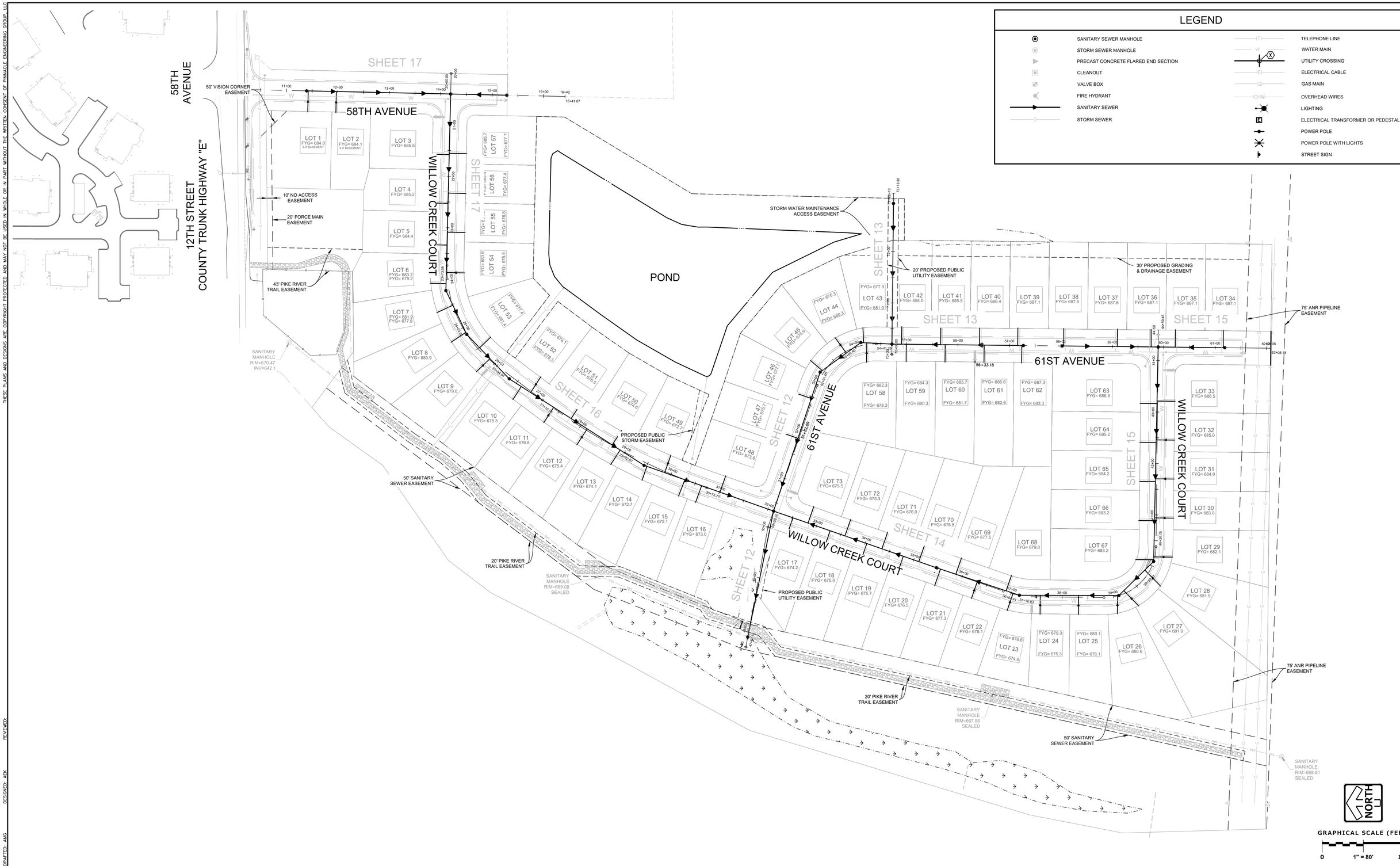

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SANITARY SEWER OVERVIEW

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START DATE 09/22/25
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SANITARY SEWER OVERVIEW

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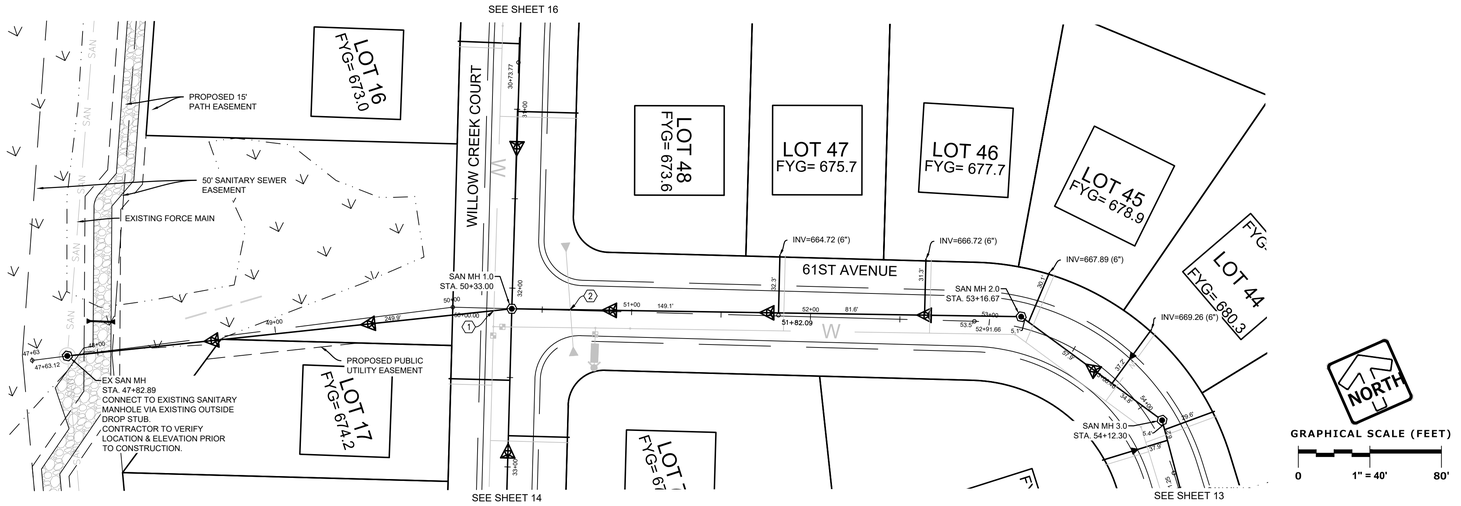
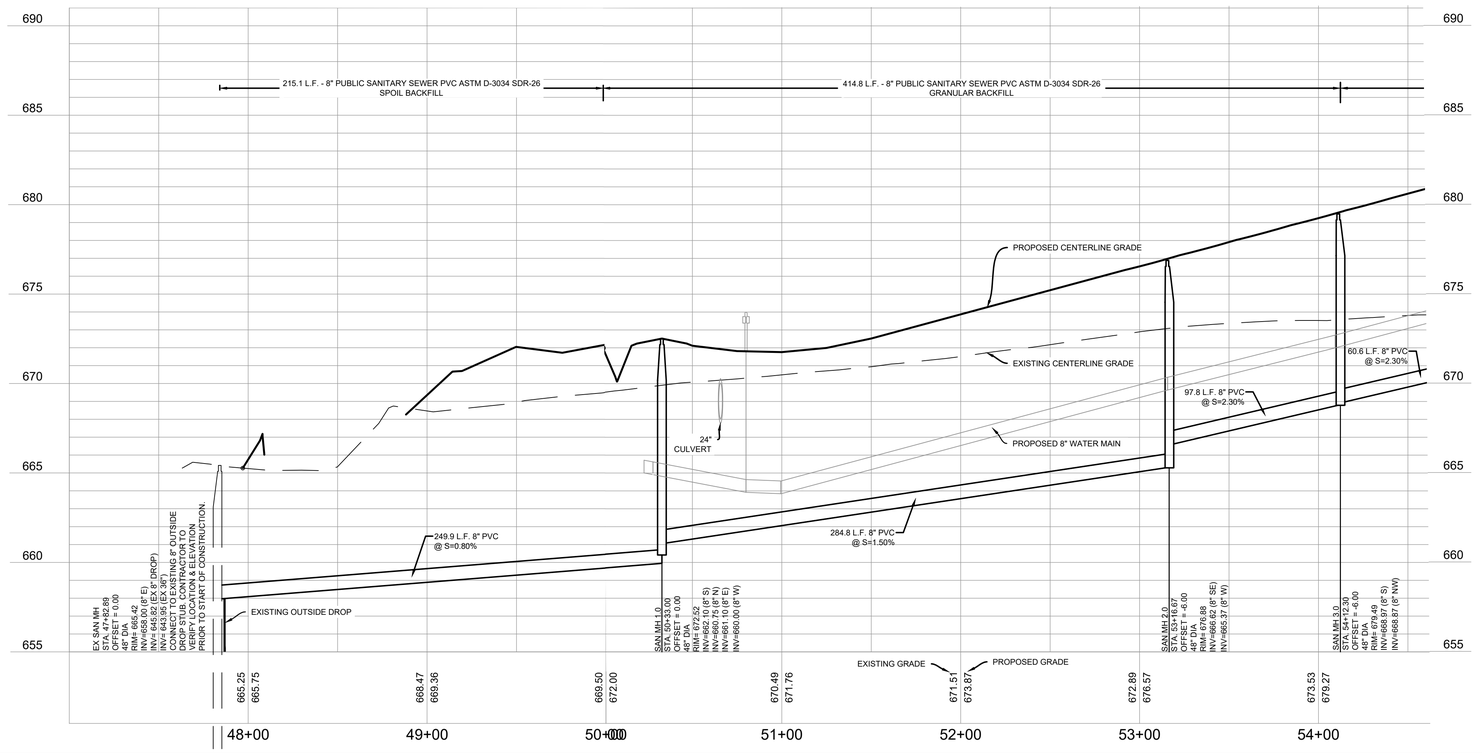


SANITARY SEWER LATERAL NOTES:

- 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



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SANITARY SEWER PLAN & PROFILE

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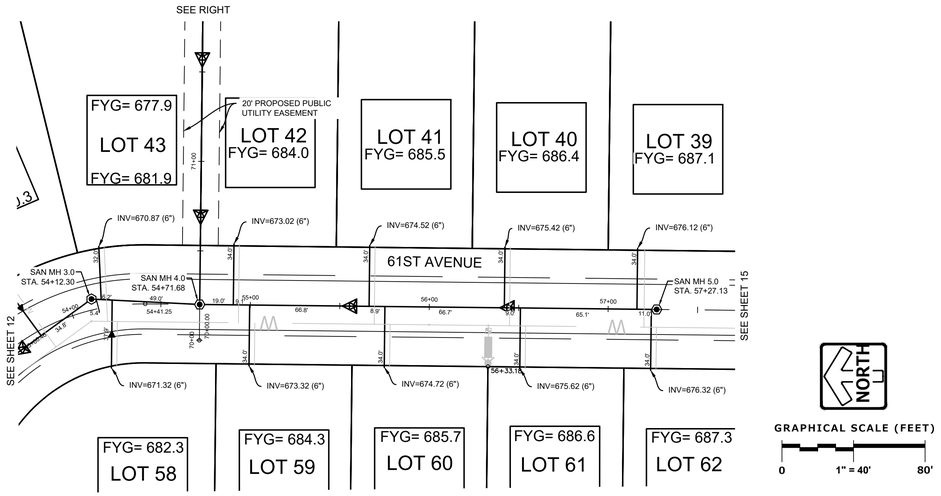

SANITARY SEWER LATERAL NOTES:

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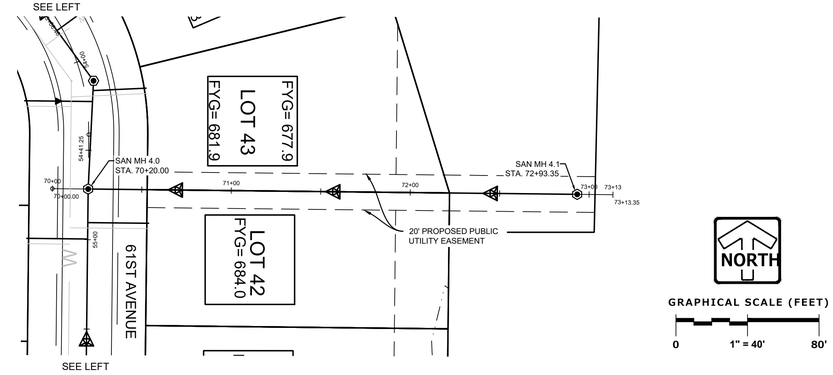
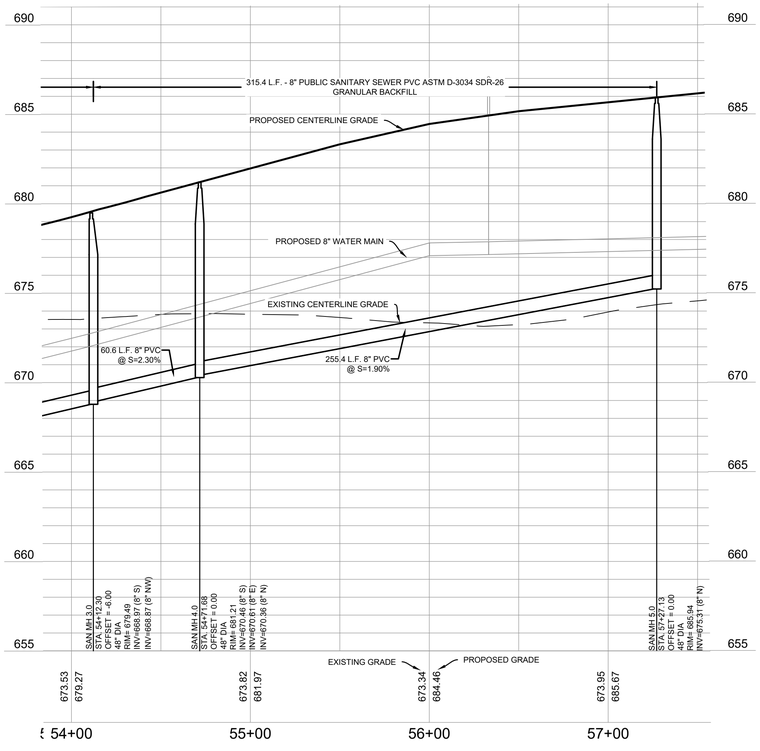
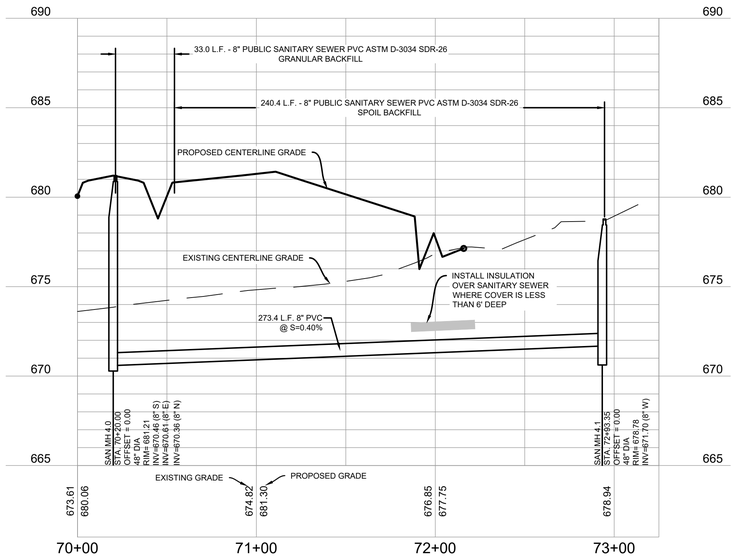
- ALL WORK TO CONFORM TO THE VILLAGE OF SOMERS DESIGN STANDARDS.







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SANITARY SEWER PLAN & PROFILE

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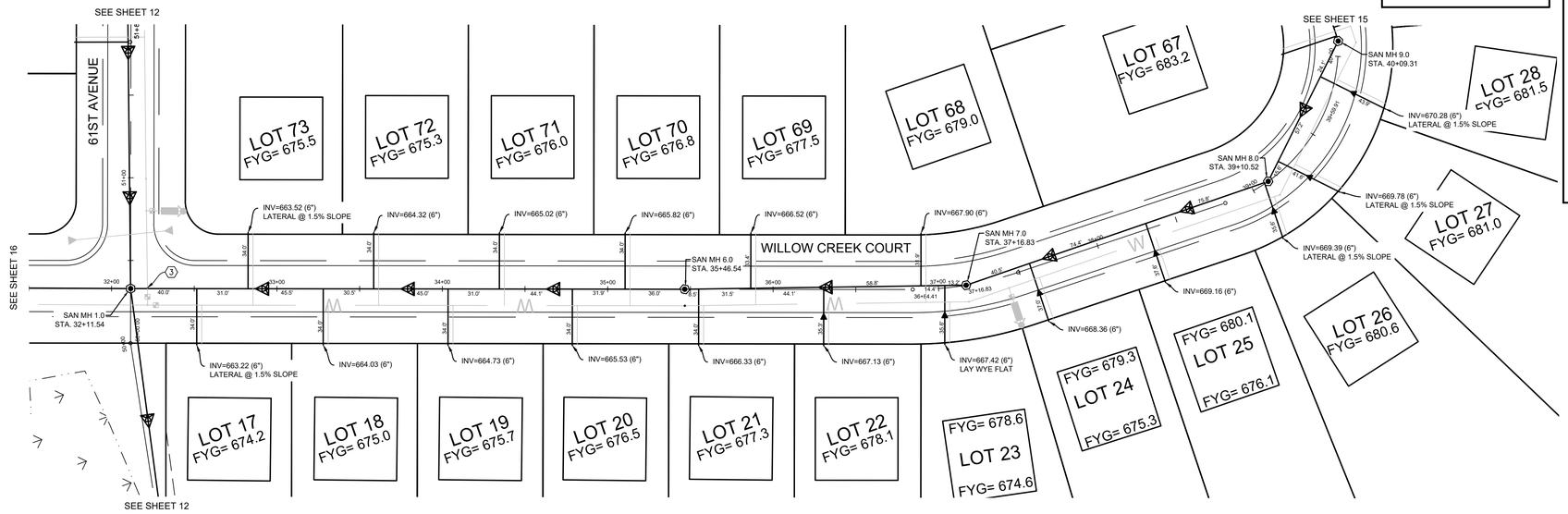
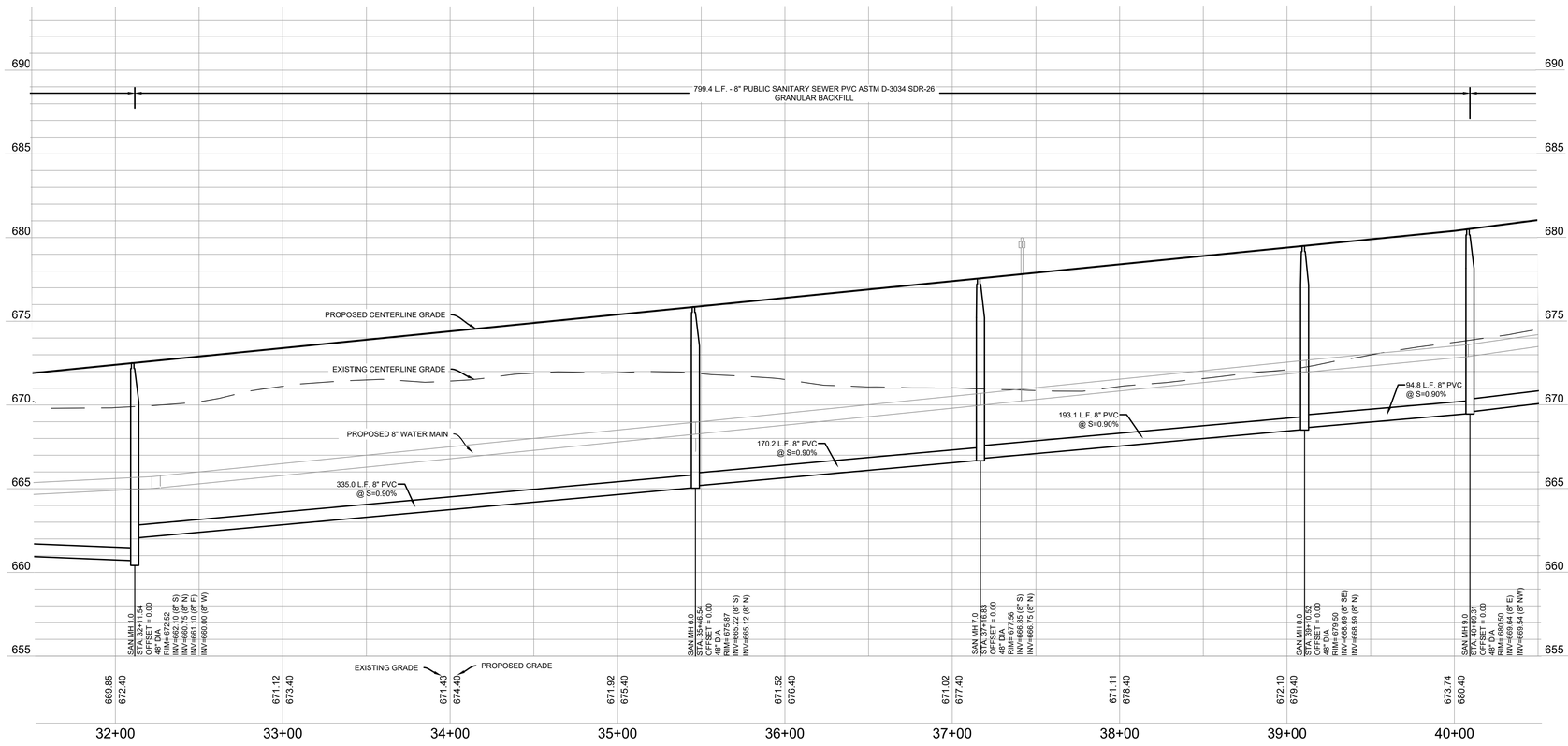
CROSSINGS

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.





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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.
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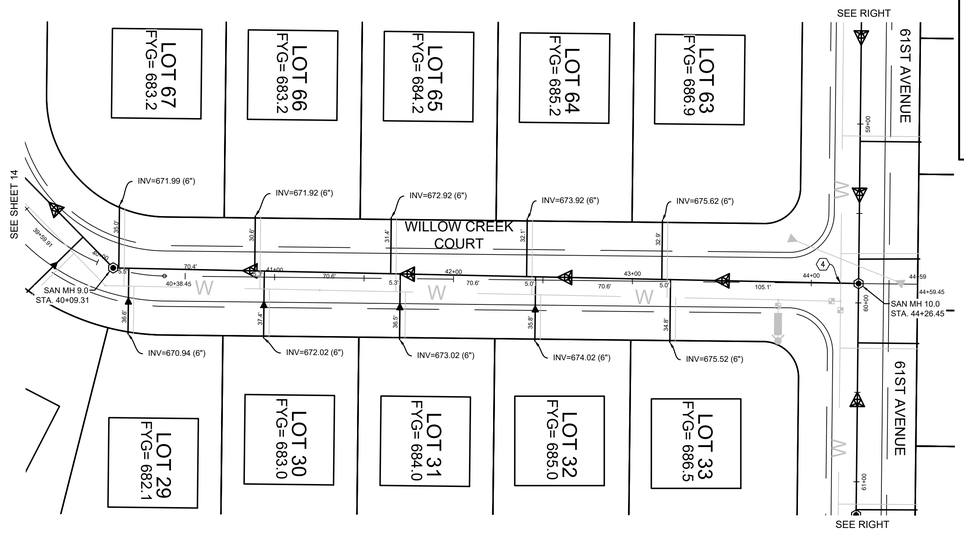

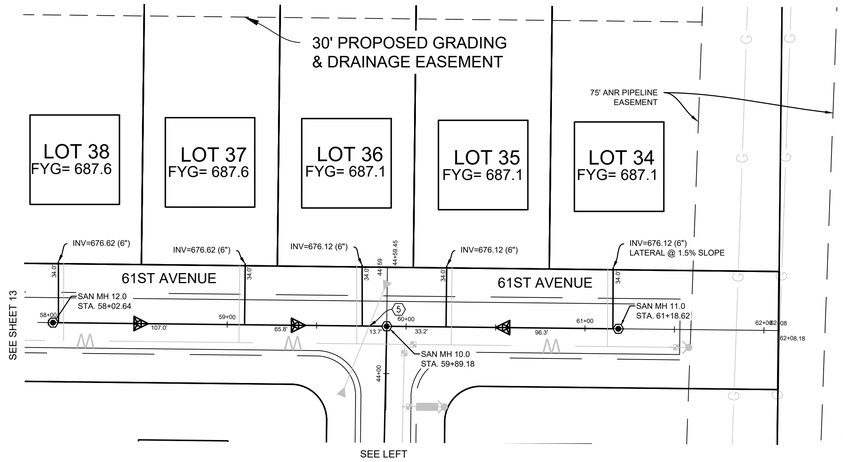

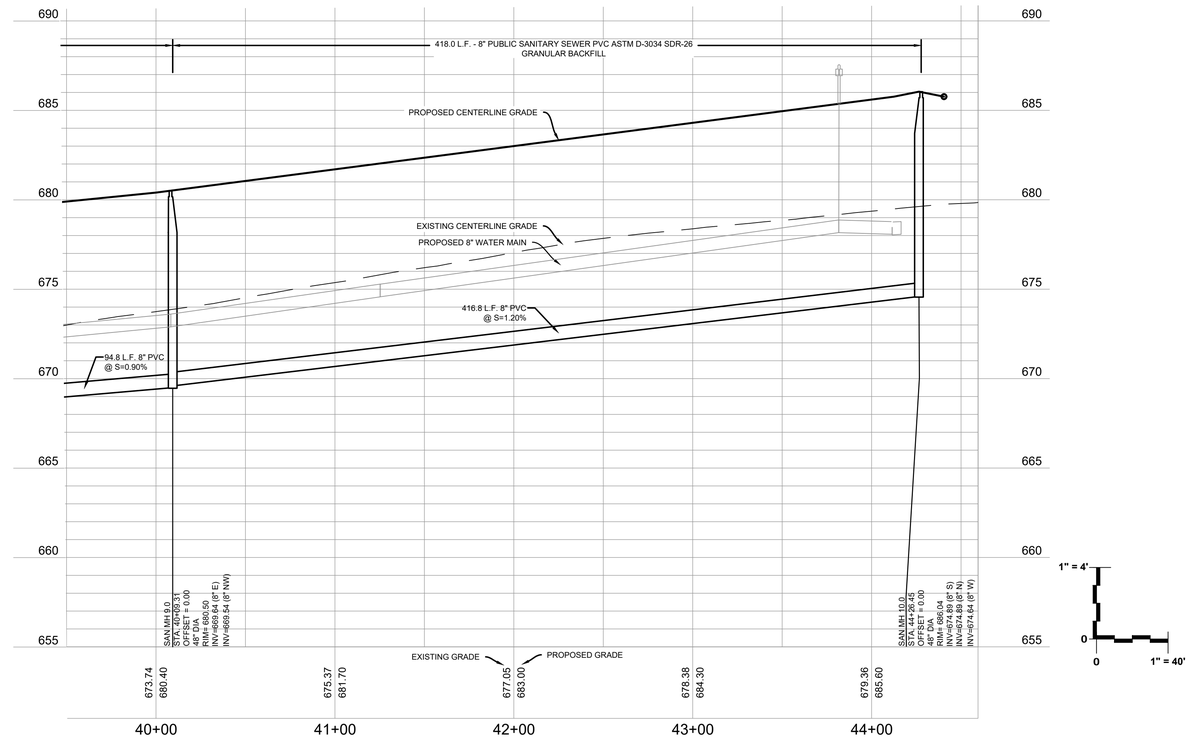

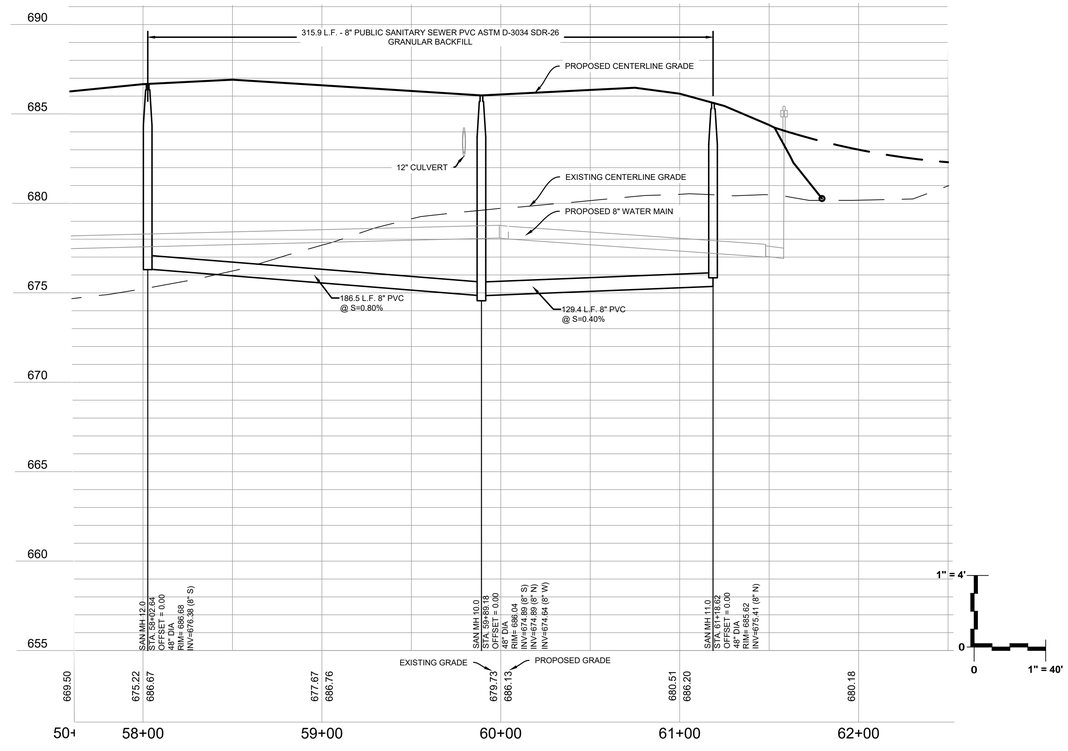

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

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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

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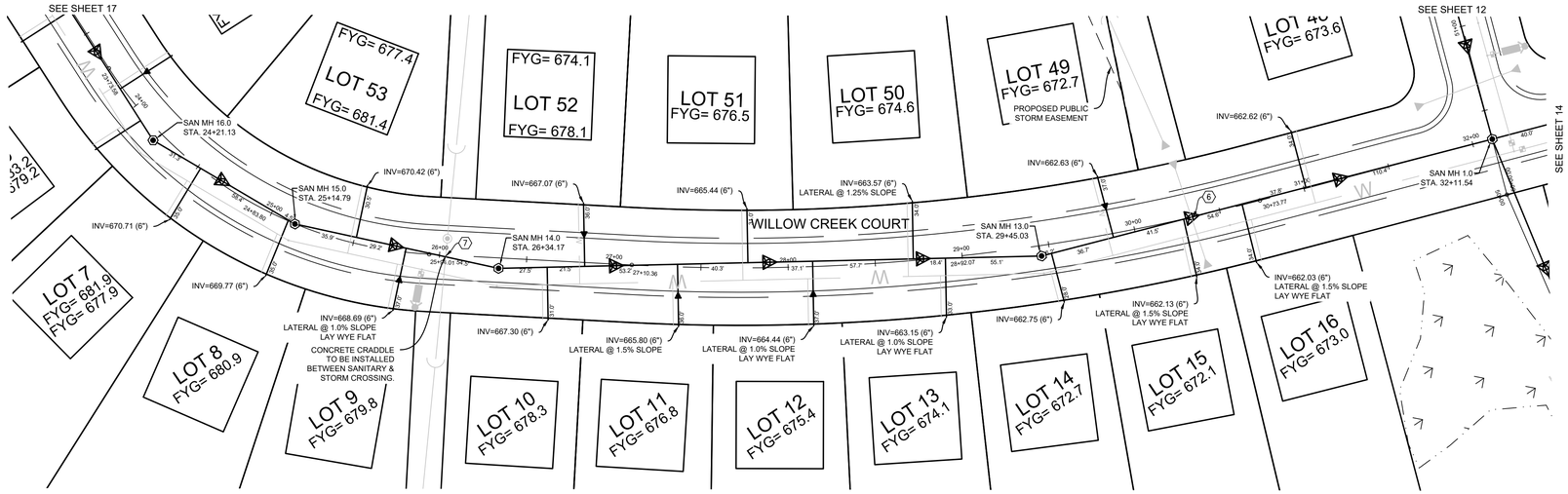
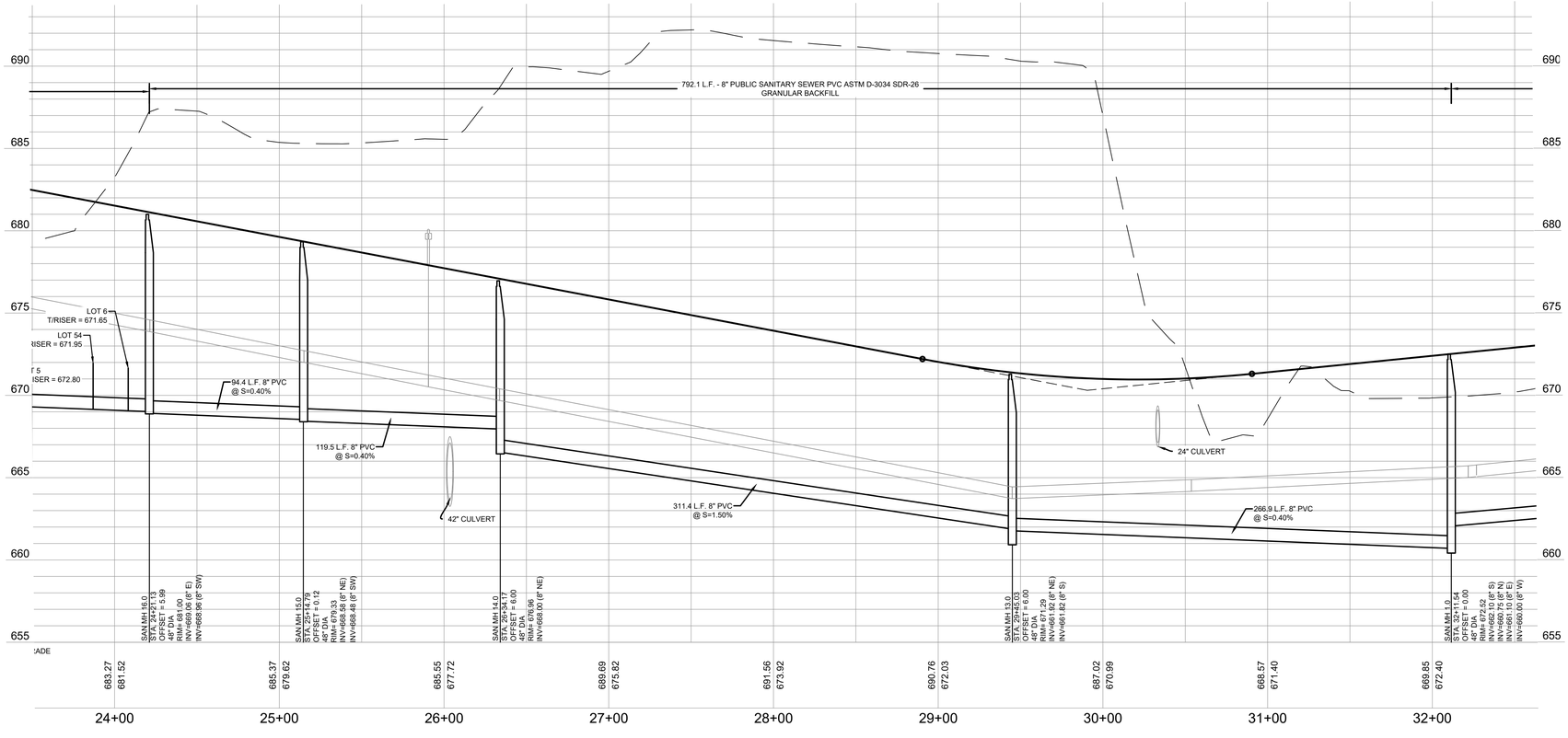
CROSSINGS

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.





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DESIGNED: AEK
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SANITARY SEWER PLAN & PROFILE

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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.
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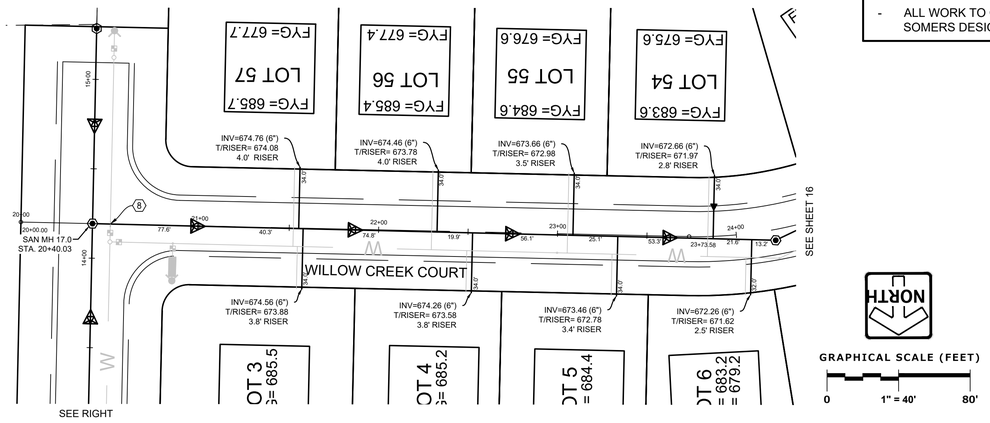

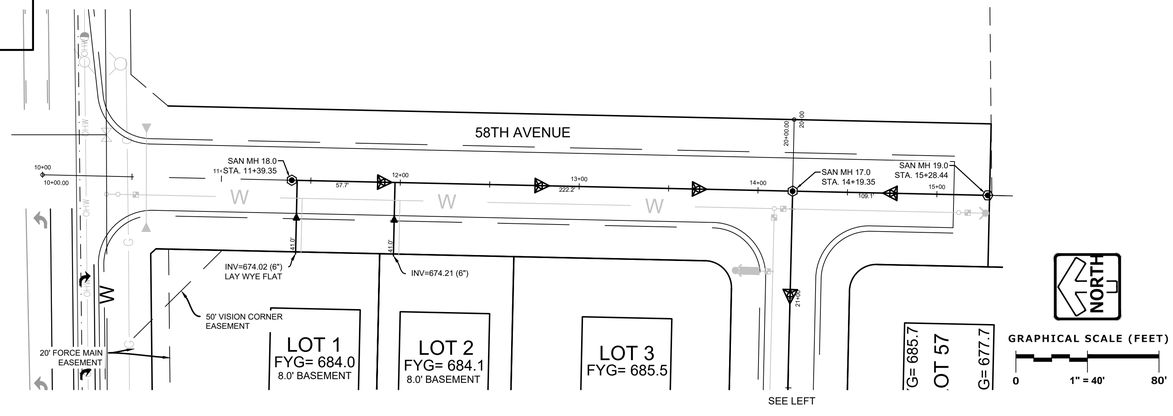

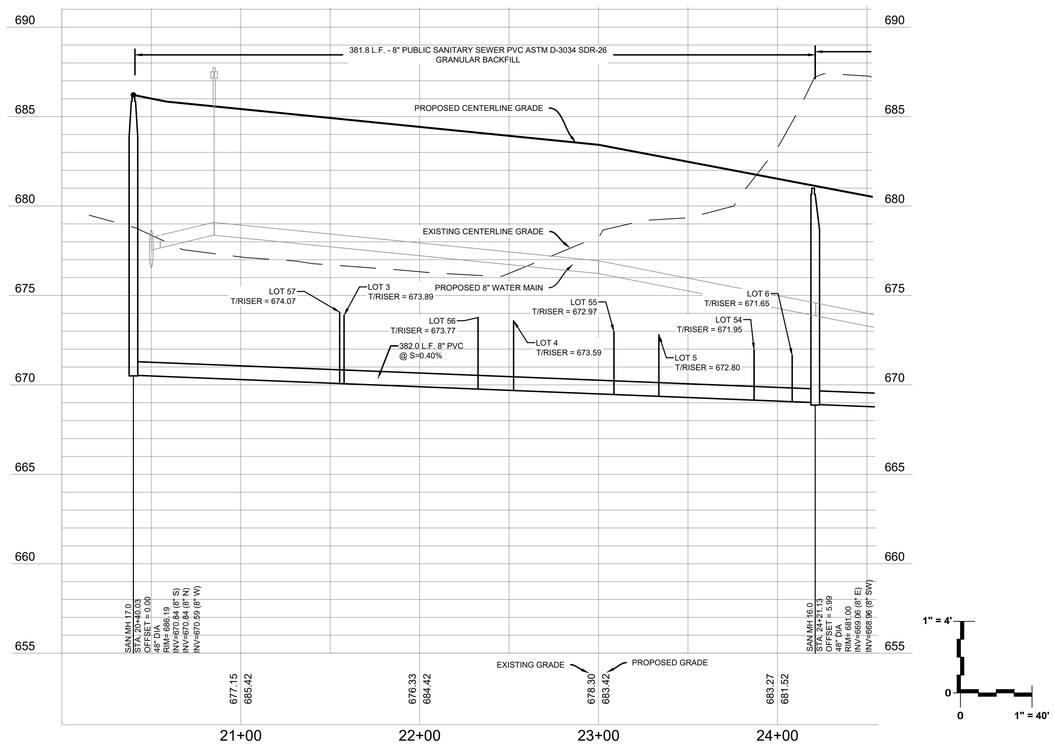

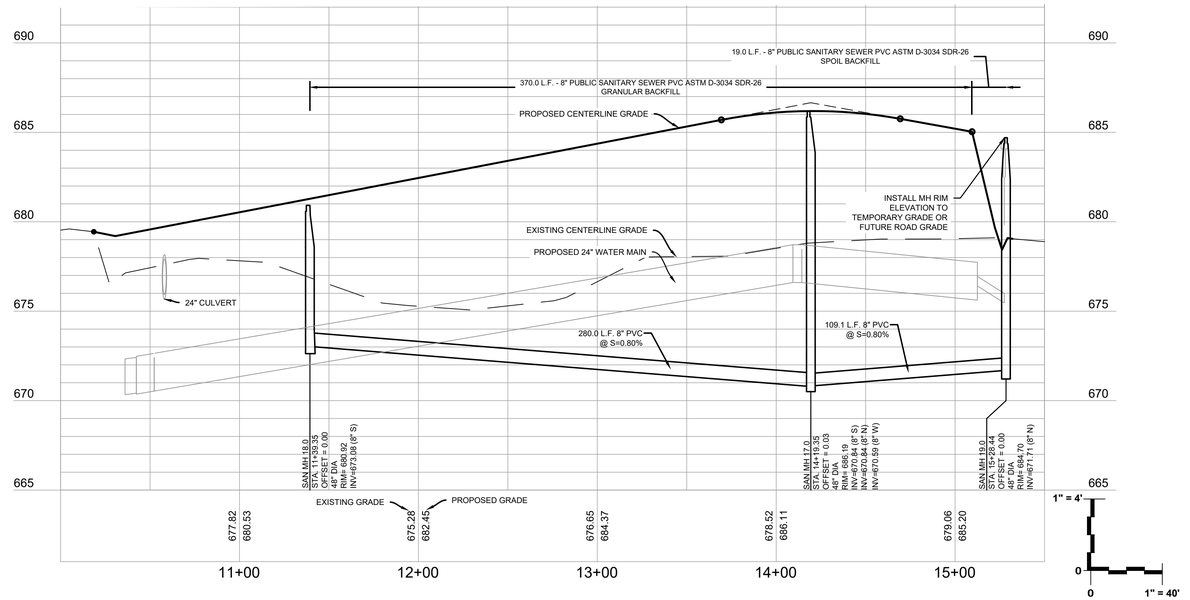

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SANITARY SEWER PLAN & PROFILE

REVISIONS

PEG JOB No. 1617.00 AEK
PEG PM 09/22/25
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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
- UTILITY CROSSING
- 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"

50' VISION CORNER EASEMENT

58TH AVENUE

SHEET 19

WILLOW CREEK COURT

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
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 FYG= 678.6
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= 687.8
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LOT 46 FYG= 677.7
LOT 47 FYG= 675.7
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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

POND

10' NO ACCESS EASEMENT

20' FORCE MAIN EASEMENT

43' PIKE RIVER TRAIL EASEMENT

STORM WATER MAINTENANCE ACCESS EASEMENT

20' PROPOSED PUBLIC UTILITY EASEMENT

30' PROPOSED GRADING & DRAINAGE EASEMENT

75' ANR PIPELINE EASEMENT

SHEET 22

61ST AVENUE

SHEET 21

WILLOW CREEK COURT

SHEET 20

PROPOSED PUBLIC STORM EASEMENT

50' SANITARY SEWER EASEMENT

20' PIKE RIVER TRAIL EASEMENT

PROPOSED PUBLIC UTILITY EASEMENT

WILLOW CREEK COURT

20' PIKE RIVER TRAIL EASEMENT

75' ANR PIPELINE EASEMENT

50' SANITARY SEWER EASEMENT

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

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WATER MAIN OVERVIEW

REVISIONS

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

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WATER MAIN OVERVIEW

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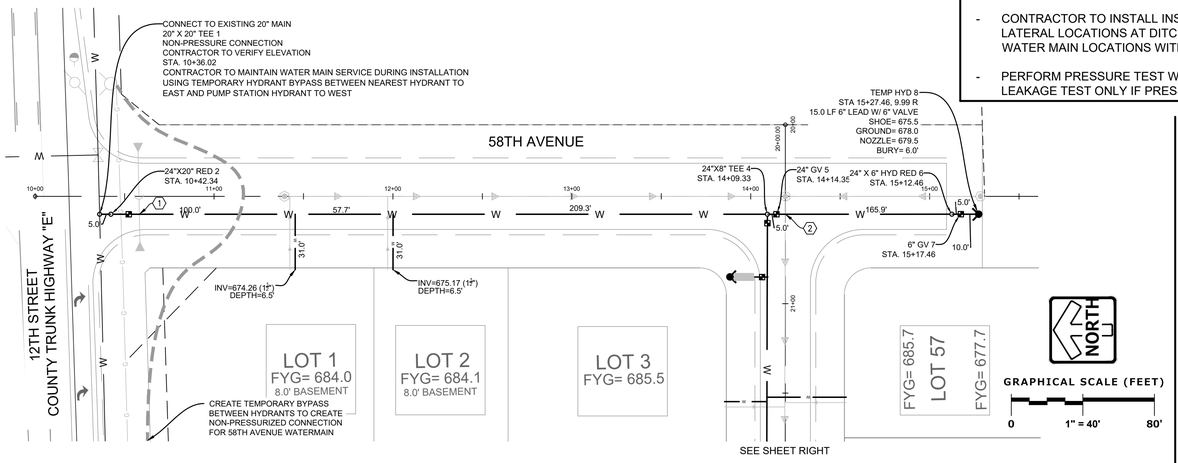
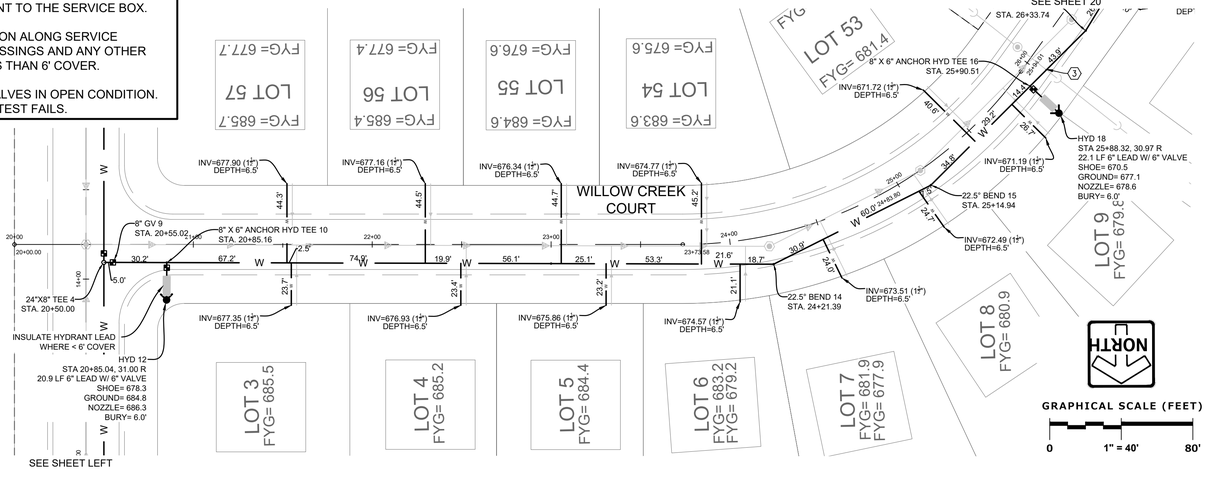
WATER MAIN & LATERAL NOTES:

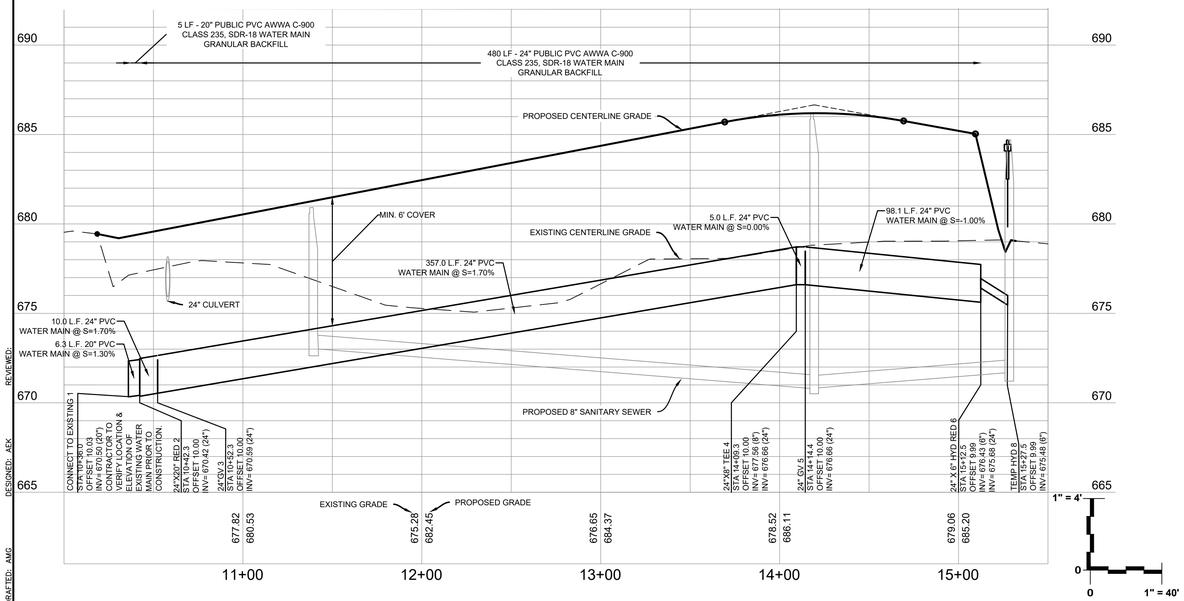
- REQUIRED LENGTHS FOR ALL JOINT RESTRAINTS ARE TABULATED IN THE CONSTRUCTION DETAILS ON SHEET ##.
- ALL 1 ½" WATER SERVICES TO BE SDR 9, 200 PSI, HDPE TO CURB STOPS.
- ALL WATER LATERAL CURB STOPS TO BE INSTALLED AT THE R.O.W. LINE. CURB STOPS TO BE MCDONALD NO. 6106, MUELLER H-15209N, OR EQUAL. INSTALL 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.

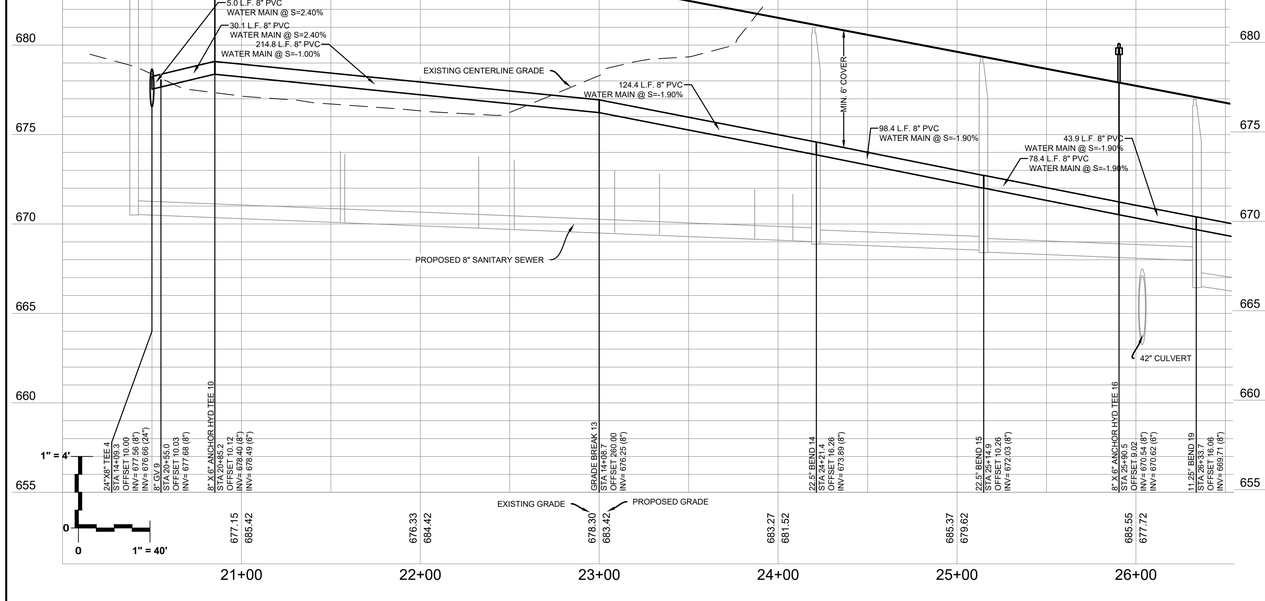
CROSSINGS

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









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DRAFTED: AMG
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WATER MAIN PLAN & PROFILE

REVISIONS

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

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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 ¾" 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.
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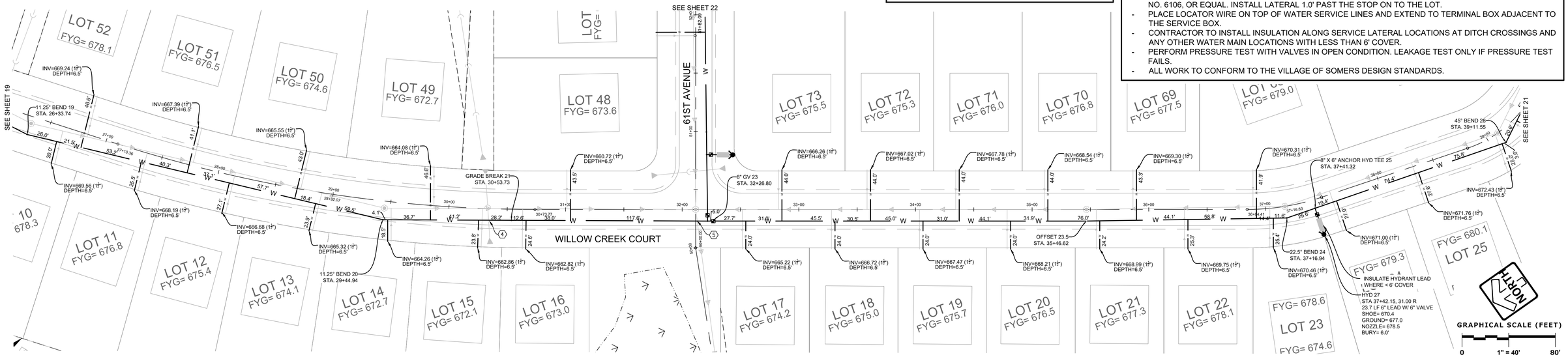

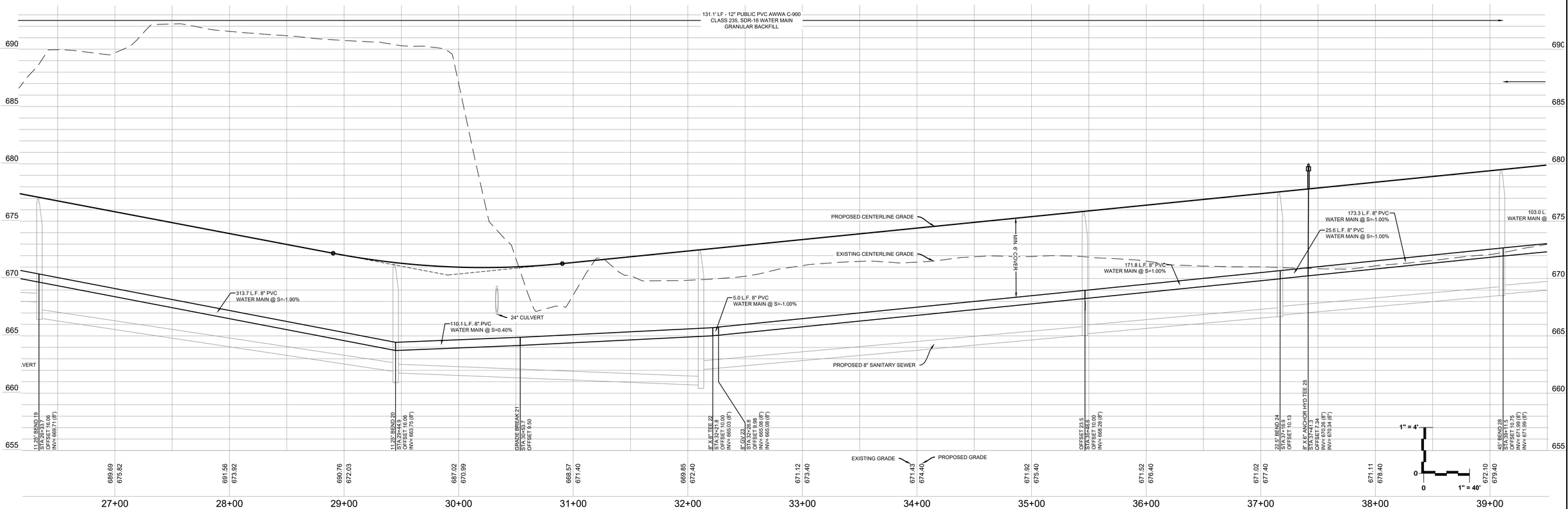

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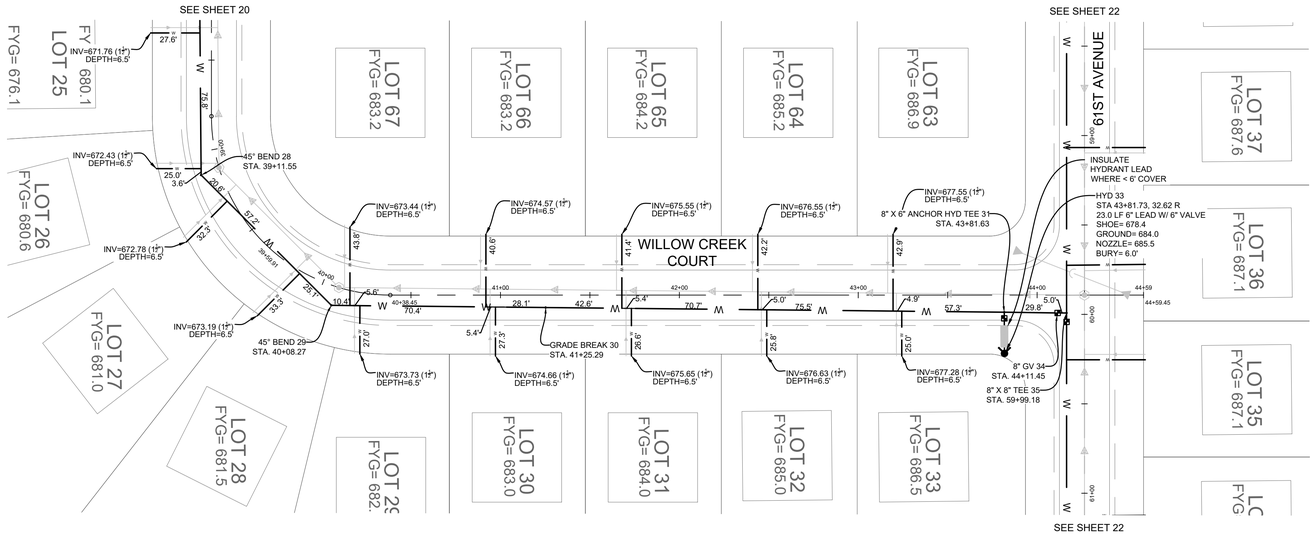

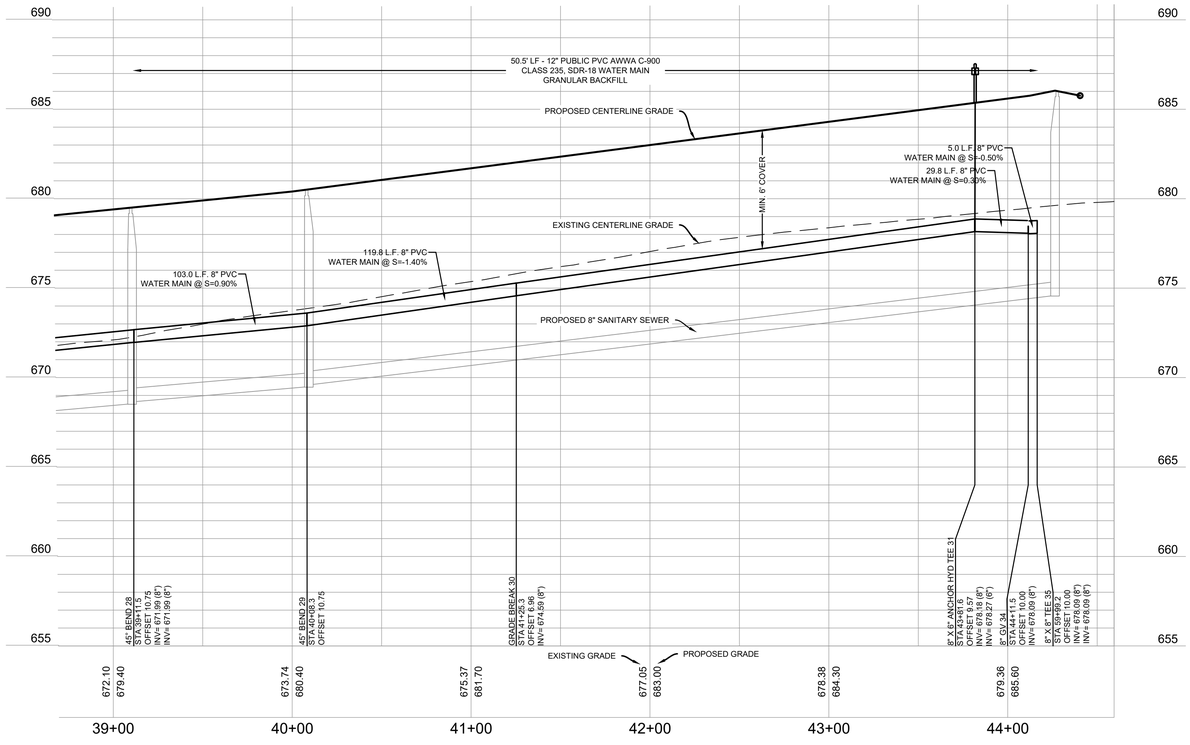

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WATER MAIN PLAN & PROFILE

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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:

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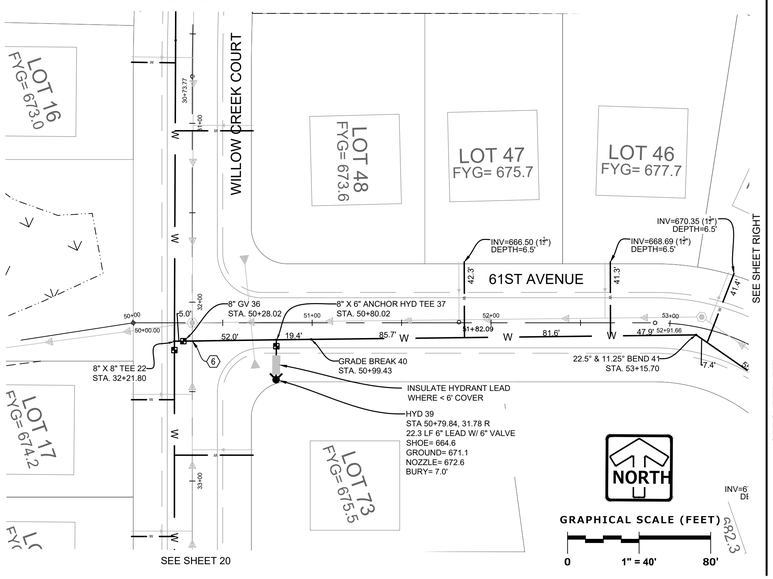
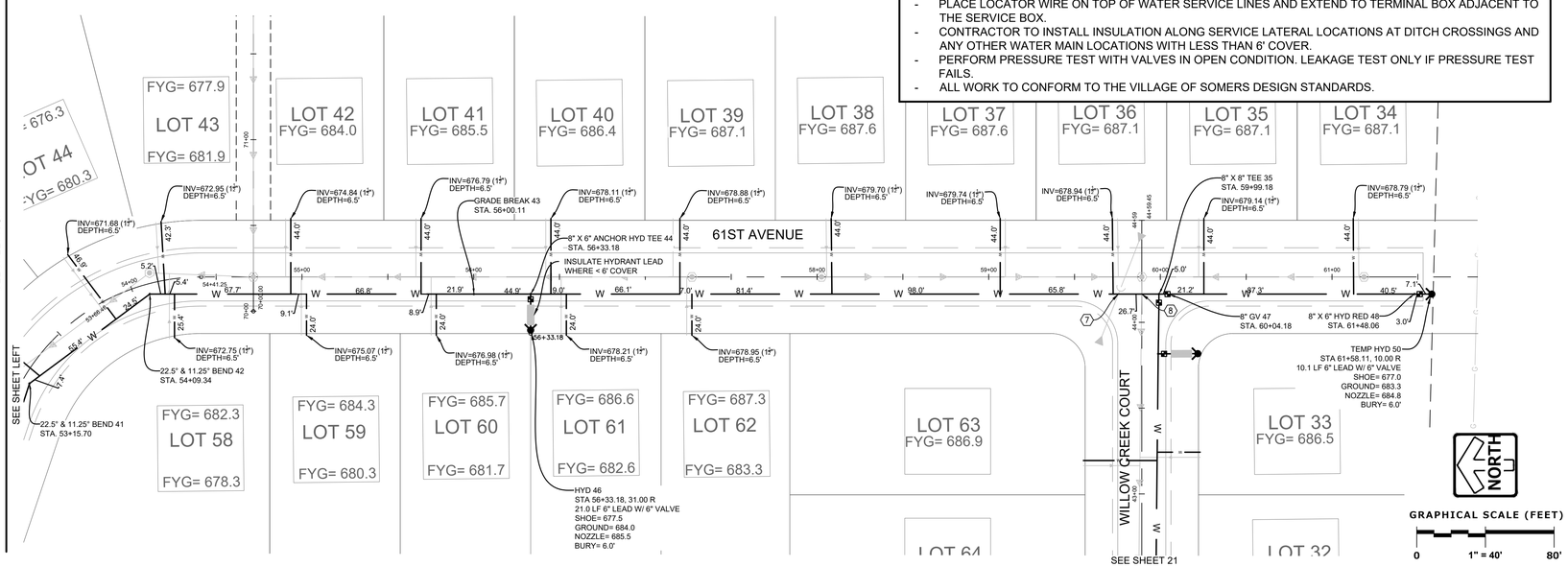
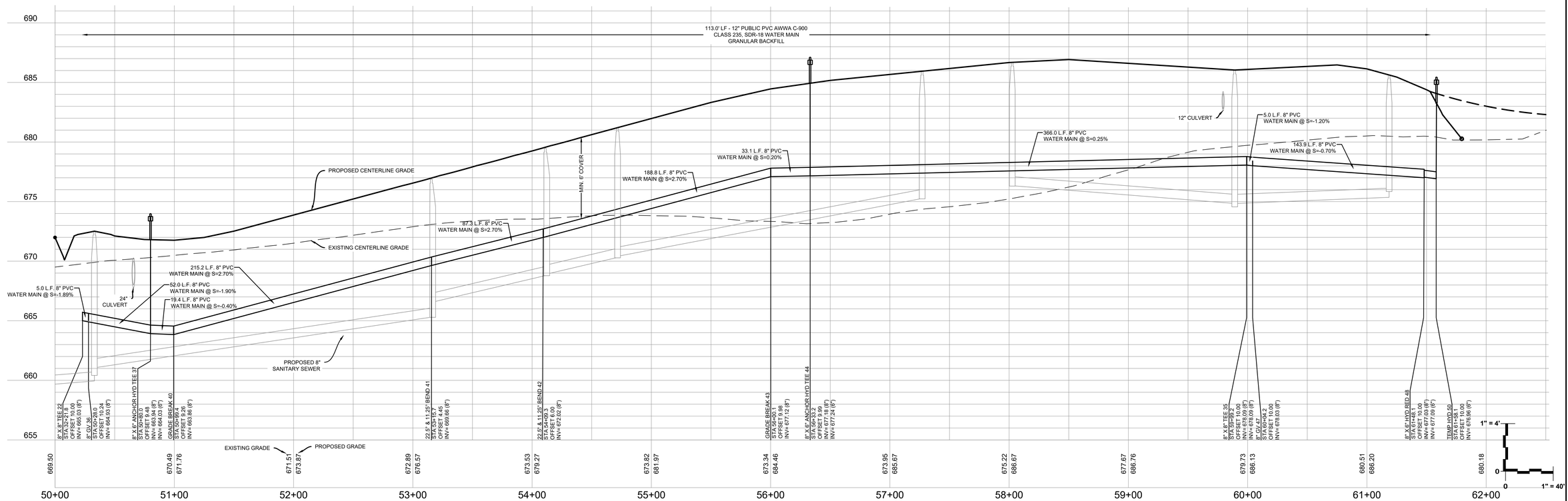
- CONTRACTOR TO INSTALL INSULATION ALONG SERVICE LATERAL LOCATIONS AT DITCH CROSSINGS AND ANY OTHER WATER MAIN LOCATIONS WITH LESS THAN 6' COVER.
- PERFORM PRESSURE TEST WITH VALVES IN OPEN CONDITION. LEAKAGE TEST ONLY IF PRESSURE TEST FAILS.
- ALL WORK TO CONFORM TO THE VILLAGE OF SOMERS DESIGN STANDARDS.







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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'

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WATER MAIN PLAN & PROFILE

REVIEWED:
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DRAFTED: AMG

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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

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

58TH AVENUE

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

12TH STREET
COUNTY TRUNK HIGHWAY "E"

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= 672.8
LOT 15 FYG= 672.1
LOT 16 FYG= 673.0

20' FORCE MAIN EASEMENT

24" CULVERT
INV=668.07

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= 672.6
LOT 47 FYG= 676.7
LOT 46 FYG= 677.7
LOT 45 FYG= 678.9
LOT 44 FYG= 680.3
LOT 43 FYG= 681.9 FYG= 677.9
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= 687.8
LOT 36 FYG= 687.1
LOT 35 FYG= 687.1
LOT 34 FYG= 687.1

EXISTING DRAIN TILE ENCOUNTERED ALONG POND GRADING EXTENTS TO BE DAYLIGHTED INTO POND

STORM WATER MAINTENANCE ACCESS EASEMENT

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025

30' PROPOSED GRADING & DRAINAGE EASEMENT

TREES TO REMAIN

TRENCH BACKYARDS TO DETERMINE IF ANY TILE EXIST TO A DEPTH OF 10'. IF ENCOUNTERED, RELAY TILE TO POND TO THE NORTH.

75' ANR PIPELINE EASEMENT

20' PROPOSED PUBLIC UTILITY EASEMENT

POND FES
INV=664.50 (42")
INSTALL BAR GRATE

POND
BOTTOM= 659.5
NWL= 664.5
HWL= 669.5

190.5 L.F. 42" RCP
@ S=0.20%

POND OUTLET MH
72" DIA
RIM= 671.03
INV=664.14 (42" SE)
INV=663.64 (42" NW)

FES 1.0
INV=664.50 (36")
INSTALL BAR GRATE

PROPOSED PUBLIC STORM & DRAINAGE EASEMENT

164.1 L.F. 36" RCP
@ S=1.10%

230.9 L.F. 42" RCP
@ S=0.20%

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS

TREES TO BE ONLY REMOVED FOR THE INSTALLATION OF THE STORM SEWER & RIP RAP.

FES 11.0
INV=663.18 (42")
INSTALL BAR GRATE

TREES TO REMAIN

100 YEAR FLOODPLAIN

50' SANITARY SEWER EASEMENT

20' PIKE RIVER TRAIL EASEMENT

FES 7.0
INV=667.00 (24")

63.9 L.F. 24" RCP
@ S=0.35%

FES 8.0
INV=667.22 (24")

FES 2.0
INV=666.30 (36")

FES 3.0
INV=667.73 (24")

FES 4.0
INV=668.23 (24")

63.0 L.F. 24" RCP
@ S=0.80%

61ST AVENUE

LOT 58 FYG= 682.3 FYG= 678.3
LOT 59 FYG= 684.3 FYG= 680.3
LOT 60 FYG= 685.7 FYG= 681.7
LOT 61 FYG= 686.6 FYG= 682.6
LOT 62 FYG= 687.3 FYG= 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

FES 6.0
INV=682.87 (15")

68.7 L.F. 15" RCP
@ S=0.25%

FES 5.0
INV=682.70 (15")

WILLOW CREEK COURT

LOT 33 FYG= 686.5
LOT 32 FYG= 685.0
LOT 31 FYG= 684.0
LOT 30 FYG= 683.0
LOT 29 FYG= 682.1
LOT 28 FYG= 681.5
LOT 27 FYG= 681.0
LOT 26 FYG= 680.6
LOT 25 FYG= 676.1
LOT 24 FYG= 675.3
LOT 23 FYG= 674.6 FYG= 678.6
LOT 22 FYG= 678.1
LOT 21 FYG= 677.3
LOT 20 FYG= 676.5
LOT 19 FYG= 675.7
LOT 18 FYG= 675.0
LOT 17 FYG= 674.2

ALTERNATIVE DRAIN TILE LOCATION

CAUTION: NO GRADING OVER EXISTING GAS MAIN

12" CULVERT
INV=663.60

PROPOSED PUBLIC UTILITY EASEMENT

PROPOSED 10' BIKE PATH

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS

ONLY CLEAR TREES NECESSARY FOR PATH CONSTRUCTION

INV=655.06

48" CULVERT
INV=659.30

12.0 L.F. 18" RCP
@ S=0.50%
2 EACH 18" FES

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS DO NOT ENCROACH ON EXISTING WETLANDS

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS

50' SANITARY SEWER EASEMENT

20' PIKE RIVER TRAIL EASEMENT

75' ANR PIPELINE EASEMENT

100 YEAR FLOODPLAIN

12" CULVERT
INV=657.96

12" CULVERT
INV=659.11

NORTH

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

STORM SEWER PLAN

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REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

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STORM SEWER PLAN

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PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
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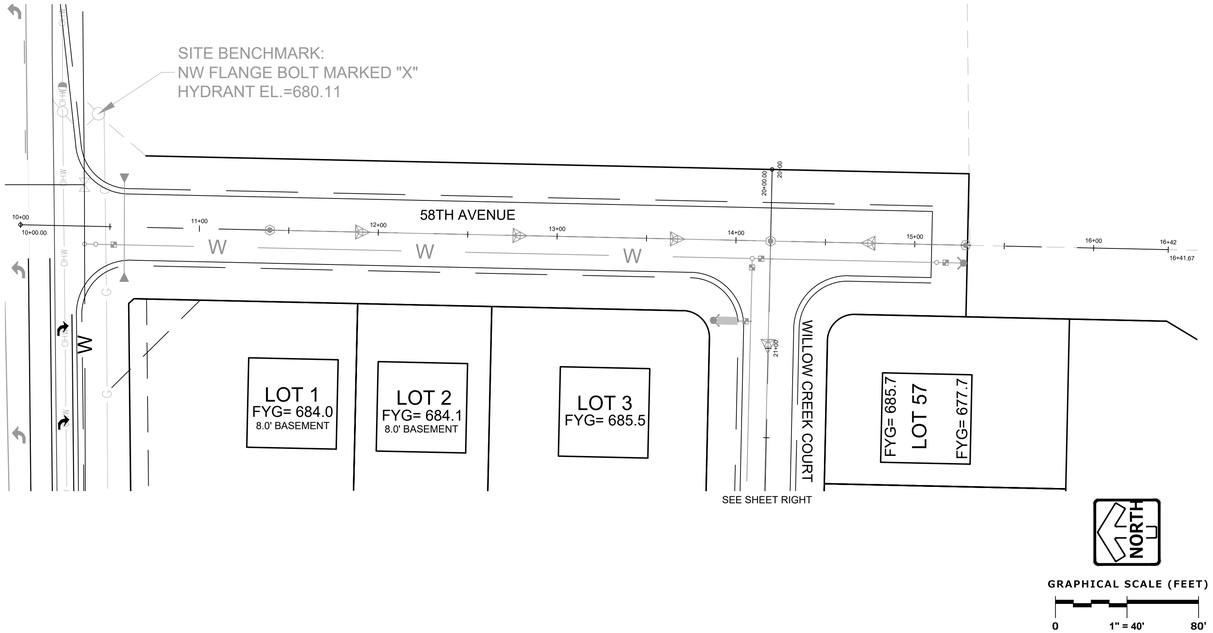

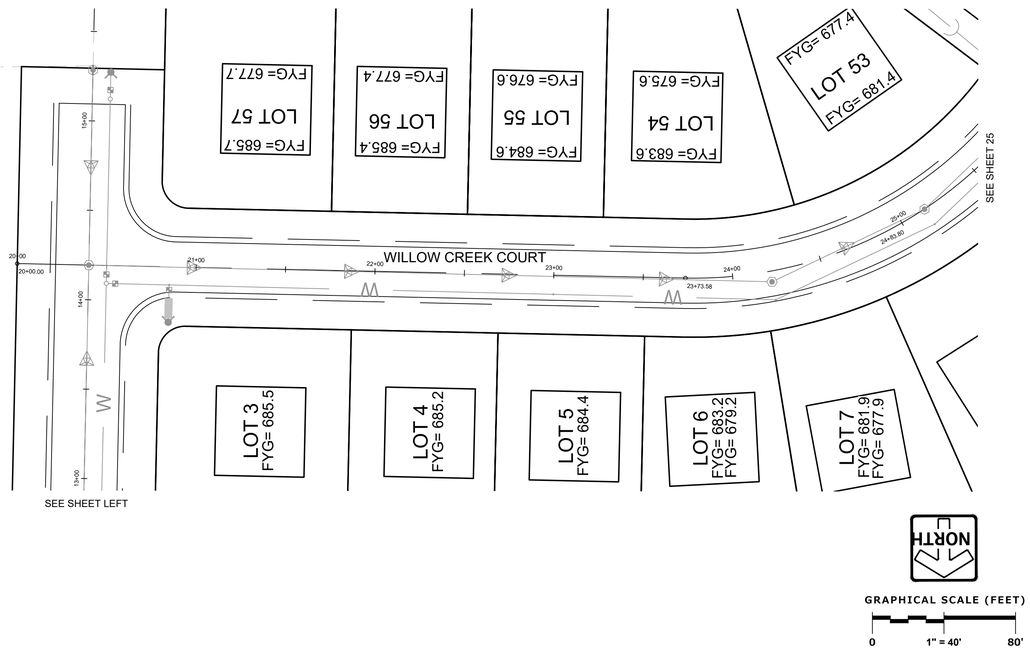

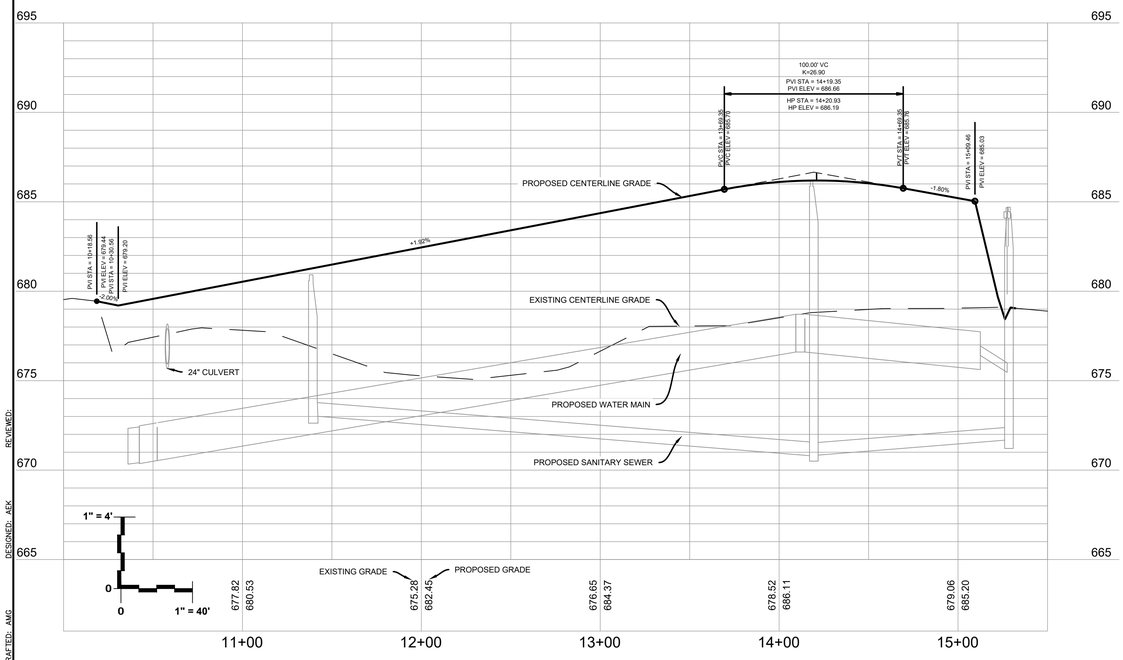

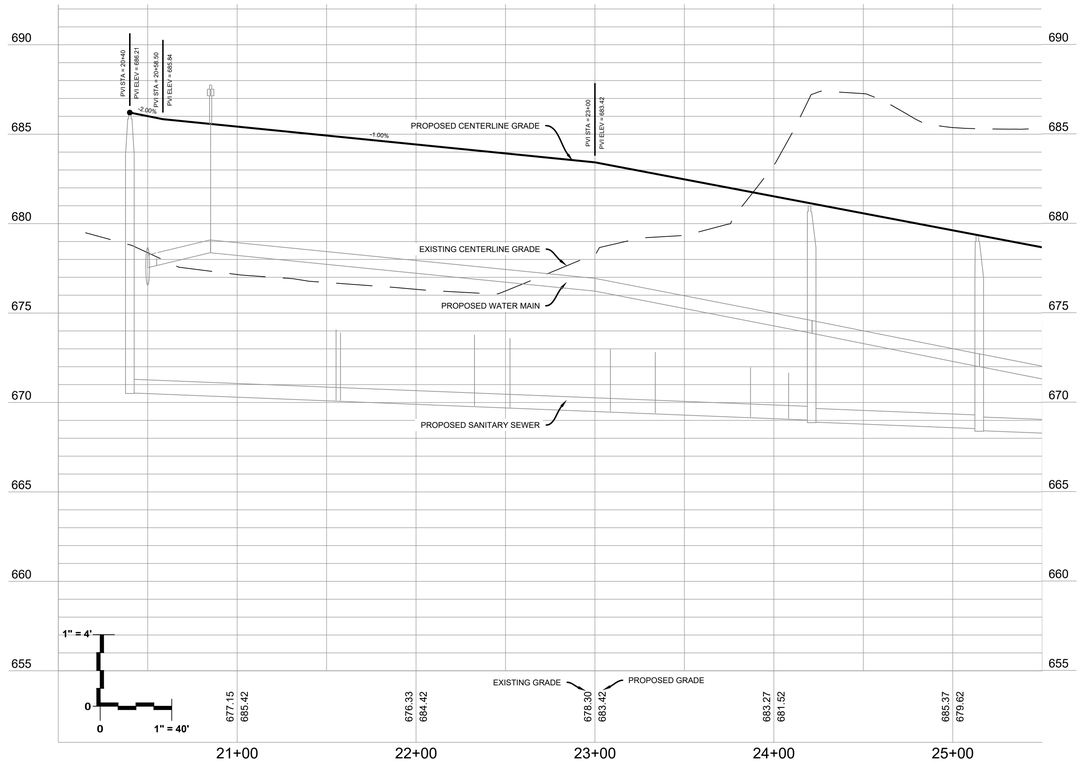

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ROADWAY PLAN & PROFILE

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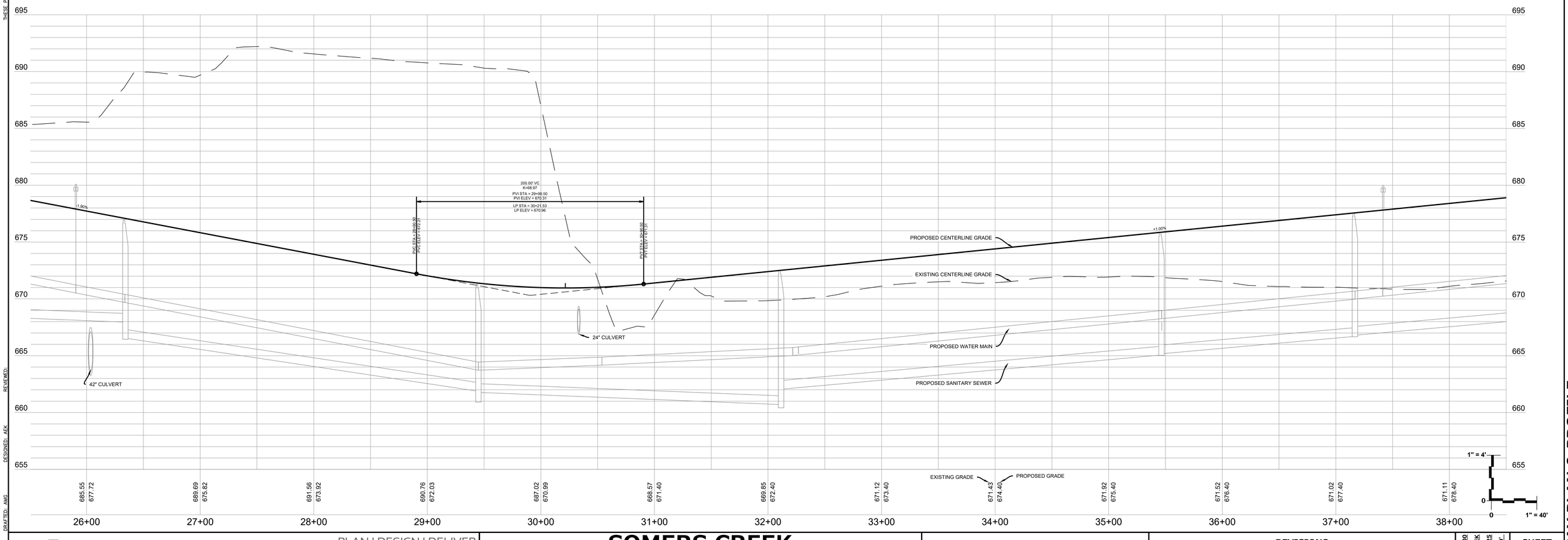

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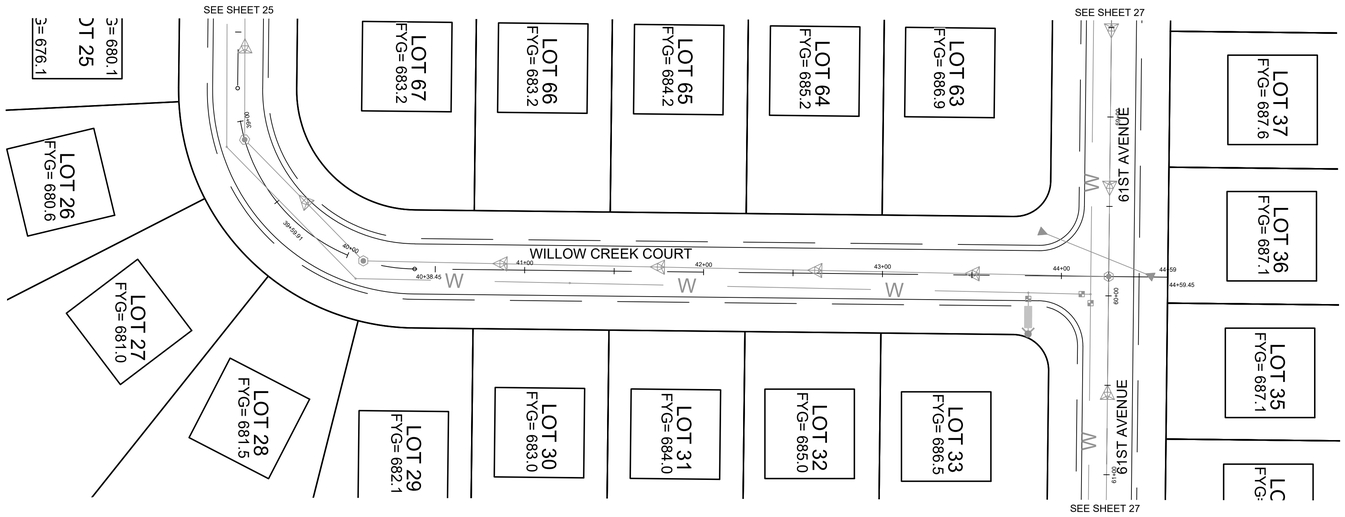

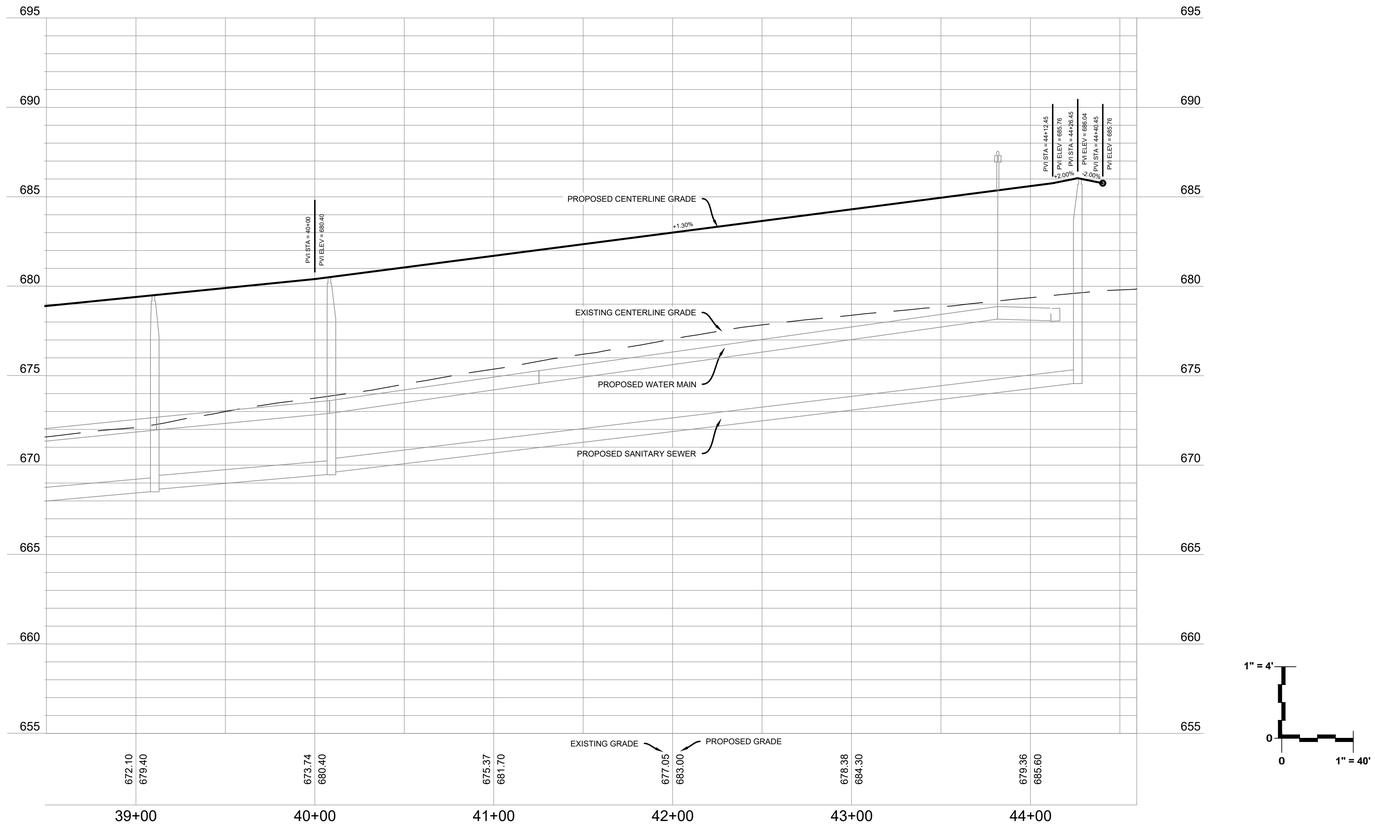

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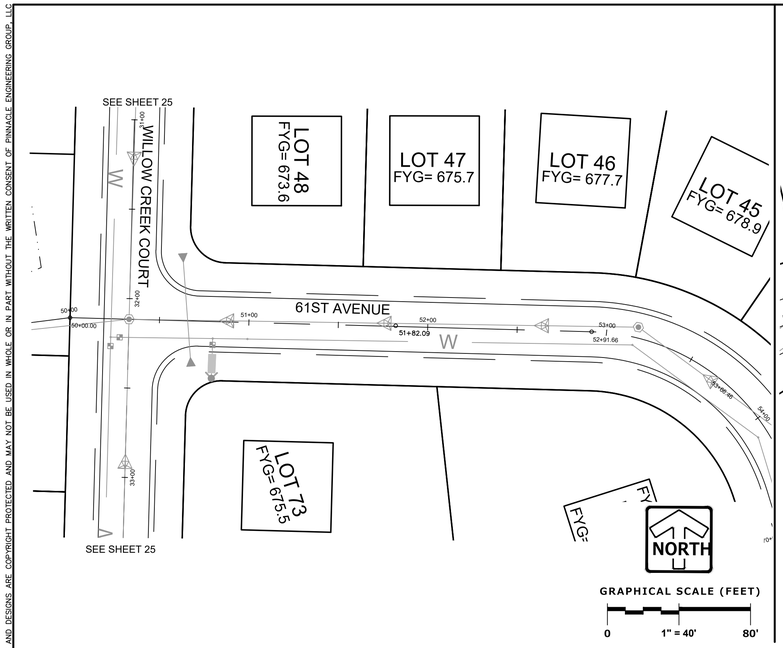

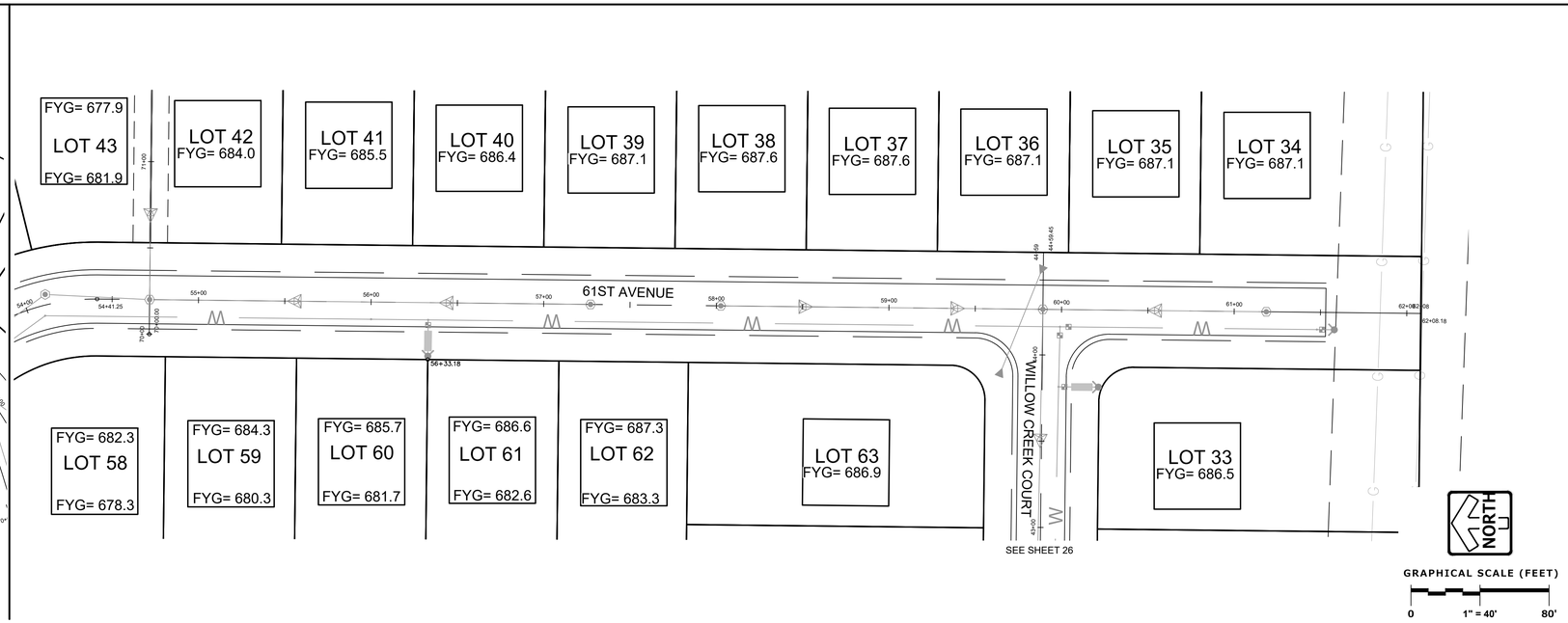

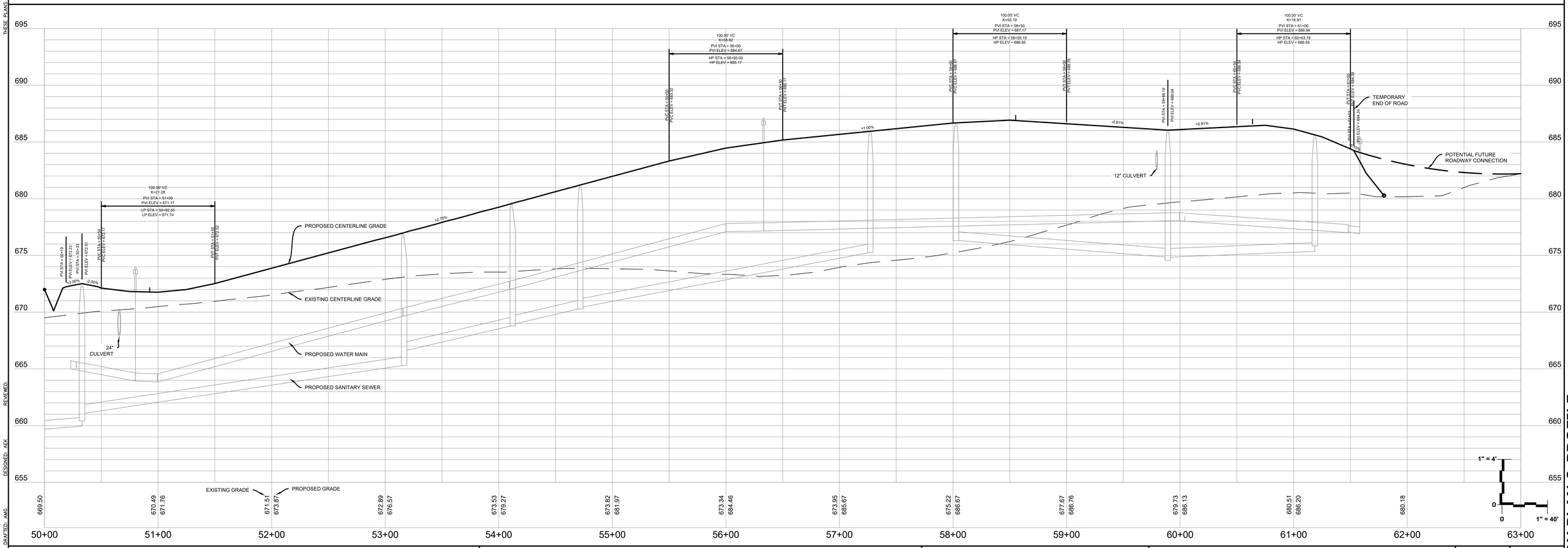

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58TH AVENUE

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

USE CAUTION WHEN WORKING OVER GAS LINE.

ADJUST EXISTING WATER MAIN VALVE FOR PROPOSED ROADWAY ELEVATION

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

PROPOSED RIGHT OF WAY

18.5' 43.0' 18.5'

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
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CTH E INTERSECTION PLAN

REVISIONS

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PEG PM AEK
START DATE 09/22/25
SCALE 1" = 20'

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CTH E INTERSECTION PLAN

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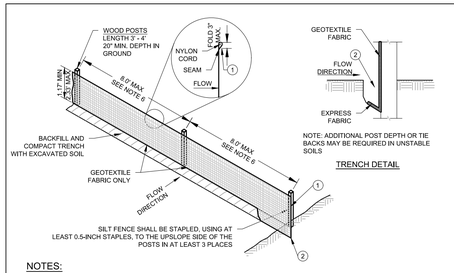


NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

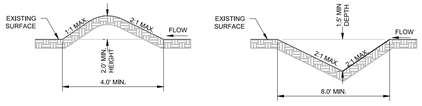
TRENCH DETAIL

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 - 05/2012

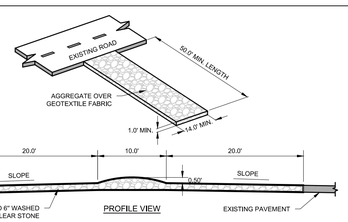


NOTES:

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

#1134 - 10/2012

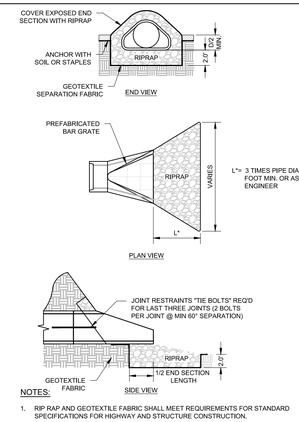


NOTES:

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 - 04/2012

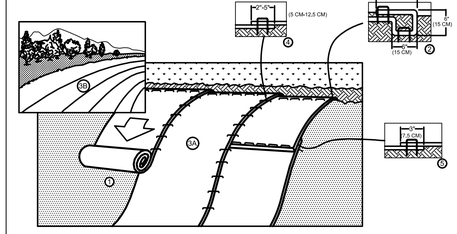


NOTES:

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

RIP RAP AT END SECTIONS

#1104 - 10/2012

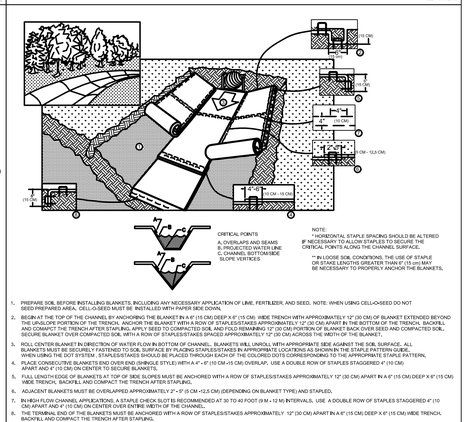


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (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 - 04/2012



NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

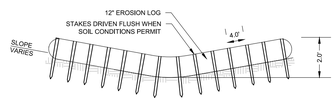
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

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 CHANNEL BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF BLANKET EXTENDED BEYOND THE UPSLOPE 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) ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. 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. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4" - 6" (10 CM -15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) (DEPENDING ON BLANKET TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M - 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

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

EROSION MATTING - CHANNEL INSTALLATION

#1071 - 11/2012



STRAW WATTLE DITCH CHECK

#138 - 05/21/2018

EROSION CONTROL SPECIFICATIONS & REQUIREMENTS

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT (WPDES PERMIT NO. WI-S067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMPs). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF AND UNDERSTAND THE BMP's PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. QUALIFIED PERSONNEL: (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH OR MORE PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERNAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
3. POST WNDR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
4. KEEP COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
5. MODIFICATIONS TO THE APPROVED SWAPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMPS. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
6. OWNER IS RESPONSIBLE FOR 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.
7. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
8. WHEN POSSIBLE: 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.
9. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS.
10. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCES.
11. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
12. WHERE POSSIBLE, 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.
13. NOTIFY OWNER & ENGINEER IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION OR IF DEWATERING WILL OCCUR FROM A HIGH CAPACITY WELL (70 GPM OR MORE). DEWATERING ONLY AFTER THE APPROPRIATE WDNR DEWATERING DISCHARGE PERMIT HAS BEEN OBTAINED.
14. PUMPS MAY BE USED AS BYPASS DEVICES IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
15. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. LIMIT PUMPING TO EITHER (A) THE SEDIMENT BASIN/TRAP DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY-FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DEWATERING #1061.
16. COMPLETE 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.
17. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION #1004. BIOINFILTRATION MAY BE USED AS A SEDIMENT BASIN DURING CONSTRUCTION. DO NOT EXCAVATE FINAL 1' OR INSTALL STONE/ENGINEERED MEDIA UNTIL UPSTREAM AREA IS STABILIZED. WHEN THIS ACCOMPLISHED, REMOVE THE FINAL 1' PLUS ANY SOIL WHICH APPEARS TO BE IMPACTED BY SEDIMENT AND COMPLETE CONSTRUCTION OF BIOINFILTRATION AREA.
18. 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.
19. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
20. INSTALL AND MAINTAIN FILTER SOCK IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERNALLY MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071.
21. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
22. IMMEDIATELY STABILIZE ALL 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: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
23. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
24. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE MUNICIPALITY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
25. OWNER IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
26. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTE OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
27. COORDINATE WITH THE OWNER, ENGINEER AND DNR REPRESENTATIVE TO UPDATE THE LAND DISTURBANCE PERMIT TO 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)
28. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS AND TYPE MATTING FOR THE SPECIFICATIONS UNLESS SPECIFIED OTHERWISE ON THE PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WISDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
29. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS AND TYPE MATTING FOR THE SPECIFICATIONS UNLESS SPECIFIED OTHERWISE ON THE PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WISDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
30. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
31. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC) OR AS DIRECTED BY OWNER, MUNICIPALITY, OR DNR REPRESENTATIVE.
32. OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIED INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WNDR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM PUBLIC DATABASE.
33. MAINTAIN SOIL EROSION CONTROL DEVICE THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS ARE FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCE ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
34. NOTIFY THE OWNER IMMEDIATELY IF THERE IS A DISCHARGE OF SEDIMENT AND/OR OTHER CONTAMINANTS.

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REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

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SOMERS, WI

CONSTRUCTION DETAILS

REVISIONS

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

SHEET 29 OF 32

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CONSTRUCTION DETAILS

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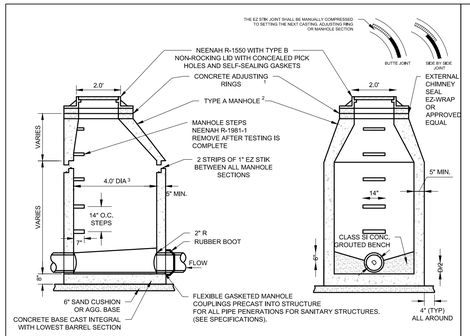
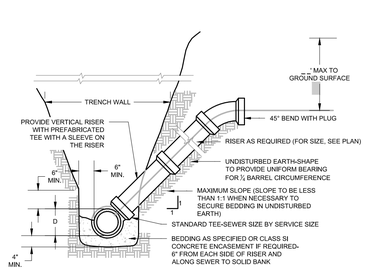


NOTES:

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

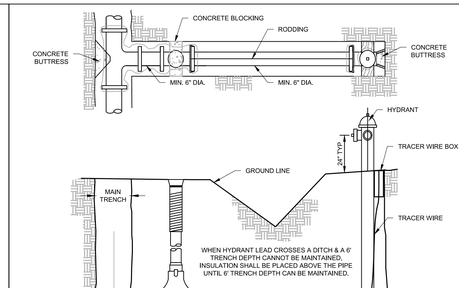


NOTES:

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

#405 10/15/12

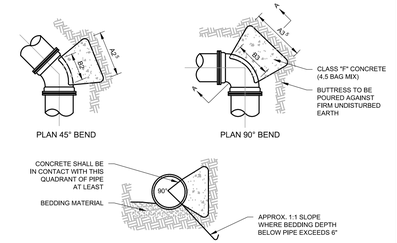


NOTES:

- 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 6/15/13



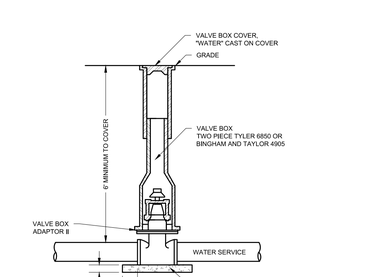
PIPE	22 1/2° BENDS		45° BENDS		90° BENDS	
SIZE	A1	B1	A2	B2	A3	B3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"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

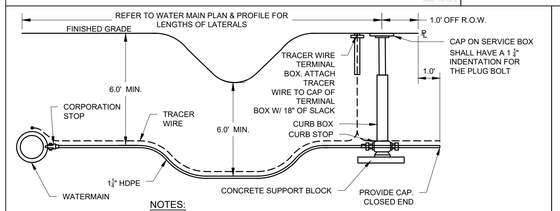


NOTES:

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

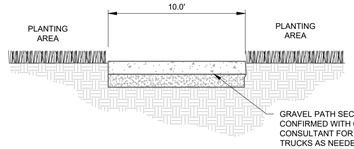


NOTES:

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

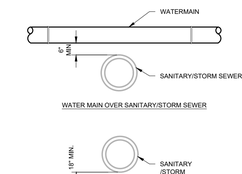
WATER SERVICE

#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

#507 10/15/12

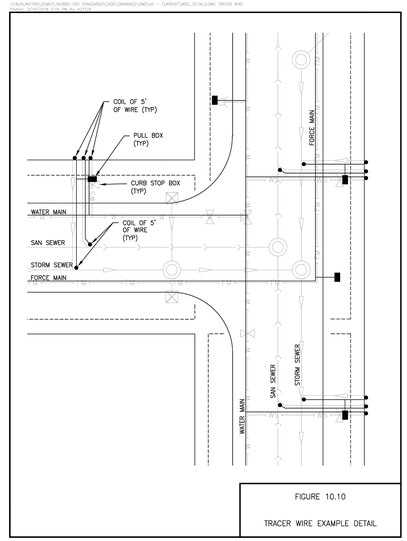
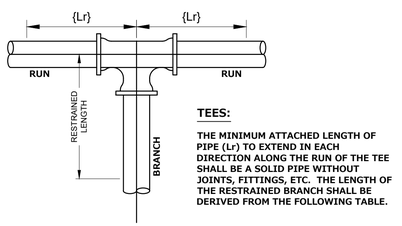


FIGURE 10.10

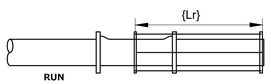
TRACER WIRE EXAMPLE DETAIL



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.

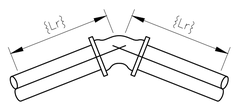
MINIMUM ATTACHED LENGTH OF PIPE (Lr)											
TEE SIZE	0'	2'	4'	6'	8'	10'	12'	14'	16'	18'	20'
LENGTH OF RESTRAINED BRANCH											
8"x6"	33	15	1	1	1	1	1	1	1	1	1
8"x8"	43	30	16	3	1	1	1	1	1	1	1
20"x20"	---	86	72	58	44	31	17	3	1	1	1
24"x8"	43	2	1	1	1	1	1	1	1	1	1



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
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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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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

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

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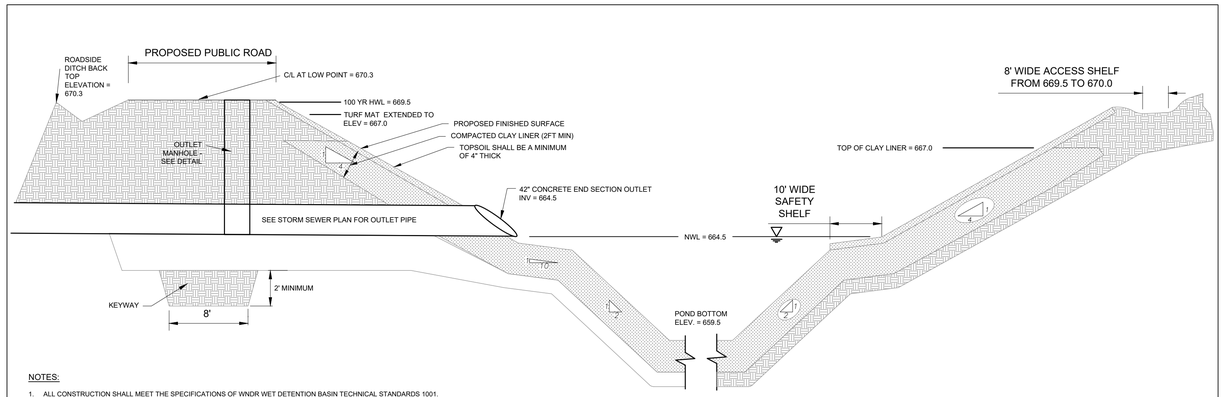
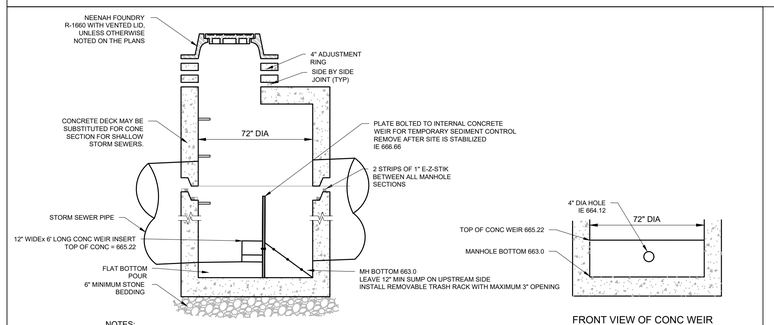


NOTES:

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.

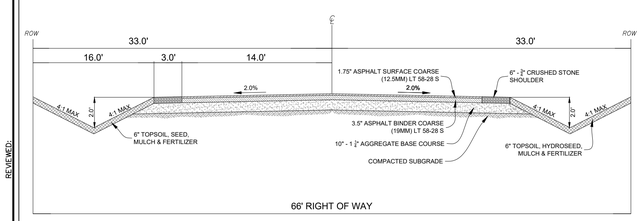
WET POND CROSS SECTION



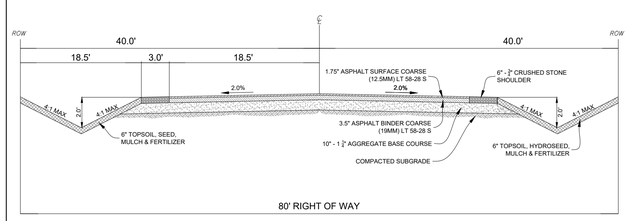
NOTES:

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.

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CONSTRUCTION DETAILS

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DESIGNED: AEK
DRAFTED: AMG
REVIEWED:

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
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CHICAGO | MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

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

SHEET 31 OF 32

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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.

WATER MAIN

GENERAL

- Only joint deflections within pipe manufacturer's specifications are permitted without fittings.
- Polyethylene wrap: Provide 8 mil on ductile iron pipe, valves, valve boxes, fittings, fire hydrant barrel sections, and curb boxes.
- Bedding & cover material: 3/8" crushed limestone chips to 12" above pipe (pea gravel is not acceptable).
- 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 variation)
- 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 all fittings.
- Thrust blocking (in addition to restrained mechanical joints): Solid concrete masonry units or Class F poured concrete per Section 4.3.13 of the Standard Specifications. Wood thrust blocking will not be permitted.
- 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.
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- 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 all fittings.
- Thrust blocking (in addition to restrained mechanical joints): Solid concrete masonry units or Class F poured concrete per Section 4.3.13 of the Standard Specifications. Wood thrust blocking will not be permitted.
- 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.

STORM SEWER

GENERAL

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

PIPE MATERIAL

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

MANHOLE MATERIALS

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

CATCH BASINS

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

DRIVEWAY CULVERTS

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

STORM LATERALS

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

STREET PAVEMENTS

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
PEG PM ASK
START DATE 09/22/25
SCALE N.T.S.

SHEET 32 OF 32

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CONSTRUCTION DETAILS

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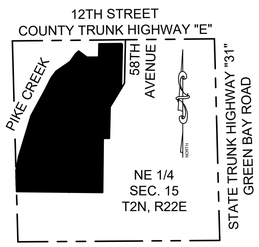
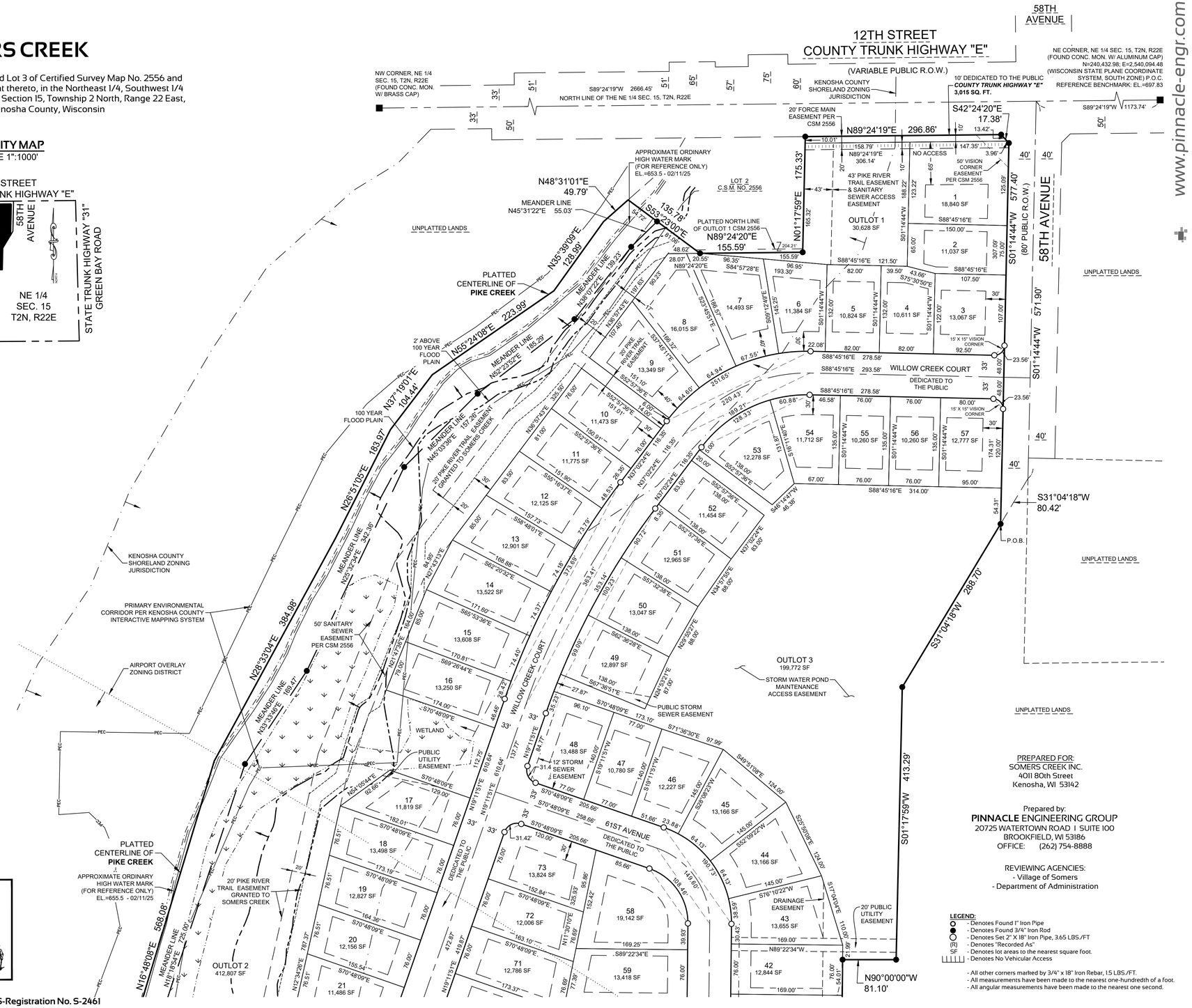
SOMERS CREEK

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'





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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

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
REVISED: NOVEMBER 25, 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

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.

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

PINNACLE ENGINEERING GROUP

DRAFTED BY:

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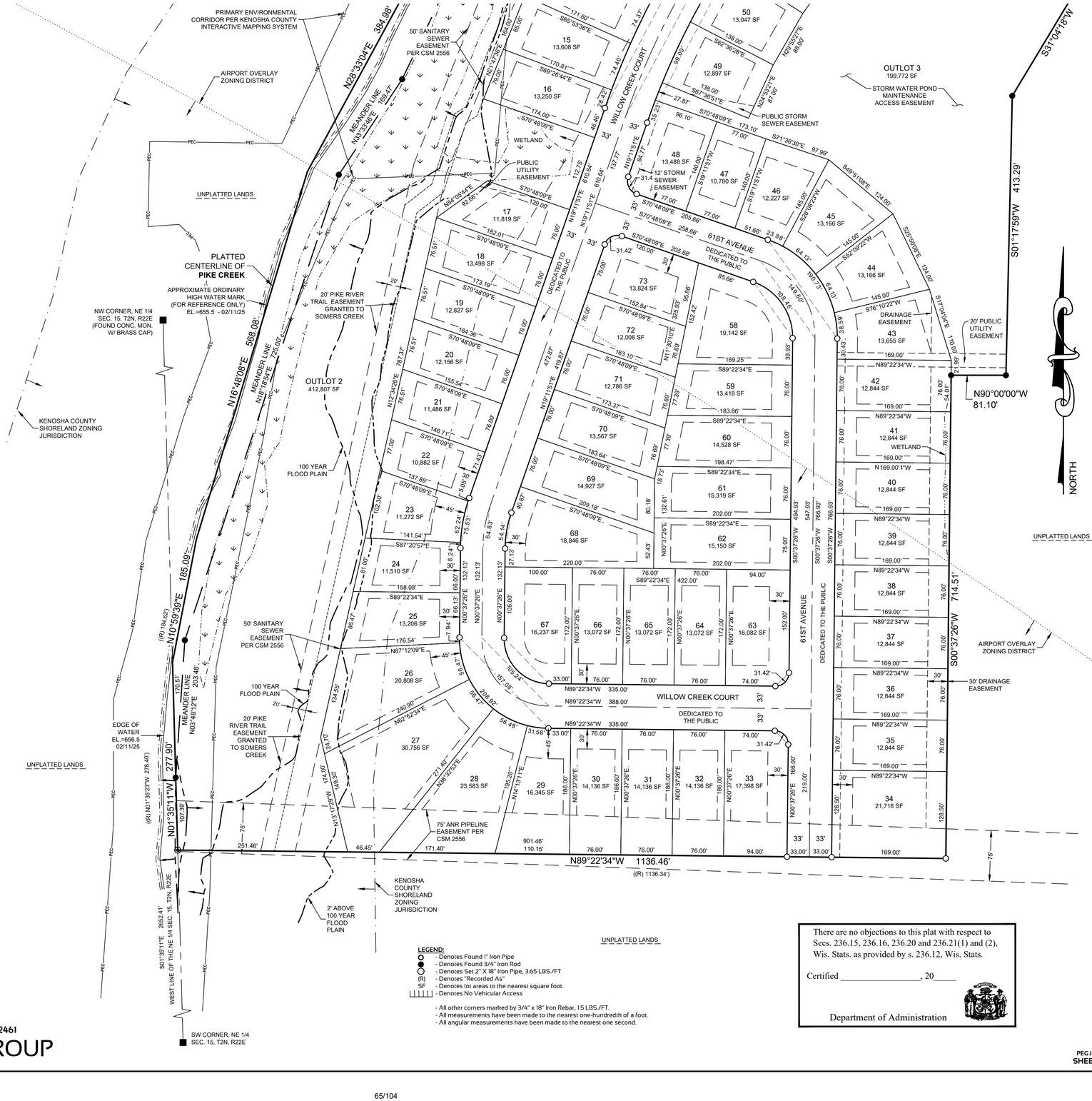
WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

SEPTEMBER 17, 2025
REVISED: NOVEMBER 25, 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 and is entirely covered by a Storm Water Pond Maintenance Access Easement. 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.
10. 43' Sanitary Sewer Access Easement and Public Utility Easements granted to the Village of Somers.
11. Pike River Trail Easement granted to the Somers Creek.



LEGEND:
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- 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

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N52°02'15"E	51.03'
L2	N18°01'37"E	109.10'
L3	N58°10'28"E	19.41'
L4	N21°47'36"E	171.01'
L5	N01°25'53"E	82.46'
L6	N50°51'33"E	56.82'
L7	N41°12'06"E	53.61'
L8	N32°34'11"E	60.19'
L9	N36°57'43"E	115.00'
L10	N48°40'33"E	46.50'
L11	N70°24'37"E	50.00'

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.

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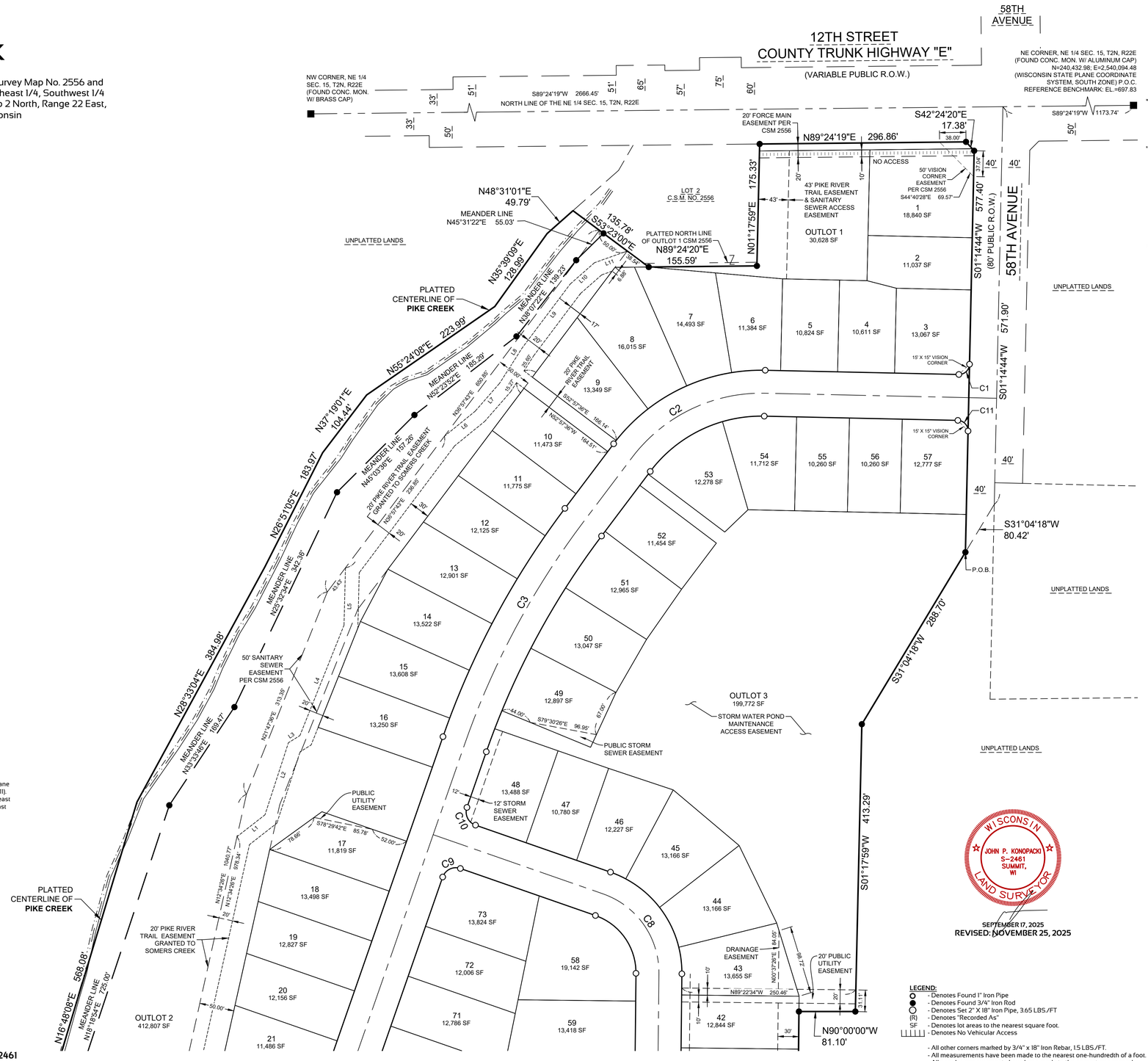
Certified _____, 20____

Department of Administration



www.pinnacle-engr.com

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

SEPTEMBER 17, 2025
REVISED: NOVEMBER 25, 2025

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:

PEG JOB#1617.00
SHEET 3 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

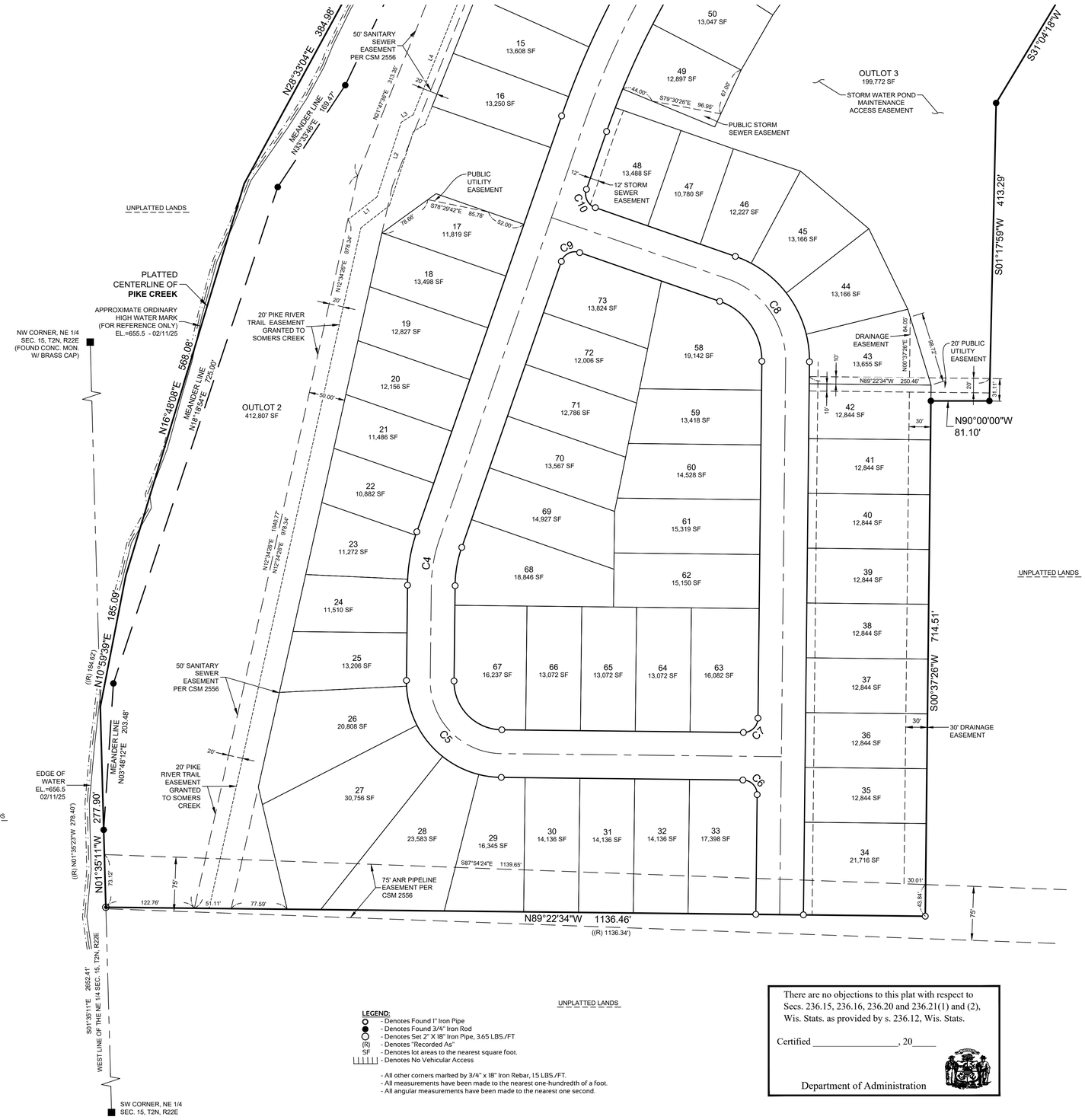
GRAPHICAL SCALE (FEET)

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
REVISED: NOVEMBER 25, 2025



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:

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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
REVISED: NOVEMBER 25, 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

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www.pinnacle-engr.com

ENGINEERING IMPROVEMENT PLANS

FOR

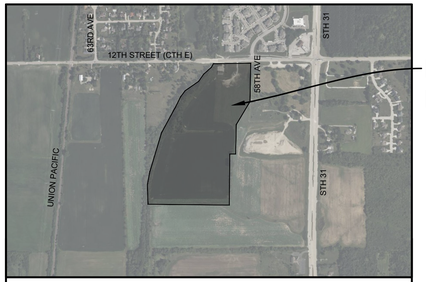
SOMERS CREEK

SOMERS, WISCONSIN

PLANS PREPARED
FOR

BEAR DEVELOPMENT, LLC

4011 80TH STREET
KENOSHA, WI 53142



PROJECT LOCATION

LOCATION MAP
1" = 1000'

NORTH

INDEX OF SHEETS

1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
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9	EROSION CONTROL PLAN
10	INTERIM GRADING PLAN
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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	B-2 / T-2	B-1 / T-1
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
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Hearing Impaired TDD (800) 542-2289
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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

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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

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COVER SHEET

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LEGEND OF SYMBOLS

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

58TH AVENUE

12TH STREET
COUNTY TRUNK HIGHWAY "E"

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

TREE LINE

EXISTING TREES AND BRUSH TO BE REMOVED

OWNER: VILLAGE OF SOMERS

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

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

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

S01°14'44"W 530.74'

S31°04'18"W 80.42'

S42°24'20"E 17.38'

S01°14'44"W 577.40'

S31°04'18"W 288.70'

S01°17'59"W 413.29'

N90°00'00"W 81.10'

S00°37'26"W 714.51'

50' VISION CORNER EASEMENT PER CSM 2556

PARCEL 1

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

GRAVEL CONSTRUCTION DRIVE

DRIVE OPENING

N89°24'19"E 296.86'

NO ACCESS PER CSM 2556

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

20' FORCE MAIN EASEMENT PER CSM 2556

24" CULVERT INV=668.47

44.8'

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

ASPHALT PAVEMENT

DRIVE OPENING

CHAIN LINK FENCE

SANITARY MANHOLE RIM=670.47 INV=642.1

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

REMOVE ONLY THE TREES NECESSARY TO ACCOMPLISH PROPOSED GRADING.

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

WETLAND

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

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

S55°23'00"E 135.78'

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

N48°31'01"E 49.79'

PLATTED CENTERLINE OF **PIKE CREEK**

N35°39'08"E 128.99'

100 YEAR FLOOD PLAIN

EXISTING RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

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'

INV=655.06

48" CULVERT INV=659.30

WETLAND DISTURBANCE FOR SANITARY SEWER CONSTRUCTION

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

FARM FIELD

PARCEL 2

LOT 3 C.S.M. NO. 2556

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

100 YEAR FLOOD PLAIN

75' ANR PIPELINE EASEMENT PER CSM 2556

50' SANITARY SEWER EASEMENT PER CSM 2556

SANITARY MANHOLE RIM=667.86 SEALED

100 YEAR FLOOD PLAIN

SANITARY MANHOLE RIM=668.81 SEALED

N28°33'04"E 384.98'

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

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

N10°59'39"E ((R) 184.62')

N89°22'34"W 1136.46' ((R) 924.90')

75'

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

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

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

EXISTING CONDITIONS

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SOMERS, WI

EXISTING CONDITIONS

REVISIONS

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

SHEET 2 OF 32

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

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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= 677.8
LOT 47 FYG= 676.6
LOT 48 FYG= 673.6
LOT 49 FYG= 672.1
LOT 50 FYG= 674.0
LOT 51 FYG= 674.8
LOT 52 FYG= 678.1
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

NORTH

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

DRAFTED: AMG DESIGNED: AEK REVIEWED:

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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

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SITE PLAN

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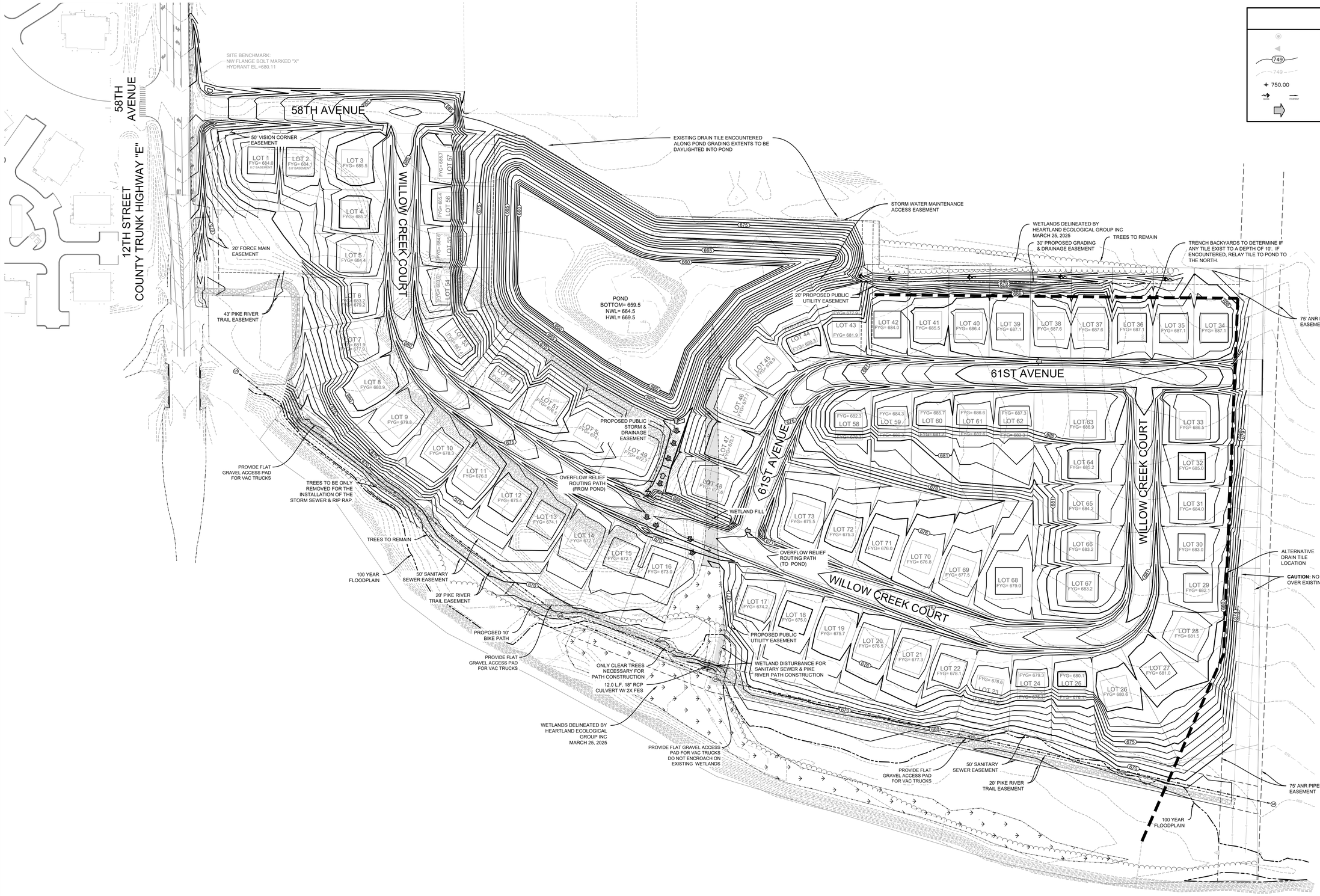

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GRADING PLAN OVERVIEW

REVISIONS

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START DATE 09/22/25
SCALE 1" = 80'

SHEET 4 OF 32

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GRADING PLAN OVERVIEW

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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

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

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 10

LOT 53 FYG= 681.4

LOT 54 FYG= 683.6

LOT 55 FYG= 684.6

LOT 56 FYG= 685.4

LOT 57 FYG= 685.7

FYG= 677.4

FYG= 676.6

FYG= 674.4

LOT 52 FYG= 678.1

LOT 51 FYG= 676.5

LOT 50 FYG= 674.6

8' WIDE ACCESS SHELF FROM 669.5 TO 670

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

LOT 47 675.7

61ST AVENUE

FYG= 677.9

FYG= 676.3

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

DESIGNED: AEK
DRAFTED: AMG
REVIEWED:

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CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

GRADING PLAN - NORTHEAST

REVISIONS

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

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GRADING PLAN - NORTHEAST

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LEGEND

- STORM SEWER MANHOLE
- CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- 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

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

TREES TO BE ONLY REMOVED FOR THE INSTALLATION OF THE STORM SEWER & RIP RAP.

50' SANITARY SEWER EASEMENT

100 YEAR FLOODPLAIN

20' PIKE RIVER TRAIL EASEMENT

TREES TO REMAIN

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

GRADING PLAN - NORTHWEST

REVISIONS

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

SHEET 6 OF 32

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GRADING PLAN - NORTHWEST

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

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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
FYG= 678.3
FYG= 680.3
FYG= 681.7
FYG= 682.6
FYG= 683.3
FYG= 677.9
FYG= 676.3

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

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SOMERS, WI

GRADING PLAN - SOUTHEAST

REVISIONS

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

SHEET 7 OF 32

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GRADING PLAN - SOUTHEAST

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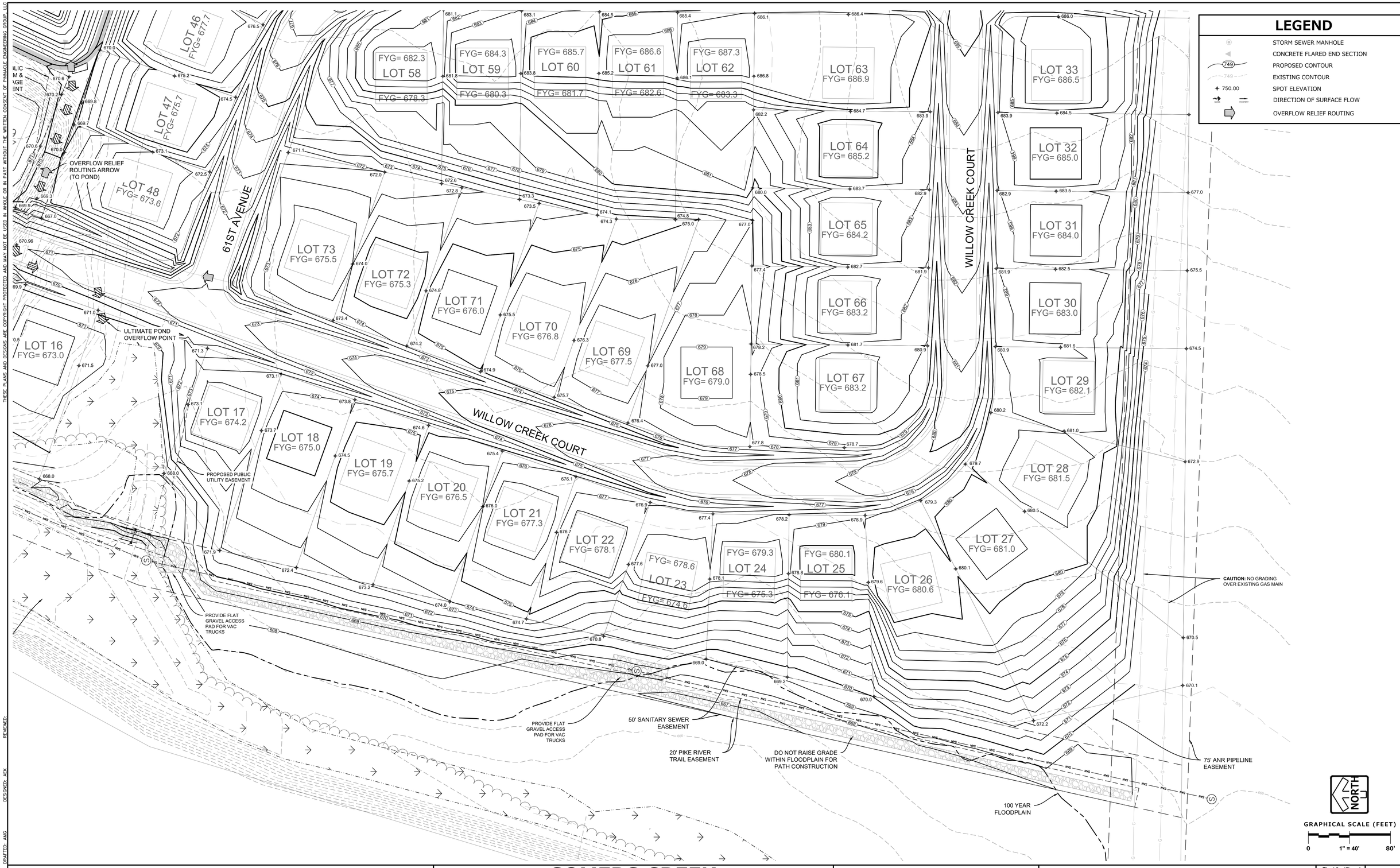

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GRADING PLAN - SOUTHWEST

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GRADING PLAN - SOUTHWEST

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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

POND
BOTTOM= 659.5
NWL= 664.5
HWL= 669.5
POND TO BE USED AS TEMPORARY SEDIMENT BASIN

2,500 S.F. LIGHT DUTY RIP RAP
700 S.F. LIGHT DUTY RIP RAP
100 S.F. LIGHT DUTY RIP RAP
500 S.F. OF LIGHT DUTY RIP RAP TO BE INSTALLED AT END OF OUTLET

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
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.
20' PROPOSED PUBLIC UTILITY EASEMENT
75' ANR PIPELINE EASEMENT
CONSTRUCTION ENTRANCE
SILT FENCE
DITCH CHECK (TYP)
50' VISION CORNER EASEMENT
20' FORCE MAIN EASEMENT
43' PIKE RIVER TRAIL EASEMENT
DITCH CHECK (TYP) INSTALL EVERY 2.0' OFF DROP
TEMPORARY SEDIMENTATION OUTLET CONTROL PLATE INSTALLED IN OUTLET STRUCTURE SEE DETAILS
PROPOSED PUBLIC STORM & DRAINAGE EASEMENT
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS
TREES TO BE ONLY REMOVED FOR THE INSTALLATION OF THE STORM SEWER & RIP RAP
TREES TO REMAIN
100 YEAR FLOODPLAIN
50' SANITARY SEWER EASEMENT
20' PIKE RIVER TRAIL EASEMENT
PROPOSED 10' BIKE PATH
PROPOSED PUBLIC UTILITY EASEMENT
TEMPORARY DIVERSION SWALE
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
50' SANITARY SEWER EASEMENT
20' PIKE RIVER TRAIL EASEMENT
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.)

NORTH

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

DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

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SOMERS, WI

EROSION CONTROL PLAN

REVISIONS

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

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EROSION CONTROL PLAN

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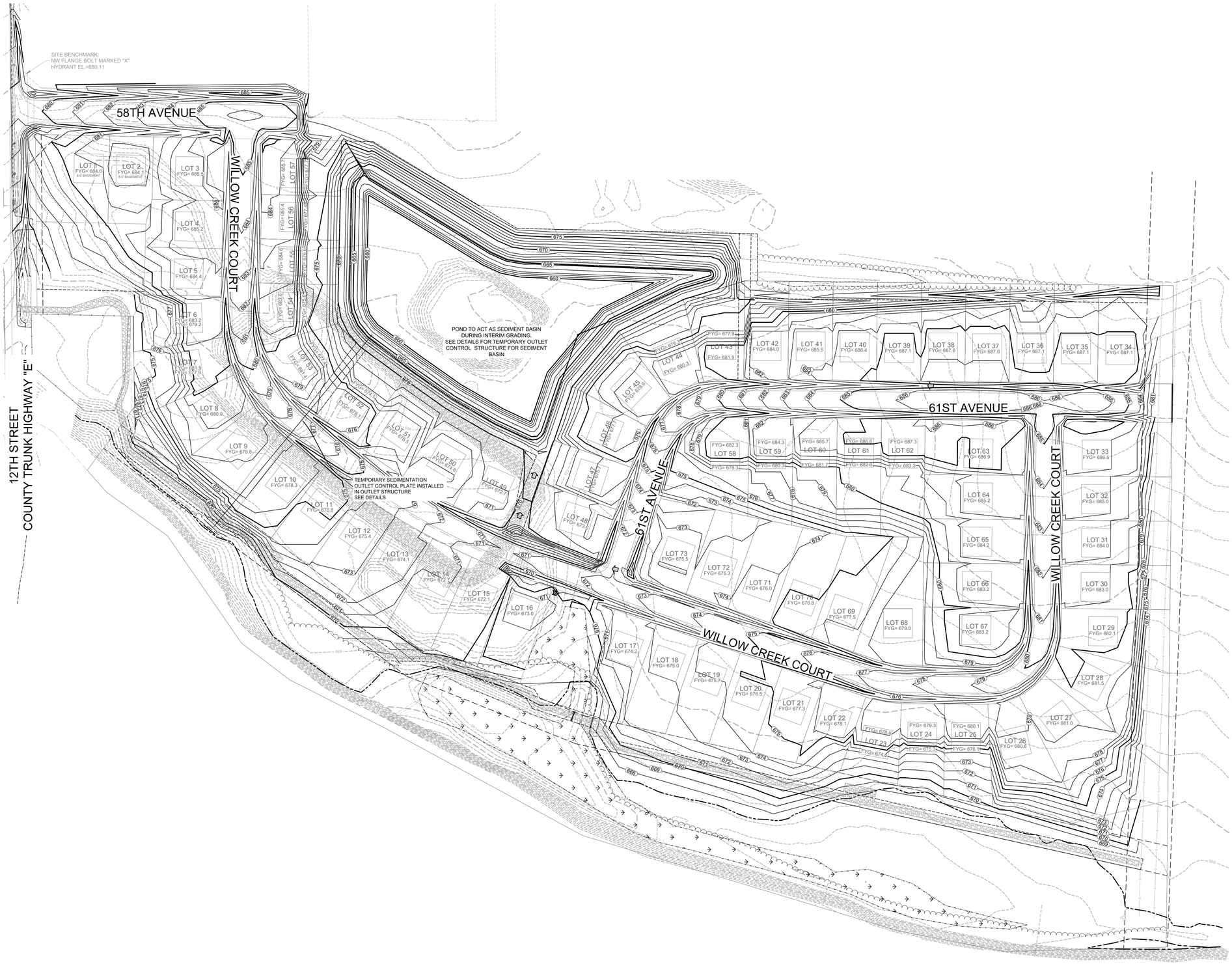

LEGEND

- 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'

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SOMERS, WI

INTERIM GRADING PLAN

REVISIONS

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

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INTERIM GRADING PLAN

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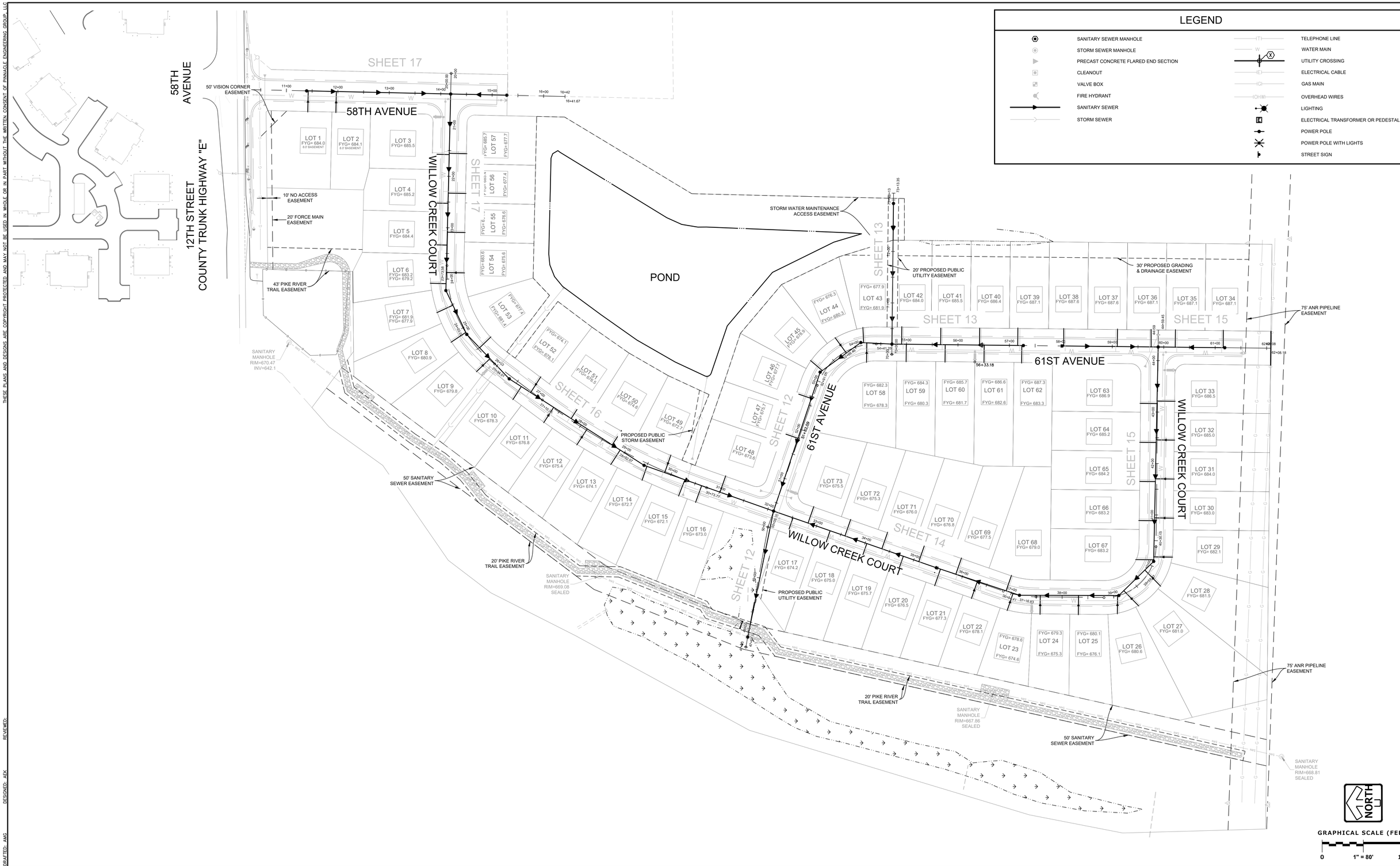

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SANITARY SEWER OVERVIEW

REVISIONS

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PEG PM 09/22/25
START DATE
SCALE 1" = 80'

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SANITARY SEWER OVERVIEW

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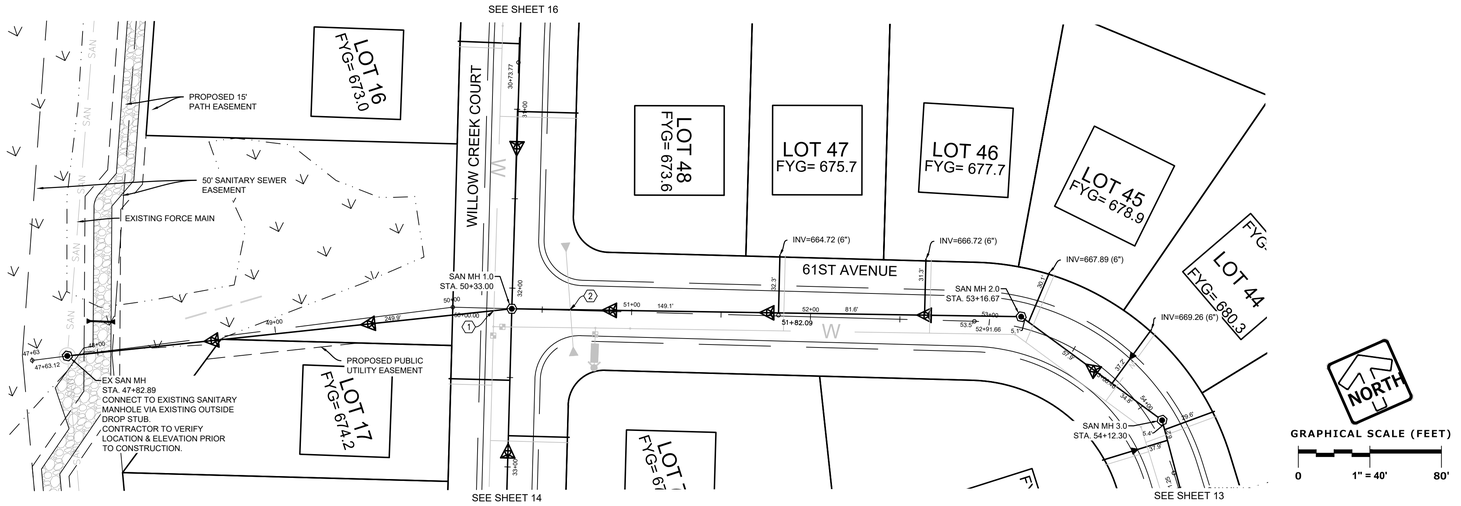
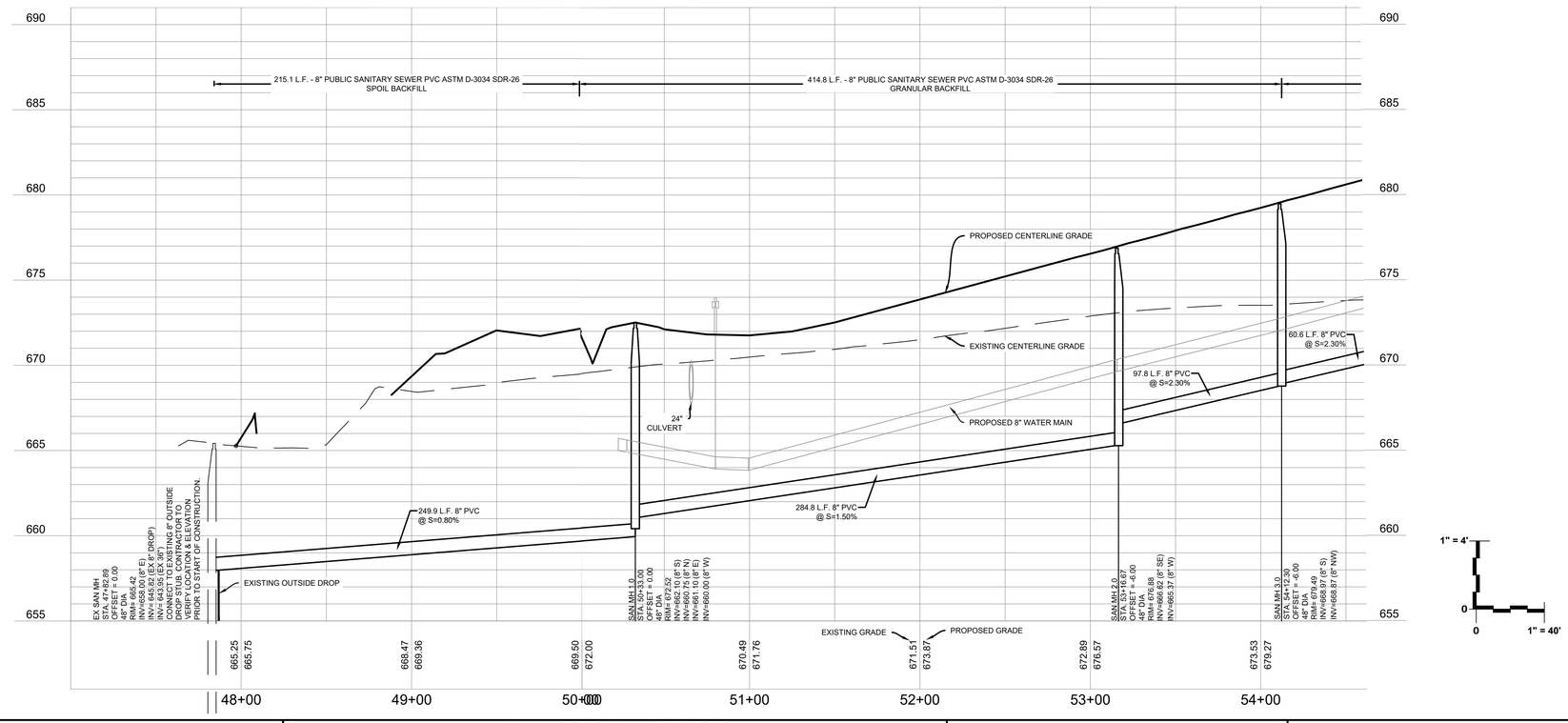


SANITARY SEWER LATERAL NOTES:

- 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



SANITARY SEWER PLAN & PROFILE

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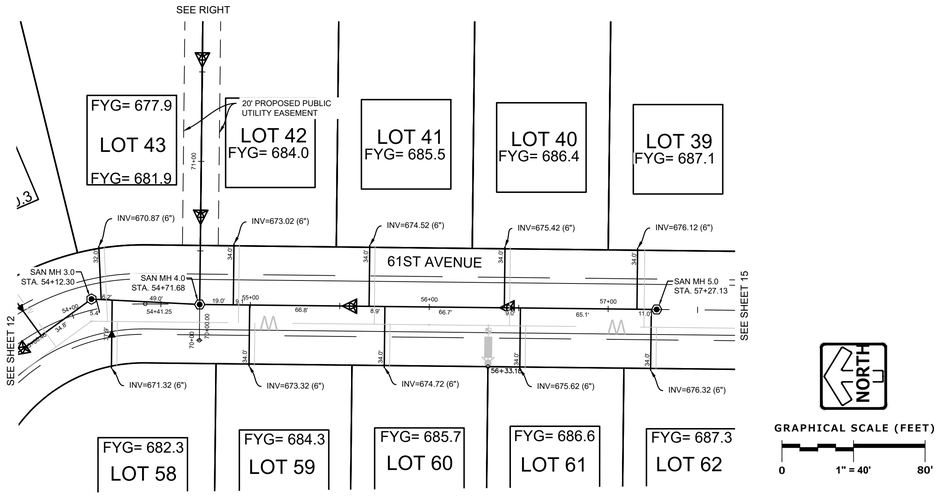
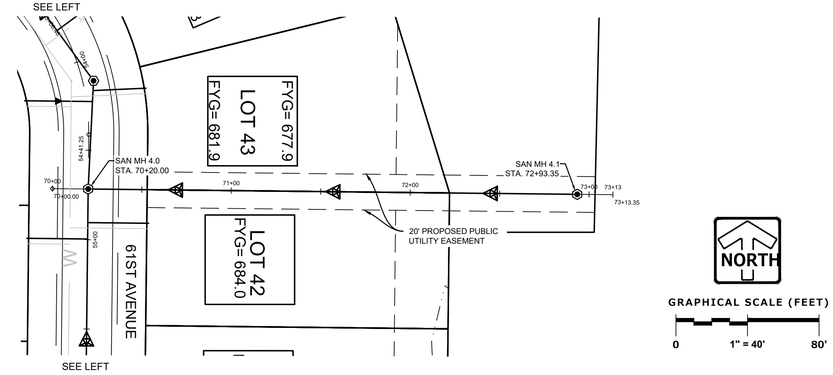
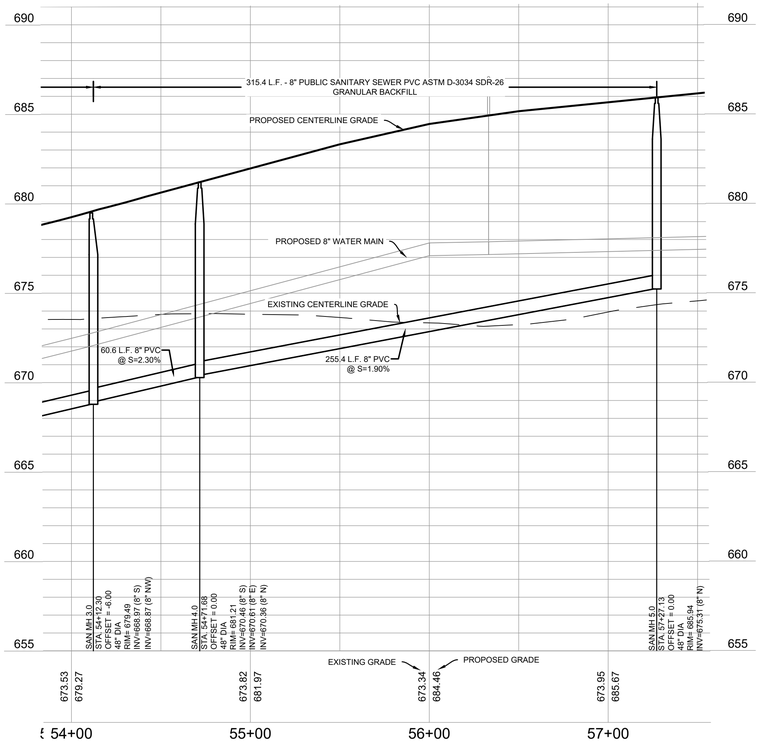
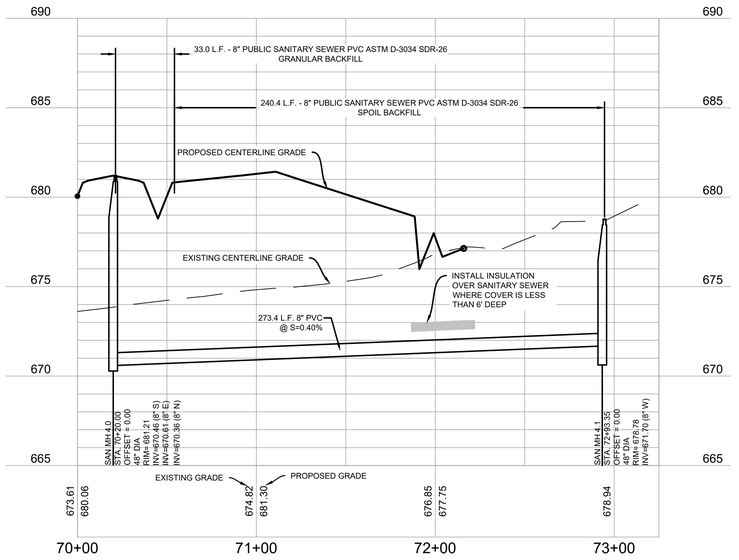


SANITARY SEWER LATERAL NOTES:

- 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.







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SANITARY SEWER PLAN & PROFILE

REVISIONS

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PEG PM 09/22/23
START DATE
SCALE 1" = 40'

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SANITARY SEWER PLAN & PROFILE

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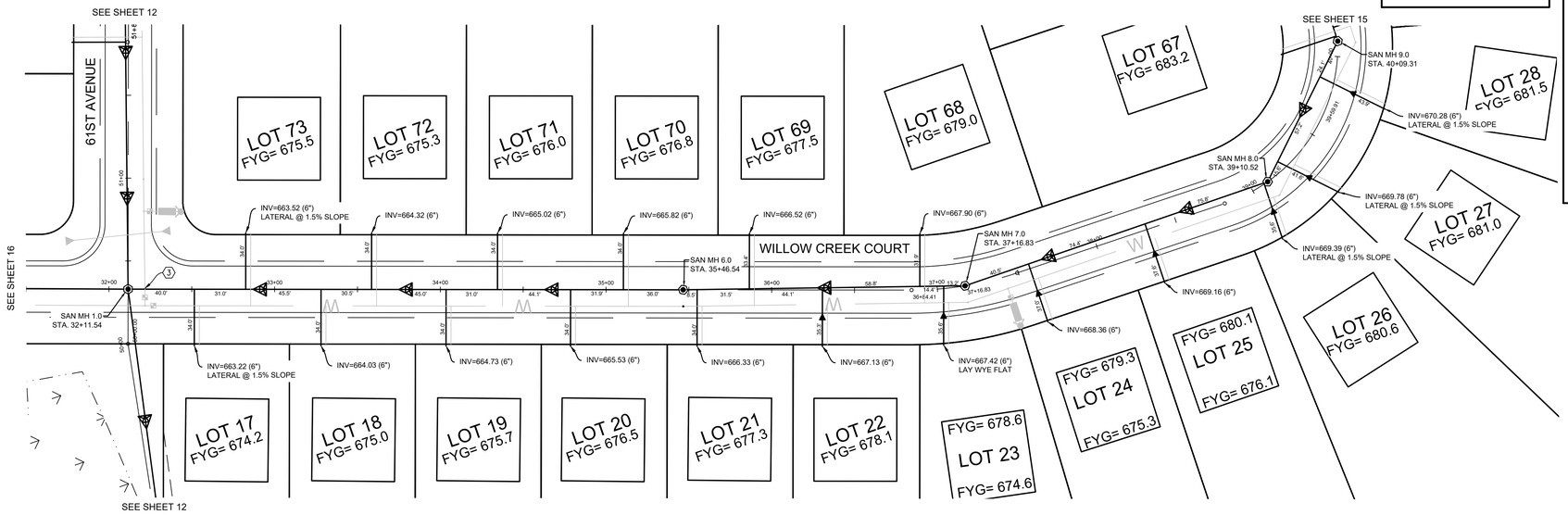
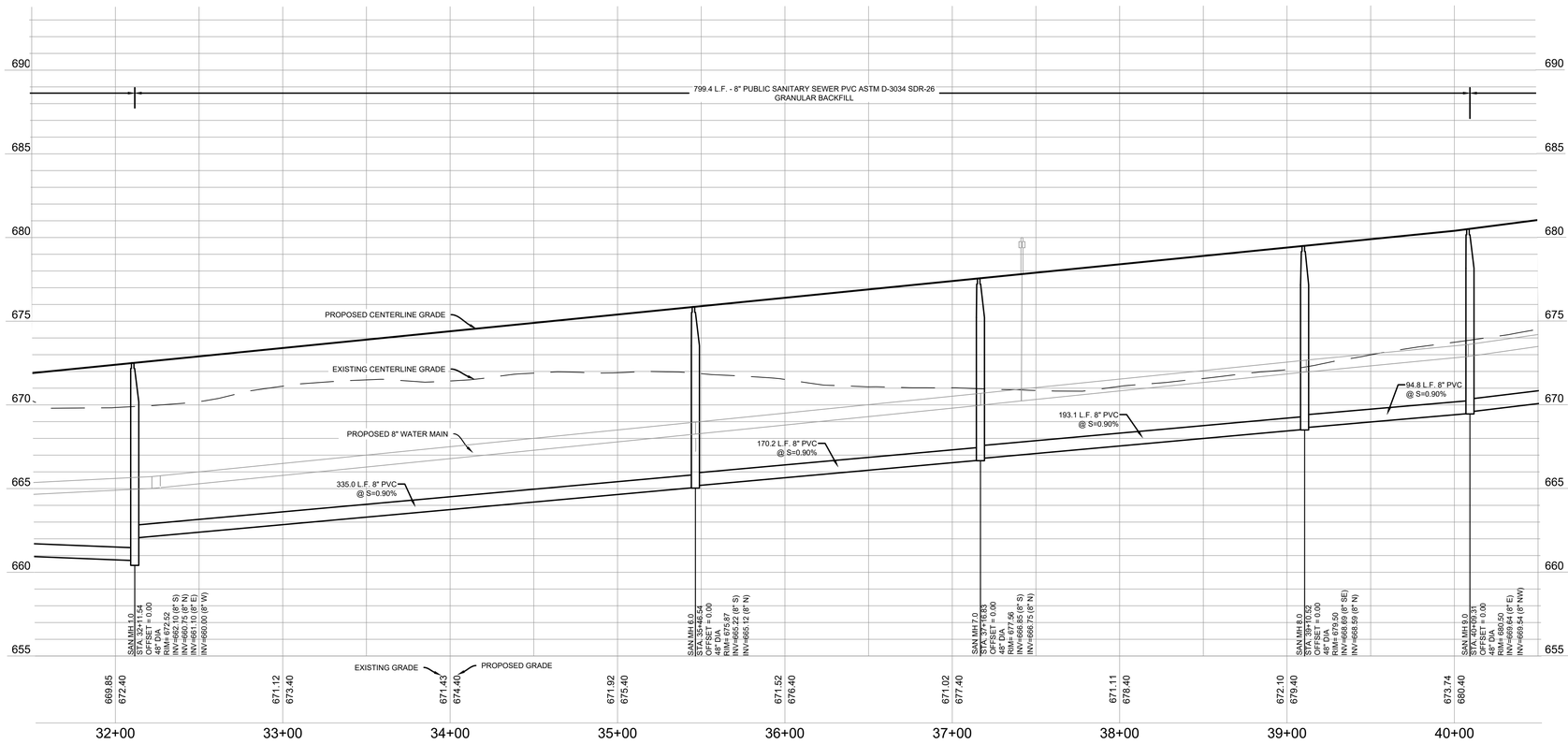
CROSSINGS

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.





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DESIGNED: AEK
DRAFTED: AMG

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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 14 OF 32

SANITARY SEWER PLAN & PROFILE

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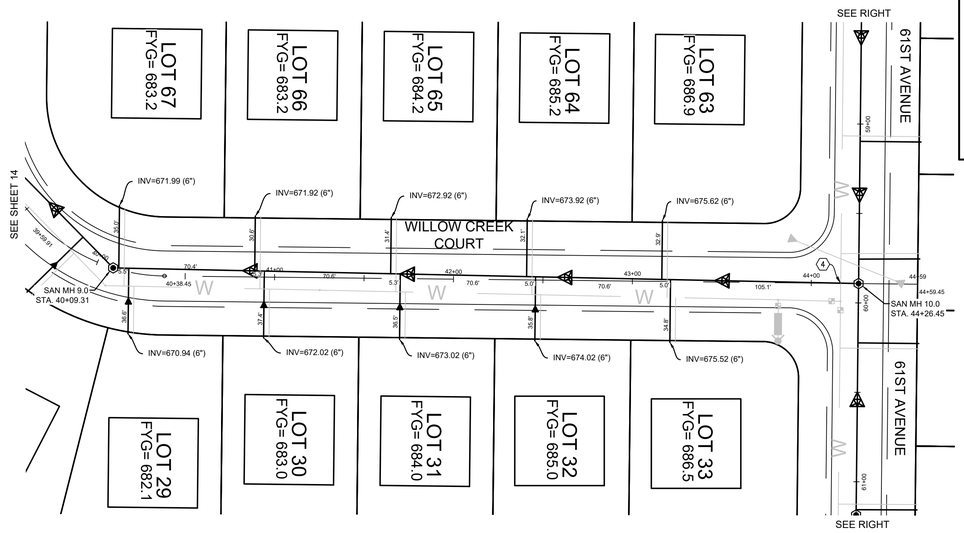
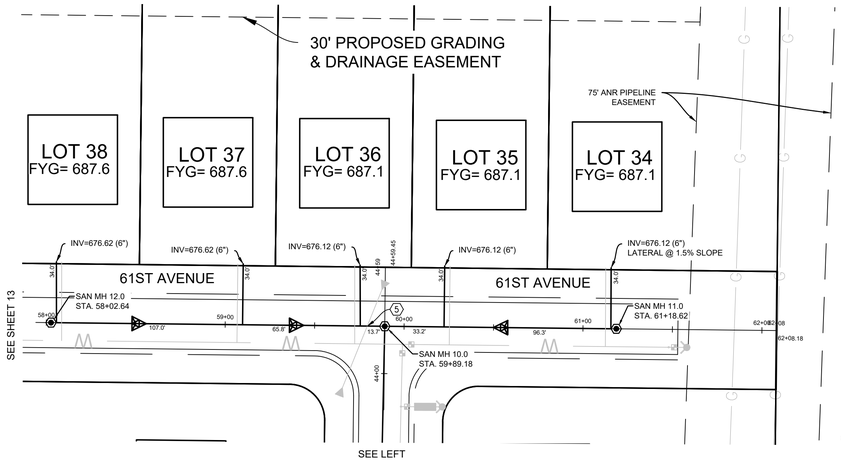
CROSSINGS

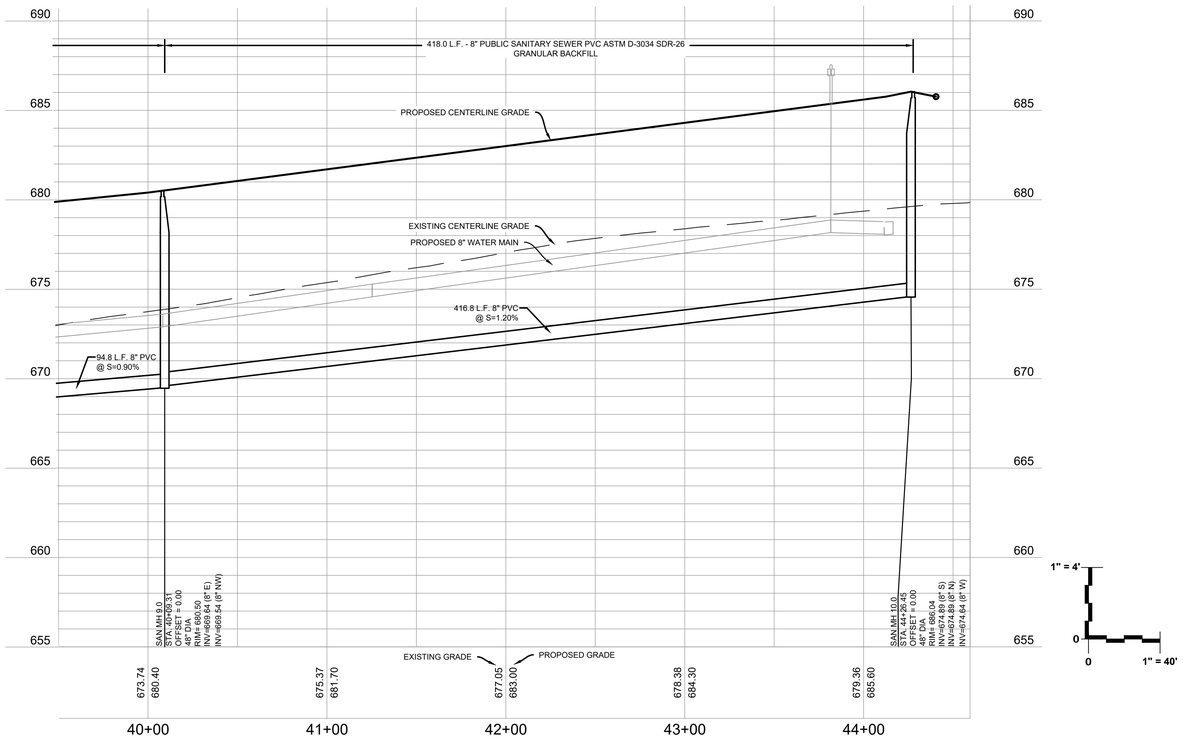
4	8" WATER OVER 8" SANITARY 8" WM B/PIPE= 678.04 8" SAN T/PIPE= 675.20	5	15" STORM OVER 8" SANITARY 15" STM B/PIPE= 682.62 8" SAN T/PIPE= 675.65

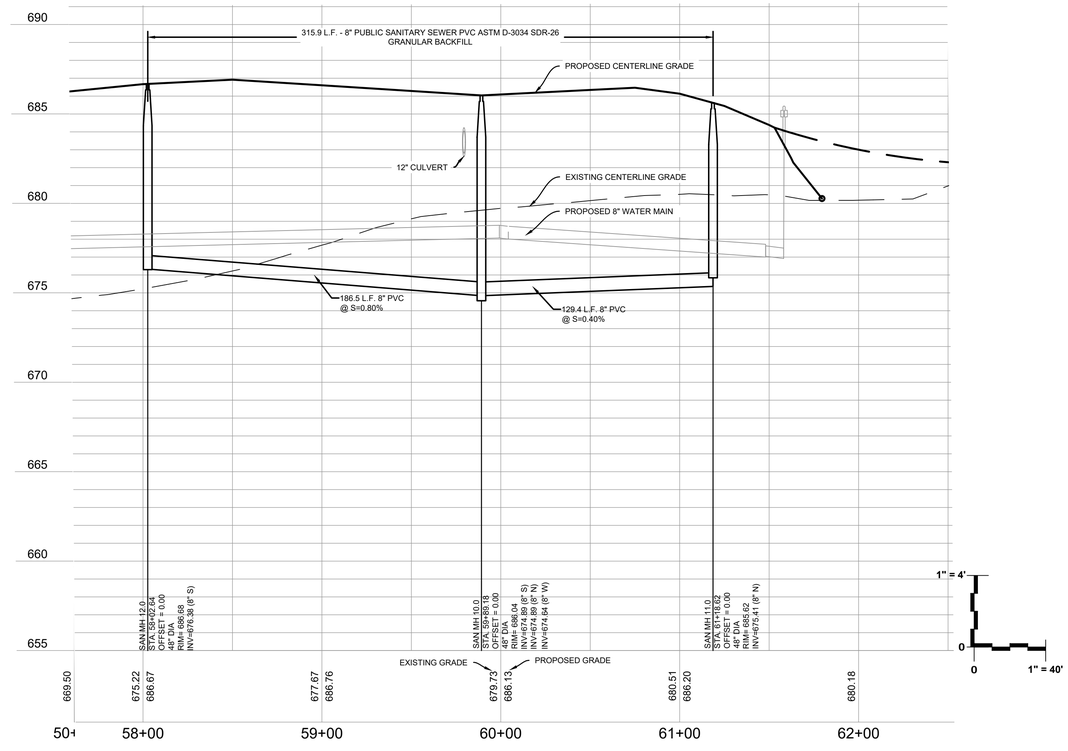
SANITARY SEWER LATERAL NOTES:

- 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.









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SANITARY SEWER PLAN & PROFILE

REVISIONS

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SANITARY SEWER PLAN & PROFILE

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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.
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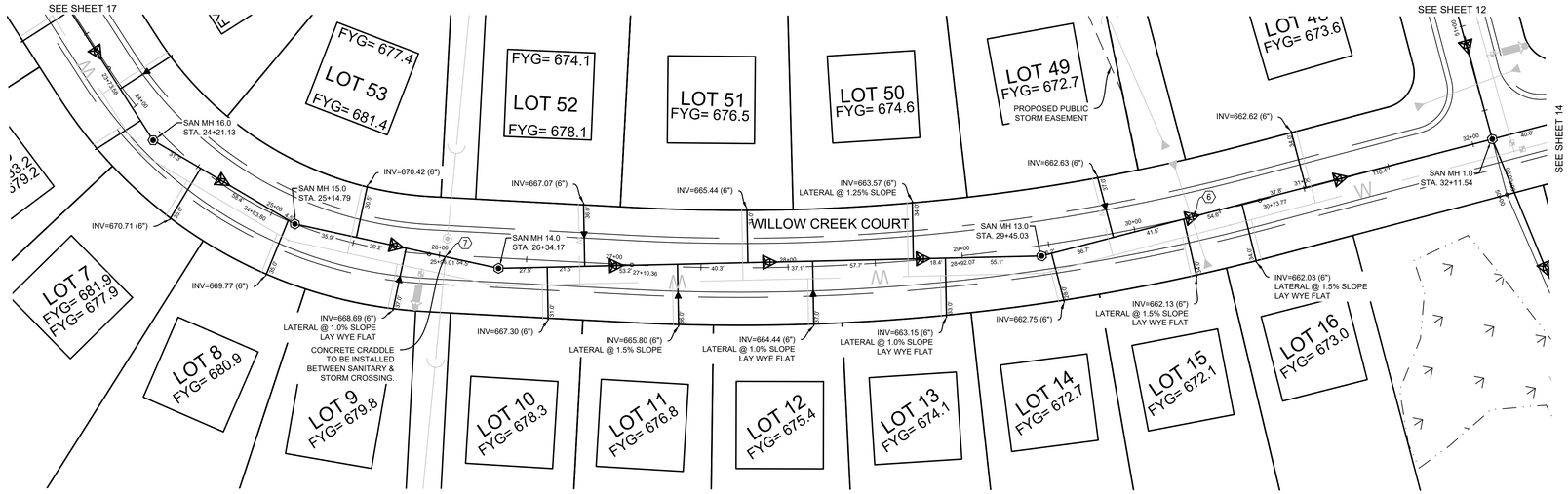

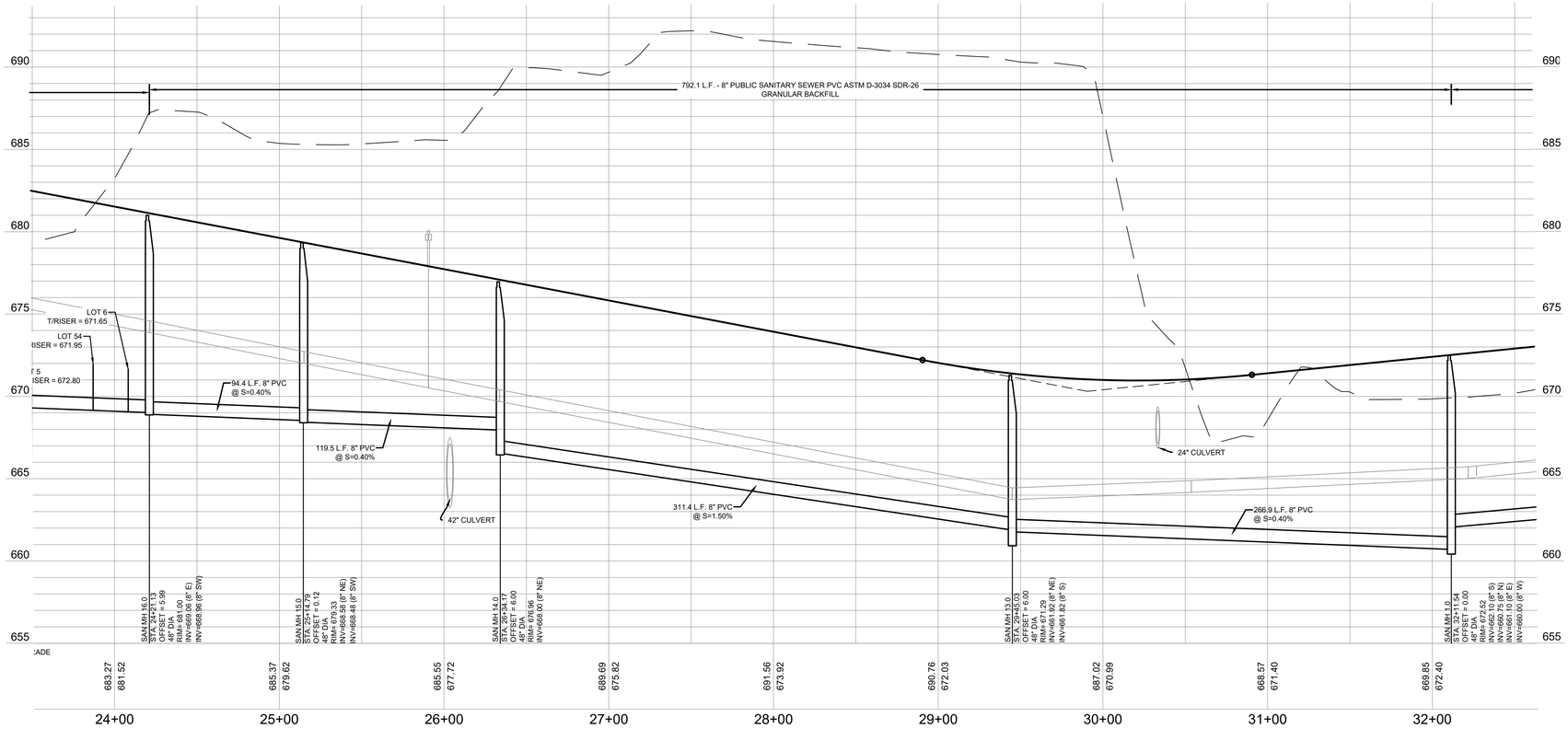

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SANITARY SEWER PLAN & PROFILE

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SANITARY SEWER PLAN & PROFILE

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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.
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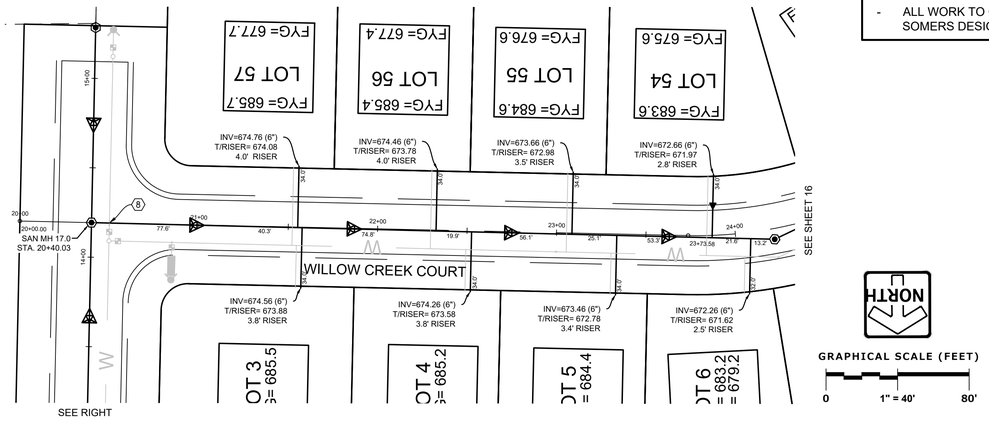

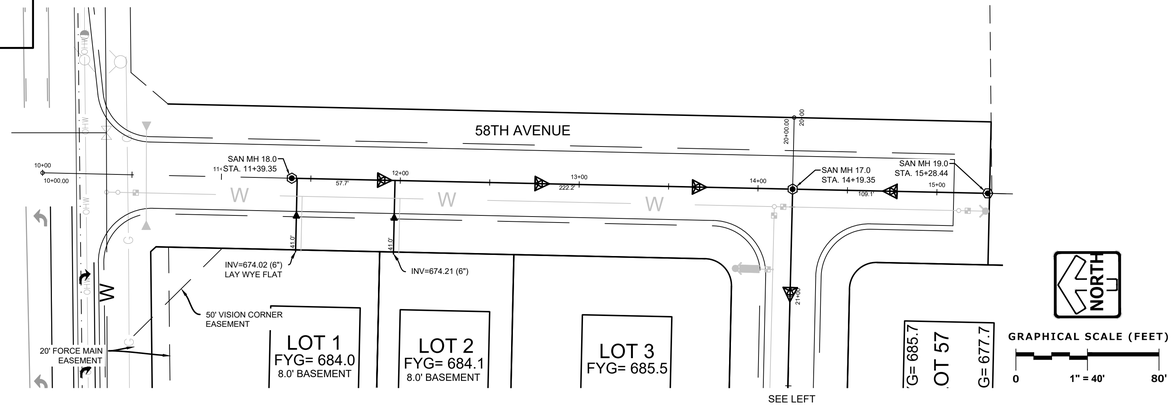

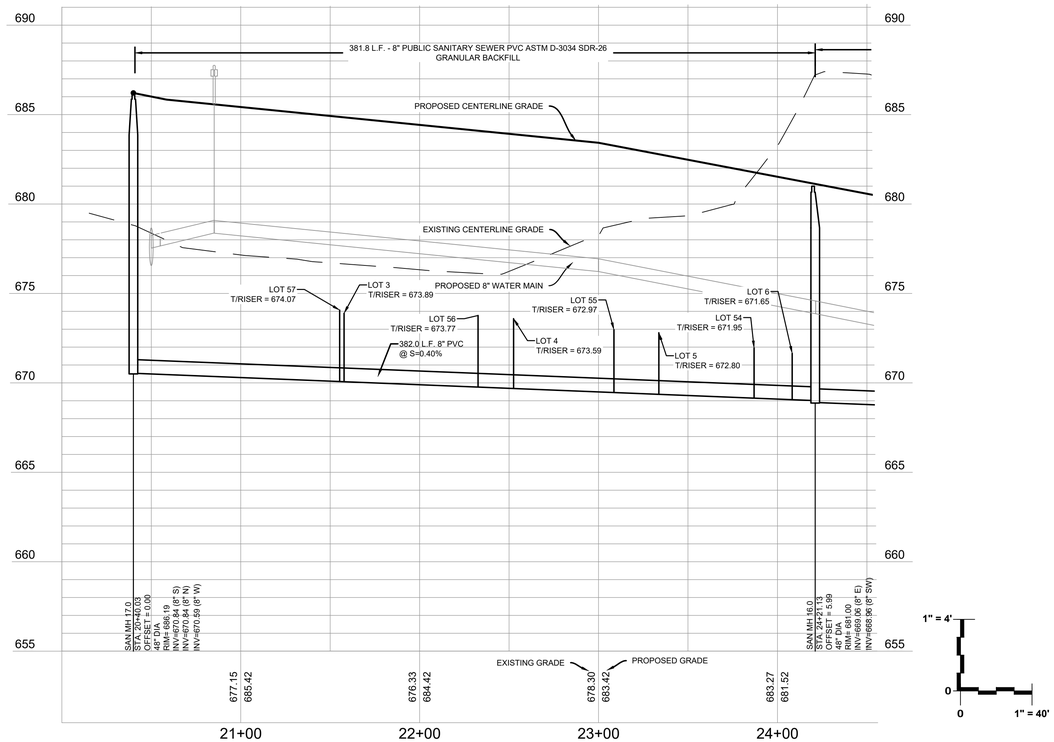

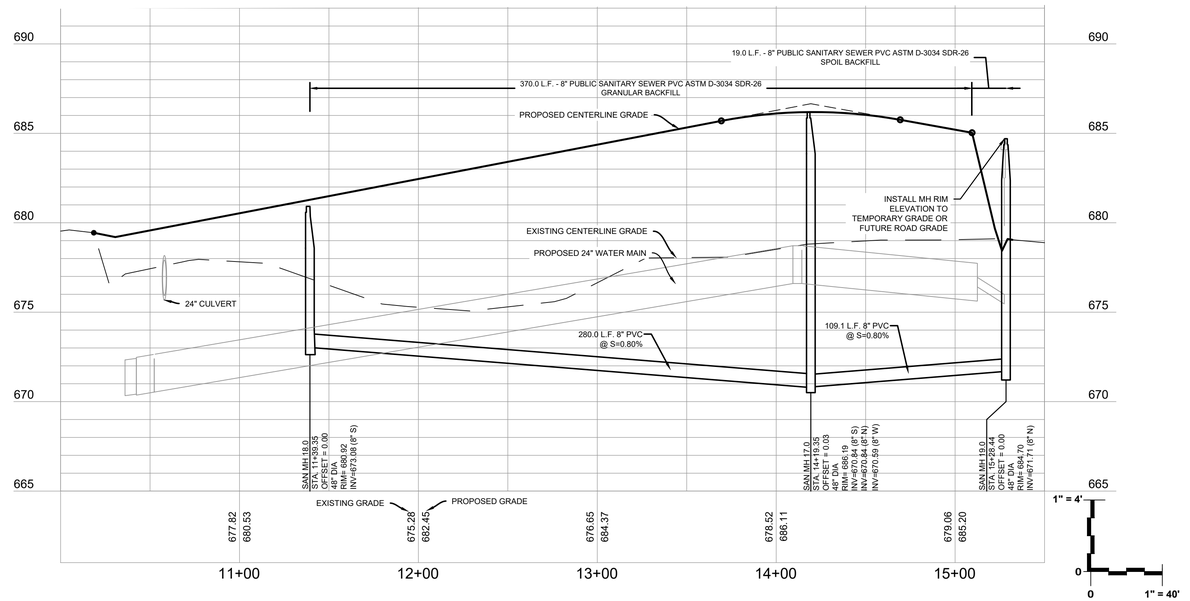

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DRAFTED: AMG
REVIEWED:

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SANITARY SEWER PLAN & PROFILE

REVISIONS

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PEG PM 09/22/25
START DATE
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SANITARY SEWER PLAN & PROFILE

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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
- UTILITY CROSSING
- 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"

50' VISION CORNER EASEMENT

58TH AVENUE

SHEET 19

WILLOW CREEK COURT

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
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 FYG= 678.6
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= 687.8
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= 678.9
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= 675.8
LOT 52 FYG= 678.1 FYG= 674.1
LOT 53 FYG= 681.4 FYG= 677.4
LOT 54 FYG= 675.6 FYG= 683.6
LOT 55 FYG= 676.6 FYG= 682.
LOT 56 FYG= 677.4
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

10' NO ACCESS EASEMENT

20' FORCE MAIN EASEMENT

43' PIKE RIVER TRAIL EASEMENT

POND

STORM WATER MAINTENANCE ACCESS EASEMENT

20' PROPOSED PUBLIC UTILITY EASEMENT

30' PROPOSED GRADING & DRAINAGE EASEMENT

75' ANR PIPELINE EASEMENT

SHEET 22

61ST AVENUE

SHEET 21

SHEET 20

PROPOSED PUBLIC STORM EASEMENT

50' SANITARY SEWER EASEMENT

20' PIKE RIVER TRAIL EASEMENT

PROPOSED PUBLIC UTILITY EASEMENT

WILLOW CREEK COURT

20' PIKE RIVER TRAIL EASEMENT

75' ANR PIPELINE EASEMENT

50' SANITARY SEWER EASEMENT

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

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WATER MAIN OVERVIEW

REVISIONS

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

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WATER MAIN OVERVIEW

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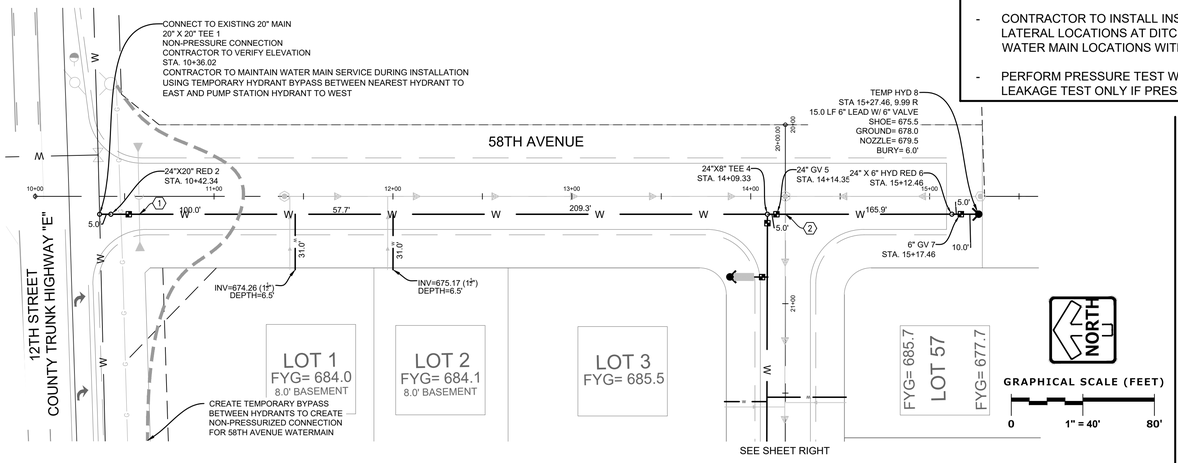
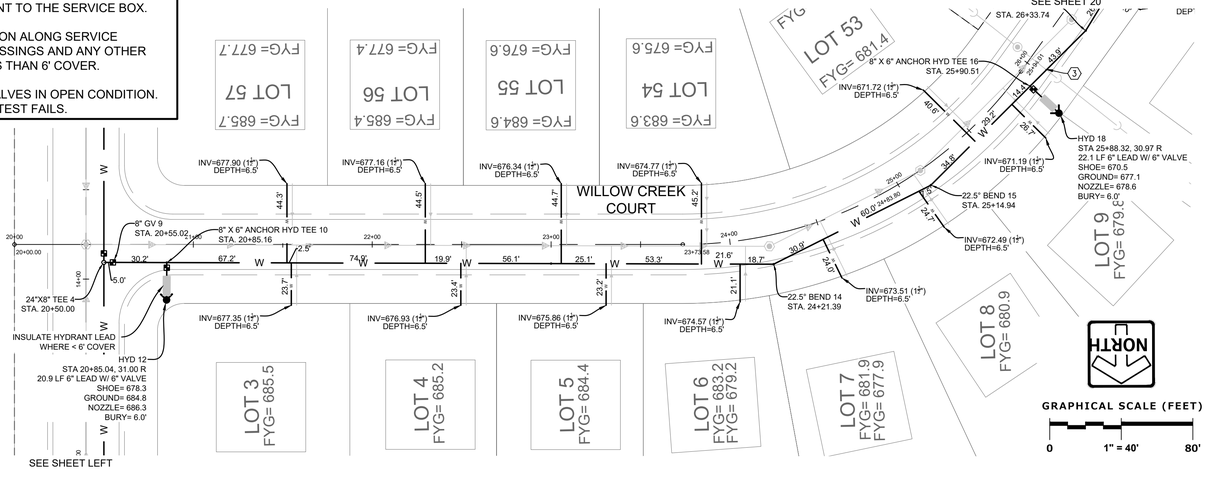
WATER MAIN & LATERAL NOTES:

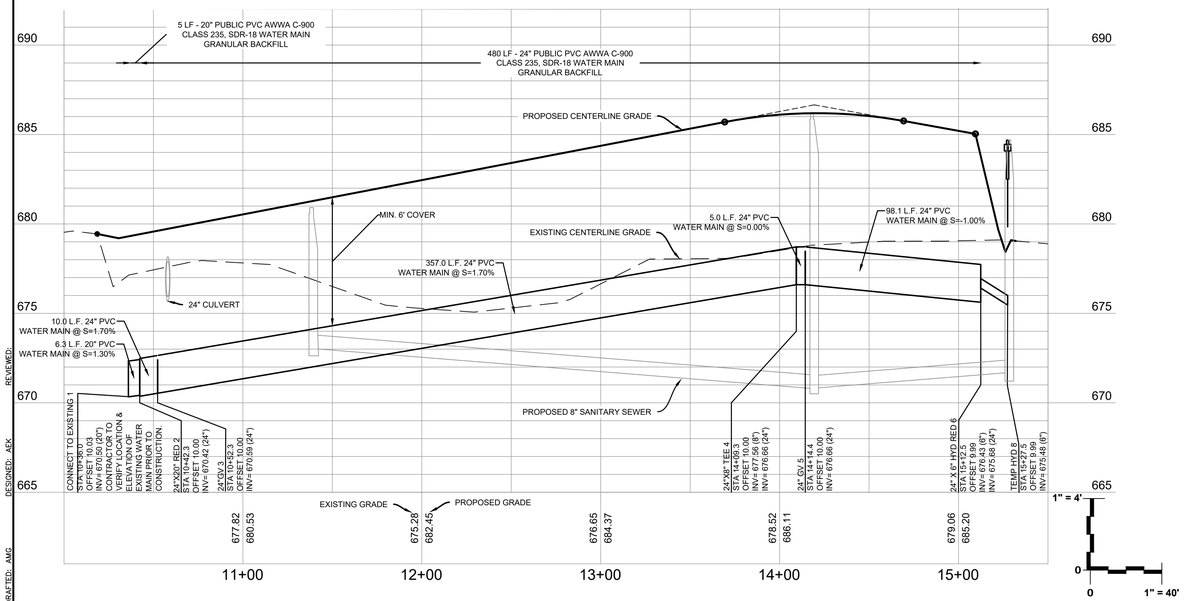
- REQUIRED LENGTHS FOR ALL JOINT RESTRAINTS ARE TABULATED IN THE CONSTRUCTION DETAILS ON SHEET ##.
- ALL 1 1/2" WATER SERVICES TO BE SDR 9, 200 PSI, HDPE TO CURB STOPS.
- ALL WATER LATERAL CURB STOPS TO BE INSTALLED AT THE R.O.W. LINE. CURB STOPS TO BE MCDONALD NO. 6106, MUELLER H-15209N, OR EQUAL. INSTALL 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.

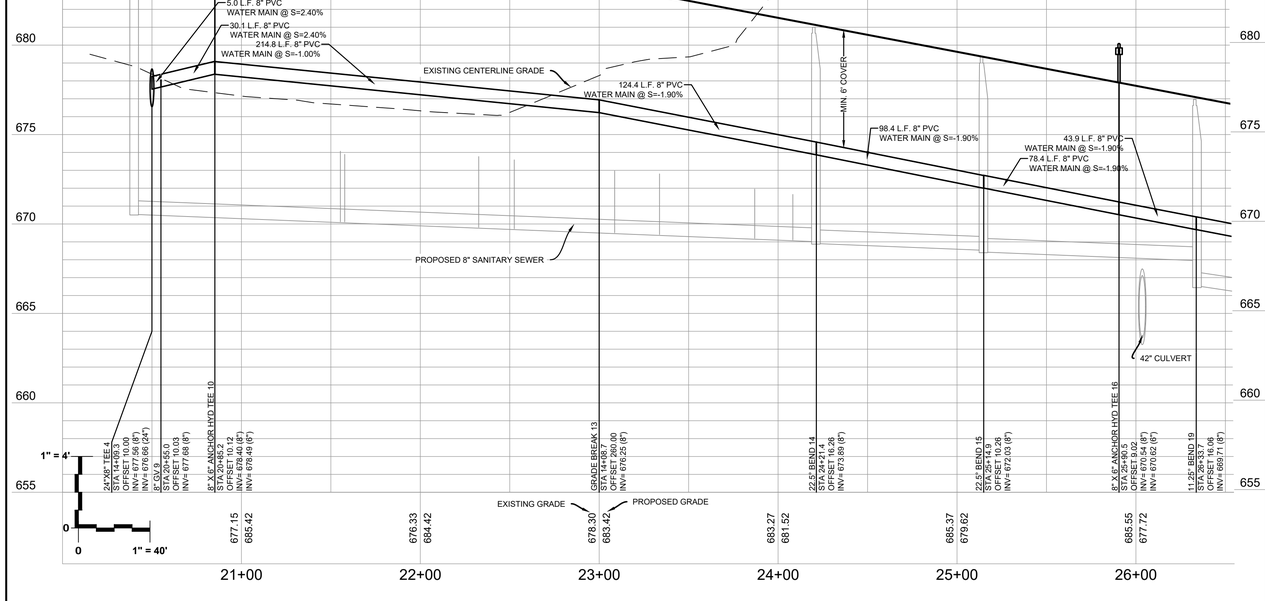
CROSSINGS

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









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WATER MAIN PLAN & PROFILE

REVISIONS

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WATER MAIN PLAN & PROFILE

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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 ¾" 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.
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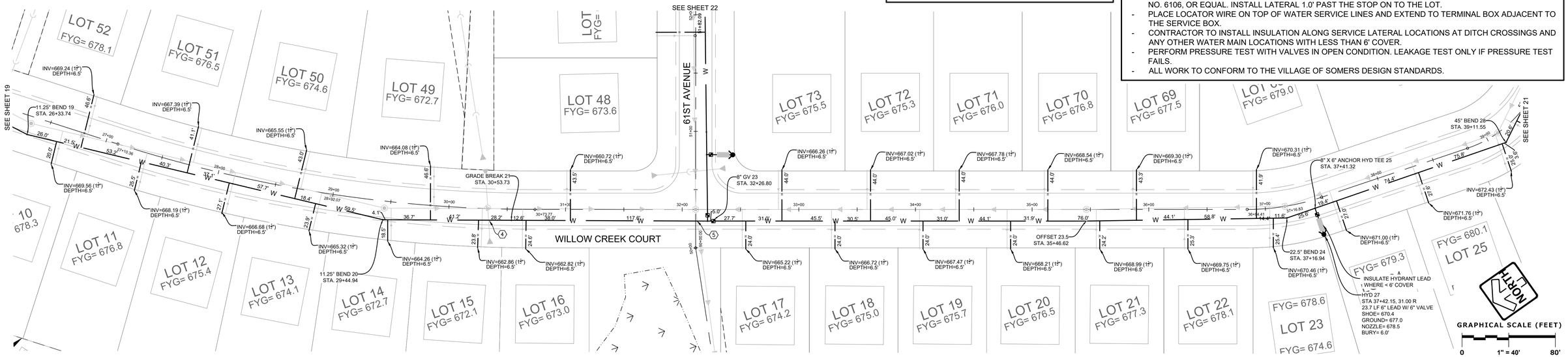

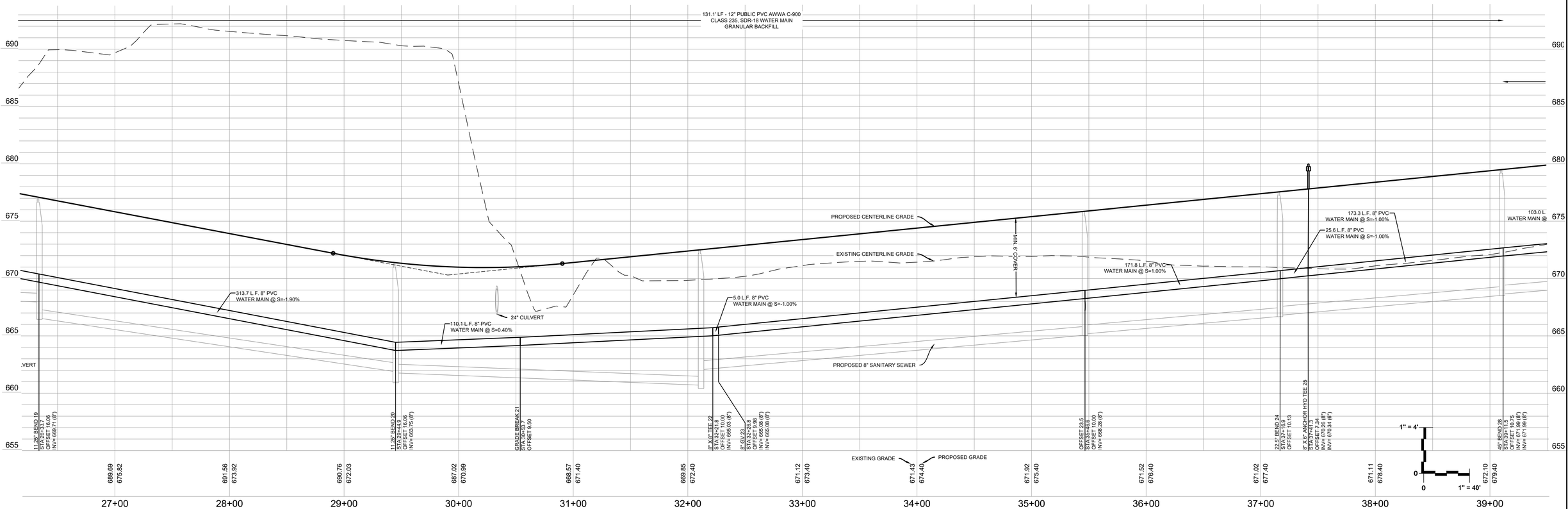

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REVISIONS

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

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WATER MAIN PLAN & PROFILE

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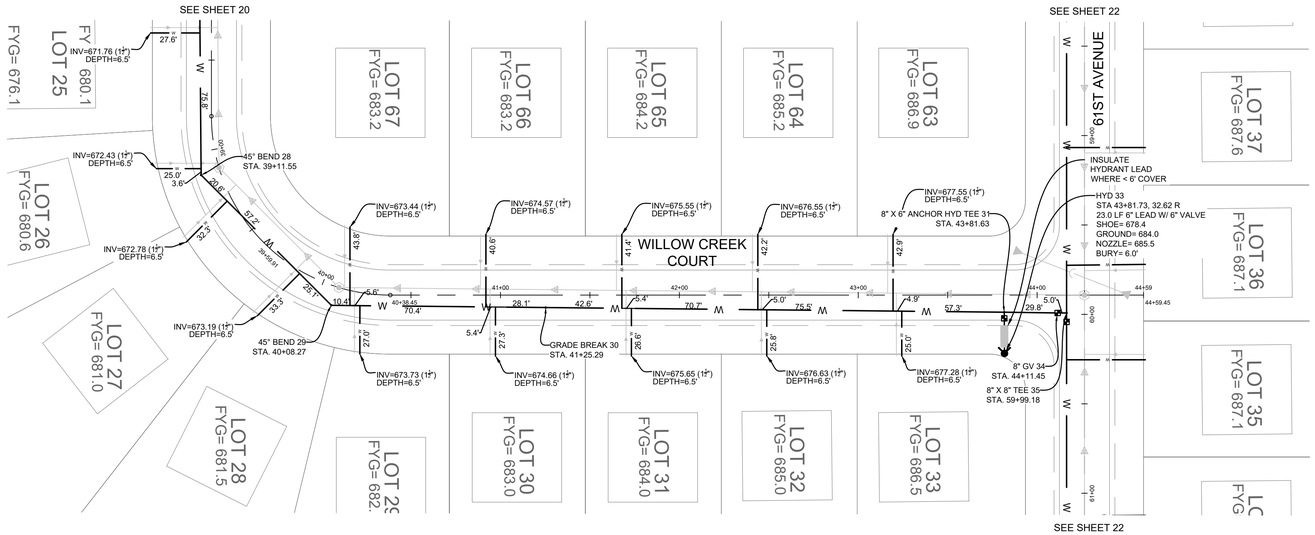
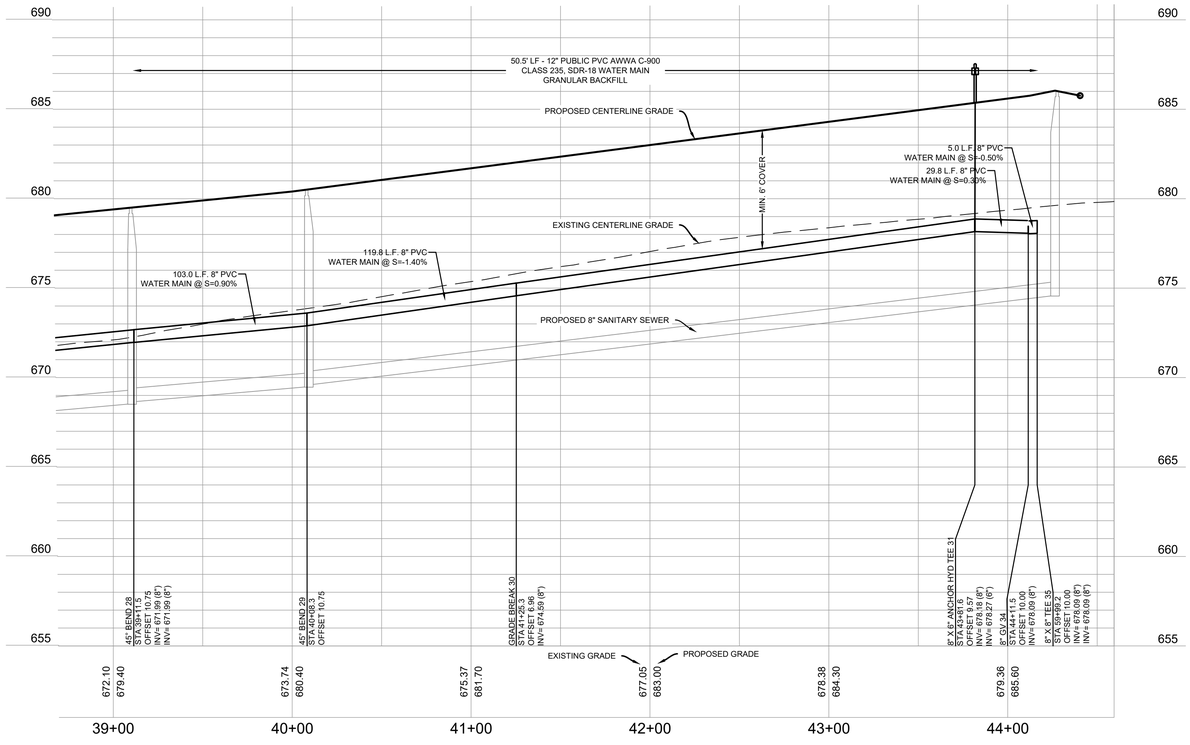
- CONTRACTOR TO INSTALL INSULATION ALONG SERVICE LATERAL LOCATIONS AT DITCH CROSSINGS AND ANY OTHER WATER MAIN LOCATIONS WITH LESS THAN 6' COVER.
- PERFORM PRESSURE TEST WITH VALVES IN OPEN CONDITION. LEAKAGE TEST ONLY IF PRESSURE TEST FAILS.





DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

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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

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WATER MAIN PLAN & PROFILE

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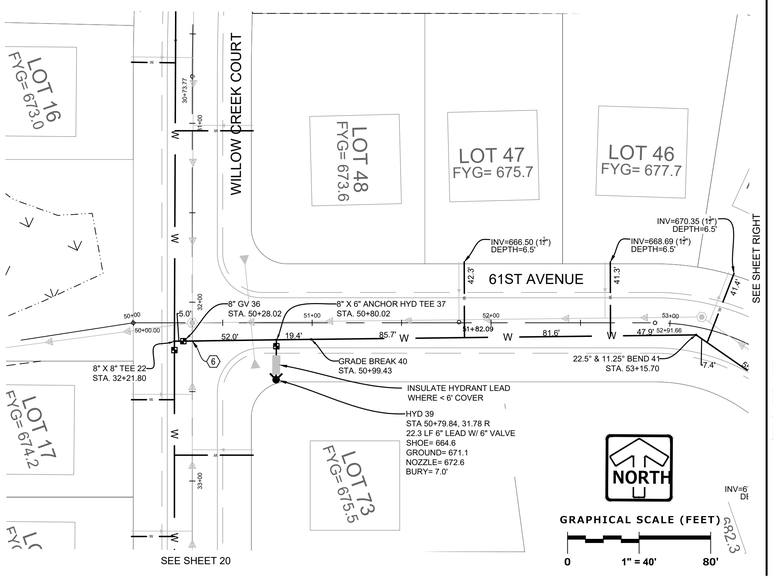
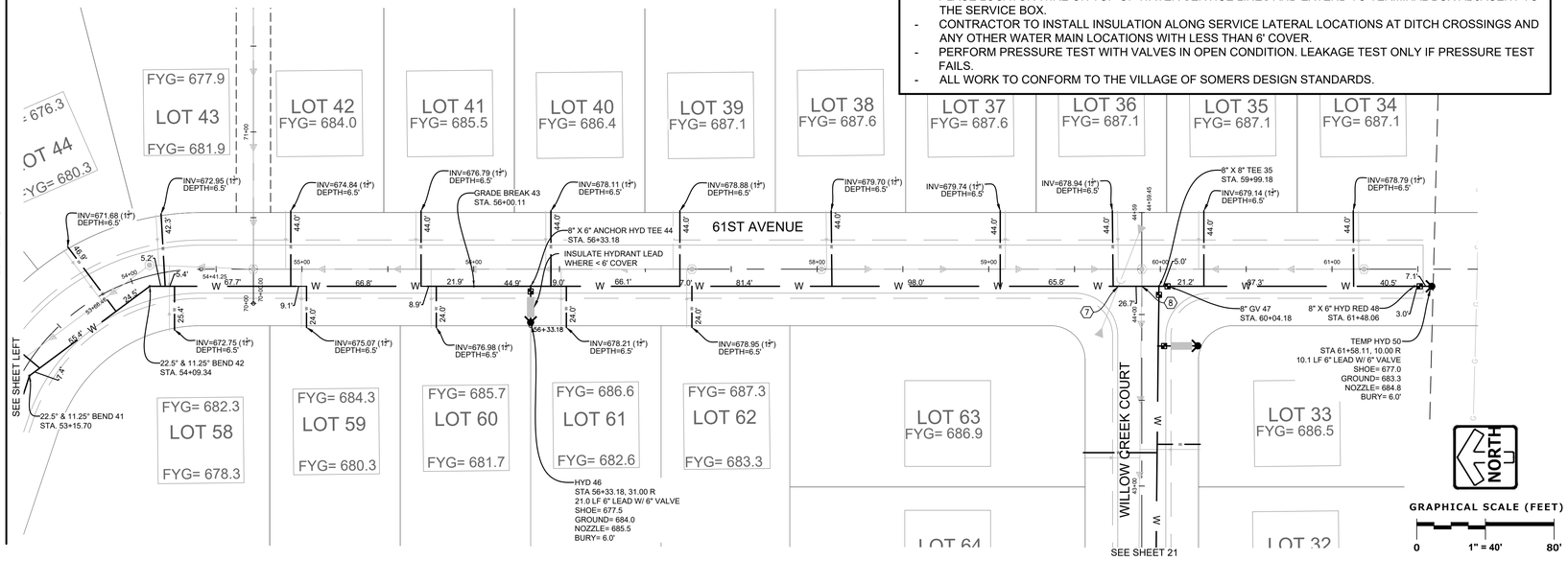
CROSSINGS

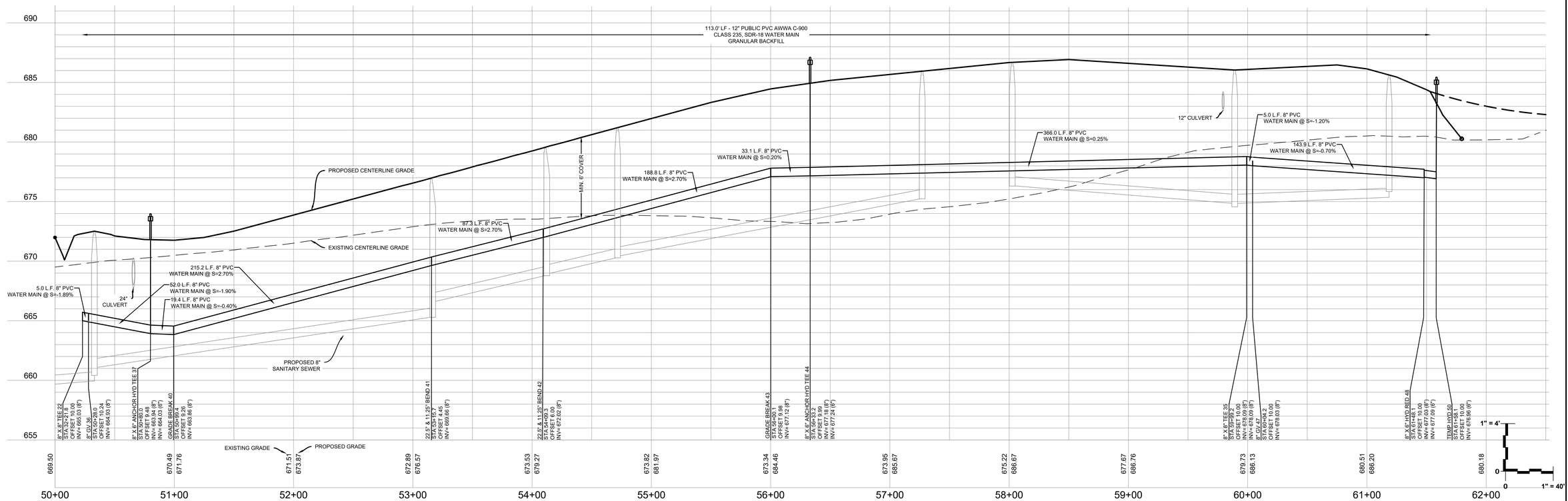
6	8" WATER OVER 8" SANITARY 8" WM B/PIPE= 664.80 8" SAN T/PIPE= 662.87	7	15" STORM OVER 8" WATER 15" STM B/PIPE= 682.59 8" WM T/PIPE= 678.72	8	8" WATER OVER 8" SANITARY 8" WM B/PIPE= 678.04 8" SAN T/PIPE= 675.20

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.







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WATER MAIN PLAN & PROFILE

REVISIONS

PEC JOB No. 1617.00

PEC PM AEK

START DATE 09/22/25

SCALE 1" = 40'

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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

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

58TH AVENUE

12TH STREET
COUNTY TRUNK HIGHWAY "E"

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= 672.8
LOT 15 FYG= 672.1
LOT 16 FYG= 673.0

20' FORCE MAIN EASEMENT

24" CULVERT
INV=668.07

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= 672.6
LOT 47 FYG= 676.7
LOT 46 FYG= 677.7
LOT 45 FYG= 678.9
LOT 44 FYG= 680.3
LOT 43 FYG= 681.9 FYG= 677.9

EXISTING DRAIN TILE ENCOUNTERED ALONG POND GRADING EXTENTS TO BE DAYLIGHTED INTO POND

STORM WATER MAINTENANCE ACCESS EASEMENT

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025

30' PROPOSED GRADING & DRAINAGE EASEMENT

TREES TO REMAIN

TRENCH BACKYARDS TO DETERMINE IF ANY TILE EXIST TO A DEPTH OF 10'. IF ENCOUNTERED, RELAY TILE TO POND TO THE NORTH.

20' PROPOSED PUBLIC UTILITY EASEMENT

75' ANR PIPELINE EASEMENT

POND FES
INV=664.50 (42")
INSTALL BAR GRATE

POND
BOTTOM= 659.5
NWL= 664.5
HWL= 669.5

190.5 L.F. 42" RCP
@ S=0.20%

POND OUTLET MH
72" DIA
RIM= 671.03
INV=664.14 (42" SE)
INV=663.64 (42" NW)

FES 1.0
INV=664.50 (36")
INSTALL BAR GRATE

PROPOSED PUBLIC STORM & DRAINAGE EASEMENT

230.9 L.F. 42" RCP
@ S=0.20%

164.1 L.F. 36" RCP
@ S=1.10%

61ST AVENUE

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= 687.8
LOT 36 FYG= 687.1
LOT 35 FYG= 687.1
LOT 34 FYG= 687.1

FES 6.0
INV=682.87 (15")

68.7 L.F. 15" RCP
@ S=0.25%

FES 5.0
INV=682.70 (15")

LOT 58 FYG= 682.3 FYG= 678.3
LOT 59 FYG= 684.3 FYG= 680.3
LOT 60 FYG= 685.7 FYG= 681.7
LOT 61 FYG= 686.6 FYG= 682.6
LOT 62 FYG= 687.3 FYG= 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

WILLOW CREEK COURT

LOT 33 FYG= 686.5
LOT 32 FYG= 685.0
LOT 31 FYG= 684.0
LOT 30 FYG= 683.0
LOT 29 FYG= 682.1
LOT 28 FYG= 681.5
LOT 27 FYG= 681.0
LOT 26 FYG= 680.6
LOT 25 FYG= 676.1 FYG= 680.1
LOT 24 FYG= 675.3 FYG= 679.3
LOT 23 FYG= 674.6 FYG= 678.6
LOT 22 FYG= 678.1
LOT 21 FYG= 677.3
LOT 20 FYG= 676.5
LOT 19 FYG= 675.7
LOT 18 FYG= 675.0
LOT 17 FYG= 674.2
LOT 67 FYG= 683.2

ALTERNATIVE DRAIN TILE LOCATION

CAUTION: NO GRADING OVER EXISTING GAS MAIN

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS

TREES TO BE ONLY REMOVED FOR THE INSTALLATION OF THE STORM SEWER & RIP RAP.

FES 11.0
INV=663.18 (42")
INSTALL BAR GRATE

TREES TO REMAIN

100 YEAR FLOODPLAIN

50' SANITARY SEWER EASEMENT

20' PIKE RIVER TRAIL EASEMENT

FES 7.0
INV=667.00 (24")

63.9 L.F. 24" RCP
@ S=0.35%

FES 8.0
INV=667.22 (24")

FES 2.0
INV=666.30 (36")

FES 3.0
INV=667.73 (24")

FES 4.0
INV=668.23 (24")

63.0 L.F. 24" RCP
@ S=0.80%

12" CULVERT
INV=663.60

PROPOSED 10' BIKE PATH

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS

INV=655.06

48" CULVERT
INV=659.30

ONLY CLEAR TREES NECESSARY FOR PATH CONSTRUCTION

PROPOSED PUBLIC UTILITY EASEMENT

12.0 L.F. 18" RCP
@ S=0.50%
2 EACH 18" FES

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS DO NOT ENCROACH ON EXISTING WETLANDS

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS

50' SANITARY SEWER EASEMENT

20' PIKE RIVER TRAIL EASEMENT

75' ANR PIPELINE EASEMENT

100 YEAR FLOODPLAIN

12" CULVERT
INV=657.96

12" CULVERT
INV=659.11

NORTH

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

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STORM SEWER PLAN

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

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STORM SEWER PLAN

REVISIONS

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

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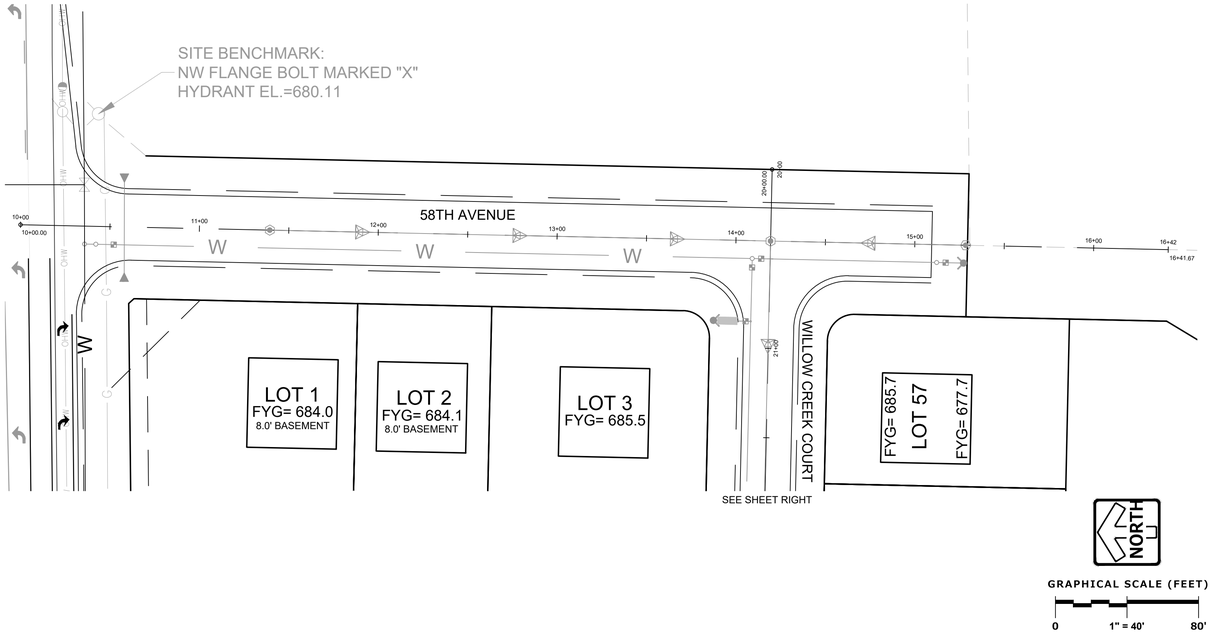

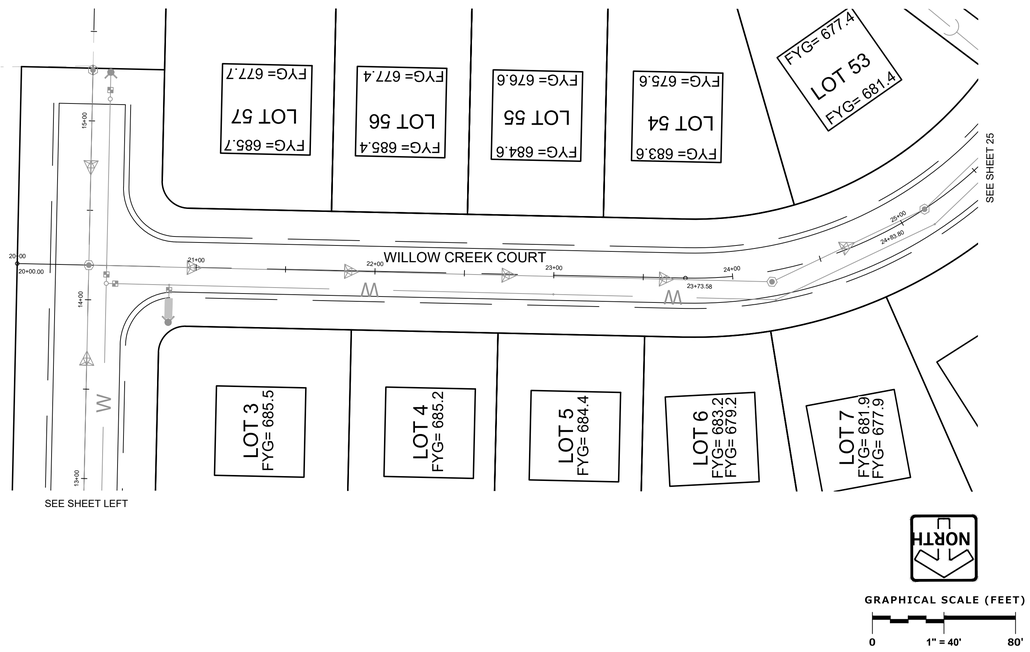

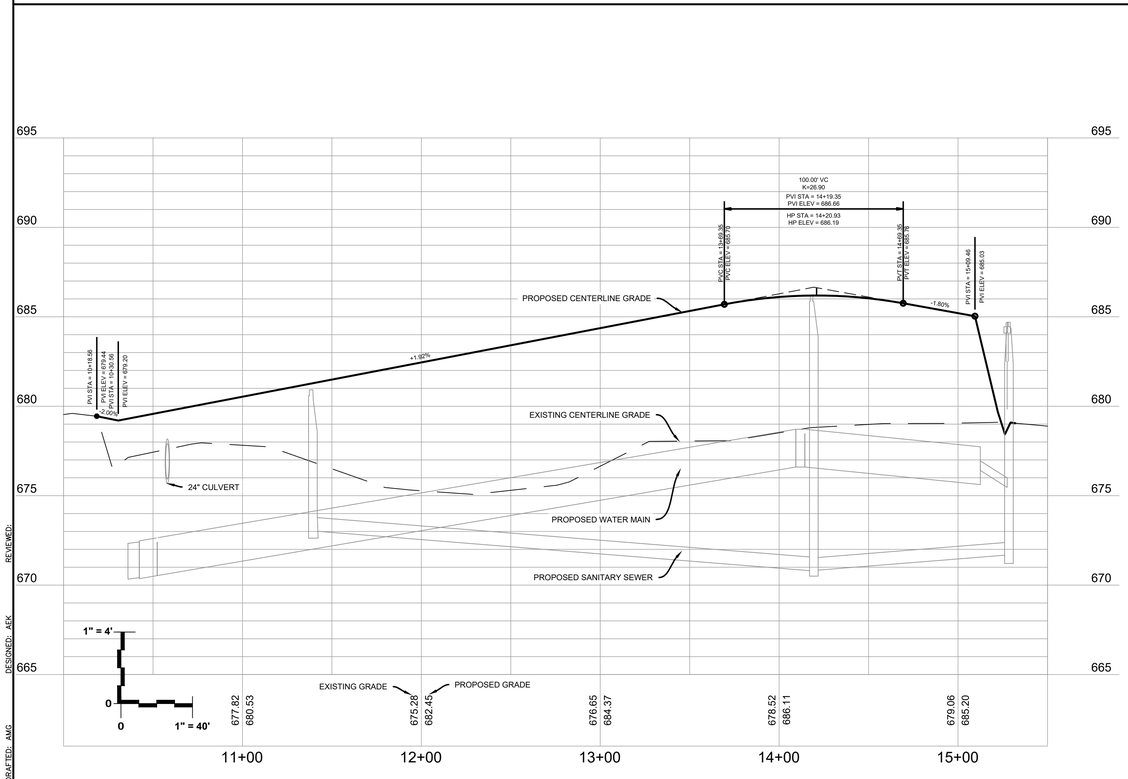

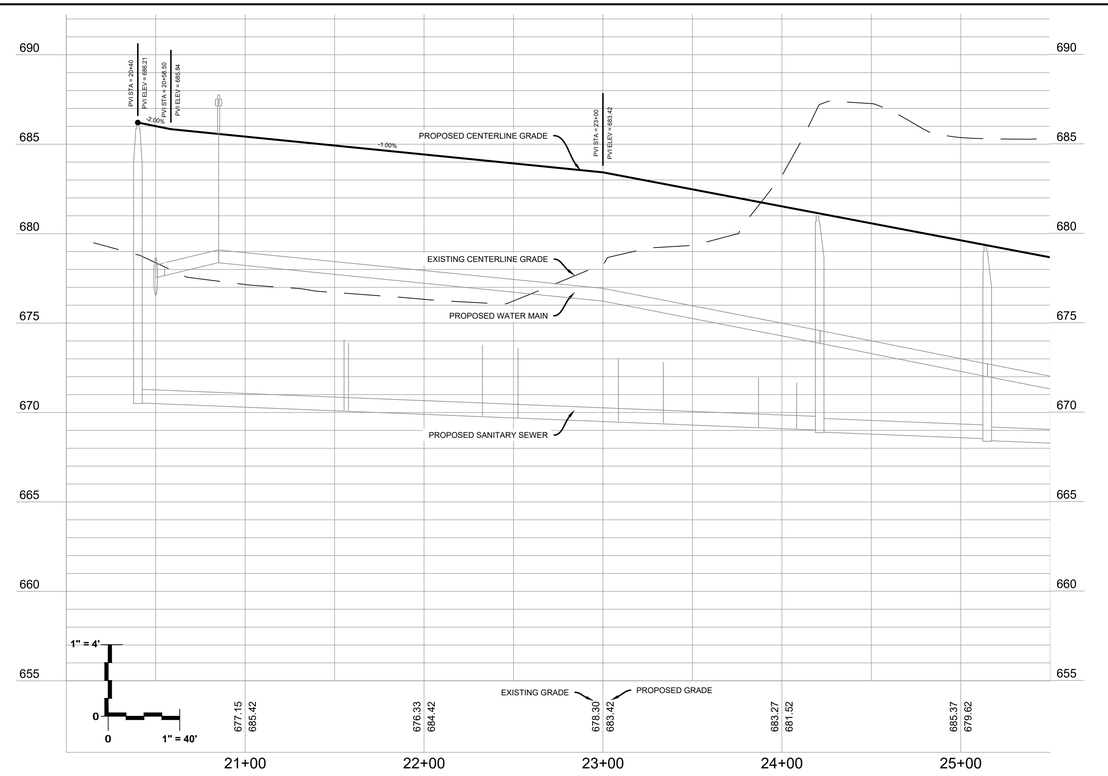

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ROADWAY PLAN & PROFILE

REVISIONS

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START DATE 09/22/25
SCALE 1" = 40'

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ROADWAY PLAN & PROFILE

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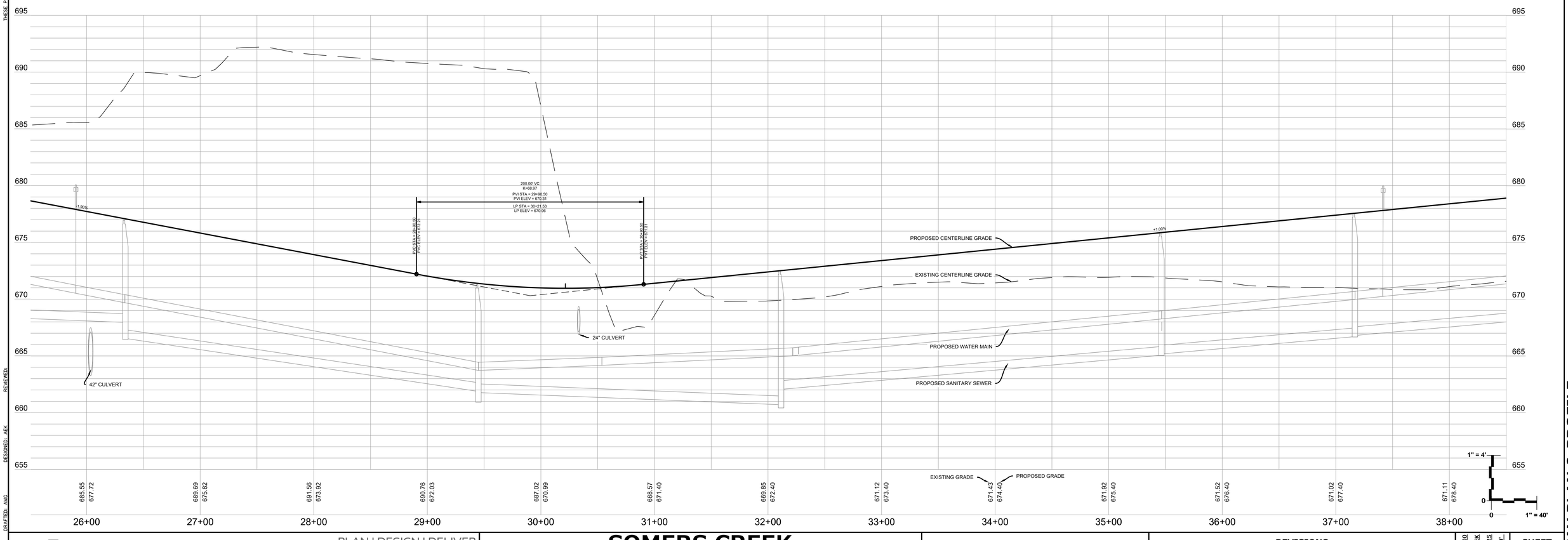

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START DATE 1" = 40'
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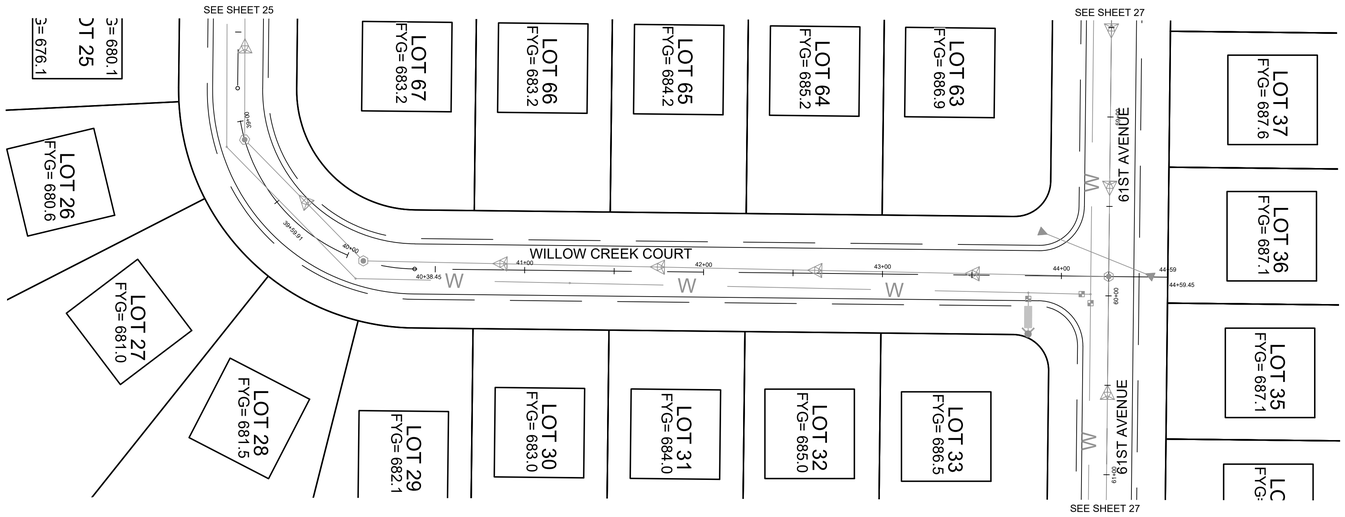

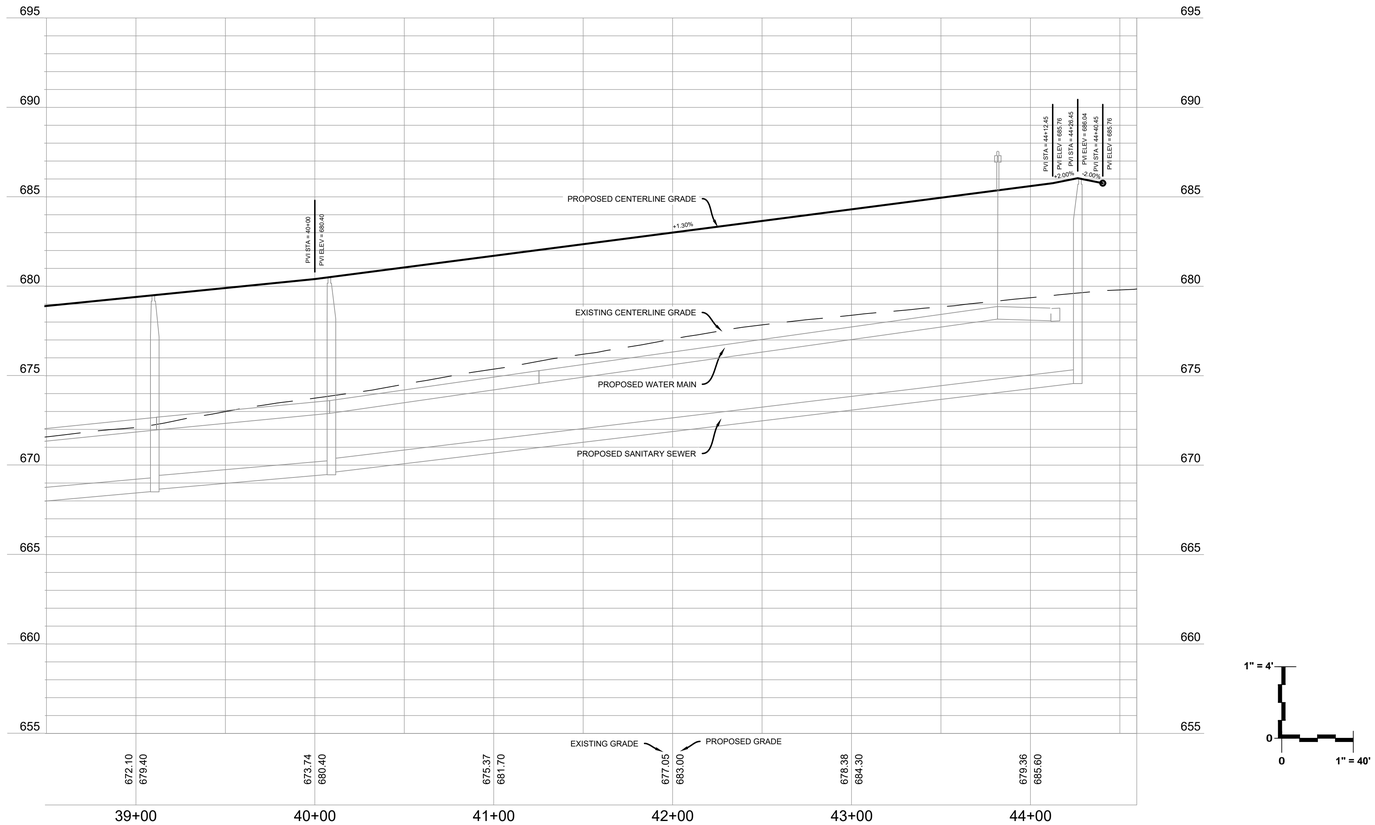

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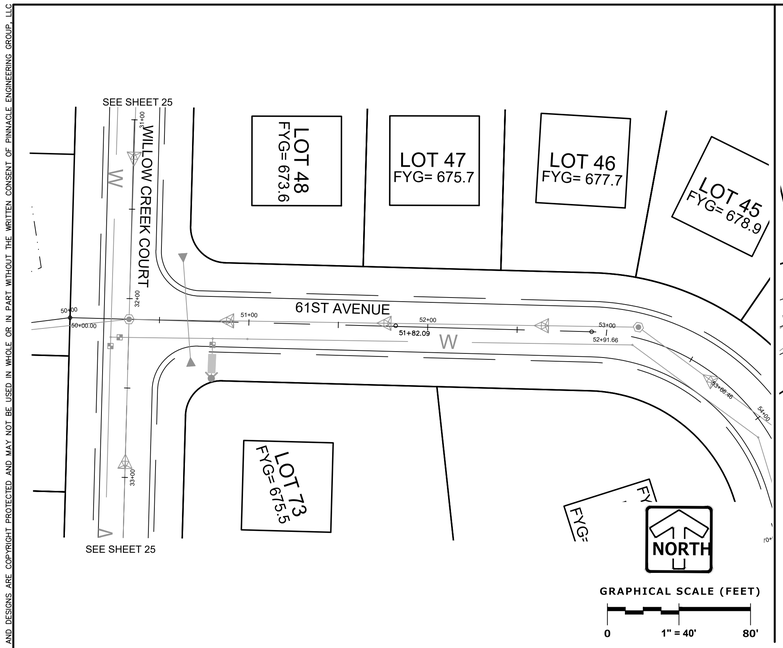

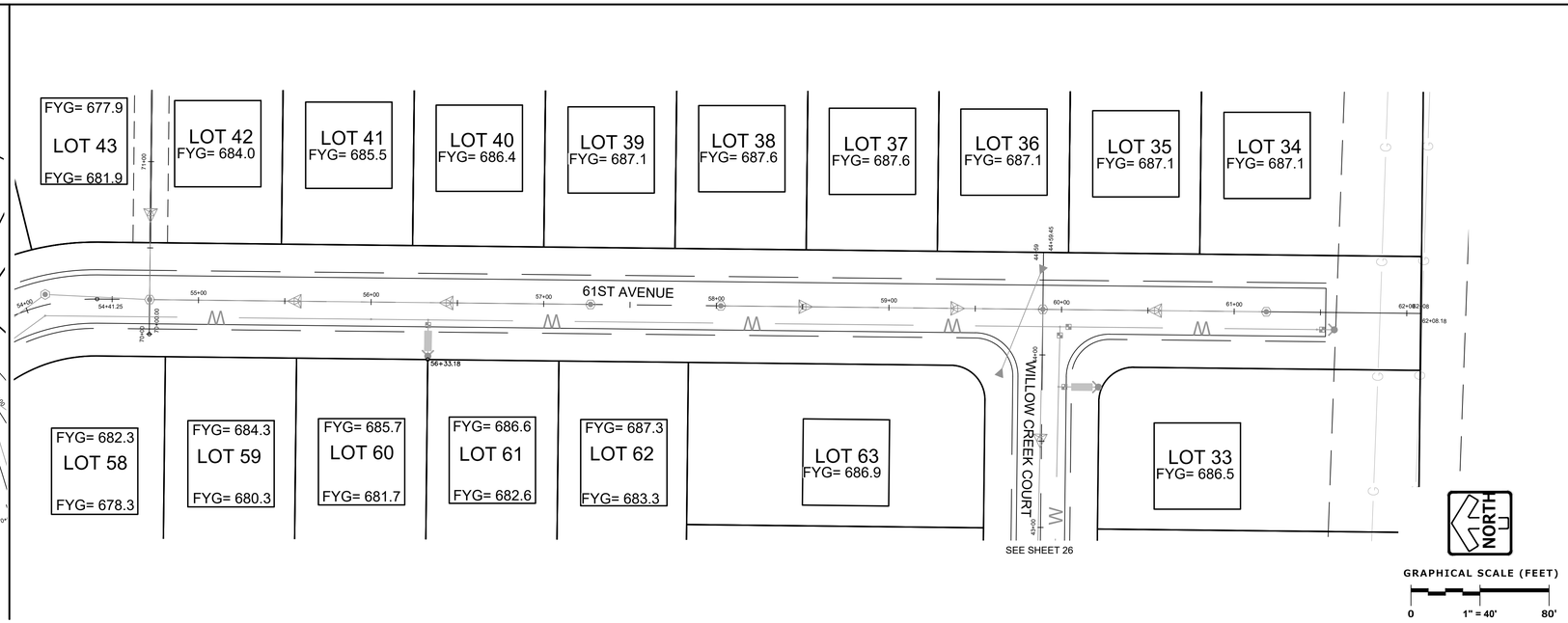

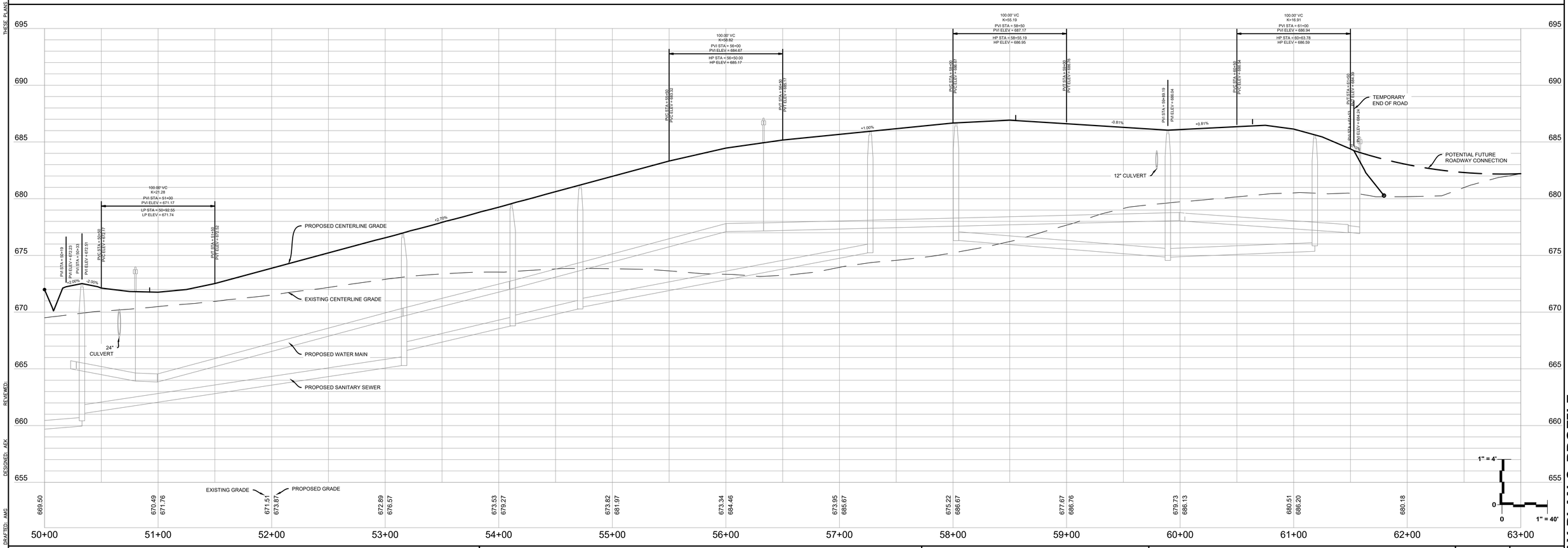

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58TH AVENUE

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'

REVIEWED:

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DRAFTED: AMG

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CTH E INTERSECTION PLAN

REVISIONS

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START DATE 09/22/25
SCALE 1" = 20'

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CTH E INTERSECTION PLAN

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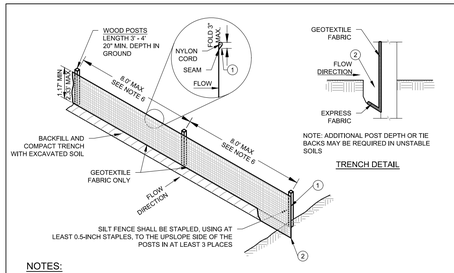


NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

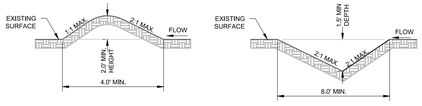
TRENCH DETAIL

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 09/2019

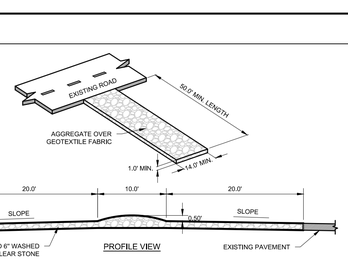


NOTES:

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

#1134, 10/2012

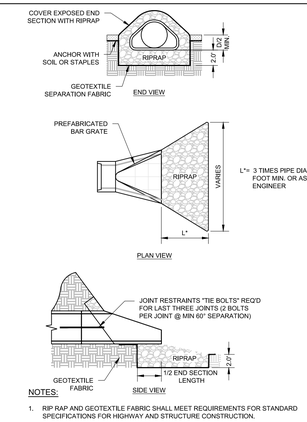


NOTES:

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, 10/2012

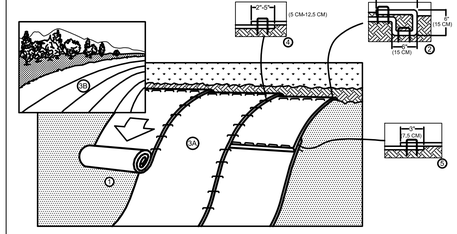


NOTES:

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

RIP RAP AT END SECTIONS

#1104, 10/2012

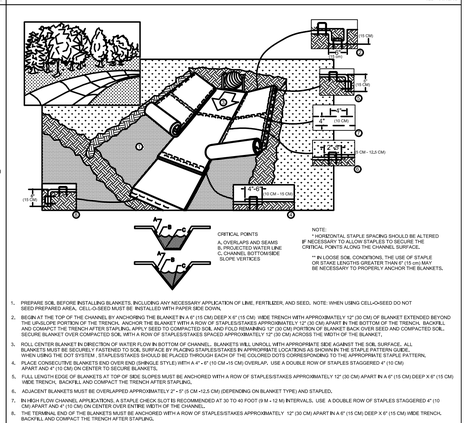


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (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, 10/2012


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

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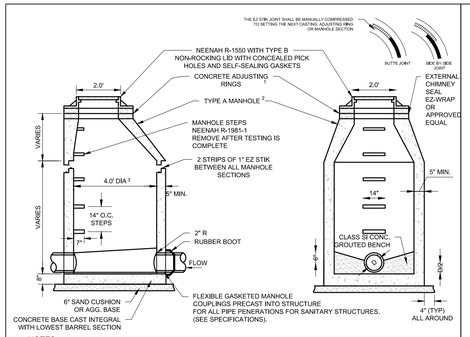
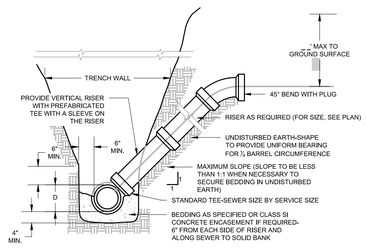


SANITARY MANHOLE

NOTES:

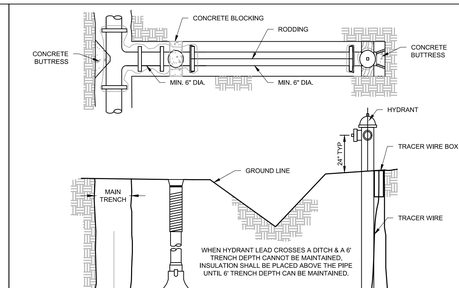
1. PROVIDE EXTERIOR SURFACE TREATMENT
2. 1" EZ STIKE BETWEEN ALL ADJUSTMENT RINGS, BETWEEN TOP ADJUSTMENT RINGS AND FRAME. USE INTERNAL ADAPTOR SEAL RING, ALL JOINTS MUST BE BACKPLASTERED INSIDE AND OUT.
3. STRUCTURE TO BE 4' -0" DIA UNLESS OTHERWISE INDICATED ON THE PLANS.
4. ALL MANHOLE JOINTS SHALL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



TYPICAL RISER FOR SERVICE LATERAL

NOTES:

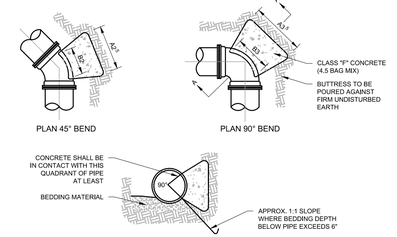
1. SANITARY SEWER RISERS TO BE CONSTRUCTED IN LIEU OF WYES WHERE SEWER DEPTH EXCEEDS 12'.
2. THE CONTRACT UNIT PRICE FOR SANITARY SEWER SERVICE RISERS OF THE SIZE AND VERTICAL HEIGHT SPECIFIED SHALL INCLUDE THE TEE AND 45° BEND
3. THIS ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER V.F. FOR SERVICE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



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

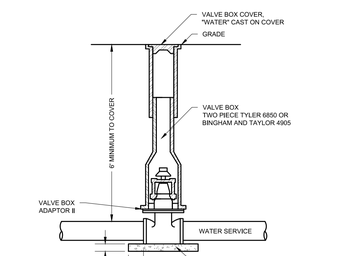


PIPE	22 1/2° BENDS		45° BENDS		90° BENDS	
SIZE	A1	B1	A2	B2	A3	B3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"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

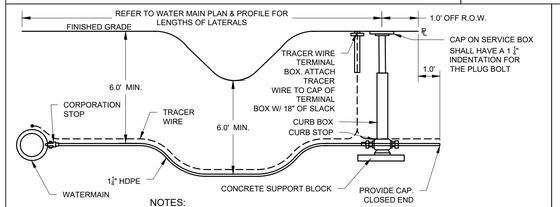
THRUST BLOCK



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

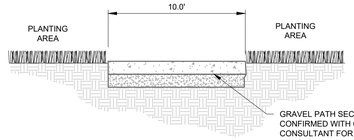
WATERMAIN VALVE



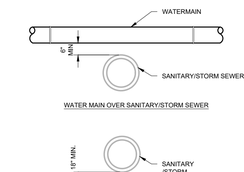
NOTES:

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

WATER SERVICE



GRAVEL PATH



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

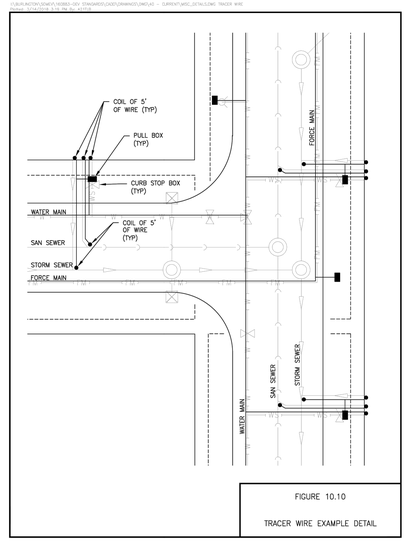
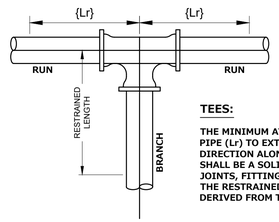


FIGURE 10.10

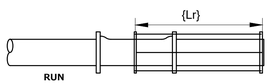
TRACER WIRE EXAMPLE DETAIL



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.

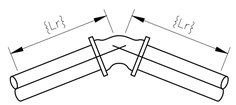
MINIMUM ATTACHED LENGTH OF PIPE (Lr)											
TEE SIZE	0'	2'	4'	6'	8'	10'	12'	14'	16'	18'	20'
LENGTH OF RESTRAINED BRANCH											
8"x6"	33	15	1	1	1	1	1	1	1	1	1
8"x8"	43	30	16	3	1	1	1	1	1	1	1
20"x20"	---	86	72	58	44	31	17	3	1	1	1
24"x8"	43	2	1	1	1	1	1	1	1	1	1



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
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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

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

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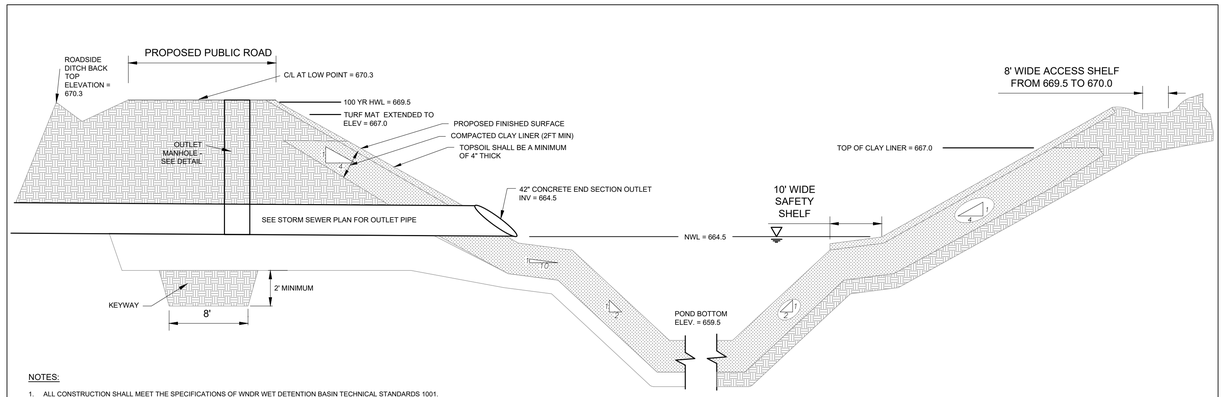
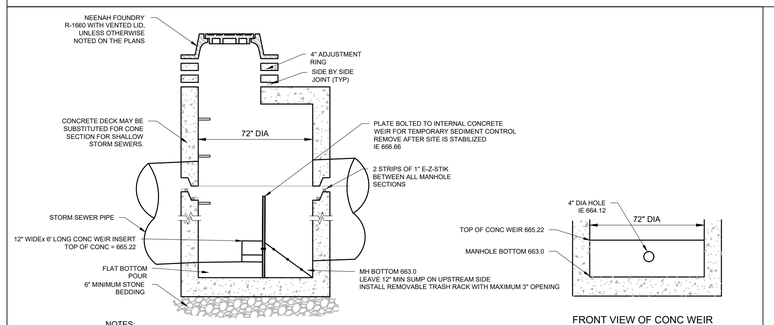


NOTES:

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.

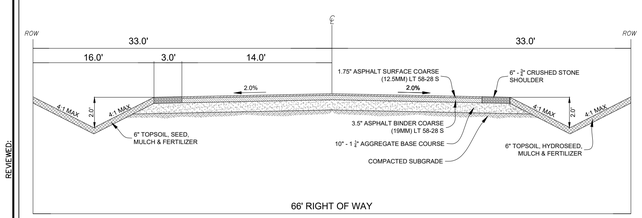
WET POND CROSS SECTION



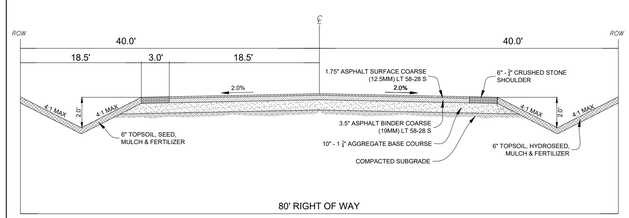
NOTES:

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.

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CONSTRUCTION DETAILS

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REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
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CHICAGO | MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

CONSTRUCTION DETAILS

REVISIONS

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

SHEET 31 OF 32

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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.

WATER MAIN

GENERAL

- Only joint deflections within pipe manufacturer's specifications are permitted without fittings.
- Polyethylene wrap: Provide 8 mil on ductile iron pipe, valves, valve boxes, fittings, fire hydrant barrel sections, and curb boxes.
- Bedding & cover material: 3/8" crushed limestone chips to 12" above pipe (pea gravel is not acceptable).
- 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 all fittings.
- Thrust blocking (in addition to restrained mechanical joints): Solid concrete masonry units or Class F poured concrete per Section 4.3.13 of the Standard Specifications. Wood thrust blocking will not be permitted.
- 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 all fittings.
- Thrust blocking (in addition to restrained mechanical joints): Solid concrete masonry units or Class F poured concrete per Section 4.3.13 of the Standard Specifications. Wood thrust blocking will not be permitted.
- 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.

STORM SEWER

GENERAL

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

PIPE MATERIAL

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

MANHOLE MATERIALS

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

CATCH BASINS

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

DRIVEWAY CULVERTS

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

STORM LATERALS

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

STREET PAVEMENTS

PAVEMENT MARKINGS

- Epoxy pavement markings required for streets.

DRAFTED: AMG DESIGNED: ASK 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 ASK
PEG PM 09/22/25
START DATE N.T.S.
SCALE

SHEET 32 OF 32

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CONSTRUCTION DETAILS

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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
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: December 2, 2025

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jim Hurley, Village Administrator

REVIEWED BY: Kevin Poirier, Village Assistant Administrator

AGENDA ITEM: #7 Discuss Ordinance 2025-005 and parking rules for 14th Place east of Sheridan Road.

BACKGROUND:

At the August 12, 2025 Board meeting, the Village adopted an ordinance to prohibit parking on 14th Place. Parking signs were posted last week. I have since spoken with two residents who live on the road. I was told 14th Place property owners were unaware of the prohibition and questioned the need to ban all street parking. They agreed the road is fairly narrow and students at nearby Carthage College commonly park on the road. However, they cited caregivers, family and other visitors depending on street parking. They asked the Village to reconsider the ordinance and possibly limit parking to one side of the road.

At last week's Village Board meeting, one of the residents spoke during public comment and asked the Village to reconsider the ordinance. Prior to the adoption of the ordinance, she said the Village already restricted overnight parking.

ATTACHMENTS:

Ordinance 2025-005 Regarding Parking Restrictions on 14th Place

ORDINANCE NO. 25-005

AN ORDINANCE TO CREATE SECTION 7.03(J)
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS
REGARDING RESTRICTION OF PARKING ON 14th PLACE

The Village Board of Trustees of the Village of Somers, Kenosha County, Wisconsin, hereby creates Section 7.03(J) of the Code of Ordinances of the Village of Somers to read as follows:

(J) No parking on either side of 14th Place East of Sheridan Road.

Dated at Somers, Wisconsin, this 13 day of August, 2025.

VILLAGE OF SOMERS

By: _____
George Stoner, President

Attest: _____
Wendy Burnette, Clerk/Treasurer

Village of Somers
7511 12th Street
Somers, WI 53171

Village Board Meeting
Tentative Agenda
Tuesday, December 9, 2025
5:30 p.m.

Village Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular meetings on November 25, 2025, Vouchers dated November 25 & December 4, November ACH Payments, November Building Report, and October and Investment Statements
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	Possible action on Plan Commission recommendation to approve the 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).*
8	Possible action on parking on 14th Place east of Sheridan Road
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 2025 Village Board Meeting Tentative Agenda in 1 public place & on the Village website.

Dated this 26th day of Nov. 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 Village Board may participate telephonically.**

Original Post Date: November 26, 2025

Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.

Original Post Date: November 26, 2025