

AGENDA
VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
Village Hall Auditorium
9915 – 39th Avenue
Pleasant Prairie, WI
May 2, 2016
6:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Elect President Pro Tem
5. Fire & Rescue Life Saving Commendations
6. Citizen Comments (Please be advised per State Statute Section 19.84(2), information will be received from the public and there may be limited discussion on the information received. However, no action will be taken under public comments.)
7. Administrator's Report
8. New Business
 - A. Consider Resolution #16-15 designating May 15-21, 2016 as National Police Officer Week.
 - B. Consider Resolution #16-16 designating the week of May 15, 2016 as National Public Works Week.
 - C. Consider Resolution #16-18 designating May 15-21, 2016 as National EMS Week.
 - D. Consider Ordinance #16-11 to repeal and recreate Chapter 405 of the Municipal Code relating to Design Standards and Construction Specifications. (Second Reading)
 - E. Consider an award of contract for the 192 Force Main Relay project on 88th Avenue north of STH 50.
 - F. Consider Amendment #4 to the Settlement Agreement between the Village and VIDHYA Corp VIII, Inc. regarding the BP Amoco gasoline station and convenience store located at 10477 120th Avenue.

Village Board Meeting
May 2, 2016

- G. Receive Park Commission recommendation and consider Resolution #16-17 approving the CTH C Shared Use Pathway Project to be located on the south side CTH C connecting the north trailhead of Prairie Farms Trail to River Road.
 - H. Receive Plan Commission recommendation and consider approval of two (2) Certified Survey Maps to subdivide the property generally located at the northwest corner of 39th Avenue and Springbrook Court and the property located west of Springbrook Road and north of 101st Street to create two parcels to be dedicated to the Village for park related purposes as part of the Village Green Center development.
 - I. Receive Plan Commission recommendation and consider Ordinance #16-12 to rezone a portion of the property generally located at the northwest corner of 39th Avenue and Springbrook Court and a portion of the property generally located west of Springbrook Road and north of 101st Street from the A-2, General Agricultural District to the PR-1, Neighborhood Park-Recreation District.
 - J. Receive Plan Commission recommendation and consider a Development Agreement and related plans for the off-site public improvements for the development of a 424,164 square foot speculative industrial building on the vacant land located on the east side of 88th Avenue about ¼ mile south of Bain Station Road.
 - K. Receive Plan Commission recommendation and consider a Conceptual Plan for the property generally located south and east of 110th Street and 116th Avenue for the development of three (3) industrial buildings for the proposed Riverview Corporate Park (North).
 - L. Receive Plan Commission recommendation and consider authorizing the completion of the private improvements for the previously approved expansion of the Westwood Estates Manufactured Mobile Home located at 7801 88th Avenue.
9. Village Board Comments
10. Adjournment

The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk, 9915 – 39th Avenue, Pleasant Prairie, WI (262) 694-1400



To: Michael Pollocoff, Village Administrator; and Members of the Village Board

From: Doug McElmury, Chief

CC: Jane Romanowski, Village Clerk

Date: April 26, 2016

Re: Commendations for Fire & Rescue Crew May 2nd Village Board Meeting

United Hospital Systems would like to present Commendations to the five Fire & Rescue personnel who successfully resuscitated a 44 year old patient. The crew was dispatched to the report of a male with chest pain. Upon arrival they found a patient that was in distress and then quickly went into cardiac arrest. The crew quickly initiated both Basic and Advanced Life Support treatments to successfully resuscitate the patient at the scene. He then went into cardiac arrest again while being transported to the hospital and again as he arrived at the hospital. Aggressive treatment was continued by the Fire & Rescue crew and then transferred to St. Catherine's staff who continued the lifesaving efforts. The patient care was successful and the patient was released from the hospital days later without any deficits.

5642 – Med Crew

Firemedic Devyn Ford

Firemedic Nathan Konkol

Firemedic Nicholas Shine

5612 Engine Crew

Lt. Ryan Holm

Firemedic Paul Schlereth

The importance of training, equipment and teamwork is amplified in a situation such as this. Excellent patient care by both pre-hospital and hospital staff led to the best possible outcome; the patient returning home to his family and being able to live a full life.



**VILLAGE OF PLEASANT PRAIRIE
RESOLUTION #16-15
DESIGNATING MAY 15-21, 2016 AS
NATIONAL POLICE WEEK**

WHEREAS, in 1962, President John F. Kennedy signed a proclamation which designated May 15th as Peace Officers Memorial Day and the week in which that date falls as Police Week; and

WHEREAS, police officers work devotedly and selflessly on behalf of the citizens of Village of Pleasant Prairie and the entire community, regardless of the peril or hazard to themselves; and

WHEREAS, it is important that all citizens know and understand the problems, duties and responsibilities of their police department, and that all members of our police department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder and by protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, the dedication and efforts of these officers significantly contributes towards the health, safety, comfort and quality of life for the citizens of the Village.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of Trustees hereby formally dedicates May 15-21, 2016, as **National Police Week** in the Village of Pleasant Prairie and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

Adopted this 2nd day of May, 2016.

VILLAGE OF PLEASANT PRAIRIE

John Steinbrink
Village President

ATTEST:

Jane Romanowski
Village Clerk

Posted: _____

**VILLAGE OF PLEASANT PRAIRIE
RESOLUTION #16-16**

WHEREAS, public works services provided in our community are an integral part of our citizens' everyday lives; and

WHEREAS, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, sewers, streets and highways, public buildings, and solid waste collection; and

WHEREAS, the health, safety and comfort of this community greatly depends on these facilities and services; and

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design, and construction, is vitally dependent upon the efforts and skill of public works employees; and

WHEREAS, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform,

NOW, THEREFORE, BE IT RESOLVED that the Village of Pleasant Prairie hereby proclaims the week of May 15, 2016, as ***National Public Works Week*** in the Village of Pleasant Prairie and urges all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works employees make every day to our health, safety, comfort, and quality of life.

Adopted this 2nd day of May, 2016.

VILLAGE OF PLEASANT PRAIRIE

John Steinbrink
Village President

ATTEST:

Jane Romanowski
Village Clerk

**VILLAGE OF PLEASANT PRAIRIE
RESOLUTION #16-18
DESIGNATING MAY 15-21, 2016 AS
NATIONAL EMS WEEK**

WHEREAS, in 1973, President Gerald Ford signed a proclamation which designated May 15th as EMS Week to celebrate EMS Practitioners and the important work that they do in our nation's communities; and

WHEREAS, EMS personnel work devotedly and compassionately as a vital component in the health care system for the citizens of Village of Pleasant Prairie and the entire community, in a well-trained and skilled manner; and

WHEREAS, it is important that all citizens know and understand the capabilities and responsibilities of their Fire & Rescue department, and that they respond to medical emergencies of all types including heart attacks, difficulty breathing, cardiac arrests, strokes, drowning, motor vehicle accidents, drug overdoses and falls; and

WHEREAS, the dedication and efforts of the EMS professionals significantly contributes towards the health, safety, comfort and quality of life for the citizens of the Village.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of Trustees hereby formally dedicates May 15-21, 2016, as **National EMS Week** in the Village of Pleasant Prairie and publicly salutes the service of EMS personnel in our community and in communities across the nation.

Adopted this 2nd day of May, 2016.

VILLAGE OF PLEASANT PRAIRIE

John Steinbrink
Village President

ATTEST:

Jane Romanowski
Village Clerk

Posted: _____

ORDINANCE NO. 16-11

**ORDINANCE TO REPEAL AND RECREATE
CHAPTER 405 OF THE MUNICIPAL CODE OF THE
VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN
RELATING TO DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS**

BE IT ORDAINED AND ESTABLISHED by the Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin that Section 305 Article VI of the Municipal Code is created to read as follows:

Statutory authority.

- A. This chapter is adopted by the Village of Pleasant Prairie under the authority granted by the Wisconsin Statutes, including without limitation, § 61.34, 61.345, 61.36 and 61.39, Wis. Stats.

Purpose and intent.

- A. The Purpose of this Chapter is to establish uniform standards for design and construction within the Village of Pleasant Prairie. These standards will promote consistent design and construction practices and safeguard the interests of the Village of Pleasant Prairie by ensuring that all public and private improvements are designed and constructed in conformance with sound engineering practices and accepted standards.

Adoption – Design Standards and Construction Specifications.

- A. This ordinance hereby adopts and incorporates the Design Standards and Construction Specifications for the Village of Pleasant Prairie, and any amendments that may be made by the Village Board from time to time, for all public and private improvements.

Jurisdiction; applicability.

- A. This ordinance applies to design and construction of public and private improvements, land development, and grading and filling activities within the Village of Pleasant Prairie corporate limits.
- B. The requirements of this ordinance are not exclusive. Other public agencies may have review and permitting jurisdiction, including but not limited to the Wisconsin Department of Natural Resources, United States Army Corps of Engineers, Wisconsin Department of Transportation and Kenosha County. This ordinance does not substitute for the requirements of other public agencies having jurisdiction.

Approvals.

- A. No improvements such as land grading, land filling, storm water drainage facilities, sanitary sewer, water mains, roadway, paving, or other infrastructure shall be

constructed until plans are formally approved in writing by the Village and any other agencies having jurisdiction.

Enforcement; violations and penalties.

- A. The following methods of enforcement in any combination thereof are authorized against any landowner or responsible party that is found to be in violation of any provision of this ordinance.
- 1) Stop Work Order. The Village may issue a stop-work order if the work being done does not comply with Village standards, is not being done correctly, does not have required approvals or permits from the Village or other agencies having jurisdiction, or is deemed unsafe to the public.
 - 2) Compliance Order. The Village shall notify the owner in writing of any non-complying activity. The compliance order shall describe the nature of the violation, remedial actions needed, a schedule of remedial action, and additional enforcement action that may be taken.
 - 3) Penalty. Any person violating any of the provisions of this chapter is subject penalties pursuant to § 1-4 of the Village Code.
 - 4) If the violations are likely to result in damage to private properties, public facilities, waters of the state or other waterways in the Village, the Village may take emergency actions necessary to prevent such damage.
 - 5) The owner or responsible party is responsible for any costs incurred by the Village to bring the violation into compliance with any compliance order. The Village shall mail an invoice for any such work to the owner or responsible party. All invoices shall be paid within 30-days. For invoices not paid within 30-days, there is a penalty of 1.5% per month due on the unpaid invoice balance, along with an additional ten-percent penalty if the outstanding invoice, interest, and penalty are placed on the tax roll (a lien against the property). The right of the Village to assess a lien against the property shall be one of the remedies available to the Village but shall not be the exclusive remedy. The Village may also sue for a money judgment for any invoices which are past due.
 - 6) The Village may seek enforcement of violations of this ordinance through a court of equity located in Kenosha County.

Interpretations.

- A. The provisions of this ordinance are considered minimum requirements. Where conditions imposed by this ordinance differ from comparable conditions imposed by any other ordinance, law, resolution, rule, or regulation of any kind, the regulations that are more restrictive or that impose higher standards or requirements shall govern. The Village

reserves the right to interpret and make determinations with regard to rules and regulations.

Editions and Addendums.

- A. Reference to the current Design Standards and Construction Specifications shall be per current year edition, with first edition year, hereby adopted as 2016.
- B. The Village Board may consider amendments, as issued per addendum, during the year for the current year edition. Addendum(s) shall be made by resolution that includes a description of the proposed amendments.
- C. Each current year edition shall be updated to incorporate the previous year addendum(s).

Appeals.

- A. Any appeal to this chapter shall be pursuant to Chapter 18, Article V, Zoning Board of Appeals, of this code.

Severability.

If any section, clause, provision or portion of this Chapter is judged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the chapter shall remain in force and not be affected by such judgment.

Passed and adopted this 2nd day of May, 2016.

VILLAGE OF PLEASANT PRAIRIE

John P. Steinbrink, President

ATTEST:

Jane M. Romanowski, Clerk

Posted:_____



VILLAGE OF PLEASANT PRAIRIE



CHAPTER 405

**DESIGN STANDARDS
AND
CONSTRUCTION SPECIFICATIONS**

2016 EDITION

Chapter 405. DESIGN STADARDS AND CONSTRUCTION SPECIFICATIONS

Chapter References

Contractors – See Ch. 150.
Sewers – See Ch. 285.
Stormwater storage facilities – See Ch.300.
Streets and sidewalks – See Ch. 305.
Water – See Ch. 355.
Building and Mechanical Code – See Ch. 370.
Land Division and Development Control – See Ch. 395.
Zoning Ordinance – See Chapter 420.

Statutory authority.

- A. This chapter is adopted by the Village of Pleasant Prairie under the authority granted by the Wisconsin Statutes, including without limitation, § 61.34, 61.345, 61.36 and 61.39, Wis. Stats.

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Approvals.

- A. No improvements such as land grading, land filling, storm water drainage facilities, sanitary sewer, water mains, roadway, paving, or other infrastructure shall be

constructed until plans are formally approved in writing by the Village and any other agencies having jurisdiction.

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- A. The following methods of enforcement in any combination thereof are authorized against any landowner or responsible party that is found to be in violation of any provision of this ordinance.
- 1) Stop Work Order. The Village may issue a stop-work order if the work being done does not comply with Village standards, is not being done correctly, does not have required approvals or permits from the Village or other agencies having jurisdiction, or is deemed unsafe to the public.
 - 2) Compliance Order. The Village shall notify the owner in writing of any non-complying activity. The compliance order shall describe the nature of the violation, remedial actions needed, a schedule of remedial action, and additional enforcement action that may be taken.
 - 3) Penalty. Any person violating any of the provisions of this chapter is subject penalties pursuant to § 1-4 of the Village Code.
 - 4) If the violations are likely to result in damage to private properties, public facilities, waters of the state or other waterways in the Village, the Village may take emergency actions necessary to prevent such damage.
 - 5) The owner or responsible party is responsible for any costs incurred by the Village to bring the violation into compliance with any compliance order. The Village shall mail an invoice for any such work to the owner or responsible party. All invoices shall be paid within 30-days. For invoices not paid within 30-days, there is a penalty of 1.5% per month due on the unpaid invoice balance, along with an additional ten-percent penalty if the outstanding invoice, interest, and penalty are placed on the tax roll (a lien against the property). The right of the Village to assess a lien against the property shall be one of the remedies available to the Village but shall not be the exclusive remedy. The Village may also sue for a money judgment for any invoices which are past due.

Interpretations.

- A. The provisions of this ordinance are considered minimum requirements. Where conditions imposed by this ordinance differ from comparable conditions imposed by any other ordinance, law, resolution, rule, or regulation of any kind, the regulations that are more restrictive or that impose higher standards or requirements shall govern. The Village reserves the right to interpret and make determinations with regard to rules and regulations.

Editions and Addendums.

- A. Reference to the current Design Standards and Construction Specifications shall be per current year edition, with first edition year, hereby adopted as 2016.
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SECTION 6 – VILLAGE STANDARD DETAILS

SECTION 1.0 ADMINISTRATIVE

1. Development and Village Departments

Administration Department: The Village's Administration Department is responsible for the allocation of Village resources for development and construction activities, the consistent application of public policy as described in Village Ordinances and evaluating the fiscal impact of development and construction on the Village's general fund, capital fund and enterprise budgets.

Community Development Department: The Village's Community Development Department is the leading department for site planning, zoning, land development, and land development approvals. The Developer and design engineer shall initiate development projects with the Community Development Department. All development plans are submitted to Community Development, who in turn, routes plans and submittals to all other Village departments for review. Community Development coordinates all aspects of the proposed development from project initiation to final plan approval.

Engineering Department: The Engineering Department is the leading department for the establishment of civil engineering design standards and construction specifications and for the review and approval of project civil engineering plans.

Public Works Department: The Public Works Department is the leading department for construction management, inspection of public infrastructure, and monitoring public improvement construction compliance with Village standards.

Building and Inspection Department: The Building and Inspection Department is the leading department for the review and inspections associated with buildings, residential homes, and private infrastructure per State and local building and mechanical codes.

Fire and Rescue Department: The Fire and Rescue Department is the leading department for the review and inspection of all fire safety aspects of development.

2. Approvals

Plans may require approvals from one or several Village departments depending on the project. Plans are approved when:

- A. Written approval is provided from each Department having review or approval authority for the specified project.
- B. Written approval and/or permits are obtained from other agencies having jurisdiction for the specified project.

Any conditions contained in an approval or permit shall be fulfilled to the satisfaction of the approver.

3. Civil Plan Revisions

After the plans are approved in writing by the Village, any deviation shall require the notification and approval of the Village. The Developer shall submit the requested changes to the Village with a letter of explanation of the revision.

Any revisions that occur because of field construction conditions must be reported to the Village by the design engineer, developer, or engineering inspector immediately after they are discovered. Should the Village consider the required changes to be significant or questionable in nature, the Village shall issue a stop work order until revised drawings are submitted and approved by the Village. If the Village considers the changes to be insignificant in nature, work may proceed under the verbal authorization of the Village pending written documentation of the change.

4. Village Acceptance of Improvements and Warranty

Preliminary Acceptance

Following substantial completion of public and private improvements and other requirements as may be specified in the Development Agreement with the Village of Pleasant Prairie, the design engineer, developer, or contractor shall initiate preliminary acceptance of those improvements by notifying the Village. Preliminary Acceptance is a conditional acceptance of the improvements by the Village which coincides with the start of the warranty period. The notification must be in writing. All subject improvements should be in an approvable state with no or only minor punch list items remaining.

The contractor who installed the specified improvements shall provide a written certification that the work was constructed in accordance with the Village approved plans and specifications. The written certification shall state the specific improvement (s) or improvement(s) installed.

The inspector or firm inspecting the work shall provide written certification that the specified improvement(s) was observed to be constructed in accordance with approved plans and specifications, all significant construction punch list items have been completed, and provide a recommendation of acceptance to the Village.

The Village will conduct an inspection of the work and determine if the contractor's and developer's obligations have been fulfilled for preliminary acceptance or if any items or deficiencies need to be addressed prior to Village acceptance. The Village will provide an acceptance punch list including items or deficiencies that need to be completed prior to preliminary acceptance and items to be completed prior to final acceptance by the Village. Upon the punch list items being completed, the Village will recommend Preliminary Acceptance to the Village Board. Preliminary Acceptance will initiate the start of the one year (1) warranty period, unless otherwise specified in the Developer's Agreement.

Warranty Period

Warranty and correction period length and requirements for public and private improvements shall be specified within the Development Agreement, but in no case shall be less than 2-years for street trees and 1-year for all other items from the date of Preliminary Acceptance.

Final Acceptance

At or near the warranty period expiration date, the design engineer, developer, or contractor shall initiate Final Acceptance of the improvements by notifying the Village. The notification must be made in writing and all preliminary acceptance punch list items completed.

The Village shall initiate the final review and inspection of the improvements and provide a list of items, deficiencies or corrections that need to be completed prior to final acceptance. Upon completion, the Village will recommend Final Acceptance to the Village Board.

5. Exceptions and Variations

In cases where the design engineer can demonstrate, in writing, with engineering rationale and data that a provision of these regulations, if strictly adhered to, would cause unnecessary hardship because of unique site conditions and that a departure may be made without destroying the intent of such provisions, the Village may approve a variation or modification of the required standard or regulation.

6. Definition of Terms and Abbreviations

AASHTO: Refers to all the publications of the American Association of State Highway Transportation Officials, and specifically, *A Policy on Geometric Design of Highways and Streets*, current addition.

ACOE: United States Army Corps of Engineers.

ASTM: American Society for Testing and Materials.

AWWA: American Water Works Association.

CONTRACTOR: An individual, company, firm, or other party or organization who contracts to construct all or a portion of the work.

DESIGN ENGINEER or ENGINEER OF RECORD: A qualified professional engineer registered in the State of Wisconsin responsible for the design and preparation of contract documents.

DEVELOPER: Any person, firm, corporation, agent, partnership, or entity that seeks to improve land in accordance with the Village's development regulations.

DEVELOPMENT: A man-made change to improved or unimproved real estate.

EJCDC: Engineers Joint Contract Document Committee.

FDM: Refers to the Wisconsin Department of Transportation *Facilities Development Manual*, current edition.

GIS: Geographical Information System.

HMA: Hot mixed Asphalt.

KWU: Kenosha Water Utility.

NGVD 29: National Geodetic Vertical Datum of 1929.

NAVD 88: North American Vertical Datum of 1988.

NAD27: North American Datum of 1927.

PCC: Portland Cement Concrete.

PC: Refers to “Point of Curvature” for horizontal curves.

PT: Refers to “Point of Tangency” for horizontal curves.

PLANS: The approved plans, profiles, typical cross sections, working drawings, supplemental drawings, and specifications that show the location, character, dimensions, and details of the work to be done.

PRIVATE IMPROVEMENT: Private sewer systems, water systems, storm systems, roads, sidewalks, street lighting, street trees, or other infrastructure that is owned and maintained by the landowner, an association, or other private entity.

PUBLIC IMPROVEMENT: Public sewer systems, water systems, storm systems, roads, parkways, sidewalks, street lighting, street trees, and all other infrastructure will be owned and maintained by the Village of Pleasant Prairie or other public entity.

PUNCH LIST: A list of deficiencies requiring corrective action before final payment or acceptance of the project.

SEWRPC: Southeastern Wisconsin Regional Planning Commission

SPS: Refers to the Wisconsin Department of Safety and Professional Services.

STANDARD SPECIFICATIONS: Refers to the *Standard Specifications for Sewer and Water Construction in Wisconsin*, current edition and its revisions, prepared by a committee of municipal engineers, consulting engineers, suppliers, and contractors for the purpose of suggesting standards for the design and construction of sanitary sewer, storm sewer, and water main.

STATE SPECIFICATIONS: Refers to the *Standard Specifications for Highway and Structure Construction in Wisconsin, Department of Transportation*, current edition and its supplements.

SUBSTANTIAL COMPLETION: Substantial completion is defined as such time improvements are completed to Village Standards, are safe, ready for use, have been and passed inspections and testing, and all Village requirements have been completed, except for what the Village may determine as minor punch list items. Substantial Completion shall be determined by the Village using their best judgment.

USGS: United States Geological Survey.

VILLAGE OF PLEASANT PRAIRIE: The Village of Pleasant Prairie, Wisconsin, and where appropriate, its Village Board, commissions, committee, and authorized officials.

VILLAGE: Authorized officials of the Village of Pleasant Prairie to administer and enforce the provisions of these design standards and construction specifications. Authorized officials include the Village Engineer, Village Construction Engineer, Village Director of Public Works, Community Development Director, or their designee(s).

VILLAGE ADMINISTRATOR: The Chief Administrative Officer for the Village of Pleasant Prairie.

VILLAGE ENGINEER: A professional engineer, registered in the State of Wisconsin, who has been appointed as the Village Engineer, or the Village Engineer's authorized agent.

VILLAGE CONSTRUCTION ENGINEER: A professional engineer who has been appointed as the Village Construction Engineer or the Village Construction Engineer's authorized agent.

DIRECTOR OF PUBLIC WORKS: A professional engineer who has been appointed as the Village Director of Public Works.

VILLAGE SPECIFICATIONS: Specifications of the Village of Pleasant Prairie, latest edition.

VPC: Refers to beginning of vertical curve.

VPI: Refers to the vertex of vertical curve (the intersection of the two tangents).

VPT: Refers to end of vertical curve.

WDNR: Wisconsin Department of Natural Resources.

WDOT: Wisconsin Department of Transportation.

END OF SECTION

SECTION 2.0 ENGINEERING PLAN STANDARDS

1. Introduction

The Village requires uniform plans for ease of record keeping, review, and understanding. Plans standards and design guidelines as established in this chapter are Village standard minimum requirements.

2. General

- A. Plan scales shall be standard scales (1"=100', 60', 50', 40', 20', 10'). Plan scales shall be large enough to be legible and easily reviewable. Typical plan scales shall be 1"=40', horizontal and 1"=4' or 5' vertical, unless otherwise approved by the Village.
- B. Plans shall be based on USGS vertical datum (NGVD29 or NAVD 88) and the State Plane Coordinate System, south zone (NAD27).
- C. All proposed improvements and construction materials shall be indicated in the plans.
- D. Plans must be bound and submitted in a neat and organized manner.
- E. Reports including storm water management plan(s) and construction specifications manual(s) shall be comb bound, dated, contain a table of contents, and be sealed by a Wisconsin registered licensed professional engineer.
- F. Village of Pleasant Prairie shall be provided electronic PDF copies of all final plans and reports. PDF's shall be created directly from CADD export files whenever possible.

3. Plans – General

- A. Plan Content. Construction plans shall generally include the following, as may be applicable:
 - 1) Title cover sheet.
 - 2) Detail sheets.
 - 3) Grading / erosion control plans.
 - 4) Sanitary sewer and water main plans.
 - 5) Roadway and storm sewer plans.
 - 6) Roadway cross-sections.

Other civil plans, development plans, or planning reports, which may be submitted separately include:

- 7) Landscaping / street tree plan.
- 8) Street lighting plan.
- 9) Street sign plan.
- 10) Soils report.
- 11) Storm water management plan.
- 12) Preliminary and final plat(s).
- 13) Wetland and Floodplain plats.
- 14) Primary Environmental Corridor Staking / Delineations.

B. Title Cover Sheet. All plans shall contain a title cover sheet. The title cover sheet for civil plans shall include the following information:

- 1) The official project title and location map.
- 2) Name of property owner, developer, and contact information of owner or owner's representative.
- 3) Project number used by the firm preparing the plans.
- 4) Identification of horizontal and vertical control and coordinate system used with a listing of project bench marks.
- 5) A legend of symbols and index of sheets.
- 6) Date of preparation and applicable revision date(s), including month, day, and year.
- 7) Government Agency and Utility Contacts.
- 8) Stamp and signature of the Wisconsin licensed professional engineer under which the plans were prepared.
- 9) A note warning that Digger's Hotline must be contacted to locate underground utilities prior to the start of construction.
- 10) If the project is required to have a preconstruction conference by the Village the following note shall be provided. "Prior to construction, a pre-construction conference must be held at the Village offices. The preconstruction conference shall be scheduled and moderated by the designing Engineer of Record".

C. Title Block. Each plan sheet shall include a title block with the following information:

- 1) Project name.
- 2) Type of plan. (i.e. grading /erosion control, sanitary sewer / water main, etc.)
- 3) Designed by.
- 4) Checked by.
- 5) Revision date (month, day, and year).

4. Plan Items – General

A. In addition to specific design and plan item requirements for utilities, grading, and roadway plans, the following items shall be standard to all plans :

- 1) North arrow.
- 2) Plan scale.
- 3) Abutting Roadway and Railway Right-of-way lines and widths.
- 4) Property lines.
- 5) Project boundary.
- 6) Lot number or address identification of properties within or immediately adjacent to project area.
- 7) Existing utilities and structures including but not limited to the following:
 - a. Storm sewer, sanitary sewer, and water system facilities.
 - b. Electric, gas, phone, cable, or other service provider utilities.
 - c. Street pavement edges and pavement type, curbs, sidewalk, bike lanes, alleys, driveways, or other surface types.
 - d. Existing mail boxes, signs, fences, light poles, landscaping, trees, buildings, or other surface features within or immediately adjacent to the project area.
- 8) Roadway names.
- 9) Existing and proposed easement locations, type, and width.
- 10) Environmental features (wetlands, waterways, floodplain, conservancy areas etc.) and any associated setbacks.

11) Location and identification of benchmarks.

12) Existing parks.

END OF SECTION

SECTION 2.1 SANITARY SEWER SYSTEM

1. Introduction

All proposed developments, subdivisions, and buildings must have a properly designed and constructed sanitary sewer collection system. The system shall provide an adequate means of delivering sewage collected from the development to an existing sanitary sewer system.

2. Compliance with the following;

- A. Standard Specifications for Sewer & Water Construction in Wisconsin.
- B. Village Standard Construction Specifications.
- C. Chapter NR 108 – Requirements for Plans and Specifications Submittal for Reviewable Projects and Operations of Community Water Systems, Sewerage Systems, and Industrial Wastewater Facilities.
- D. Chapter NR 110 – Sewerage Systems.
- E. SPS 382-387 Plumbing Code.
- F. Chapter 395 of the Village Municipal Code – Land Development and Development Control.
- G. Chapter 420 of the Village Municipal Code – Zoning Ordinance.
- H. Chapter 381 of the Village Municipal Code – Construction Site Maintenance and Erosion Control.

3. Public Sewers – General

- A. Public sewers are owned and maintained by the Village of Pleasant Prairie. Wastewater flows are treated by the City of Kenosha Water / Wastewater Utility (KWWU).
- B. Public sewers shall be constructed in accordance with the Village Standard Construction Specifications.
- C. Approvals and permits for public sewers shall be obtained in the following order:

First: Village of Pleasant Prairie; Second: City of Kenosha Water / Wastewater Utility; Third: Southeastern Wisconsin Regional Planning Commission (SEWRPC); and fourth: The Wisconsin Department of Natural Resources (WDNR).

1) The Village (not the Developer) shall submit plans to the City of Kenosha Water / Wastewater Utility after Village plan approval.

- 2) The Developer shall submit plans to SEWRPC after approval from the Village and KWWU.
- 3) The Developer shall submit plans and an approval letter(s) to WDNR after approval from the Village, KWWU and SEWRPC.
- 4) Approvals from SEWRPC and WDNR shall be provided to the Village.

4. Private Sewers- General

- A. Private sewers shall be approved by the Village prior to State submittal. Village approved plans and state approved plans shall not differ.
- B. Private sewers shall be constructed in accordance with the Village Standard Construction Specifications. Any deviations shall be approved by the Village, prior to construction.
- C. Private Sanitary Sewer Access and Maintenance Easement. The owner shall dedicate an access and maintenance easement to the Village for the private sewer facilities. This easement shall be in the form of a Dedicated Private Sanitary Sewer Access and Maintenance Easement provided on a certified survey map, final plat or other recordable document.
- D. Maintenance Agreement. A Village approved maintenance agreement is required for the maintenance of all private sewer facilities. The maintenance agreement shall be based on a maintenance plan developed for the life of the sewer. The agreement provisions shall be tied to the Dedicated Access and Maintenance Easement and shall include the following:
 - 1) Legal description of the Private Sanitary Sewer Access and Maintenance Easement.
 - 2) Identification of the private sewer facilities.
 - 3) Identification of the owner of the sewer facilities.
 - 4) Provisions and of maintenance requirements for the sewer facilities.
 - 5) Provisions allowing the Village access to the property to perform inspections or maintenance that are not being properly performed by the owner.
 - 6) Agreement that the owner shall be responsible for all costs associated with the construction and maintenance of the sewer facilities.

5. Preparation of Plans

- A. Plans must be prepared, stamped, and signed by a qualified professional engineer registered in the State of Wisconsin.

6. General Design Requirements

- A. Service Area and Design Capacity.

- 1) The sewer design shall accommodate the flows of the development and the ultimate service area. As part of the design, an ultimate service area map shall be provided with details of topography, future sewer sizes, elevations, sewer depths, and calculated system design flows and system capacity. The basis of design for all projects shall accompany the submitted engineering plans.

B. Public Sewer Location.

- 1) Sewer mains shall be extended to the far property boundaries for future connection.
- 2) Sewer alignments along new public roadways shall follow the centerline of the roadway. Additional manholes shall be provided in curvilinear roads to closely follow the centerline.
- 3) Public sewers shall be located in a public right-of-way or centered within a permanent dedicated Sanitary Sewer Access and Maintenance Easement.
- 4) Sewer alignments along existing roads or in easements shall be approved on a case-by-case basis. Alignments must be approved prior to completing / submitting construction plans to the Village.
- 5) Sanitary Sewer, Access and Maintenance Easements shall be a minimum of 20-feet wide. If the sanitary sewer is located within the same easement as another utility or the sewer depth is greater than 15-feet, the easement width shall be increased at the direction of the Village.
- 6) For sanitary sewers within permanent easements, a paved / gravel access path may be required at the direction of the Village to allow utility vehicles to access and maintain the public sewer. The access path shall be designed to accommodate the width and weight of utility vehicles.

C. Sewers.

- 1) Sewer depths for new residential areas must accommodate gravity basement service.
- 2) Single family residential sanitary laterals cannot be directly connected to manholes and shall be 4-inches in diameter. Laterals for multi-family, commercial, business, or industrial lots must be sized based upon anticipated wastewater flows and may not be connected to manholes unless otherwise approved by the Village.
- 3) Risers shall be provided for all laterals over 14-feet in depth, in accordance with the Village's standard details.
- 4) Sewer lateral grade shall be at a typical 2.08% unless otherwise approved by the Village. Minimum lateral grade is 1.04%.
- 5) All laterals exceeding 100-feet in length shall have cleanouts installed on them. Clean out locations shall be noted on the plans, if applicable.

- 6) Outside drop manholes may only be used where the proposed drop exceeds 3.0 feet. Inside drops are not allowed on new manholes but may be installed on existing manholes if approved by the Village and WDNR.
- 7) Inside “splash” drops shall be no greater than 6-inches to avoid sewage waterfalls in manholes.
- 8) Manholes shall have a typical 0.1 foot drop in invert elevations unless otherwise approved by the Village Engineer where adequate grade is not available.
- 9) New sewer connections to existing manholes shall be cored.
- 10) Sampling manholes are required for all commercial, industrial, or other developments, as may be determined by the Village, per Village Specifications. Sampling manholes shall be located to allow easy access for utility crews and shall be within pavement areas but not in parking stalls. No alignment changes are allowed at a sampling manhole.
- 11) Sewers crossing existing Village roads shall be backfilled using slurry backfill and restored per Village Specifications.
- 12) A temporary plug must be installed in the downstream manhole during construction to prevent sediment / debris from entering the downstream sewer. All plugs must be removed prior to the Village acceptance of the new service. Plans shall contain a note stating this requirement, if applicable.
- 13) Sanitary sewers shall be designed with a minimum of 6-feet of cover at all locations unless otherwise approved by the Village.
- 14) All existing sanitary lateral(s) to a lot which are not used by a development shall be abandoned and capped at the main, as part of the development requirements, unless otherwise determined by the Village.

1) Plan Items

- A. The following plan elements shall be provided in the construction plans:
 - 1) Master sanitary sewer system overview sheet.
 - 2) Plan view of all sewers.
 - 3) Identification of public vs. private facilities must be indicated on the plan.
 - 4) Profile of existing and proposed public sewers.
 - 5) Invert and rim elevations of all sewer manholes.
 - 6) Sewer diameter, distance, and percent grade between manholes.
 - 7) New sewer material and class of pipe.

- 8) Material and sizes of any existing sanitary sewer to be tied into.
- 9) Lateral locations and invert elevation(s) at the right-of-way. Locations and length of any riser.
- 10) Proposed public right-of-ways and/or easements shall be shown in plan view. Copies of complete easement documents shall be provided, if applicable.
- 11) Limits of gravel, spoil, and/or slurry backfill.
- 12) Separation distances between sanitary sewer and other utilities.
- 13) Manhole and riser detail(s).

END OF SECTION

SECTION 2.2

STORM SEWERS AND STORM WATER MANAGEMENT

1. Introduction

All proposed developments, subdivisions, and buildings must have a properly designed and constructed storm sewer conveyance and management system. Storm sewer facilities may be publicly or privately owned as deemed appropriate by the Village.

2. Compliance with the following;

- A. Standard Specifications for Sewer & Water Construction in Wisconsin.
- B. Village Standard Construction Specifications.
- C. Chapter 298 of the Village Municipal Code – Storm Water Management and Storm Water Drainage Facilities.
- D. Chapter 297 of the Village Municipal Code – Storm Sewers. (Re: Illicit Discharges),
- E. Chapter 300 of the Village Municipal Code – Storm Water Storage Facilities. (Re: Illegal fill or alterations of storm water ponds).
- F. Chapter NR 151 - Runoff Management.
- G. Wisconsin Department of Natural Resources Storm Water Post-construction Technical Standards.
- H. SPS Chapters 382-387 Plumbing Code.
- I. Chapter 395 of the Village Municipal Code – Land Development and Development Control.
- J. Chapter 420 of the Village Municipal Code – Zoning Ordinance.

3. Public Storm Water Facilities – General

- A. Village public storm water facilities shall be constructed and meet the Village Standard Construction Specifications.

4. Private Storm Water Facilities – General

- A. Private storm sewers in commercial or industrial developments shall meet the requirements of the Wisconsin Administrative Code (SPS 382-387)
- B. Private storm sewers in residential developments shall meet the Village standards and construction specifications for public storm sewer infrastructure.

- C. Private Storm Water Drainage Access and Maintenance Easement. The owner shall dedicate an access and maintenance easement to the Village for the private storm water facilities. This easement shall be in the form of a Dedicated Private Storm Water Drainage Access and Maintenance Easement provided on a certified survey map, final plat, or other recordable document.
- D. Maintenance Agreement. A Village approved maintenance agreement is required for the maintenance of all private storm water facilities. The maintenance agreement shall be based on a maintenance plan developed for the life of the facilities. The agreement provisions shall be tied to the Dedicated Access and Maintenance Easement and shall include the following:
 - 1) Legal description of the Private Storm Water Drainage Access and Maintenance Easement.
 - 2) Identification of the private storm water facilities.
 - 3) Identification of the owner of the storm water facilities.
 - 4) Provisions, requirements, and timelines for the operation, inspection, and maintenance of the storm water facilities by the owner.
 - 5) Provisions allowing the Village access to the property to perform inspections or maintenance that are not being properly performed by the owner.
 - 6) Agreement that the owner shall be responsible for all costs associated with the construction, operation, and maintenance of the storm water facilities.

5. Preparation of Plans

- A. Plans must be prepared, stamped, and signed by a qualified professional engineer registered in the State of Wisconsin.

6. Storm Water Management

- A. Storm water management is regulated by Chapter 298 of the Village Municipal Code. The design engineer shall reference this Chapter for design criteria and information pertaining to the following:
 - 1) Peak runoff discharge performance standards.
 - 2) Runoff quality performance standards.
 - 3) Infiltration standards.
 - 4) Protective areas.
 - 5) Detention and retention facilities.
 - 6) Storm water management plan.Approvals, agreements, easements, permits and conditions.
- B. Design of post construction storm water facilities shall follow and meet the applicable WDNR Storm Water Post-Construction Technical Standards.

- C. New residential ponds shall be designed with aerator(s) or pond fountain(s), unless otherwise determined by the Village. Aerators / fountains shall meet the requirements set forth in the WDNR technical standard – 1001 and be designed for the pond size.
- D. Wet ponds shall be designed with a safety shelf meeting WDNR technical standard requirements.
- E. Storm water management pond shall fully contain the runoff from the tributary watershed area during the 100-year, 24-hour, rainfall under post-developed conditions. Hydrology calculations shall use Atlas 14 precipitation depths, and NRCS MSE3 precipitation distribution.
- F. Storm water management ponds shall have a minimum 1-foot freeboard from the calculated 100-year high water elevation to the top of pond embankment and shall have an approved designed emergency overflow spillway.
- G. Development design shall provide designated 100-year overland flood routes that convey storm water drainage to the designed storm water management facility. Flood routes shall be in designated Flowage Easements, Right-of-Ways, or Storm Water Drainage Access and Maintenance Easements.

7. Storm Water Management Plan

- A. The storm water management plan shall be provided in an electronic pdf including the following:

Narrative

- 1) Title sheet with official project name, date of preparation, and applicable revision dates. The title sheet must be stamped / sealed by a registered Wisconsin professional engineer.
- 2) Table of contents.
- 3) Narrative of required storm water performance requirements for the development.
- 4) Description of the project site location and existing conditions including land use, topography, existing drainage patterns (including offsite contributory drainage), existing downstream structures, points of discharge, identification of navigable streams, wetland(s), floodplain(s), and other relevant features effecting storm water drainage of the development.
- 5) Description of site soil type(s) and identification of hydrologic soil classification(s) used (Type A, B, C, D).
- 6) Description of the proposed development and post-construction site conditions including storm water drainage facilities being used to meet the performance standards, drainage patterns, points of discharge, protective areas, and other relevant features effecting storm water drainage of the development including any relevant impacts to upstream contributory or downstream receiving areas.

- 7) Description of the analytical procedures used to quantify storm water runoff rates, volumes, and water quality performance standards.
- 8) Summary of the pre-developed and post-developed hydrologic and hydraulic parameters used in the evaluation including runoff curve number(s), time of concentration(s), drainage basin and sub-basin delineations, including acreages.
- 9) Summary of the project site's pre-developed and post-developed peak storm water runoff rates for the 1-year, 2-year, 10-year, and 100-year frequency, 24-hour duration design rainstorm event(s).
- 10) Summary of the post-developed storm water quality analysis results and comparison with the performance requirements.
- 11) Summary of the post-developed storm water infiltration analysis and comparison with the performance requirements.

Appendices

- 12) Pre-developed and post-developed drainage basin map with topographic contours, time of concentration path(s), basin identification numbers, and acreages.
- 13) Hydrologic computer model printout with page numbers including a model schematic, table of contents, model input summary sheets, time of concentration calculations, model output summary sheets. Each model run should be separated by a divider sheet with an description heading.
- 14) Water quality computer model printout including input parameters and output results.
- 15) Infiltration design worksheets, if applicable.

8. Storm Sewer General Design Requirements

A. Public Storm sewers Location

- 1) Storm sewer alignments along new public roadways shall be on the west or south side of the roadway. Storm sewers should be aligned parallel to the sanitary sewer and generally 10-feet away from but no closer than 8-feet from the sanitary sewer within the limits of the roadway pavement. Appropriate manholes shall be provided to maintain the alignment on curvilinear roads to keep the storm sewer under the pavement.
- 2) Storm sewer alignments along existing roads or in easements shall be approved on a case-by-case basis. Alignments must be approved prior to completing / submitting construction plans.
- 3) Public storm sewers shall be located in a public right-of-way or centered within a permanent Storm Sewer Access and Maintenance Easement. Storm Sewer Access and Maintenance Easements shall be a minimum of 20-feet wide. The easement width may be increased by the Village due to sewer size, depth, other utilities located within the same easement, or other site specific factors.

B. Storm Sewers

- 1) Unless otherwise specified by the Village, storm sewers shall be designed for a 10-year reoccurrence frequency storm event as defined by the Southeastern Wisconsin Regional Planning Commission (SEWRPC).
- 2) Unless otherwise approved by the Village, storm sewer design flow shall be based on the rational method, $Q=CIA$.
- 3) Storm sewer design calculations along with a storm sewer drainage map shall be submitted for review. The drainage map shall include the storm sewer system plan, topographic information, watershed delineations, watershed acreages, time of concentration (T_c) and T_c flow paths, runoff coefficients, and storm structure and watershed identification labels.
- 4) All offsite contributory drainage areas shall be delineated and included in the design calculations and drainage map.
- 5) The design of the drainage system shall not adversely affect adjacent or downstream properties or cause upstream ponding or back-water problems. Design shall accommodate increased runoff created onsite and consider potential for increased runoff from upstream properties, where applicable.
- 6) Minimum public storm sewer pipe diameter is 15-inches for mains except 12-inch diameter mains are permitted for sump outlet storm sewers. Minimum catch basin lead diameter is 12-inches.
- 7) Storm sewer mainline shall be designed with a minimum depth of 4-feet unless otherwise approved by the Village.
- 8) Double inlets shall be provided at sag curves within public roadways.
- 9) All apron endwall(s) shall have a steel grate. (See Village Standard Pipe Grate).
- 10) For parking lots and other large paved areas, a minimum of one catch basin shall be provided for approximately every 20,000 square feet of impervious surface area, or as determined by the Village.

C. Sump Pump Laterals

- 1) Sump pump laterals must be provided for all lots within new subdivisions and multi-family developments.
- 2) All new lots shall have a 4-inch storm lateral extended from a public storm sewer to the lot line, unless otherwise approved by the Village. Laterals may be extended from the storm sewer in the adjacent road (or from the side / rear yard when such storm sewers are available). Storm laterals may also be directly connected to catch basins, if the catch basin is located within the lot frontage.

- 3) On portions of roadways not requiring storm sewer for surface drainage, a minimum 12-inch diameter sump outlet storm sewer shall be extended in the roadway from the end of the downstream storm sewer. The storm sewer shall be constructed the same as the main storm sewers. A manhole shall be provided at the upstream end for access/maintenance.
- 4) New minor land divisions where storm sewers are not available may be required to provide alternative collections systems as determined by the Village.
- 5) Storm sewer lateral grade shall be at a typical 2.08% unless otherwise approved by the Village. Minimum lateral grade is 1.04%.
- 6) All laterals exceeding 100-feet in length shall have cleanouts installed on them. Clean out locations shall be noted on the plans, if applicable.

D. Downspouts and Roof Drainage

- 1) All single family and two family residential dwelling units shall have downspouts discharged to the lawn on the subject property in a manner that directs drainage away from the building to yard swales or downslope areas as designed in the grading plan. Downspouts shall not be interconnected to the private or public storm sewer unless the development is specifically designed and approved by the Village Engineer for such connections.
 - a. Downspout extensions shall not be extended to discharge at the lot line or onto adjacent properties.
- 2) All multifamily residential buildings shall have downspouts interconnected to the storm sewer system or other approved point of discharge as approved by the Village to prevent erosion from roof runoff and minimize problems on paved surfaces. Plans shall clearly show and note downspout drainage provisions.
- 3) All commercial (non-residential) building roof leaders and downspouts shall be interconnected directly to the on-site storm sewer system or other point of discharge as approved by the Village to prevent erosion from roof runoff and minimize problems on paved surfaces. Plans shall clearly show and note downspout drainage provisions.
 - a. Roof drainage from commercial buildings shall have internal plumbing or external downspouts that are located in areas that are not subject to damage or high pedestrian traffic. Plans shall show proposed downspout locations.

E. Open Channels

- 1) The design of open channels shall be reviewed on a case by case basis.
- 2) The design shall prevent excessive velocity flow and erosion.
- 3) Side slopes for open channels and swales shall be a maximum of 4:1.

- 4) Open channels may be required to be located in a storm water drainage access and maintenance easement, at the direction of Village.

9. Plan Items

A. Storm Sewers plan elements shall include the following:

- 1) Master storm sewer system overview sheet.
- 2) Plan view of all storm sewers.
- 3) Identification of public vs. private facilities must be indicated on the plan.
- 4) Profile of public storm sewers.
- 5) Invert and rim elevations of all sewer manholes.
- 6) Sewer diameter, distance, and percent grade between manholes.
- 7) New sewer material and class of pipe.
- 8) Material and size of any existing storm sewer to be tied into.
- 9) Sump lateral locations and invert elevation(s) at the right-of-way.
- 10) Proposed public right-of-ways and/or easements shall be shown in plan view. Copies of complete easement documents shall be provided, if applicable.
- 11) Limits of gravel, spoil, and/or slurry backfill.
- 12) Separation distances between storm sewer and other utilities.
- 13) Location and size of rip-rap
- 14) Details (manhole, catch basin, end section, swale, rip-rap, etc.).

B. Detention / Retention Ponds.

- 1) Grading plan of pond design.
- 2) Normal water elevation and designed 100-year water elevation labeled on plan.
- 3) Pond cross section, including but not limited to:
 - a. Normal, 2-year, and 100-year water elevations.
 - b. Bottom of pond elevation.
 - c. Emergency spillway and elevation.
 - d. Embankment material noted. Show keyway, if applicable.

- e. Pond liner material, thickness, limits, etc.
 - f. Storm sewer discharge pipe / anti-seep collar.
 - g. Grading slopes (i.e. 4:1, 10:1 etc.)
 - h. Label and dimension top of berm width and safety shelf width.
 - i. Limits of topsoil replacement, turf-reinforcement matting etc.
- 4) Details of pond outlet structure, emergency spillway, etc.
 - 5) A soils report shall be provided with boring information at the pond site. Pond design shall take into consideration existing soil types present and groundwater elevation.

END OF SECTION

SECTION 2.3 WATER MAIN

1. Introduction

All proposed developments, subdivisions, and buildings shall include provisions for municipal water service.

2. Other - Compliance with the following:

- A. Standard Specifications for Sewer & Water Construction in Wisconsin.
- B. Village of Pleasant Prairie Standard Construction Specifications.
- C. NR 108 – Requirements for Plans and Specifications Submittal for Reviewable Projects and Operations of Community Water Systems, Sewerage Systems, and Industrial Wastewater Facilities.
- D. NR 811 – Requirements for Operation and Design of Community Water System.
- E. SPS 382-387 Plumbing Code.
- F. NFPA 24 – Requirement for all private fire service water mains, including sprinkler system Chapter 420 lead-ins and combination fire/water mains from public water mains. Chapter 395 LD and LCO.
- G. Chapter 180 – Fire and Rescue Protection.

3. Village Public Water Main – General

- A. Public water main(s) within the Village of Pleasant Prairie are owned and maintained by the Village, unless in an area that is serviced directly by the Kenosha Water Utility. The Village purchases water as a wholesale customer from the Kenosha Water Utility.
- B. Public water mains shall be constructed in accordance with the Village Standard Construction Specifications.
- C. Approvals and permits for public water mains shall be obtained in the following order:

First: Village of Pleasant Prairie; Second: City of Kenosha Water / Wastewater Utility; and third: Wisconsin Department of Natural Resources.

 - 1) The Village (not the Developer) shall submit plans to the City of Kenosha Water / Wastewater Utility after Village plan approval.
 - 2) Plan submittal to the WDNR is to be completed by the developer's engineer after Village and Kenosha Water / Wastewater Utility approval of the plans.

4. Private Water Main – General

- A. Private water mains shall be approved by the Village prior to State submittal. Village approved plans and state approved plans shall not differ.
- B. Private water mains and appurtenances shall meet the Village Standard Construction Specifications. Any deviations shall be approved by the Village, prior to construction.
- C. Access and Maintenance Easement. The owner shall dedicate an access and maintenance easement to the Village for the private water facilities. This easement shall be in the form of a Dedicated Water Main Access and Maintenance Easement provided on a certified survey map, final plat, or other recordable document.
- D. Maintenance Agreement. A Village approved maintenance agreement is required for the maintenance of all private water main facilities. The maintenance agreement shall be based on a maintenance plan developed for the life of the facilities. The agreement provisions shall be tied to the Dedicated Water Main, Access, and Maintenance Easement and shall include the following:
 - 1) Legal description of the water main access and maintenance easement.
 - 2) Identification of the private water facilities.
 - 3) Identification of the owner of the water facilities.
 - 4) Provisions, requirements, and timelines for the operation, inspection, and maintenance of water facilities by the owner.
 - 5) Provisions allowing the Village access to the property to perform inspections or maintenance that are not being properly performed by the owner.
 - 6) Agreement that the owner shall be responsible for all costs associated with the construction and maintenance of the water facilities.

5. Private Fire Service Water Mains and Protection Systems– General

- A. All fire protection / combination mains and protections systems are reviewed and approved by the Village of Pleasant Prairie Fire and Rescue Department and their independent fire safety consultant. The design engineer shall coordinate with the Fire Department and reference Chapter 180 (Fire and Rescue Protection) of the Village Ordinance(s) for all requirements, early in the project design process.
- B. Buildings serviced by a combination municipal water and fire protection main must be sized by a Wisconsin licensed fire protection (sprinkler) contractor. No main is allowed to travel underground, under a building.
- C. Private fire service water mains, including sprinkler system lead-ins and combination fire / water mains shall meet NFPA 24.

6. Preparation of Plans

- A. Plans must be prepared, stamped, and signed by a qualified professional engineer registered in the State of Wisconsin.

- B. Fire protection mains shall be prepared, stamped, and signed by a Wisconsin registered fire-protection contractor.

7. General Design Requirements

A. Water Mains and Laterals.

1. Water mains shall be looped or designed with the intention to loop unless otherwise approved by the Village.
2. Water main alignment along new Village roads shall be located 10-feet east or north of the roadway centerline. Appropriate bends / fittings shall be provided to maintain the alignment on curvilinear roads and keep the water main under the pavement
3. Water main alignment on existing Village roads or in easements shall be approved by the Village on a case by case basis. Alignment must be approved prior to completing / submitting construction plans.
4. Water Main, Access, and Maintenance Easements shall be a minimum of 20-feet wide. If the water main is located within the same easement as another utility or the depth is greater than 8-feet, the easement width shall be increased at the direction of the Village.
5. Water mains shall be extended to the far property boundaries for future connection / extension.
6. Water laterals shall be installed with the b-box located approximately 0.5 to 1.0 foot within the right-of-way line as required by typical road sections or as approved by the Village.
7. Water mains crossing existing roads shall be backfilled with slurry. Roadway pavement must be saw-cut and replaced "in-kind".
8. The Village of Pleasant Prairie Fire and Rescue Department approval must be obtained for all proposed hydrant locations, fire loops, sprinkler lines and combination services/mains.
9. All water mains serving residential development shall be a minimum of 8-inches in diameter and mains serving commercial or industrial development shall be a minimum of 12-inches in diameter.
10. Water mains shall be designed to have a minimum cover depth of 6-feet.
11. Valves shall be provided at all branches within intersections.
12. Valves in residential areas shall be placed at intervals not greater than 800-feet.
13. Valves in commercial or industrial areas shall be placed at intervals not greater than 600-feet.

14. Hydrants in residential areas shall be placed at intersections and at 400-foot intervals (in general). Hydrants in commercial / industrial or other higher protection areas may require additional hydrants as required by the Village.
15. All existing water lateral(s) to a lot which are not used by a development shall be abandoned and capped at the main, as part of the development requirements, unless otherwise determined by the Village.

Plan Items

A. The following plan elements shall be provided in the construction plans:

1. Master water system overview sheet.
2. Grade breaks, bends, fittings, valves, and hydrants shall be labeled on the plans with stations and elevations.
3. Plan and profiles are required for all public water mains.
4. Water main size, distance, and percent grade between grade breaks.
5. Water main material.
6. Lateral locations and invert elevations at the right-of-way.
7. Limits of granular, spoil, and/or slurry backfill.
8. Material and size of existing water main to be connected.
9. Separation distance(s) between water main and sanitary sewer.
10. Proposed public right-of-ways and/or easements shall be shown in plan view. Copies of complete easement documents shall be provided, if applicable.

END OF SECTION

SECTION 2.4 ROADS

1. Introduction

This chapter outlines the minimum plan standards for public and private roadways. Additional roadway design requirements may be required by the Village based on site characteristics, traffic impact analysis studies, neighborhood and regional planning, and local road and traffic conditions.

2. Other – Compliance with the following:

- A. Chapter 395 of the Village Municipal Code – Land Division and Development Control.
- B. Chapter 420 of the Village Municipal Code - Zoning
- C. Village of Pleasant Prairie Standard Construction Specifications.
- D. Wisconsin Department of Transportation Facilities Development Manual (FDM).
- E. Wisconsin Bicycle Facility Design Handbook.
- F. AASHTO Book.

3. Preparation of Plans

- A. Plans must be prepared, stamped, and signed by a qualified professional engineer registered in the State of Wisconsin.

4. Design Requirements

- A. Typical Urban Sections. Village typical sections shall be used for development design. The following typical sections can be found in the Village Standard Construction Specifications Standard Detail Section. These typical sections shall be the minimum design requirements and changed as necessary based on traffic needs and geotechnical recommendations.
 - 1) Residential Minor Street Section.
 - 2) Residential / Commercial Collector Street Section.
 - 3) Industrial Street Section.
 - 4) Residential Boulevard Section.
 - 5) Private Minor Street Section.
 - 6) Residential Cul-De-Sac.
- B. Design for private minor streets shall be further reviewed on a case by case basis to determine required easement widths or other additional design requirements based on the development design.

C. Curb and Gutter

- 1) Curb and gutter shall conform to the Village of Pleasant Prairie Standard Construction Specifications and Details.

D. Underdrains

- 1) On public streets, underdrains shall be installed within 100-feet of all low points and conform to the Village of Pleasant Prairie Standard Construction Specifications, typical sections and Details. Additional underdrains shall be installed if recommended within the geotechnical soils report.

E. Horizontal and Vertical Alignment

- 1) Roadways shall be centered within the street right-of-way.
- 2) Unless necessitated by exceptional topography, and subject to the approval of the Village, the vertical center-line grade of any public street shall not exceed the following:
 - a. Arterial streets: 5%
 - b. Collector streets : 7%
 - c. Minor streets: 8%
- 3) The minimum vertical center-line grade of any public street is 0.50%.
- 4) Horizontal Curves shall meet FDM design requirements.
- 5) A tangent of at least 100-feet shall be introduced between reverse horizontal curves.
- 6) Vertical curves shall meet FDM design requirements.
- 7) All intersection curb radii in residential streets shall have a minimum radius of 25-feet to the back of curb.
- 8) Deceleration / acceleration tapers in conformance with WDOT standards shall be provided at the direction of the Village on existing roads at the intersections of new roads unless the existing road has been reconstructed to its ultimate cross section. The need for by-pass lanes at all new intersections with existing roads will be evaluated by the Village on a case by case basis.

F. Site Distances

- 1) Public and private streets design shall include safe stopping distances. Design shall meet AASHTO and FDM design requirements.

G. Cul-de-Sacs and Dead End Streets

- 1) Permanent cul-de-sacs for residential development shall meet the Village standard cul-de-sac detail geometrics, unless otherwise approved by the Village.

- 2) Permanent cul-de-sac lengths shall not exceed the maximum as set by Chapter 395 of the Land Division Ordinance.
- 3) The temporary termination of a public street that is intended to be extended at a later date shall be accomplished by constructing a temporary cul-de-sac as outlined in Chapter 395 of the Land Division Ordinance and shown in the Village of Pleasant Prairie Standard Construction Specifications details.

H. Sidewalks

- 1) Sidewalks shall meet the standards set in the Village of Pleasant Prairie Standard Construction Specifications.
- 2) Design engineer shall provide proposed spot grades and grading information on the plan regarding the sidewalk design.
- 3) Sidewalks shall be designed with a 1.5% cross slope.

I. Bicycle Facilities

Bicycle facilities shall be in accordance with the applicable section of the Wisconsin Bicycle Facility Design Handbook and the FDM.

J. Traffic Signals

Traffic signal plans meeting WDOT design requirements shall be provided for any proposed signalized intersection.

K. Street Signing

- 1) A street signing plan shall be prepared by and installed by the Developer for all developments, as applicable.
- 2) Street sign posts shall be steel meeting the standards set in the Village of Pleasant Prairie Standard Construction Specifications.

L. Street Lighting

- 1) A street lighting plan and photometric plan shall be prepared by Developer and for all developments, as applicable.
- 2) Refer to Chapter 395-77 of the Village Municipal Code.
- 3) All street lighting shall be decorative for residential developments. Post and luminaire model must be approved of by the Village of Pleasant Prairie. All street lights must conform to the following requirements:
 - a. Pole, luminaire, and exposed accessories must be black.

- b. LED luminaires with a color temperature range of 4,000K to 5,000K.
- c. All wiring shall be installed within PVC conduit.

M. Pavement Markings

- 1) A pavement marking plan shall be prepared by the Developer and submitted to the Village for review and approval, as part of the roadway design.

N. Soils Report

- 1) A geotechnical soils report, including geotechnical recommendations shall be prepared and submitted for all roadway designs and be sealed by a Wisconsin registered licensed professional engineer. Borings shall be performed in 500-foot intervals along the roadway and extend to 5-feet below the proposed roadway subgrade.

5. Plan Items

A. Plan and Profile Sheets.

- 1) Roadway stationing.
- 2) Existing and finished centerline profiles.
- 3) Storm sewers and culvert locations and information.
- 4) Roadway centerline elevations at interval distances no greater than 50-feet (25-feet within vertical curves).
- 5) Vertical curves. Stationing and elevation of VPI, VPC, and VPT and curve length.
- 6) Horizontal curves. Stationing of PC, PT, and curve element information.
- 7) Slope of the roadway between each grade break.
- 8) Stationing to match points of existing roads or intersections.

B. Intersection and Cul-de-Sac Details.

- 1) Radii of all intersections.
- 2) Elevations at PC and PT points, high points, and at mid radii.
- 3) Curb elevation along the cul-de-sac at intervals no greater than 50-feet in the outside curb line and corresponding elevation along the interior curb line.
- 4) Special details of intersections which may include turning lanes, acceleration/deceleration lanes or other design specific requirements shall be provided in the plan set.

C. Concrete Joint Layout Plan.

- 1) Concrete pavements including concrete base(s) for HMA/PCC composite pavement sections shall have a joint layout plan and details. The jointing plan can be completed by the design engineer or as a required submittal by the Contractor- See Village Standard Construction Specification VS-0500 (Section 8 – Concrete Pavement).
- 2) The jointing plan and details shall provide an overall layout and horizontal positioning for jointing the roadway, intersections, tapers, cul-de-sacs, and boxing out structures.
- 3) Jointing layout shall follow the general guidelines as provided by the American Concrete Pavement Association (Intersection Joint Layout) and Wisconsin Pavement Association (Concrete Pavement Inspection Guide for WisDOT projects).

END OF SECTION

SECTION 2.5 GRADING AND EROSION CONTROL PLAN

1. Introduction

A grading plan is an important element in ensuring that topographic land alterations, development, filling, grading, or other work associated with changing land elevations or drainage patterns on a property is done in a responsible fashion considering the relationship with adjacent properties and future land use plans in order to prevent property damage, flooding, standing water, erosion, and development problems.

2. Compliance with the following:

- A. Chapters 395, 370, and 470 of the Village Municipal Code – Land Division and Development Control
- B. Chapter 381 of the Village Municipal Code – Construction Site Maintenance and Erosion Control.
- C. Chapter 298 of the Village Municipal Code – Storm Water Management and Storm Water Drainage Facilities
- D. NR 151 of the Wisconsin Administrative Code
- E. Wisconsin Department of Natural Resources Storm Water Construction Technical Standards

3. Land Activities

A grading and erosion control plan is required for the following classified land activities:

- A. Engineer Designed Land Activities. Engineer Designed land activities include land development, grading, or land alteration activities which are required to have detailed plans prepared by a Wisconsin registered licensed professional engineer. Engineered land activities include:
 - 1) Residential subdivision development.
 - 2) Commercial, industrial, and institutional developments.
 - 3) Park and recreational development.
 - 4) Any land development or construction activity greater than 0.5-acres in size or any size that in the judgment of the Village Engineer requires a plan prepared by a professional engineer.
- B. Surveyor Designed Land Activities. Surveyor designed land activities include smaller land development or land alteration activities which are required to have detailed plans prepared by either a Wisconsin registered licensed professional engineer or a Wisconsin

registered licensed land surveyor who is qualified to prepare grading and erosion control plans. Surveyor designed land activities include:

- 1) Development of residential lot(s) not located in a subdivision with an approved master grading plan.
- 2) Any land development or construction activity which includes land grading alterations or land disturbance less than 0.5-acres that in the judgment of the Village Engineer requires professional surveying and grading plan preparation.

C. Minor Land Activities. Minor land activities include small landscaping or other projects considered minor in nature which in the judgment of the Village Engineer does not need professional surveying or engineering and can be completed by a landowner or contractor. Minor land activities include:

- 1) Small landscaping, lot improvements, or other projects that requires a land disturbance permit to be issued to the Landowner and in which the project involves a limited area, minor land disturbance, minor fill quantities, and will not adversely impact the subject property or a neighboring properties.
- 2) Minor land activities cannot involve work in or in close proximity to a wetland, floodplain, navigable water way, or other environmentally sensitive areas that requires professional survey delineations or engineering analysis.

4. Preparation of Plan(s)

A. Engineer Designed Land Activities.

- 1) Plans must be prepared, stamped, and signed by a Wisconsin registered licensed professional engineer.

B. Surveyor Designed Land Activities.

- 1) Plans must be prepared, stamped, and signed by either a Wisconsin registered licensed professional surveyor or engineer who is qualified to prepare grading and erosion control plans.

C. Minor Land Activities.

- 1) Plans or submittal materials may be prepared by the landowner, landowner's authorized agent, contractor, or other(s). All plans, details, and project submittal information must be submitted by the landowner or the landowner's authorized agent.

5. General Design Requirements

A. Drainage.

- 1) Grading plans shall accommodate offsite drainage.
- 2) Grading plans must ensure positive drainage through the project area.

- 3) Grading plans shall not block, impede, or alter storm water surface drainage; cause upstream ponding or back-water problems; or adversely affect adjacent or downstream properties.

B. Berms.

- 1) The maximum slope for berms is 3:1.
- 2) Berms shall be constructed in a way not to impede, restrict, or block surface water drainage.
- 3) Berms shall not obstruct traffic vision at road intersections.

C. Storm Water Ponds.

- 1) The maximum slope below the safety shelf is 2:1.

D. Minimum and Maximum Slopes.

- 1) All rear and side yard drainage swales and roadside ditches shall have a minimum 1.0% gradient.
- 2) All rear and side yard drainage swales shall be designed to be centered on property line(s).
- 3) The maximum slope for any grading, except berms and wet detention ponds below the safety shelf, shall be 4:1.

E. Earthwork.

- 1) Plans shall be prepared to minimize the need for excessive import or export of fill material.
- 2) Earthwork calculations shall be submitted for major development projects or other projects as requested by the Village Engineer. Earthwork calculations shall be submitted for the entire development with the engineer's estimate of the amount of import or export of fill needed for the site grading plan. Offsite borrow areas and surplus disposal areas must be addressed and identified.

F. Permits / Approvals.

- 1) Copies of applicable permits as prepared for submittal shall be provided with the grading and erosion control plans: WDNR WRAPP permit, work within navigable waterway, wetland fill, Kenosha County Highway and/or WDOT permits, and all other county, state and federal permits.
- 2) Prior to construction commencement, plans must be approved by the Village and all project permits must be issued.

6. Plan Items.

- A. The following plan elements shall be provided in grading and erosion control plans.
- 1) Drawings shall be based on USGS vertical datum (NGVD29 or NAVD 88) and the state plane coordinate system, south zone (NAD27). Plans must contain a note stating the datum and coordinate system used.
 - 2) Base map data such as property boundary, right-of-way(s), building and utility structure(s), roadway(s), curb line(s), sidewalk(s), easement(s), fence(s), tree line(s), storm sewer facilities etc.
 - 3) Existing and proposed topographic contours at 1-foot intervals. Topography information shall extent onto adjoining properties to adequately assess the potential impact of the proposed development on existing homes, businesses, and associated drainage.
 - 4) Proposed spot grade elevations defining high points, swale centerline grades, pavement / curb grades and other detailed topographic plan items.
 - 5) Location and topographic contours of proposed storm water detention, retention, or infiltration facilities with normal and high water (100-year) elevations indicated.
 - 6) Cross-section of proposed detention, retention, or infiltration facilities.
 - 7) Location and design of emergency overflow weirs and direction of emergency overland flow paths with details of control structures.
 - 8) Location and flow path of 100-year overland flood routes through the project area.
 - 9) Limits and applicable setbacks of wetlands, ordinary high water mark, floodplain and floodway boundaries with appropriate base flood elevations.
 - 10) Proposed top of foundation elevation(s) and finished yard grade elevation(s) at the foundation of proposed buildings. Building design for habitable living space below the first floor elevation shall indicate the floor elevation of that space.
 - 11) Location of temporary soil stockpiles.
 - 12) Master grading plans for residential lots shall include proposed spot grades every 25-feet along all lot lines, centerline of drainage swales, and high points.
 - 13) Grading plans for subdivisions shall include lot number(s) corresponding to the subdivision plat.
 - 14) Location, dimensions, and details of all construction site erosion control measures, such as silt fence, hay bales, inlet protection, sedimentation basins etc.
 - 15) Sediment and erosion control plan per Chapter 381 (§ 381-9) of the Municipal Code.
 - 16) Location, dimensions, and details of construction entrances and stone tracking pads.

- 17) In areas of floodways, wetlands, and conservation areas, or other identified protective areas, orange construction fence shall be installed immediately down slope from the silt fence, easement line, or other line of delineation. The fence shall be installed to prevent intrusion into the protected area.
- 18) Erosion control provisions, meeting WDNR standards, including details and calculations of erosion control treatment practices.
- 19) Location of areas to be sodded or seeded and mulched or otherwise stabilized with vegetation and identification of seed mixtures or cover type.
- 20) A construction sequence schedule.

END OF SECTION

SECTION 2.6
CONSTRUCTION AND SPECIFICATION MANUAL

1. Introduction

A project construction and specification manual (Project Manual) is required for all public infrastructure construction and private infrastructure associated with residential private roads and utilities.

2. Special Provisions for Industrial and Commercial Developments

- A. Village of Pleasant Prairie standard construction specifications (Project Relevant Sections).
- B. Special provisions.
 - 1) Special provisions by design engineer that may cover construction items or other project or contract provisions not included in the Village standard construction specification.

3. Project Manuals by Developer for Public Infrastructure and Residential Development

- A. Project bidding and construction contract administration is the sole responsibility of the developer and/or their agents. The Village, at the Developer's cost, will provide construction inspection (not contract administration), preparation of record drawings for public improvements, and provide GIS data for public improvements.
- B. The project manual format and specific contract between the bidder and developer is left to the developer's discretion subject to Village approval; however, the following items, at a minimum, must be included in the Project Manual for infrastructure construction.
 - 1) Title sheet of manual with official project name, date of preparation, and applicable revision dates. The title sheet must be stamped / sealed by a registered Wisconsin professional engineer under whom the plans were prepared.
 - 2) Contract documents.
 - 3) Insurance requirements and Certificates of Insurance with the Village named as an insured party.
 - 4) Bid Form with item quantity schedule.
 - 5) Village of Pleasant Prairie standard construction specifications.
 - 6) Special provisions.
 - a. Special provisions by design engineer that may cover construction items or other project or contract provisions not included in the Village standard construction specification.

4. Project Manuals by Village

A. In addition to the requirements of section 3 above, the construction and specification manuals for public improvement projects in which the Village or their authorized agent bids, constructs, and performs the contract administration shall include the following in the Project Manual.

- 1) Official notice to bidders.
- 2) Instruction to bidders.
- 3) Wage rate requirements, determination, and forms, if applicable.
- 4) Bid form, also including:
 - a. List of subcontractors and suppliers.
 - b. Affidavit of organization and authority.
 - c. Bid bond.
- 5) Agreement, also including:
 - a. Performance bond.
 - b. Payment bond.
- 6) *Standard General Conditions of the Construction Contract* EJCDC C-700.
- 7) Village supplementary conditions to EJCDC No. C-700.
- 8) Special provisions.

END OF SECTION

SECTION 2.7
RESIDENTIAL LOT PLAT OF SURVEY(S) AND GRADING CERTIFICATION

1. Introduction

This chapter identified requirements for plat(s) of survey(s) associated with residential single family lot development as part of the building permit process.

2. Grading / Drainage Plan Prerequisite

A Village approved grading and erosion control plan shall be required to be submitted for review and approval prior to issuance of a building permit.

A. Subdivisions with Pre-Approved Master Grading Plans.

1. The approved master grading plan shall be used for the Lots located within subdivisions that have pre-designed and Village approved grading plans. The plat of survey shall show all the designed grade information including spot grades and proposed topographic contour information.
2. The house style (i.e. rear basement exposures) for the lot shall match that required by the grading plan. For example if the master grading plan calls for a half or full exposed basement for the lot, the actual house style shall coincide with the lot plan.
3. Adjustments of proposed topographic contours (within the lot) shall be made on the plat of survey based on actual building envelope dimensions and placement on the lot, however, the building placement shall work with matching the subdivision lot line grades. No adjustments in common lot line grades shall be made without approval of the Village, Developer, and affected adjacent landowner(s).

B. Lots With No Pre-Approved Grading Plan.

1. A grading, drainage and erosion control plan must be prepared by the Developer and approved by the Village for lots that do not have an approved plan on file with the Village. The grading plan shall be prepared by a Wisconsin registered licensed professional engineer or surveyor in accordance with Section 2.5 of this ordinance "Grading and Erosion Control Plan".
2. Plats of Survey shall show all designed grade information including spot grades, and existing / proposed topographic contour information.

4. Plat of Survey Submittals

A. Three plat(s) of survey(s) are required to be submitted to the Building Inspection Department during the lot development process as noted below:

1) Plat of Survey –As a Condition Precedent to Building Permit Issuance.

a. This survey is submitted with the building permit application for review and approval by the Building Inspection and Community Development Departments showing all standard requirements set forth in this ordinance.

2) Plat of Survey – Foundation Certification.

a. This survey is submitted upon completion of the foundation, prior to further framing construction of the home.

b. Survey is to include all requirements and additional requirements for verification of building setbacks and foundation certification.

3) Plat of Survey – Final Occupancy Grading Certification.

1. This survey is submitted upon completion of the home construction and final lot grading with topsoil and/or sod placement. The survey is to be submitted within 3-months after conditional occupancy is issued by the Village or if the conditional occupancy is issued during the non-growing season, by August 1st of the immediate next growing season.

2. Survey is to include all standard requirements and additional requirements for foundation certification and final occupancy.

5. Plat of Survey – Building Permit Issuance

A. Standard Requirements.

1) Title of Survey: (i.e. Plat of Survey – Building and Zoning Permit Issuance; Plat of Foundation -Survey Certification, or Plat of Survey-Final Occupancy Grading Certification).

2) Name and address of applicant, owner of the site, and Wisconsin registered land surveyor.

3) Wisconsin registered land surveyor stamp and certification.

4) Graphic scale and north arrow.

5) Property description.

- 6) Property boundary with survey dimensions.
- 7) Existing and proposed right-of-way lines and road names adjacent to site.
- 8) Location of existing or proposed water, sewer, and storm sump service line(s) servicing the property.
- 9) Location of existing top of road curb adjacent to the site.
- 10) Location of existing or proposed sidewalk adjacent to property, if applicable.
- 11) Location and dimension of storm water drainage system(s), driveway culverts, and direction of natural drainage pattern on and adjacent to the site.
- 12) Location of existing wetlands, floodplain, lakes, streams, swales, ditches, or other water courses on or immediately adjacent to the site.
- 13) All existing utility, drainage, and preservation easements.
- 14) Existing and proposed structure locations and building footprints and dimensioned setbacks (side yard, street yard, rear yard). Also include setbacks from wetlands and ordinary high water mark, as applicable.
- 15) Adjacent lands and building locations. Include existing adjacent house street yard setback to determine building site lines.
- 16) Location of permanent residential driveway with setbacks to the side property line, width of driveway at the right-of-way, and width of driveway at the curb.
- 17) Location of adjacent land wells, septic fields, or holding tanks and their distance to the property line.
- 18) Proposed top of foundation and finished yard grade per approved grading and drainage plan for the lot.
- 19) Date of plat preparation and revision dates.
- 20) Existing and proposed topographic information in accordance with Section 2.5 "Grading and Erosion Control Plan". Including but not limited to the following:
 - a. Existing and proposed elevation(s) located every 25-feet along each property line, centerline of drainage swales, top of curb elevations at side lot line

locations, and other required locations as may be requested by the Village Engineer.

- i. Existing elevations shall mean the existing elevations at the time of the plat preparation, prior to the home construction.
- ii. Proposed elevations shall mean the proposed elevations per the approved grading / drainage plan for the lot.

21) Identification of survey bearings base and survey benchmark(s).

6. Plat of Survey – Foundation Certification

A. All standard requirements in subsection 4 above plus the following:

- 1) As-built top of foundation elevation.
- 2) Revised building footprint and setbacks per as-built foundation location.
- 3) Location and dimension of all soil or dirt piles.

7. Plat of Survey – Final Occupancy Grading Certification

A. All standard and foundation certification requirements in subsection 4 and 5 above plus the following:

- 1) Final as-built grading elevations shown with 1-foot topographic contour elevations for the entire lot or grading limits as shown in the grading plan for the lot.
- 2) As-built versus designed spot grades every 25-feet along each property line and centerline of any drainage swale(s) coinciding with the approved lot grading plan.
 - a. Final elevations shall mean the final elevations after the lot has been top-soiled, final graded, and/ or sod placed.
 - b. Final elevations shall be within 0.15 feet of design grades as identified on the Village approved grading plan, unless otherwise approved by the Village.
- 3) Location and dimension of all structures, decks, patios, and retaining walls on the property.

8. Lot Condition for Conditional Occupancy.

- A. Prior to Conditional Occupancy being granted, the lot condition shall meet the following minimum requirements.
- 1) All soil stockpiles, excess material, and debris shall be removed from the site.
 - 2) The entire lot shall be rough graded in accordance with the grading plan with the exception of fine grading, topsoil placement, and lawn establishment.
 - a. Rough grading means that the entire site is graded in accordance with the Village approved grading plan with the exception that areas not top-soiled are left low within 0.3 to 0.5-feet of design elevations allowing for topsoil and lawn placement to final elevations.
 - 3) All temporary erosion control measures shall be in place and in good condition.
 - 4) As part of the request for Conditional Occupancy the homebuilder shall provide the following:
 - a. Certification in writing that these conditions have been met.
 - b. Responsible party for the site rough grading.
 - c. Written acknowledgment and intent of compliance by the homeowner regarding the final occupancy plat of survey and grading certification requirement.
 - 5) If these conditions have not been met or if the site grading does not appear to be in accordance with the Village approved grading plan, conditional occupancy will not be granted until all conditions are deemed satisfied.
 - a. A site topographic survey of the rough grading shall be provided by the homebuilder, if directed by the Village to determine rough grading compliance.
 - b. If in the judgment of the Village, the homebuilder in good faith and under consideration of the entire project planning, was unable to complete rough grading due to winter weather conditions, the Village may grant conditional occupancy if approved agreements and arrangements have been made with the Village and between the homebuilder and homeowner.

END OF SECTION

SECTION 3.0

PRECONSTRUCTION CONFERENCE AND CONSTRUCTION PROGRESS MEETINGS

1. Introduction

Pre-Construction Conference

A Pre-construction conference is required for all projects involving the construction of public facilities, subdivision development, commercial or industrial development, or any other project which is specified by the Village to have a pre-construction conference as a condition of plan approval. No site work shall commence until a pre-construction conference has been held.

Construction Progress Meetings

All projects, as determined by the Village, shall have regularly scheduled construction progress meetings, held at the Village offices or other Village approved locations.

2. Prerequisite

A. Prior to scheduling a pre-construction conference, the following items (as applicable) shall be completed and/or obtained and provided to the Village through the development review and approval process or as identified in Chapter 395 of the Land Division and Development Control Ordinance.

- 1) Village approved engineering plans and project specifications.
- 2) Subdivisions – approved final plat.
- 3) Village approved landscaping plan.
- 4) Village approved street signage plan.
- 5) Village approved street light plan.
- 6) Village Approved street pavement markings plan.
- 7) Executed contract documents.
- 8) Certificates of insurance.
- 9) Performance and payment bonds as applicable.
- 10) Executed developer's agreement.
- 11) All project related permits.
- 12) Irrevocable letter of credit and required cash payments and deposits.

3. Scheduling and Location of Conference

A. In general, the design engineer of record shall request and schedule a pre-construction meeting with the Village. In all cases, scheduling a pre-construction meeting is the responsibility of the Developer or their authorized agent.

B. The pre-construction conference shall be held at the Village offices in one of the following locations as determined by the Village.

- 1) Village Hall – 9915 39th Avenue, Pleasant Prairie, WI 53158
- 2) Village Municipal Building (Prange) – 8600 Green Bay Road, Pleasant Prairie, WI 53158
- 3) Other Village approved location.

4. Attendees

A. The pre-construction conference shall be attended by the following:

Attendees by Developer:

- 1) Developer.
- 2) Owner.
- 3) Design Engineer of Record.
- 4) Contractor (Project Manager and Superintendent).
- 5) Subcontractor Representative(s).
- 6) Local Utility Representatives, as applicable.

Attendees by Village (as applicable):

- 7) Engineering Department.
- 8) Village Construction Engineer or Manager.
- 9) Village Inspecting Engineer or Consulting Inspecting Engineer.
- 10) Building Inspection Department.
- 11) Community Development Department.
- 12) Fire and Rescue Department.
- 13) Police Department.
- 14) IT Department.

5. Pre-Construction Meeting Agenda and Moderation

A. The meeting agenda shall be prepared by the Developer's authorized agent, preferably the design engineer of record or construction manager. The preconstruction meeting shall at a minimum contain the following agenda items, as may be applicable to the project.

- 1) Introductions – meeting attendees.
- 2) Project description.
- 3) Listing of Contractors and Subcontractors for public or private improvements.
 - a) Company name(s), type of work, contact person.
 - b) Verification that contractor(s) are pre-qualified by the Village.
- 4) Permits and approvals.
- 5) Construction plans.
- 6) Construction access.
- 7) Erosion / sediment control.
- 8) Water main construction and inspections.
- 9) Sanitary sewer construction and inspections.
- 10) Storm sewer construction and inspections.
- 11) Roadway construction and inspections.
- 12) Digital Security Imaging System (DSIS) installation and inspections.
- 13) Work hours.
- 14) Contractors project schedule.
- 15) Contractor parking arrangements.
- 16) Job trailer location and security.
- 17) Inspection scheduling.
- 18) Construction staking & layout.
- 19) As-built survey requirements.
- 20) Pay requests and letter of credit reductions.

21) Emergency contacts.

22) Construction progress meetings.

- B. The meeting shall be moderated by the Developer's authorized agent, preferably the design engineer of record or construction manager.
- C. Meeting minutes shall be prepared by the moderator and distributed via email to all attendees within 10-business days of the meeting.

6. Construction Progress Meetings

- A. Construction progress meetings shall be held to enable an orderly review of the progress of work and to provide a discussion of problems, field changes, or other items that need coordination and/or discussion throughout the construction period.
- B. Progress meetings shall be held at regular scheduled times, as necessary to maintain progress of work.
- C. Progress meetings shall be attended by appropriate representatives of the Contractor, Village, and Developer.
 - 1) To the maximum extent possible, the Contractor shall assign the same representatives to represent Contractor at progress meetings throughout progress of work.
 - 2) Subcontractors and others may be requested and required to attend progress meetings in which their respective work is involved.
- D. Progress meetings shall at a minimum contain the following agenda items.
 - 1) Review, revise as necessary, and approve minutes of previous meetings.
 - 2) Review progress of work since last meeting, including current construction schedule and status of submittals for approvals.
 - 3) Identify problems which impede planned progress and develop corrective measures and procedures to regain planned schedule.
 - 4) Identify changes of work from contract or plans and ensure changes are acceptable prior those items being constructed.
 - 5) Review status of current schedule of values and pay requests.

END OF SECTION

SECTION 3.1
CONSTRUCTION INSPECTION SERVICES AND CONTRACT ADMINISTRATION

1. Introduction

This chapter identifies the requirements for construction inspection services and construction contract administration of public and private improvements.

2. Public Improvements

- A. All public roadways, storm sewers, sanitary sewers, water mains or other public improvements shall be inspected by the Village and/or the Village's hired consulting engineer, at the Developer's cost.
- B. Contractors shall comply with Chapter 150 of the Village Municipal Code "Contractor Qualification Ordinance of the Village of Pleasant Prairie" requiring pre-qualification of Contractors prior to obtaining bidding documents or submitting bids or acting as a contractor or sub-contractor on any public improvement project.
- C. All public improvements, including but not limited to, roadways, storm sewers, sanitary sewers, and water mains shall be staked by the Developer's engineer or contractor, at the Developer's cost.
 - 1) Survey control and staking information, including all updates and revisions, shall be provided to the Village.
 - 1) Village Inspection Services will perform quality assurance surveys and staking verifications.
 - 2) If no construction staking is being utilized, then the Contractor shall provide an alternative means of verification acceptable to the Village. The means of verification shall be approved by the Village prior to construction. If no acceptable means is established, the Village reserves the right to require public improvements to be field staked.
- D. The Developer shall coordinate their planned construction schedule with the Village and provide the Village with a minimum of two (2) months advance notice to allow the Village to obtain professional construction inspection services for the project.

3. Private Improvements – Responsibility of the Developer which may be transferred to an Association.

- A. All private improvements, including but not limited to, private roadways, storm sewers, sanitary sewers, and water mains located in residential developments which will be owned and maintained by an association shall be staked and inspected by the Developer meeting the requirements of this Chapter. All applicable building and plumbing permit inspections required by State and local codes shall be completed in addition to the Developer's engineer inspections.
 - 1) Developer's inspections shall be in accordance with this Chapter including the following sections: Inspection Services, Inspection Requirements, Inspection Certifications, and Inspection Logs.

4. Private Improvements – Commercial / Industrial / Institutional

- A. Inspections for all private improvements associated with commercial, industrial, or institutional development are the responsibility of the Developer and are subject to all State and local codes and building and plumbing inspections.
 - 1) Independent Inspection Services, Inspection Requirements, Inspection Certifications, and Inspection Logs requirements are at the discretion of the Developer.
- B. All private fire service water mains, including sprinkler system lead-ins and combination fire/water mains from public water mains must be inspected by the Village Building Inspection Department and Village Fire and Rescue Department as determined by the Village.

5. Construction Contract Administration

- A. Construction contracts that are executed by the Developer shall be administered by the Developer or their authorized agent. The Developer and/or their representative shall participate in the pre-construction meeting, construction progress meetings, and construction related issues.
- B. The Developer shall remain responsible for all costs associated with plan errors, plan or field changes, or any other foreseen or unforeseen items needed to complete the construction of public and private infrastructure to Village standards.
- C. Construction contract change order(s) shall be administered by the Developer and approved by the Village.
- D. Village inspection of public infrastructure does not alleviate the Developer's responsibility of corrective work or costs thereof associated with defective work or construction that is not compliant with approved plans and specifications.

6. Construction Inspection Services

- A. All construction services not performed by Village Staff shall be performed by a qualified firm with municipal engineering experience in the State of Wisconsin carrying professional liability insurance.
- B. The on-site inspector shall be competent, have the knowledge and education pertaining to public infrastructure construction, proven experience performing on-site inspections of infrastructure, and be under the direct supervision of a Wisconsin licensed Professional Engineer. An experience resume' of the designated on-site inspector shall be provided to the Village for its approval.
- C. Inspection responsibilities shall include, but are not limited to the following:
 - 1) Review and be familiar with project plans, specifications, and permit provisions.
 - 2) Attend the project pre-construction and progress meetings.
 - 3) Provide on-site observations of the work and field checks of materials and equipment to further protect against defects in the work and help ensure that the construction meets the project specifications.
 - 4) Take and create detailed construction observation notes and inspection logs.
 - 5) Create, distribute, and follow-up on punch list items.
 - 6) Keep close communications with Village and Developer's representatives as to the progress, adequacy of work, problems, or other pertinent information related to the construction.
 - 7) Keep a record of constructed quantities of work which will serve as the basis for payment reviews.
 - 8) Review change orders, field changes, and pay requests.
 - 9) Provide written correspondence to the Village regarding recommendation of acceptance of work, certifying that work was completed in accordance with plans and specifications.
- D. Construction inspection services is not meant to supervise, direct, control, have authority over or be responsible for the contractor's means, methods, techniques, sequences, or procedures of construction or the safety precautions and programs incident thereto, or for any failure of contractor to comply with laws and regulations applicable to the performance of work.

Construction inspection services shall include the preparation and submittal of record drawings and GIS update data to the Village.

7. Inspection Requirements

A. Roadways

| <u>Item</u> | <u>Inspection Required</u> |
|---|------------------------------------|
| 1) Roadway cut section | Full time |
| 2) Roadway fill section | Full time |
| 3) Excavation below subgrade | Full time |
| 4) Filling of excavation below subgrade | Full time |
| 5) Proofrolling subgrade | Full time (written certification)* |
| 6) Placement of aggregate base course | Full time |
| 7) Proofrolling aggregate base course | Full time (written certification)* |
| 8) Installation of curb and gutter | Full time |
| 9) Pavement placement | Full time |
| 10) Sidewalk construction | Full time |
| 11) Manhole and inlet adjustments | Full time |
| 12) Pavement marking and signage | Part time |
| 13) Restoration | Part time |
| 14) Punch list work | Part time |

B. Storm Water

| <u>Item</u> | <u>Inspection Required</u> |
|------------------------------|----------------------------|
| 1) Pipe installation | Full time |
| 2) Structure installation | Full time |
| 3) Manhole invert pouring | Part time |
| 4) Pond excavation | Part time |
| 5) Pond liner installation | Full time |
| 6) Pond embankment / keyways | Part time |
| 7) Rip-rap installation | Part time |
| 8) Open channels / swales | Part time |
| 9) Punch list work | Part time |

C. Sanitary Sewer

| <u>Item</u> | <u>Inspection Required</u> |
|---------------------------|------------------------------------|
| 1) Pipe installation | Full time |
| 2) Structure installation | Full time |
| 3) Manhole invert pouring | Part time |
| 4) Testing and inspection | Full time (written certification)* |

D. Water Main

| <u>Item</u> | <u>Inspection Required</u> |
|-----------------------------|------------------------------------|
| 1) Pipe installation | Full time |
| 2) Structure installations | Full time |
| 3) Testing and Disinfection | Full time (written certification)* |

***Written Certification:** Items requiring written certification shall be provided on Village approved or Village standard forms.

8. Inspection Certifications

- A. Upon substantial completion of the project a recommendation of Preliminary Acceptance shall be provided by the construction service firm / inspector to the Village. The recommendation shall certify that inspection services were completed per Village requirements and observed construction was in conformance to plans and specifications. A punch list of items to be completed for Final Acceptance shall accompany the recommendation of Preliminary Acceptance.
- B. Upon final completion of the project a recommendation of Final Acceptance shall be provided by the construction services firm / inspector to the Village. The recommendation shall certify that inspection services were completed per Village requirements, observed construction was in conformance to plans and specifications, and that all punch list items have been completed.

9. Inspection Logs

- A. Inspection logs shall include the following minimum information.
 - 1) Project name and date of report.
 - 2) Name of firm providing the inspection services, name of inspector, name of supervising engineer, and names of all contractors performing the work.
 - 3) A detailed description of work performed including the following information:
 - a. Work type and location.
 - b. Weather.
 - c. Equipment.

- d. Construction materials used (bedding, backfill, pipe material, pavement materials, etc.)
- e. Construction item quantities installed.
- f. Conflicts encountered and resolutions thereof.
- g. All drain tiles encountered and methods of repair and /or connection to storm sewer system.
- h. Testing and inspection information.
- i. Any observed construction problems and actions taken.
- j. Pertinent construction information to be used for record drawings or construction records.

B. An electronic copy of all inspections logs shall be provided to the Village.

10. Costs

A. All costs associated with construction services shall be paid for by the Developer /Owner.

END OF SECTION

SECTION 3.2
RESIDENTIAL SUBDIVISION CONSTRUCTION

1. Introduction

All residential subdivision construction shall be completed meeting the Village design and construction standards. Subdivision construction shall be completed in an orderly fashion avoiding non-compliance of standards and regulations. The following is a general outline of construction for subdivision construction. The exact construction schedule and work sequencing shall be identified for each project, approved by the Village, and discussed at the pre-construction meeting.

2. Compliance with the following chapters is required:

- A. Chapter 395 of the Village Municipal Code – Land Division and Development Control.
- B. Chapter 150 of the Village Municipal Code – Contractor Qualification Ordinance.
- C. Chapter 405 of the Village Municipal Code - Village Standard Construction Specifications.
- D. Chapter 370 of the Village Municipal Code - Building and Mechanical Code

3. Prerequisites

- A. Prior to scheduling a pre-construction conference, the following items (as applicable) shall be completed and/or obtained and provided to the Village through the development review and approval process or identified in reference in Chapter 395.
 - 1) Village approved engineering plans and project specifications.
 - 2) Subdivisions – approved final plat.
 - 3) Village approved landscaping plan.
 - 4) Village approved street signage plan.
 - 5) Village approved street light plan.
 - 6) Village approved street pavement markings plan.
 - 7) Executed contract documents.
 - 8) Certificates of insurance.
 - 9) Performance and payment bonds as applicable.
 - 10) Executed developer's agreement.
 - 11) All project related permits.
 - 12) Irrevocable letter of credit and required cash payments and deposits.

4. Design Engineer Coordination

- A. Prior to construction, the subdivision design engineer must schedule and coordinate with the Village to have the following completed.

- 1) Transfer of electronic utility information for the pre-construction GIS update, in accordance with Section 4.2 of this manual.
 - 2) Transfer of electronic and paper plan sets for Village use in construction related services.
- B. The design engineer shall be readily available during the course of construction to answer any questions that may arise by the Village, contractor, or others pertaining to the design and plan drawings. The design engineer shall be responsible for making any plan changes due to errors or field conditions and distributing them to the developer, Village, Village's consulting engineer for construction inspection services, and contractor.

5. Contractors

- A. Contractors shall comply with Chapter 150 of the Village Municipal Code "Contractor Qualification Ordinance of the Village of Pleasant Prairie" requiring pre-qualification of Contractors prior to obtaining bidding documents or submitting bids or acting as a contractor or sub-contractor on any public improvement project.

6. Preconstruction Conference(s)

- A. A preconstruction conference shall be held, prior to commencing any construction activities in accordance with Section 3.0 of this manual. Separate pre-construction meetings shall be held for each of the following activities:
- 1) Mass grading, storm sewer, sanitary sewer, water main, and roadway construction.
 - 2) Utility services (gas, electric, etc.).
 - 3) Street lighting installation.
 - 4) Street tree installation.

7. Subdivision Construction Schedule

- A. Standard subdivision construction shall be completed in one phase such that all improvements are completed prior to building permits being issued. These improvements include but are not limited to the following:
- 1) Site grading / Erosion Control.
 - 2) Sanitary sewer.
 - 3) Water main.
 - 4) Storm sewers and storm water management facilities.
 - 5) Roadway.

- a. Composite roads to include aggregate base, curb and gutter, concrete base, and asphalt surface.
 - b. Private asphalt roads shall include aggregate base, curb and gutter, asphalt binder, and asphalt surface. Construction phasing of private roads may be considered and subject to terms of the Development Agreement.
- 6) Sidewalks.
 - 7) Street lighting.
 - 8) Street signs.
 - 9) Street trees.
 - 10) Street Pavement markings.
 - 11) Service utilities (i.e. gas, electric, phone, etc.)
- B. Preliminary acceptance of improvements shall be scheduled to include all improvements unless otherwise approved by the Village to include partial acceptance of improvements near the end of the construction season with the following minimum items completed for the first requests.
- 1) Site grading, sanitary sewers, water mains, storm sewers, and roadways.
- C. Roadways shall be scheduled to be completed (paved) by October 15th and be preliminarily accepted by the Village prior to the winter season. If roadways are not paved and accepted prior to the winter season the Village may elect not to take responsibility of plowing the public roads, in which the Developer shall plow the roads as may be required by the Village for utility and emergency access purposes.

8. Survey / Construction Staking

- A. All public and private improvements, including but not limited to, roadways, storm sewers, sanitary sewers, and water mains shall be staked by the Developer.
- B. The Developer sets survey control for the entire site.
- C. Survey control and staking information (including revisions and updates) shall be provided to the Village, Village's consulting engineer, and contractor.
- D. The Village may perform quality assurance surveys during the project. Such surveys do not relieve the Developer of the responsibility for performing all surveys required to construct the project or errors / omissions that may be found.

- E. Any identified or suspected errors in survey control(s) shall be immediately documented by the observing party. The Village, Village's consulting engineer, developer's surveyor, and contractor shall be immediately notified.

9. Utility Services (gas, electric, etc.)

- A. The Developer or their authorized agent shall coordinate with all respective utility companies for services and distribution systems for the subdivision. Coordination shall begin during the project design and continue through construction.
- B. Detailed gas, electric, and other service utility distribution system plans shall be submitted to the Village for review and approval. Utility road crossings shall be coordinated and identified ahead of the road construction schedule.
- C. The Developer's contractor shall coordinate the installation of the casings/conduits for utility street crossings as part of the road construction. All casing/conduit street crossings within the road right-of-way shall be as-built surveyed by the Village's construction inspection services, placed on project record drawings, and field marked by the contractor for future location by the utility companies.
- D. Upon Village approval of site grading as-built(s) and verification that site utility areas are within 4-inches of final grade, the developer shall notify We-Energies for utility installation.
- E. Utility companies shall file work in the right-of-way permit applications for all utility work located within the Village right-of-way and coordinate their work schedule with the Village.
- F. All utility work within Village right-of-way will require inspection by the Village.
- G. The Developer's surveyor shall stake the limits of the utility easements and right-of-ways for utility installation reference.
- H. Upon installation of utilities, the Developer's contractor shall re-grade and restore utility trenches.
- I. A utility as-built survey shall be provided to the Village by the Developer's surveyor to verify that the locations of underground utility services have been constructed in pre-approved alignments and utility easements.

10. Erosion Control

- A. The Developer is responsible for field staking erosion control measure locations for contractor's installation.

- B. The Developer's contractor shall notify the Village Construction Engineer of erosion control device installation for inspection within 14- days of installation. Erosion control permit form EC-2 shall be submitted as part of Village notification.
- C. The Developer's contractor shall provide the Village with a 48-hour notice of land disturbing activity. (From EC-3 of Erosion Control Permit).
- D. The Developer's contractor is responsible for all required erosion control site inspections and documentation thereof as required by permits. The Village will make periodic independent inspections.
- E. The Developer's contractor is responsible for maintaining temporary erosion control measures until the site is stabilized and removing all temporary erosion control measures upon stabilization of the site.

11. Site Grading

- A. The Developer shall provide construction inspection services for site grading work (outside road right-of-ways) including construction of storm water management ponds.
- B. The Developer's surveyor shall provide grading record drawings (as-built survey) of all lots, easement areas, outlots, and storm water ponds..
 - 1) Grades for areas that are top-soiled to final grade shall be within 0.15 feet of final grade as identified on the Village approved grading plan.
 - 2) Grades along lot lines that are left to be top-soiled by the property owner(s) during home construction shall be within left low within 0.3 to 0.5-feet of final grade as identified on the Village approved grading plan.
- C. The entire site shall be restored with temporary or permanent seeding per the plans and/or Village requirements.

12. Sanitary Sewer

- A. The Village will provide construction inspection services for all public sanitary sewer construction in accordance Section 3.1 of this ordinance.
- B. The contractor constructs sanitary sewer per plans and Village specifications and completes all punch list items.
- C. The Village will prepare record drawings and data to update the Village's geographical information system in accordance with Sections 4.1 and 4.2 of this ordinance.

13. Water Main

- A. The Village will provide construction inspection services for all public water main construction, in accordance with Section 3.1 of this ordinance.
- B. The contractor constructs water mains per plans and Village specifications and completes all punch list items.
- C. All water valves shall be keyed and/or tested by the Village.
- D. The Village will prepare record drawings and data to update the Village's geographical information system in accordance with Sections 4.1 and 4.2 of this ordinance.

14. Storm Sewer

- A. The Village will provide construction inspection services for all public storm sewer construction and the developer will provide construction services for private storm sewer construction in accordance with Section 3.1 of this ordinance.
- B. The contractor constructs storm sewer per plans and Village specifications and completes all punch list items.
- C. Construction services shall provide record drawings and data to update the Village's geographical information system for public and private storm sewers in accordance with Sections 4.1 and 4.2 of this ordinance

15. Roadway and Sidewalks

- A. The Village will provide construction services for all public roadway and sidewalk construction and the Developer will provide construction services for all private roadway and sidewalk construction in accordance with Section 3.1 of this ordinance.
- B. The contractor shall construct roadway and sidewalks per plans and Village Specifications.
- C. Prior to paving, all water valves in pavement areas shall be re-keyed and checked by the Village. All manholes and valves shall be double checked by the contractor to ensure that they are set properly to grade. Any deficiencies found by these checks must be repaired prior to paving.
- D. Construction services shall provide as-built information verifying that the curb and sidewalk elevations are in accordance with approved plans.

16. Street Signs

- A. The Developer shall install street signs per the Village approved plans.
- B. The Developer shall provide street sign location information for the Village's GIS update in accordance with Section 4.2 of this ordinance.

17. Street Trees

- A. The developer's landscaper shall stake the public street tree locations.
- B. The Village shall inspect, make field adjustments, and approve the street tree staking locations prior to the landscaper delivering and planting the trees.
- C. The trees shall be installed per Village Approved plans and Village specifications.
- D. The developer's landscaper shall submit an as-built street tree plan.
- E. The Developer shall provide street tree information for the Village's GIS update, in accordance with Section 4.2 of this ordinance.

18. Street Lights

- A. Street lights shall be installed by WE-Energies or in the case of private street lights by the developer's electrical contractor.
- B. All necessary electrical permits from the Village's Building Department shall be applied for and obtained.
- C. Street lights and electrical wiring shall be installed per Village approved plans and specifications and shall be coordinated with the Village.
- D. The Developer's shall provide the Village with record drawings and as-built digital survey information of the electrical wiring and street light locations.

19. Acceptance of Improvements

- A. Upon completion of specified improvement(s), the design engineer, developer, or contractor shall make a written request of acceptance in accordance with Section 1.0 of this ordinance.
- B. The following documentation must be provided prior to request of acceptance.

- 1) Record drawings and as-built information in accordance with Sections 4.1 and 4.2 of this ordinance.
- 2) Construction inspection records.
- 3) Final lien waivers.
- 4) Other documentation that may be required by Village to satisfy that the project work is acceptable and the contractor's and developer's obligations have been fulfilled.

20. Residential Lot Development

After acceptance of improvements disturbed or damaged on Village property within the right of way caused by activities associated with home construction, shall be repaired / replaced by the respective lot owner or builder associated with the activity at their cost.

END OF SECTION

SECTION 4.0
RECORD DRAWINGS AND AS-BUILT DATA
COMMERCIAL / INDUSTRIAL / PRIVATE IMPROVEMENTS

1. Introduction

- A. Record drawings and electronic digital files meeting Village requirements are required for all constructed improvements associated with commercial, industrial, or other approved private development projects.
- B. Public Improvements and Private Residential Subdivision Improvements shall follow requirements in Sections 4.1 and 4.2.

2. Construction Requiring Record Drawings

- A. Record drawings are required for the following items.
 - 1) Buildings, parking lots, driveways, and other site plan features that have setback requirements.
 - 2) Private water systems, storm sewer systems, and sanitary sewer systems.
 - 3) Private storm water management facilities. (i.e. ponds, swales, open channels etc.)
 - 4) Private street lights.
 - 5) Private irrigation system piping within public right-of-ways or easements.
 - 6) Site and lot grading.
 - 7) Street tree plantings.
 - 8) Any other site specific design feature that needs construction verification or permanent construction records as determined by the Village.

3. Record Drawings

- A. Record drawings shall be completed by submitting as-built survey drawings of the project improvements.
- B. The as-built survey shall contain the plan view of all utilities with either:
 - 1) Data tables for as-built utility information (invert elevations, rim elevations, utility size(s), etc.); or
 - 2) Overlaid design information neatly crossed out with legible as-built information provided.

- C. As-built grading shall include topographic contours and spot grades to sufficiently show how the site is graded. The record drawing shall cover the entire grading limits and disturbed areas including designed high points, low points, swales, berms, and all other designed topographic features of the site.

4. “Record Drawing” Designation

- A. Each applicable plan sheet which has been revised to reflect the constructed improvements shall have the following.
 - 1) Notation and/or stamp indicating that the plans have been revised to conform to construction records “Record Drawing”.
 - 2) Firm name which prepared the “Record Drawing” and date of preparation.
 - 3) If construction information is obtained by a source other than the firm preparing the “Record Drawing” the information source shall be noted on the plan.
 - 4) Any record drawing disclaimer(s) for third party use, limits of accuracy, etc. shall be reviewed by the Village prior to inclusion.
 - 5) All engineering plan sheets not changed and included in the overall “Record Drawing” plan set, shall have a notation “Not Revised to Reflect Construction Records”.

5. Information Requirements

Minimal information requirements to be reflected on the “Record Drawings” are listed in the following sections.

A. Water System.

- 1) As-built location, size, and pipe material for all mains and services.
- 2) As-built locations for all appurtenances (valves, hydrants, etc.)

B. Sanitary System.

- 1) As-built location, size, and pipe material for all mains and services.
- 2) As-built lengths and slopes for sewer mains only.
- 3) As-built manhole rim and pipe invert elevations for all manholes, including sampling manhole.
- 4) Provide the following as-built information for services that are not directly connected to a manhole:
 - a. Distance of service from downstream manhole.
 - b. Riser height, if applicable.

C. Storm Water System.

- 1) As-built location, size, and pipe material for all mains, laterals, roof drainage collections systems, or other drainage systems.
- 2) As-built lengths and slopes for storm mains and culverts that convey significant offsite drainage, as determined by the Village.
- 3) As-built rim elevations on inlets, catch basins, manholes, and other facility structures.
- 4) As-built pipe invert elevations for all pipes within inlets, catch basins, manholes, end sections, headwalls, culverts, and other facilities.
- 5) Storm Water Management Ponds, swales, diversion berms, re-graded streams and channels upon final grading completion:
 - a. Provide as-built grading for storm water management pond(s), swale(s), diversion berm(s), and other storm water management feature(s) to sufficiently show how they were constructed and to accurately be able to calculate as-built pond volumes.
 - b. Submit certified calculations of as-built pond volume and verify that it equals or exceeds the required active storage volume.
 - c. Elevation of primary and secondary outlet structure devices. Verify installation and size of restrictors or outlet systems.
 - d. Elevation of normal water elevation.
 - e. Elevation of pond bottom and sediment storage depth.
 - f. Verify and show any pond design features such as safety shelf(s), forebay(s), baffle(s), liners, etc.

D. Street Lights and Signals.

- 1) As-built pole locations.
- 2) As-built electrical service wiring location and alignments.
- 3) Any other appurtenances (i.e. pull boxes, loop detectors, electrical boxes, controls etc.)

E. Irrigation System.

- 1) As-built irrigation piping location, alignments, control boxes, or valve locations within public road right-of-ways or utility easements.

F. Street Trees.

- 1) As-built street tree locations for trees planted within public right-of-ways or utility easements.
- 2) Identified street tree species.

6. Record Drawing Submittal Format

- A. Record Drawings shall be submitted as an electronic pdf. The pdf shall be created directly from the drawing files, whenever possible.
- B. In addition to the pdf, a digital file of all the as-built data shall be submitted for the Village's Geographical Information System (GIS) update. The digital data shall meet the following requirements.
 - 1) Acceptable Data Formats: GIS ESRI Shapefiles, coverages, AutoCAD files in .dxf, Microstation files in .dgn formats.
 - 2) Data Projection: Wisconsin State Plane South Coordinate System based on the NAD27 Datum.
 - 3) Accuracy: All measurements must be in a tolerance of ± 0.1 feet horizontal and ± 0.1 feet vertical.

END OF SECTION

SECTION 4.2
GIS DATA FOR PUBLIC IMPROVEMENTS AND PRIVATE RESIDENTIAL IMPROVEMENTS

1. Introduction

The Village utilizes ESRI Geographic Information System (GIS) technology along with other integrated software to share, manage, and keep track of public and private infrastructure assets and data. The Village utilizes GIS as an essential component of an integrated, multi-departmental system to support Village operations.

In order to update and maintain infrastructure GIS asset management data and provide customer service during and after construction, digital GIS data submittals shall be required for all public and private utilities as part of development.

2. Pre-Construction GIS Infrastructure Update

- A. Prior to construction of any public or private water system, storm system, or sanitary system, or other public utility, the Village GIS system must be updated to include the planned utilities.
- B. For the pre-construction GIS update, the design engineer shall provide the electronic design files of the public and private utilities to the Village in acceptable format.

3. As-Built GIS Infrastructure Update

- A. Immediately after construction, surveyed “as-built” infrastructure data shall be provided to the Village in acceptable format. The “as-built” survey data shall include the actual locations of constructed infrastructure.
- B. GIS data shall be accompanied with construction record drawings and a tabular attribute spreadsheet.

4. GIS Data Format Requirements

- A. Acceptable Data Formats.
 - 1) Graphical Data: GIS ESRI shapefiles, coverages, AutoCAD files in .dxf, Microstation files in .dgn file formats.
 - 2) Tabular Data: Excel spreadsheet.
- B. Data Projection.
 - 1) In order to preserve the accuracy of the data, a defined projection shall be required. The required projection is the Wisconsin State Plane South Coordinate System based on the NAD27 Datum.
- C. Accuracy

- 1) All measurements must be in a tolerance of ± 0.1 feet horizontal and ± 0.1 feet vertical.

D. Data Layering and Location

- 1) Each feature listed must be represented as its own layer. The ID (Identification) field in the graphical and tabular data shall match. The ID's will be changed after they are entered into Village's system mapping to avoid duplication in the master system.

Data Features and Layer Naming Conventions:

| FEATURE | DATA ELEMENT |
|---------------------------------|---------------------|
| General Mapping | |
| property line(s) | line |
| right-of-way | line |
| easement(s) | line |
| street name(s) | text |
| topographic contours (proposed) | line |
| control monuments | point |
| monument text | text |
| Sanitary Sewer | |
| sanitary sewer pipe | line |
| sanitary sewer pipe text | text |
| sanitary force main | line |
| sanitary force main text | text |
| sanitary manhole | point |
| sanitary manhole text | text |
| sanitary services | line |
| sanitary service text | text |
| Storm Sewer | |
| storm sewer pipe / culverts | line |
| storm sewer pipe text | text |
| storm manhole | point |
| storm manhole text | text |
| storm catch basins | point |
| storm inlets | point |
| storm laterals | line |
| storm lateral text | text |
| storm water ponds | polygon |
| flared end section | point |
| storm sewer outfall | point |
| swales / ditches | line |
| Water System | |
| water main pipe | line |
| water main pipe text | text |
| water valves | point |
| hydrants | point |
| curb box | point |

| | |
|---|-------|
| water service | line |
| Irrigation System | |
| irrigation system pipe | line |
| irrigation valves | point |
| irrigation controls | point |
| water service | line |
| Street Lighting | |
| light pole | point |
| light pole text | text |
| electrical wiring | line |
| appurtenances (pull boxes, junction boxes, controls etc.) | point |
| Street Trees | |
| street tree | point |
| street tree | text |
| Street Signs | |
| street sign | point |
| street sign | text |

E. General Drawing Principles for GIS.

- 1) All polygons type features shall be completely closed.
- 2) Sewer Features:
 - a. All pipe segments between manholes shall be drawn with a single polyline.
 - b. All pipe segments must be snapped at endpoints intersecting at the center of the manhole. No gaps shall exist between pipe segments.
 - c. Sewer manhole(s), endwall(s), and/ or other surface features shall be shown in their true surveyed location.
- 3) Water Features:
 - a. Pipes shall begin and end at designated nodes. Node designations shall conform to the Village's system water model setup.
 - i. Nodes: Tees, crosses, hydrant tees, hydrants, termination plug / cap / valve, pumps or tanks.
 - ii. A preliminary plan mark-up showing planned water main node locations shall be provided to the Village for concurrence prior to completing the drawing or attribute tables.
 - b. Pipes shall be drawn through in-line valves; however valves shall have the ability to be overlaid on the water system, in their true location.

- c. Curves may be digitized with enough vertices to capture the curve geometry, but they shall be single, continuous lines. Curves or arcs may also be used to designate curved pipe.
 - d. Surface features (valves and hydrants) shall be shown in their true surveyed location.
 - e. All water lines shall be continuous with pipe endpoints snapped to each other.
- 4) Irrigation Features:
- a. Pipes shall begin and end at designated nodes.
 - i. Nodes: Tees, crosses, termination plug / cap / valve, and controls.
 - b. Pipes shall be drawn through in-line valves; however valves shall have the ability to be overlaid on the water system, in their true location.
 - c. Curves may be digitized with enough vertices to capture the curve geometry, but they shall be single, continuous lines. Curves or arcs may also be used to designate curved pipe.
 - d. Surface features (valves) shall be shown in their true surveyed location.
 - e. All water lines shall be continuous with pipe endpoints snapped to each other.
- 5) Street Light Features:
- a. Electrical conduit shall begin and end at designated nodes.
 - i. Nodes: Pole(s), pull boxes, controllers, etc.
 - b. Curves may be digitized with enough vertices to capture the curve geometry, but they shall be single, continuous lines. Curves or arcs may also be used to designate curved pipe.
 - c. Surface features (poles, pull boxes, controllers, etc.) shall be shown in their true surveyed location.
 - d. All conduits shall be continuous with pipe endpoints snapped to each other.
- 6) Street Tree Features:
- a. Tree trunks shall be shown in their true surveyed location.
- 7) Street Sign Features:
- a. Signs shall be shown in their true surveyed location.

5. Feature Attribute(s)

- A. The Village utilizes GIS's ability to connect virtual representations of spatial features to information (attributes) relevant to those features. While the number and content of attributes may vary greatly, depending on the source and use of the data, a minimal set of attributes shall be required to allow the data to be used by the Village. Data attributes shall be submitted in a tabular Excel spreadsheet format. The spreadsheet should be provided in an easy to follow format with the following general requirements:
- 1) Tabular identifications shall match the graphical / plan identifications and the Village's identification format.
 - 2) Structure and pipe runs shall be entered in the sheets in the same order.
 - 3) Pipe runs shall be entered in a consistent manner. (i.e. upstream to downstream or vice versa)
 - 4) Pipe invert elevations shall be associated with pipe data attributes not manholes.
- B. **Storm and Sanitary Structures.** (Manholes, catch basins, flared end sections, pipes, culverts, laterals, ponds, storm outfalls).

1) **Manholes**

- a. Structure name (storm manhole, sanitary manhole).
- b. Structure identification.
- c. Location (Street name, easement, etc.).
- d. Location description (i.e. in roadway, in grass, etc.).
- e. Size (i.e. 48-inch, 60-inch, etc.).
- f. Rim elevation.
- g. Depth (Depth from rim to lowest pipe invert measured in feet).
- h. Frame / cover type (i.e. Neenah R-1580 Type "B" lid).
- i. Year constructed.
- j. Acceptance date.
- k. Warranty end date.
- l. Entity of ownership.
- m. Village record drawing number (i.e. A559).
- n. Record drawing sheet number (i.e. A559002).

2) **Catch Basins**

- a. Structure name (catch basin).
- b. Structure identification.
- c. Structure type (curb inlet, yard inlet, inlet).
- d. Location (street name, easement, etc.).
- e. Size (i.e. 2'x3', 48-inch, etc.).
- f. Rim elevation.
- g. Depth (to outlet pipe invert, measured in feet).
- h. Sump depth (i.e. 1-foot).
- i. Frame / grate type.
- j. Year constructed.
- k. Acceptance date.
- l. Warranty end date.
- m. Entity of ownership.
- n. Village record drawing number.
- o. Record drawing sheet number.

3) Flared End Sections

- a. Structure name (flared end section).
- b. Structure identification.
- c. Location.
- d. Description (outlet, inlet).
- e. Size (i.e. 15-inch).
- f. Frame / grate type (i.e. trash rack grate, none).
- g. Year constructed.
- h. Acceptance date.
- i. Warranty end date.

- j. Entity of ownership.
- k. Village record drawing number.
- l. Record drawing sheet number.

4) Storm Sewers and Sanitary Sewers – Pipe data

- a. Structure name (storm pipe, sanitary pipe).
- b. Structure identification.
- c. Upstream structure identification.
- d. Downstream structure identification.
- e. Size (inches).
- f. Length (feet).
- g. Slope (percent).
- h. Upstream invert elevation.
- i. Downstream invert elevation.
- j. Material.
- k. Class pipe.
- l. Year constructed.
- m. Acceptance date.
- n. Warranty end date.
- o. Entity of ownership.
- p. Village record drawing number.
- q. Record drawing sheet number.

5) Storm Culvert Data

- a. Structure name (culvert).
- b. Structure identification.
- c. Description (driveway culvert, road culvert).
- d. Address (used for driveway culverts).

- e. Upstream pipe end (i.e. FES, projecting).
- f. Size (inches).
- g. Length (feet).
- h. Slope (percent).
- i. Upstream invert elevation.
- j. Downstream invert elevation.
- k. Material.
- l. Year constructed.
- m. Acceptance date.
- n. Warranty end date.
- o. Village record drawing number.
- p. Record drawing sheet number.

6) Storm and Sanitary Lateral Data

- a. Structure name (sanitary lateral, storm lateral).
- b. Structure identification.
- c. Service address.
- d. Size (inches).
- e. Material.
- f. Downstream manhole identification.
- g. Distance from downstream manhole (feet).
- h. Length of lateral (feet).
- i. Riser height (for sanitary).
- j. Year constructed.
- k. Acceptance date.
- l. Warranty date.
- m. Entity of ownership.

- n. Village record drawing number.
- o. Record drawing sheet number.

7) **Storm Water Management Ponds**

- a. Structure name (storm water management pond).
- b. Identification.
- c. Type: retention (wet), detention (dry), infiltration.
- d. Location.
- e. Normal water elevation.
- f. Design 100-year water elevation.
- g. Pond bottom elevation.
- h. Year constructed.
- i. Entity of ownership.
- j. Maintenance agreement: (yes , no)

8) **Storm Sewer Outfalls** (*Outfall to waters of the State of Wisconsin, retention/detention pond outlets, or other significant discharges as designated by the Village*)

- a. Structure name (storm outfall).
- b. Structure Identification.
- c. Location.
- d. Location description.
- e. Outfall size.
- f. Outlet device type (i.e. apron endwall, pond outlet – multistage riser, etc.).
- g. WPDES designation (minor outfall, major outfall).
- h. Year constructed.
- i. Acceptance date.
- j. Warranty end date.
- k. Entity of ownership.

- l. Village record drawing number.
 - m. Village record drawing sheet number.
- C. **Water System Data** (nodes, pipes, valves, plug/cap, hydrants, and laterals).

1) **Node Summary**

- a. Structure name (node).
- b. Structure identification.
- c. Node reference description (i.e. tee, hydrant, plug, etc.).
- d. Reference plan station of node.
- e. Node elevation (ground elevation to nearest foot).
- f. Village record drawing number.
- g. Record drawing sheet number.

2) **Water Pipe Data** (mains and hydrant leads)

- a. Structure name (water main, hydrant lead).
- b. Structure identification.
- c. Start node.
- d. End node.
- e. Length (feet).
- f. Diameter (inches).
- g. Pipe material (i.e. PVC, C-900, DR-18).
- h. Pipe roughness coefficient.
- i. Year constructed.
- j. Acceptance date.
- k. Warranty end date.
- l. Entity of ownership.
- m. Village record drawing number.
- n. Record drawing sheet number.

3) **Valve(s)** (main line valves, hydrant valves)

- a. Structure name (valve, hydrant valve).
- b. Structure identification.
- c. Valve type (i.e. BFV, GV).
- d. Valve size.
- e. Manufacturer.
- f. Model number.
- g. Year constructed.
- h. Acceptance date.
- i. Warranty end date.
- j. Entity of ownership.
- k. Village record drawing number.
- l. Record drawing sheet number.

4) **Fire Hydrants**

- a. Structure name (hydrant).
- b. Structure identification.
- c. Manufacturer.
- d. Manufacturer model number.
- e. Screw thread type.
- f. Year constructed.
- g. Acceptance date.
- h. Warranty end date.
- i. Entity of ownership.
- j. Village record drawing number.
- k. Record drawing sheet number.

5) **Water Service Laterals**

- a. Structure name (water service).
- b. Structure identification.
- c. Service address.
- d. Plan station of service.
- e. Size (inch).
- f. Length installed (feet).
- g. Material.
- h. Service valve type (i.e. curb valve etc.).
- i. Service valve manufacturer.
- j. Service valve model number.
- k. Year constructed.
- l. Acceptance date.
- m. Warranty end date.
- n. Entity of ownership.
- o. Village record drawing number.
- p. Record drawing sheet number.

D. Irrigation System Data (nodes, pipes, valves, plug/cap).

1) Node Summary

- a. Structure name (node).
- b. Structure identification.
- c. Node reference description (i.e. tee, plug, etc.).
- d. Village record drawing number.
- e. Record drawing sheet number.

2) Public Irrigation Pipe Data

- a. Structure identification.
- b. Start node.

- c. End node.
- d. Diameter (inches).
- e. Pipe material (i.e. HDPE).
- f. Year constructed.
- g. Acceptance date.
- h. Warranty end date.
- i. Village record drawing number.
- j. Record drawing sheet number.

3) Valve(s)

- a) Structure identification.
- b) Valve size.
- c) Manufacturer.
- d) Model number.
- e) Year constructed.
- f) Acceptance date.
- g) Warranty end date.
- h) Village record drawing number.
- i) Record drawing sheet number.

E. Street Light Data (Poles, conduits, pull boxes, controls).

1) Conduit Data

- a. Structure identification.
- b. Start node.
- c. End node.
- d. Diameter (inches).
- e. Pipe material. (i.e. PVC)
- f. Year constructed.

- g. Acceptance date.
- h. Warranty end date.
- i. Village record drawing number.
- j. Record drawing sheet number.

2) Poles

- a) Structure identification.
- b) Pole height.
- c) Pole manufacturer.
- d) Pole model number.
- e) Fixture manufacturer.
- f) Fixture model number.
- g) Year constructed.
- h) Acceptance date.
- i) Warranty end date.
- j) Village record drawing number.
- k) Record drawing sheet number.

F. Street Tree Data.

1) Tree Data

- a) Tree identification.
- b) Common name.
- c) Botanical Latin name.
- d) Year planted.
- e) Acceptance date.
- f) Warranty end date.
- g) Village record drawing number.
- h) Record drawing sheet number.

G. Street Sign Data.

1) Sign Data

- a) Sign identification.
- b) Sign type “stop, yield, left arrow, etc”.
- c) WDOT sign plate designation.
- d) Sign size.
- e) Year installed.
- f) Acceptance date.
- g) Warranty end date.
- h) Village record drawing number.
- i) Record drawing sheet number.

6. Feature Identification(s)

Feature identification(s) for assets shall conform to the Village’s asset identification naming convention. The typical feature identification(s) naming convention is generally described below.

A. Storm and Sanitary Sewer System.

1) Storm Manhole

Village Record Drawing Numeric Number + STMH + Plan Manhole Number.
Example: 556STMH1

2) Sanitary Manhole

Village Record Drawing Numeric Number + SAMH + Plan Manhole Number.
Example: 556SAMH1

3) Catch Basin

Village Record Drawing Numeric Number + CB + Plan Catch Basin Number.
Example: 556CB1.1

4) Flared End Section

Village Record Drawing Numeric Number + FES + Plan Flared End Section Number.
Example: 556FES1

5) Storm Sewer and Sanitary Sewer Pipe

Upstream Structure ID – Downstream Structure ID

Example(s): 556STMH1-556STMH2; 556CB1.1-556STMH1; 556STMH1 – 556FES1

6) Storm Culvert Data

Village Record Drawing Numeric Number + CULV+ Assigned Plan Culvert Number.

Example: 556CULV1

7) Storm Lateral

STLT - Service Address- Street Name

Example: STLT-5678-85THST

8) Sanitary Lateral

SALT – Service Address – Street Name.

Example: SALT-5678-85THST

9) Storm Water Management Pond

Village Record Drawing Numeric Number + POND + Plan pond number.

Example: 556POND1

10) Storm Sewer Outfall

Village Record Drawing Numeric Number + OUTFALL -Structure Number.

Example: 556OUTFALL-FES1

B. Water System.

1) Nodes

Village Record Drawing Numeric Number + N + Assigned Node Number.

Example: 556N1

2) Water Main and Hydrant Lead Pipes

Upstream Node ID - Downstream Node ID (In direction of flow, if applicable)

Example: 556N1–556N2

3) Valves (main)

Village Record Drawing Numeric Number + V + Assigned Plan Valve Number.

Example: 556V1

4) Valves (hydrant)

Village Record Drawing Numeric Number +HV + Assigned Valve Number
(corresponding to hydrant number)

Example: 556HV1

5) Water Service Laterals

WSRV – Street Address – Street Name.

Example: WSRV -5679-85THST

C. Public Irrigation System.

1) Nodes

Village Record Drawing Numeric Number + N + Assigned Node Number.

Example: 556N1

2) Pipes

Upstream Irrigation Node ID - Downstream Irrigation Node ID (In direction of flow, if applicable)

Example: 556IN1–556IN2

3) Valves

Village Record Drawing Numeric Number + IV + Assigned Plan Valve Number.

Example: 556IV1

4) Controls

Village Record Drawing Numeric Number +IC + Assigned Controller Number

Example: 556IC1

D. Street Light System.

1) Conduits

Start Conduit Node ID – End Conduit Node ID

Example: 556CN1–556CN2

2) Poles

Village Record Drawing Numeric Number + LP + Assigned Plan Pole Number.

Example: 556LP1

3) Pull Boxes

Village Record Drawing Numeric Number +PB + Assigned Pull Box Number

Example: 556PB1

4) Controls

Village Record Drawing Numeric Number +LC + Assigned Control Number

Example: 556LC1

END OF SECTION

SECTION 5
VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS

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**VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS
VS-0100 GENERAL TERMS AND CONDITIONS**

1.0 Section Description

- A. Basic description of general terms and conditions for public improvement project construction.

2.0 Definitions of Parties

- A. Village: The “Village” or “Owner” is the Village of Pleasant Prairie also including their representative consulting engineers.
- B. Developer: The “Developer” is the company, person, or organization developing the project. The “Developer” shall be the same identification in the Developer’s Agreement with the Village.
- C. Engineer: The “Design Engineer” is the Engineer of Record for the project consisting of the company or organization who prepared the construction engineering plans.
- D. Contractor: The “Contractor” is the company hired by the Developer or Village to construct the improvements as identified in the construction engineering plans and the Developer’s Agreement.

3.0 Preliminary Matters

- A. Construction plans must be reviewed and approved by the Village prior to construction commencement. Although plans are reviewed by the Village, it does not relieve the Developer from compliance of Village Ordinances or these standard construction specifications. Should there be a discrepancy between plans and these construction standards, the construction standards shall govern unless otherwise approved or specified by the Village.
- B. All required easement(s), licenses, and/or local, county, State, and federal permits must be obtained prior to construction commencement.
- C. Contractors shall comply with Chapter 150 of the Village Municipal Code “Contractor Qualification Ordinance of the Village of Pleasant Prairie” requiring pre-qualification of Contractors prior to obtaining bidding documents or submitting bids or acting as contractor or subcontractor on any public improvement project.
- D. Prior to construction commencement, a pre-construction conference must be held at the Village Offices. The pre-construction conference shall be scheduled and moderated by the Design Engineer.
- E. The Contractor shall have a complete set of the village approved plans and specifications at the project site at all times. Specifications shall include:

- (1) Village of Pleasant Prairie Standard Construction Specifications.

- (2) “Standard Specifications” for Sewer and Water Construction in Wisconsin”, if applicable.
- (3) “State Specifications”; and
- (4) Other documents pertaining to the project.

4.0 Specifications

A. Utility Construction

- (1) The “Standard Specifications for Sewer and Water Construction in Wisconsin”, current edition and addendums, will govern all utility work performed on this project and hereinafter will be referred to as the “Standard Specifications”.
 - a. Part I, General Conditions, from the “Standard Specifications” are not applicable to Village Construction.

B. Road Construction

- (1) The State of Wisconsin, Department of Transportation, “Standard Specifications for Highway and Structure Construction”, current edition, and all “Interim Supplemental Specifications”; will govern all road work performed on this project and hereinafter will be referred to as the “State Specifications”.
 - a. Part I, General Requirements and Covenants, from the “State Specifications” are not applicable to Village Construction projects, except those sections specifically referenced in these contract documents.
 - b. All references to the “Department” or “State” (The “Department” of Transportation of the “State” of Wisconsin) shall be interpreted to mean the Owner.
 - c. All references to metric unit(s) shall be converted to their nearest whole equivalent Standard unit(s) (U.S. Standard) in accordance with the conversion tables shown in the Appendix of the “State Specifications”.

C. Village of Pleasant Prairie Standard Construction Specifications

- (1) The Village of Pleasant Prairie Standard Construction Specifications will govern all utility and road work performed on this project and hereinafter will be referred to as “Village Specifications”. In the event of a discrepancy between these “Village Specifications” and either the “Standard Specifications” or the “State Specifications”, these “Village Specifications” shall govern.

5.0 Alternate Materials

- A. The Contractor may furnish alternate materials in place of those specified in these Village Specifications where “or equal” is stated and when the following provisions have been complied with.

“If the Contractor wishes to substitute an alternative material as an “equal” to the material specified, he shall first submit a detailed description of such to the Village for their review and approval/disapproval. The Contractor shall not install any alternate materials prior to receiving approval for their use. Only those materials listed in these Village Specifications or approved as alternates shall be used on this project.”

6.0 Regulatory Requirements

A. Permits / Licenses

- (1) Contractor shall have a copy and be familiar with all permits / licenses and their respective provisions. All work requiring permits or licenses shall abide by the governing permit / license provisions where they exceed the requirements in these specifications.
- (2) Contractor shall obtain and provide a copy to the Village all permits that are associated with specific construction methods or circumstances that were not obtained through the plan approval process. These may include but are not limited to WDNR well permits, offsite construction easement agreements made by Contractor or Developer, off-site disposal permits, etc.
- (3) Spoil Disposal within Village Boundary
 - a. The Contractor shall provide the Village with the location(s) of all spoil disposal sites within the Village, prior to construction. No disposal of materials within the Village shall occur unless a Village Land Disturbance Permit and/or other required Village, County, State or Federal approvals have been obtained for the specific disposal site. The Contractor will be responsible for removing spoil and restoring any site(s) that are used for improper disposal of spoil material.

B. Compliance with Laws, Safety, Means and Methods

- (1) The Contractor, his subcontractors, agents and employees, shall at all times, observe and comply with all Federal and State Laws, ordinances, codes and regulations which in any manner affect the conduct of the work.
- (2) The Contractor shall be responsible for compliance with all Federal, State, and local laws, including OSHA Standards, and with any other applicable laws, ordinances, rules, regulations and orders of any public body having jurisdiction for the safety or persons or property or to protect them from damage, injury or loss. The Contractor shall provide all safeguards, safety devices and protective equipment and shall be responsible for initiating, maintaining and supervising all safety precautions and programs utilized by the Contractor and his sub-contractors in the performance of their work and shall take any other actions necessary to protect the life and health of employees on the job and safety of the public and to protect property in connection with the performance of work on this project.

- (3) The contractor shall be responsible for the construction means, methods, techniques or procedures, equipment, and for safety precautions or programs, unless such means and equipment are specified in these Village Specifications.

7.0 Notification of Utilities

A. Utility Location and Coordination.

- (1) The locations of utilities shown on the Plans are from existing record(s) and/or field locations and may not be complete or accurate. The Contractor shall contact Digger's Hotline at (800) 242-8511, as well as other utilities not served by Digger's Hotline but having facilities in the work area, at least three (3) full business days prior to construction to notify the utilities to locate their underground facilities.

B. Utility Protection

- (1) It shall be the responsibility of the Contractor to protect all utilities that are encountered in his work operations. The Contractor shall contact utilities to determine their procedure and schedule for supporting and/or relocating utilities and shall notify any above ground utility such as electric and telephone companies to relocate or reinforce any poles, ties or anchors which may be on or near the line of the proposed utility or weakened by excavation for the proposed utility or within road construction grading limits.

END OF SECTION

**VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS
VS-0200 SANITARY SEWER**

1.0 Section Description

A. This section includes requirements for sanitary sewer materials and construction.

B. Related Sections Include:

- (1) Section VS-0100 General Terms and Conditions
- (2) Section VS-0600 Tracer Wire
- (3) Section VS-0601 Backfilling Utility Trenches
- (4) Standard Details

2.0 Sanitary Sewer Pipe and Lateral Materials

A. Sanitary sewer pipe material shall be polyvinyl chloride (PVC). Pipe shall conform to the following:

- (1) Polyvinyl Chloride (PVC) sewer pipe, 4 inch through 15 inch diameter, meeting the requirements of ASTM D3034, SDR-35 (unless loading requires a stronger pipe), with a minimum pipe stiffness of 46 psi or SDR-26 with a minimum pipe stiffness of 115 psi, and 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 cell classification of 12454B, 12454C, 12364C or 13364B, except that 12364C and 13364B shall have a minimum modulus of elasticity of 500,000 psi.
- (2) Polyvinyl Chloride (PVC) large diameter solid wall sewer pipe (18-inch to 27-inch) meeting the requirements of ASTM F679, wall thickness T-1 (SDR 35), with a minimum pipe stiffness of 46 psi and 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. Lateral pipe material shall conform to the requirements of Paragraph 1 above.

B. Well Protection

- (1) Sanitary sewer pipe material located within 25 to 50 feet of private wells, shall be Polyvinyl Chloride (PVC) pressure pipe conforming to AWWA C-900, Class 150, DR-18, or AWWA C905, P.R. 235, SDR-18, with integral elastomeric bell and spigot joints or alternate materials approved by the Village of Pleasant Prairie and the Wisconsin Department of Natural Resources.

- a. Main line wye and tee connections shall be pressure pipe, but laterals and risers may be constructed of gravity sewer pipe materials.

C. Substitute Materials

- (1) Substitute sewer pipe materials proposed to be used due to loading, special project circumstances, design considerations, or as an "equal" shall be submitted to the

Village Engineer for review and approval or disapproval prior to their use. Contractor shall not install any substitute materials prior to receiving written approval for their use.

3.0 Sanitary Laterals

- A. 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).
- B. 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.
- C. Lateral(s) shall be installed by boring under existing pavement or shoulder areas, unless otherwise approved by the Village.
- D. Place lateral(s) outside existing or future driveways.
- E. Lateral connections.
 - (1) Lateral connections to sewer mains 18-inches in diameter or less at the time of construction shall be made with wyes.
 - (2) Lateral connections to existing sewers shall be made with INSERTA-TEE brand three-piece service connection or pre-approved equal. The service connection shall include a PVC hub conforming to the requirements of ASTM D3034-SDR 26, rubber sleeve conforming to ASTM C477, and stainless steel band.
- F. Risers (Shallow Sewers)
 - (1) Use the following methods for constructing risers up to 6 feet in height and/or for mains not exceeding 16 feet in depth measured from the flow line of the sewer.
 - a. Sewer main 8-inches through 18-inches diameter.
 - i. Risers on shallow sewer mains shall be constructed of PVC gravity sewer pipe in accordance with File No. 10E of the "Standard Specifications".
 - ii. Riser connections shall be made with factory fabricated or injection molded in-line tees. Do not use saddles for riser connections.
 - b. Sewer main 21-inch diameter and larger.
 - i. Risers on shallow gravity sewer shall be connected to the main with INSERTA-TEE brand three-piece service connection or approved equal. The service connection shall include a PVC hub conforming to the requirements of ASTM D3034-SDR 26, rubber sleeve conforming to ASTM C477, and stainless steel band. Refer to Village standard details.
- G. Risers (Deep Sewers)

- (1) Use the following methods for constructing risers greater than 6-feet in height and/or for mains exceeding 16-feet in depth measured from the flow line of the sewer.
 - a. Risers on deep gravity sewer mains shall be constructed of PVC sewer, ASTM 3034-SDR 26, encased within a corrugated polyethylene drainage tubing conforming to ASTM F405 in accordance with Village standard details.
 - i. On sewer sizes 8-inches through 18-inches, riser connections shall be made with factory fabricated or injection molded in-line tees. The use of saddles is not allowed. Refer to Village standard details.
 - ii. On sewers 21-inches in diameter and larger, riser connections shall be made with INSERTA-TEE brand service connection or approved equal. The service connection shall include a PVC hub conforming to the requirements of ASTM D3034-SDR 26, rubber sleeve conforming to ASTM C477 and stainless steel band. Refer to Village standard details.

H. Marker Stakes

- (1) Marker stakes shall be installed over the end of each lateral installed. The marker shall be a minimum of 2"x4" hardwood plank. The marker shall be placed vertically with its top 2-feet above finished surface grade. The bottom of the stake shall be extended to the top of pipe at the cap location.

4.0 Sanitary Manholes

A. Standard Manhole

- (1) Sanitary manholes shall be constructed in accordance with Chapter 3.5.0 and File No. 12, 12A, 13, and 15 of the "Standard Specifications" and these Village Specifications.
- (2) All manhole bases (benches) shall be poured in place in accordance with Subsection 3.5.5(b) of the "Standard Specifications". Precast manhole bases or precast integral base units are allowed in accordance with Subsection 3.5.5(c), however, no precast base units with preformed benches are allowed on sanitary sewer relay projects or other situations which may require field changes in the designed drop between pipes within the manhole.
- (3) Manholes shall be precast 48-inch inside diameter with eccentric cones.
- (4) Manhole frames and covers shall be Neenah R-1580 with Type "B" self-sealing lids, non-rocking, or equal. Manhole frames shall be centered on the top of the cone.
- (5) Manhole step placement shall be such that the first step is located a maximum distance of 18-inches from the manhole rim. Steps shall not be placed within adjusting rings.

- (6) Manhole adjusting rings may be used to bring manhole rims to grade. Adjusting ring heights are limited based on the maximum distance from the first stair to the rim, per requirements above. In all cases, manholes shall not have a ring height less than 3-inches or greater than 8-inches. The inside diameter of the adjusting rings shall match that of the opening in the manhole flat cover or eccentric cone.
- (7) Adjusting rings shall be one of the following:
- a. Concrete rings with one line of steel centered within the ring. 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. Contractor shall take care to prevent the butyl rubber sealant from getting on the interior surface of the rings within the chimney. The butyl rubber sealant shall be EZ-Stik or Kent-Seal butyl base sealant in trowelable grade or equal..
 - b. High Density Polyethylene (HDPE) adjusting rings as manufactured by Ladtech, Inc., Lino Lakes, Minnesota, or approved equal. HDPE adjusting rings shall be installed per the manufactures recommendations and instructions.
 - c. Expanded Polypropylene adjusting rings (Pro-Ring) as manufactured by Cretex Specialty Products, Waukesha, Wisconsin, or approved equal. Polypropylene adjusting rings shall be installed per the manufactures recommendations and instructions.
- (8) 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 at the same slope as the adjacent finished surface. Manhole frames shall be set with butyl rubber sealant troweled into a 1/4 inch thick layer over the entire mating surface of the frames and adjusting rings. Contractor shall take care to prevent the butyl rubber sealant from getting on the interior surface of the rings and frame within the chimney. The butyl rubber sealant shall be EZ-Stik or Kent-Seal butyl base sealant in trowelable grade or equal.
- (9) Manhole lifting holes. All lifting holes in precast manhole sections shall be plugged using rubber plugs supplied by the manhole supplier, non-shrink grout or other approved method. Non-shrink grout shall fill the entire void and shall be troweled at each face to provide smooth surfaces. Cement mortar shall not be used to plug lifting holes.
- (10) Manhole Riser Joints. Joints for precast manhole riser sections shall be made with rubber "O"-ring gaskets, a continuous ring of butyl rubber sealant (EZ-Stick or Kent-Seal in rope form) or equal. The butyl sealant shall be 1-inch diameter equivalent or as recommended by the manhole manufacturer.
- a. An external sealing wrap shall be placed at all joints between pre-cast manhole sections. The external sealing wrap shall meet, or exceed, the requirements of ASTM C-877, Type III. External joint seals shall be EZ-WRAP, as manufactured by Press-Seal Gasket Corporation, or pre-approved equal.
- (11) Chimney Seal

- a. 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 in accordance with the manufacturer's instructions. The external sealing wrap shall be EZ-WRAP, as manufactured by Press-Seal Gasket Corporation, or approved equal.

B. Sampling Manhole

- (1) Sampling manholes shall meet the specifications of a Standard Sanitary Manhole with the following additional provisions. (Refer to Village standard sampling manhole detail)
 - a. A primary flow measuring device shall be installed. The primary flow measuring device shall be a Palmer-Bowlus flume with integral approach section. Flume sizes shall be based upon the lateral pipe size and shall be installed per manufactures specifications and tolerances. Flumes shall be manufactured by Plasti-Fab, Ken Co Plastics, or pre-approved equal.
 - b. No horizontal alignment changes are allowed at the sampling manhole.
 - c. No pipe joints within 4-feet of the manhole exterior.
 - d. Sampling manhole shall be located to allow easy access for Village utility crews and shall be within pavement areas but not in parking stalls.
 - e. Contractor is directed to pay special attention to the stairs as shown in the Village standard detail:
 - i. The maximum distance from the rim to the first stair is 18-inches.
 - ii. A minimum of 19-inches horizontal clearance is required at the opening from the step.

C. Drop Manhole

- (1) Drop manholes shall be constructed in accordance with Section 3.5.8(d), File No. 19 or 20 of the "Standard Specifications" and the requirements of these Village Specifications.

D. Waterproof Manhole

- (1) Waterproof manholes shall be constructed the same as a standard manhole except that they shall be furnished with waterproof frames and lids.
 - a. Waterproof frames and lids shall be Neenah R-1755-C with Type "C" lid or pre-approved equal.

5.0 Bedding and Cover

- A. Sanitary sewer bedding and cover material shall conform to the appropriate sections of the “Standard Specifications”, as specified and/or modified below:
- (1) PVC Pipe – Sections 3.2.6(i), as modified below (Note that the bedding section is essentially Class “B” Bedding including placing a minimum of 12-inches of cover material over the top of the pipe.):
 - a. Crushed pea gravel will not be allowed for use as bedding material. Cover material shall be the same material as for bedding and shall conform to Section 8.43.2(a).
 - b. Delete the following sentence from Paragraph 3.2.6(b)2. and 3.2.6(i)1.:

“If crushed stone chips or other material conforming to Section 8.43.2(a) are used as cover material, no compaction or staging is required.”
 - c. Place bedding material to the springline of the pipe and compact prior to placing cover material. Compaction of bedding material at the level of the pipe springline shall include working bedding material under the haunches of the pipe using shovels or other suitable means. The Contractor shall take care to completely work bedding material under the haunches of the pipe to provide adequate side support.
 - d. Place and compact cover material in one or more lifts after compacting bedding material. Place a minimum of 12-inches of cover material over the pipe.

6.0 Connection to Existing Sewers and Manholes

A. Sewer Stub Connections

- (1) Sewer connections to existing sewer stubs of different type of material or joint shall be made with a pre-approved watertight adaptor.

B. Manhole Pipe Connections

- (1) Connections of pipes to manholes shall be made in accordance with Section 3.5.7 of the “Standard Specifications”. All field tapped holes for connecting sewer pipe to manholes shall be made by coring.
- (2) All plastic pipe shall be connected to manholes by means of flexible watertight pipe to manhole seals in accordance with Subsection 3.5.7(c). Manhole seals shall be Kor-N-Seal, Link Seal or pre-approved equal. All clamps, bolts, etc. of pipe to manhole seals shall be stainless steel. If Link Seal connectors are used, the bolt heads shall be placed on the inside of manholes.

C. Plug Downstream Manhole

- (1) Place temporary plugs in all downstream (receiving) manholes to prevent groundwater and debris from entering the existing sewer system. Plugs shall remain in place until authorized to be removed by the Village.

7.0 Field Tiles

- A. Tile lines crossed by the trench shall be replaced with polyvinyl chloride (PVC) sewer pipe meeting the requirements of ASTM D-3034, SDR-35, with rubber gasket joints. The PVC pipe shall be extended for a minimum distance of 2-feet outside the edge of the undisturbed trench wall. The tile to PVC pipe connection shall be made with compatible fittings, adaptors, or encased in concrete. The size of the new PVC pipe shall be equal or greater than the field tile it is connected to.
- B. Damaged field tile shall be repaired the same day as the damage occurs so that flow of water will not be unreasonably restricted.
- C. Tile lines shall not be connected to the sanitary sewer system.

8.0 Pipe Flotation

- A. Pipes installed below the groundwater elevation shall be protected against flotation. The Contractor shall lower the groundwater elevation until after adequate cover has been placed to secure pipes.

9.0 Insulation

- A. Sewer lines shall be insulated wherever the depth of cover is less than five (5) feet and where noted on plans. Insulation shall be in accordance with Chapter 4.17.0 of the "Standard Specifications".

10.0 Tracer Wire

- A. Tracer wire shall be installed with all underground sanitary sewer systems in accordance with Village Specifications VS-0600 "Tracer Wire".

11.0 Testing and Inspection

A. Deflection Testing

- (1) Polyvinyl chloride (PVC) sewer pipe shall be deflection tested with an approved go-no-go acceptance testing device. The test shall not be conducted until after all backfill has been placed and consolidated and after riser pipes and sewer laterals have been installed. The entire length of the sewer pipe shall be tested.
- (2) PVC pipe shall not be deflection tested until at least 14 days after all backfill has been placed, including backfilling of laterals and risers. Initial deflection testing shall be done using a 95% mandrel.
- (3) All sections failing to pass the test shall be repaired and retested, however, if at least 30 days have elapsed since the pipe was repaired and backfilled, the Contractor will be allowed to retest the sewer lining using a 92.5% mandrel.

B. Leakage Testing

- (1) Low Pressure Air Test. Amend Paragraph 3.7.1 of the “Standard Specifications” to read in part: “Sanitary sewers less than or equal to 36-inches in diameter shall be tested for leakage using the low pressure air test. The length of laterals included in the test section shall be included in determining the test time”.

C. Sewer Stub Inspection

- (1) All sewer stubs shall be visually inspected by the Contractor by lamping. Long sewer stubs shall be lamped from both ends of the pipe as required.
- (2) The pipe shall be inspected for leakage, excessive deflection, offset joints, or any other unacceptable conditions. All leaking joints and other defects shall be corrected.
- (3) Contractor may test existing stub(s) for leakage and deflection to insure that defects in the existing stub do not adversely affect the testing of new adjoining sewer. Note that existing stubs will be tested with the new sewer when the new line is tested.

D. Televising Sewers

- (1) All sewers lines will be televised by the Village after they have successfully passed deflection and leakage testing and after forming manhole flowlines and benches prior to acceptance of the work.
 - a. Contractor shall clean all sewers and manholes prior to televising.
- (4) All defects identified by the televising inspection shall be corrected and any dirt, gravel or foreign material removed from the sewer prior to acceptance by the Village. All lines that were either repaired or cleaned shall be re-televised by the Village.
- (5) Sewers shall be re-televised near the end of the 1-year warranty period. All defects identified by the warranty period televising shall be corrected. All lines that were repaired shall be re-televised by the Village.
- (6) All televising and re-televising of sewers by the Village is at the Developer’s cost.

E. Manhole Vacuum Testing

- (1) The Contractor shall vacuum test all sanitary manholes for leakage, regardless of the sewer diameter, in accordance with Subsection 3.7.6 of the “Standard Specifications”. Any manholes that fail the vacuum test shall be repaired and retested.
- (2) Amend subsection 3.7.6 to include the following: “The chimney and casting shall be in place before vacuum testing manholes.”

F. Manhole Infiltration Inspection

- (1) The Contractor, accompanied by the Village, shall re-inspect all manholes approximately one (1) year after completing work or as directed by the Village prior

to the end of the warranty / correction period to check for manhole infiltration and to observe the general condition of the manhole. All active or flowing leaks and any other necessary repairs shall be corrected prior to final acceptance of the work.

END OF SECTION

VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS VS-0300 STORM SEWER

1.0 Section Description

A. This section includes requirements for storm sewer materials and construction.

B. Related Sections Include:

- (1) Section VS-0100 General Terms and Conditions
- (2) Section VS-0600 Tracer Wire
- (3) Section VS-0601 Backfilling Utility Trenches
- (4) Standard Details

2.0 Storm Sewer Pipe and Materials

A. Storm sewer pipe material shall be as indicated on official approved plans conforming to the following:

- (1) Reinforced concrete sewer pipe (RCP) meeting the requirements of ASTM C-76 with mortar or rubber gasket joints conforming to ASTM C-443.

a. RCP shall be furnished for classes of pipe shown on the plans.

- (2) Reinforced concrete horizontal elliptical sewer pipe (RCHEP) meeting the requirements of ASTM C-507 with mortar or rubber gasket joints conforming to ASTM C-443.

a. RCHEP shall be furnished for the classes of pipe shown on the Plans.

- (3) High Density Polyethylene Pipe (HDPE) with corrugated exterior and smooth interior and provided with watertight bell and spigot joints with rubber gaskets. 4-inch through 10-inch diameter pipes shall meet the requirements of AASHTO M-252 and 12-inch through 36-inch diameter pipes shall meet the requirements of AASHTO M-294, Type S.

a. HDPE pipe shall be ADS N-12 "ST IB (soiltight) Pipe" as manufactured by Advanced Drainage Systems, Inc. of Columbus Ohio; or Hancor "Sure-Lok ST" as manufactured by Hancor, Inc., of Findlay, Ohio.

b. End sections used with HDPE pipe shall be reinforced concrete apron endwalls.

c. HDPE pipes shall only be installed in locations, as pre-approved by the Village.

d. Pipes indicated as RCP on Village approved plans may not be HDPE, unless approved by the Village, in writing.

3.0 Sump Pump Laterals

- A. Sump pump laterals shall be installed at locations as approved by the Village. Laterals shall be constructed adjacent to and left of the water service wherever possible.
- B. Sump pump laterals shall be 42-inches deep wherever possible.
- C. Sump pump laterals shall be 4-inch PVC meeting the requirements of ASTM D3034, SDR-26, with integral bell type flexible elastomeric joints meeting ASTM D-3212.
- D. Sump pump laterals shall extend to the right-of-way line and shall be constructed without vertical breaks or bends.
- E. Sump pump laterals shall be connected to the storm sewer by a precast tee or cored rubber boot.
- F. Minimum lateral grade is 1.04% (1/8-inch per foot).
- G. Laterals stubs shall be capped at the lot line. Marker stakes shall be installed over the end of each lateral installed. The marker shall be a minimum of 2"x4" hardwood plank. The marker shall be placed vertically with its top 2-feet above finished surface grade. The bottom of the stake should be extended to the top pipe at the cap location.
- H. 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.

4.0 Storm Manhole

A. Standard Manhole

- (1) Storm sewer manholes shall be constructed in accordance with Chapter 3.5.0 and File Nos. 12, 13, and 15 of the "Standard Specifications" and these Village Specifications.
- (2) All manhole bases (benches) shall be poured in place in accordance with Subsection 3.5.5(b) of the "Standard Specifications". Precast manhole bases or precast integral base units are allowed, however, no precast base units with preformed benches are allowed. All manhole benches shall be poured in place.
- (3) Manholes shall be precast with eccentric cones. Flat top slabs with offset openings may be used for shallow manholes where there is not sufficient depth to install cones.
- (4) Manhole steps shall be OSHA approved and fabricated using 3/8-inch minimum diameter steel grade 60 reinforcing rod with molded plastic covering. Manholes less than 4-feet deep do not require steps.
- (5) Manhole frames and covers.

- a. Manhole frames and covers shall be Neenah R-1580 with Type "B" self-sealing lids, non-rocking.
 - b. Manhole frames shall be centered on the top of the cone section.
 - c. 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 at the same slope as the adjacent finished surface. Manhole frames shall be set with butyl rubber sealant troweled into a 1/4 inch thick layer over the entire mating surface of the frames and adjusting rings. Contractor shall take care to prevent the butyl rubber sealant from getting on the interior surface of the rings and frame within the chimney. The butyl rubber sealant shall be EZ-Stik or Kent-Seal butyl base sealant in trowelable grade or equal.
- (6) Manhole step placement shall be such that the first step is located a maximum distance of 18-inches from the manhole rim. Steps shall not be placed within adjusting rings.
- (7) Manhole adjusting rings may be used to bring manhole rims to grade. Adjusting ring heights are limited based on the maximum distance from the first stair to the rim, per requirements above. In all cases, manholes shall not have a ring height less than 3-inches or greater than 8-inches. The inside diameter of the adjusting rings shall match that of the opening in the manhole flat cover or eccentric cone.
- (8) Adjusting rings shall be one of the following:
- a. Concrete rings with one line of steel centered within the ring. 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. Contractor shall take care to prevent the butyl rubber sealant from getting on the interior surface of the rings within the chimney. The butyl rubber sealant shall be EZ-Stik or Kent-Seal butyl base sealant in trowelable grade or equal.
 - b. High Density Polyethylene (HDPE) adjusting rings as manufactured by Ladtech, Inc., Lino Lakes, Minnesota, or approved equal. HDPE adjusting rings shall be installed per the manufactures recommendations and instructions.
 - c. Expanded Polypropylene adjusting rings (Pro-Ring) as manufactured by Cretex Specialty Products, Waukesha, Wisconsin, or approved equal. Polypropylene adjusting rings shall be installed per the manufactures recommendations and instructions.
- (9) Manhole lifting holes. All lifting holes in precast manhole sections shall be plugged using rubber plugs supplied by the manhole supplier, non-shrink grout or other approved method. Non-shrink grout shall fill the entire void and shall be troweled at each face to provide smooth surfaces. Cement mortar shall not be used to plug lifting holes.

(10) Manhole Riser Joints. Joints for precast manhole riser sections shall be made with rubber "O"-ring gaskets, a continuous ring of butyl rubber sealant (EZ-Stick or Kent-Seal in rope form) or equal. The butyl sealant shall be 1-inch diameter equivalent or as recommended by the manhole manufacturer.

a. An external sealing wrap shall be placed at all joints between pre-cast manhole sections. The external sealing wrap shall meet, or exceed, the requirements of ASTM C-877, Type III. External joint seals shall be EZ-WRAP, as manufactured by Press-Seal Gasket Corporation, or pre-approved equal.

(11) Chimney Seal.

a. 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 in accordance with the manufacturer's instructions. The external sealing wrap shall be EZ-WRAP, as manufactured by Press-Seal Gasket Corporation, or approved equal.

B. Inlet Manhole

(1) Inlet manholes shall be constructed in accordance with the provisions of a Standard Manhole except as provided below.

a. For curb inlet manholes use flat top slabs with opening. Sizes shall match specified frame and grate.

(2) Frame and Covers

a. Beehive grate manhole covers shall be Neenah R-2560-E1 or equal.

b. Neenah R-3067-L (barrier curb).

c. Neenah R-3501-R (roll curb).

(3) Inlet manholes shall not have sumps.

C. Tee-Line Manholes

(1) Tee-line manholes shall be constructed in accordance with File No. 16 of the "Standard Specifications" and the pertinent provisions included in the Standard Manhole subsection above.

D. Junction Box Manholes

(1) Junction box manholes shall be constructed in accordance with details included in the plans and pertinent provisions included in the Standard Manhole subsection above. Junction box details must be in plans which are approved by the Village Engineer for the project.

5.0 Catch Basin

- A. Catch basins shall be constructed in accordance with the Village standard catch basin details.
- B. Catch basins shall be precast, unless otherwise approved by the Village.
- C. Round catch basins greater than 3-feet in depth, measured from the inlet flow line to the bottom of the sump, shall be provided with steps in accordance with Section 4.0 Storm Manhole of these specifications.
- D. Chimney Seal
 - (1) 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 in accordance with the manufacturer's instructions. The external sealing wrap shall be EZ-WRAP, as manufactured by Press-Seal Gasket Corporation, or approved equal.

6.0 Bedding and Cover

- A. Storm sewer bedding and cover material shall conform to appropriate sections of the "Standard Specifications", as specified or modified below. Unless otherwise approved by the Village Engineer, Class "B" Bedding shall be used.
 - (1) Class "B" Bedding shall conform to File No.4 and paragraph 3.2.6(b)(concrete pipe) or paragraph 3.2.6(i) (PVC and HDPE) of the "Standard Specifications", as modified below.
 - a. Crushed pea gravel will not be allowed for use as bedding material. Cover material shall be the same material as for bedding and shall conform to Section 8.43.2(a).
 - b. Delete the following sentence from Paragraph 3.2.6(b)2. and 3.2.6(i)1.:

"If crushed stone chips or other material conforming to Section 8.43.2(a) are used as cover material, no compaction or staging is required."
 - c. Place bedding material to the springline of the pipe and compact prior to placing cover material. Compaction of bedding material at the level of the pipe springline shall include working bedding material under the haunches of the pipe using shovels or other suitable means. The Contractor shall take care to completely work bedding material under the haunches of the pipe to provide adequate side support.
 - d. Place and compact cover material in one or more lifts after compacting bedding material. Place a minimum of 12-inches of cover material over the pipe.

7.0 Manhole / Catch Basin Pipe Connections

- A. Connections of pipes to manholes and catch basins shall be made in accordance with Section 3.5.7 of the “Standard Specifications”, as modified below. All field tapped holes for connecting sewer pipe to manholes shall be made by coring.
 - (1) Rigid Pipe. Reinforced concrete pipe shall be connected by means of brick and mortar per Subsection 3.5.7(a)1.b.
 - (2) Flexible Pipe. Corrugated polyethylene pipe (HDPE) and polyvinyl chloride pipe (PVC) shall be connected by either an approved flexible pipe to manhole seal or by means of brick and mortar per Subsection 3.5.7(a)1.b. Install a rubber gasket around the pipe, centered on the manhole or catch basin wall, when forming mortared connections.

8.0 Field Tile Connections

- A. All field tile(s) encountered during the construction shall be connected to the new storm sewer, unless otherwise directed by the Village to make reconnection repairs only.
- B. Tile lines crossed by the trench shall be replaced with polyvinyl chloride (PVC) sewer pipe meeting the requirements of ASTM D-3034, SDR-35, with rubber gasket joints. The PVC pipe shall be extended for a minimum distance of 2-feet outside the edge of the undisturbed trench wall. The tile to PVC pipe connection shall be made with compatible fittings, adaptors, or encased in concrete. The size of the new PVC pipe shall be equal or greater than the field tile it is connected to. Connections to storm sewers shall be cored.
- C. Damaged field tile shall be repaired the same day as the damage occurs so that flow of water will not be unreasonably restricted.
- D. Damaged tile shall be connected to new storm sewers wherever possible.

9.0 Pipe Joint Restraint (Outfalls)

- A. Secure the last two pipe sections, including end sections, at all storm sewer outfalls (discharge points) using joint ties.

10.0 Tracer Wire

- A. Tracer wire shall be installed with all underground sewer systems which cannot be identified by surface structures in accordance with Village Specifications VS-0600 “Tracer Wire”.

11.0 Inlet / Outlet Grates

- A. Install steel grating on the ends of storm sewers at inlet and outfall locations where storm sewers are 15-inches in diameter or greater, unless otherwise approved by the

Village. Steel grating shall be in accordance with Village Standard Details and requirements of Chapter 8.16.0 of the “Standard Specifications” as modified below.

B. Revise Section 8.16.1 as follows:

- (1) Delete the requirement for fastening grating to the pipe with nuts and replace with the following: “Grating shall be prefabricated as described in Section 8.16.2”.
- (2) Delete the requirement for painting and replace with the following: “After fabrication, the entire grating shall be hot-dipped with a galvanized coating.”
- (2) Inlet/outlet grates (trash racks) shall be placed over both the inlet and outlet end sections. Note: Place outlet grate over end section not within pipe..

12.0 Rip-Rap

A. Riprap shall comply with Section 606 of the “State Specifications”, as modified below.

B. Materials. Riprap shall comply with Subsection 606.2 of the “State Specifications” except that concrete slabs may not be substituted for stone. Riprap dimensions shall be as specified in Subsection 606.2.1 and will be to the approximate sizes and thicknesses listed below.

- (1) Light Riprap: Size(inches) = 4 to 16; Thickness(inches) = 12
- (2) Medium Riprap: Size(inches) = 5 to 20; Thickness (inches) = 18
- (3) Heavy Riprap: Size(inches) = 6.5 to 20; Thickness (inches) = 24
- (4) Extra Heavy Riprap: Size(inches) = 8 to 30; Thickness (inches) = 30

C. Placing Rip-Rap

- (1) Lay stones perpendicular to the slope with close, broken joints, firmly bed in the slope, and thoroughly compact. Chink spaces between stones to make the finish surface even and tight.
- (2) Light Riprap shall be place by hand with larger stones in lower courses. Medium, Heavy, and Extra-Heavy Riprap may be placed by mechanical means, not dumping, that produces work within reasonable tolerances of the typical section(s). Fill voids with smaller pieces.
- (3) Riprap shall be placed on a layer of geotextile fabric. Place fabric in accordance with Subsection 654.3.6 and 654.3.7 of the “State Specifications”.

- a. Light Riprap. Fabric shall be geotextile fabric, Type R (Riprap) meeting the minimum values specified in Subsection 654.2.6 of the “State Specifications”.
- b. Medium, Heavy, and Extra Heavy Riprap. Fabric shall be geotextile fabric, Type HR (Heavy Riprap) meeting the minimum values specified in Subsection 654.2.7 of the “State Specifications”.

13.0 Testing and Inspection

A. Televising Sewers

- (1) All sewers lines will be televised by the Village after forming manhole flowlines and benches prior to acceptance of the work.
 - a. Contractor shall clean all sewers and manholes prior to televising.
- (2) All defects identified by the televising inspection shall be corrected and any dirt, gravel or foreign material removed from the sewer prior to acceptance by the Village. All lines that were either repaired or cleaned shall be re-televised by the Village.
- (3) Sewers shall be re-televised near the end of the 1-year warranty period. All defects identified by the warranty period televising shall be corrected. All lines that were repaired shall be re-televised by the Village.
- (4) All televising and re-televising of sewers by the Village is at the Developer’s cost.

END OF SECTION

**VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS
VS-0400 WATER MAIN**

1.0 Section Description

- A. This section includes Village requirements for water main materials and construction.
- B. Related Sections Include:
 - (1) Section VS-0100 General Terms and Conditions
 - (2) Section VS-0600 Tracer Wire
 - (3) Section VS-0601 Backfilling Utility Trenches
 - (4) Standard Details

2.0 Open Cut Water Main Pipe Materials

- A. Water main pipe material shall be polyvinyl chloride (PVC), unless otherwise directed or approved by the Village to be ductile iron (DI). Hydrant leads shall be ductile iron (DI).
 - (1) Polyvinyl chloride (PVC) pipe (4-inch through 12-inch diameter) meeting the requirements of AWWA Standard C900, DR18, with cast iron O.D. and integral elastomeric bell and spigot joints, and manufactured in the USA.
 - a. Do not furnish cable bonding or other methods of providing electrical conductivity on valves, hydrants, and fittings located within sections of water main constructed with PVC pipe.
 - b. Hydrant leads shall be ductile iron pipe.
 - c. Pipe shall be installed the same year it was manufactured unless approved by the Village Engineer.
 - (2) Polyvinyl chloride (PVC) pipe (14-inch through 30-inch diameter) meeting the requirements of AWWA Standard C905, DR18, with cast iron O.D. and integral elastomeric bell and spigot joints, and manufactured in the USA.
 - a. Pipe shall be installed the same year it was manufactured unless approved by the Village Engineer.
 - (3) Ductile Iron Pipe (DI) meeting the requirements of AWWA Standard C151 (ANSI 21.51), cement mortar lined with internal and external bituminous coating, manufactured in the USA, and furnished with either push-on or mechanical joints with rubber gaskets.

- a. Do not furnish cable bonding or other methods for providing electrical conductivity.
- b. Six (6) inch hydrant lead, 8-inch, and 10-inch pipe shall be Class 53.
- c. Twelve (12) inch and 16-inch pipe shall be Class 52.

3.0 Directionally Drilled Water Main Pipe Materials

- A. Polyvinyl chloride (PVC) pipe meeting the requirement of AWWA C900 (4 inch through 12 inch diameter) or AWWA C905 (14 inch through 24 inch diameter), DR18, 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® or Fusible C-905® by Underground Solution, Inc.
 - (2) Pipe used for water main shall be colored blue.
 - (3) Contractor may, upon prior approval from the Village Engineer, select a lesser DR rating (stronger pipe) appropriate to the job site conditions, the capability of his “pull-in” equipment, and his methods of operation.
 - (4) The maximum job site pull-in force shall not exceed the manufacture’s recommended safe pull-in force.
- B. 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 thicker wall thickness than PVC and DI pipe resulting in a smaller inside diameter. Unless the plans specifically state HDPE pipe, the pipe installed shall be one pipe size larger than that shown on the plans so that the inside diameter is similar to that of the adjacent pipe sections.
 - (2) Contractor may, upon prior approval from the Village Engineer, select a lesser DR rating (stronger pipe) appropriate to the job site conditions, the capability of his “pull-in” equipment, and his methods of operation.
 - (3) The maximum job site pull-in force shall not exceed the manufacture’s recommended safe pull-in force.

4.0 Fittings

- A. 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.
 - (1) 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.
 - (2) All fittings shall be manufactured in the USA.
- B. All water main nuts, bolts, and rods including connections to mains, fittings, valves and hydrants, shall be stainless steel.

5.0 Valves and Valve Boxes

- A. Resilient-Seated Gate Valves. Resilient seated gate valves shall meet the requirements of AWWA C509.
 - (1) Resilient-seated gate valves shall be furnished with mechanical joints with rubber gaskets, iron body, stainless steel bonnet nuts and bolts, bronze mounted, resilient wedge, non-rising stem, “O”-ring stem seals, 2-inch square operating nut opening to the left (counterclockwise), and rated at 200 psi working pressure.
 - (2) All 6-inch and 8-inch valves shall be resilient-seated gate valves unless otherwise approved by the Village.
 - (3) Resilient-seated gate valves shall be Waterous “Series 500” (American Flow Control), Clow F-6100, Mueller A-2362, and manufactured in the USA.
- B. Butterfly Valves. Butterfly valves shall be AWWA rubber-seated butterfly valves meeting the requirements of AWWA C504, Class 150B.
 - (1) Butterfly valves shall be furnished with mechanical joints with rubber gaskets, cast iron body for buried services, stainless steel operator nuts and bolts, underground operator with a 2-inch square operating nut opening to the left (counterclockwise), and rated at 150 psi working pressure.
 - (2) All 12-inch and larger diameter valves shall be butterfly valves.
 - (3) The valve operator shall be on the side of the main closest to the centerline of roadway or center of easement.
 - (4) Butterfly valves shall be Pratt “Groundhog”, Kennedy, Dresser “M&H” , Clow, or Mueller “Linesal III” and manufactured in the USA.
- C. Valve Boxes. Valve boxes shall be two (2) piece cast iron valve boxes consisting of a bottom (5-1/4” shaft diameter) section and screw type top section with cover marked “WATER”. Valve box sections must be installed with the bell section above the spigot so that soil cannot drop into the threads.

- (1) Valve boxes shall be manufactured in the USA. Acceptable manufactures include: Tyler 6850 series and Bingham and Taylor 4905.
- (2) If additional sections are required to adjust the valve box to grade the top section must be removed and replaced with a taller section. Internal extensions are not permitted.
- (3) Valve boxes for gate valves shall be installed with the Valve Box Adaptor II and butterfly valves with the Butterfly Valve Adaptor as manufactured by Adaptor, Inc., of Oak Creek, Wisconsin, or equal.

D. Valve Stem Extensions. Valve stem extensions shall not be installed regardless of the valve depth.

E. Tapping Valves and Sleeves. Tapping valves shall be similar to the AWWA gate valves specified in these provisions except for the end connection (usually flanged) to the tapping sleeve and oversized seat rings to permit entry of the tapping machine cutter.

- (1) Tapping sleeves shall be supplied by the manufacturer of the tapping valves.

F. Cutting-In Valves and Sleeves. Cutting-in valves shall be similar to the AWWA gate valves specified in these provisions except that they shall be provided with special gaskets allowing assembly on various types of pipe.

- (1) Cutting in sleeves shall be supplied by the manufacturer of the cutting-in valves.

6.0 Hydrants

A. Standard Hydrant. Hydrants shall be Mueller Centurion No. A-423 conforming to the following specifications.

- (1) Hydrants shall be compression type, with 5-1/4 inch bottom valve and 6-inch mechanical joint inlet connection, "O"-ring packing, safety flange construction, meeting the requirements of AWWA Standard C502 and meeting specifications for 300 PSI test pressure and 150 PSI working pressure. The bottom or base flanges, shall be fastened using stainless steel nuts and bolts.
- (2) Hydrants shall have two 2-1/2 inch hose nozzles with nut type nozzle caps with gasket and chains and one factory installed 5 inch Storz connection with cap manufactured by Mueller.
- (3) Hydrants shall have 1-1/4 inch pentagon operating nut opening to the left (counter-clockwise).
- (4) Hydrant barrel and nozzles shall be painted red with reflective silver nozzle caps and operating nut as specified below. Storz connection and cap is not to be painted.
 - a. Public (Village) hydrant paint color and manufacturer shall be per the Pleasant Prairie Fire & Rescue Department requirements as noted below.

RustOleum Rust Inhibitive Primer – 7400 Series-1069402
RustOleum Fire Hydrant Red – 7400 Series – 1210402
RusOleum Silver Gray – 7400 Series – 906402
Axon Aerospace Alert Reflective Coating 1440 Silver White

- b. Private hydrants shall be painted in accordance with public (Village) hydrant requirements above except that the Axon Aerospace Alert Reflective Coating 1440 Silver White is not required.
- c. Exception: Fire hydrants located along designed designated fire protection loops fed by fire pump(s) not the municipal system shall be painted solid red.

Rust-Oleum Rust Inhibitive Primer – 7400 Series-1069402
Rust-Oleum Fire Hydrant Red – 7400 Series – 1210402

(5) Install 24-inches of #1 stone at the base of the hydrant around the weep holes.

B. Hydrant Height. Hydrants shall be furnished for the depth of bury shown on the plans or as measured in the field. No hydrant bury shall be less than 6.5'. Vertical bends or offset fittings (6" x 6" thru 6" x 24") may be used to provide additional adjustment. The use of barrel extensions is not permitted. The distance from the ground line to the centerline of the lowest nozzle shall be from 18 to 23 inches.

C. Hydrant Valve and Valve Box. Hydrant valve and valve box shall conform to the requirements for gate valves and valve boxes of these Provisions.

D. Hydrant Leads. Hydrant leads shall be six (6) inch, Class 53, ductile iron pipe.

(1) Restrain hydrants - See Section 8 (Joint Restraint and Buttrressing).

E. Hydrant and Auxiliary Valve Locations.

(1) Along urban roadways, place hydrants 5-feet behind the back of curb or as approved by the Village.

(2) Along rural roadways, place hydrants 1-foot off the right of way (rural roadway areas), to a maximum of 15-feet off the edge of pavement or as approved by the Village.

(3) Place hydrant valves 3-feet off the hydrant as shown in the Village standard hydrant assembly detail unless otherwise approved or directed by the Village.

F. Temporary Hydrant Cover. Temporarily cover new hydrants during construction with polyethylene bags, securely fastened in place, until after the water main has been tested and placed in service.

7.0 Bedding and Cover

- A. Polyvinyl Chloride (PVC) Pipe. Bedding and cover material shall be crushed stone chips conforming to subsection 8.43.2(a) of the “Standard Specifications”. Crushed pea gravel will not be allowed for use as bedding or cover material.
- B. Wrapped Ductile Iron Pipe. Bedding and cover material used with ductile iron water main encased in polyethylene wrap shall be bedding sand conforming to subsection 8.43.2(c) of the “Standard Specifications”.
- C. Trench Section. The trench section shall conform to Section 4.3.3 and File No. 36 of the “Standard Specifications”, as amended below:
 - (1) Bedding and cover shall be placed in a minimum of three separate lifts to ensure adequate compaction of these materials, with one lift of bedding material ending at or near the springline of the pipe. The Contractor shall take care to completely work bedding material under the haunch of the pipe to provide adequate side support.
 - (2) Amend Section 4.3.3 and File No. 36 of the “Standard Specifications” to require a minimum of 12-inches of cover material over the top of the pipe.

8.0 Polyethylene Wrap

- A. Polyethylene wrap shall be provided on all ductile iron water main and cast iron or ductile iron fittings.
 - (1) All joint restraint systems shall be enclosed within the wrap.
 - (2) Wrap all cast iron or ductile iron fittings used with PVC pipe.
 - (3) Wrap all valve boxes.
 - (4) Wrap all hydrant barrels, but be careful not to plug weep holes.
- B. Polyethylene wrap shall meet the requirements of AWWA Standard C-105 (ANSI A21.5) using Class C (black) polyethylene material with 8 mils minimum thickness and shall be installed as specified in Section 4.4.4 of the “Standard Specifications”.
 - (1) Fold and tape loose wrap material to minimize air entrapment which could cause the material to be punctured when backfilling.

9.0 Joint Restraints and Buttrressing

- A. Restraining Fittings, Valves, Sleeves, and dead ends.
 - (1) Restrain all fittings (bends, tees, caps, and plugs), valves , sleeves, and dead ends.
 - (2) Buttrress all fittings in addition to joint restraint.
 - (3) Concrete Buttrresses. All horizontal bends, tees, caps, plugs, and dead ends shall be provided with poured in-place concrete buttrresses, in addition to joint restraint, in

accordance with Section 4.3.13 and file Nos. 43, 44, 45, and 46 of the “Standard Specifications”.

B. Joint Restraint Systems

- (1) Restrain all fittings (bends, tees, caps, and plugs), valves, and sleeves using MEGALUG restrained joints as manufactured by EBAA Iron Sales, Inc. of Eastland, Texas or as provided below.
 - a. Tyler Mechanical Joint Restraint. Joint restraint for mechanical joint pipe and fittings used with either ductile iron or PVC pipe may be provided using Tyler Mechanical Joint Restraint (MJR) System on 4-inch through 12-inch diameter pipe.
 - b. Restrained Joint Pipe. Joint restraint for push-on joint pipe may be provided using U.S. Pipe TR FLEX restrained joint pipe, Clow Super-Lock Joint pipe, Griffin Snap-Lok restrained joint pipe, American Flex-Ring, or Lok-Ring restrained joint pipe.
- (2) All joint restraint nuts and bolts shall be stainless steel.

C. Restraining Vertical Bends, Offsets, Horizontal Bends, Dead Ends, and Tees

- (1) Changes in grade of the water main made by vertical bends or offsets shall be restrained by strapping in accordance with File No. 47 of the “Standard Specifications” or by Joint Restrain Systems provided for in section above.
- (2) Restraining for horizontal bends and dead ends shall be in accordance with File No. 47A with minimum lengths listed below:

| Pipe Size (in) | Horizontal Bends (degrees) | | | | Dead end |
|-------------------|----------------------------|-------|-------|-------|----------|
| | 11 ¼ | 22 ½ | 45 | 90 | |
| 4 to 8 | 5-ft | 5-ft | 10-ft | 25-ft | 45-ft |
| 10 to 12 | 5-ft | 10-ft | 15-ft | 35-ft | 65-ft |
| 14 to 16 | 10-ft | 10-ft | 20-ft | 40-ft | 80-ft |
| 18 to 24 | 10-ft | 10-ft | 25-ft | 50-ft | 120-ft |

- (3) Tees. At a minimum restrain all joints within 20-feet of the centerline of the Tee (on both the main and branch lines), unless otherwise shown on the plans.

D. Restrained Hydrant Leads

- (1) Restrain hydrants with thrust blocking and by anchoring to the main. Restrain all joints with MEGALUG. Provide concrete thrust block for both hydrant and hydrant tee.
- (2) Restrain all joints within 20-feet of the centerline of the hydrant tee.

E. Restrained Joint - Water Services Stubs

- (1) All 4-inch and larger water service piping shall be restrained from the main line tee to the shut-off valve and all joints along the entire service stub with the end of the service piping braced with thrust blocking.

10.0 Insulation

- A. Water mains shall be insulated as approved by the Village Engineer and wherever the depth of cover is less than five feet. Insulation shall be in accordance with Chapter 4.17.0 of the "Standard Specifications".

11.0 Sewer Crossings

- A. Center one full length of water main pipe on sewers wherever water main crosses over or under a sanitary or storm sewer so that both water main joints will be as far from the sewer as possible.

12.0 High Points in Water Main

- A. 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.

13.0 Operation of Existing Valves

- A. All existing valves will be operated by or under the supervision of the Village Public Works Department. Contactor shall coordinate valve operations with the Director of Public Works.

14.0 Water Service Disruption

- A. The Contractor shall coordinate his work with the Village when connecting to existing water main(s) or any other work that may require water service disruption. Work shall be scheduled, sequenced, and performed to minimize inconvenience and disruption caused by temporary discontinuance of water service.

- (1) Contractor shall provide the Village with a plan of their water service disruption work at the preconstruction conference or soon thereafter (prior to critical work scheduling) to coordinate the water service disruption work schedule, resident or business notifications, and Village expectations and requirements for the disruption. Contractor must coordinate and have a mutual understanding with the Village with respect to the water disruption work, prior to commencing work.
- (2) Resident water service may only be shut down between the hours of 8:30 a.m. and 4:30 p.m. Water service to residences shall not be shut down for a period longer

than eight (8) hours, before 7:30 a.m., after 4:30 p.m., or on weekends without approval from the Village.

- (3) Water service to businesses shall not be shut down for a period longer than two (2) hours unless satisfactory arrangements are made with the businesses affected.
- (4) Contractor shall notify residence(s) and businesses of planned water service disruptions, in advance of their work. In no case shall notifications be made less than 24-hours in advance, unless emergency work is being performed. Contractor must notify and coordinate with effected businesses and residence both in writing and personal contact regarding planned water service disruptions. A copy of written notifications must be provided to the Village along with a log of personal contacts made.
- (5) Contractor shall take whatever measures are necessary to return service at the end of each working day, including the use of temporary valves and plugs.
- (6) The Village reserves the sole authority to prohibit the shutdown of a water main, if in the opinion of the Village that the said shutdown would affect the public health, safety, and welfare or seriously damage a business that is reliant upon the delivery of municipal water.

15.0 Water Services (Within ROW or Public Water Main Easements)

A. Water Service Pipe

- (1) Water service piping for all new and relaid services from $\frac{3}{4}$ -inch through 2-inch diameter shall be polyethylene (PE) tubing (copper tube size) conforming to AWWA C-901 and ASTM D2737, PE 3408, DR 9.0 (200 psi working pressure).
 - a. Use 1-1/2-inch diameter standard residential service.
- (2) Use compression type mechanical fittings for corporation stop and curb valve. Flared fittings shall not be used.
- (3) Join PE pipe to PE pipe using heat-fusion connections.
- (4) All connections to polyethylene tubing to corporation stops and curb valves shall be reinforced with liner/insert stiffeners.

B. Corporation Stops. Corporation stops 1 $\frac{1}{2}$ -inch and 2-inch size shall be Mueller H-15013, McDonald 4701B or Ford FB 600 with cc threads.

- (1) All 1 $\frac{1}{2}$ -inch and 2-inch stops shall be installed using double strap service clamps. Service clamps shall have a ductile iron body and stainless steel straps or shall be 100% stainless steel.

C. Curb Valves. Curb valves 1 $\frac{1}{2}$ - inch and 2-inch size shall be Mueller H-15204 Mark II Oriseal valves, Ford B44-666 (1 $\frac{1}{2}$ -inch) and B33-777 (2-inch) ball valve curb stop or McDonald 6100-T ball valve curb stop.

D. Curb Boxes. Curb boxes (1 ½ - inch and 2-inch size) shall be Mueller H-10336 arch pattern curb box, Ford arch base curb box with Type PS lid (1-inch upper section) or McDonald 5603 arch pattern curb box with 5607-L lid.

(1) Curb boxes shall be furnished with foot piece and stationary rod for 6-1/2 feet of bury.

E. Installation

(1) Water service piping shall be installed in accordance with Chapter 5.5.0 of the "Standard Specifications" and the following provisions.

- a. Do not connect services to the water main until after the main has been tested and a safe water sample obtained.
- b. Insert the corporation stop into the water main while the main is in service and under pressure.
- c. Do not backfill the water service trench until after the service has been checked for leaks and the service piping thoroughly flushed.

(2) Install water service piping with 6-1/2 feet minimum cover except provide 5-foot minimum cover at ditches.

(3) 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.

- a. Service clamps for 1-1/2", and 2" services shall have a minimum total width of 3-inches.
- b. Tap PVC pipe using a shell cutter with internal teeth. Do not use a standard drill and tap for direct tapping under pressure.
- c. 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.
- d. Taps shall be located at least 2-feet from the ends of pipe sections and at least 18-inches apart measured in horizontal direction.

(4) Water Service and Curb Valve Location

- a. Curb valves shall be placed one half (0.5) foot from the right-of-way line, unless otherwise approved by the Village, with the residence side of the curb valve capped or plugged. Curb boxes shall be set to finished yard grade.
- b. Place water service outside existing or future driveways.

(5) Water Service Testing

- a. After the curb valve has been installed the water service shall be flushed to verify the corporation valve is open.

16.0 Tracer Wire

- A. Tracer wire shall be installed with all underground water mains and services in accordance with Village Specification VS-0600.

17.0 Village Inspection of Valves

- A. Village shall inspect and key all valves for alignment and functionality upon completion of the work and prior to roadway paving.

18.0 Salvaged Valves and Hydrants

- A. Valves and hydrants removed as part of the project shall be delivered to the Village of Pleasant Prairie Public Works Department, 8600 Green Bay Road, Pleasant Prairie, WI 53158.

19.0 Hydrostatic Testing

A. General

- (1) All tests shall be performed as specified in Chapter 4.15.0 of the “Standard Specifications”, except that the water main shall pass three consecutive one-hour leakage tests. The Village shall be present at all times during the testing.
- (2) The contractor shall furnish all labor, equipment, and material to complete the testing.
- (3) Temporary Air-Release.
 - a. Trapped air shall be bled off (by tapping the main) when filling the main with water and/or removed by flushing through hydrants.
 - b. Temporary air-release may be provided by tapping 1-inch corporation stops into the high points of pipe or into the plug on dead end lines. After flushing and testing is completed, the temporary taps shall be abandoned in place.
 - c. The contractor shall provide temporary flushing hydrants if required to flush dead end lines.

B. Test Sections

- (1) The Contractor has the option to test the entire new water main as one continuous section or in segments per his discretion.

- (2) Connections to intersecting streets need not be tested, however, the Contractor shall sterilize and flush all connecting mains. The intersecting main(s) shall be subjected to line pressure and any visible defects repaired prior to backfilling.

20.0 Disinfection

A. General Requirements

- (1) The water main shall be disinfected in accordance with Section 4.3.12 and Chapter 4.16.0 of the "Standard Specifications".
- (2) The Contractor shall take all necessary samples of the water and provide any equipment necessary to take these samples. All water sample collections shall be witnessed by the Village. The Contractor shall deliver the samples to an approved laboratory for testing.

B. Safe Samples

- (1) At least one (1) safe sample must be obtained from each of the segments hydrostatically tested. Additional samples may also be required from:
 - a. Representative locations from each of the test sections to establish that all of the mains are free of contamination.
 - b. Dead end lines.
 - c. Connections to existing mains.
- (2) Water main segments shall not be placed in service until after safe water sample(s) have been obtained.

C. Procedures for disinfecting Connections to Existing Mains

The following procedures apply when existing mains are wholly or partially dewatered. Existing mains that are isolated by an existing valve require no disinfection. After the appropriate procedures have been completed, the existing main may be returned to service prior to completion of bacteriological testing to minimize disruption to service.

- (1) Apply liberal quantities of hypochlorite to wet trenches at or near the connection to the existing main. Use hypochlorite tablets if water is being pumped from the trench to prolong protection as hypochlorite is slowly released as the tablets dissolve.
- (2) Swab the interior of all pipe and fittings located between the connection to the existing main and the closest new valve (including connection pipe and fittings) with a one percent hypochlorite solution.
- (3) Flush the connection to the existing main, from both directions toward the connection if valve and locations permit, as soon as the connection has been completed and the nearest new valve installed and secured. Flush through the new main until all discolored water is eliminated.

- (4) Should the water main connection be severely contaminated by dirty water or other means, the existing main and connection shall be disinfected by slug chlorination in accordance with the procedures specified below:
 - a. Continue to isolate the section of contaminated main.
 - b. Shut off all service connections.
 - c. Place hypochlorite tablets in the connection to the new main.
 - d. Flush the main to remove particulates.
 - e. Slowly close the contaminated main with a 300 mg/l free chlorine concentration for a period of at least 15-minutes.
 - f. Flush the main until the water is free of noticeable chlorine odor.
 - g. Open service connections and return the main to service.
- (5) Take bacteriological samples to provide a record for determination the effectiveness of the procedure. Samples may be required from both sides of the connection.
 - a. If unsatisfactory tests are recorded, the Village will determine the necessary corrective action. Take daily samples until two consecutive safe samples have been recorded.

B. Rechlorination

- (1) Should any test prove unsatisfactory, the water main shall be sterilized by the Contractor by such methods as he deems necessary and samples taken until acceptable results are obtained.

C. Flushing

- (1) All water mains, including dead end mains and all hydrants, and all water services shall be flushed. Water services shall be flushed, with a minimum amount of water equivalent to the volume of the service pipe, until the water is visibly clean.
 - a. The Contractor shall use suitable methods for disposing of flushing water to prevent surface erosion.
 - b. The Contractor shall provide temporary flushing hydrants as required.
- (2) Water for testing and flushing will be furnished by the Village at the Contractor's expense. The Contractor shall notify the Village prior to commencing flushing and shall coordinate his operations with the Village in order not to deplete the water supply. Water usage may be restricted to periods of low demand (night time or weekend hours) if water usage is high during normal working hours. All flushing of

new mains and services shall be done under the direct supervision of the Village or their representative.

- (3) The Contractor shall meter all water used for flushing purposes. A complete record of all water used for flushing, including amounts and dates, shall be kept by the Contractor and provided to the Village.
 - a. The Contractor shall use a flushing meter provided by the Village. The meter shall be returned, in good condition, immediately after completing flushing operations. The Contractor shall be responsible for any damage to flushing meters.

D. Swabbing Water Main

- (1) All piping installed outside of water main test segments shall be disinfected by swabbing with 1% hypochlorite solution and thoroughly flushed. The entire interior surfaces of all pipes and fittings shall be thoroughly swabbed. The diameter of swabs used in pipe shall match the interior pipe diameter and provide resistance when swabbing the pipes. Pipes shall be swabbed with a pumping motion with all surfaces wiped several times. The Contractor shall use extreme care to insure the cleanliness of all water main materials used.

END OF SECTION

VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS VS-0500 ROADWAY AND SIDEWALK

1.0 Section Description

- A. This section includes requirements for roadway materials and construction.
- B. Related Sections Include:
 - (1) Section VS-0100 General Terms and Conditions
 - (2) Standard Details

2.0 Subgrade Preparation

- A. The Contractor shall grade and prepare the road subgrade for base aggregate dense placement. All excavation and grading work shall comply with the provisions of Section 205 (Roadway and Drainage Excavation), 207 (Embankment), 211 (Preparation of Foundation) and 213 (Finishing Roadway) of the “State Specifications”.
- B. All topsoil from within the traveled roadway to two (2) feet minimum beyond the back of curb shall be removed.
- C. Methods for stabilizing poor subgrades shall be approved by the Village prior to work being completed. Village may require a Geotechnical analysis and design for stabilizing poor subgrades.
- D. Proof-rolling. Prior to placing granular sub base or base course material, the Contractor shall test the subgrade strength by proof-rolling. Proof-rolling shall involve running a fully loaded tri-axle dump truck over the entire roadway base (pavement plus shoulders) width at a normal walking speed. Soft, yielding areas or depressions in the subgrade shall be removed and backfilled with granular backfill in accordance with “excavation below subgrade” below. Aggregate base course shall not be placed until the subgrade has successfully completed the proof-roll testing. Proof-rolling must be witnessed and inspected by the Village. The Contractor must coordinate with the Village for inspection.

3.0 Excavation Below Subgrade

- A. Deposits of frost–heave material, unstable silty soils, water bearing soil, topsoil or other undesirable foundation materials shall be removed from the area within the roadway slopes to such depths as directed or approved by the Village. This work shall be done in accordance with Subsection 205.3.4 of the “State Specifications”
- B. Granular backfill for excavation below subgrade shall comply with Section 209 of the “State Specifications”.
 - (1) Pit run gravel will generally be acceptable as granular backfill.

4.0 Base Aggregate Dense

A. Base aggregate dense shall be constructed in accordance with Section 305 of the “State Specifications,” and the typical section(s) as approved by the Village. The Contractor shall furnish and place base course material as required to construct the base course to grade.

(1) Aggregate shall be crushed limestone, crushed concrete, or approved equal.

B. Gradation. Base aggregate dense shall conform to the following gradations; as specified in Subsection 305.2.2.

(1) Top layer: 1-1/4-inch (4” minimum thickness); 3/4-inch (Traffic Bond) must be used if roadway is not being paved within the same construction season and the road is open to public traffic.

(2) Lower layer(s): 1-1/4-inch (4” minimum thickness).

C. Standard Compaction

(1) Crushed aggregate base course shall be compacted in accordance with Subsection 305.3.2 of the “State Specifications,” as modified below.

a. Compacted layers shall be 6-inches or less, unless otherwise approved by the Village.

b. Moisture shall be added by tank wagon as required for maximum compaction.

c. Standard compaction shall consist of compacting each layer of the base course to the degree that no further appreciable consolidation is evidenced under the action of the compaction equipment.

d. Compaction shall be performed by specialized compaction equipment including, pneumatic-tire rollers, vibratory rollers or other approved compaction equipment.

D. Proof-rolling

(1) Prior to placing asphaltic or concrete pavement, the Contractor shall test the base course strength by proof-rolling. Proof-rolling shall involve running a fully loaded tri-axle dump truck over the entire roadway base (pavement plus shoulders) width at a normal walking speed. Soft, yielding areas or depressions in the base course shall be removed, replaced with clean crushed aggregate base course, compacted in 6 inch maximum lifts and retested. Proof-rolling must be witnessed and inspected by the Village. The Contractor must coordinate with the Village for inspection.

E. Dust Control

(1) The Contractor shall minimize the dispersion of dust from the base course, including shoulders, during construction and maintenance operations until after placement of the surface course.

- (2) Dust control shall be accomplished by the application of water or other approved dust control material as required by the Village.

5.0 Base Aggregate Open Graded

- A. Open graded base shall be constructed in accordance with Section 310 of the “State Specifications,” and the typical section(s) and details as approved by the Village. The Contractor shall furnish and place material as required to construct the base course to grade and install the underdrain.
- B. Open graded base shall conform to the materials and gradation as specified in Subsection 6
- C. Standard Compaction
 - (1) Crushed aggregate base course shall be compacted in accordance with Subsection 310.3 of the “State Specifications,” as modified below.
 - a. Compacted layers shall be 6-inches or less, unless otherwise approved by the Village.
 - b. Standard compaction shall consist of compacting each layer of the base course to the degree that no further appreciable consolidation is evidenced under the action of the compaction equipment.
 - c. Compaction shall be performed by specialized compaction equipment including pneumatic-tire rollers, vibratory rollers or other approved compaction equipment.
- D. Proof-rolling
 - (1) Prior to placing asphaltic or concrete pavement, the Contractor shall test the base course strength by proof-rolling. Proof-rolling shall involve running a fully loaded tri-axle dump truck over the entire roadway base (pavement plus shoulders) width at a normal walking speed. Soft, yielding areas or depressions in the base course shall be removed, replaced with clean crushed aggregate base course, compacted in 6 inch maximum lifts and retested. Proof-rolling must be witnessed and inspected by the Village. The Contractor must coordinate with the Village for inspection.
- E. Dust Control
 - (1) The Contractor shall minimize the dispersion of dust from the base course, including shoulders, during construction and maintenance operations until after placement of the surface course.
 - (2) Dust control shall be accomplished by the application of water or other approved dust control material as required by the Village.

6.0 Concrete Masonry (Pavement, Curb and Gutter, Sidewalk)

A. Grade of Concrete

- (1) All concrete shall be Grade A-FA, air-entrained, as specified in Subsection 501 of the “State Specifications”, unless otherwise approved by the Village.
 - a. All concrete shall be “ready-mix”.
 - b. Concrete shall be a six-bag mix with a minimum 28-day compressive strength of 3,500 psi.

B. Curing

- (1) Concrete pavement, curb and gutter, and sidewalk shall be cured in accordance with the requirements of Subsection 415.3.12 of the “State Specifications”, except that all concrete shall be cured by the Impervious Coating Method as specified in Subsection 415.3.12.2.
- (2) Clear curing compound may only be used on colored concrete, all other cure shall be white. Cure shall be installed to have complete and uniform coverage.

C. Test Specimens

- (1) The Contractor shall take two representative concrete samples in accordance with ASTM C-31 for 7 day and 28 day compression testing in accordance with ASTM C-39 from approximately every 300-feet of roadway, 500 feet of curb and gutter, and 400 feet of sidewalk or as directed by the Village.
- (2) Test cylinders shall be six inches in diameter by 12-inches in height.
- (3) The Contractor shall field cure, care for and ship the test cylinders to the testing laboratory. Copies of the test results shall be provided to the Village.

D. Cold Weather Work

- (1) Cold weather work shall be in accordance with Section 415 of the “State Specifications”.
- (2) Concrete pavement shall not be placed when the air temperature is less than 36-degrees, unless approved by the Village.
- (3) For composite HMA /PCC roadways, concrete base shall not be placed if there is insufficient time in the construction season to place the asphalt surface layer, unless otherwise approved by the Village.

7.0 Concrete Curb and Gutter

- A. Concrete curb and gutter shall conform to the Standard Village Curb details, unless otherwise approved by the Village and shall be constructed in accordance with Section 601 of the “State Specifications”.

B. Concrete curb and gutter shall be constructed on a layer of compacted base aggregate dense base course, placed to a thickness matching the subgrade elevation of the curb and gutter to the subgrade elevation of the adjacent pavement.

C. Curb and gutter placed separately from abutting new concrete shall be constructed with tie bars. Place #4 x 2'0" long at 3' c-c.

D. Contraction Joints

(1) Adjacent to Concrete Pavement

a. Contraction joints in curb and gutter adjoining concrete pavement, including HMA / PCC composite road sections, shall be spaced to match joints in the abutting concrete pavement as shown in the jointing plan.

(2) Adjacent to Asphaltic Pavement

a. Contraction joints in curb and gutter adjoining asphaltic pavement shall be spaced at intervals of 10-feet or as directed by the Village.

(3) If the Contractor elects to saw-cut the joints, the joints shall be saw cut the same day when normal or rapid concrete setting conditions prevail. If conditions exist that retard the setting of the concrete, the saw-cutting of the joints shall be delayed until the concrete has set sufficiently to preclude raveling during the sawing. If shrinkage cracks develop prior to saw-cutting, the cracked sections of concrete shall be removed to such an extent that the normal joint spacing will still exist. Contraction joints constructed by saw-cutting shall be a minimum of 2-inches in depth.

E. Expansion Joints

(1) Expansion joints shall be placed as outlined in Subsection 601.3.6 of the "State Specifications". Joint filler shall be ¾-inch expansion fiber material.

(2) Adjacent to Concrete Pavement

a. Expansion joints in curb and gutter adjoining concrete pavement, including HMA / PCC composite road sections, shall be placed to match expansion joints in the abutting concrete pavement.

(3) Adjacent to Asphaltic Pavement

a. Expansion joints in curb and gutter adjoining asphaltic pavement shall be placed at the following locations:

i. Three feet from each side of drainage structures.

ii. At 300 foot maximum spacing on both tangents and curves.

F. Opening to Traffic

- (1) Traffic shall not be allowed on curb and gutter for a period of 7 days after placing or until the concrete has attained a compressive strength of at least 3,000 pounds per square inch as determined by cylinder breaks.

G. Tapered Curb Ends

- (1) A tapered curb section shall be constructed at the ends of the curb and gutter. The tapered section shall be 3-feet long and end with a 2-inch high curb. A contraction joint shall be placed at the end of the tapered section.

H. Concrete curb and gutter shall be backfilled with compacted excavated material or granular material, except for the top 4-inches which shall be topsoil. All backfilling shall be completed within two weeks of curb and gutter installation. Roadways shall not be open to any traffic until backfilling has been completed. The Contractor shall immediately restore any backfill that settles.

I. Curb and Gutter Replacement Sections

- (1) Damaged curb / gutter sections shall be removed to the nearest joint.
- (2) Base aggregate dense base course shall be compacted prior to installing new curb/gutter.
- (3) Curb and gutter constructed adjacent to existing curb and gutter shall be installed using two (2) No.4 (1/2-inch), 18-inch long tie bars, evenly spaced, driven 9-inches into the existing curb and gutter.

8.0 Concrete Pavement

A. Concrete pavement shall be constructed in accordance with Section 415 of the “State Specifications” as amended herein.

B. Joints

(1) Jointing Plan

- a. Contractor shall prepare a jointing plan for concrete pavement unless already provided for in the project construction plans. The jointing plan must be submitted to the Village for review and approval. Concrete pavement may not be placed until the jointing plan has been approved of by the Village. Pavement installed which does not match the jointing plan must be removed and replaced at the Contractor’s cost to match the jointing plan.
- b. Longitudinal joints shall be constructed along the centerline of the pavement, along the edges of traffic lanes, and at locations shown on the plans in accordance with “State Specifications”.
- c. Transverse Joints

- i. 7-inch Concrete Pavement (or less than 8-inches): Transverse joints shall be constructed at normal 10-foot spacing and as shown on the plans.
 - ii. 8-inch (or more) Concrete Pavement: Transverse joints shall be constructed at normal 10-foot or 15-foot spacing and as shown on the plans.
 - iii. Transverse joints shall be located to match joints in the adjacent curb and gutter (separately poured curb and gutter) or shall extend through integrally poured curb and gutter.
 - d. Isolation Joints / Boxouts (Structures)
 - i. Form isolation joints (boxouts) around structures; i.e., manholes, valve boxes and catch basins.
 - ii. Adjust transverse joints passing within 5-feet of a structure to pass through the structure or boxout.

C. Pavement Ties Bars and Dowel Bars

- (1) All longitudinal joints, including construction joints, shall be constructed using tie bars conforming to Subsection 505.2.6 of the “State Specifications”.
- (2) Transverse joints, shall be constructed with dowel bars, if required on the plans for collector or industrial roads or other roads as required by the Village. Dowel bars shall conform to Subsection 505.2.6 of the “State Specifications”.

D. Surface Finish

- (1) The final surface shall conform to Subsection 415.3.8 of the “State Specifications”. When a concrete base for a composite HMA / PCC roadway the surface finish shall provide sufficient texture to obtain a good mechanical bond between the HMA and PCC.

E. Opening to Traffic

- (1) The pavement shall be opened to traffic in accordance with Subsection 415.3.15 of the “State Specifications”. In general, traffic shall not be allowed for a period of at least seven (7) days when temperatures are generally 70-degrees (F) or higher during the period or after test cylinders show a compressive strength of 3,000 psi or more.

9.0 Concrete Sidewalk

- A. The construction of concrete sidewalks shall comply with Section 602 of the “State Specifications” and Village standard details.

- B. Standard sidewalk thickness shall be 5-inches except at driveways where the sidewalk shall match the thickness of the adjacent concrete drive with a minimum thickness of 6-inches provided.
- C. Standard sidewalk width shall be 5-feet unless a wider sidewalk section is identified in the plans.
- D. Sidewalk shall have a broomed finish.
- E. Concrete sidewalks shall be constructed on a compacted gravel base. The gravel base shall be base aggregate dense 1-1/4-inch. The base shall be constructed to the following minimum thicknesses:
 - (1) Concrete sidewalk: minimum 4-inch thick base
 - (2) Concrete sidewalk at driveways: minimum 6-inch thick base
- F. Joints shall be placed and constructed in accordance with Subsection 602.3.2.5 of the "State Specifications" and these Special Provisions.
 - (1) Expansion Joints: Place one-half (1/2) inch expansion joints as directed below:
 - a. Through sidewalks at uniform intervals of not more than 96 feet.
 - b. At joints with intersecting sidewalks.
 - c. Between sidewalk and back of curb and gutter. Construct the sidewalk grade 1/4 inch higher than the back of curb elevation where they meet.
 - d. At the intersection of 5-inch sidewalk with (6 inch) drives.
 - e. Place one inch expansion joints between sidewalk and buildings or other rigid structures.
 - (2) Contraction Joints: Place contraction joints at a 5-foot typical spacing. Contraction joint spacing shall typically match adjacent sidewalk sections.
- G. Handicap Ramps. Handicap ramps and detectable warning fields shall be constructed in accordance with standard WDOT details or Village approved project plan details. Detectable warning fields within public sidewalks shall be natural finish cast iron and included on the Wisconsin DOT approved products list.
- H. Opening to Traffic
 - (1) Pedestrian traffic shall not be allowed for a period of at least 3 days after placing concrete and vehicular traffic shall be excluded for a period of at least 7-days after

placing or until the concrete has attained a compressive strength of at least 2,500 psi.

10.0 Asphaltic Concrete Pavement

- A. Asphaltic concrete pavement shall comply with Section 450, 455, and Section 460 of the “State Specifications” as modified below. The pavement mix shall be approved by the Village for each project. The pavement mix shall be comprised of virgin and/or recycled aggregate and asphaltic materials unless otherwise specified.

(1) Aggregate

- a. The aggregate in the pavement mix shall conform to the requirements of the State Specifications. Aggregate gradation shall conform to 19.0 mm (3/4 inch) nominal size aggregate for lower layers, 12.5 mm nominal size aggregate for the upper layer and either 12.5 mm (1/2 inch) or 9.5 mm (3/8 inch) nominal size aggregate for driveways and parking areas in accordance with Subsection 460.2.3 of the “State Specifications.”

(2) Asphalt Cement

- a. Asphalt cement, Type AC, shall conform to Subsection 455.2.4 of the “State Specifications” and shall be performance grade PG 64-22 or PG 58-28. Asphalt cement content shall be in accordance with State approved mixes.

(3) Pavement Mix

- a. Prior to beginning construction, the Contractor shall provide the Village with copies of current state approvals for the pit, mixing plant and design mixes for materials proposed to be used on this project.
- b. Asphaltic mixture shall be produced and incorporated in the work on the basis of a job-mix formula. The Contractor shall be responsible for the asphaltic job-mix design report, conforming to Subsection 460.2.7, and shall submit a signed copy of the report to the Village for review at least two weeks prior to plant startup for paving production.
- c. Pavement mixtures shall be in accordance with Subsections 460.1 and 460.2 of the “State Specifications” and shall be the types noted as specified below, unless otherwise adjusted by the Village:
- i. E-0.3: Residential streets and parking lots.
 - ii. E-1: Industrial, commercial, and collector streets.
 - iii. E-3: Major arterial streets.
 - iv. Asphaltic Surface: Driveways and small parking lots (Option-Use Type E-0.3).

- v. Delete Subsection 460.2.8 from the “State Specifications”. Quality management program does not apply to this project.

B. Pavement Compaction

- (1) All pavements shall be built in accordance with the Maximum Density Method per Subsection 460.3.3 of the “State Specifications.” The maximum specific gravity value shall be indicated on the asphaltic job-mix design report.
- (2) Minimum required density shall be in accordance with Subsection 460.3.3.1 of the “State Specifications.”
- (3) Incentive for Asphaltic Concrete Pavement Density, Subsection 460.5.2.3 shall not apply to the specifications for this project.

C. Recycled Asphaltic Concrete Pavement

- (1) The Contractor may use recycled asphaltic concrete pavement for all layers.
 - a. The recycled pavement shall consist of a mix of salvaged asphaltic pavement materials, presently stockpiled for use by the Contractor, and the required amounts of aggregate and asphalt cement. The recycled pavement shall be in accordance with a State approved mix calculated for the stockpiled material and comply with Section 460 of the “State Specifications.” The Contractor shall submit a copy of the job-mix formula to the Village.

D. Butt Joints

- (1) The Contractor shall construct butt joints wherever the new pavement overlay butts up to existing pavements; including at intersecting streets, project ends, all driveways and as shown on the Plans.
- (2) Butt joints may be constructed by removing a section of pavement by sawcutting or by milling down a minimum of 1.75-inches of pavement. Butt Joints shall be constructed in neat straight lines at right angles to the street.

E. Pavement Passes and Thickness

- (1) Pavement layers and thicknesses shall be as shown on the plans. Lower layer and upper layer passes shall be staggered to prevent joints from extending through the entire asphaltic pavement. The longitudinal joint(s) in the upper layer shall be located in the centerline of the pavement and/or at edges of traffic lanes.

F. Tack Coat

- (1) A tack coat shall be applied to each lower layer (including concrete base for composite HMA / PCC road structures) prior to placing the succeeding layer. Apply the tack coat the same day that next layer is placed.

- (2) Tack coat material shall be an asphalt emulsion, conforming to Subsection 455.2.5 of the “State Specifications”, diluted with an equal amount of water and applied at a rate of 0.025 gallons per square yard or at a rate required to effectively bond the overlying material.
- (3) The Contractor shall sweep the pavement area with a power broom or street sweeper to remove dust, dirt, clay or other objectionable material prior to placing the tack coat.
- (4) Surfaces of all structures shall be protected from being spattered or marred by tack coating operations.

G. Temperature of Asphalt Placed

- (1) All asphalt (both upper and lower layers) shall be delivered to the project site at a temperature not less than 250°F.

H. Cold Weather Work

- (1) Asphaltic pavement shall not be placed when the air temperature is less than 36-degrees unless approved by the Village.
- (2) Paving done during the period between October 15th and May 1st shall require Village approval and be in accordance with Subsection 450.3.2 of the “State Specifications”.

I. Construction Equipment

- (1) The paver shall have sufficient power and traction to operate on grades. Screenshot extensions with static extensions shall not exceed 12 inches. Automatic control systems shall be used unless otherwise determined by the Village.
- (2) Vibratory rollers shall conform to Subsection 450.3.1.5.

J. Construction Requirements

- (1) Prior to placing asphaltic base or surface courses, all required corrections of filling potholes, sags, and depressions shall be made.
- (2) All edges of existing abutting asphaltic pavements shall be saw-cut immediately prior to paving to form a straight firm joint, unless otherwise waived by the Owner.
- (3) All rolling shall be performed during daylight hours or as approved by the Engineer.

11.0 Underdrains

- A. Underdrains shall conform to Section 612 of the “State Specifications” as amended herein.
 - (1) Materials

- a. Underdrain pipe shall be perforated corrugated polyethylene drainage pipe conforming to Subsection 612.2.5.
 - b. Wrap all underdrain with geotextile fabric conforming to Subsection 612.3.2.
- (2) Construction
- a. Pipe underdrain shall be installed at a minimum grade of 0.50%.
 - b. The invert of the underdrain shall be located a minimum depth of 8-inches below the top of subgrade.
 - c. Pipe underdrain shall discharge to catch basins. Underdrains shall be connected to catch basins by means of flexible watertight seals.
 - d. Backfill excavation with base aggregate open graded conforming to Subsection 310.2 of the “State Specifications.”
 - e. Storm sewer laterals and drain tiles shall not be connected to underdrains.

12.0 Street Signs

- A. Street signs shall conform to Section 634 and 637 of the “State Specifications” as amended herein.

(1) Sign Support Posts

- a. All signs shall be mounted on steel support posts.
 - i. Posts shall be galvanized 2.375” o.d. steel pipe, 0.095” wall, powder coated black and equipped with an anti-rotation steel anchor plate.
 - ii. Posts shall be driven in the ground to a depth of 4’ below proposed grade. Excavating the post hole is not permitted. Post installation shall be plumb.

(2) Hardware

- a. All hardware for all sign installation shall be mounted to the support in a manner to prevent rotation of the sign. Backbraces shall be mounted to the sign to provide adequate support at the top and bottom of the sign to prevent bending. All hardware for signs shall be mounted to the sign by use of aluminum or stainless steel bolts.

END OF SECTION

**VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS
VS-0600 TRACER WIRE**

1.0 Section Description

- A. This section includes requirements for underground warning tape and tracer wire. Underground warning tape shall be installed with all underground utilities, excluding storm sewer, installed by open cut construction. Tracer wire shall be installed with all underground utilities including laterals which are not identified by surface facilities such as manholes.

- B. Related Sections Include:
 - (1) Section VS-0200 Sanitary Sewer
 - (2) Section VS-0300 Storm Sewer
 - (3) Section VS-0400 Water Main
 - (4) Section VS-0800 Street Lighting
 - (5) Standard Details.

2.0 Underground Warning Tape

- A. Materials
 - (1) Underground marking tape for use in open cut construction shall be non-detectable and a minimum of 3-inches wide.

 - (2) Marking tape for:
 - a. Sanitary sewer and laterals shall be green and state “sewer” within the warning text.
 - b. Water mains and services shall be blue and state “water” within the warning text.
 - c. Force mains shall be green and state “sewer” within the warning text.
 - d. Electrical conduit shall be red and state “electric” within the warning text.

- B. Installation.
 - (1) Place the marking tape approximately 2-foot above the top of pipe.

2.0 Tracer Wire

- A. Materials

- (1) Tracer wire for use in open cut construction shall be 10 gauge multiple stranded copper wire insulated for underground installation.
- (2) Tracer wire used with horizontal directional drilling shall be 8 gauge multiple stranded copper wire insulated for underground installation.
- (3) Tracer wire for:
 - a. Sanitary sewer and laterals shall be green.
 - b. Water mains and services shall be blue.
 - c. Storm sewers and laterals shall be gray.
 - d. Force mains shall be brown.
 - e. Electric conduit shall be red.

B. Splices

- (1) Tracer wire shall be continuous between exposed connection points unless splicing is approved by the Village.
- (2) Wire splices shall be in accordance with standard electrical practices. Acceptable wire splices are brass split bolts, Dryconn Waterproof Connectors, Snap-loc Model LV 9500, or approved equal. Wire nuts are not acceptable.
- (3) Branch connections utilizing split bolts - Splice branch tracer wire to main tracer wire using the following procedure:
 - a. Bare tracer wire on main line (do not cut).
 - b. Connect branch wire to main line with brass split bolt.
 - c. Seal connection with rubber electrical tape and overwrap with 2 layers of polyethylene adhesive tape 1-1/2" wide and 8 mils thick.
- (4) Branch connections utilizing other approved connectors – Follow manufacturer's recommendations.

C. Installation

- (1) In open cut construction, place the tracer wire at the springline of the main or lateral and tape to the pipe at a minimum of 10 foot intervals on top of pipe.
- (2) 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.

D. Electrical Connections

- (1) Tracer Wire Access Box: Access boxes shall be constructed of cast iron and ABS components with tamper proof cover identifying the utility and a cast-in pentagonal bolt opened with a standard pentagonal key. Provide stainless steel terminal bolts on the cover for attaching tracer wire. Access boxes shall be manufactured by C.P. Test Services – Valvco, Inc.
 - a. The cast iron cover shall be labeled as described below:
 - i. Sanitary sewer lids shall read “SEWER”.
 - ii. Water main lids shall read “WATER”.
 - iii. Storm sewer lids shall read “STORM SEWER”.
 - iv. Force mains lids shall read “SEWER” and be painted brown.
 - v. Electrical conduit lids shall read “ELECTRIC”.
- (2) Water mains: Electrical connections to tracer wire identifying water mains shall be provided by extending the tracer wire through a Tracer Wire Access Box located in back of all hydrants.
- (3) Sanitary and storm laterals (Lateral stubs for New Development or future connection): Sanitary and Storm laterals shall have tracer wire run from the main to the lateral marker board, up the lateral board marker, then back down, terminating with a 5-foot coil of wire and all the while maintaining a continuous loop, unless otherwise directed to use a Tracer Wire Access Box at the lateral termination. The Tracer Wire Access Box will be removed / relocated at the time the sanitary or storm service is extended for a building connection.
- (4) Water laterals (Lateral stub for future home connection): Water laterals stubs shall have tracer wire run from the mainline to the curb box extending the tracer wire through a Tracer Wire Access Box in back of the curb box. The Tracer Wire Access Box will be removed / relocated at the time the water service is extended for a building connection.
- (5) Sanitary, storm, and water laterals (from Right-of-Way to Building): Tracer wire from public laterals shall be extended / connected to the private lateral service and the electrical connections to tracer wire(s) identifying sanitary, storm, and water service laterals shall be provided by extending the tracer wire for each utility through a Tracer Wire Access Box at the building.
 - a. When extending a water, sanitary, or storm service with a Tracer Wire Access Box by the curb box or lateral termination, the Tracer Wire Access Box shall be removed and replaced in the locations per these provisions.
- (6) Force mains: Electrical connections to tracer wire identifying force mains shall be provided by extending the tracer wire through a Tracer Wire Access Box in lawn areas located at the termini of the force main, adjacent to all valves and at all roadway intersections. If the force main is within pavement the access box shall be installed just beyond the edge of pavement in the lawn at these locations. Extend

the tracer wire, perpendicular to the main, to the access box at a minimum depth of 3-feet.

- (7) Electrical conduit: Electrical connections to tracer wire identifying electrical conduit shall be provided by extending the tracer wire through a Tracer Wire Access Box located at the control panel, the last street light run, and at one light or traffic signal pole in every quadrant of an intersection.

E. Testing

- (1) 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 done in the presence of the Village.

END OF SECTION

**VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS
VS-0601 UTILITY TRENCH BACKFILL**

1.0 Section Description

- A. This section includes requirements for backfilling utility trenches.

2.0 Materials

- A. Excavated Material Backfill shall be in accordance with Section 8.43.5 of the “Standard Specifications”.
- B. Granular Material Backfill shall be in accordance with Section 8.43.4 of the “Standard Specifications”.
- C. 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:

- 1,350 lbs sand
- 750 lbs #1 stone
- 1,150 lbs #2 stone
- 25 gals water (0 to -0.5 gal variance)

3.0 Trench Backfill

- A. Excavated material backfill may only be used in approved locations, outside of existing or proposed pavements, roadways, road shoulders or other improved surface, unless otherwise directed by the Village to use granular or slurry backfill.
- (1) In such a case where excavated material backfill is approved in a location of a future surface improvement area, the following areas shall have granular backfill in place of excavated material backfill:
- a. Trenches within fifteen (15) feet of manholes (measured from the center of manholes).
 - b. Trenches within ten (10) feet of catch basins and valve boxes.
- B. Granular material backfill shall be used in the following locations, unless otherwise directed by the Village to use slurry backfill or excavated material backfill:
- (1) Trenches within or extending 5-feet within proposed new public roadway areas in which the roadway paving schedule requires granular material, as determined by the Village.
- (2) Trenches within and extending 3-feet beyond driveways or parking areas.

- (3) Trenches parallel to existing roadways or other improved surfaces but within one-to-one (1'H: 1'V) slopes extending downward and outward from the edges of such improved surfaces.
- C. Slurry backfill shall be used in the following locations, unless otherwise directed or approved by the Village to use granular backfill:
- (1) Trenches located within existing roadways and gravel shoulders.
 - (2) Trenches extending within 5-feet of roadway pavement.

4.0 Consolidation

- A. Amend Section 2.6.14 of the "Standard Specifications" to read in part:

"All granular and excavated material backfill shall be consolidated through mechanical compaction by means of a backhoe boom-mounted compactor. Either a vibratory compactor or compaction wheel is acceptable if it can meet the densities specified below. The backhoe used for compaction shall be equal in reach to the backhoe used for excavating the trench; i.e., capable of reaching the bottom of the trench with no additional shelf excavation. Backfill shall be compacted in eighteen (18) inch maximum lifts, before compaction, unless noted otherwise below, except that the first lift shall be two (2) feet in depth. The Contractor shall take all precautions necessary to protect utilities from being damaged during backfilling and compaction operations."

- (1) Granular backfill shall be compacted to a minimum of 95% Standard Proctor Density.
 - (2) Excavated material backfill shall be compacted to a density equal to 100% of the density of the undisturbed material in adjacent trench walls.
 - (3) Topsoil layer shall not be compacted.
- B. If there is a question as to whether or not the specified density has been achieved, the Village may require that a soil testing firm, selected by the Village, be brought in to determine the backfill density. All testing costs shall be paid for by the Contractor.
- C. If the Contractor desires to use alternate compaction equipment or backfill depths greater than those specified, documentation must be submitted to the Village substantiating the adequacy of the proposed compaction method. Alternate compaction methods may not be used unless approved by the Village. The Village may require density testing by an approved soil testing firm to field verify backfill densities.

END OF SECTION

**VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS
VS-0602 SITE RESTORATION AND SURFACE REPLACEMENT**

1.0 Section Description

- A. This section includes minimum requirements for general site restoration and surface replacement.
- B. Related Sections Include:
 - (1) Section VS-0100 General Terms and Conditions
 - (2) Section VS-0500 Roadway and Sidewalk Construction

2.0 General

- A. Wherever any surface improvements such as any sidewalk, driveway, curb, gutter, terraced area, shoulder, pavement, culvert, lawn, ditch, fence, sign, mailbox or other property damaged by the Contractor's operations, they shall be repaired or replaced to the Village's satisfaction.
 - (1) Contractor shall consult with the Village regarding restoration / repairs of any pavement or structure regarding special requirements that the Village may have.
- B. The Contractor shall keep the sites of his operations clean during construction and remove all rubbish or debris on a daily basis.
- C. The Contractor shall take all precautions necessary to protect adjacent road pavements, including shoulders, from being damaged.
- D. Contractor shall comply with all project plan and permit restoration provisions and specifications.
- E. Site restoration and surface replacements shall be completed in a timely fashion during the course of construction operations or as directed by the Village.

3.0 Pavement Restoration

- A. Gravel roads and road shoulders repair shall be "in-kind" except as otherwise specified by the Village or where the existing thickness is less than the following minimum thickness(s), the minimum section (specified below) shall be placed.
 - (1) A minimum of 10-inches of dense graded base shall be placed over gravel roads.
 - (2) A minimum of 8-inches of dense graded base shall be placed over gravel road shoulders, parking areas and driveways.
- B. Asphalt pavement repairs shall be "in-kind" except as otherwise specified by the Village or where the existing pavement thickness is less than the following minimum pavement thickness(s), the minimum pavement section (specified below) shall be placed.

- (1) Existing asphalt pavement shall be replaced with a minimum of 10-inches of base aggregate dense and 5-inches of asphaltic concrete pavement (3-inch lower layer; 2-inch upper layer).
 - (2) Existing asphaltic driveways and parking areas shall be replaced with the following minimum thicknesses.
 - a. Residential – 6” aggregate base and 3” asphaltic pavement (upper layer).
 - b. Commercial / Industrial – 8” aggregate base and 4” asphaltic pavement (2.25” lower layer; 1.75” upper layer).
- C. Concrete pavement shall be replaced “in-kind” and shall be full width from joint to joint and from seam to seam unless otherwise approved by the Village. Concrete pavement replacement shall be anchored in accordance with WDOT detail S.D.D. 13 C 9-12. (Concrete Pavement Repair and Replacement).
- (1) Concrete mix shall be high early strength.
 - (2) Concrete pavement repairs of existing non-doweled concrete pavement do not need to be doweled, however, tie bars for longitudinal joints are required.
- D. Composite pavement restoration, concrete base with asphalt overlay, shall be anchored in accordance with WDOT detail S.D.D. 13 C 9-12.
- (1) Pavement repairs shall be “in-kind” except as otherwise specified by the Village or where the existing pavement thickness is less than the following minimum pavement thicknesses, the minimum pavement section (specified below) shall be placed.
 - a. Residential and commercial – 8” aggregate base, 7” concrete, and 1.75” asphaltic upper layer.
 - b. Industrial – 8” aggregate base, 8” concrete, and 1.75” asphaltic upper layer.
 - (2) Concrete mix shall be high early strength.
 - (3) Concrete pavement repairs of existing non-doweled concrete pavement do not need to be doweled, however, tie bars for longitudinal joints are required.
- E. Saw-cutting and milling shall be in neat straight lines, at right angles to the street or drive, to produce a clean joint for pavement restoration.
- F. Damaged concrete pavements and driveways, sidewalks and curb and gutter shall be removed and replaced to existing joints unless otherwise allowed by the Engineer.
- G. Roadway, curb and gutter, and sidewalk repairs shall meet Village Specifications.
- (1) See section VS-0500 for roadway, curb and gutter, and sidewalk specifications.

4.0 Lawn Restoration

- A. All damaged or destroyed grass or terrace areas shall be restored with four (4) inches minimum of topsoil, seed, mulch and/or erosion matting as specified below and as directed by the Village.
- (1) Topsoil shall comply with Section 625 of the “State Specifications”.
 - (2) Fertilizer shall comply with Section 629 of the “State Specifications”. Apply Type A fertilizer at 7 pounds per 1,000 square feet.
 - (3) Seeding shall comply with Section 630 of the “State Specifications”.
 - a. All restored lawns areas shall be seeded with mixture No. 40 and shall be distributed at a rate of four (4) pounds per 1,000 square feet unless approved by the Village.
 - (4) Mulching shall comply with Section 627 of the “State Specifications”. All seeded areas shall be mulched, unless a vegetative erosion control mat is used. Areas to be mulched with no erosion control matting shall be limited to small areas not on slopes with minimal erosion potential.
 - (5) Install erosion control mat over all restored lawn or grass areas unless approved otherwise by the Village. Erosion matting shall comply with WDNR technical standard 1052.
 - a. Erosion matting shall be Class I Type B, double netted for all areas except on residential lawns. Residential lawns in which mowing may be accomplished within a couple weeks may, shall be Class I Type B (Urban) mat.

5.0 Survey Monuments

- A. Contractor’s attention is directed to Section 2.1.4 of the “Standard Specifications” requiring the Contractor to protect survey monuments from being damaged. The Contractor shall hire a Wisconsin Registered Land Surveyor prior to removing and disturbing any survey monuments to tie in the location of these monuments prior to their removal. All damaged or disturbed survey monuments shall be replaced by a Wisconsin Registered Land Surveyor.
- B. Section Corner Monuments. The Contractor shall notify and coordinate with the County Surveyor prior to removal or disturbance of any Section Corner Monuments in order for the County Surveyor to tie in these monuments prior to their removal.

END OF SECTION

**VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS
VS-0603 MANHOLE AND VALVE ADJUSTMENTS (EXISTING UTILITIES)**

1.0 Section Description

- A. This section includes requirements for adjusting existing manholes and water valves. This section pertains to adjustments on existing utilities. New manholes shall be constructed in accordance with Sections VP-0200 and VP-0300 and Village standard details.
- B. Related Sections Include:
 - (1) Section VS-0100 General Terms and Conditions
 - (2) Section VS-0200 Sanitary Sewer
 - (3) Section VS-0300 Storm Sewer
 - (4) Section VS-0400 Water Main
 - (5) Section VS-0601 Backfilling Utility Trenches
 - (6) Section VS-0602 Site Restoration and Surface Replacement

2.0 Manhole Adjustment Using Adjustment Rings (Existing Manholes)

- A. The Contractor shall adjust existing manhole castings to grade by adding or removing adjusting rings. Manholes requiring less than 3-inches or more than 8-inches of adjusting rings between the frame and manhole cone or flat top shall be reconstructed to grade in accordance with Subsection 1611.1.B. of these Special Provisions. After removing the manhole casting and all existing rings, the Contractor shall clean the casting, manhole, and adjusting ring mating surfaces to remove all loose mortar and other substances. The Contractor shall take precautions to prevent gravel and other materials from entering the manhole. All materials falling into the manhole shall be removed by the Contractor. Adjusting rings shall match the dimensions of the existing structure. If existing rings are not the same dimensions as the existing structure the rings or are damaged they must be replaced with new adjusting rings of the correct size.
- B. Adjusting rings shall be furnished and installed by the Contractor and shall be one of the following:
 - (1) Concrete rings with one line of steel centered within the ring. 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. Contractor shall take care to prevent the butyl rubber sealant from getting on the interior surface of the rings within the chimney. The butyl rubber sealant shall be EZ-Stik or Kent-Seal butyl base sealant in trowelable grade or equal.
 - (2) High Density Polyethylene (HDPE) adjustment rings as manufactured by Ladtech, Inc., Lino Lakes, Minnesota, or approved equal. Install per manufactures recommendations and instructions.

- (3) Expanded Polypropylene adjustment rings (Pro-Ring) as manufactured by Cretex Specialty Products, Waukesha, Wisconsin, or approved equal. Install per manufactures recommendations and instructions.
- C. Manhole frames shall be set with butyl rubber sealant troweled into a 1/4 inch thick layer over the entire mating surface of the frames and adjusting rings. Contractor shall take care to prevent the butyl rubber sealant from getting on the interior surface of the rings and frame within the chimney. The butyl rubber sealant shall be EZ-Stik or Kent-Seal butyl base sealant in trowelable grade or equal.
- D. 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 at the same slope as the adjacent finished surface.
- E. External Chimney Seal
 - (1) 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 in accordance with the manufacturer's instructions. The external sealing wrap shall be EZ-WRAP, as manufactured by Press-Seal Gasket Corporation, or approved equal.

3.0 Manhole Adjustments -Reconstruction (Existing Manholes)

- A. Manholes that cannot be brought up to grade by adding or removing adjusting rings shall be adjusted to grade in accordance with the following procedures:
 - (1) Remove casting, rings, cone section, and riser section(s) as required.
 - (2) Place new riser section(s) and/or cone section, 3" to 8" of concrete adjusting rings and reset casting to grade. Salvaged materials in satisfactory condition may be reused if approved by Village.
- B. All manhole adjustments shall be constructed in accordance with Chapter 3.5.0 and File No. 12 and 15 of the "Standard Specifications" and these Special Provisions.
 - (1) Manhole steps shall be OSHA approved and fabricated using 3/8-inch minimum diameter steel reinforcing rod molded plastic covering. Manhole step placement shall be such that the first step is located a maximum distance of 18-inches from the manhole rim.
 - (2) Joints for precast manhole riser sections shall be made with rubber "O"-ring gaskets, a continuous ring of butyl rubber sealant (EZ-Stick or Kent-Seal in rope form) or equal except that joints for storm sewer manholes may also be made with mortar. The butyl sealant shall be 1-inch diameter equivalent or as recommended by the manhole manufacturer.
 - a. An external sealing wrap shall be placed at all joints between pre-cast manhole sections. The external sealing wrap shall meet, or exceed, the requirements of

ASTM C-877, Type III. External joint seals shall be EZ-WRAP, as manufactured by Press-Seal Gasket Corporation, or approved equal.

4.0 Backfill for Manhole Adjustments

- A. Manhole Adjustments using adjustment rings.
 - (1) Manholes located within pavement areas shall be backfilled using slurry unless otherwise approved to use granular backfill by the Village.
 - (2) Manholes located in lawn or grass areas shall be backfilled with granular material except for the top four inches which shall be topsoil.
- B. Manhole Adjustments-Reconstruction.
 - (1) Manholes located within pavement areas shall be backfilled with slurry.
 - (2) Manholes located within lawn or grass areas shall be backfilled with granular material except for the top four inches which shall be topsoil.
- C. Refer to Section VS-0601 Backfilling Utility Trenches for additional backfill requirements.

5.0 Valve Box Adjustments

- A. The Contractor shall adjust valve boxes to grade by screwing or sliding the valve box top section to the required elevation.
 - (1) If the valve box cannot be adjusted to grade by screwing or adjusting the top section the top section must be removed and replaced with a taller section. Valve boxes must be installed with the bell section above the spigot so that soil cannot drop into the threads. Internal extensions are not permitted.
- B. The Contractor shall coordinate with the Village Public Works Department regarding inspection of all valves and valve boxes, including hydrant valves, to ensure valve boxes are clean, valve nuts are accessible and valve is operational.
- C. Valve boxes shall be set 1/4 inch below the newly finished asphalt and concrete pavement surfaces or at finished grade of grass or lawn areas.

END OF SECTION

**VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS
VS-0700 STREET TREES**

1.0 Section Description

- A. This section includes requirements for street tree installation.
- B. Related Sections Include:
 - (1) Section VS-0100 General Terms and Conditions.
 - (2) Section VS-0602 Site Restoration and Surface Replacement.

2.0 Street Trees

- A. Street tree species shall be approved by the Village. Approved street tree species are listed below.

| <u>Botanical name</u> | <u>Common Name</u> |
|-----------------------------|--|
| Acer x freemanii | Autumn Blaze Maple |
| Ulmus x 'Morton Glossy' | Elm (Triumph or Accolade) |
| Gleditsia triacanthos | Honeylocust |
| Syringa reticulata | Japanese Tree Lilac |
| Gymnocladus dioicus | Kentucky Coffeetree |
| Tilia cordata | Littleleaf Linden |
| Pyrus calleryana | Ornamental Pear (Chanticleer & Autumn Blaze) |
| Ginkgo biloba | Princeton Sentry Ginkgo |
| Acer rubrum 'October Glory' | Red Maple |
| Tillia x euchlora | Redmond Linden |
| Quercus rubra | Red Oak |
| Tillia Tomentosa | Silver Linden |
| Acer miyabei 'Morton' | Miyabe Maple – State Street |

- B. Tree species tags shall be on the tree when delivered for inspection.
- C. All species shall be true to name and type and first class representatives of their species or variety. Trees of lower class quality will not be accepted.

3.0 Locations

- A. Street tree locations as shown on the Village approved landscaping plan are general locations. The Contractor shall mark or stake the actual tree locations based on field conditions for Village review and concurrence, prior to installation.
- B. Street trees are generally spaced 50-feet on center and 7-feet back of curb, unless planned otherwise.
- C. Street trees shall not be placed on the common lot line between two properties. Trees must favor one lot to avoid landowner maintenance responsibility disputes.

- D. Street trees shall be placed a minimum of 10 feet from any fire hydrant, 7 feet from any driveway, and shall not block road signage.

4.0 Tree Planting

- A. Trees shall have a minimum diameter of 2-inches and a minimum height of 6-feet above the ground when planted.
- B. All plantings shall receive a 3-year slow release fertilizer packet (or equal) at a rate of 2 per caliper inch of tree.
- C. Topsoil backfill shall be topsoil that is fertile friable natural loam surface soil reasonably free from subsoil, clay lumps, brush, weeds, and other liter, and free of roots stumps, stones larger than 1-inch and other extraneous toxic matter harmful to plant growth.
- D. All trees shall be top dressed with a minimum of four inches of shredded hardwood mulch.
- E. Trees shall be planted plumb as possible and the Contractor shall maintain tree plumbness throughout the warranty period. Trees shall have 3-anchor assemblies. Anchor assemblies shall be removed within or upon the warranty period.
- F. Trees shall be watered immediately after installation.
- G. Installation shall be in accordance with the tree planting detail.

5.0 Tree Establishment, Warranty, and Replacement

- A. The tree establishment and warranty period shall be 2-year from final acceptance of all the plantings, unless a longer warranty period is established per separate agreement or plan approval conditions.
- B. Initial maintenance services, including watering, for trees shall be provided by the Contractor. Maintenance shall begin immediately after trees are installed and shall continue throughout the warranty period until trees are acceptably healthy and well established but not less than the warranty period.
- C. Trees that are not acceptably healthy during the warranty period shall be replaced, at the cost of the Contractor / Developer. The warranty period for tree replacements shall be extended for additional 1-year period. Tree replacement(s) and warranty period extensions shall continue until such time that an acceptably healthy tree is established.
- D. Following the warranty period, street tree maintenance obligations becomes the responsibility of the abutting landowner, unless a separate agreement has been entered into for ongoing maintenance and tree replacement.

END OF SECTION

**VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS
VS-0800 STREET LIGHTS**

1.0 Section Description

- A. This section includes requirements for street lighting materials and construction.
- B. Related Sections Include:
 - (1) Section VS-0100 General Terms and Conditions

2.0 Materials

- A. Street lighting materials shall comply with the provisions of Section 651 (General Requirements for Electrical Work, 652 (Electrical Work), 653 (Pull Boxes and Junction Boxes), 654 (Bases), 655 (Electrical Wiring), Section 656 (Electrical Service), 657 (Poles, Arms, Standards, and Bases), and 659 (Lighting) of the “State Specifications,” as modified below.
 - (1) All electrical splices to be made with weatherproof/underground wire nuts.
 - (2) Junction boxes and pull boxes shall be Quazite® underground enclosures manufactured by Hubbell Lenoir City, Inc. or approved equal.
 - (3) Poles and LED luminaires shall be furnished as noted on the plans.

3.0 Construction

- A. Construct the light poles and luminaires (lighting standard) in accordance with the “State Specifications,” plan details and the manufactures recommendations where applicable.
- B. All electrical splices to be made with weatherproof/underground wire nuts.
- C. In the meter breaker pedestal if only one grounding electrode is required, mechanically connect the stranded copper wire to it and then connect the grounding lug.
- D. Where two or more cables networks occupy the same pull box, manhole, etc., bundle and tag each circuit network (i.e. A/B/N) with approved all-weather tags.
- E. At each pull point or access point, indicate the line side bundle with a lap of blue tape.
- F. Install all buried wiring within PVC conduit.

- G. Notify the Village of Pleasant Prairie Building Inspection Department and request an inspection at least 2 business days before the date of the required inspection. In the event of deficiencies, request a re-inspection when the work is corrected. The Village electrical inspection will not authorize turn-on until the contractor corrects all deficiencies.

END OF SECTION

SECTION 6
VILLAGE STANDARD DETAILS

Listing of Standard Details / Detail Revision Date

Sanitary Sewer

- SAN-1: Standard Sanitary Manhole / 11-10-15
- SAN-2: Standard Sampling Manhole / 11-10-15)
- SAN-2A: Palmer-Bowlus Flume Detail (1 of 2) / 11-18-15
- SAN-2B: Palmer-Bowlus Flume Detail (2 of 2) / 11-16-16
- SAN-3 Flexible Riser To Flexible Main – Shallow Sewers / 11-16-15
- SAN-4: Flexible Riser To Flexible Main (8' through 18") - Deep Sewers / 11-16-15
- SAN-5: Flexible Riser To Flexible Main (21" and larger) - Deep Sewers / 12-2-15

Storm Sewer

- STM-1: Standard Storm Manhole / 12-1-15
- STM-2: Standard Storm Manhole w/ Curb Inlet / 12-1-15
- STM-3: Precast Rectangular Catch Basin / 12-1-15
- STM-4: Standard Beehive Inlet / 12-3-15
- STM-5: Standard Pipe Grate / 12-2-15
- STM-6: Rip-Rap Treatment at Endwalls / 12-2-15
- STM-7: HDPE to RCP (Belled End) Connection Detail / 2-20-14

Water Main

- W-1: Standard Hydrant Assembly / 11-16-15
- W-2: Air Release Hydrant Assembly / 11-16-15
- W-3: Standard Gate Valve Box Setting / 11-16-15
- W-4: Standard Butterfly Valve Box Setting / 11-16-15
- W-5: Buttress For Bends / 10-23-15
- W-5A: Buttress For Tees / 10-23-15

- W-5B: Buttress For Dead Ends / 10-23-15
- W-6: Hydrant offsets / 12-10-15
- FD-1: Fire Department Pumper Pad FDC / 3-2-16

Tracer Wire

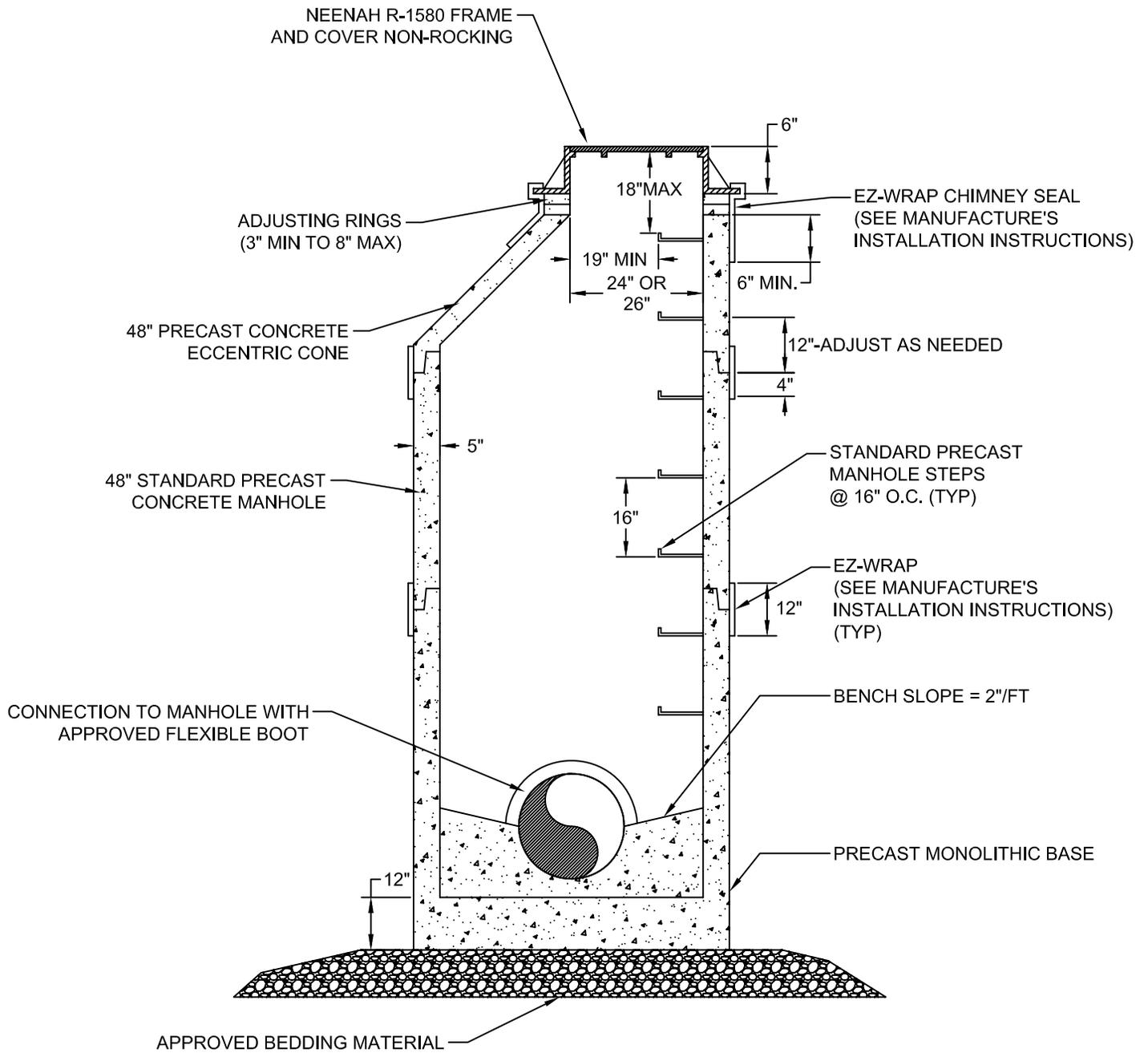
- TW-1: Standard Tracer Wire Access “Pull-Box” / 12-3-15

Roadway

- RD-1: Standard Residential Minor Street Section / 12-2-15
- RD-2: Standard Residential / Commercial Collector Street Section / 11-18-15
- RD-3: Standard Industrial Street Section / 12-1-15
- RD-4: Standard Residential Boulevard Section / 10-19-15
- RD-5: Standard Residential Cul-De-Sac Detail / 12-1-15
- RD-6: Temporary Cul-De-Sac Turnaround Detail / 12-1-15
- RD-7: Standard “Private” Minor Residential Street Section / 12-1-15
- RD-8: Standard “Private” Residential Minor Street Cul-De-Sac Detail / 12-1-15
- RD-9: Standard Curb and Gutter Details / 12-1-15
- RD-10: Standard Concrete Sidewalk Detail / 12-1-15
- RD-11: Standard Asphalt Pedestrian Path Detail / 12-1-15
- RD-12: Standard Concrete Drive Approach (Mountable Curb) / 12-1-15
- RD-13: Standard Concrete Drive Approach (Vertical Curb) / 12-1-15
- RD-14: Edgedrain in Urban Roadway Detail / 12-2-15
- RD-15: Utility Patch Detail (Composite and Concrete Roadways) / 2-10-16
- RD-16: Utility Patch Detail (Asphalt Roadways) / 2-10-16

Landscaping

- L-1: Standard Street Tree Planting Detail / 11-11-15
- L-2: Standard Shrub Planting Detail / 11-18-15



NOTE: REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY SEWER.

SCALE: NTS

STANDARD SANITARY MANHOLE

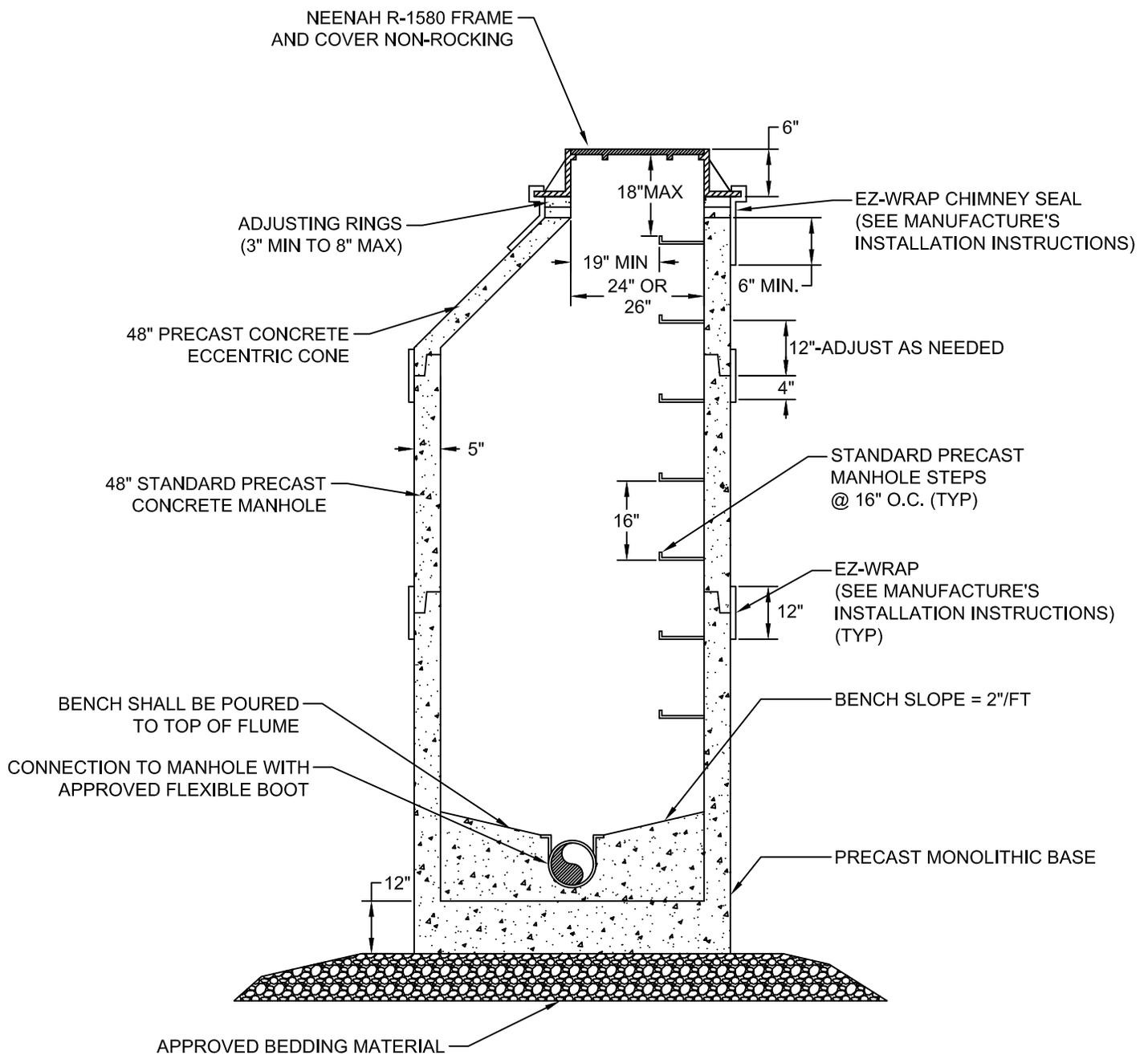
DETAIL: SAN - 1

CREATED: 11-21-12

REVISED: 11-10-15

APPROVED BY: MATT FINEOUR





NOTES:

1. STANDARD SAMPLING MANHOLE SHALL HAVE A PALMER-BOWLUS FLUME WITH INTEGRAL APPROACH INSTALLED.
2. VILLAGE OF PLEASANT PRAIRIE DPW SHALL BE CONTACTED FOR FINAL INSPECTION OF SAMPLING MANHOLES.
3. SEE DETAIL SAN-2A AND SAN-2B FOR PALMER-BOWLUS FLUME DETAILS.
4. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY MANHOLES.

SCALE: NTS



STANDARD SAMPLING MANHOLE

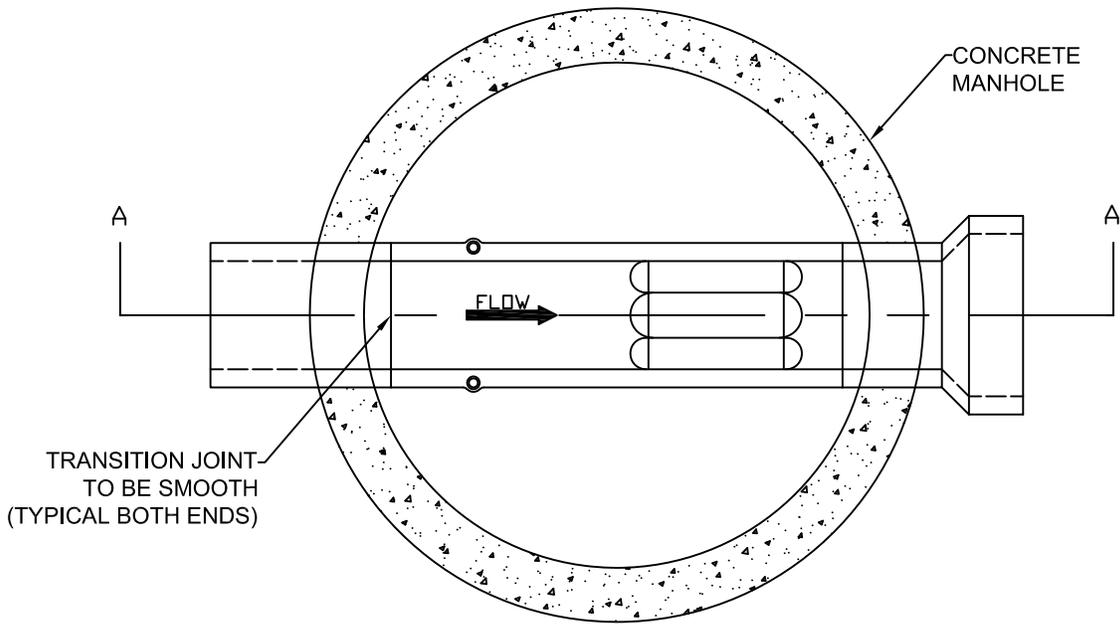
DETAIL: SAN - 2

CREATED: 11-21-12

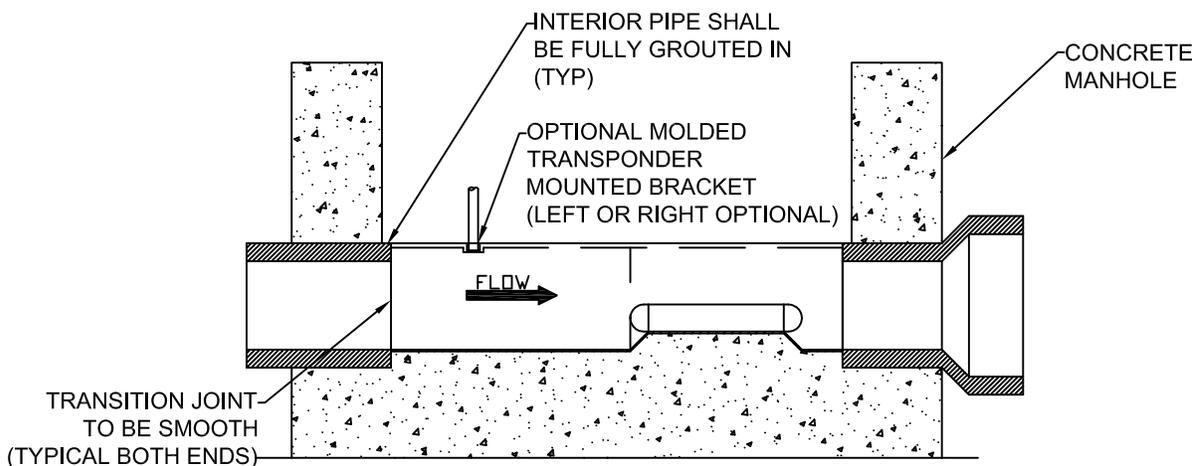
REVISED: 11-10-15

APPROVED BY: MATT FINEOUR





TOP VIEW OF MANHOLE WITH FLUME



SECTION A - A ENLARGED

NOTE:

1. FLUME SHALL BE SET LEVEL INSIDE THE MANHOLE FOR PROPER TESTING PROCEDURES.
2. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY SEWER.

SCALE: NTS

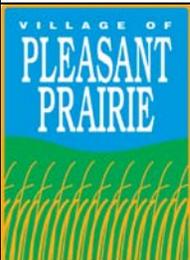
**PALMER-BOWLUS FLUME DETAIL
(1 OF 2)**

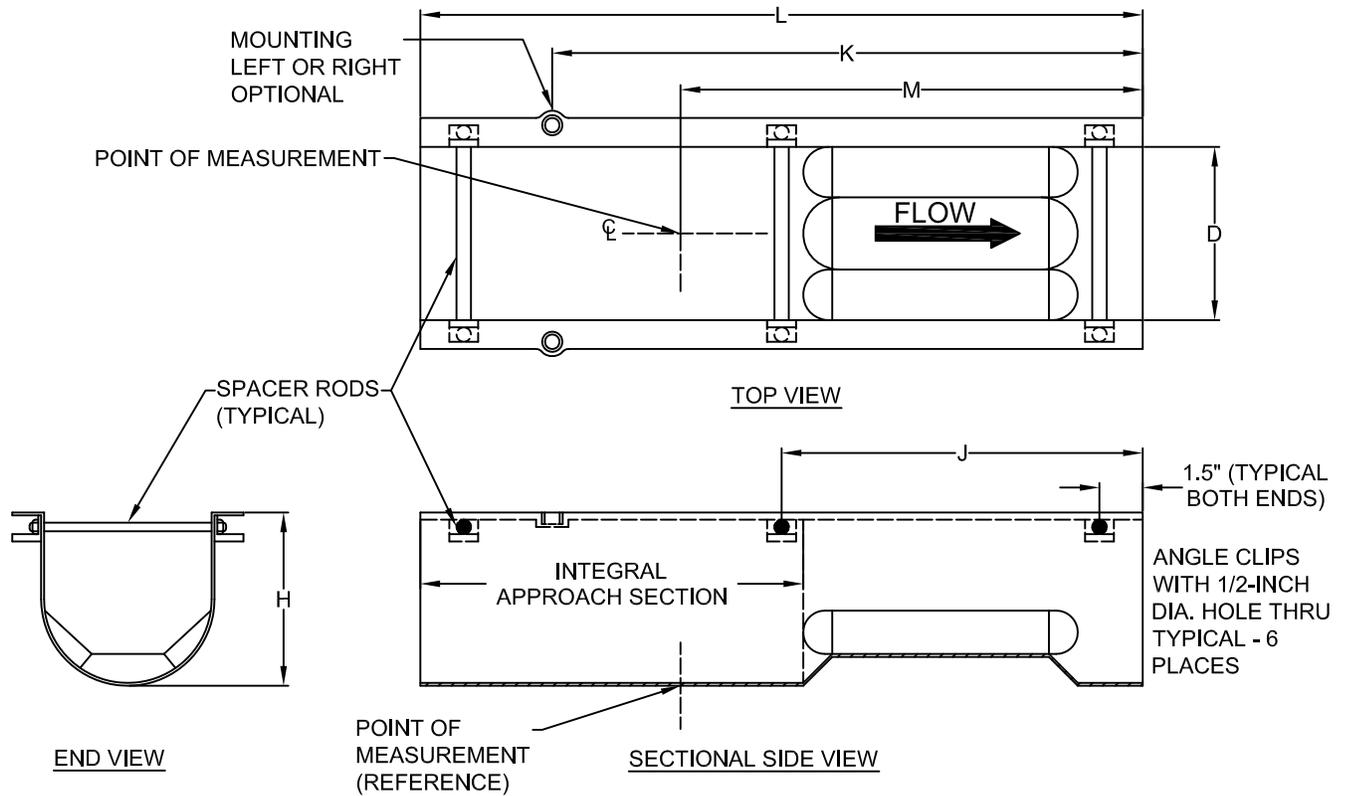
DETAIL: SAN - 2A

CREATED: 11-21-12

REVISED: 11-18-15

APPROVED BY: MATT FINEOUR





DIMENSIONS TABLE

| PIPE SIZE | D | H | M | K | J | L |
|-----------|----|----|--------|----------|--------|-----|
| 4 | 4 | 6 | 11 | 15 7/16 | 6 1/2 | 17 |
| 6 | 6 | 8 | 16 | 20 7/16 | 12 1/2 | 25 |
| 8 | 8 | 10 | 21 | 25 7/16 | 16 1/2 | 33 |
| 10 | 10 | 12 | 26 | 30 7/16 | 20 1/2 | 41 |
| 12 | 12 | 14 | 31 | 35 7/16 | 24 1/2 | 49 |
| 15 | 15 | 17 | 38 1/2 | 42 15/16 | 30 1/2 | 61 |
| 18 | 18 | 20 | 46 | 50 7/16 | 36 1/2 | 73 |
| 21 | 21 | 23 | 53 1/2 | 57 15/16 | 42 1/2 | 85 |
| 24 | 24 | 26 | 61 | 65 7/16 | 48 1/2 | 97 |
| 27 | 27 | 29 | 68 1/2 | 72 15/16 | 54 1/2 | 109 |
| 30 | 30 | 32 | 76 | 80 7/16 | 60 1/2 | 121 |

NOTES:

1. DIMENSIONS ARE IN INCHES, UNLESS OTHERWISE SPECIFIED.
2. DIMENSIONS PROVIDED FOR REFERENCE ONLY.

SCALE: NTS

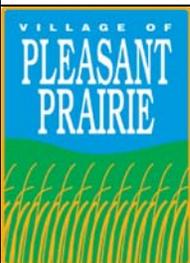
**PALMER-BOWLUS FLUME DETAIL
(2 OF 2)**

DETAIL: SAN - 2B

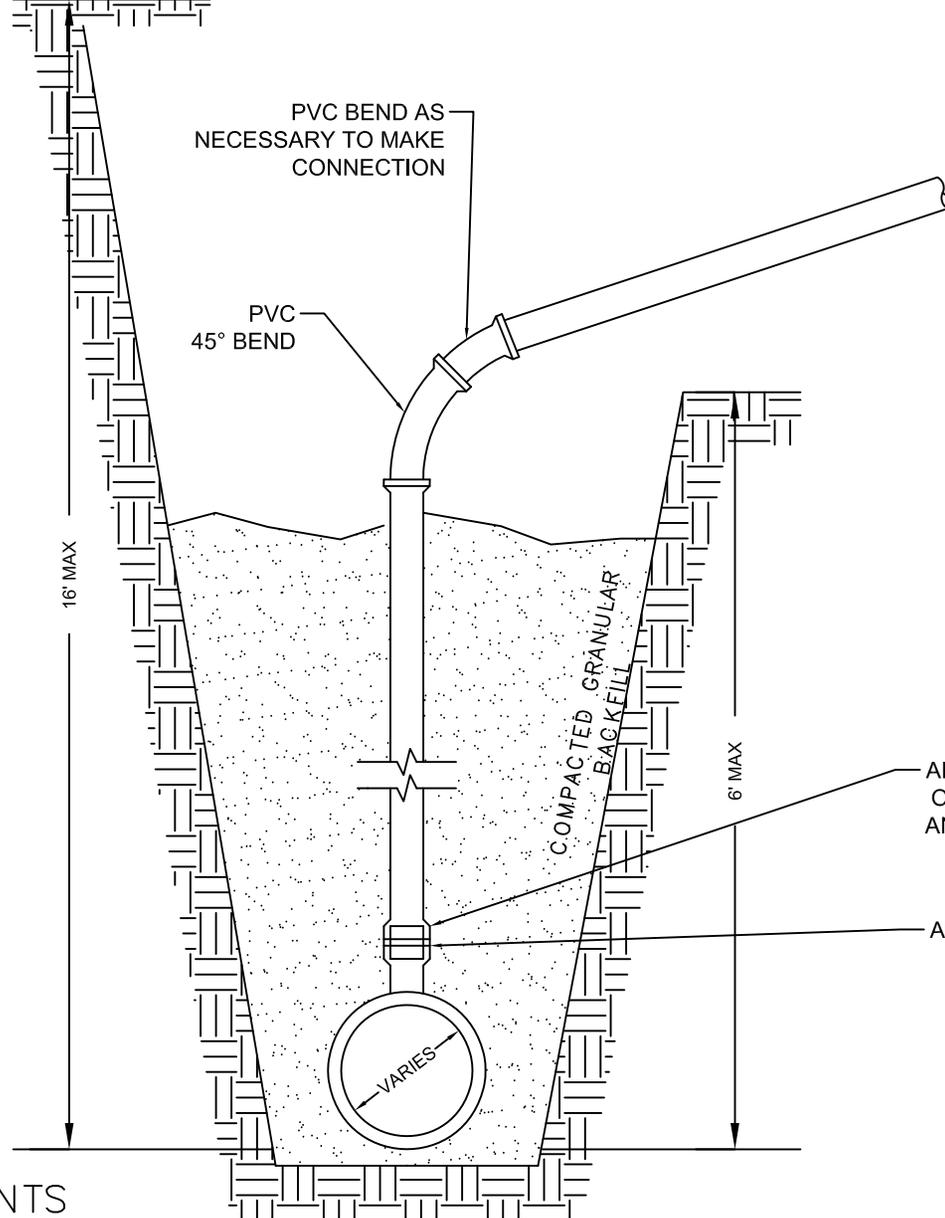
CREATED: 11-21-12

REVISED: 11-16-15

APPROVED BY: MATT FINEOUR



GROUND SURFACE



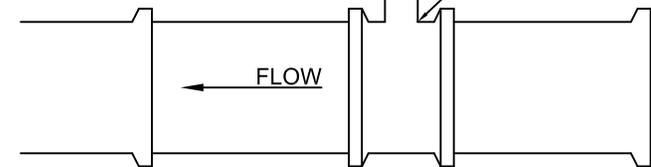
NOTE:

1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY SEWER

APPROVED RISER ADAPTER
OR INSTALL SHORT NIPPLE
AND PROVIDE BELL TO BELL
COUPLING.

APPROVED WATERTIGHT
JOINT

APPROVED FLEXIBLE
PREFABRICATED TEE



SCALE: NTS

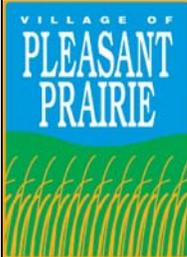
FLEXIBLE RISER TO FLEXIBLE MAIN - SHALLOW SEWERS

DETAIL: SAN - 3

CREATED: 1-30-14

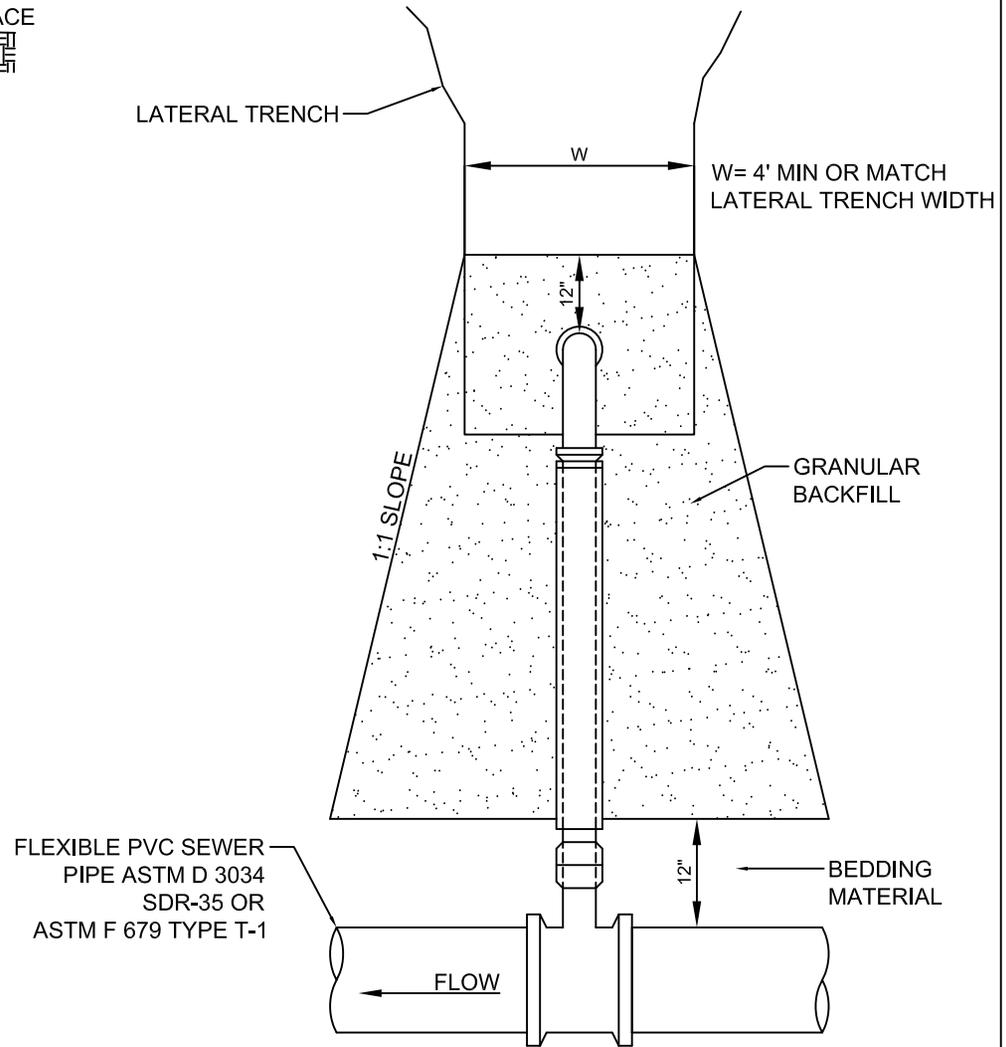
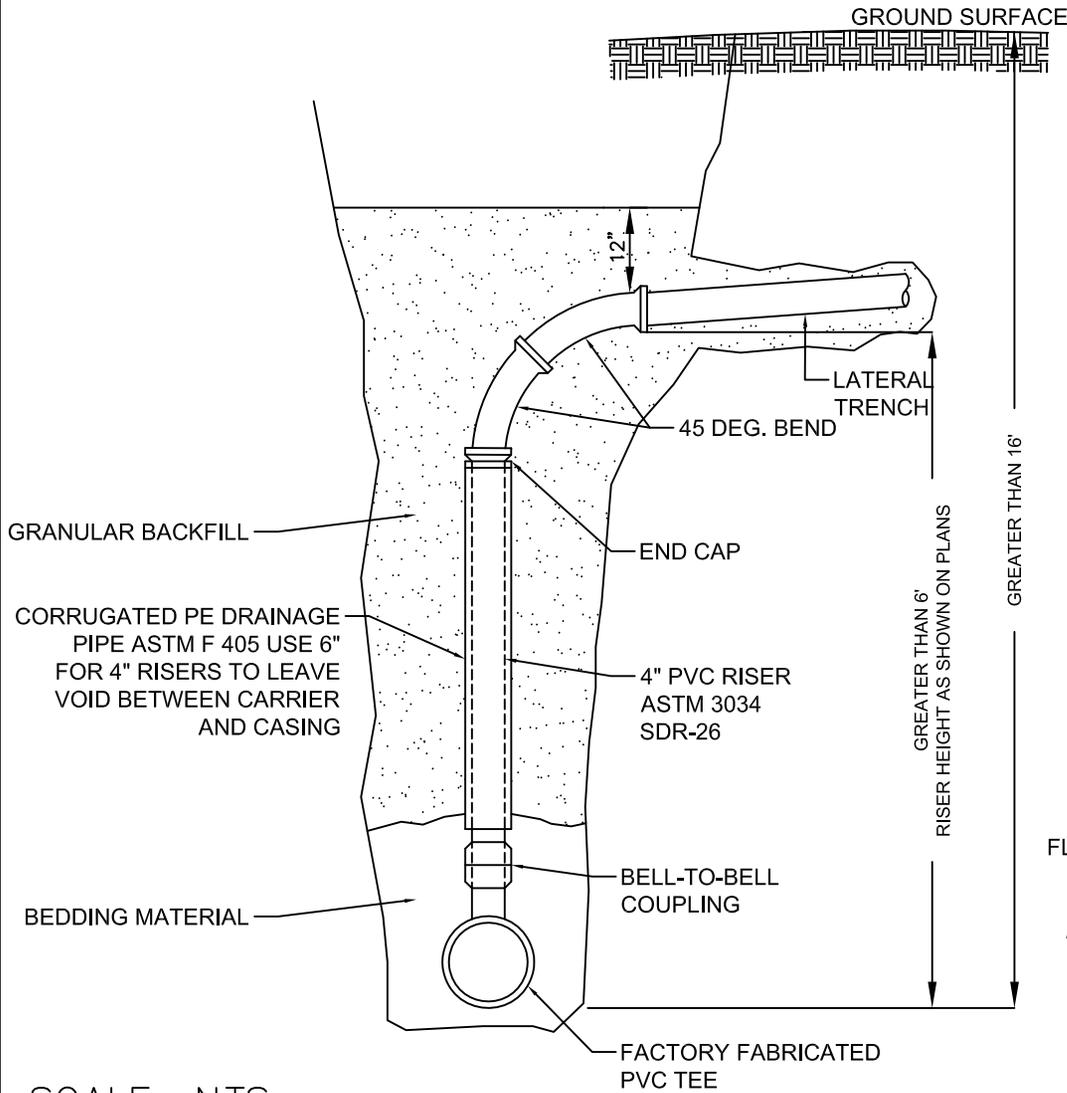
REVISED: 11-16-15

APPROVED BY: MATT FINEOUR



NOTE:

- REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY SEWER.



SCALE: NTS

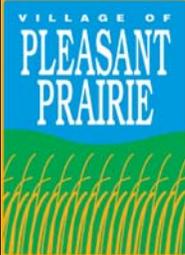
FLEXIBLE RISER TO FLEXIBLE MAIN (8" THRU 18") - DEEP SEWERS

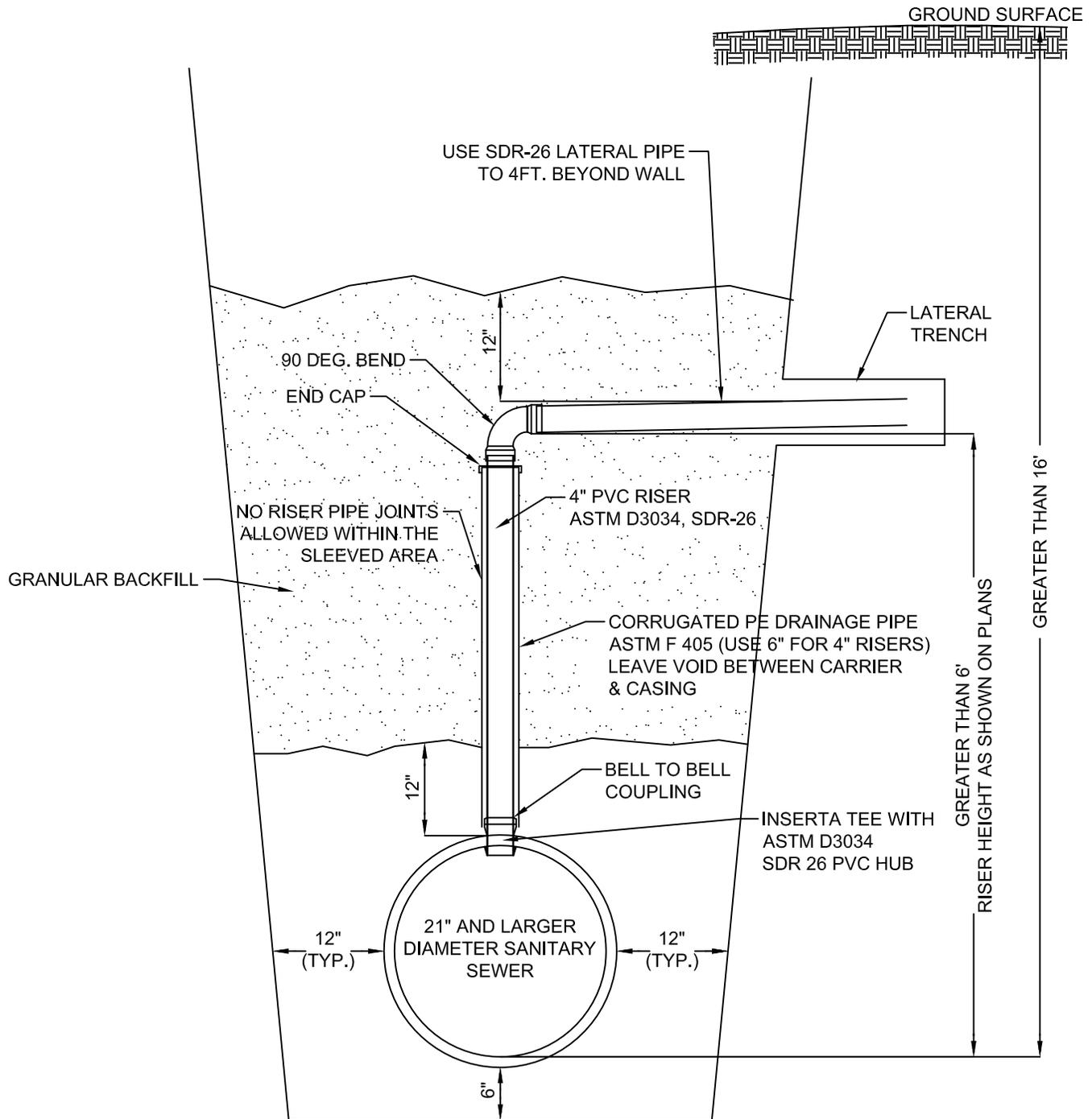
DETAIL: SAN - 4

CREATED: 1-30-14

REVISED: 11-16-15

APPROVED BY: MATT FINEOUR





NOTE: REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY SEWER

SCALE: NTS

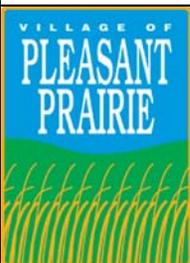
FLEXIBLE RISER TO FLEXIBLE MAIN (21" & LARGER) - DEEP SEWERS

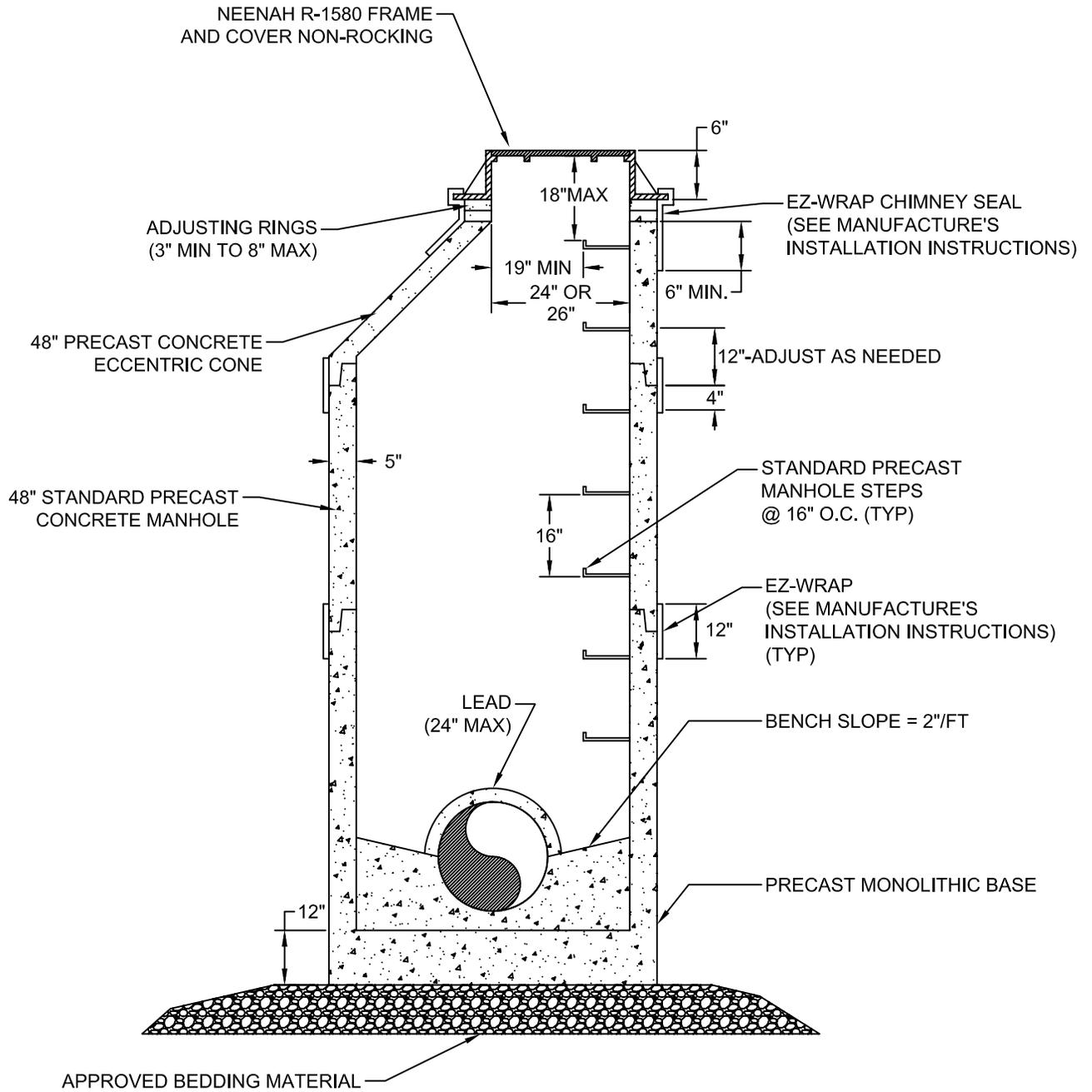
DETAIL: SAN - 5

CREATED: 1-30-14

REVISED: 12-2-15

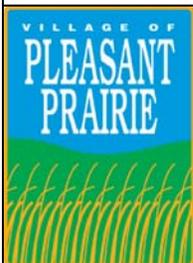
APPROVED BY: MATT FINEOUR





NOTE: REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER.

SCALE: NTS



STANDARD STORM MANHOLE

DETAIL: STM - 1

CREATED: 11-21-12

REVISED: 12-1-15

APPROVED BY: MATT FINEOUR



NEENAH R-3067 CURB INLET FRAME, TYPE "L" GRATE OR
NEENAH R-3501-R FRAME AND GRATE, MOUNTABLE CURB

ADJUSTING RINGS
(3" TO 12") WITH
MAXIMUM OF 4 RINGS

ADJUSTABLE

TOP SECTION WITH
RECTANGULAR OPENING
SIZED TO MATCH
SPECIFIED FRAME AND
GRATE

EZ-WRAP CHIMNEY SEAL
(SEE MANUFACTURE'S
INSTALLATION INSTRUCTIONS)

48" STANDARD
PRECAST CONCRETE
MANHOLE

STANDARD PRECAST
MANHOLE STEPS
@ 16" O.C. (TYP)

12" MIN

EZ-WRAP
(SEE MANUFACTURE'S
INSTALLATION INSTRUCTIONS)
(TYP)

BENCH SLOPE = 2"/FT
(POURED IN FIELD)

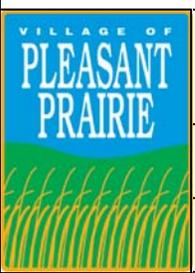
12"

INTEGRAL BASE

APPROVED BEDDING MATERIAL

NOTE: REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER

SCALE: NTS



STANDARD STORM MANHOLE WITH CURB INLET

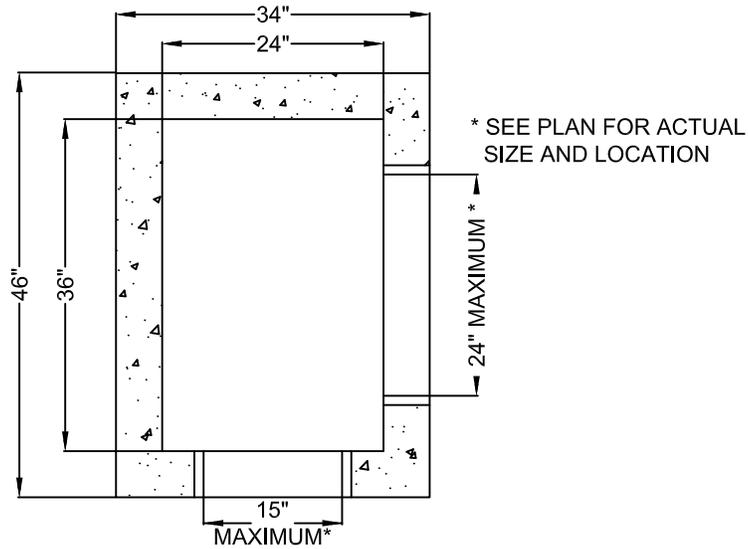
DETAIL: STM - 2

CREATED: 9-23-04

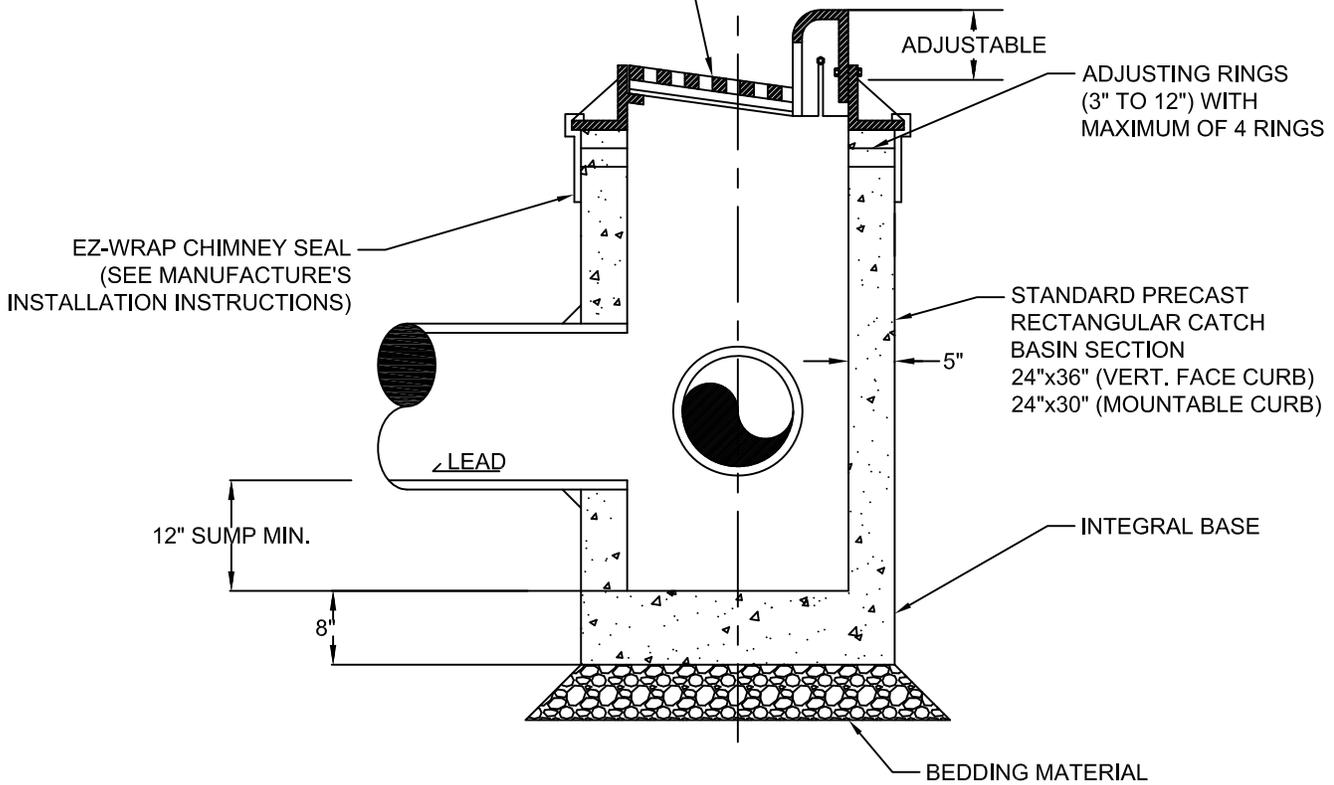
REVISED: 12-1-15

APPROVED BY: MATT FINEOUR





NEENAH R-3067 CURB INLET FRAME, TYPE "L" GRATE OR NEENAH R-3501-R FRAME AND GRATE, MOUNTABLE CURB



NOTES:

1. NON-SHRINKING MOTAR REQUIRED (TYP)-STORM CONNECTIONS, ADJUSTING RINGS, ECT.
2. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER

SCALE: NTS

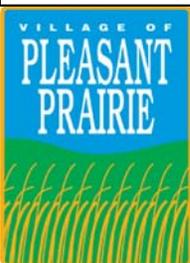
PRECAST RECTANGULAR CATCH BASIN

DETAIL: STM - 3

CREATED: 12-14-04

REVISED: 12-1-15

APPROVED BY: MATT FINEOUR



NEENAH R-2560-E BEEHIVE
FRAME AND GRATE IN LAWN AREAS

ADJUSTING RINGS
(3" - 12") WITH
MAXIMUM OF 4 RINGS

PRECAST CONCRETE
ECCENTRIC CONE

EZ-WRAP (SEE MANUFACTURE'S
INSTALLATION INSTRUCTIONS)
(TYP)

LEAD

MINIMUM 12" SUMP

12"

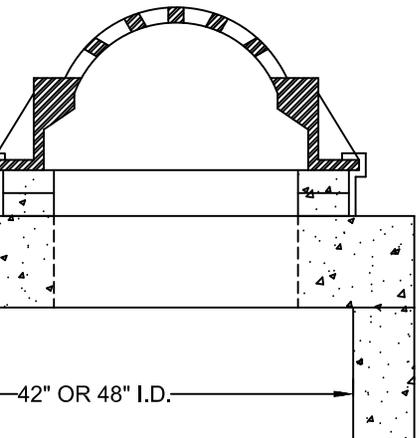
42" OR 48" I.D.

POURED CLASS 'D'
CONCRETE BASE
(ALTERNATE INTEGRAL
BASE)

FLAT TOP SECTION WITH
CIRCULAR OPENING SIZED
TO MATCH SPECIFIED
FRAME AND GRATE

EZ-WRAP CHIMNEY SEAL
(SEE MANUFACTURE'S
INSTALLATION INSTRUCTIONS)
(TYP)

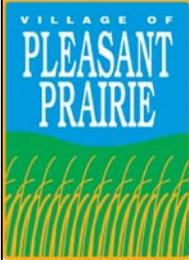
**BEEHIVE CATCH BASIN
WITH ALTERNATE FLAT TOP**



NOTE:

1. NON SHRINKING MORTAR REQUIRED (TYP)-STORM CONNECTIONS, ADJUSTING RINGS, ECT.
2. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER

SCALE: NTS



STANDARD BEEHIVE CATCH BASIN

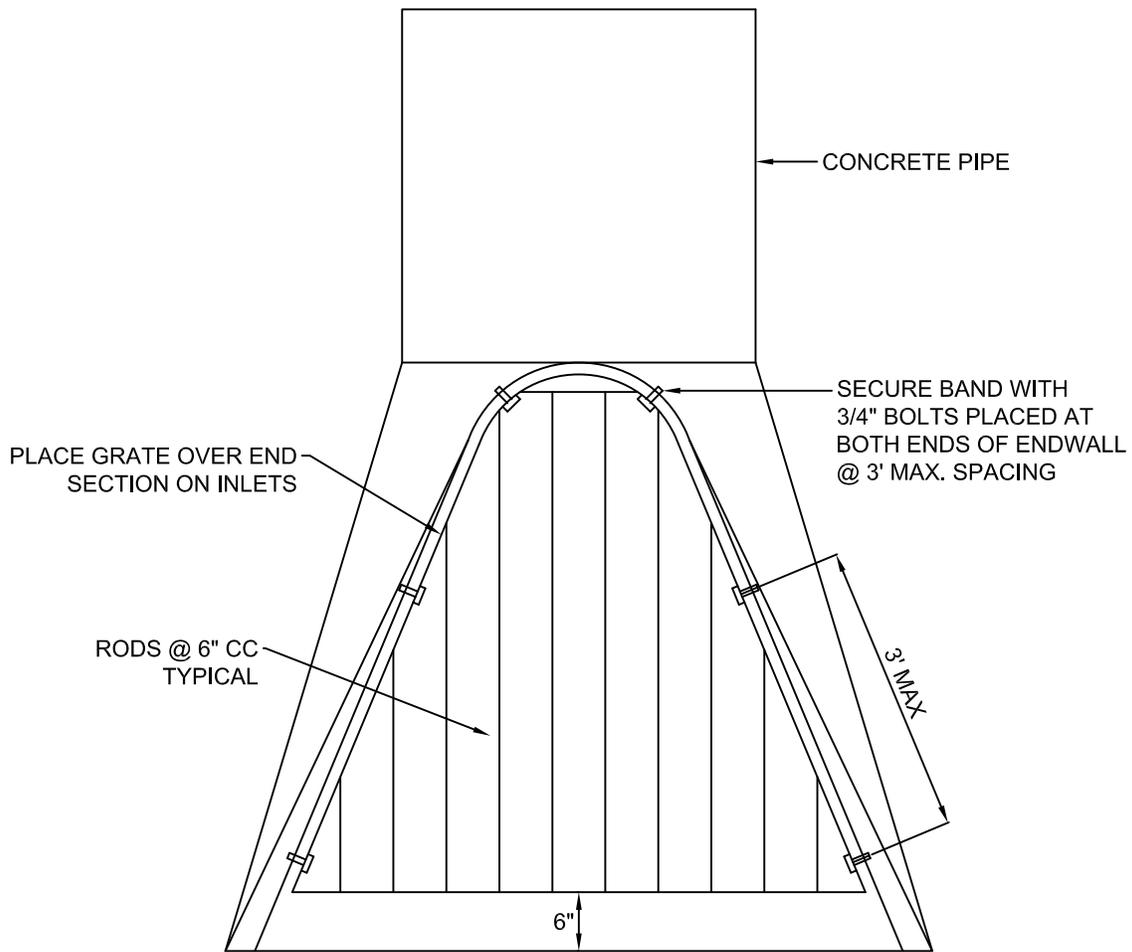
DETAIL: STM - 4

CREATED: 12-15-04

REVISED: 12-3-15

APPROVED BY: MATT FINEOUR





NOTE:

1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER.
2. SECURE THE LAST TWO PIPE SECTIONS, INCLUDING END SECTIONS, USING JOINT TIES.

SCALE: NTS



STANDARD ENDWALL GRATE

DETAIL: STM - 5

CREATED: 11-01-13

REVISED: 12-2-15

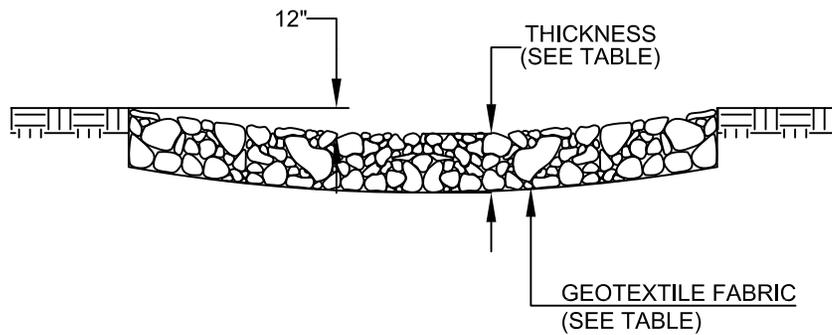
APPROVED BY: MATT FINEOUR



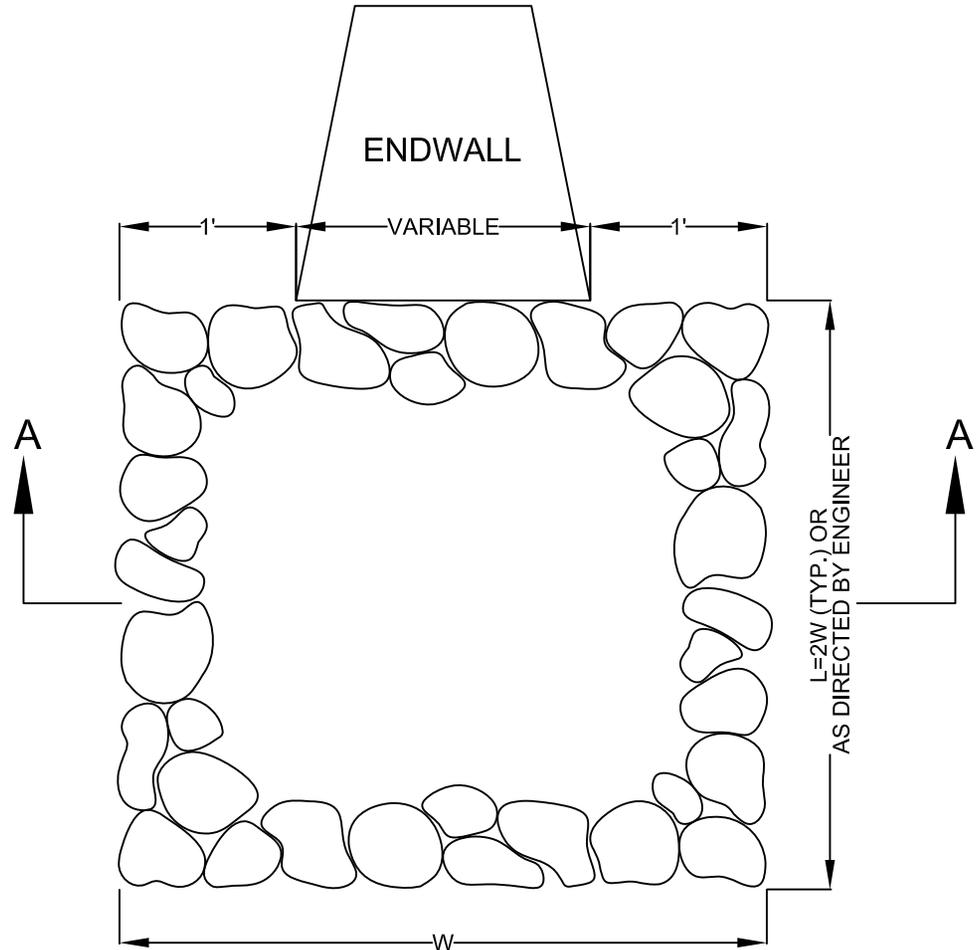
NOTE:

1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWERS

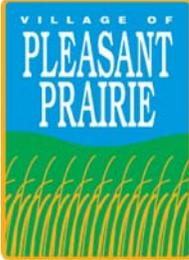
| RIPRAP | RIPRAP THICKNESS | GEOTEXTILE FABRIC TYPE |
|-------------|------------------|------------------------|
| LIGHT | 12" | R |
| MEDIUM | 18" | HR |
| HEAVY | 24" | HR |
| EXTRA HEAVY | 30" | HR |



SECTION A-A



SCALE: NTS



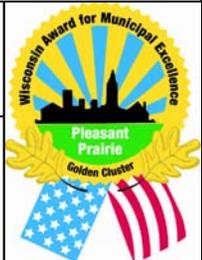
RIPRAP TREATMENT AT ENDWALLS

DETAIL: STM - 6

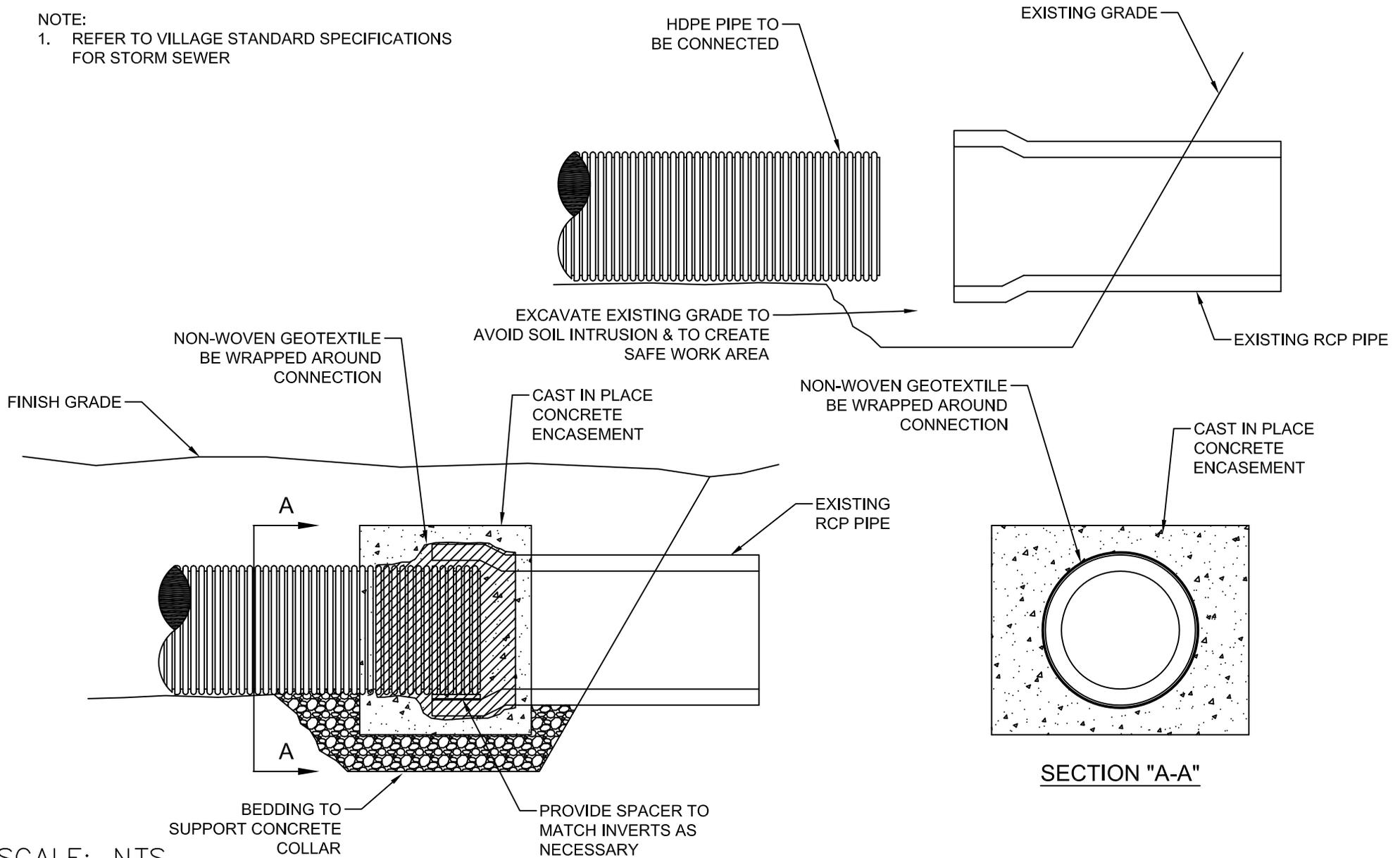
CREATED: 11-04-13

REVISED: 12-2-15

APPROVED BY: MATT FINEOUR



NOTE:
 1. REFER TO VILLAGE STANDARD SPECIFICATIONS
 FOR STORM SEWER



SCALE: NTS

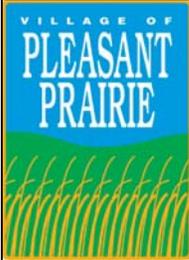
HDPE TO RCP (BELLED END) CONNECTION DETAIL

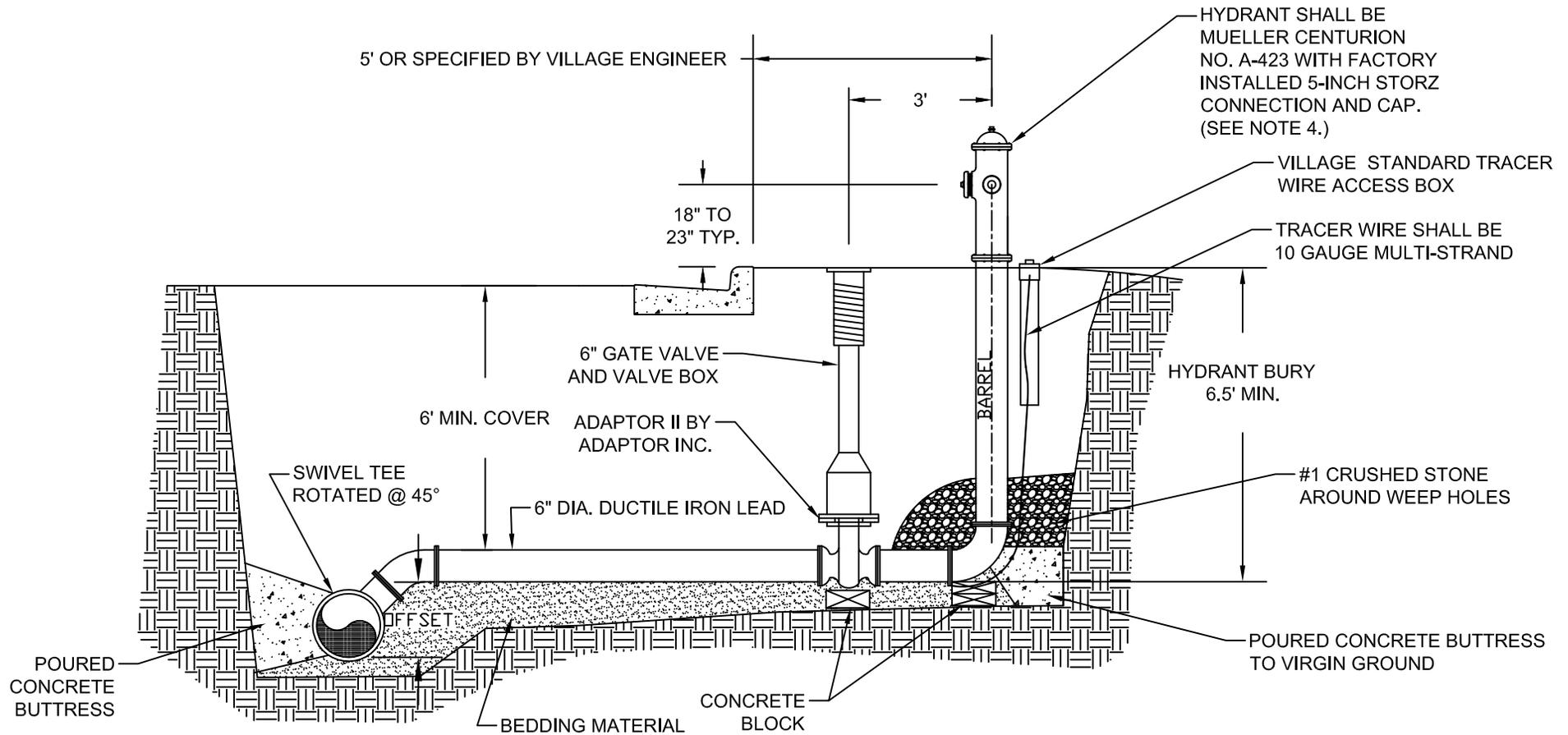
DETAIL: STM - 7

CREATED: 2-3-14

REVISED: 2-20-14

APPROVED BY: MATT FINEOUR





| MAIN DIA (IN.) | OFFSET (FT.) |
|-------------------|-----------------|
| 14 | 1.5± |
| 16 | 1.6± |
| 18 | 1.7± |
| 20 | 1.9± |
| 24 | 2.2± |

NOTES:

- MECHANICAL JOINTS FROM TEE TO VALVE AND FROM VALVE TO HYDRANT SHALL BE RESTRAINED WITH MEGALUGS AND STAINLESS STEEL BOLTS.
- ALL BOLTS SHALL BE STAINLESS STEEL BOLTS.
- REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION
- HYDRANT SPECIFICATIONS - 2 EACH 2-1/2 INCH NST NOZZLE, 1 FACTORY INSTALLED 5-INCH STORZ CONNECTION AND CAP MANUFACTURED BY MUELLER.
- PAINT SPECIFICATION - PLEASE REFER TO VS-0400 OF THE VILLAGE CONSTRUCTION SPECIFICATIONS.
- HYDRANT EXTENSIONS ARE NOT PERMITTED.

SCALE: NTS

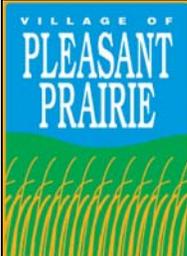
AIR RELEASE HYDRANT ASSEMBLY

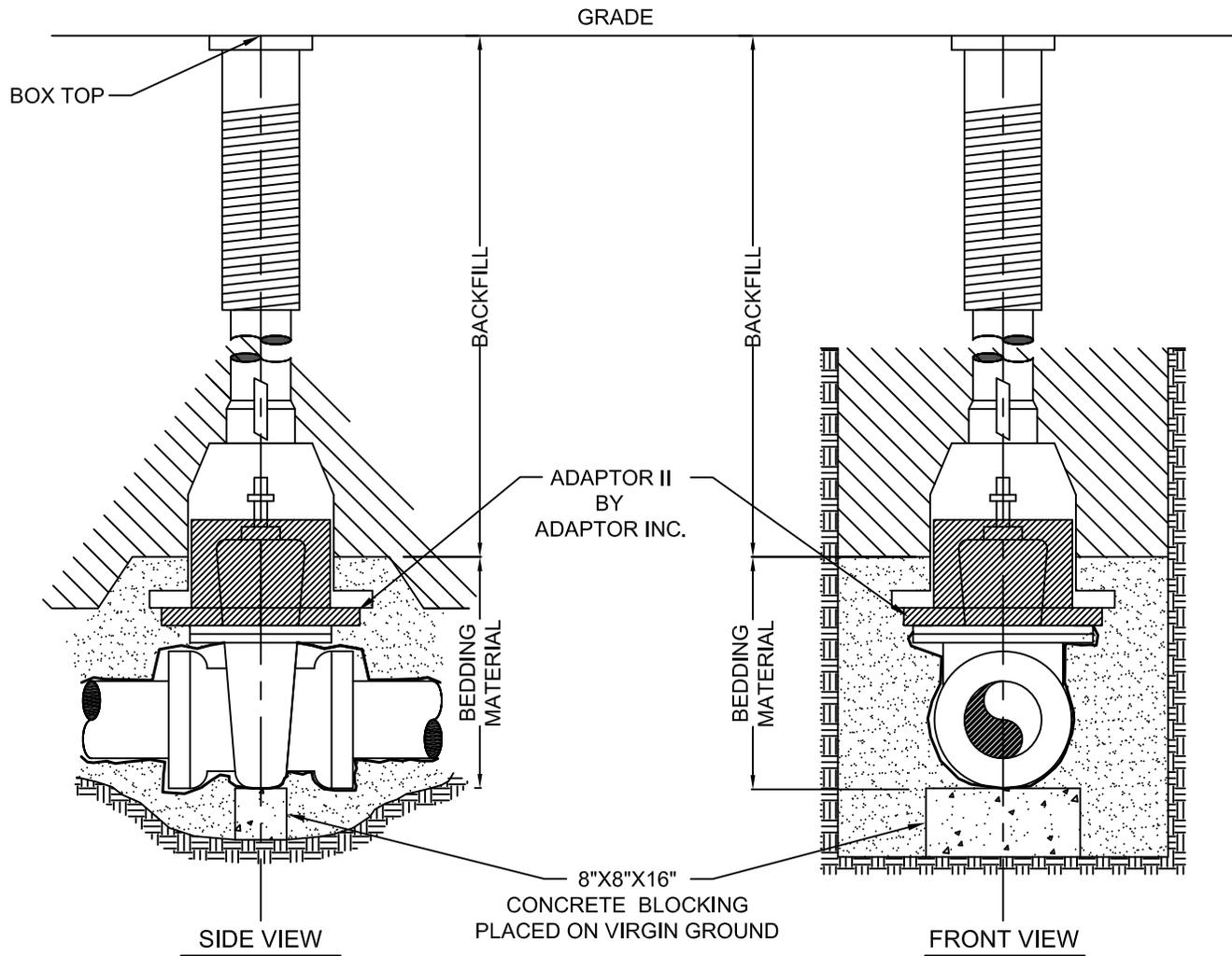
DETAIL: W - 2

CREATED: 11-26-12

REVISED: 11-16-15

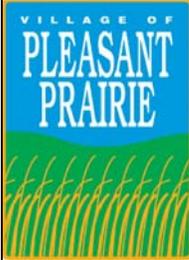
APPROVED BY: MATT FINEOUR





- NOTE:
1. VALVE SHALL BE WRAPPED IN BLACK POLYETHYLENE.
 2. REFER TO VILLAGE STANDARD SPECIFICATION FOR WATER MAIN

SCALE: NTS



STANDARD GATE VALVE BOX SETTING

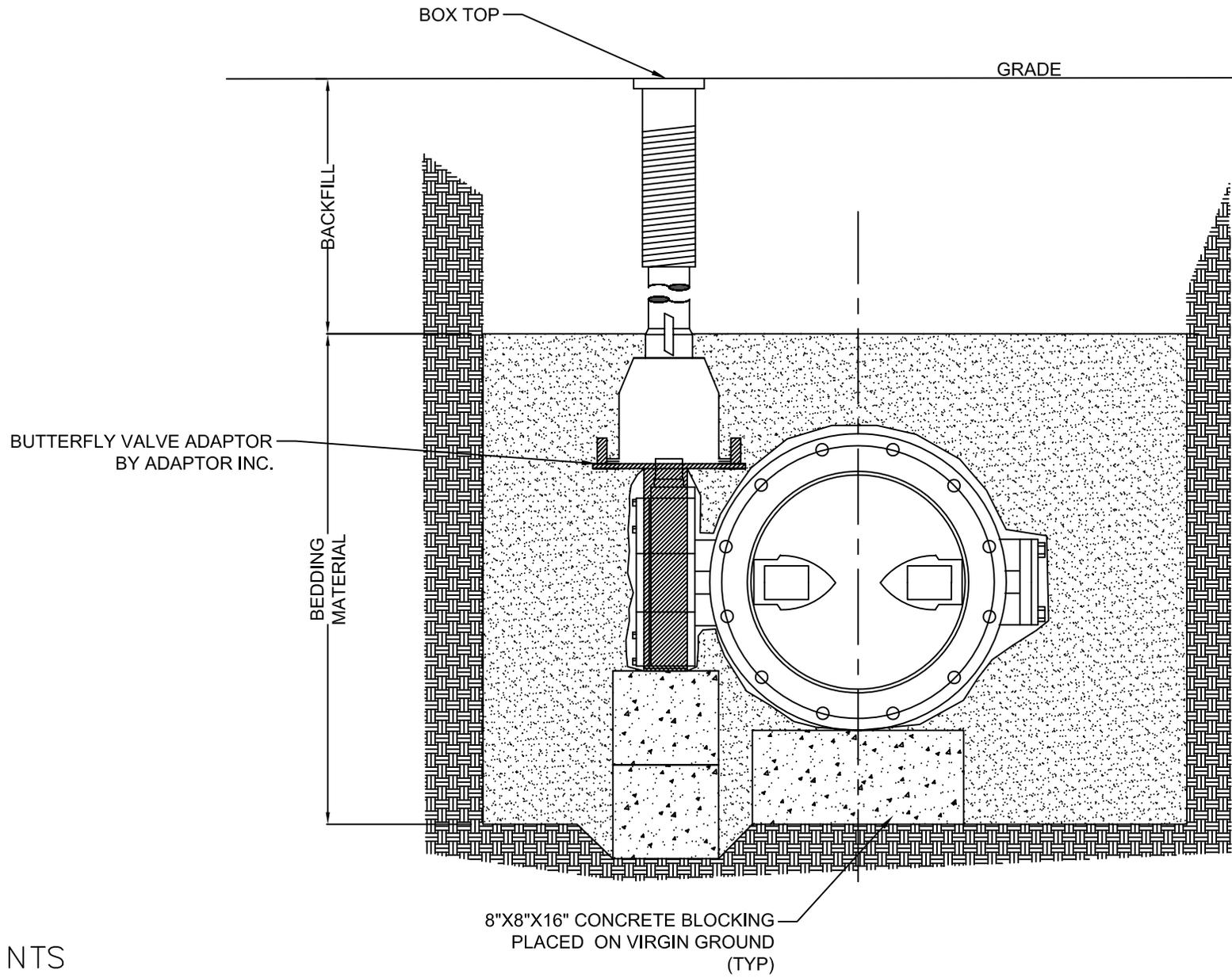
DETAIL: W - 3

CREATED: 12-14-04

REVISED: 11-16-15

APPROVED BY: MATT FINEOUR





SCALE: NTS

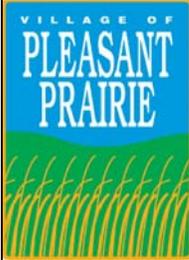
STANDARD BUTTERFLY VALVE BOX SETTING

DETAIL: W - 4

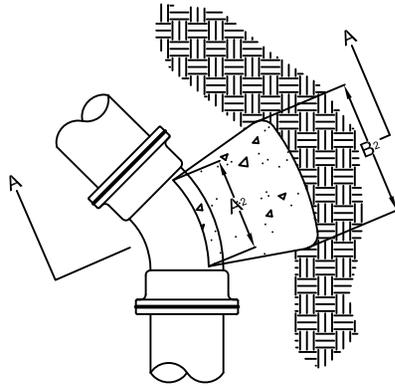
CREATED: 12-14-04

REVISED: 11-16-15

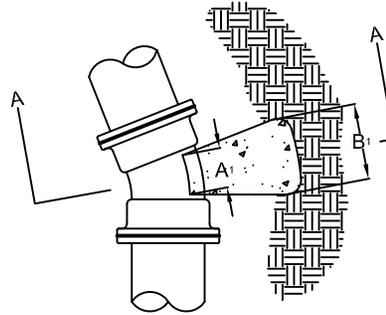
APPROVED BY: MATT FINEOUR



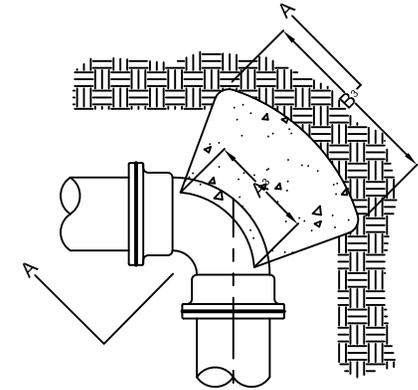
SCALE: NTS



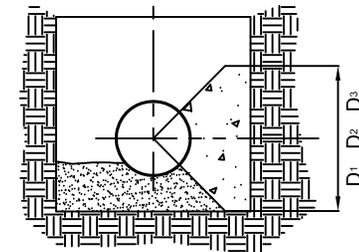
PLAN-45 DEG. BEND



PLAN-11 1/4 & 22 1/2 DEG. BEND



PLAN-90 DEG. BEND



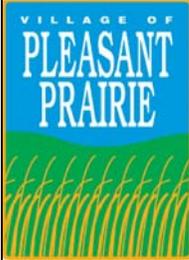
SECTION A-A

BUTTRESS DIMENSIONS

| PIPE SIZE | 11 1/4 & 22 1/2 DEG. BEND | | 45 DEG. BEND | | 90 DEG. BEND | |
|-----------|---------------------------|----------------|----------------|----------------|----------------|----------------|
| | B ₁ | D ₁ | B ₂ | D ₂ | B ₃ | D ₃ |
| 6" | 1'-3" | 1'-0" | 1'-0" | 1'-0" | 1'-4" | 1'-2" |
| 8" | 1'-6" | 1'-4" | 1'-4" | 1'-2" | 1'-10" | 1'-6" |
| 12" | 2'-3" | 2'-0" | 1'-10" | 1'-10" | 2'-8" | 2'-3" |
| 16" | 3'-2" | 2'-6" | 2'-6" | 2'-4" | 3'-10" | 2'-10" |
| 20" | 4'-0" | 3'-0" | 3'-3" | 2'-10" | 5'-0" | 3'-4" |
| 24" | 5'-3" | 3'-4" | 4'-0" | 3'-3" | 6'-4" | 3'-10" |
| 30" | 6'-3" | 4'-3" | 5'-4" | 3'-10" | 8'-0" | 4'-8" |

NOTES:

1. DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND ON EARTH RESISTANCE OF 2 TONS PER SQ. FT.
2. DIMENSION (A) SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MECHANICAL JOINT BOLTS.
3. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH.
4. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.
5. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN.



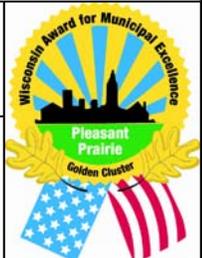
BUTTRESS FOR BENDS

DETAIL: W - 5

CREATED: 2-4-14

REVISED: 10-23-15

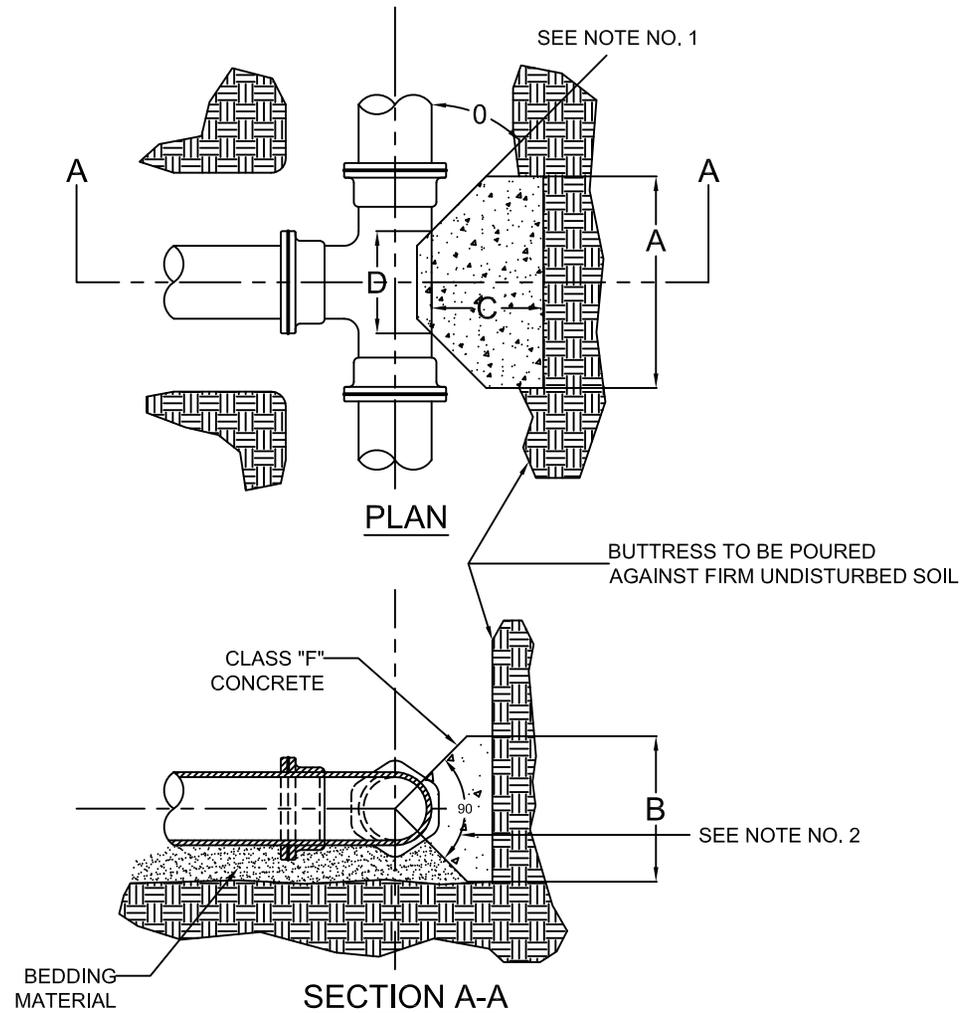
APPROVED BY: MATT FINEOUR



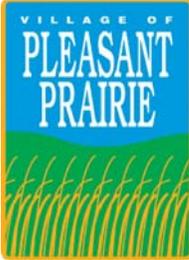
NOTES:

1. DIMENSION "C" SHOULD BE LARGE ENOUGH TO MAKE ANGLE "O" EQUAL TO OR LARGER THAN 45 DEG.
2. CONCRETE SHALL BEAR ON FITTINGS AS SHOWN.
3. DIMENSION "D" SHOULD BE AS LARGE AS POSSIBLE BUT CONCRETE SHOULD NOT INTERFERE WITH MECHANICAL JOINTS OR MECHANICAL JOINT BOLTS.
4. WHERE BUTTRESSES ARE NOT POSSIBLE BECAUSE OF POOR SOIL CONDITIONS OR LACK OF ROOM, STRAPPING SHALL BE PERMITTED IF APPROVED BY THE VILLAGE.
5. BUTTRESS DIMENSIONS ARE BASED ON A SOIL RESISTANCE OF TWO TONS PER SQ. FT. AND A WATER PRESSURE OF 150 PSI.
6. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN.

| BUTTRESS DIMENSIONS | | | | |
|---------------------|--------|--------|----------------|----------------|
| DIA. | A | B | C | D |
| 6" | 1'- 3" | 1'- 0" | SEE NOTE NO. 1 | SEE NOTE NO. 3 |
| 8" | 1'- 6" | 1'- 4" | | |
| 12" | 2'- 3" | 2'- 0" | | |
| 16" | 3'- 2" | 2'- 6" | | |
| 20" | 4'- 0" | 3'- 0" | | |
| 24" | 5'- 3" | 3'- 4" | | |
| 30" | 6'- 3" | 4'- 3" | | |



SCALE: NTS



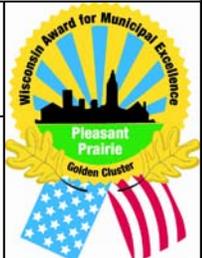
BUTTRESS FOR TEES

DETAIL: W - 5A

CREATED: 2-5-14

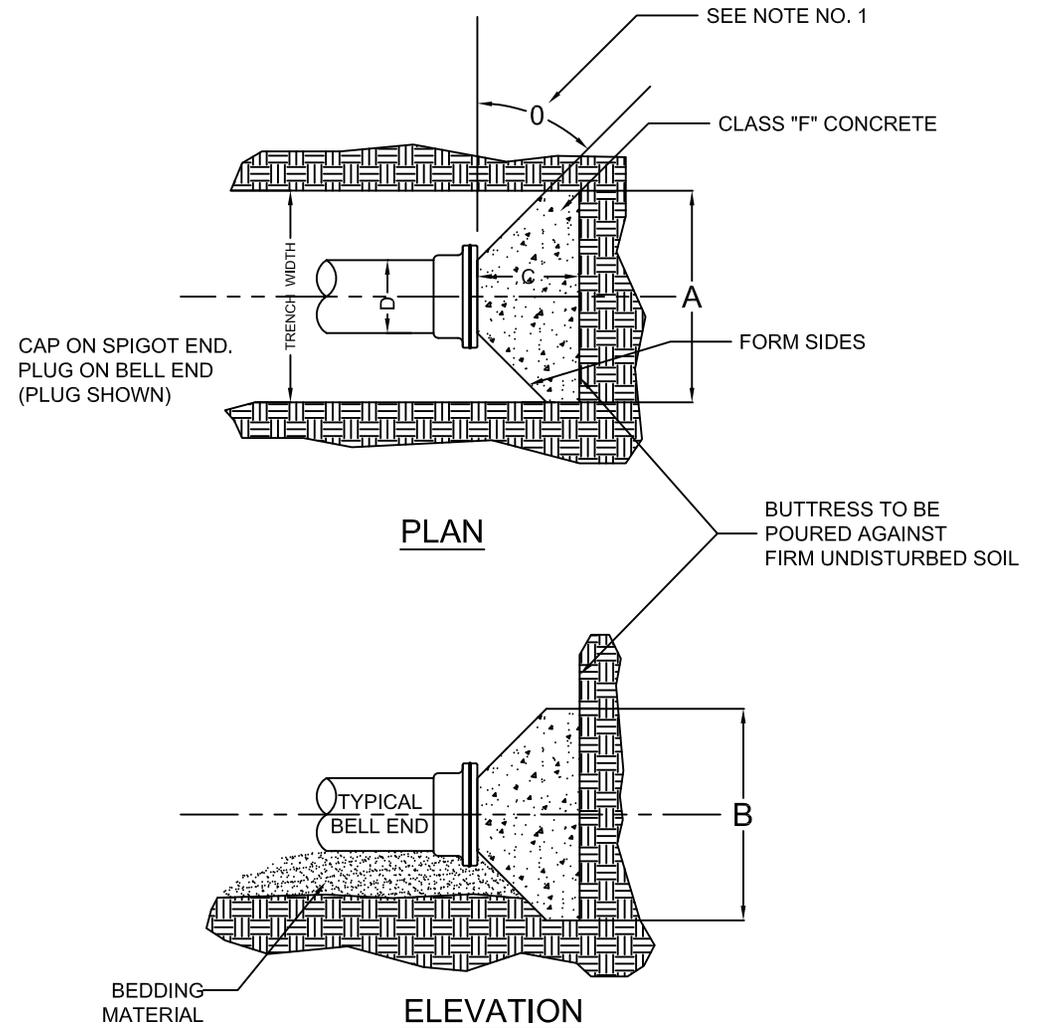
REVISED: 10-23-15

APPROVED BY: MATT FINEOUR



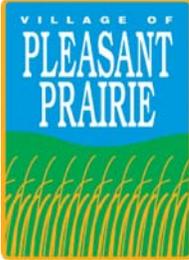
NOTES:

1. DIMENSION "C" SHOULD BE LARGE ENOUGH TO MAKE ANGLE "O" EQUAL TO OR LARGER THAN 45 DEG.
2. DIMENSION "D" EQUALS APPROX. I.D. OF PIPE LESS 2". AN EFFORT SHOULD BE MADE TO PREVENT CONCRETE FROM COVERING THE MECHANICAL JOINT BOLTS.
3. WHERE BUTTRESSES ARE NOT POSSIBLE BECAUSE OF POOR SOIL CONDITIONS OR LACK OF ROOM, STRAPPING SHALL BE PERMITTED IF APPROVED BY THE VILLAGE.
4. BUTTRESS DIMENSIONS ARE BASED ON A SOIL RESISTANCE OF TWO TONS PER SQ. FT. AND A WATER PRESSURE OF 150 PSI.
5. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN.



| BUTTRESS DIMENSIONS | | | | |
|---------------------|--------|---------|----------------|----------------|
| DIA. | A | B | C | D |
| 6" | 1'- 6" | 1'- 2" | SEE NOTE NO. 1 | SEE NOTE NO. 2 |
| 8" | 2'- 0" | 1'- 4" | | |
| 12" | 2'- 5" | 1'- 10" | | |
| 16" | 3'- 4" | 2'- 4" | | |
| 20" | 4'- 3" | 2'- 10" | | |
| 24" | 5'- 2" | 3'- 4" | | |
| 30" | 6'- 9" | 4'- 0" | | |

SCALE: NTS



BUTTRESS FOR DEAD ENDS

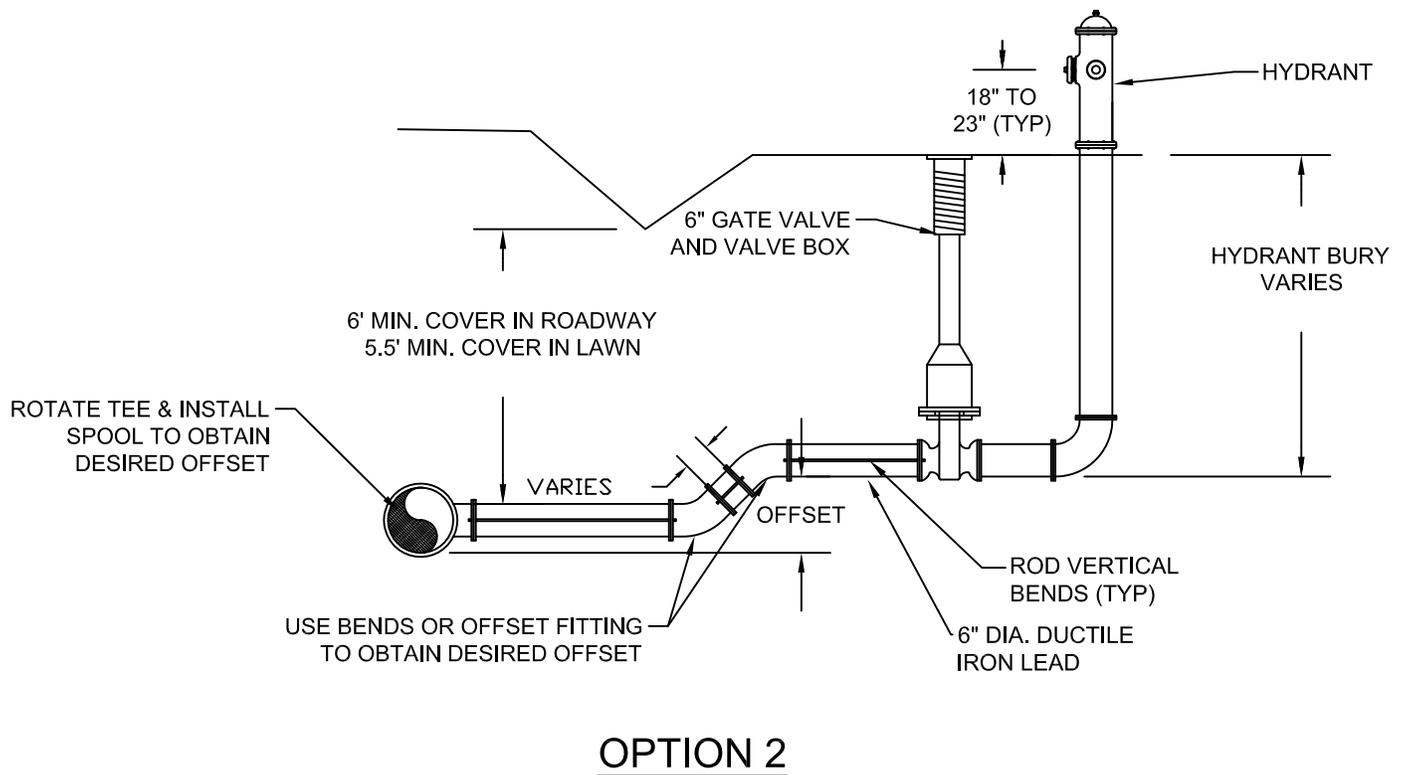
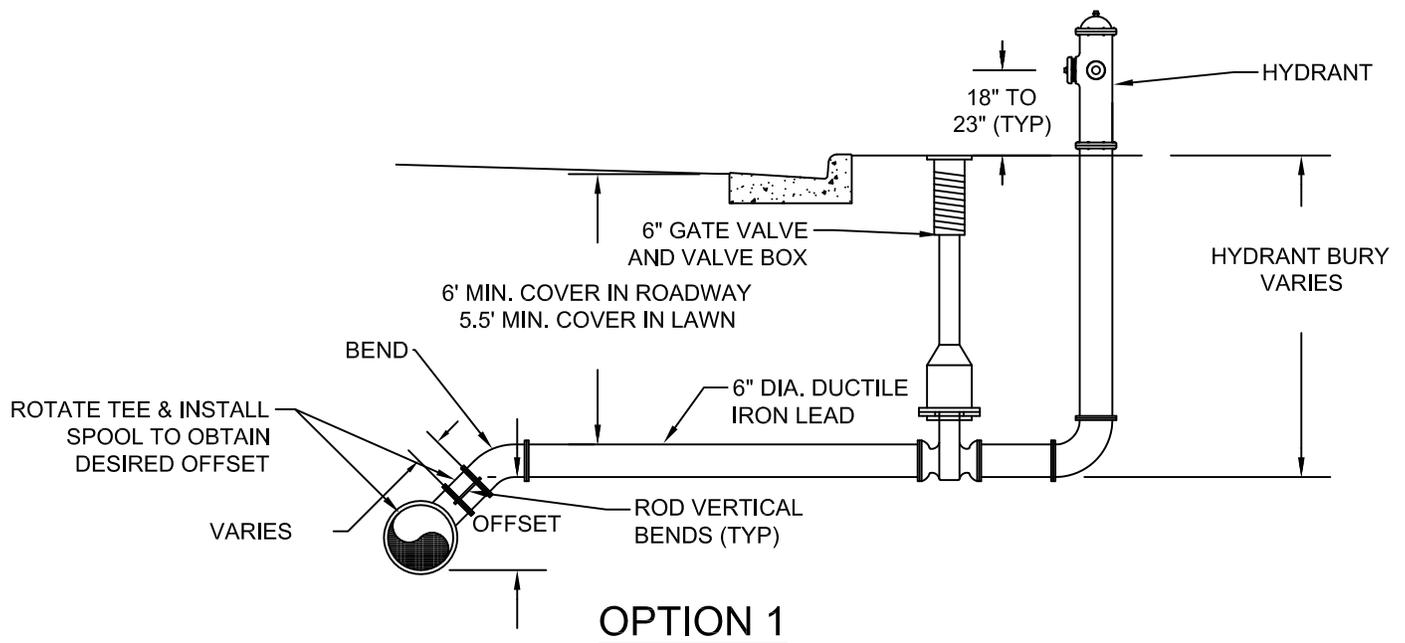
DETAIL: W - 5B

CREATED: 2-5-14

REVISED: 10-23-15

APPROVED BY: MATT FINEOUR





NOTE:

1. HYDRANT ASSEMBLY INSTALLATION SHALL BE IN ACCORDANCE WITH THE STANDARD HYDRANT ASSEMBLY DETAIL..
2. REFER TO THE VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
3. ALL VERTICAL BENDS SHALL BE RODDED WITH STAINLESS STEEL HARDWARE..



HYDRANT OFFSETS

DETAIL: W - 6

CREATED: 11-21-12

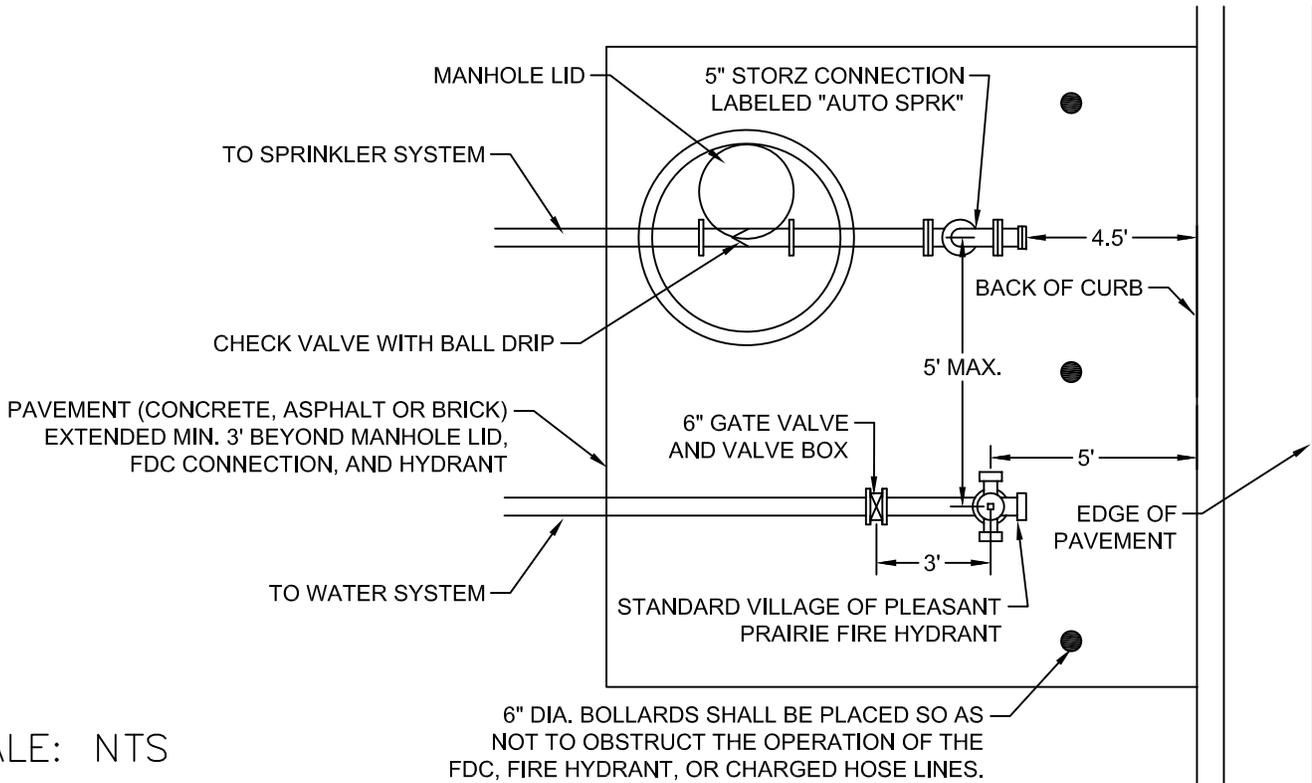
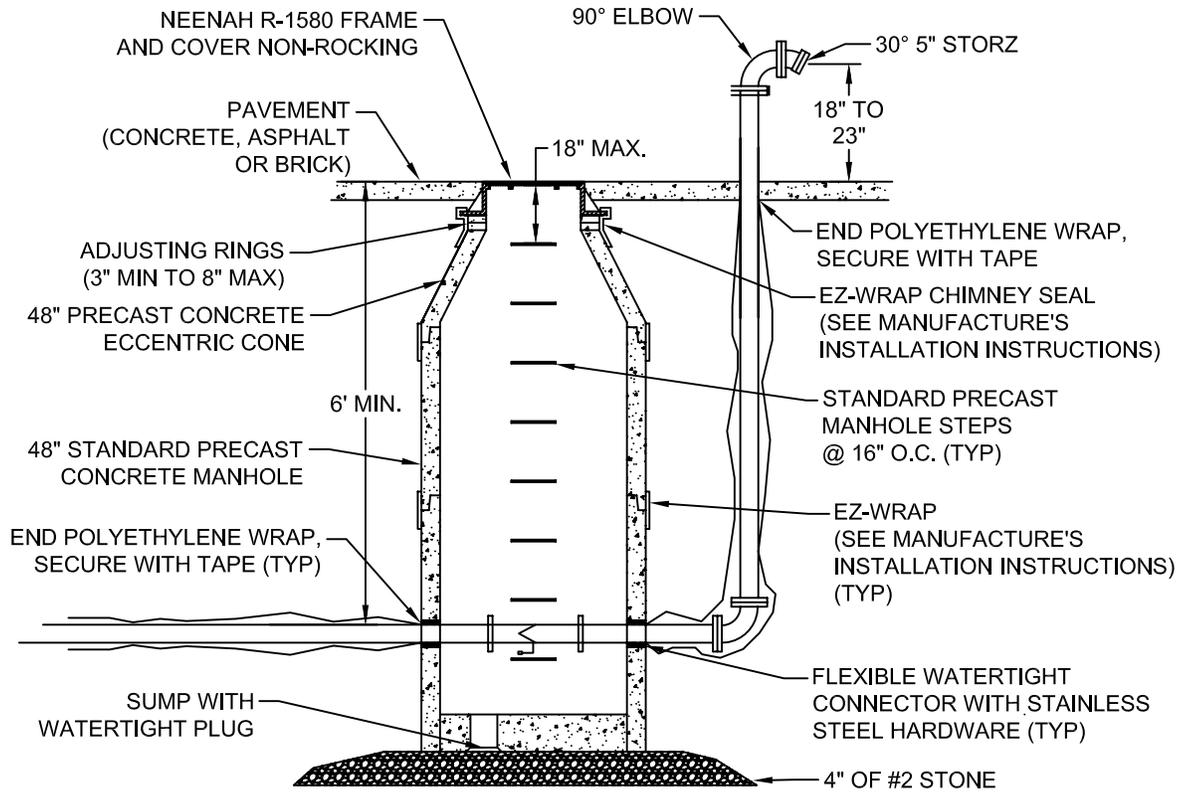
REVISED: 12-10-15

APPROVED BY: MATT FINEOUR

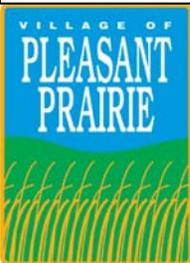


NOTE:

- SYSTEM SIZING SHALL BE COMPLETED BY A FIRE SUPPRESSION ENGINEER AND APPROVED OF BY THE VILLAGE OF PLEASANT PRAIRIE FIRE DEPARTMENT.
- SYSTEM INSTALLATION MUST BE CONSTRUCTED UNDER THE ONSITE SUPERVISION OF A LICENSED SPRINKLER FITTER.



SCALE: NTS



PUMPER PAD FDC DETAIL

DETAIL: FD - 1

CREATED: 4-16-13

REVISED: 3-2-16

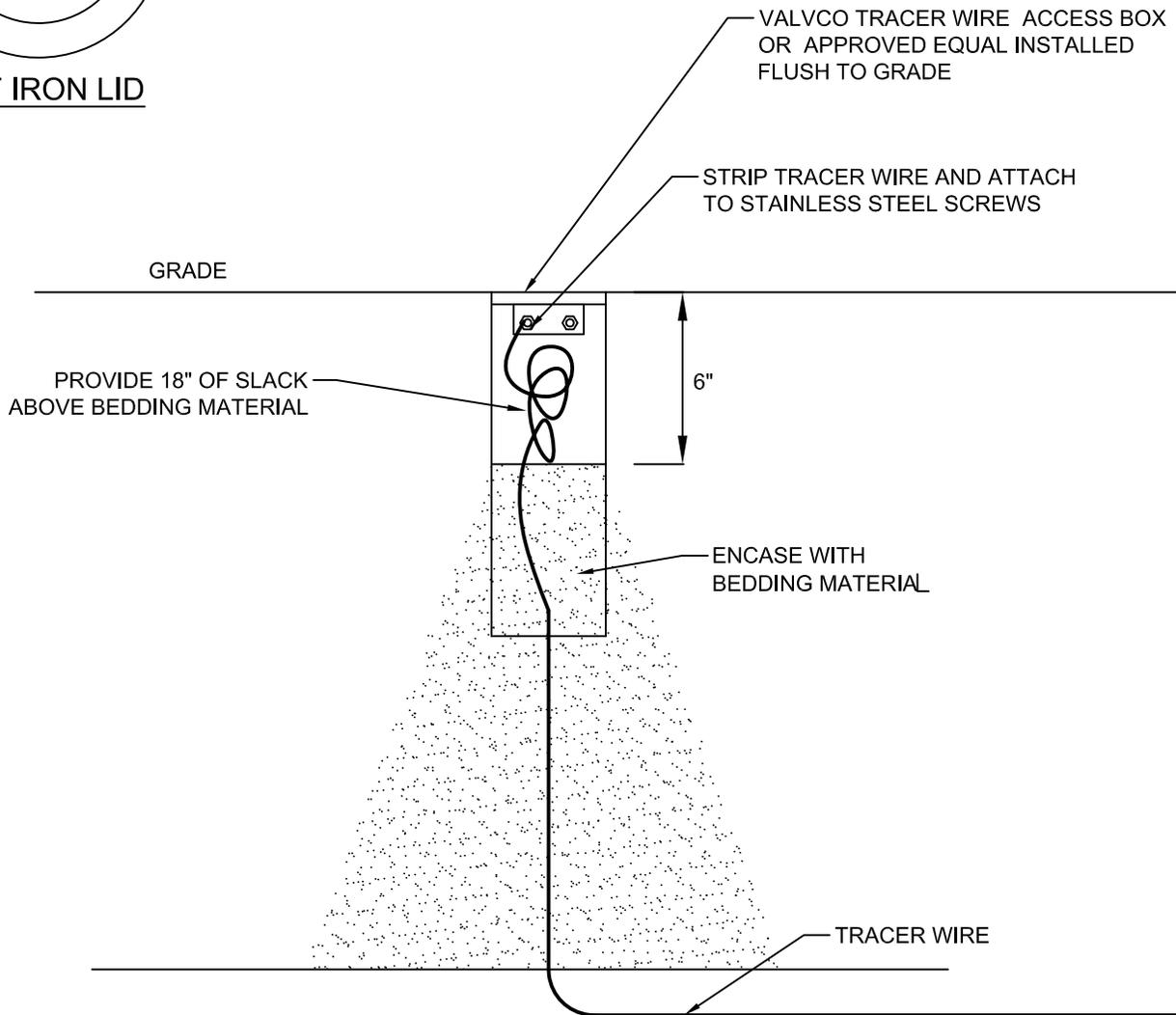
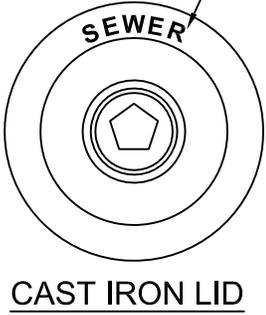
APPROVED BY: D. McELMURY



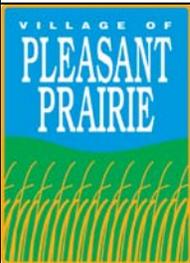
NOTES:

1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR TRACER WIRE.

SANITARY SEWER LIDS SHALL READ "SEWER".
 WATER MAIN LIDS SHALL READ "WATER".
 STORM SEWER LIDS SHALL READ "STORM SEWER".
 FORCE MAIN LIDS SHALL READ "SEWER" AND PAINTED BROWN.
 ELECTRICAL CONDUIT LIDS SHALL READ "ELECTRIC".



SCALE: NTS



TRACER WIRE ACCESS BOX

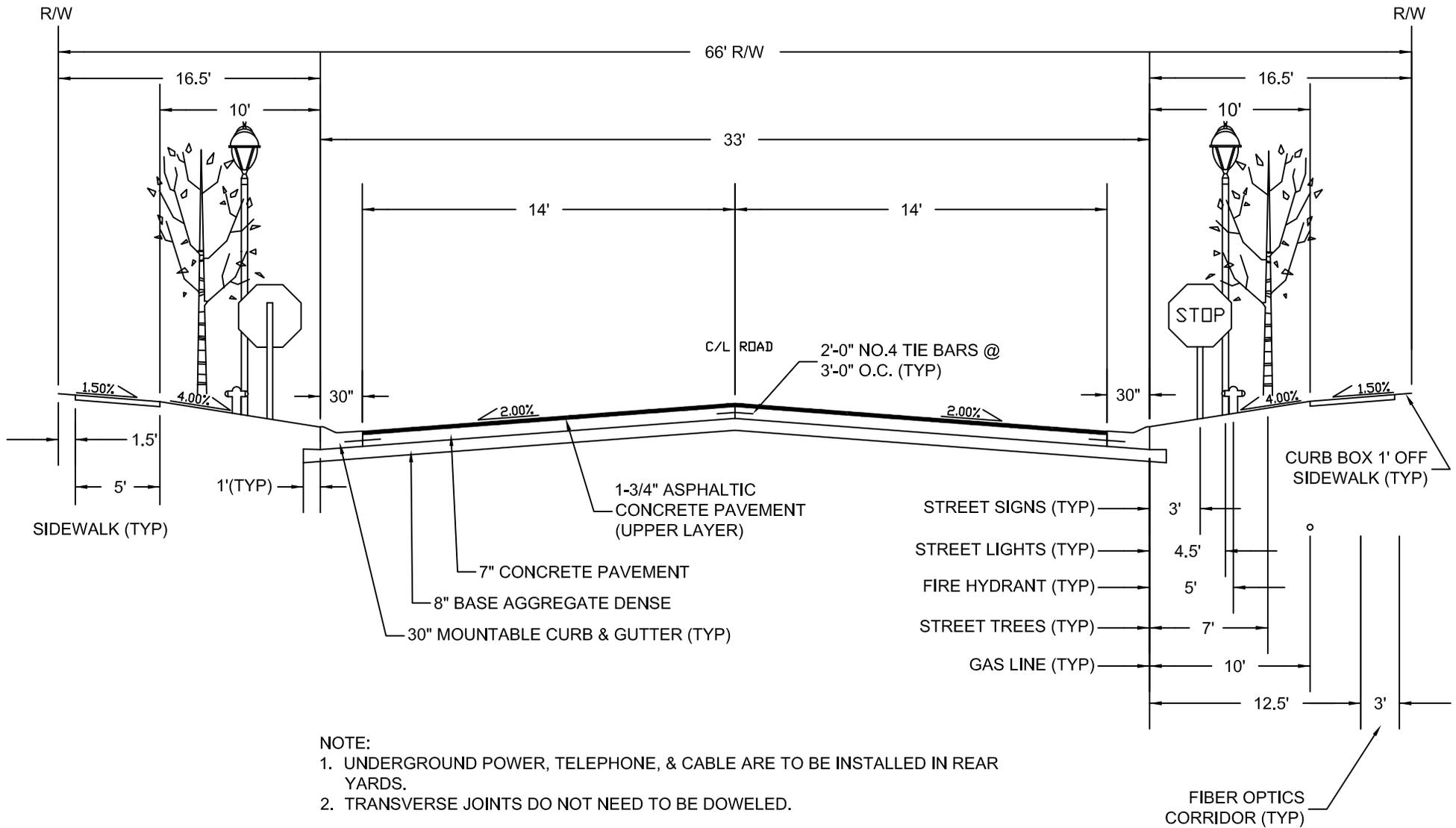
DETAIL: TW - 1

CREATED: 11-06-13

REVISED: 12-3-15

APPROVED BY: MATT FINEOUR





SCALE: NTS

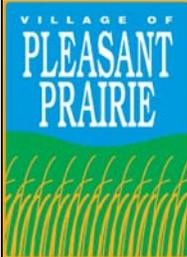
STANDARD RESIDENTIAL MINOR STREET SECTION

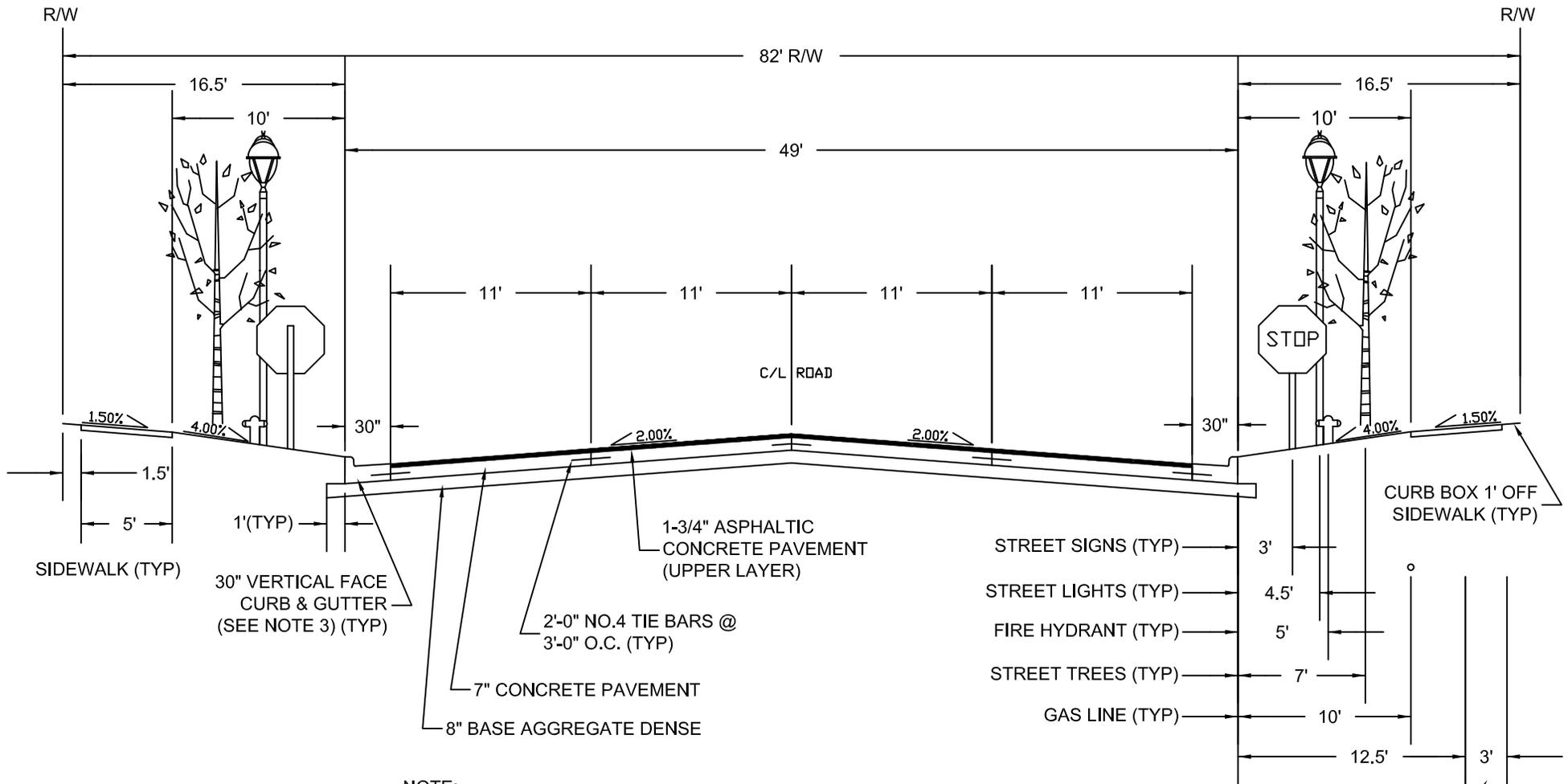
DETAIL: RD - 1

CREATED: 11-21-12

REVISED: 12-2-15

APPROVED BY: MATT FINEOUR





NOTE:

1. UNDERGROUND POWER, TELEPHONE, & CABLE ARE TO BE INSTALLED IN REAR YARDS.
2. CONCRETE PAVEMENT THICKNESS AND THE NEED TO DOWEL TRANSVERSE JOINTS TO BE EVALUATED ON A PER PROJECT BASIS.
3. GUTTER DEPTH SHALL EXTEND TO THE BOTTOM OF THE ADJACENT CONCRETE PAVEMENT.

SCALE: NTS

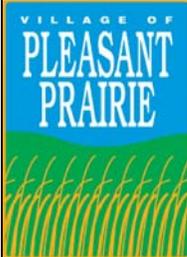
STANDARD RESIDENTIAL / COMMERCIAL COLLECTOR STREET SECTION

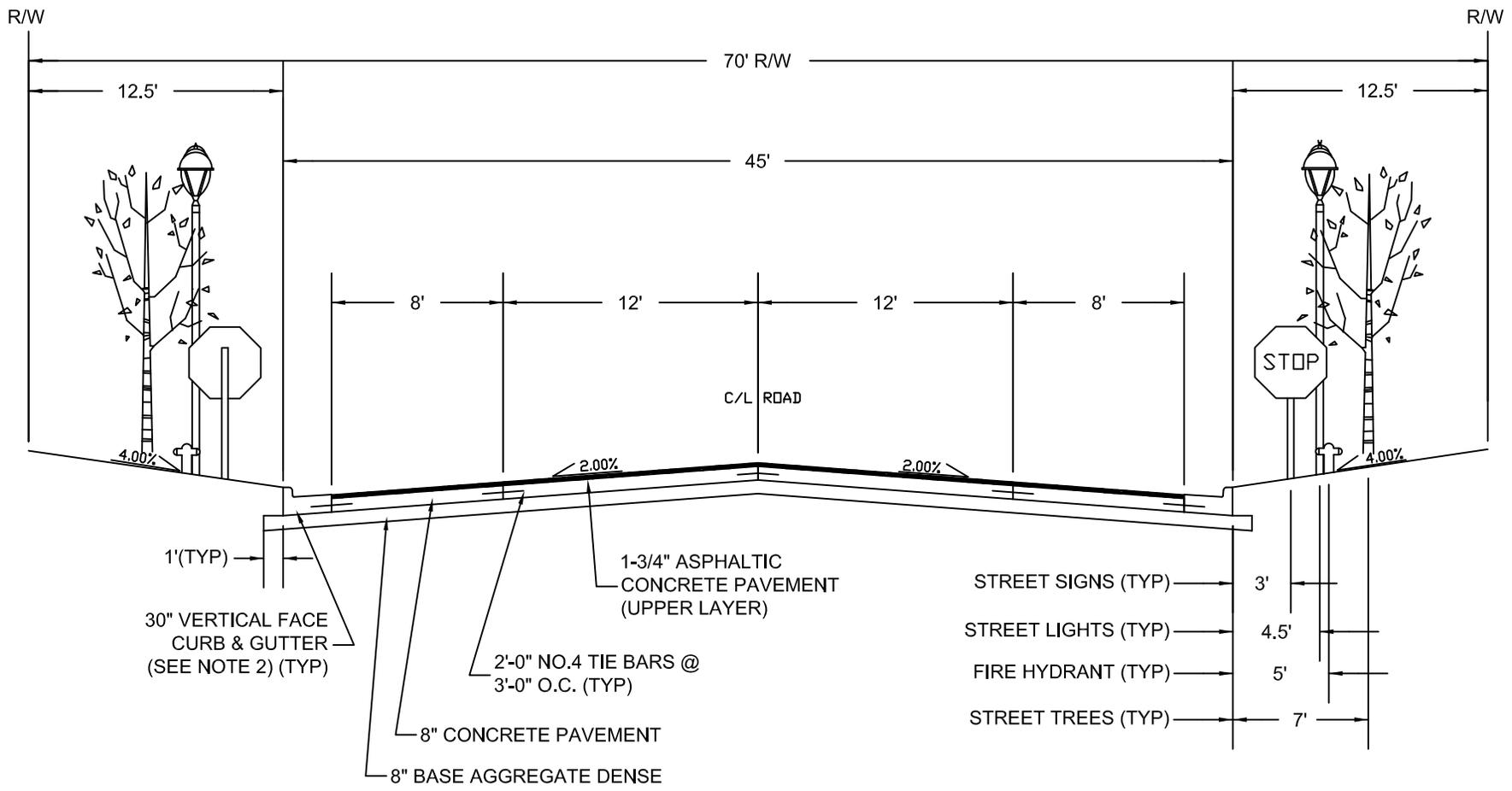
DETAIL: RD - 2

CREATED: 11-21-12

REVISED: 11-18-15

APPROVED BY: MATT FINEOUR

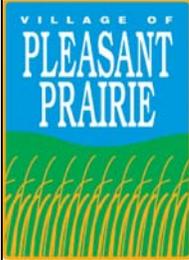




NOTE:

1. ROAD DESIGN INCLUDING PAVEMENT SECTION, DOWELED TRANSVERSE JOINTS, ROAD WIDTH, ROW WIDTH, AND INCLUSION OF SIDEWALKS, TO BE EVALUATED ON A PER PROJECT BASIS.
2. GUTTER DEPTH SHALL EXTEND TO THE BOTTOM OF THE ADJACENT CONCRETE PAVEMENT.

SCALE: NTS



STANDARD INDUSTRIAL STREET SECTION

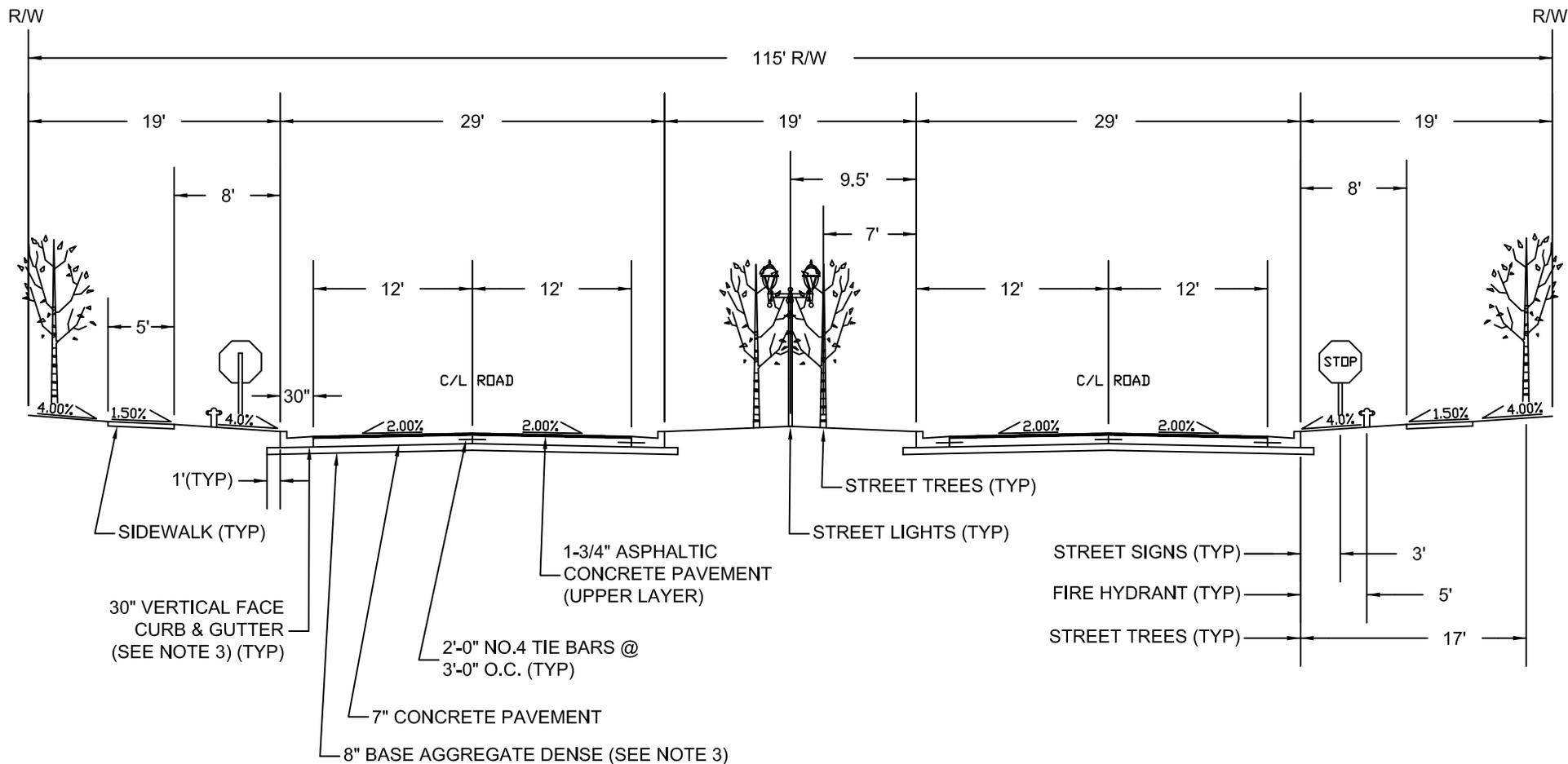
DETAIL: RD - 3

CREATED: 12-7-04

REVISED: 4-22-16

APPROVED BY: MATT FINEOUR





NOTE:

1. UNDERGROUND POWER, TELEPHONE, & CABLE ARE TO BE INSTALLED IN REAR YARDS.
2. CONCRETE PAVEMENT THICKNESS AND THE NEED TO DOWEL TRANSVERSE JOINTS TO BE EVALUATED ON A PER PROJECT BASIS.
3. GUTTER DEPTH SHALL EXTEND TO THE BOTTOM OF THE ADJACENT CONCRETE PAVEMENT.

SCALE: NTS

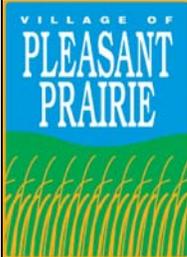
STANDARD RESIDENTIAL BOULEVARD SECTION

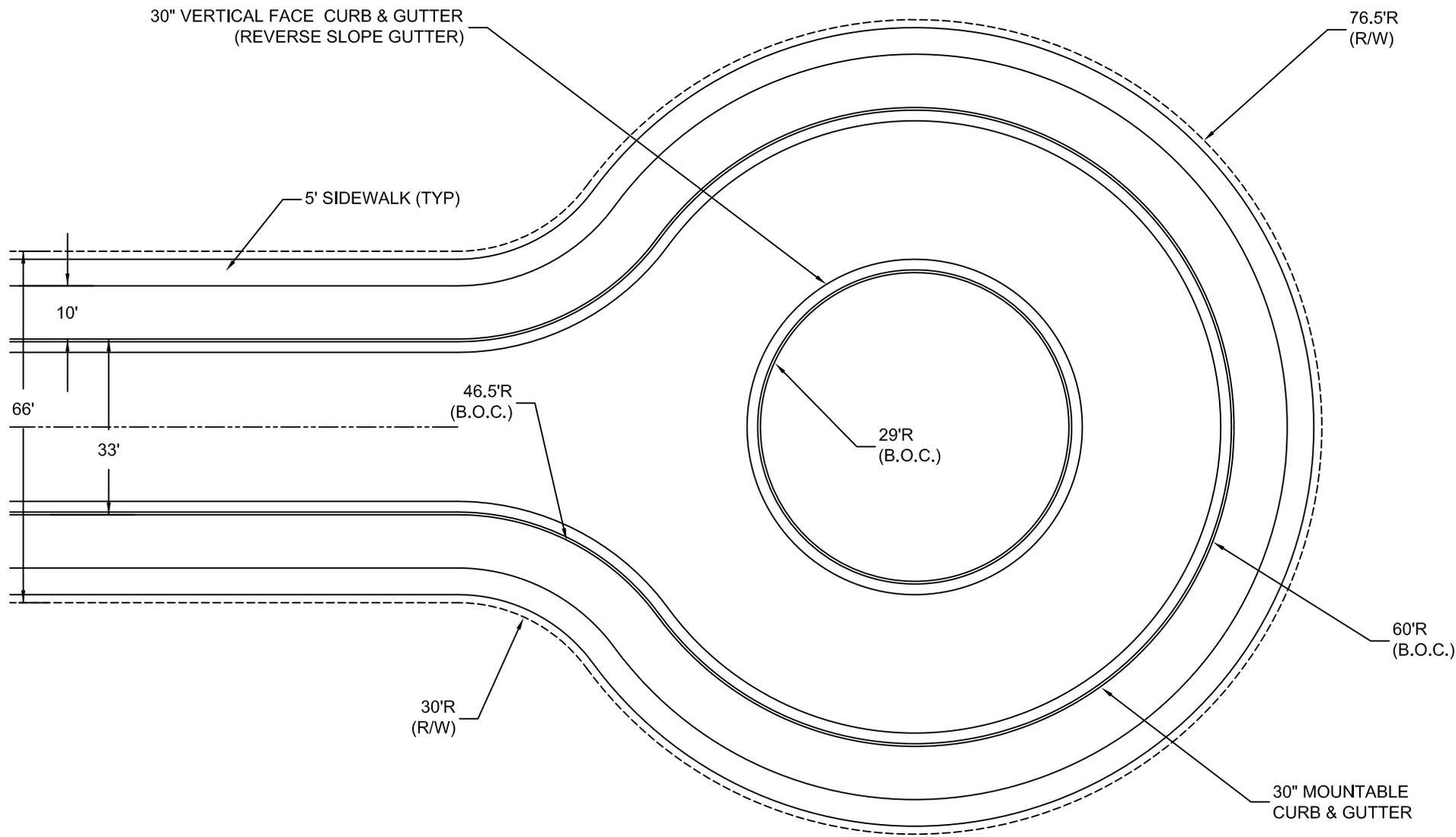
DETAIL: RD - 4

CREATED: 2-7-14

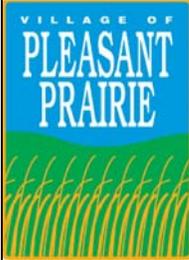
REVISED: 10-19-15

APPROVED BY: MATT FINEOUR





SCALE: NTS



STANDARD RESIDENTIAL CUL-DE-SAC DETAIL

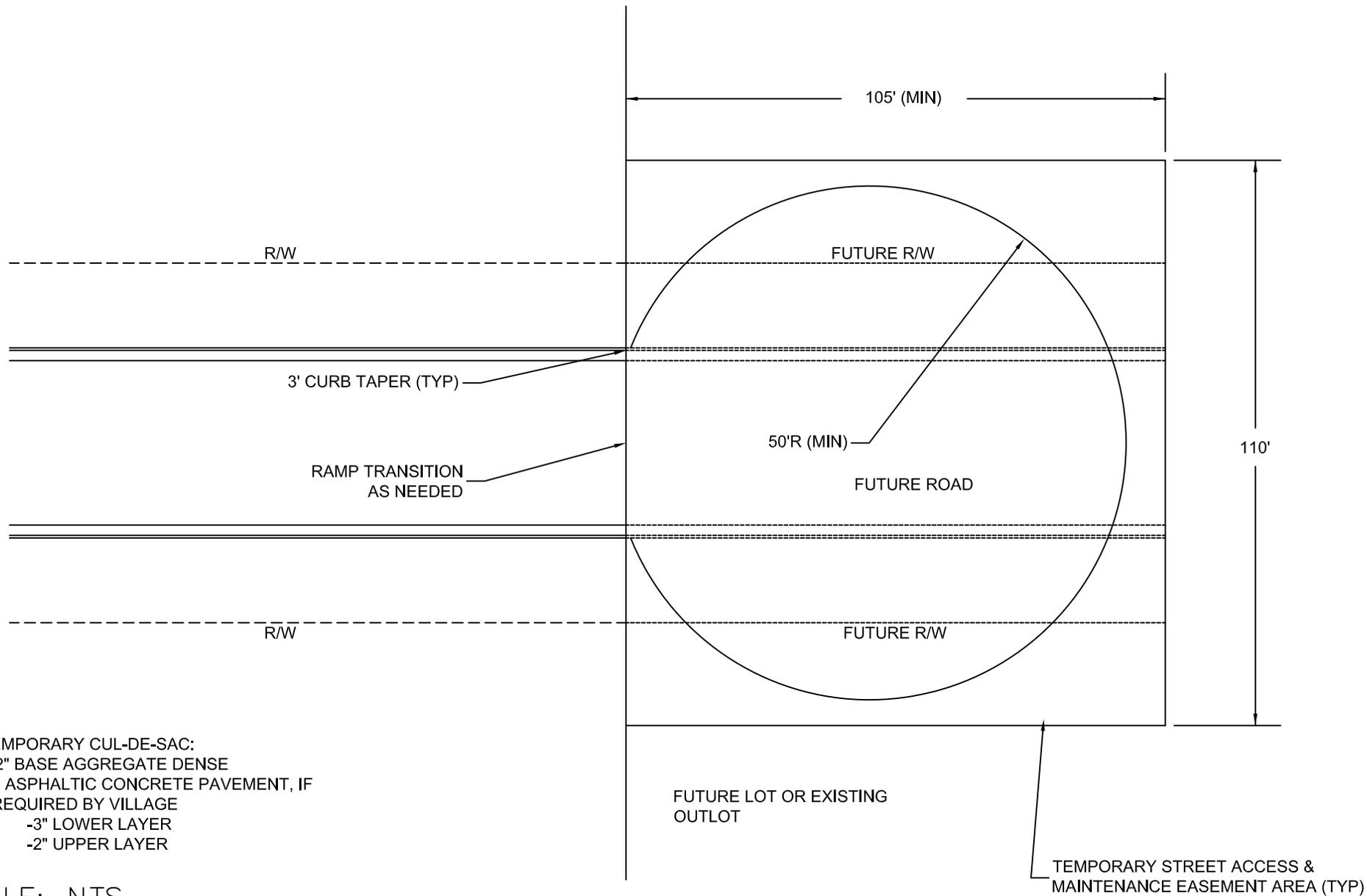
DETAIL: RD - 5

CREATED: 2-21-14

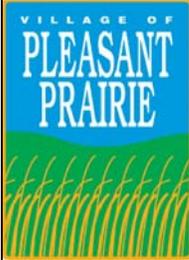
REVISED: 12-1-15

APPROVED BY: MATT FINEOUR





SCALE: NTS



TEMPORARY CUL-DE-SAC TURNAROUND

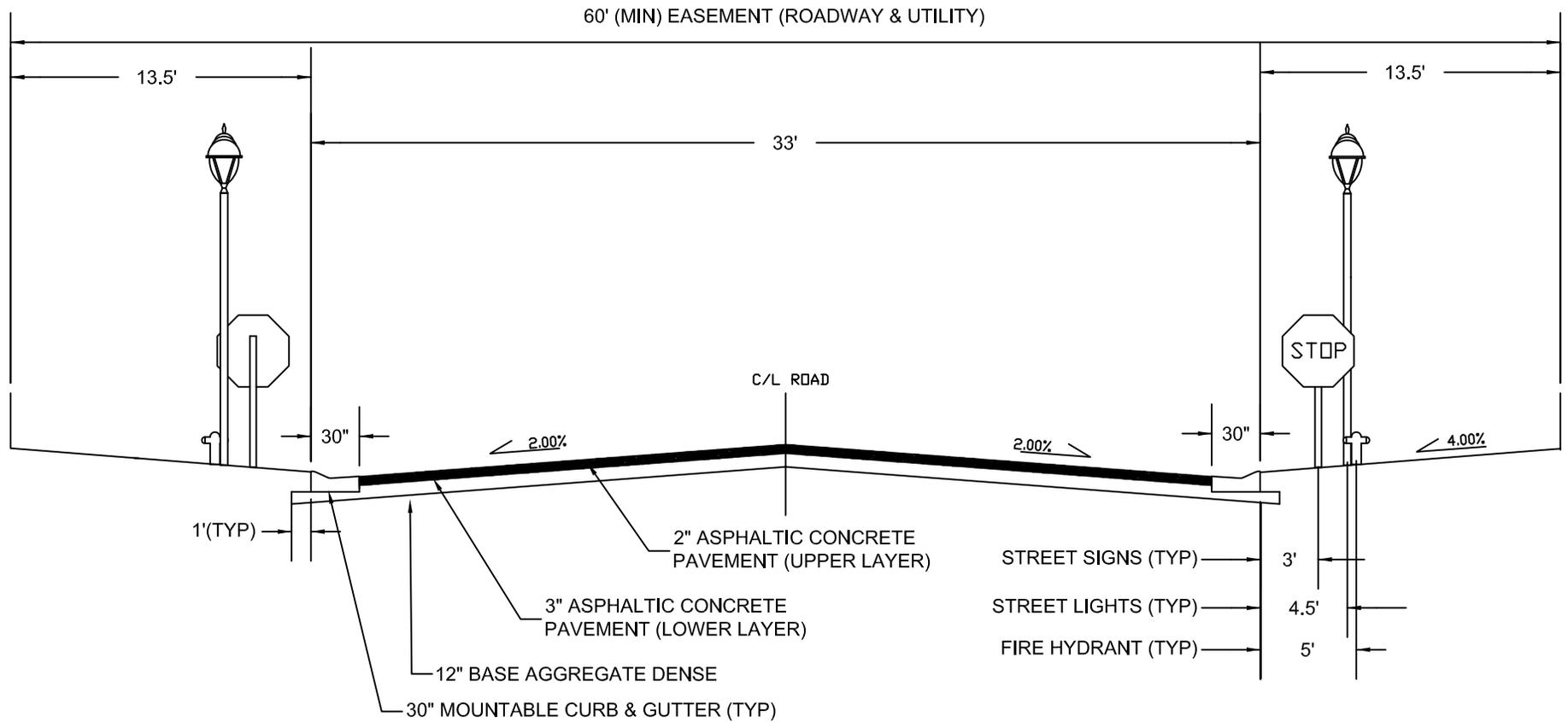
DETAIL: RD - 6

CREATED: 2-21-14

REVISED: 12-1-15

APPROVED BY: MATT FINEOUR

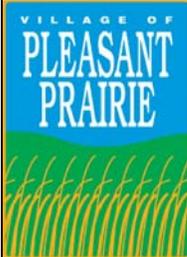




NOTE:

1. ROADWAY EASEMENT WIDTH MAY VARY AND BE INCREASED BASED ON DEVELOPMENT DESIGN INCLUDING LOCATION(S) OF SIDEWALK, STREET TREES, UTILITIES ETC., AS MAY BE APPLICABLE.

SCALE: NTS



STANDARD "PRIVATE" MINOR RESIDENTIAL STREET SECTION

DETAIL: RD - 7

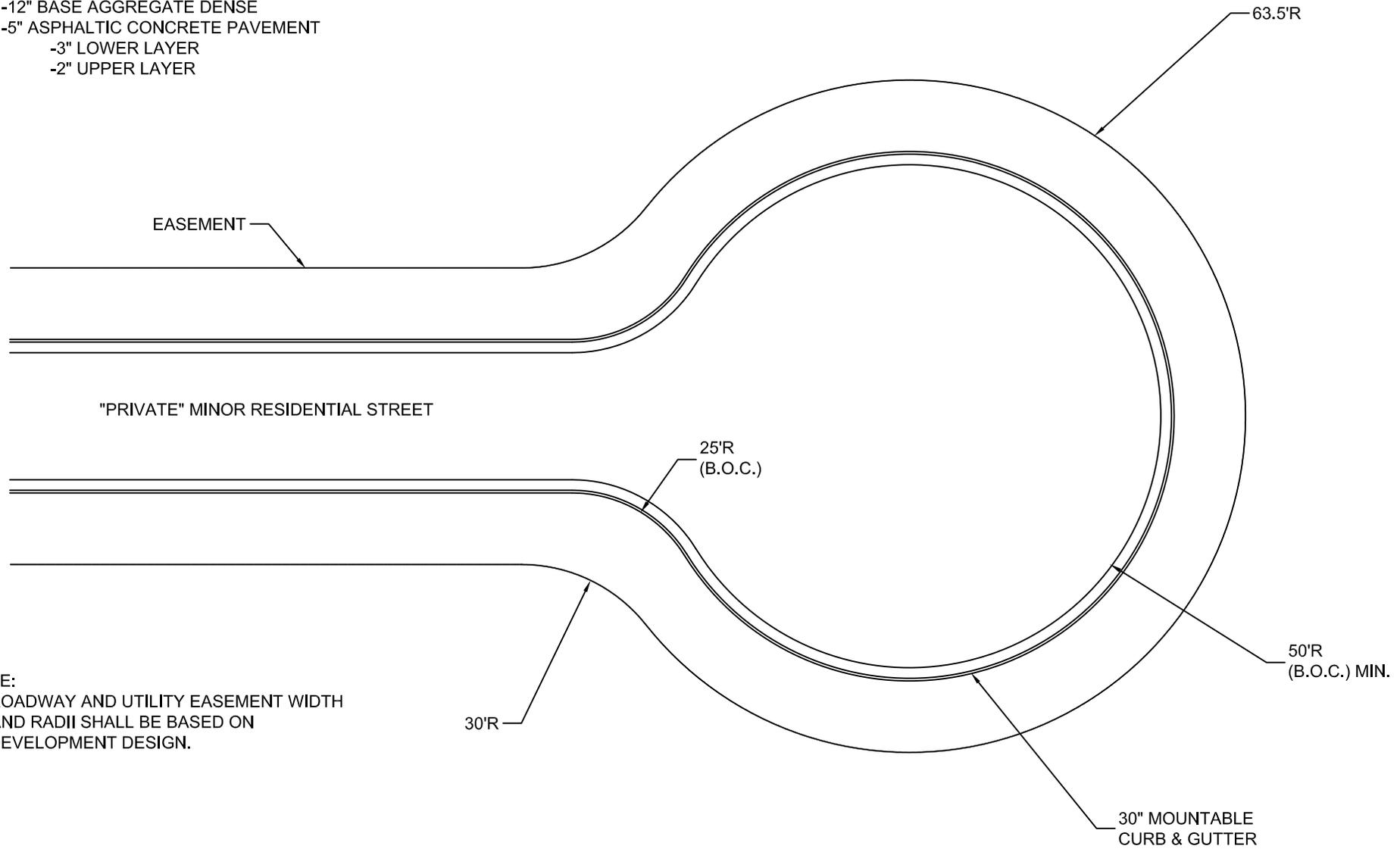
CREATED: 11-21-12

REVISED: 12-1-15

APPROVED BY: MATT FINEOUR

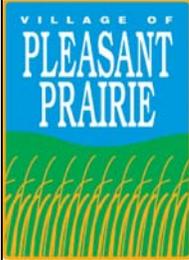


TEMPORARY CUL-DE-SAC:
 -12" BASE AGGREGATE DENSE
 -5" ASPHALTIC CONCRETE PAVEMENT
 -3" LOWER LAYER
 -2" UPPER LAYER



NOTE:
 1. ROADWAY AND UTILITY EASEMENT WIDTH
 AND RADII SHALL BE BASED ON
 DEVELOPMENT DESIGN.

SCALE: NTS



**STANDARD "PRIVATE" MINOR RESIDENTIAL STREET CUL-DE-SAC
 DETAIL**

DETAIL: RD - 8

CREATED: 2-21-14

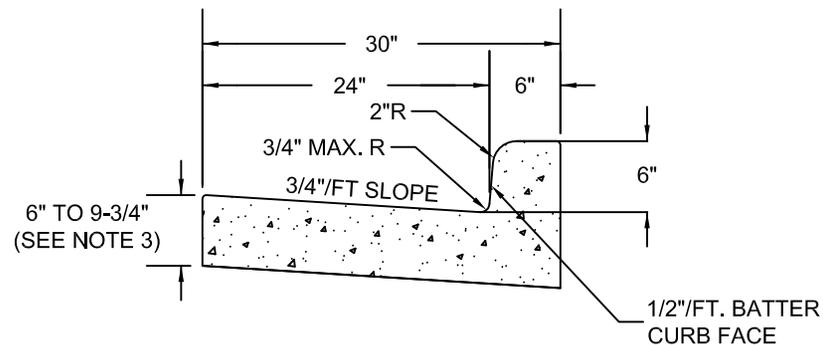
REVISED: 12-1-15

APPROVED BY: MATT FINEOUR

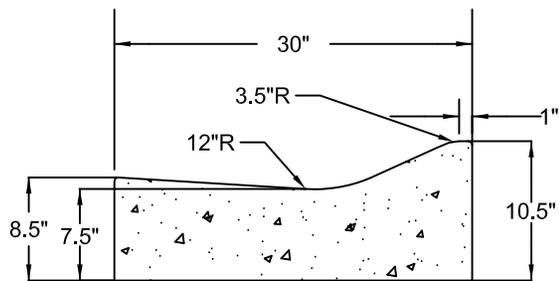


NOTE:

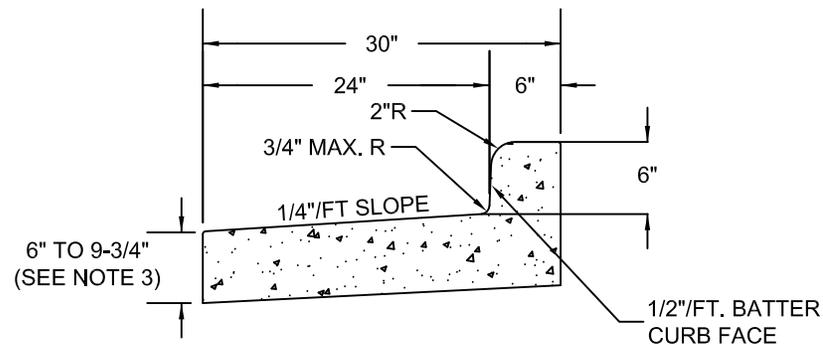
1. DAMAGED CURB / GUTTER SECTIONS SHALL BE REMOVED TO THE NEAREST JOINT.
2. CURB AND GUTTER CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER SHALL BE INSTALLED USING TWO (2) NO.4 (1/2-INCH), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER.
3. WHERE ADJACENT PAVEMENT SECTION CONTAINS CONCRETE THE GUTTER THICKNESS SHALL EXTEND TO THE BOTTOM OF THE ADJACENT CONCRETE PAVEMENT.



30" VERTICAL FACE CURB AND GUTTER

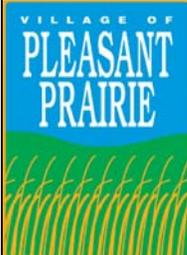


30" MOUNTABLE CURB AND GUTTER



30" VERTICAL FACE CURB AND GUTTER
(REVERSE SLOPE GUTTER)

SCALE: NTS



STANDARD CURB & GUTTER DETAILS

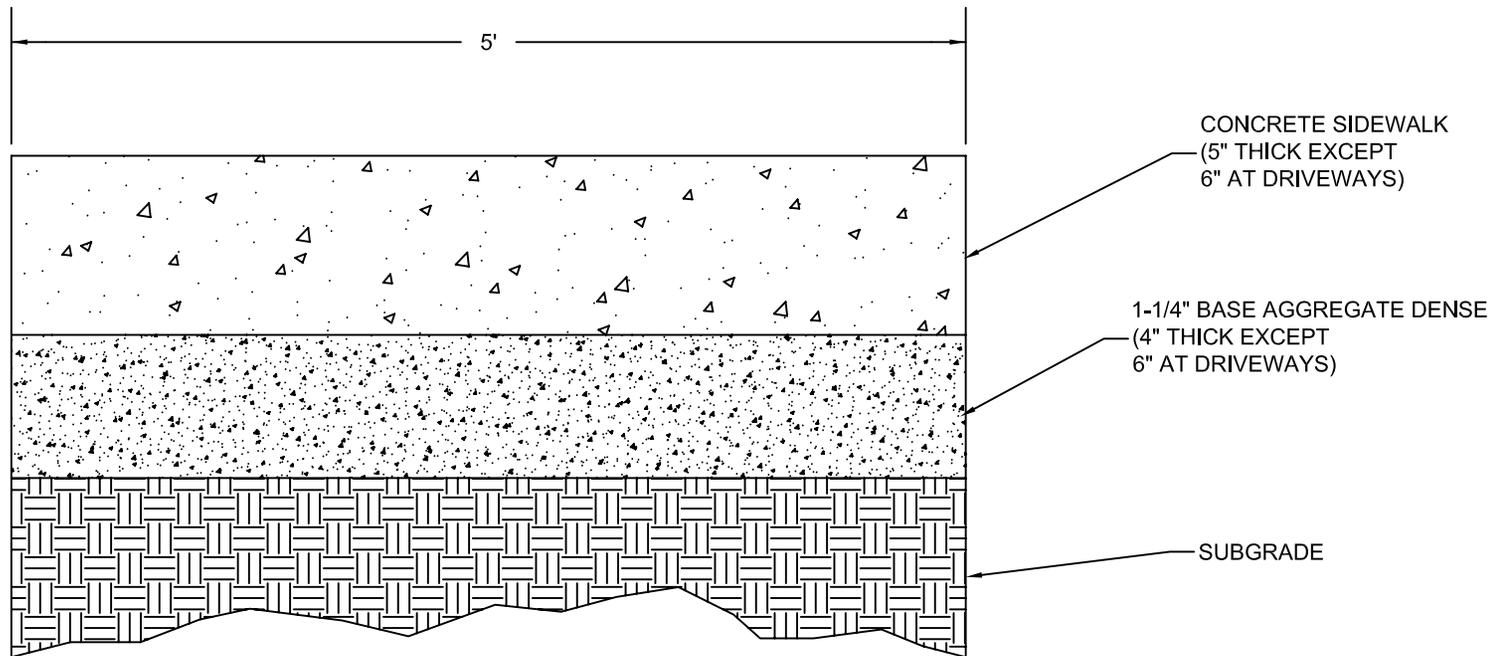
DETAIL: RD - 9

CREATED: 2-7-14

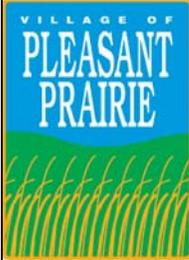
REVISED: 12-1-15

APPROVED BY: MATT FINEOUR





SCALE: NTS



STANDARD CONCRETE SIDEWALK DETAIL

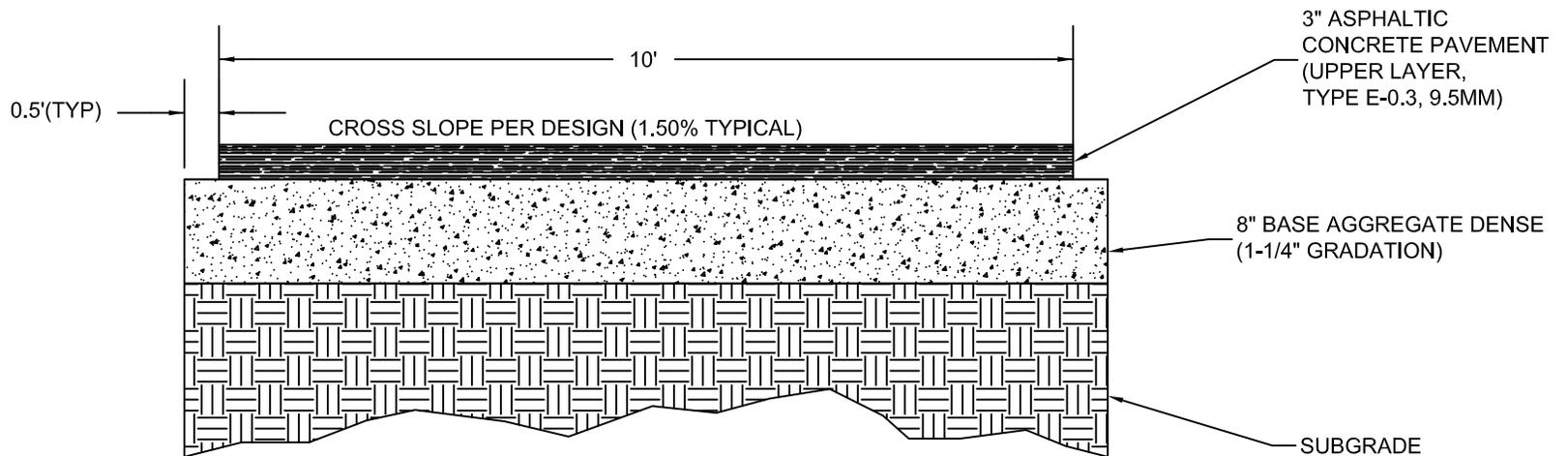
DETAIL: RD - 10

CREATED: 2-11-14

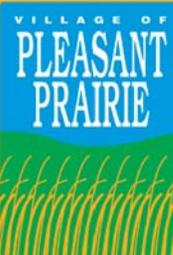
REVISED: 12-1-15

APPROVED BY: MATT FINEOUR





SCALE: NTS



STANDARD ASPHALT SHARED USE PATH DETAIL

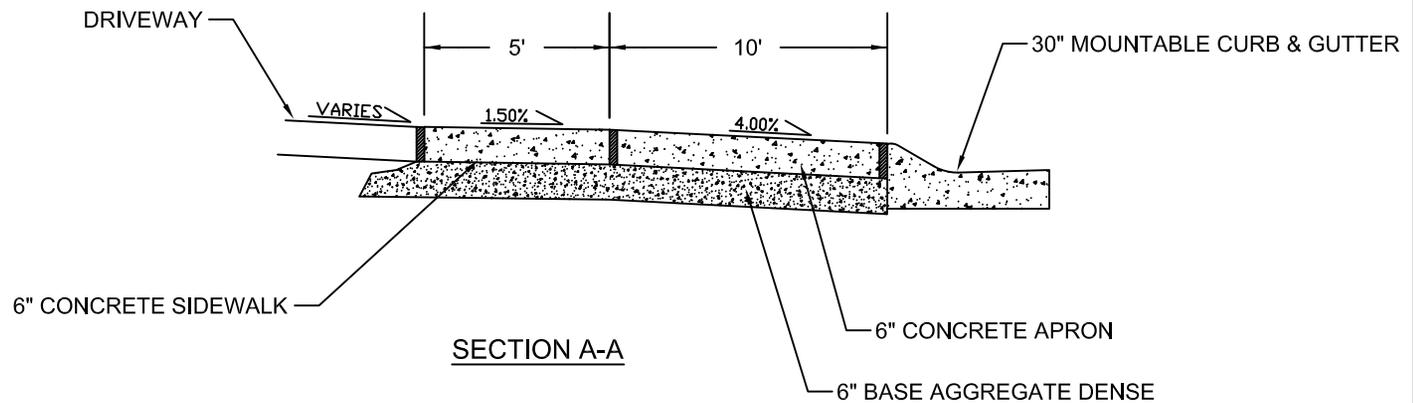
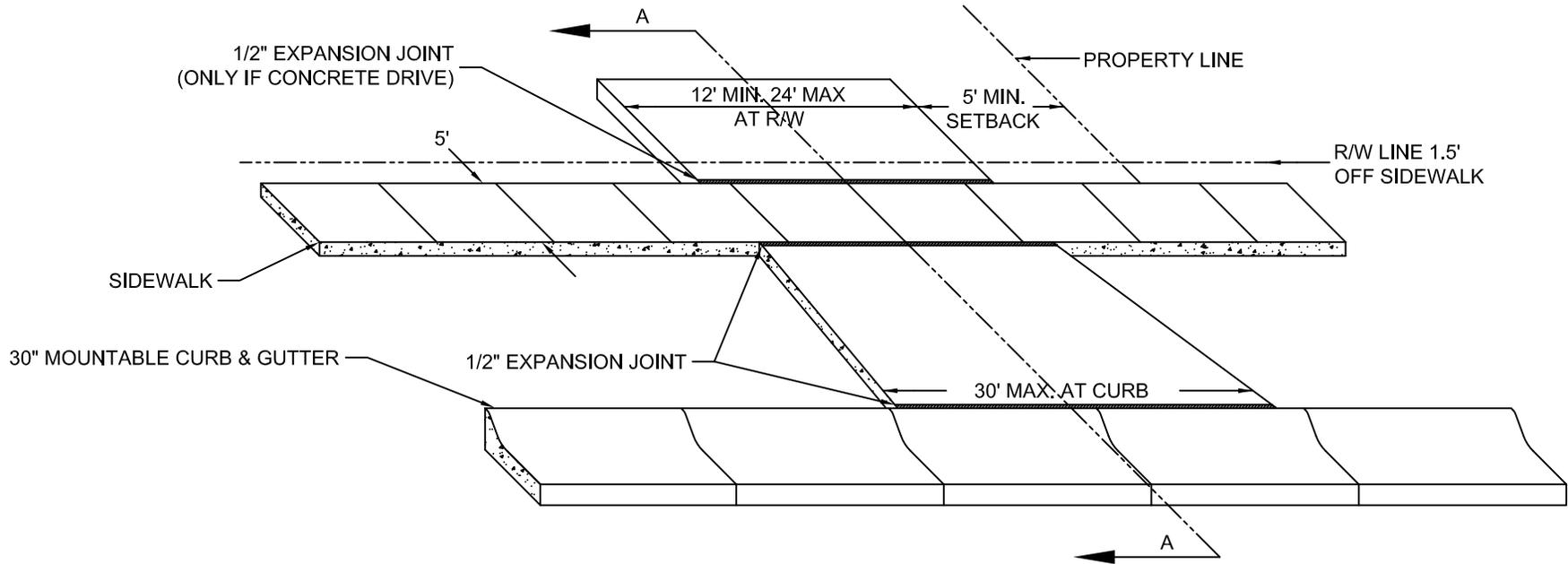
DETAIL: RD - 11

CREATED: 2-11-14

REVISED: 12-1-15

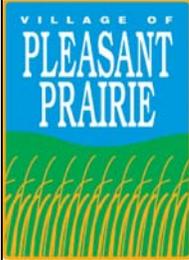
APPROVED BY: MATT FINEOUR





- NOTE:
1. ALL CONCRETE SIDEWALK SHALL BE 5" THICK EXCEPT FOR AT DRIVEWAYS WHERE IT SHALL BE 6" THICK.
 2. ALL SIDEWALK BASE SHALL BE 4" THICK EXCEPT FOR AT DRIVEWAYS WHERE IT SHALL BE 6" THICK.
 3. SIDEWALK JOINT SPACING SHALL MATCH ADJACENT SIDEWALK.

SCALE: NTS



STANDARD CONCRETE DRIVE APPROACH (MOUNTABLE CURB)

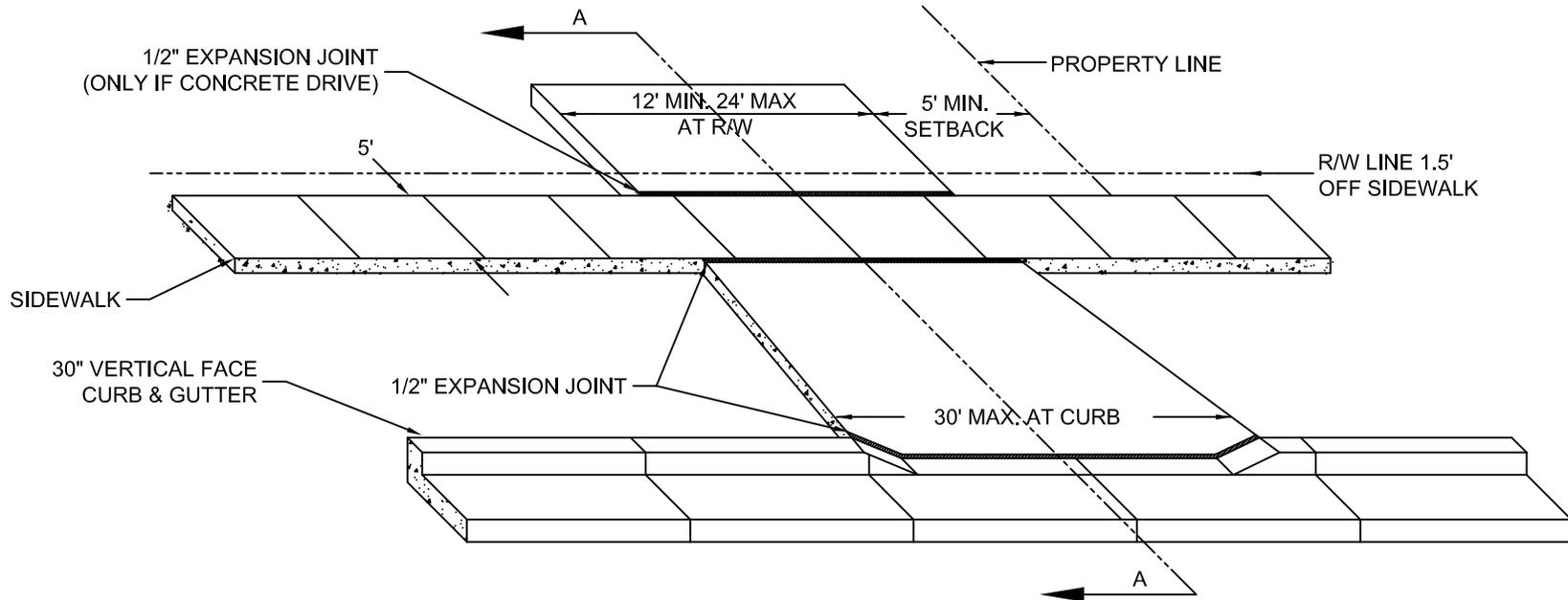
DETAIL: RD - 12

CREATED: 2-12-14

REVISED: 12-1-15

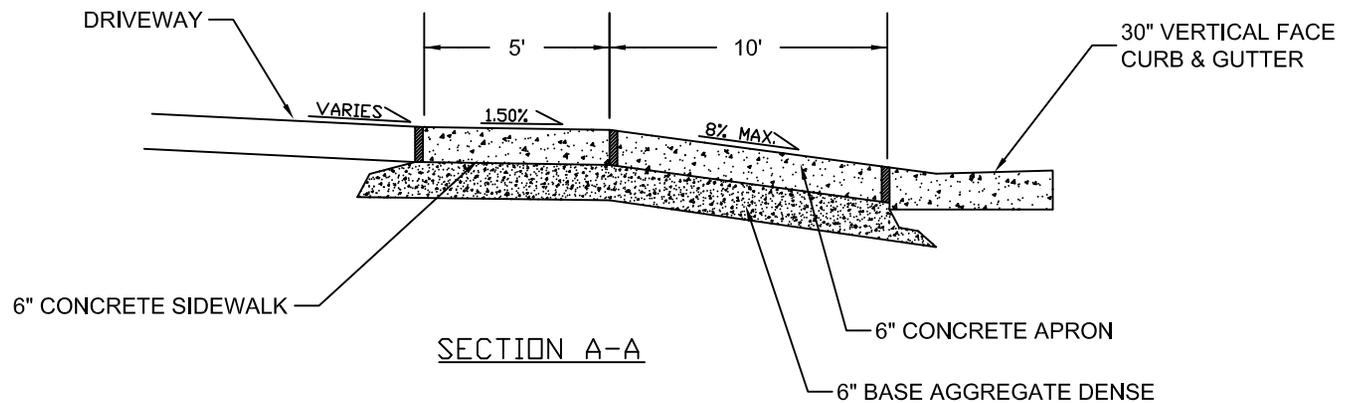
APPROVED BY: MATT FINEOUR



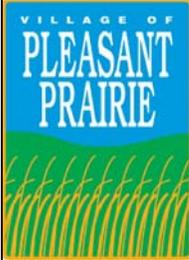


NOTE:

1. ALL CONCRETE SIDEWALK SHALL BE 5" THICK EXCEPT FOR AT DRIVEWAYS WHERE IT SHALL BE 6" THICK.
2. ALL SIDEWALK BASE SHALL BE 4" THICK EXCEPT FOR AT DRIVEWAYS WHERE IT SHALL BE 6" THICK.
3. SIDEWALK JOINT SPACING SHALL MATCH ADJACENT SIDEWALK.
4. REMOVE CURB AND GUTTER TO NEAREST JOINT AND REPLACE WITH DRIVEWAY SECTION. CURB HEAD MAY NOT BE CUT OFF IN LIEU OF CURB AND GUTTER REPLACEMENT.



SCALE: NTS



**STANDARD CONCRETE DRIVE APPROACH
(VERTICAL CURB)**

DETAIL: RD - 13

CREATED: 2-11-14

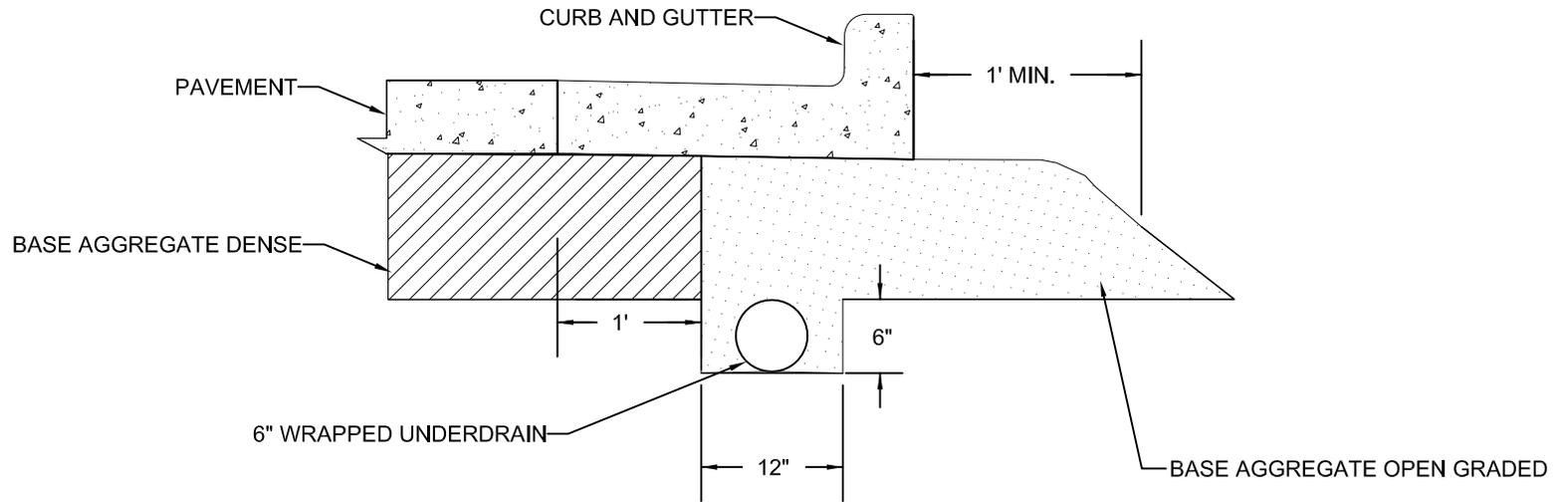
REVISED: 12-1-15

APPROVED BY: MATT FINEOUR

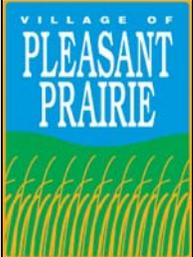


NOTE:

1. PIPE UNDERDRAIN SHALL BE LAID PARALLEL TO THE GRADE OF THE ROADWAY.



SCALE: NTS



EDGEDRAIN IN URBAN ROADWAY

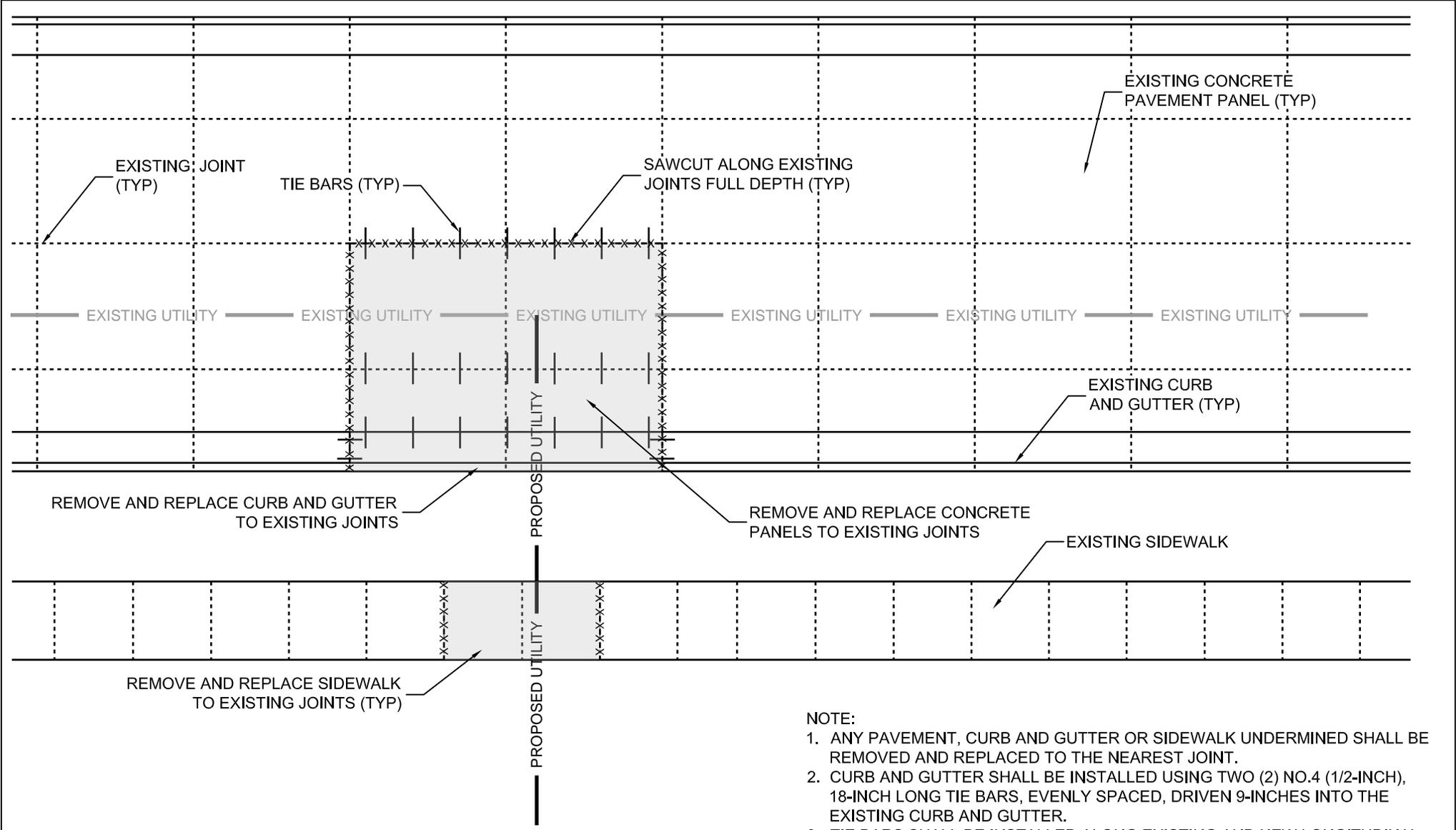
DETAIL: RD - 14

CREATED: 2-7-14

REVISED: 12-2-15

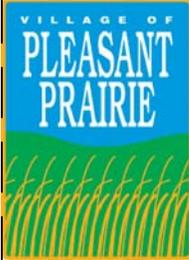
APPROVED BY: MATT FINEOUR





- NOTE:
1. ANY PAVEMENT, CURB AND GUTTER OR SIDEWALK UNDERMINED SHALL BE REMOVED AND REPLACED TO THE NEAREST JOINT.
 2. CURB AND GUTTER SHALL BE INSTALLED USING TWO (2) NO.4 (1/2-INCH), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER.
 3. TIE BARS SHALL BE INSTALLED ALONG EXISTING AND NEW LONGITUDINAL JOINTS. USE NO.4 (1/2-INCH), 24-INCH LONG TIE BARS AT 36-INCH ON CENTER SPACING, DRIVEN 12-INCHES INTO THE EXISTING CURB AND GUTTER.
 4. REFER TO VILLAGE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

SCALE: NTS



UTILITY PATCH DETAIL (COMPOSITE AND CONCRETE ROADWAYS)

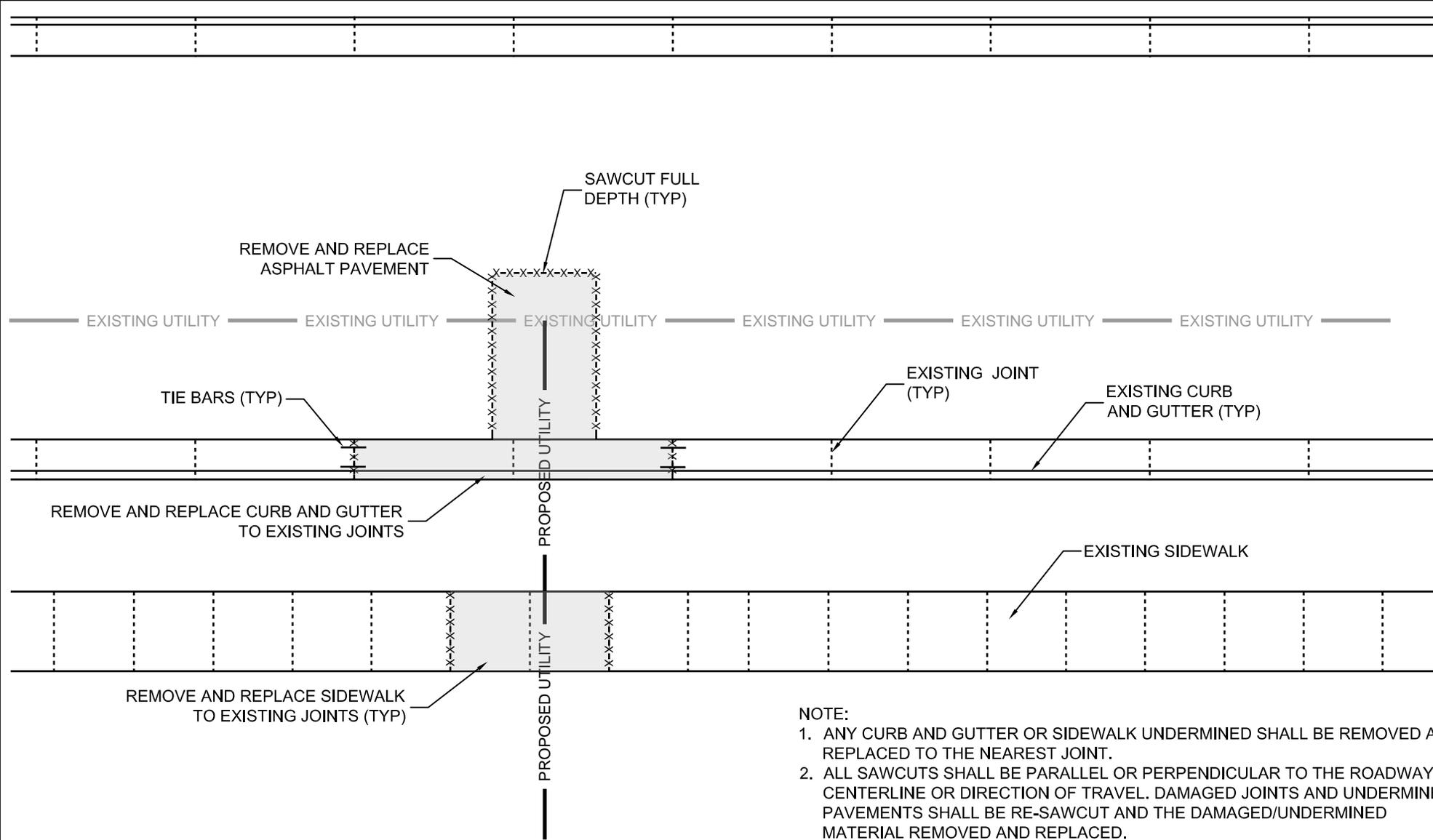
DETAIL: RD - 15

CREATED: 2-10-16

REVISED: 2-10-16

APPROVED BY: MATT FINEOUR

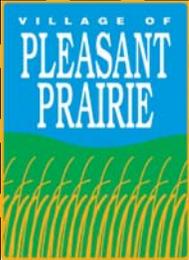




NOTE:

1. ANY CURB AND GUTTER OR SIDEWALK UNDERMINED SHALL BE REMOVED AND REPLACED TO THE NEAREST JOINT.
2. ALL SAWCUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE ROADWAY CENTERLINE OR DIRECTION OF TRAVEL. DAMAGED JOINTS AND UNDERMINED PAVEMENTS SHALL BE RE-SAWCUT AND THE DAMAGED/UNDERMINED MATERIAL REMOVED AND REPLACED.
3. CURB AND GUTTER SHALL BE INSTALLED USING TWO (2) NO.4 (1/2-INCH), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER.
4. REFER TO VILLAGE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

SCALE: NTS



UTILITY PATCH DETAIL (ASPHALT ROADWAYS)

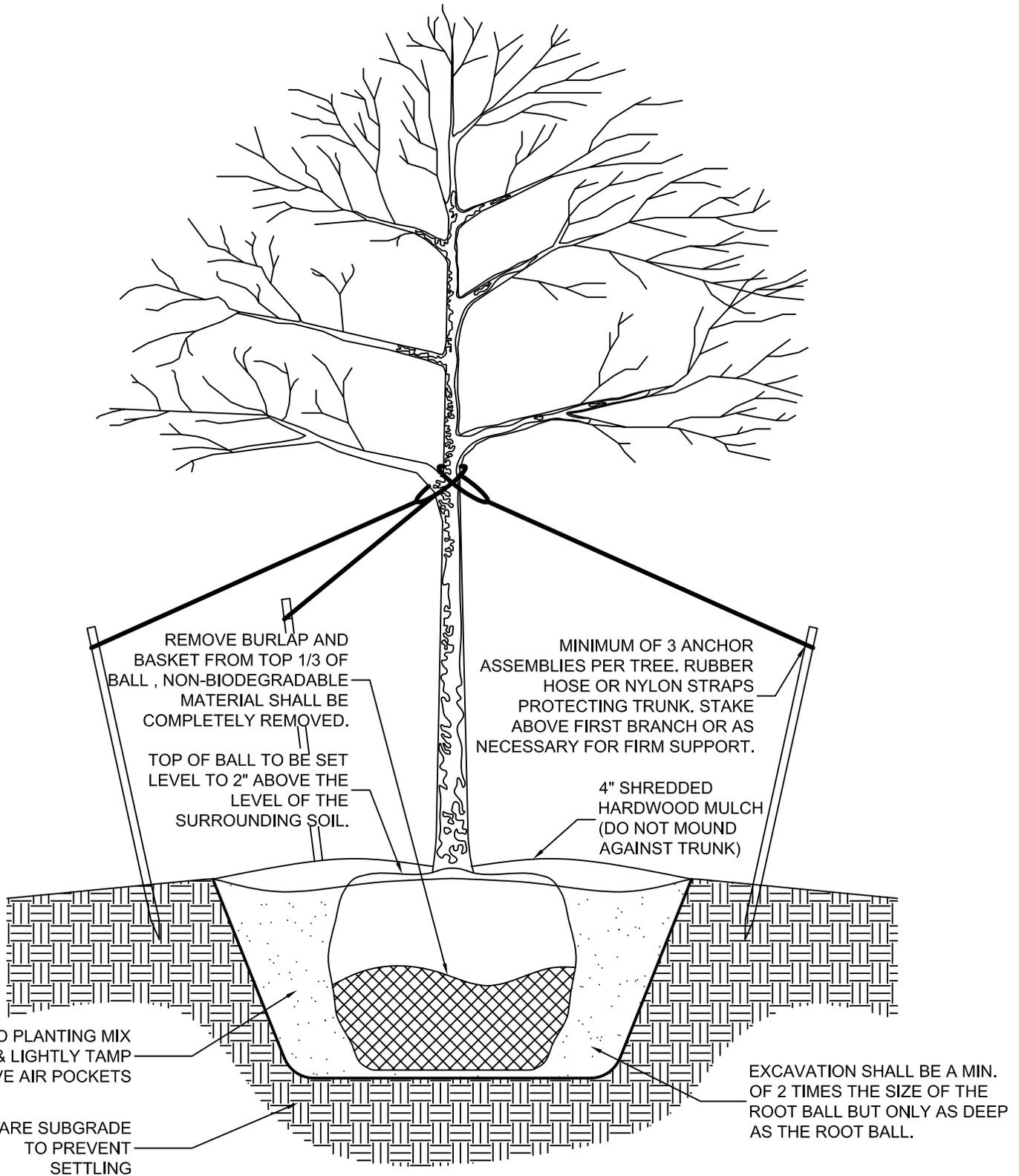
DETAIL: RD - 16

CREATED: 2-10-16

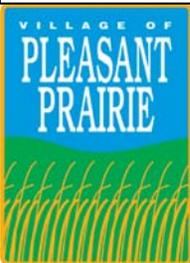
REVISED: 2-10-16

APPROVED BY: MATT FINEOUR





SCALE: NTS



STREET TREE PLANTING DETAIL

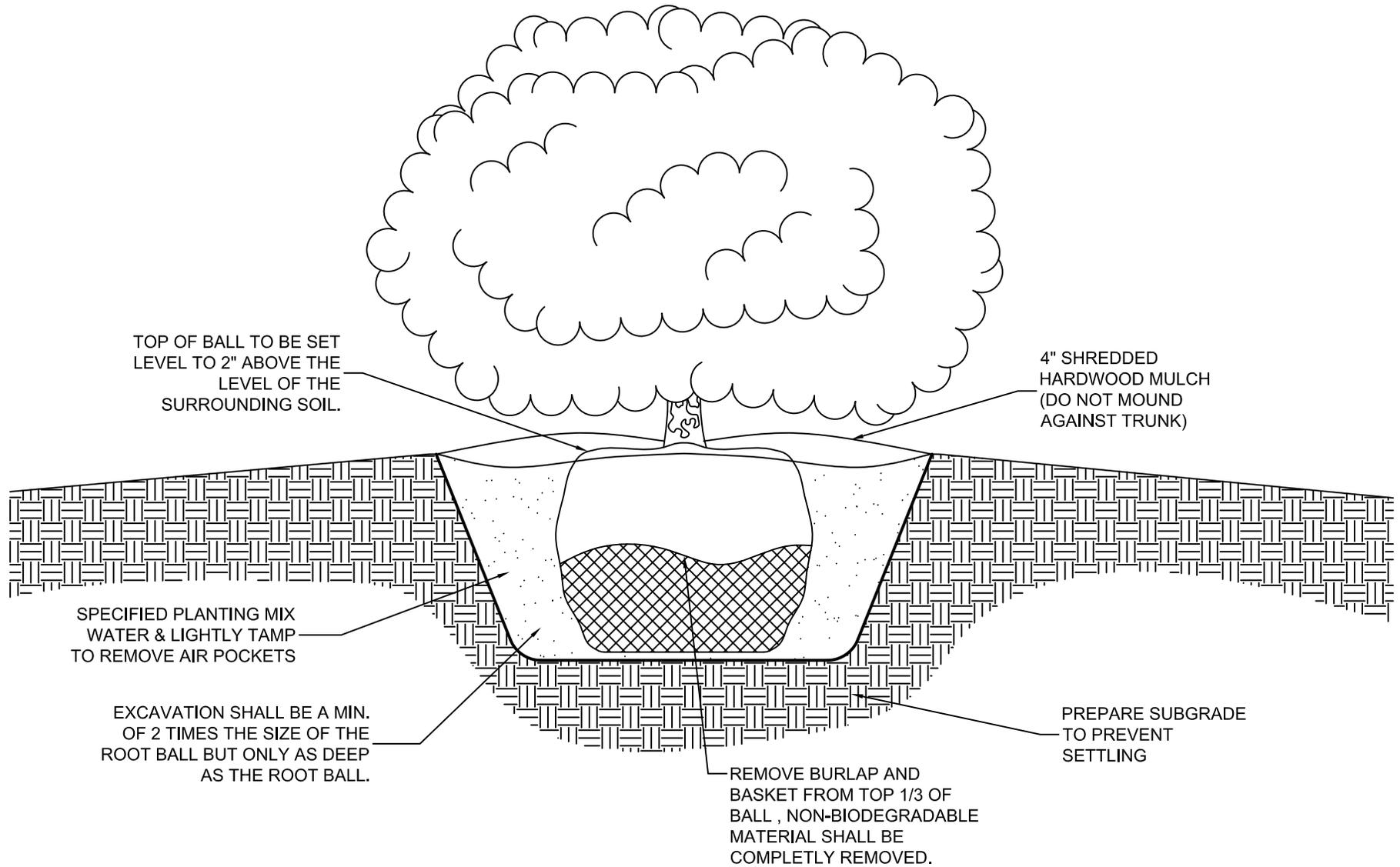
DETAIL: L - 1

CREATED: 11-6-13

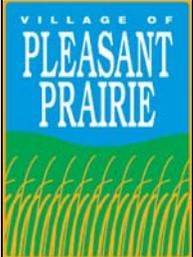
REVISED: 11-11-15

APPROVED BY: MATT FINEOUR





SCALE: NTS



SHRUB PLANTING DETAIL

DETAIL: L - 2

CREATED: 11-06-13

REVISED: 11-18-15

APPROVED BY: MATT FINEOUR



**SECTION 4.1
RECORD DRAWINGS
PUBLIC IMPROVEMENTS AND PRIVATE RESIDENTIAL IMPROVEMENTS**

1. Introduction

Record drawings are required for all constructed public improvements and private residential improvements. The record drawings shall provide a means of verification that the intent of the approved engineering design has been met and provide a record of constructed information.

2. Construction Requiring Record Drawings

A. Record drawings are required for the following infrastructure construction:

- 1) Public and private water systems, storm sewer systems, and sanitary sewer systems.
- 2) Public and private storm water management facilities (i.e. ponds, swales, open channels etc.).
- 3) Public and private street lights and signals including electrical wiring facilities.
- 4) Irrigation system piping.
- 5) Site and lot grading for subdivisions.
- 6) Street tree plantings.
- 7) Any other site specific design feature that needs construction verification or permanent construction records as determined by the Village.

3. Base Sheets

A complete set of the approved final engineering plans are to be utilized as the base sheets for the as-built record drawings. Design information shall be neatly crossed out so that they are legible to compare to the as-built record information.

4. "Record Drawing" Designation

A. Each applicable plan sheet which has been revised to reflect the constructed improvements shall have the following:

- 1) Notation and/or stamp indicating that the plans have been revised to conform to construction records “Record Drawing”.
- 2) Firm name which prepared the “Record Drawing” and date of preparation.
- 3) If construction information is obtained by a source other than the firm preparing the “Record Drawing” the information source shall be noted on the plan.
- 4) Any record drawing disclaimer(s) for third party use, limits of accuracy, etc. shall be reviewed by the Village prior to inclusion.
- 5) All engineering plan sheets not changed and included in the overall “Record Drawing” plan set, shall have a notation “Not Revised to Reflect Construction Records”.

5. Information Requirements

At a minimum, the following information shall be reflected on the “Record Drawings” as listed in the following sections below.

A. Water System.

- 1) Name of company that constructed the water system.
- 2) Water main and service pipe material.
- 3) As-built lengths, size, and slopes.
- 4) As-built station of service tap and length of service to curb valve.
- 5) As-built station locations for valves, hydrants etc.
- 6) If water main alignment is different than shown on the Village approved plans, cross out the planned location and draw in the as-built location.
- 7) Document any other as-built information which are changes from the design information shown on the engineering plans (hydrant bury depths, valve depths, materials, offsets, etc.)

B. Sanitary System.

- 1) Name of company that constructed the sanitary system.
- 2) Sanitary sewer material and class of pipe.

- 3) As-built lengths, size, and slopes.
- 4) As-built manhole rim elevations and station locations.
- 5) As-built pipe invert elevations for all pipes in manholes.
- 6) Provide the following as-built sanitary sewer service information:
 - a. Distance of service from downstream manhole.
 - b. Length of lateral.
 - c. Riser height.
- 7) If sewer main alignment is different than shown on the Village approved plans, cross out the planned location and draw in the as-built location.
- 8) Document any other as-built information which are changes from the design information shown on the engineering plans.

C. Storm Water Facilities.

- 1) Name of company that constructed the storm sewer system.
- 2) As-built lengths, size, and slopes.
- 3) As-built rim elevations on inlets, catch basins, manholes, and other facility structures.
- 4) As-built pipe invert elevations for all pipes within inlets, catch basins, manholes, end sections, headwalls, culverts, and other facilities.
- 5) Provide the following for as-built storm water sump lateral information. Different strategies may be used depending on design. Prior approval should be obtained from the Engineering Department for alternative location information.
 - a. Distance of service from downstream manhole or outfall.
 - b. Length of lateral.
- 6) If storm sewer alignment is different than shown on the Village approved plans, cross out the planned location and draw in the as-built location.
- 7) Storm Water Management Ponds, swales, diversion berms, re-graded streams and channels upon final grading completion:

- a. Provide as-built grading for storm water management pond(s), swale(s), diversion berm(s), and other storm water management feature(s) to sufficiently show how they were constructed and to accurately be able to calculate as-built pond volumes.
 - b. Submit certified calculations of as-built pond volume and verify that it equals or exceeds the required active storage volume.
 - c. Elevation of primary and secondary outlet structure devices. Verify installation and size of restrictors or outlet systems.
 - d. Elevation of normal water elevation.
 - e. Elevation of pond bottom and sediment storage depth.
 - f. Verify any pond design features such as safety shelf(s), forebay(s), baffle(s), liners, etc.
- 8) Document any other as-built information which are changes from the design information shown on the Village approved engineering plans.

D. Street Lights and Signals.

- 1) Name of company that installed the street lights and/or signal.
- 2) Pole locations.
- 3) Electrical service wiring location and alignments.
- 4) Any other appurtenances (i.e. pull boxes, loop detectors, electrical boxes etc.).

E. Irrigation system.

- 1) Irrigation piping location and alignments.
- 2) Control box location.
- 3) Valve locations.

F. Street Trees.

- 4) Street tree location.

5) Street tree species.

G. Site and Lot Grading.

1) Provide as-built grading including topographic contours to sufficiently show how the site is graded. The record drawing shall cover the entire grading limits and disturbed areas including designed high points, low points, swales, berms, and all other designed topographic features of the site.

2) Provide as-built lot line spot grades, in accordance with the master grading plan layout.

6. Record drawing Submittal Format

A. Record Drawings shall be submitted as an electronic pdf of each individual sheet plus one combined pdf plan set. The pdf(s) shall be created directly from the drawing files, whenever possible (i.e. no scanned copies).

B. Digital drawing files of the “as-built” infrastructure and GIS attribute information shall be submitted in accordance with Chapter 4.2.

END OF SECTION



M E M O

TO: Michael Pollocoff, Village Administrator

FROM: Matthew Fineour, Village Engineer

SUBJ: 192 Force Main Relay
Award of Construction Contract

DATE: April 21, 2016

Overview:

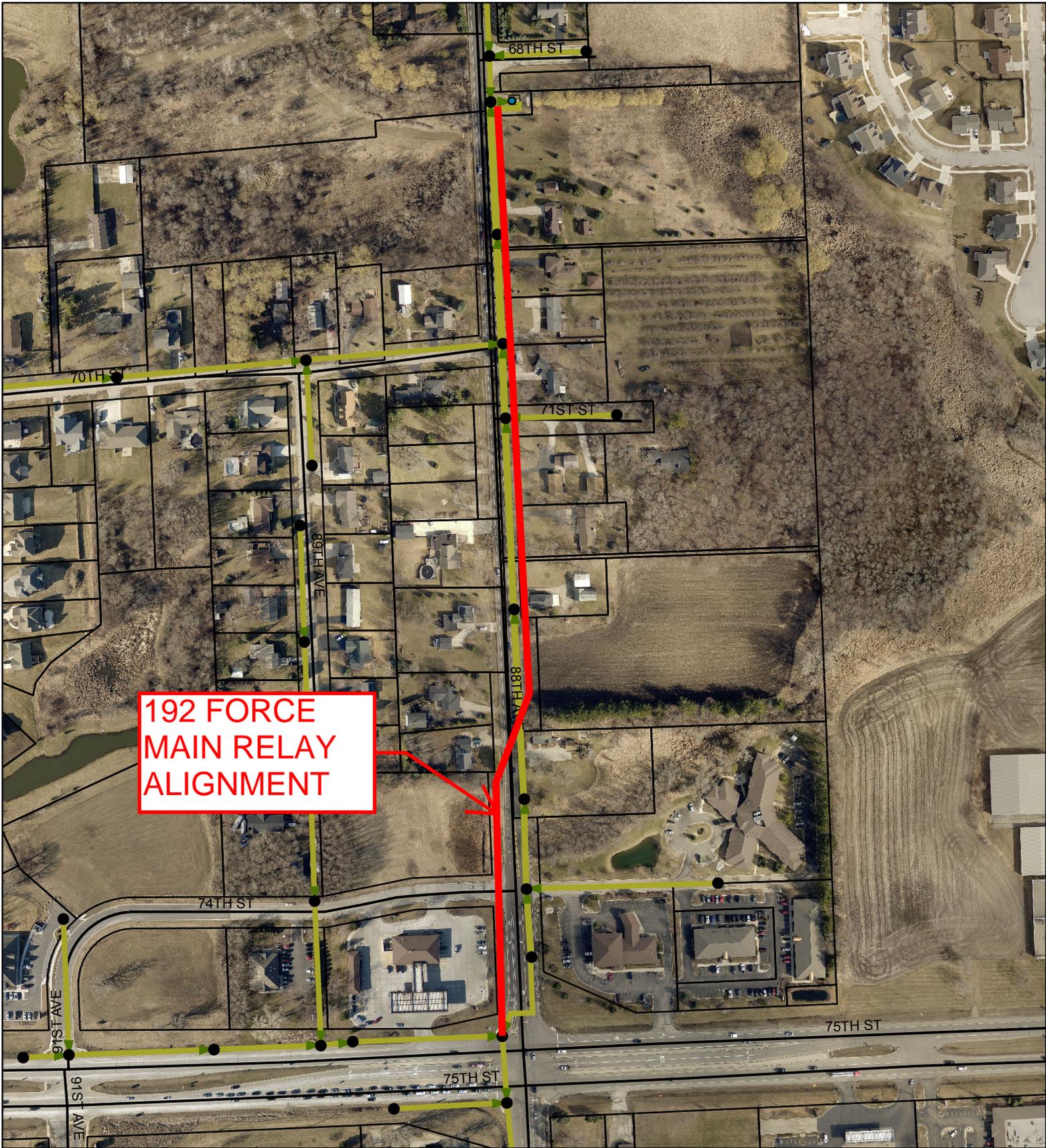
In accordance with the published Official Notice to Bidders, sealed bids for the above referenced project were received until 2:00 P.M. on April 21, 2016, at the Village Hall. The bids were publicly opened and read aloud.

A total of three bids were received for this project. The low base bid was submitted by M&E Construction, LLC, of Freedom, Wisconsin, in the amount of \$163,845.60. The second low base bid was submitted by Super Excavators, Inc., of Menomonee Falls, Wisconsin, in the amount of \$316,332.60. The high base bid was submitted by RJ Underground, Inc., of Kenosha, Wisconsin, in the amount of \$352,208.00.

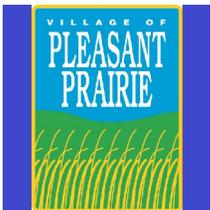
Recommendation:

The bids were reviewed and M&E Construction, LLC was found to be the lowest overall responsive and responsible bidder. It is recommended that Village Board award this project to M&E Construction, LLC with an overall low base bid of \$163,845.60. Following formal award by the Village Board, the necessary documents for execution by the Village and the Contractor will be prepared.

Attachments: Bid Tab



192 FORCE
MAIN RELAY
ALIGNMENT



192 FORCE MAIN RELAY LOCATION MAP



1 inch = 270 feet

BID TABULATION

PROJECT NAME: 192 FORCE MAIN RELAY

OWNER: VILLAGE OF PLEASANT PRAIRIE

COUNTY: KENOSHA

BID DATE: APRIL 21, 2016

| Contractor | | | | | M&E Construction | | Super Excavators | | RJ Underground | |
|--|----------------------|-----------------------------------|------|----------|---------------------|--------------|----------------------------------|--------------|---------------------|--------------|
| Bid Security | | | | | 5% BB | | 5% BB | | 5% BB | |
| Bid Rank (1 = Lowest) | | | | | 1 | | 2 | | 3 | |
| Item | | | Unit | Quantity | Unit Price | Total | Unit Price | Total | Unit Price | Total |
| SECTION 1 | 1 | 8" Force Main | LF | 1978 | \$75.20 | \$148,745.60 | \$139.20 | \$275,337.60 | \$146.00 | \$288,788.00 |
| | 2 | Sewage Air Valve Manhole Assembly | EA | 1 | \$3,400.00 | \$3,400.00 | \$19,825.00 | \$19,825.00 | \$37,000.00 | \$37,000.00 |
| | 3 | Construction Staking | LS | 1 | \$3,000.00 | \$3,000.00 | \$2,200.00 | \$2,200.00 | \$5,200.00 | \$5,200.00 |
| | SUBTOTAL (ITEMS 1-3) | | | | | \$155,145.60 | | \$297,362.60 | | \$330,988.00 |
| SECTION 2 | 4 | Ditching and Shaping | LF | 380 | \$15.00 | \$5,700.00 | \$44.00 | \$16,720.00 | \$49.00 | \$18,620.00 |
| | 5 | Lawn Restoration | SY | 100 | \$30.00 | \$3,000.00 | \$22.50 | \$2,250.00 | \$26.00 | \$2,600.00 |
| | SUBTOTAL (ITEMS 4-5) | | | | | \$8,700.00 | | \$18,970.00 | | \$21,220.00 |
| Project Base Bid (Section 1& 2) Totals: | | | | | \$163,845.60 | | \$316,332.60 ¹ | | \$352,208.00 | |

¹ Correction for error in addition

AGREEMENT

THIS AGREEMENT is by and between the Village of Pleasant Prairie, 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158 (hereinafter called Owner) and M&E Construction, N3748 Uni Drive, Freedom, Wisconsin 54130 (hereinafter called Contractor).

Owner and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1. WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

Furnishing all labor, equipment, tools, supervision, machinery, supplies, and materials necessary to complete the Work on the 192 Force Main Relay project.

ARTICLE 2. THE PROJECT

2.01 The Project for which the Work under Contract Documents may be the whole or only part of is generally described as follows.

**192 FORCE MAIN RELAY
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN**

ARTICLE 3. ENGINEER

3.01 The Engineer for this project as referenced in the agreement is the Owner or it's designee as represented by the Village of Pleasant Prairie Department of Public Works who is to act as Owner's representative, assume all duties and responsibilities and have the rights and authority assigned to Engineer in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

ARTICLE 4. CONTRACT TIMES

4.01 Time of the Essence.

A. All time limits for Milestones, if any, substantial completion, and final completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 Dates for Substantial Completion and Final Completion.

- A. The Work shall be completed in a continuous manner without interruption until all Work is finished. The Work shall be substantially completed within 30 calendar days of the Owner issuing the Notice to Proceed. Final completion of the Work including all punch list items shall be completed within 30 calendar days of substantial completion. Contractor shall make their application for final payment with all accompanying documentation as required by the Contract Documents in accordance with Paragraph 15.06 of the General Conditions within 90 days of the final completion date.

4.03 Liquidated Damages.

- A. Owner and Contractor recognize that time is of the essence of this Agreement and that Owner will suffer financial loss if the Work is not completed in a continuous manner or within the times and as specified in the Paragraph 4.02 above, plus any extension thereof allowed in accordance with Article 11 of the General Conditions. They also recognize the delays, expense and difficulties involved in proving in a legal or arbitration preceding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner \$1,000, for each day that expires after the time specified in Paragraph 4.02 above for Substantial Completion until the Work is substantially complete.

After Substantial Completion, if Contractor shall neglect, refuse or fail to complete the remaining Work within the time specified in paragraph 4.02 above for completion and readiness for final payment or any proper extension thereof granted by Owner, Contractor shall pay OWNER \$500, for each day that expires after the time specified in paragraph 4.02 above for completion and readiness for final payment.

After final completion of the Work including all punch list items, if Contractor shall neglect, refuse, or fail to make their application for final payment with all accompanying documentation within the time specified in Paragraph 4.02 for application for final payment, Contractor shall pay Owner \$500, for each day that expires after the time specified in Paragraph 4.02.

- 4.04 Permitting Contractor or Surety to continue and finish the Work or any part of the Work after the times specified for completion, or after the date which the times for completion may have been extended, shall in no way operate as a waiver on the part of the Owner of its rights under the Contract.

ARTICLE 5. CONTRACT PRICE

5.01 Owner shall pay Contractor for the completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to Paragraphs 5.01.A and B below:

- A. For all Work, at the prices stated in the Contractor’s Bid.
- B. The Bid prices for Unit Price Work set forth as the Effective Date of the Agreement are based on estimated quantities. As provided in Paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer as provided in Paragraph 10.06 of the General Conditions.

- 1. Base Bid: \$163,845.60
- 2. Owner accepts the following alternates as described in the Special Provisions and indicated on the Bid Form: None
- 3. Combination Bid: None
- 4. Owner has chosen not to accept the following sections as described in the Special Provisions and indicated on the bid form: None
- 5. Final Contract Amount: \$163,845.60

ARTICLE 6. PAYMENT PROCEDURES

6.01 Submittal and Processing Payments.

- A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Application for Payment will be processed by the Engineer as provided in the General Conditions.
- B. Owner reserves the right to make payments to the Contractor and its subcontractors in accordance with Wis. Statute 779.14(1)(1m)(d).

6.02 Progress Payments; Retainage.

- A. Owner will make monthly progress payments on account of the Contract Price on the basis of Contractor’s Application for Payment as recommended by Engineer

each month during the construction as provided below. All progress payments will be on the basis of the progress of Work measured by the schedule of values established in Paragraph 2.05 of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.

- B. After each Application for Payment has been found acceptable by the Owner, Owner will pay 95% of the estimated value less any previous payments to Contractor until the project is 50% complete. At 50% completion, further progress payments will be made in full to Contractor and no additional amounts will be retained unless Engineer determines that the character and progress of the Work is not proceeding satisfactorily. Amounts previously retained shall not be paid to Contractor. At 50% completion or any time thereafter when the character and progress of the Work is not satisfactory, additional amounts may be retained but in no event shall the total retainage be more than 10% of the value of the Work completed.
- C. Upon Substantial Completion of the Work, the amount retained may be reduced. When the Work has been Substantially Completed except for Work which cannot be completed because of weather conditions, lack of materials or other reason which, in the judgment of Owner are valid reasons for non-completion, Owner may make additional payments, retaining at all times an amount sufficient to cover the estimated cost of the work still to be completed or corrected.

6.03 Final Payment.

- A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06.B.1 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.B.1, less liquidated damages as provided in Paragraph 4.03 above.

ARTICLE 7. CONTRACTORS REPRESENTATIONS

- 7.01 Contractor has examined and carefully studied the Contract Documents (including the Addenda listed in Article 8) and other related data identified in the Bidding Documents.
- 7.02 Contractor has visited the site and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance and furnishing of Work.
- 7.03 Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, performance, and furnishing of the Work.

- 7.04 Contractor has carefully studied all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except underground facilities) which have been identified in the Supplementary Conditions as provided in Paragraph 5.03.A of the General Conditions. Contractor accepts the determination set forth in Paragraph SC 5.03 of the Supplementary Conditions of the extent of the “technical data” contained in such reports and drawings upon which Contractor is entitled to rely as provided in Paragraph 5.03 of the General Conditions. Contractor acknowledges that such reports and drawings are not Contract Documents and may not be complete for Contractor’s purposes. Contractor acknowledges that Owner and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to Underground Facilities at or contiguous to the site. Contractor has obtained and carefully studied (or assumes responsibility for having done so) all such additional supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures or construction to be employed by Contractor and safety precautions and programs incident thereto. Contractor does not consider that any additional examinations, investigations, explorations, tests, studies, or data are necessary for the performance and furnishing of the Work at the Contract Price, within the Contract Times and in accordance with the other terms and conditions of the Contract Documents.
- 7.05 Contractor has correlated the information known to Contractor, information and observations obtained from visits to the site, reports, and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.
- 7.06 Contractor has given Engineer written notice of all conflicts, errors, ambiguities or discrepancies that Contractor has discovered in the Contract Documents and the written resolution thereof by Engineer is acceptable to Contractor, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- 7.07 Contractor hereby covenants and agrees to pay all claims for labor, services, materials, plans, or specifications performed, furnished, procured, used, or consumed that pertains to the public improvement or public work.
- 7.08 Contractor agrees to extent practicable, to maintain a list of all subcontractors, suppliers, and service providers performing, furnishing, or procuring labor, services, materials, plans, or specifications under the Contract.

7.08.1 Subcontractor, supplier, or service provider means the following: Any person who has direct contractual relationship, expressed or implied, with the Prime Contractor or with any subcontractor of the Prime Contractor to perform, furnish, or procure labor, services, materials, plans, or specifications.

ARTICLE 8. CONTRACT DOCUMENTS

8.01 The Contract Documents which comprise the entire Agreement between Owner and Contractor concerning the Work consists of the following:

- A. This Agreement.
- B. Exhibits to this Agreement (bid form, documentation submitted by Contractor prior to Notice of Award).
- C. Performance, Payment and other Bonds.
- D. Notice of Award.
- E. Notice to Proceed. (issued separately)
- F. General Conditions.
- G. Supplemental Conditions.
- H. Special Provisions.
- I. Drawings.
- J. Addenda number 1, inclusive.
- K. Wage Rates.
- L. State and local forms.
- M. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto: Work Change Directives, and Change Order(s).

ARTICLE 9. MISCELLANEOUS

- 9.01 All references to the General Conditions in any Contract Document shall be interpreted to include reference to the corresponding Article of Supplementary Conditions, whether stated or unstated in such reference.
- 9.02 Terms used in this Agreement which are defined in Article 1 of the General Conditions will have the meanings indicated in the General Conditions.
- 9.03 No assignment by a party hereto of any rights under of interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.
- 9.04 Owner and Contractor each bind itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed this Agreement in duplicate. One counterpart each has delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed, initialed or identified by OWNER and CONTRACTOR.

This Agreement will be effective on _____(which is the effective Date of the Agreement).

Attest:

M&E Construction
(CONTRACTOR)

(Signature)

(Signature)

(Typed or Printed Name and Title)

(Typed or Printed Name and Title)

Address for giving notices:

(If CONTRACTOR is a corporation, attach Evidence of authority to sign.)

CONTRACTOR'S License No. _____ (If required by state or municipal law).

Attest:

Village of Pleasant Prairie
(OWNER)

(Signature)

(Signature)

(Typed or Printed Name and Title)

John P. Steinbrink, Village President
(Typed or Printed Name and Title)

Address for giving notices:

Village of Pleasant Prairie

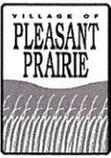
9915 39th Avenue

Pleasant Prairie, WI 53158

Purchase Order

Fiscal Year 2016

Page 1 of 1



THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase Order # **161230-00**

B I L L T O

VILLAGE OF PLEASANT PRAIRIE
9915 39TH AVENUE
PLEASANT PRAIRIE, WI 53158
262-694-1400

V E N D O R

M&E CONSTRUCTION LLC
N3748 UNI DRIVE
FREEDOM WI 54130

S H I P T O

Village of Pleasant Prairie
9915 39th Ave
Pleasant Prairie WI 53158

| Vendor Phone Number | Vendor Fax Number | Requisition Number | Contact Name |
|---------------------|-------------------|--------------------|----------------------|
| | | 1385 | Kristina Bastainelli |

| Date Ordered | Vendor Number | Date Required | Freight Method/Terms | Department/Location |
|--------------|---------------|---------------|----------------------|---------------------|
| 04/25/2016 | 4195 | | | Engineering |

| Item# | Description/Part No. | Qty | UOM | Unit Price | Extended Price |
|-------|---|-----|------|---------------|----------------|
| 1 | Construction of 192 Force Main The Above Purchase Order Number Must Appear On All Correspondence - Packing Sheets And Bills Of Lading Remember to give PO# when ordering. Construction of 192 Force Main Relay | 1.0 | EACH | \$163,845.600 | \$163,845.60 |

By Michael Deering
Village Administrator

| | |
|-----------------|---------------------|
| PO Total | \$163,845.60 |
|-----------------|---------------------|



MEMORADUM

Office of the Village Engineer
Matthew J. Fineour, P.E.

TO: Village Board

FROM: Matthew Fineour, P.E., Village Engineer

SUBJ: Vidhya Corp. VIII, Inc.
Settlement Agreement #4

DATE: April 25, 2016

Background

In 2011, it was reported that petroleum was being discharged from the BP gas station's on-site storm sewer system to the STH 165 ditch line. The petroleum discharge is an illicit storm water discharge which violates Village Ordinances. Following several reports, observations, and citations, the Village entered into a settlement agreement with Vidhya Corp VIII, Inc. on November 19, 2012 as a means to address the illicit discharges. As the project progressed, the settlement agreement was amended three times; first, on April 1st, 2013; second on February 3, 2014; and third on June 15, 2015.

Site Status

Over the past several years, Vidhya and their consultants have taken actions in order to comply with the settlement agreement. The following broad scope items have been completed to date:

- A treatment system has been designed and installed to extract and treat contaminated groundwater that contains petroleum product. The treatment system has been operational since 2013.
- Contaminated soils were removed from the STH 165 ditch line in 2014.
- The site investigation continued in 2014 with additional soil and groundwater investigation(s) which is documented in a December 2014 report prepared by Fehr Graham, Vidhya's environmental consultant. The report was submitted and reviewed by the WDNR and Village. The site investigation review indicated a requirement of on-going sampling and monitoring of the site to view the trending chemical analytical results.
- 2015-Present: Ongoing sampling and analytical testing has occurred in compliance with Settlement Agreement No. 3. BP's consultants have been

monitoring and testing the site and have been coordinating with the WDNR regarding next step actions. No known illicit discharges have occurred since September 2014 and the testing has shown a decline in groundwater contaminant levels. Attached, is a letter from Fehr Graham regarding the existing conditions and proposed shut down of the ground water treatment system. The proposal has been reviewed by Village Staff and the WDNR. Based on the testing results and site conditions, the proposal has been approved by the WDNR and Village staff does not have any objections.

Settlement Agreement No. 4 permits the proposed monitored treatment system shut down as outlined in the proposal by Fehr Graham. Village staff has and will also continue to monitor the site during this time. The results of the continued testing and monitoring over the next year with the system shut down will determine necessary future actions working towards WDNR site closure. Site closure is determined by a WDNR Closure Committee who reviews the case.

Attachments:

Settlement Agreement No.4
Fehr Graham letter dated April 13, 2016
Activity Schedule

AMENDMENT #4 TO SETTLEMENT AGREEMENT

THIS AMENDMENT #4 to SETTLEMENT AGREEMENT is entered into this ____ day of _____, 2016 between the Village of Pleasant Prairie, Wisconsin (referred to as the "Village") and VIDHYA Corp VIII, Inc. (referred to as "Vidhya").

RECITALS

- A. VIDHYA Corp, VIII, Inc. ("Vidhya") is the current owner of a property located at 10477 120th Avenue, Pleasant Prairie Wisconsin (the "Property") with the following Tax Parcel Number: 92-4-122-302-0130. The Property contains the BP Amoco gasoline station #3789 and convenience store (the "Station").
- B. Vidhya received a Conditional Use Permit granted by the Village Plan Commission on July 16, 2012, 2012 and said approval included the requirement that Vidhya and the Village parties to enter into a **Settlement Agreement** to address remedial actions and activities for stopping illicit discharges of petroleum-based contamination from the Property. The **Settlement Agreement** was executed by the parties on November 19, 2012. Subsequently an **Amendment #1 to the Settlement Agreement** executed on April 1, 2013 was also approved subject to the May 28, 2013 Village Plan Commission amended Conditional Use Permit approval. Subsequently an **Amendment #2 to the Settlement Agreement** was entered into between Vidhya and the Village on February 3, 2014. Subsequently an **Amendment #3 to the Settlement Agreement** was entered into between Vidhya and the Village of Pleasant Prairie on June 15, 2015.
- C. On April 13, 2016 Fehr Graham, on behalf of Vidhya, submitted to the Village their letter and timeline for the potential shut down of the groundwater pumping and treatment system on the Property. A copy of the letter and timeline are attached hereto as Exhibit A and incorporated herein by reference (the "Shutdown Proposal").
- D. **Amendment #4 to Settlement Agreement** addresses Vidhya's request to alter the Settlement Agreement and prior amendments and for Vidhya to take proposed actions towards the shutdown of the groundwater pumping and treatment system.
- E. The Village Engineer has evaluated the request for the potential shut down as set forth in the Shutdown Proposal and has determined that, subject to the provisions of this Amendment #4 to Settlement Agreement, the Shutdown Proposal presents a reasonable plan to determine whether the potential shut down of the groundwater pumping and treatment system is appropriate and contains a reasonable timeline.

NOW, THEREFORE, the parties agree to amend the Settlement Agreement, Amendment #1 to Settlement Agreement, Amendment #2 to Settlement Agreement, and Amendment #3 to Settlement Agreement, as follows:

A. Subject to the terms and provisions of this Amendment #4 to Settlement Agreement, the Village approves of the actions, activities, proposal and timeline in the Shutdown Proposal attached hereto as Exhibit A and incorporated herein by reference.

B. Vidhya and its consultants shall provide to the Village Engineer all testing results, monitoring reports, site oversight reports, and inspection reports as set forth in the Shutdown Proposal. All of said reports shall be provided to the Village Engineer no later than 45 days after such report was prepared or the test results received by Fehr Graham.

C. Vidhya shall notify the Village Engineer of any comments to the Shutdown Proposal received from the Wisconsin Department of Natural Resources ("WDNR"), as well as any proposed amendments to the Shutdown Proposal submitted by Vidhya or its consultants to the WDNR, concurrently with any submittal to WDNR.

D. Vidhya acknowledges the Village has not unreasonably delayed the issuance of any permits and Vidhya acknowledges that the Village has not breached any term or provision of the Agreement or its amendments and has not caused any delays to Vidhya's performance under the Agreement or its amendments.

E. In the event the Village Engineer reasonably determines that, based upon all of the information provided to the Village under the Shutdown Proposal or any information or testing on the Property by the Village or its consultants, that the shut down or timeline as described in the Shutdown Proposal is not appropriate, the Village Engineer shall notify Vidhya and its consultants and the parties shall mutually agree on an amendment to the Shutdown Proposal and its timeline. If the parties are unable to agree upon an amendment to the Shutdown Proposal and its timeline, then Vidhya shall comply with all terms and provisions of the Settlement Agreement, Amendment #1, Amendment #2 and Amendment #3, as appropriate, without amendment to any of the items or timeline set forth on the Shutdown Proposal.

F. Except as specifically provided otherwise in this Amendment and the Shutdown Proposal, Vidhya shall comply with each and every provision of the Agreement and all prior amendments.

G. Vidhya shall comply with all other conditions as set forth in the adopted and amended Conditional Use permits for the Property.

H. Notices and information to be provided to the Village shall be sent to the Village Engineer, Matt Fineour, and shall be deemed delivered upon the email or facsimile transmission of such notices or information to the Village Engineer.

IN WITNESS WHEREOF, the parties have entered into this **Amendment #4 to Settlement Agreement** on the date first written above.

VIDHYA Corp VIII, Inc.

The Village of Pleasant Prairie

By: _____

By: _____
John P. Steinbrink, Village
President

Date: _____

Date: _____

ATTEST:

By: _____
Jane M. Romanowski, Village Clerk

April 13, 2016

Mr. Matt Fineour, P.E.
Village Engineer
Village of Pleasant Prairie
9915 S 39th Avenue
Pleasant Prairie, WI 53158-6504

**Subject: Potential Shutdown of the Groundwater Pumping and Treatment System
Vidhya Corporation / BP GAS STATION
10477 120th Avenue, Pleasant Prairie, WI
BRRS #: 02-30-557069, FID #: 230103830**

Dear Matt,

Objective and Existing Conditions

The purpose of this submittal is to lay out a strategy for case closure at the above-referenced site and the required groundwater pumping and treatment system. As you know, there has been a groundwater contamination issue at the gasoline service station, and a groundwater pumping and treatment system has been in operation since April, 2013. The system captures groundwater from three recovery sumps on the property, runs the water through zeolite and carbon vessels, and discharges the water under a Wisconsin Pollutant Discharge Elimination System (WPDES) permit to the north ditch. The system has been operating within the permit limits for the past two years.

As required by the Village of Pleasant Prairie "Amendment #3 to Settlement Agreement," Fehr Graham submitted a Quarterly Status Report for the above referenced property on December 29, 2015 and April 13, 2016.

The most recent results indicate that the extent of groundwater contamination is defined laterally, and groundwater analytical test shallow groundwater contamination concentrations at the site are below NR 140 Enforcement Standards (ESs), with the exception of benzene in MES MW-2 and MES MW-6. Groundwater chemistry values display decreasing trends over time, and geochemical parameters qualitatively verify that conditions are suitable for biodegradation of the petroleum contaminants in the site groundwater.

Additionally, effluent chemistry results continue to indicate compliance with all WPDES permit required standards.

Proposed Actions

Based on the current influent, effluent and groundwater chemistry results, we believe that the pump and treat system has reduced contaminants in the site groundwater to a level where active remediation may not be necessary. In an effort to test this theory, in May 2016, Fehr Graham proposes to shut-off the pump and treat system and monitor changes in the site conditions. A detailed summary of work with proposed time frames is attached outlining these activities.

The pump and treat system operation has resulted in a depressed water level at the three pumped sumps. The depth to water ranges from eight to eleven feet below grade in the sumps, and in the surrounding area. System shutdown would allow natural groundwater conditions to again be established, resulting in a higher shallow groundwater level, estimated at approximately six to eight feet below grade.

When the water levels rise, shallow groundwater may come into contact with residual contaminated soil that is still present in some parts of the site at the natural water table interface. We believe flushing of water through these soils over the past two years of operation has already flushed most residual contamination to the groundwater, where it has been captured by the pumping and treatment system operation. However, if remaining free-phase petroleum persists, a concern is that the higher water levels may allow potential migration of free phase petroleum to be pushed north with discharge to the north ditch.

Monitoring of the north ditch, sumps, and select monitoring wells will be performed frequently, as outlined below, to assess whether free product in the north ditch could be a concern. Protective measures will be in place in the north ditch in the event of a petroleum release.

Detailed Description of Proposed Activities

Proposed pre-shut down site activities include groundwater sampling from the nine-well groundwater monitoring well network on the Vidhya and Culver's property. Samples will be retained from these wells and the three recovery sumps (Diesel Sump, Gasoline Sump, and North Sump) immediately before the pump and treat system is shut down to accurately gauge potential changes in the groundwater contaminant chemistry over time. The samples will be analyzed by a laboratory for petroleum volatile organic compounds (PVOCs).

Following the pre-shut down groundwater sampling, the pump and treat system will be shut down, with personnel from North Shore Environmental Contractors (NSEC) retained to perform frequent site oversight and monitoring. During the first week of system shut down, the ditch and sumps will be viewed a minimum of once per day. If petroleum product is observed in the ditch at any time following system shutdown, efforts will be made to determine the source of the release. NSEC will contact Fehr Graham, apply additional absorbent booms and pads, and restart the treatment system to continue with dewatering. The WDNR and the Village will be notified immediately of the situation.

After the initial week of daily monitoring, weekly monitoring will be performed by NSEC staff for one month.

One month after system shutdown, inspections will be conducted by facility staff on a weekly schedule, reporting to Fehr Graham. Weekly monitoring will continue thereafter for the next 11 months.

Also after one month, Fehr Graham will conduct another groundwater sampling event to compare with the pre-shut down contaminant levels. Groundwater samples will be retained from the nine site monitoring wells and three recovery sumps, and tested by an analytical laboratory for PVOCs.

Three additional sample events will take place quarterly, until Spring 2017, with post-shutdown inspections continuing on a weekly basis, following the timeline on the attached schedule. Results from the system sampling and monitoring will be provided regularly via email, as shown on the attached schedule.

After one year, the situation will be assessed. If it can be shown after system shut down that there is no appreciable increase in groundwater contamination, and the ditch remains free of petroleum product, we expect the case could go for closure, with no need for additional pumping and treatment or monitoring.

Once the final sampling round data has been received, discussions will be held with WDNR and the Village regarding the potential for case closure.

If at any time during the shutdown period, free product is observed in the ditch, sumps, or monitoring wells, steps will be taken to remove the free product, the WDNR and the Village will be contacted, and the treatment system will be restarted.

Approval and Cost

Upon WDNR and Village approval of this plan, a cost estimate will be prepared and submitted to Vidhya and AIG for approval.

The proposed system shut-down will not occur without WDNR and Village approval.

Please let me know your thoughts on this matter, and call me at (920) 892-2444 if you have any questions or comments.

Sincerely,



Matt Dahlem, P.G.
Project Manager / Sr. Engineering Hydrogeologist



Ken Ebbott, P.G.
Branch Manager

Attachment

cc: Don Gallo, Whyte Hirschboeck Dudek S.C., via email
Shanna L. Laube-Anderson, WDNR, via email

| Activity | Estimated Dates | Duration | On-Site Personnel | Tasks | Comments | Deliverable |
|---|---------------------------------------|-----------|-------------------|--|--|---|
| Quarterly GW monitoring / sampling of pump & treat system | April 27-28, 2016 | 1 day | FG | Sample GW from 9 monitor well network w/ water levels and field parameters. Sample three individual sumps and treatment system discharge. Ditch inspection, treatment system inspection. | Pre-System Shutdown Sampling / Quarterly Sampling | FG Quarterly Status Report End of May 2016 |
| Post Shutdown Inspections - First Week- | May 3, 2016 | 1 week | NSEC, FG | Shut off treatment system, observe ditch line, measure water level rise in sumps / monitoring wells | NSEC on site entire day May 3, 2016; check ditch and site daily May 4 to 9, 2016. FG check water levels sumps and wells May 4, May 6, and May 9. | NSEC Inspection Sheets, Ditch Inspection Sheets, Table Water Levels over time, Photolog |
| Post-Shutdown Inspections - First Month | May 9 - June 6, 2016 | 1 month | NSEC, Vidhya | NSCE to inspect site, sumps and ditch line once a week; Vidhya personnel daily | | NSEC Inspection Sheets, Ditch Inspection Sheets, FG Monthly Summary Report |
| Post-Shutdown Sampling Event One - One Month after Shut Down | June 6, 2016 | 1 day | FG | Sample GW from 9 monitor well network w/ water levels and field parameters. Sample three individual sumps and treatment system discharge. | Post-System Shutdown Sampling | E-mail Letter Data Delivery mid-June 2016, Data included in next FG Quarterly Status Report |
| Post-Shutdown Inspections - After First Month | June 6, 2016 - May 1, 2017 | 11 months | NSEC, Vidhya, FG | NSEC inspections twice a month; Vidhya ditch inspections weekly | | NSEC Inspection Sheets, Vidhya Ditch Inspection Sheets, FG Monthly Summary Reports (11 total) |
| Post-Shutdown Sampling Events | Sept 2016 Dec 2016 March 2017 | 1 day | FG | Sample GW from 9 monitor well network w/ water levels and field parameters. Sample three individual sumps and treatment system discharge. | Quarterly Sampling | FG Quarterly Status Reports Oct 2016, Jan 2017, April 2017 |
| Closure Request with GIS Soil and Groundwater Listing (as needed) Cap Maintenance Plan Off-site Notifications (as needed) | May 2017 | 1 month | FG | WDNR Format Report Preparation Figures, Tables WDNR Fees | | Closure Packet May 2017 |
| Closure Committee Review and Issue of Remaining Actions Needed Letter | June-July 2017 | 2 months | WDNR | | | Formerly Conditional Closure letter, identifies case can be closed if finish remaining tasks |
| Well Abandonment | August 2017 | 1 Day | FG | Abandon monitoring wells, leave 3 sumps | | Well abandonment forms |
| Final Site Closure | September 2017 | 1 month | WDNR | | | Final Closure Approval from WDNR |
| Dismantle pumping and treatment system | TBD - Village Engineer will authorize | 1 month | NSEC | Removal / dismantling of system, proper disposal of zeolite / carbon vessels and contents | May decide to retain sumps for future emergency spill recovery if needed | NSEC Summary Report |



Office of the Director of Public Works
John Steinbrink Jr., P.E.

To: Michael Pollocoff
From: John Steinbrink, Jr.
Subject: CTH C Shared Use Pathway Approval
Date: April 18, 2016

On Wednesday, April 6th, the Park Commission met to consider a recommendation to the Village Board of Trustees concerning the location of a shared use pathway along CTH C. This pathway will serve as an important bike and pedestrian connector trail for the Village and County. In the Village, this pathway will connect the north trailhead of Prairie Farms Trail to River Road, making a loop through the Donald Hackbarth Trail to Prairie Springs Park to the south trailhead of Prairie Farms Trail.

The project is jointly sponsored between Kenosha County & WisDot with anticipated construction in 2018. The pathway connector consists of a 10 foot wide asphalt path and incorporates a new bike/pedestrian bridge over the Des Plaines River.

Lynda Fink, Project Manager for CORRE, Inc. (the consulting firm contracted by Kenosha County for this project), presented options to the Park Commission regarding location of the CTH C Shared Use Pathway. Options are to locate the path to the north side of CTH C, the south side of CTH C or a combination of both.

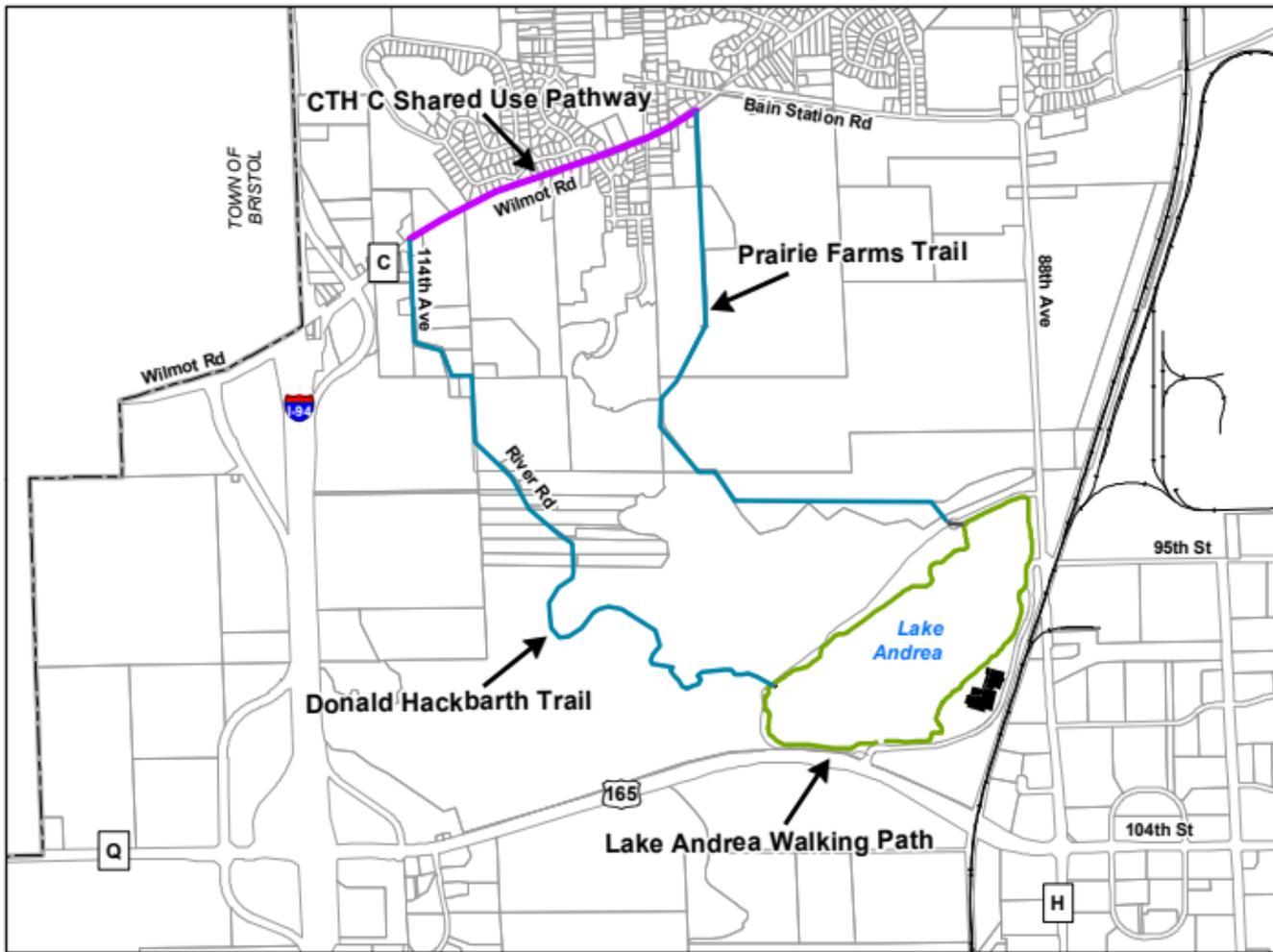
While there are pros and cons in all options, locating the pathway to the south side of CTH C provides the most positives. These are:

- No crossing of CTH C
- Provides a continuous future loop of the overall trail system
- Potential for improving sight distances for intersections and driveways
- Large right of way with future church property utilized to minimize future acquisitions

Village staff recommended to the Park Commission that the safety element of locating the CTH C Shared Use Pathway to the south is of utmost importance.

The Park Commission, unanimously approved a recommendation to the Village Board of Trustees to endorse to Kenosha County that the CTH C Shared Use Pathway be located to the south of CTH C.

I recommend that the Village Board pass a resolution to the Kenosha County Board recommending that the CTH C Shared Use Pathway be located to the south side of CTH C.



CTH C Shared Use Pathway

Bain Station Rd

TOWN OF
BRISTOL

Wilmot Rd

C

114th Ave

Prairie Farms Trail

88th Ave

Wilmot Rd

I-94

River Rd

95th St

Donald Hackbarth Trail

Lake
Andrea

165

Lake Andrea Walking Path

104th St

Q

H

**VILLAGE OF PLEASANT PRAIRIE
RESOLUTION #16-17**

WHEREAS, on March 4, 2010, the Village of Pleasant Prairie Park Commission adopted the 2010 Bicycle and Pedestrian Trails Plan, Bicycle and Pedestrian Trails Plan was adopted by the Village Plan Commission on April 12, 2010, and the Bicycle and Pedestrian Trails Plan was approved by the Village Board of Trustees on April 19, 2010; and

WHEREAS, in accordance with the Bicycle and Pedestrian Trails Plan, the primary goal of the plan is to establish and maintain a safe, comprehensive and integrated bicycle and pedestrian trail network that encourages the use of bicycles and walking for commuting, recreation and other trips; and

WHEREAS, the primary recommendations of the Bicycle and Pedestrian Trails Plan is the development of a robust and well-connected systems of on-street bicycle lanes and off-street shared-use paths that tie together current and future Village neighborhoods, recreation areas, commercial areas and employment centers; and

WHEREAS, the recommendations of the Bicycle and Pedestrian Trails Plan are necessary for safety, mobility and access to destinations such as schools, employment centers, commercial areas, public and institutional land uses and recreations areas and recommendations are prioritized to augment the existing bicycle and pedestrian transportation network in the Village and its connections to other municipalities; and

WHEREAS, on April 6, 2016, the Village Park Commission reviewed the presentation of plans for the CTH C Shared Use Pathway and approved a recommendation to the Village Board of Trustees to recommend to Kenosha County to locate the path to the south of CTH C.

NOW, THEREFORE, BE IT RESOLVED that the Village of Pleasant Prairie Board of Trustees does hereby recommend to Kenosha County that the CTH C Shared Pathway be located to the south of CTH C.

Adopted this 2nd day of May, 2016.

VILLAGE OF PLEASANT PRAIRIE

John Steinbrink
Village President

ATTEST:

Jane Romanowski
Village Clerk

**THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME
HOWEVER SEPARATE ACTION IS REQUIRED.**

Consider approval of two (2) **Certified Survey Maps** for the request of Martin Hanley, agent for the owner Prairie Place LLC to subdivide the property generally located at the northwest corner of 39th Avenue and Springbrook Court and the property located west of Springbrook Road and north of 101st Street and create two parcels to be dedicated to the Village for park related purposes as part of the Village Green Center development.

Recommendation: Plan Commission recommends that the Village Board approve the **Certified Survey Map** subject to the comments and conditions of the Village Staff Report of May 2, 2016.

Consider a Zoning Map Amendment (Ord #16-12) for the request of Martin Hanley, agent for the owner Prairie Place LLC to rezone a portion of the property generally located at the northwest corner of 39th Avenue and Springbrook Court and a portion of the property generally located west of Springbrook Road and north of 101st Street from the A-2, General Agricultural District to the PR-1, Neighborhood Park-Recreation District. These two areas are proposed to be dedicated to the Village for park related purposes as part of the Village Green Center development.

Recommendation: On April 25, 2016 the Plan Commission held a public hearing and recommended that the Village Board approve the **Zoning Map Amendments** as presented in the Village Staff Report of May 2, 2016.

VILLAGE STAFF REPORT OF APRIL 25, 2016

Consider approval of two (2) **Certified Survey Maps** for the request of Martin Hanley, agent for the owner Prairie Place LLC to subdivide the property generally located at the northwest corner of 39th Avenue and Springbrook Court and the property located west of Springbrook Road and north of 101st Street and create two parcels to be dedicated to the Village for park related purposes as part of the Village Green Center development.

Consider a Zoning Map Amendment (Ord #16-12) for the request of Martin Hanley, agent for the owner Prairie Place LLC to rezone a portion of the property generally located at the northwest corner of 39th Avenue and Springbrook Court and a portion of the property generally located west of Springbrook Road and north of 101st Street from the A-2, General Agricultural District to the PR-1, Neighborhood Park-Recreation District. These two areas are proposed to be dedicated to the Village for park related purposes as part of the Village Green Center development.

THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME HOWEVER SEPARATE ACTION IS REQUIRED.

The petitioner is requesting approval of a two (2) Certified Survey Maps, the first CSM is to subdivide the property generally located at the northwest corner of 39th Avenue and Springbrook Court and the second CSM property is located west of Springbrook Road and north of 101st Street. Lots 1 of both CSM's are proposed to be dedicated to the Village for park related purposes as part of the Village Green Center development. In addition, a Zoning Map Amendment to rezone Lots 1 of both CSM's from the A-2, General Agricultural District to the PR-1, Neighborhood Park-Recreational District.

The first CSM subdivides the property located west of 39th Avenue north of Springbrook Court into two parcels. Lot 1 is 149,037 square feet with over 350 feet of frontage on 39th Avenue and Lot 2 is 681,572 square feet with over 1,400 feet of frontage on Springbrook Road and over 600 feet on Springbrook Court. Lot 1 of this CSM is proposed to be rezoned from the A-2, General Agricultural District into the PR-1, Neighborhood Park-Recreational District.

As a part of the first CSM, a portion of Springbrook Court was vacated by Kenosha County Resolution#58 and is being incorporated into Lot 1. In addition, a triangle portion of vacant land which had been owned by Kenosha County adjacent to 39th Avenue that was recently transferred to Pleasant Prairie (Resolution #59) is being incorporated into Lot #1. Per the 2015 Storm Sewer Agreement between Prairie Place LLC and the Village, all of Lot 1 is being dedicated to the Village for public park related purposes.

The second CSM west of Springbrook Road and north of 101st Street is 195,713 square feet with over 300 feet of frontage on Springbrook Road. Per the 2015 Storm Sewer Agreement between Prairie Place LLC and the Village, Lot 1 of this CSM is being dedicated to the Village for public park related purposes. Lot 1 of this CSM is also proposed to be rezoned from the A-2, General Agricultural District into the PR-1, Neighborhood Park-Recreational District.

Additional language is being added to both CSM's as it relates to Dedicated Public Streets and Dedicated Stormwater Drainage, Access and Maintenance Easements. The dedicated public street language pertains to obligations of adjacent land owners as it relates to the street right-of-ways and the public stormwater drainage easement language is being placed on the CSM's regarding ongoing obligations for storm water drainage and land maintenance obligations. Also, a note is being placed upon the first CSM which addresses the ongoing rights by the existing utility easement holders that have existing infrastructure under the vacated Springbrook Court.

Plan Commission recommends approval of the two Certified Survey Maps subject to the above comments and the following conditions:

1. The ***attached*** changes shall be made to the CSM's and resubmitted to Village staff for final review and approval.
2. Per the Agreement with the Village, there shall be no outstanding taxes for the lots being transferred to the Village for public park related purposes be paid.
3. Per the Agreement with the Village, there shall be no outstanding special assessments on the two (2) lots being transferred to the Village for public park related purposes.
4. The CSM shall be executed and recorded at the Kenosha County Register of Deeds within 30 days for Village Board approval.

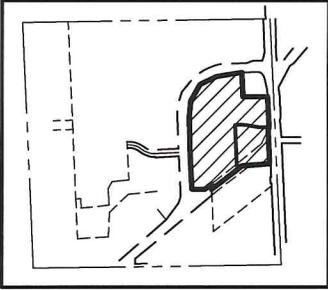
Plan Commission recommends that the Village Board approve the Zoning Map Amendments as presented subject to recording the two CSM's.

add a description for new lots
 Lot 1 and Lot 2 and

CSM # 1

CERTIFIED SURVEY MAP NO. _____

PART OF VACATED SPRINGBROOK COURT PER KENOSHA COUNTY BOARD OF SUPERVISORS RESOLUTION No. 58 AND 59 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

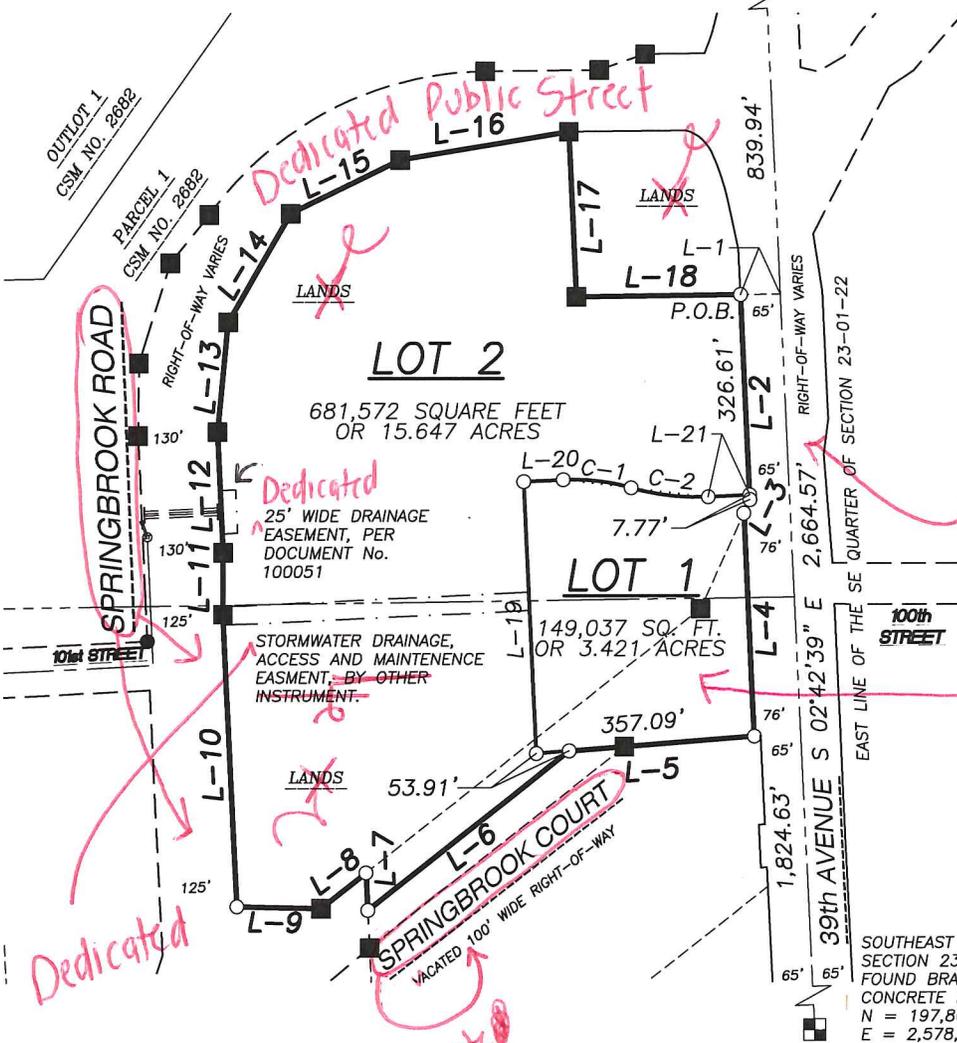


LOCATION MAP

SE 1/4 SECTION 23-01-22
 SCALE 1" = 2000'

EAST 1/4 CORNER SECTION 23, T01N, R22E
 FOUND BRASS CAP IN CONCRETE MONUMENT
 N = 200,522.02
 E = 2,578,452.31

See attached Dedication and Easement Provision



Label Dedicated Public Street

Dedicated to the village of Pleasant Prairie for park related purposes.

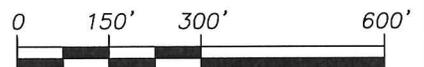
relocated former street name

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PLATTED LOT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON APRIL 9, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN STATE PLAIN COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23-01-22, BEARS S 02°42'39" E.
3. SEE SHEET 2 FOR LINE AND CURVE TABLES.



SCALE: 1" = 300'

PREPARED BY:

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:

SMITHGROUPJJR
 44 EAST MIFFLIN STREET,
 SUITE 500
 MADISON, WI 53703-4246

PROJECT NO: 15-6714

FILE NO: B-292

FIELDBOOK/PG: -

SHEET NO: 1 OF 4

SURVEYED BY: RF

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: HPJ

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

File: I:\2015\156714\DWG\156714_F-CSM(East).dwg Layout: Sheet 1 User: jk Plotted: Mar 02, 2016 - 3:48pm

Revised _____

Lot 1 and Lot 2
and add a
description
for new
lots

CERTIFIED SURVEY MAP NO. _____

PART OF VACATED SPRINGBROOK COURT PER KENOSHA COUNTY BOARD OF SUPERVISORS RESOLUTION No. 58 AND 59 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

| LINE TABLE | | | | | |
|------------|-------------|----------|------|-------------|----------|
| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
| L-1 | S89°17'02"W | 65.04' | L-12 | N02°43'36"W | 196.26' |
| L-2 | S02°42'39"E | 334.38' | L-13 | N05°36'30"E | 179.18' |
| L-3 | S24°33'51"W | 24.00' | L-14 | N30°07'55"E | 202.67' |
| L-4 | S02°42'39"E | 362.74' | L-15 | N63°55'44"E | 198.86' |
| L-5 | S85°34'46"W | 303.18' | L-16 | N80°30'36"E | 279.37' |
| L-6 | S51°52'57"W | 418.42' | L-17 | S02°42'49"E | 268.03' |
| L-7 | N02°42'39"W | 60.85' | L-18 | N89°17'02"E | 268.04' |
| L-8 | S51°52'57"W | 93.52' | L-19 | N02°42'29"W | 441.80' |
| L-9 | N88°41'20"W | 137.50' | L-20 | N87°17'31"E | 64.46' |
| L-10 | N02°43'51"W | 475.66' | L-21 | N87°19'43"E | 67.93' |
| L-11 | N00°08'49"E | 99.78' | | | |

| CURVE TABLE | | | | | | | |
|-------------|------------|---------|-----------|---------|---------------|-----------------|------------------|
| CURVE | ARC LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING | TAN. BEARING IN | TAN. BEARING OUT |
| C-1 | 112.41' | 341.00' | 18°53'13" | 111.90' | S 83°15'53" E | N 87°17'31" E | S 73°49'16" E |
| C-2 | 127.44' | 387.87' | 18°49'29" | 126.86' | S 83°14'00" E | S 73°49'16" E | N 87°21'15" E |

CORPORATE OWNER'S CERTIFICATE

PRAIRIE PLACE, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF DELAWARE, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF PLEASANT PRAIRIE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID PRAIRIE PLACE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2015.

PRAIRIE PLACE, LLC
BY: LAND AND LAKES DEVELOPMENT CO.
ITS: SOLE MEMBER

BY: _____

ITS: PRESIDENT

STATE OF WISCONSIN) SS
KENOSHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2015, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED LAND AND LAKES DEVELOPMENT CO., TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____

| | | | | |
|--|--|--|--|---|
| PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060 | PREPARED FOR: SMITHGROUPJJR 44 EAST MIFFLIN STREET, SUITE 500 MADISON, WI 53703-4246 | PROJECT NO: 15-6714 FILE NO: B-292 FIELDBOOK/PG: - SHEET NO: 2 OF 4 | SURVEYED BY: RF DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ | VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____ |
|--|--|--|--|---|

File: I:\2015\156714\DWG\156714_F-CSM(East).dwg Layout: Sheet 2 User: jk Plotted: Mar 02, 2016 - 3:48pm

Revised -

Lot 1 and Lot 2 and

CERTIFIED SURVEY MAP NO. _____

PART OF VACATED SPRINGBROOK COURT PER KENOSHA COUNTY BOARD OF SUPERVISORS RESOLUTION No. 58 AND 59 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23, AFORESAID; THENCE SOUTH 02 DEGREES 42 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 839.94 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 02 SECONDS WEST, 65.04 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SPRINGBROOK COURT AND THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 42 MINUTES 39 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 334.38 FEET; THENCE SOUTH 24 DEGREES 33 MINUTES 51 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 24.00 FEET; THENCE SOUTH 02 DEGREES 42 MINUTES 39 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 362.74 FEET; THENCE SOUTH 85 DEGREES 34 MINUTES 46 SECONDS WEST, 303.18 FEET; THENCE SOUTH 51 DEGREES 52 MINUTES 57 SECONDS WEST, 418.42 FEET; THENCE NORTH 02 DEGREES 42 MINUTES 39 SECONDS WEST, 60.85 FEET; THENCE SOUTH 51 DEGREES 52 MINUTES 57 SECONDS WEST, 93.52 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 20 SECONDS WEST, 137.50 FEET; THENCE NORTH 02 DEGREES 43 MINUTES 51 SECONDS WEST, 475.66 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 49 SECONDS EAST, 99.78 FEET; THENCE NORTH 02 DEGREES 43 MINUTES 36 SECONDS WEST, 196.26 FEET; THENCE NORTH 05 DEGREES 36 MINUTES 30 SECONDS EAST, 179.18 FEET; THENCE NORTH 30 DEGREES 07 MINUTES 55 SECONDS EAST, 202.67 FEET; THENCE NORTH 63 DEGREES 55 MINUTES 44 SECONDS EAST, 198.86 FEET; THENCE NORTH 80 DEGREES 30 MINUTES 36 SECONDS EAST, 279.37 FEET; THENCE SOUTH 02 DEGREES 42 MINUTES 49 SECONDS EAST, 268.03 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 02 SECONDS EAST, 268.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 830,609 SQUARE FEET OR 19.068 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF PRAIRIE PLACE, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

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| | | | | |
|---|---|--|--|---|
| PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060 | PREPARED FOR: SMITHGROUPJJR 44 EAST MIFFLIN STREET, SUITE 500 MADISON, WI 53703-4246 | PROJECT NO: 15-6714 FILE NO: B-292 FIELDBOOK/PG: - SHEET NO: 3 OF 4 | SURVEYED BY: RF DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ | VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____ |
|---|---|--|--|---|

Revised

Lot 1 and Lot 2 and add a description for new lot

CERTIFIED SURVEY MAP NO. _____

PART OF VACATED SPRINGBROOK COURT PER KENOSHA COUNTY BOARD OF SUPERVISORS RESOLUTION No. 58 AND 59 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

VILLAGE OF PLEASANT PRAIRIE, A WISCONSIN 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 HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF PLEASANT PRAIRIE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID VILLAGE OF PLEASANT PRAIRIE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2016.

VILLAGE OF PLEASANT PRAIRIE

JOHN P. STEINBRINK
VILLAGE PRESIDENT

ATTEST:

JANE M. ROMANOWSKI, CLERK
VILLAGE OF PLEASANT PRAIRIE

STATE OF WISCONSIN) SS
KENOSHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED VILLAGE OF PLEASANT PRAIRIE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION ACTION OF _____, 2016.

THOMAS W. TERWALL, DATE _____
CHAIRMAN,
VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION

VILLAGE OF PLEASANT PRAIRIE VILLAGE BOARD APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE VILLAGE OF PLEASANT PRAIRIE VILLAGE BOARD, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE VILLAGE OF PLEASANT PRAIRIE.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE VILLAGE OF PLEASANT PRAIRIE ON THIS _____ DAY OF _____, 2016.

JOHN P. STEINBRINK
VILLAGE PRESIDENT

ATTEST:

JANE M. ROMANOWSKI, CLERK
VILLAGE OF PLEASANT PRAIRIE

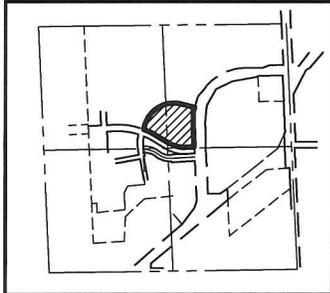
| | | | |
|---|--|---|--|
| PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060 | PREPARED FOR: SMITHGROUPJJR 44 EAST MIFFLIN STREET, SUITE 500 MADISON, WI 53703-4246 | PROJECT NO: 15-6714 FILE NO: B-292 FB/PG: - SHEET NO: 4 OF 4 | SURVEYED BY: RF DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ |
|---|--|---|--|

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CSM #2

CERTIFIED SURVEY MAP NO. _____

PART OF PARCEL 1, CERTIFIED SURVEY MAP No. 2682 AS DOCUMENT No. 1635556, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN



LOCATION MAP

SE 1/4 SECTION 23-01-22
SCALE 1"=2000'

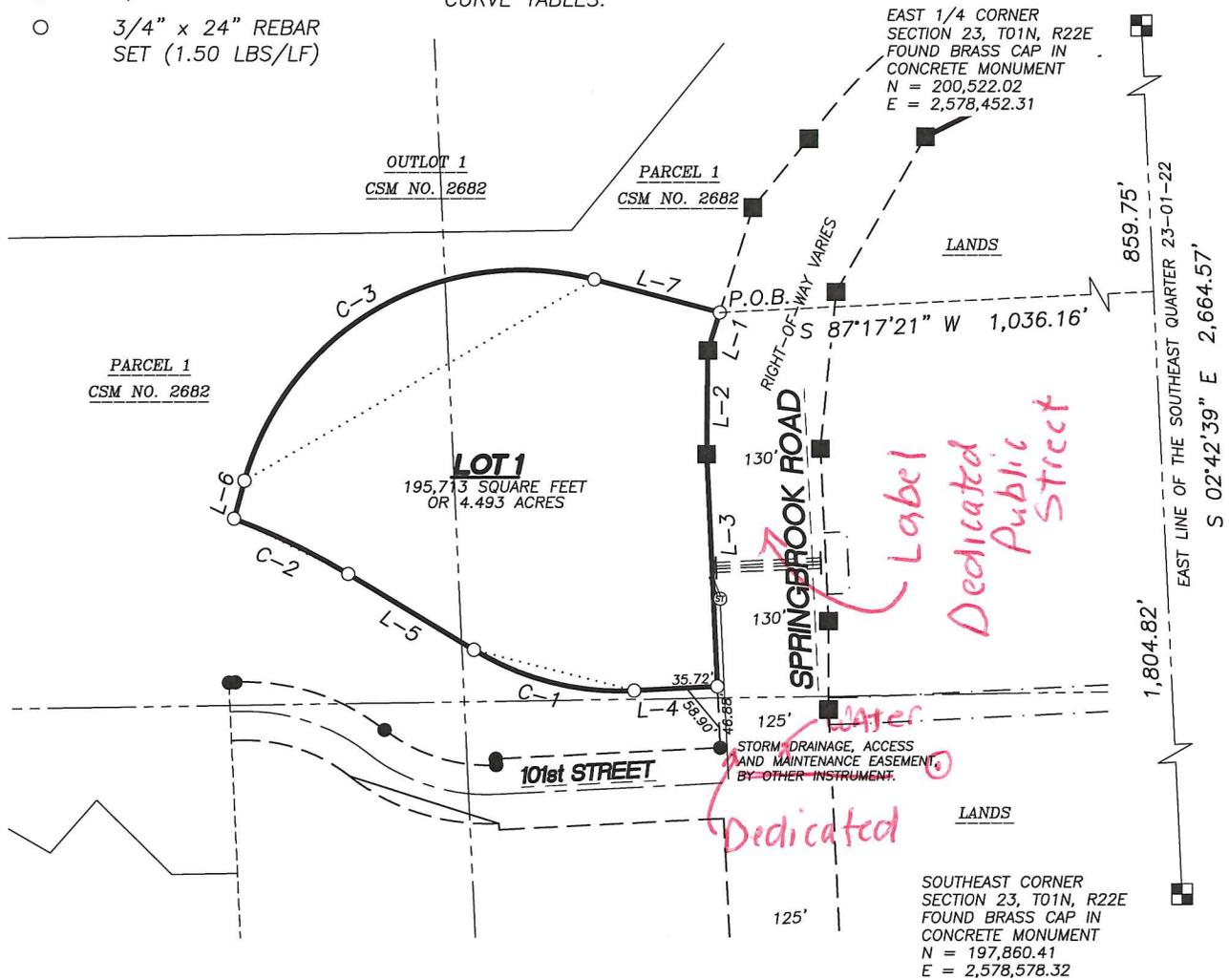
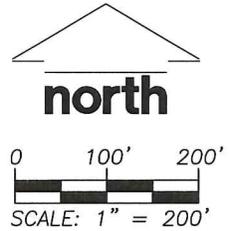
See attached
Dedication and
Easement
Provisions

LEGEND

- GOVERNMENT CORNER
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - SECTION LINE
- - - PLATTED LOT LINE
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON APRIL 9, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN STATE PLAIN COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23-01-22, BEARS S 02°42'29" E.
3. SEE SHEET 2 OF 3 FOR LINE AND CURVE TABLES.



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| | | | | |
|--|--|---|---|--|
| <p>PREPARED BY:</p> <p>161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060</p> | <p>PREPARED FOR:</p> <p>SMITHGROUPJJR 44 EAST MIFFLIN STREET, SUITE 500 MADISON, WI 53703-4246</p> | <p>PROJECT NO: 15-6714</p> <p>FILE NO: B-291</p> <p>FIELDBOOK/PG: -</p> <p>SHEET NO: 1 OF 3</p> | <p>SURVEYED BY: RF</p> <p>DRAWN BY: JK</p> <p>CHECKED BY: TJB</p> <p>APPROVED BY: HPJ</p> | <p>VOL. _____ PAGE _____</p> <p>DOC. NO. _____</p> <p>C.S.M. NO. _____</p> |
|--|--|---|---|--|

CERTIFIED SURVEY MAP NO. _____

PART OF PARCEL 1, CERTIFIED SURVEY MAP NO. 2682 AS DOCUMENT NO. 1635556, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

| CURVE TABLE | | | | | | | |
|-------------|------------|---------|-----------|---------|---------------|-----------------|------------------|
| CURVE | ARC LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING | TAN. BEARING IN | TAN. BEARING OUT |
| C-1 | 191.28' | 324.50' | 33°46'25" | 188.52' | N 75°50'03" W | S 87°16'45" W | N 58°56'50" W |
| C-2 | 144.77' | 785.50' | 10°33'36" | 144.57' | N 64°13'38" W | N 58°56'50" W | N 69°30'26" W |
| C-3 | 509.49' | 327.00' | 89°16'16" | 459.50' | N 60°12'01" E | N 15°33'53" E | S 75°09'51" E |

| LINE TABLE | | | | | |
|------------|---------------|----------|------|---------------|----------|
| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
| L-1 | S 17°27'40" W | 45.21' | L-5 | N 58°56'50" W | 167.24' |
| L-2 | S 00°38'00" W | 117.77' | L-6 | N 15°33'53" E | 44.68' |
| L-3 | S 02°39'38" E | 263.60' | L-7 | S 75°09'51" E | 148.15' |
| L-4 | S 87°16'45" W | 95.16' | | | |

LEGAL DESCRIPTION

PART OF PARCEL 1, CERTIFIED SURVEY MAP NO. 2682 AS DOCUMENT NO. 1635556, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23, AFORESAID; THENCE SOUTH 02 DEGREES 42 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 859.75 FEET; THENCE SOUTH 87 DEGREES 17 MINUTES 21 SECONDS WEST, 1036.16 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SPRINGBROOK ROAD (C.T.H. "ML"), BEING THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 27 MINUTES 40 SECONDS ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 45.21 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 117.77 FEET; THENCE SOUTH 02 DEGREES 39 MINUTES 38 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 263.60 FEET; THENCE SOUTH 87 DEGREES 16 MINUTES 45 SECONDS WEST, 95.16 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 191.28 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 324.50 FEET, THE CHORD BEARS NORTH 75 DEGREES 50 MINUTES 03 SECONDS WEST, 188.52 FEET; THENCE NORTH 58 DEGREES 56 MINUTES 50 SECONDS WEST, 167.24 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 144.77 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 785.50 FEET, THE CHORD BEARS NORTH 64 DEGREES 13 MINUTES 38 SECONDS WEST, 144.57 FEET; THENCE NORTH 15 DEGREES 33 MINUTES 53 SECONDS EAST, 44.68 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 509.49 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 327.00 FEET, THE CHORD BEARS NORTH 60 DEGREES 12 MINUTES 01 SECONDS EAST, 459.50 FEET; THENCE SOUTH 75 DEGREES 09 MINUTES 51 SECONDS EAST, 148.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 195,713 SQUARE FEET OR 4.493 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF PRAIRIE PLACE, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

File: I:\2015\156714\DWG\156714_F-CSM(West).dwg Layout: Sheet 2 User: jk Plotted: Mar 02, 2016 - 3:53pm

| | | | | |
|--|--|--|--|---|
| PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060 | PREPARED FOR: SMITHGROUPJJR 44 EAST MIFFLIN STREET, SUITE 500 MADISON, WI 53703-4246 | PROJECT NO: <u>15-6714</u> FILE NO: <u>B-291</u> FIELDBOOK/PG: <u>—</u> SHEET NO: <u>2 OF 3</u> | SURVEYED BY: <u>RF</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>HPJ</u> | VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____ |
|--|--|--|--|---|

CERTIFIED SURVEY MAP NO. _____

PART OF PARCEL 1, CERTIFIED SURVEY MAP NO. 2682 AS DOCUMENT NO. 1635556, LOCATED IN THE
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

PRAIRIE PLACE, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF DELAWARE, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF PLEASANT PRAIRIE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID PRAIRIE PLACE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2016.

PRAIRIE PLACE, LLC
BY: LAND AND LAKES DEVELOPMENT CO.
ITS: SOLE MEMBER

BY: _____

ITS: PRESIDENT

STATE OF WISCONSIN) SS
KENOSHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED LAND AND LAKE
DEVELOPMENT CO., TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION ACTION OF _____
_____, 2016.

THOMAS W. TERWALL, DATE _____
CHAIRMAN,
VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION

VILLAGE OF PLEASANT PRAIRIE VILLAGE BOARD APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE VILLAGE OF PLEASANT PRAIRIE VILLAGE BOARD, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE VILLAGE OF PLEASANT PRAIRIE.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE VILLAGE OF PLEASANT PRAIRIE ON THIS _____ DAY OF _____, 2016.

JOHN P. STEINBRINK
VILLAGE PRESIDENT

ATTEST:

JANE M. ROMANOWSKI, CLERK
VILLAGE OF PLEASANT PRAIRIE

| | | | |
|--|---|---|--|
| PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060 | PREPARED FOR: SMITHGROUPJJR 44 EAST MIFFLIN STREET, SUITE 500 MADISON, WI 53703-4246 | PROJECT NO: 15-6714 FILE NO: B-291 FB/PG: - SHEET NO: 3 OF 3 | SURVEYED BY: RF DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ |
|--|---|---|--|

CERTIFIED SURVEY MAP #1

Language to be placed on CSM

NOTE:

On or about September 13, 2010 Kenosha County discontinued and vacated a portion of Springbrook Court (as designated above in this Certified Survey Map) through Kenosha County Resolution Number 58 (the "Vacated Right of Way"). The Village of Pleasant Prairie ("Village") and various other entities maintain water pipes, sanitary sewer pipes, drainage ditches, electrical lines, data and telephone wires and other underground or overhead structures in the Vacated Right of Way (the "Utilities"). In accordance with Wisconsin Statutes Section 66.1005(2), the Village and other entities maintain all rights of entrance, maintenance, construction and repair of the structures, improvements, Utilities or services throughout the Right of Way. These rights shall continue following the recording of this Certified Survey Map and shall be binding upon the existing owners and all future owners of the Right of Way.

DEDICATION AND EASEMENT LANGUAGE:

1. The fee interest in the areas shown as a Dedicated Public Street on this Certified Survey Map (CSM) was dedicated, given, granted and conveyed by previous owners to the Village of Pleasant Prairie, its successors and assigns (referred to as the "Village") for the construction, installation, repair, alteration, replacement, and maintenance of public street improvements, uses and purposes, including, without limitation, street pavement, curbs and gutters, sidewalks, street signs, street lights, bike lanes, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communications facilities, street terrace grading, placing topsoil and seeding, street trees and other landscaping, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting, maintenance, and access activities. Such fee interest is subject to the following: (1) a nonexclusive easement coextensive with the Dedicated Public Street areas shown on this CSM and granted to the adjacent Lot Owners for street terrace grading, placing topsoil and seeding, street trees and other landscaping planting, the snow clearance, maintenance, repair and replacement of sidewalks in the area between the roadway and their properties, and for the construction, installation, repair, replacement, maintenance and use of such driveways in the area between the roadway and their properties as approved by the Village and as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights of the Village to perform the same planting, replanting, construction,

installation, repair, clearance, maintenance and replacement functions); and (2) a nonexclusive easement for the future Village Green Center Association, Inc. (hereinafter referred to as the "Association") for the planting and maintenance of grass and street trees, and the snow clearance, maintenance, repair and replacement of sidewalks in the area between the roadway and the properties, and for the construction, installation, repair, replacement, maintenance and use of such driveways in the area between the public roadway and the adjacent properties as approved by the Village and as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights of the Village, but not the obligation to perform the same planting, replanting, construction, installation, repair, clearance, maintenance and replacement functions unless such costs are assessed to the abutting properties); and in the event of any conflict between the rights of the Village under its fee interest in the Dedicated Public Streets, the Association, or of the Lot Owner(s), pursuant to the easements retained herein, the rights of the Village shall be deemed to be superior.

2. An Easement co-extensive with the area shown as a Dedicated Stormwater Drainage, Access and Maintenance Easement area on this CSM is being given, granted and conveyed by Prairie Place, LLC (referred to as the "Owner"), to the Village of Pleasant Prairie, its successors and assigns (referred to as the "Village") for the construction, installation, repair, alteration, replacement, and maintenance of public stormwater drainage and storm sewer improvements pursuant to a Storm Sewer Agreement dated April 6, 2015 ("Storm Sewer Agreement") pursuant to which the Village has installed stormwater drainage and storm sewer improvements. Under the terms of Paragraph 1.4.5 of the Storm Sewer Agreement (which is on file with the Village), the Village has agreed to maintain and repair the stormwater drainage and storm sewer improvements and is hereby being provided an access to the Easement area to perform such maintenance and repair obligations.

This Easement is hereby given, granted and conveyed by Owner to the Village for ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities related to the stormwater drainage and storm sewer improvements. Owner shall have the obligation and responsibility for grading, seeding or sodding, maintaining erosion control methods to protect the drainage areas; ditching to reestablish design capacity; removing of trash, debris, leaves and brush; and mowing and weeding to prevent nuisance conditions within the Easement area. Owner hereby reserves the right for itself and its successors and assigns to use and enjoy the Easement area for all purposes, including, without limitation, agricultural uses, and to grant other easements in, under and across the Easement area, provided in any case that such reserved rights shall not unreasonably obstruct, impede or

interfere with the stormwater drainage and storm sewer improvements, uses and purposes of the easement granted herein; provided, however, except as otherwise agreed to in writing by the Village, and subject to any conditions established by the Village, the Owner agrees not to construct or move any structures or impediments, including but not limited to garages, sheds, decks, steps, patios, driveways, parking lots, pools, play equipment, gardens or fences within the Easement area. In the event of any conflict between the rights of the Village pursuant to this Easement and the rights of other persons or entities with respect to the area of such Easement or any part thereof, the Village's rights under this Easement shall be deemed to be superior.

The Owner and the Village acknowledge that the east end of the stormwater drainage and storm sewer improvements drain into Lot 1 land owned by the Village and which is intended to be used for park related purposes. The east end of the storm sewer pipe which is part of the stormwater drainage and storm sewer improvements drains into a natural drainage area on such Village lands. The Village agrees that said pipe can drain into the Village's property and the Village may, in its discretion, at any time and from time to time, construct stormwater ponds, or grant permission for others to construct stormwater ponds, on the Village land and said pipe may drain into such pond or ponds.

The Easement area is located in the Village of Pleasant Prairie, County of Kenosha, and State of Wisconsin. All rights and easements run with the land and shall inure to the benefit of, and be binding upon, the successors and assigns of Owner and the Village, and any and all future Owners of all or any part of the property.

The Village and its successors and assigns shall forever HAVE AND TO HOLD the easement hereby granted.

Owner for itself and for its successors and assigns, does hereby covenant with the Village, its successors and assigns forever, that it is lawfully seized and possessed of the Easement area, and that it has a good and lawful right to convey the Easement area or any part thereof, and that it is free from all liens and encumbrances.

CERTIFIED SURVEY MAP #2

Language to be placed on CSM

DEDICATION AND EASEMENT LANGUAGE:

1. The fee interest in the areas shown as a Dedicated Public Street on this Certified Survey Map (CSM) was dedicated, given, granted and conveyed by previous owners to the Village of Pleasant Prairie, its successors and assigns (referred to as the "Village") for the construction, installation, repair, alteration, replacement, and maintenance of public street improvements, uses and purposes, including, without limitation, street pavement, curbs and gutters, sidewalks, street signs, street lights, bike lanes, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communications facilities, street terrace grading, placing topsoil and seeding, street trees and other landscaping, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting, maintenance, and access activities. Such fee interest is subject to the following: (1) a nonexclusive easement coextensive with the Dedicated Public Street areas shown on this CSM and granted to the adjacent Lot Owners for street terrace grading, placing topsoil and seeding, street trees and other landscaping planting, the snow clearance, maintenance, repair and replacement of sidewalks in the area between the roadway and their properties, and for the construction, installation, repair, replacement, maintenance and use of such driveways in the area between the roadway and their properties as approved by the Village and as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights of the Village to perform the same planting, replanting, construction, installation, repair, clearance, maintenance and replacement functions); and (2) a nonexclusive easement for the future Village Green Center Association, Inc. (hereinafter referred to as the "Association") for the planting and maintenance of grass and street trees, and the snow clearance, maintenance, repair and replacement of sidewalks in the area between the roadway and the properties, and for the construction, installation, repair, replacement, maintenance and use of such driveways in the area between the public roadway and the adjacent properties as approved by the Village and as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights of the Village, but not the obligation to perform the same planting, replanting, construction, installation, repair, clearance, maintenance and replacement functions unless such costs are assessed to the abutting properties); and in the event of any conflict between the rights of the Village under its fee interest in the Dedicated Public Streets, the

Association, or of the Lot Owner(s), pursuant to the easements retained herein, the rights of the Village shall be deemed to be superior.

2. An Easement co-extensive with the area shown as a Dedicated Stormwater Drainage, Access and Maintenance Easement area on this CSM is being given, granted and conveyed by Prairie Place, LLC (referred to as the "Owner"), to the Village of Pleasant Prairie, its successors and assigns (referred to as the "Village") for the construction, installation, repair, alteration, replacement, and maintenance of public stormwater drainage and storm sewer improvements pursuant to a Storm Sewer Agreement dated April 6, 2015 ("Storm Sewer Agreement") pursuant to which the Village has installed stormwater drainage and storm sewer improvements. Under the terms of Paragraph 1.4.5 of the Storm Sewer Agreement (which is on file with the Village), the Village has agreed to maintain and repair the stormwater drainage and storm sewer improvements and is hereby being provided an access to the Easement area to perform such maintenance and repair obligations.

This Easement is hereby given, granted and conveyed by Owner to the Village for ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities related to the stormwater drainage and storm sewer improvements. Owner shall have the obligation and responsibility for grading, seeding or sodding, maintaining erosion control methods to protect the drainage areas; ditching to reestablish design capacity; removing of trash, debris, leaves and brush; and mowing and weeding to prevent nuisance conditions within the Easement area. Owner hereby reserves the right for itself and its successors and assigns to use and enjoy the Easement area for all purposes, including, without limitation, agricultural uses, and to grant other easements in, under and across the Easement area, provided in any case that such reserved rights shall not unreasonably obstruct, impede or interfere with the stormwater drainage and storm sewer improvements, uses and purposes of the easement granted herein; provided, however, except as otherwise agreed to in writing by the Village, and subject to any conditions established by the Village, the Owner agrees not to construct or move any structures or impediments, including but not limited to garages, sheds, decks, steps, patios, driveways, parking lots, pools, play equipment, gardens or fences within the Easement area. In the event of any conflict between the rights of the Village pursuant to this Easement and the rights of other persons or entities with respect to the area of such Easement or any part thereof, the Village's rights under this Easement shall be deemed to be superior.

The Easement area is located in the Village of Pleasant Prairie, County of Kenosha, and State of Wisconsin. All rights and easements run with the land and shall inure to the benefit of, and be binding upon, the

successors and assigns of Owner and the Village, and any and all future Owners of all or any part of the property.

The Village and its successors and assigns shall forever HAVE AND TO HOLD the easement hereby granted.

Owner for itself and for its successors and assigns, does hereby covenant with the Village, its successors and assigns forever, that it is lawfully seized and possessed of the Easement area, and that it has a good and lawful right to convey the Easement area or any part thereof, and that it is free from all liens and encumbrances.

ORD. # 16-12

**ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN
PURSUANT TO CHAPTER 420-13 OF THE VILLAGE ZONING ORDINANCE**

**BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees,
Kenosha County, Wisconsin, that the Official Village Zoning Map is hereby amended
as follows:**

Lot 1 of CSM [redacted] and Lot 1 of CSM [redacted] located in U.S. Public Land Survey Section 23, Township 1 North, Range 22 East of the 4th Principal Meridian, in the Village of Pleasant Prairie, Kenosha County, Wisconsin and further identified as Tax Parcel Numbers 92-4-122-234-[redacted] and 92-4-122-234-[redacted] are hereby rezoned from the A-2, General Agricultural District to the PR-1, Neighborhood Park and Recreational District.

The Village Zoning Administrator is hereby directed to record these Zoning Map Amendments on the appropriate sheet of the Official Village Zoning Map and Appendix B in Chapter 420 of the Village Municipal Code shall be updated to include said amendments.

Adopted this ____ day of _____, 2016.

VILLAGE BOARD OF TRUSTEES

ATTEST:

John P. Steinbrink
Village President

Jane M. Romanowski
Deputy Village Clerk

Posted: _____

12- VGC PR-1 Rezone

CODE1511-003



Filed _____ 20__
 Fee Paid _____ 20__
 PC Meeting Date _____ 20__
 VB Meeting Date _____ 20__
 Approved _____ 20__
 Denied _____ 20__

**VILLAGE OF PLEASANT PRAIRIE
 CERTIFIED SURVEY MAP APPLICATION**

To: Village Plan Commission & Village Board of Trustees of the Village of Pleasant Prairie:

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to amend the Village of Pleasant Prairie Zoning Map as hereinafter requested.

It is petitioned that the following described property be subdivided with a Certified Survey Map (CSM)

The property petitioned to be subdivided is located at: approximately Springbrook Court and 39th Avenue, Pleasant Prairie, WI
 and is legally described as follows: See Attached

Tax Parcel Number(s): 92-4-122-234-0104

- The property abuts or adjoins a State Trunk Highway Yes No
- The property abuts or adjoins a County Trunk Highway Yes No
- Municipal Sanitary Sewer is available to service said properties Yes No
- Municipal Water is available to service said properties Yes No

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request with the Village staff to determine additional information that may be needed to consider the request.

I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER: Prairie Place, LLC
 By: Land & Lakes Development Co.

Print Name: Its: Sole Manager and Member

Signature: Matt S. Hardy, President

Address: 6400 Shafer Court, Suite 325

Rosemont IL 60018
 (City) (State) (Zip)

Phone: (847) 825-5000

Fax: (847) 825-0887

Date: November 16, 2015

OWNER'S AGENT:

Print Name: _____

Signature: _____

Address: _____

 (City) (State) (Zip)

Phone: _____

Fax: _____

Date: _____

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23, AFORESAID; THENCE SOUTH 02 DEGREES 42 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 1,164.29 FEET; THENCE SOUTH 87 DEGREES 17 MINUTES 21 SECONDS WEST, 61.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SPRINGBROOK COURT AND THE POINT OF BEGINNING; THENCE SOUTH 24 DEGREES 33 MINUTES 51 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 202.38 FEET; THENCE SOUTH 51 DEGREES 52 MINUTES 57 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 342.54 FEET; THENCE NORTH 02 DEGREES 42 MINUTES 29 SECONDS WEST, 417.65 FEET; THENCE NORTH 87 DEGREES 17 MINUTES 31 SECONDS EAST, 64.46 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 112.41 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 341.00 FEET, THE CHORD BEARS SOUTH 83 DEGREES 15 MINUTES 53 SECONDS EAST, 111.90 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY 127.44 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 387.87 FEET, THE CHORD BEARS SOUTH 83 DEGREES 14 MINUTES 00 SECONDS EAST, 126.86 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 43 SECONDS EAST, 71.94 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 93,340 SQUARE FEET OR 2.143 ACRES.



Filed _____ 20__
 Fee Paid _____ 20__
 PC Meeting Date _____ 20__
 VB Meeting Date _____ 20__
 Approved _____ 20__
 Denied _____ 20__

**VILLAGE OF PLEASANT PRAIRIE
 CERTIFIED SURVEY MAP APPLICATION**

To: Village Plan Commission & Village Board of Trustees of the Village of Pleasant Prairie:

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to amend the Village of Pleasant Prairie Zoning Map as hereinafter requested.

It is petitioned that the following described property be subdivided with a Certified Survey Map (CSM)

The property petitioned to be subdivided is located at: Springbrook Road near 101st Street, Pleasant Prairie, WI
 and is legally described as follows: See Attached

Tax Parcel Number(s): 92-4-122-234-0117

- The property abuts or adjoins a State Trunk Highway Yes No
- The property abuts or adjoins a County Trunk Highway Yes No
- Municipal Sanitary Sewer is available to service said properties Yes No
- Municipal Water is available to service said properties Yes No

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request with the Village staff to determine additional information that may be needed to consider the request.

I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER: Prairie Place, LLC
 By: Land & Lakes Development Co.

Print Name: Its: Sole Manager and Member

Signature: *Mark S. Daly* Its: President

Address: 6400 Shafer Court, Suite 325

Rosemont IL 60018
 (City) (State) (Zip)

Phone: (847) 825-5000

Fax: (847) 825-0887

Date: November 16, 2015

OWNER'S AGENT:

Print Name: _____

Signature: _____

Address: _____

 (City) (State) (Zip)

Phone: _____

Fax: _____

Date: _____

LEGAL DESCRIPTION

PART OF PARCEL 2, CERTIFIED SURVEY MAP NO. 2311 AS DOCUMENT NO. 1275334, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23, AFORESAID; THENCE SOUTH 02 DEGREES 42 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 859.75 FEET; THENCE SOUTH 87 DEGREES 17 MINUTES 21 SECONDS WEST, 1036.16 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SPRINGBROOK ROAD (C.T.H. "ML"), BEING THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 27 MINUTES 40 SECONDS ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 45.21 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 117.77 FEET; THENCE SOUTH 02 DEGREES 39 MINUTES 38 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 263.60 FEET; THENCE SOUTH 87 DEGREES 16 MINUTES 45 SECONDS WEST, 95.16 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 191.28 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 324.50 FEET, THE CHORD BEARS NORTH 75 DEGREES 50 MINUTES 03 SECONDS WEST, 188.52 FEET; THENCE NORTH 58 DEGREES 56 MINUTES 50 SECONDS WEST, 167.24 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 144.77 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 785.50 FEET, THE CHORD BEARS NORTH 64 DEGREES 13 MINUTES 38 SECONDS WEST, 144.57 FEET; THENCE NORTH 15 DEGREES 33 MINUTES 53 SECONDS EAST, 44.68 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 509.49 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 327.00 FEET, THE CHORD BEARS NORTH 60 DEGREES 12 MINUTES 01 SECONDS EAST, 459.50 FEET; THENCE SOUTH 75 DEGREES 09 MINUTES 51 SECONDS EAST, 148.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 195,713 SQUARE FEET OR 4.493 ACRES.



Filed _____ 20 _____ Published _____ 20 _____
 Public Hearing _____ 20 _____ 20 _____
 Fee Paid _____ 20 _____ Approved _____ 20 _____
 Notices Mailed _____ 20 _____ Denied _____ 20 _____

**VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
 ZONING MAP AND TEXT AMENDMENT APPLICATION**

To: Village Plan Commission & Village Board of Trustees of the Village of Pleasant Prairie:

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to amend the Village of Pleasant Prairie Zoning Map as hereinafter requested.

It is petitioned that the following described property be rezoned from the present A-2 General Agricultural District(s) to PR-1 Park and Recreational District(s). The property petitioned to be rezoned is located at approximately Springbrook Ct & 39th Ave, Pleasant Prairie WI and is legally described as follows: See Attached (address)

Tax Parcel Number(s): 92-4-122-234-0104

The proposed use for this property is: Park - Consistent with Village Green Center Planning and Use

Petitioner's interest in the requested rezoning: Owner

Compatibility with adjacent land uses: Consistent with Village Green Center Plan

I (We) are also requesting a Zoning Text Amendment to amend Section _____ of the Village Zoning Ordinance.

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request to determine additional information that may be needed for this request.

I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER: Prairie Place, LLC
 By: Land & Lakes Development Co.
Print Name: Its: Sole Manager and Member
Signature: *Mat S. Hanley* Its: President
Address: 6400 Shafer Court, Suite 325
Rosemont IL 60018
 (City) (State) (Zip)
Phone: (847) 825-5000
Fax: (847) 825-0887
Email: mbantey@land-and-lakes.com
Date: November 17, 2015

OWNER'S AGENT:
Print Name: _____
Signature: _____
Address: _____

 (City) (State) (Zip)
Phone: _____
Fax: _____
Email: _____
Date: _____

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23, AFORESAID; THENCE SOUTH 02 DEGREES 42 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 1,164.29 FEET; THENCE SOUTH 87 DEGREES 17 MINUTES 21 SECONDS WEST, 61.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SPRINGBROOK COURT AND THE POINT OF BEGINNING; THENCE SOUTH 24 DEGREES 33 MINUTES 51 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 202.38 FEET; THENCE SOUTH 51 DEGREES 52 MINUTES 57 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 342.54 FEET; THENCE NORTH 02 DEGREES 42 MINUTES 29 SECONDS WEST, 417.65 FEET; THENCE NORTH 87 DEGREES 17 MINUTES 31 SECONDS EAST, 64.46 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 112.41 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 341.00 FEET, THE CHORD BEARS SOUTH 83 DEGREES 15 MINUTES 53 SECONDS EAST, 111.90 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY 127.44 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 387.87 FEET, THE CHORD BEARS SOUTH 83 DEGREES 14 MINUTES 00 SECONDS EAST, 126.86 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 43 SECONDS EAST, 71.94 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 93,340 SQUARE FEET OR 2.143 ACRES.

LEGAL DESCRIPTION

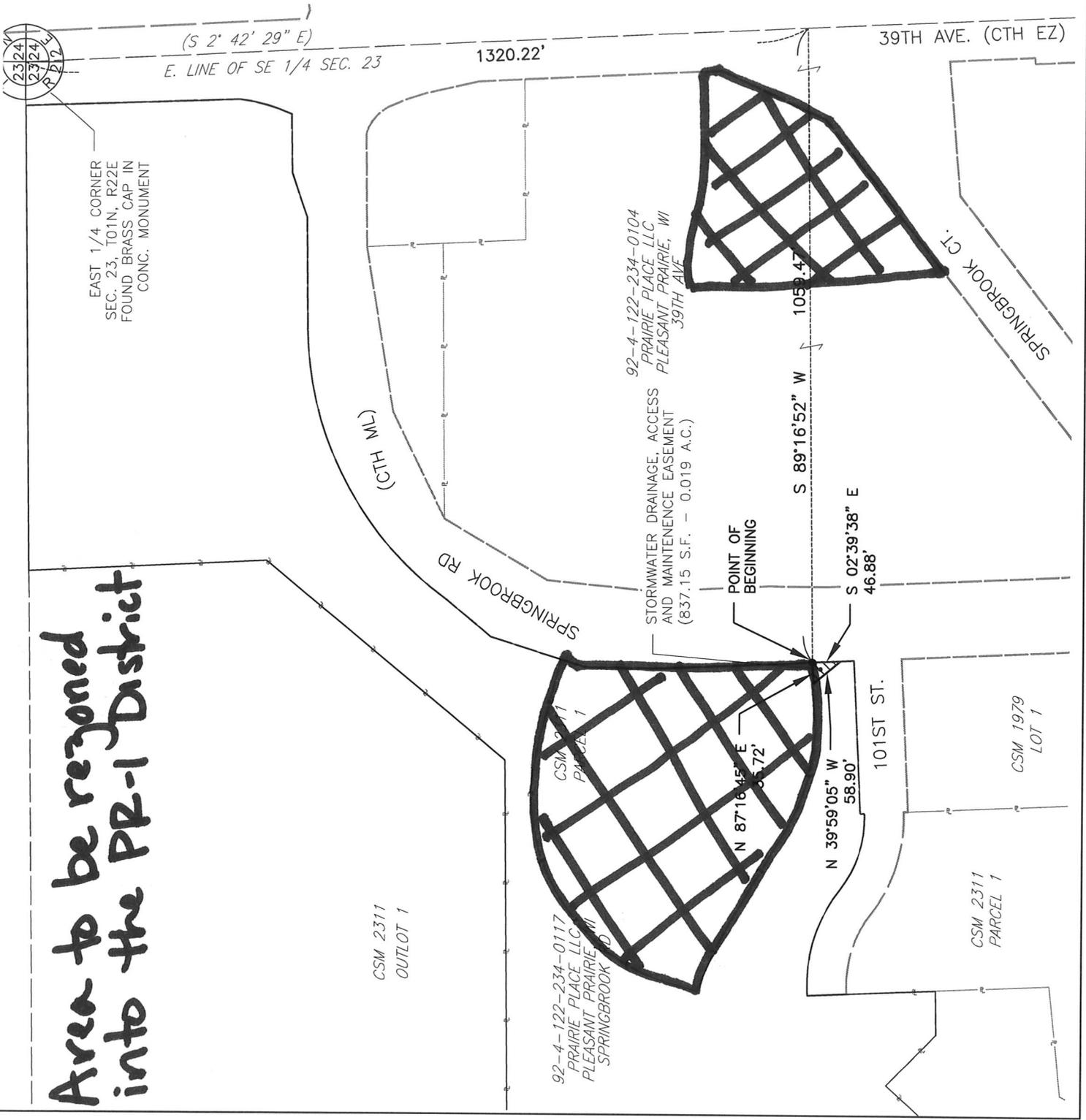
PART OF PARCEL 2, CERTIFIED SURVEY MAP NO. 2311 AS DOCUMENT NO. 1275334, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23, AFORESAID; THENCE SOUTH 02 DEGREES 42 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 859.75 FEET; THENCE SOUTH 87 DEGREES 17 MINUTES 21 SECONDS WEST, 1036.16 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SPRINGBROOK ROAD (C.T.H. "ML"), BEING THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 27 MINUTES 40 SECONDS ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 45.21 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 117.77 FEET; THENCE SOUTH 02 DEGREES 39 MINUTES 38 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 263.60 FEET; THENCE SOUTH 87 DEGREES 16 MINUTES 45 SECONDS WEST, 95.16 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 191.28 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 324.50 FEET, THE CHORD BEARS NORTH 75 DEGREES 50 MINUTES 03 SECONDS WEST, 188.52 FEET; THENCE NORTH 58 DEGREES 56 MINUTES 50 SECONDS WEST, 167.24 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 144.77 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 785.50 FEET, THE CHORD BEARS NORTH 64 DEGREES 13 MINUTES 38 SECONDS WEST, 144.57 FEET; THENCE NORTH 15 DEGREES 33 MINUTES 53 SECONDS EAST, 44.68 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 509.49 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 327.00 FEET, THE CHORD BEARS NORTH 60 DEGREES 12 MINUTES 01 SECONDS EAST, 459.50 FEET; THENCE SOUTH 75 DEGREES 09 MINUTES 51 SECONDS EAST, 148.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 195,713 SQUARE FEET OR 4.493 ACRES.



Area to be rezoned
into the PR-1 District



General Location Map



1 inch = 500 feet
Date Printed: 11/20/2015



DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Consider the request of John Burroughs of Majestic Realty Co., for approval of a **Development Agreement and related plans** for the off-site public improvements for the development of a 424,164 square foot speculative industrial building on the vacant land located on the east side of 88th Avenue about ¼ mile south of Bain Station Road.

Recommendation: Plan Commission recommends that the Village Board to approve the **Development Agreement and related plans** subject to the comments and conditions of the Village Staff Report of May 2, 2016.

VILLAGE STAFF REPORT OF MAY 2, 2016

Consider the request of John Burroughs of Majestic Realty Co., for approval of a **Development Agreement** and related plans for the off-site public improvements for the development of a 424,164 square foot speculative industrial building on the vacant land located on the east side of 88th Avenue about ¼ mile south of Bain Station Road.

The Village had been working with the developer for the past several years and to date the following approvals have been obtained for the development of the Majestic site:

1. On October 15, 2012 the Village of Pleasant Prairie Board of Trustees approved the following requests related to the development of the property generally located south of Bain Station Road on the east side of 88th Avenue (Tax Parcel Number 92-4-122-162-0301) in the Village.
 - **Village Comprehensive Plan** (Ord. #12-33 was approved by the Village Board on October 15, 2012) to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 and to amend a portion of the Pleasant Farms Neighborhood Plan.
 - **Conceptual Plan** was conditionally approved by the Village Board on October 15, 2012 for the development of a proposed 1.2 million square foot warehouse/distribution facility building to be known as Majestic Center.
 - **Zoning Map Amendments** (Ord. #12-34 was approved by the Village Board on October 15, 2012) to rezone a portion of the property that was zoned A-2, General Agricultural District into the M-2, General Manufacturing District. Portions of the property within the 100-year floodplain that were zoned FPO, Floodplain Overlay District and C-1, Lowland Resource Conservancy District remained unchanged. [*Note: Upon the completion of detailed wetland field delineation and the 100-year floodplain field survey (including floodplain boundary adjustments) additional amendments to the 2035 Comprehensive Land Use Plan and Zoning Map would be required.*]
2. **Floodplain Boundary Adjustment** was conditionally approved by the Plan Commission on April 8, 2013 but has not yet been considered by the Village Board since the plans need to be modified and approval from the WI DNR is still pending. The floodplain boundary adjustment proposes to remove approximately 98,173 cubic feet of floodplain and to create approximately 99,144 cubic feet of floodplain to compensate for the floodplain being filled. [*Note: This work has commenced and will be completed this year-2016.*]
3. **Site and Operational Plans** were conditionally approved by the Plan Commission on May 13, 2013, for the construction of a 1,180,480 square foot warehouse/distribution building on the property. [*Note: Several extensions to this approval were granted by the Plan Commission; however, at this time the petitioner is requesting to build a smaller building on the northern portion of the property.*]
4. **Zoning Map Amendment (Ord. #13-18)** and **Zoning Text Amendment (PUD Ord. #13-19)** were approved by the Village Board on May 20, 2013. The Zoning Map Amendment rezoned the property to include a PUD, Planned Unit Development Overlay District. The existing M-2, General Manufacturing District, C-1, Lowland Resource Conservancy District and FPO, Floodplain Overlay District remained unchanged. The Zoning Text Amendment (**attached**) created the

specific PUD requirements for this property.

5. On April 25, 2016 the Plan Commission conditionally approved **Preliminary Site and Operational Plans** to begin mass grading, to install underground utilities and to construct footings and foundations for the construction of a 424,164 square foot speculative industrial building.

Development Agreement: The petitioner is responsible for the required public improvements--construction of a by-pass lane and acceleration/deceleration lanes, gravel shoulders, pavement markings, traffic signage and related road repairs within the 88th Avenue (CTH H) right-of-way; installation of storm sewer improvements; making hydrant and valve adjustments; making sanitary manhole adjustments and installation of a new sanitary manhole; installation of public street trees and terrace restoration and installation of a 14' wide gravel sanitary sewer maintenance paths all pursuant to Village and/or Kenosha County requirements. In addition, the Village staff is working with Kenosha County to indentify where and how many street lights may likely to require to be installed by the Developoer on CTH H at the Developer's cost. The Developer will be responsible for providing the financial security (one-year Letter of Credit), and insurance certificates for all required public improvements, and for costs associated with the field staking, inspection and contract administration. All contractors undertaking the required public improvements shall be pre-approved by the Village.

Certified Survey Map (CSM): A draft CSM has been submitted for initial staff review. Village staff will provide comments next week. A final CSM will be required for the site development prior to approval of the Final Site and Operational Plans and will be an exhibit to the Development Agreement. The CSM shall identify the dedication of additional right-of-way (dedicated public street area) as required along CTH H per Kenosha County's requirements of 60 feet from the centerline and the dedication of the following easements: 1) Dedicated Storm Water Management Facilities/Retention Ponds, Access and Maintenance Easement; 2) relocation or expansion of the existing Dedicated Public Sanitary Sewer, Access and Maintenance Easement; 3) Dedicated Landscape, Berm and Plantings, Access and Maintenance Easement along CTH H; 4) Dedicated Wetland Preservation and Protection, Access and Maintenance Easement areas; 5) Dedicated Floodplain Preservation and Protection, Access and Maintenance Easement areas; and 6) Woodland Preservation and Protection, Access and Maintenance Easement areas.

Recommendation: Plan Commission recommends that the Village Board approve the Development Agreement and related plans subject to above comments and the following conditions:

1. Revised Civil Plans pursuant to the April 25, 2016 conditional approval of the Preliminary Site and Operational Plans shall be submitted, reviewed and approve by staff.
2. The Village prepared Development Agreement shall be approved, finalized, and executed by all parties as a part of the Preliminary Site and Operational Plan approval prior to issuance of the Erosion Control Permit, Underground Utilities Permit or Footing and Foundation Permit.
3. Majestic Realty Co. will be financially responsible for costs associated with the Required Kenosha County and Village Public Improvements pursuant to the Kenosha County/Village approved Plans which include: construction of a by-pass lane and acceleration/deceleration lanes, gravel shoulders, pavement markings, traffic signage and related road repairs within the 88th Avenue (CTH H) right-of-way; installation of storm sewer improvements; making hydrant and valve adjustments; making sanitary manhole adjustments and installation of a new sanitary manhole;

installation of public street trees and terrace restoration and installation of a 14' wide gravel sanitary sewer maintenance paths all pursuant to Village and/or Kenosha County requirements. The revised preliminary site and operational plans shall include these improvements for review.

4. The following shall be submitted and will be exhibits of the Development Agreement:
 - a. Three (3) paper copies and a pdf copy of the Final Engineering Plans, Profiles and Specifications (for the public related improvements) subject to the changes and corrections of the conditional approval of the Preliminary Site and Operational Plans.
 - b. Ownership Documents for the property identifying who is the authorized agent to sign official documents and his title (on behalf of Majestic Realty Co.).
 - c. Three (3) paper copies and a pdf copy of the executed public work construction contract(s). The contract(s) shall have the Developer's name as shown on the title of the property.
 - d. Three (3) paper copies and a pdf copy of the contractor's certificate(s) of insurance. The certificate(s) of insurance shall also list Kenosha County and the Village of Pleasant Prairie as insured parties.
 - e. Three (3) paper copies and a pdf copy of the Kenosha County Work in the Right-of-Way Permit and Driveway Permit.
 - f. Engineer's cost estimate (Village prepared) for the field staking, inspection and contract administration.
 - g. A "draft" LOC shall be provided to the Village for staff review. (See comments below related to the LOC).
 - h. Development Agreement (see **attached** Village prepared draft).
5. A one year minimum Irrevocable Letter of Credit (LOC) payable to the Village, in the amount of 115% of the total cost of the Required Public Improvements to be completed in the Kenosha County right-of-way. The Itemized Cost Breakdown Exhibit will be prepared by the Village staff to determine the amount of the Letter of Credit and the cash payments. *IMPORTANT: A draft Letter of Credit equal to the cost breakdown analysis (need to verify Village's format and dollar amount of Letter of Credit prior to submitting the Original Letter of Credit.* The cash payments and the "Final" LOC shall be provided prior to the Village at the closing.
6. The Village right-of-way inspectors will complete all inspections in the County highway right-of-way (estimate to be provided by Village Public Works).
7. **Prior to public or private work commencing:**
 - a. **State, Kenosha County (for county highway work) and Village Approved Plans and Permit Applications (paper and electronic copies) for mass grading, utilities and footing and foundation permits shall be filed with the Village;**
 - b. **a closing and preconstruction meeting shall be scheduled (w/Jean Werbie-Harris) to execute the Development Agreement and to provide financial security for public improvements;**

- c. **immediately following the closing a pre-construction/pre-grading meeting shall be held which includes contractors, architect and engineers, utilities, Village and County staff at Village office;**
- d. **following the pre-construction meeting all necessary permits shall be paid for and obtained from Village Building Inspection Dept.**
- e. **the pre-construction agenda, listing of emergency contacts, and construction schedule shall be handed out by the Design Engineer of Record to all attendees (15-20?) at the meeting;**
- f. **the pre-construction meeting shall be moderated and minutes shall be taken by the Design Engineer of Record and the minutes emailed/distributed within 7 days; and**
- g. **All required erosion control measures, shall be in place on the site prior to construction start.**

4/14/2016r
4/21/2016r

Draft

DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN AND MAJESTIC REALTY CO.

THIS DEVELOPMENT AGREEMENT is made between MAJESTIC DEVELOPMENT CO. (the "Owner") with a business and registered office address of 13191 Crossroads Parkway North, 6th Floor, City of Industry, CA 91746 and the VILLAGE OF PLEASANT PRAIRIE, (the "Village"), a Wisconsin municipal corporation with offices located at 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158.

WITNESSETH:

1. The Owner and the Village have entered into this Development Agreement dated as _____, 2016 regarding a 91.0-acre lot for an industrial speculation building to be generally located east of 88th Avenue (County Trunk Highway (CTH) H) about ½ mile south of Bain Station Road containing certain real property located within the Village, the legal description which is attached hereto as **EXHIBIT A** and incorporated herein by reference. A copy of the Preliminary Site and Operational Plans for the Majestic Realty Co. speculation building located at _____ 88th Avenue, Pleasant Prairie, WI 53158 as described below are on file with the Village Community Development Department and can be viewed at the Village Hall at the address stated above, relating to the Required Public and Private Improvements to be completed adjacent to and on the Development, all of which are a part of or provided for in this Development Agreement.
2. The Owner has agreed to and has provided to the Village, among other things, the following:
 - a. The obligation and agreement to construct and maintain various required private and public infrastructure improvements pursuant to the Village approved Development Engineering Plans for the Development sealed by the Engineer and dated _____, 2016: "On-Site Civil Engineering Infrastructure Plans" as prepared by Pinnacle Engineering Group, 15850 Bluemound Road, Brookfield, WI 53005 (262) 754-8888. Also included is an Operational Plan written narrative, Industrial Waste Survey, and the related applications/permits required for the project. These Plans and related documents have been conditionally approved by the Village Plan Commission

on [REDACTED], 2016. The conditionally approved Preliminary Site and Operational Plans are on file with the Village (**EXHIBIT B**); and

- b. The obligation and agreement to construct the Required Public Improvements pursuant to the Village approved Plans include: installing a by-pass lane, acceleration and deceleration lanes, gravel shoulders, pavement markings, traffic signage, and related road repairs in the 88th Avenue right-of-way; installing storm sewer improvements; making hydrant and valve adjustments; making sanitary manhole adjustments and installing a new sanitary manhole; installing public street trees; and installing 14' wide gravel sanitary sewer maintenance paths. These Public Improvements are shown as a part of **EXHIBIT B** along with the approval letters/permits, Village Erosion Control and Kenosha County Work in the Right-of-Way Permits, and Wisconsin Department of Natural Resources Notice of Intent (NOI) Permit; and
 - c. The obligation and agreement to plant, stake, mulch, weed, water, trim, and maintain and replant as necessary all of the required public street trees and to grade, seed, water, mow and maintain the public street parkway terrace areas within the adjacent 88th Avenue right-of-way pursuant to the Village-approved Landscaping Plan; and
 - d. The obligation and agreement to pay for a fair share apportionment of costs associated with the invoicing of public street lights energy and maintenance costs, which shall be billed by the Village Finance Department to the benefitting property(ies) along CTH H; and
 - e. The obligation and agreement to construct and maintain or cause to be maintained in compliance with Village ordinances and to the satisfaction of the Village, all of the private building and on-site improvements within the Development pursuant to the Village's conditionally approved Preliminary Site and Operational Plans.
3. The Owner has agreed to dedicate the Required Public Improvements which includes: a by-pass lane, acceleration and deceleration lanes, gravel shoulders, pavement markings, traffic signage, and related road repairs in the 88th Avenue right-of-way; storm sewer improvements; hydrant and valve adjustments; sanitary manhole

adjustments and a new sanitary manhole; public street trees; and 14' wide gravel sanitary sewer maintenance paths to the Village after their installation, completion and Village inspection to the satisfaction of the Village. The Owner further understands that although the 88th Avenue public street trees and terrace areas and 14' wide gravel sanitary sewer path are being dedicated to the Village, it is the Owner's ongoing obligation to maintain the street terrace areas within the CTH H right-of-way, which would include the replacement of trees, topsoil, seeding and mowing of the terrace and the Owner's responsibility to replace gravel as necessary in the 14' wide gravel path over top of the sanitary sewer main.

4. The Owner has also agreed to the future fair share payment of the costs associated with the future public street lights and the facility, maintenance charges and energy charges for such street lights to be installed in the adjacent CTH H.
5. The Owner has provided an Irrevocable Letter of Credit equal to the contract amount plus a 15 percent contingency, or a total of \$ _____ (_____ dollars and .__/100) to be used by the Village as financial security for the Developer's obligations for the installation of a by-pass lane, acceleration and deceleration lanes, gravel shoulders, pavement markings, traffic signage, and related road repairs in the 88th Avenue right-of-way; storm sewer improvements; hydrant and valve adjustments; sanitary manhole adjustments and a new sanitary manhole; public street trees; and 14' wide gravel sanitary sewer maintenance paths. The original Irrevocable Letter of Credit, Cost Breakdown for Field Staking, Inspection and Administration, and Administrative Cash Payments document (**EXHIBIT C**), contract documents for Public Improvements work (line items on existing contracts) and certificates of insurance (listing both Village and Kenosha County as insured parties) are on file with the Village Clerk (**EXHIBIT D**). The amount of the Letter of Credit shall be reduced to the extent that that construction of the Public Improvements required under this Agreement are completed, paid for, lien waivers are presented and inspections are completed to the satisfaction of the Village, provided that the remaining Letter of Credit is sufficient to secure payment for any remaining Required Public Improvements, and provided that no reduction shall occur until approved by the Village Board at a regularly scheduled meeting. The Letter of Credit shall be fully released by the Village upon the

Development Agreement
Majestic Realty Co.

approved inspection and expiration of the one (1) year warranty for and the Village's final acceptance of all Public Improvements.

6. The Owner has also agreed to make a one (1) time cash payment of \$163,500.00 payable to the Village Treasurer for the Owners fair share costs associated with the construction of traffic circle (roundabout) improvements for the Bain Station and CTH H (88th Avenue) intersection based upon a Traffic Impact Analysis completed by the Developer and approved the by Village and Kenosha County. This payment shall be paid in full as condition precedent to the Village issuance of a building permit for the property. Said funds shall be transferred from the Village to Kenosha County in a timely manner.
7. This Development Agreement is not intended to benefit or to be enforceable by any person(s) other than the Village and the Owner and their respective successors or successors and assigns of the property as to this Agreement.

IN WITNESS WHEREOF, the Owner and the Village have caused this Development Agreement to be signed and dated as of this _____, 2016.

Signatures on next page.

Development Agreement
Majestic Realty Co.

EXHIBIT A
LEGAL DESCRIPTION

Development Agreement
Majestic Realty Co.

EXHIBIT B

MAJESTIC REALTY CO.

**COPIES OF PRELIMINARY SITE AND OPERATIONAL PLANS, ENGINEERING PLANS
AND RELATED DOCUMENTS**

Development Agreement
Majestic Realty Co.

EXHIBIT C

**COPIES OF THE IRREVOCABLE LETTER OF CREDIT, COST BREAKDOWN FOR FIELD
STAKING, INSPECTION ADMINISTRATION AND ADMINISTRATIVE CASH PAYMENTS
FOR PUBLIC IMPROVEMENTS**

Development Agreement
Majestic Realty Co.

EXHIBIT D

**COPIES OF CONTRACT DOCUMENTS FOR PUBLIC IMPROVEMENTS AND
CERTIFICATES OF INSURANCE**

ORDINANCE # 13-19

**ORDINANCE TO CREATE A PLANNED UNIT DEVELOPMENT PURSUANT TO
SECTION 420-137 OF THE VILLAGE ZONING ORDINANCE FOR
THE MAJESTIC BADGER LOGISTICS CENTER
IN THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN**

BE IT ORDAINED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, that the following Planned Unit Development (PUD) Ordinance is hereby created for Majestic Badger Logistics Center pursuant to Chapter 420-137 of the Village Zoning Ordinance to read as follows:

Majestic Badger Logistics Center Planned Unit Development

- a. It is the intent that Majestic Badger Logistics Center be developed on the property as legally described below in conformity with the Village of Pleasant Prairie (Village) adopted Comprehensive Land Use Plan; that the development will not be contrary to the general health, safety, welfare and economic prosperity of the community; and that the architectural, building and site design, sidewalks, landscaping, grading and drainage, fences, signage, lighting and general site development is an attractive and harmonious industrial development of sustained desirability and economic stability and will not have an adverse effect on the property values of the surrounding neighborhood.
- b. Legal Description: The property is located in U.S. Public Land Survey Section 16, Township 1 North, Range 22 East of the Fourth Principal meridian and legally described as part of the Southwest 1/4 and Northwest 1/4 of Section 16, Town 1 North, Range 22 East of the Fourth Principal Meridian, bounded and described as follows:

Commencing at the Southwest corner of the Southwest 1/4 of said Section 16; thence North 02°46'43" West 550.24 feet along the West line of said Southwest 1/4; thence North 88°56'32" East 45.02 feet to a point of the West right-of-way line of County Trunk Highway "H" and the point of beginning of this description; thence North 02°46'36" West along said West right-of-way line 1741.81 feet to the North line of said Southwest 1/4; thence North 01°08'25" West along said West right-of-way line 700.38 feet; thence North 04°33'50" West along said West right-of-way line 800.67 feet; thence North 88°32'16" East 685.91 feet; thence North 02°46'28" West 180.00 feet; thence North 88°32'16" East 1132.29 feet; thence South 18°09'30" West 3635.90 feet; thence South 88°56'32" West 513.85 feet to the point of beginning, lying and being in the Village of Pleasant Prairie, County of Kenosha and State of Wisconsin and hereinafter referred to as the "DEVELOPMENT"..
- c. Requirements within the DEVELOPMENT:
 - (i) The DEVELOPMENT shall be in compliance with all Federal, State, County and Village Ordinances and regulations, except as expressly modified by this PUD Ordinance.
 - (ii) The owner shall install a 14 foot wide sanitary sewer maintenance path to the public sanitary sewer manholes pursuant to the Site and Operational Plans as conditionally approved by the Plan Commission on May 13, 2013 on file with the Village.
 - (iii) The DEVELOPMENT, including but not limited to, the buildings, signs, fences, garbage dumpster enclosures, landscaping, parking lot(s), exterior site lighting, etc., and the DEVELOPMENT as a whole, shall be maintained on a regular basis in a neat, presentable, aesthetically pleasing, structurally sound and non-hazardous condition. This maintenance shall also include the daily picking up and disposal of trash and debris which may accumulate within the DEVELOPMENT.

- (iv) The DEVELOPMENT shall be in compliance with all applicable Site and Operational Plan(s), Conditional Use Permit(s) and Planned Unit Development Ordinance(s) (if applicable), as on file with the Village.
- (v) All buildings and site alterations and modifications, excluding general building and site maintenance within the DEVELOPMENT, shall be made in accordance with the applicable Village Ordinances and Codes at the time the modification is proposed.
- (vi) All buildings and structures and all exterior additions, remodeling and alterations to the any buildings/structures within the DEVELOPMENT shall be constructed of the same or complimentary exterior materials, colors and architectural style to ensure a quality, well maintained development, including signage, lighting, fencing, berming, landscaping, etc. as approved by the Village.
- (vii) The DEVELOPMENT shall be operated and maintained in a uniform manner, regardless of property ownership. If the DEVELOPMENT is sold to another entity(s), the DEVELOPMENT shall continue to comply with this PUD, which may be amended from time to time.
- (viii) Temporary or permanent storage containers (some having brand names such as P.O.D.S, S.A.M.S., etc.) and compactors are not allowed within the DEVELOPMENT. All merchandise, product, crate, pallet, etc., storage shall be stored inside a building.
- (ix) No flags, pennants, streamers, inflatable signage, plastic banner-type signage, spot lights, walking signs, shall be allowed or affixed to any building, landscaping, vehicle, antenna, roof-top, or the ground unless expressly permitted by the Zoning Ordinance.
- (x) The DEVELOPMENT shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and nonhazardous condition. All litter and debris shall be promptly removed.
- (xi) The DEVELOPMENT shall not be used for any outside overnight or daytime parking of junked, inoperable, dismantled or unlicensed vehicles. All junked, inoperable, dismantled or unlicensed vehicles that are parked outside will be issued citations.
- (xii) The DEVELOPMENT shall comply with all applicable performance standards set forth in Section 420-38 of the Village Zoning Ordinance.

d. Specific modifications to the Village of Pleasant Prairie Zoning Ordinance for the DEVELOPMENT:

- (i) Section 420-47 L related to setbacks for parking spaces and parking lots shall be amended as follows:
 - L. Parking areas including maneuvering lanes shall be set back a minimum of 20 feet from CTH H (88th Avenue) and the south property line, a minimum of 20 feet from the north property line for 685.91 feet south of CTH H (88th Avenue), a minimum of 70 feet for passenger vehicles parking lots and a minimum of 90 feet for truck and trailers parking lot from the north property line for the remaining 1132.29 feet of the property; and no setback to the eastern property line.

e. Amendments

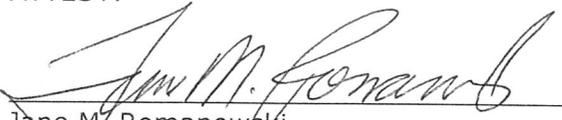
- (i) The PUD regulations for the DEVELOPMENT may be amended pursuant to Chapter 420-137 of the Village Municipal Code.

- (ii) The Zoning Administrator has the discretion to approve minor changes, adjustments and additions to this PUD ordinance document without the need for Village Plan Commission and Village Board review and approval.

Adopted this 20th day of May, 2013.

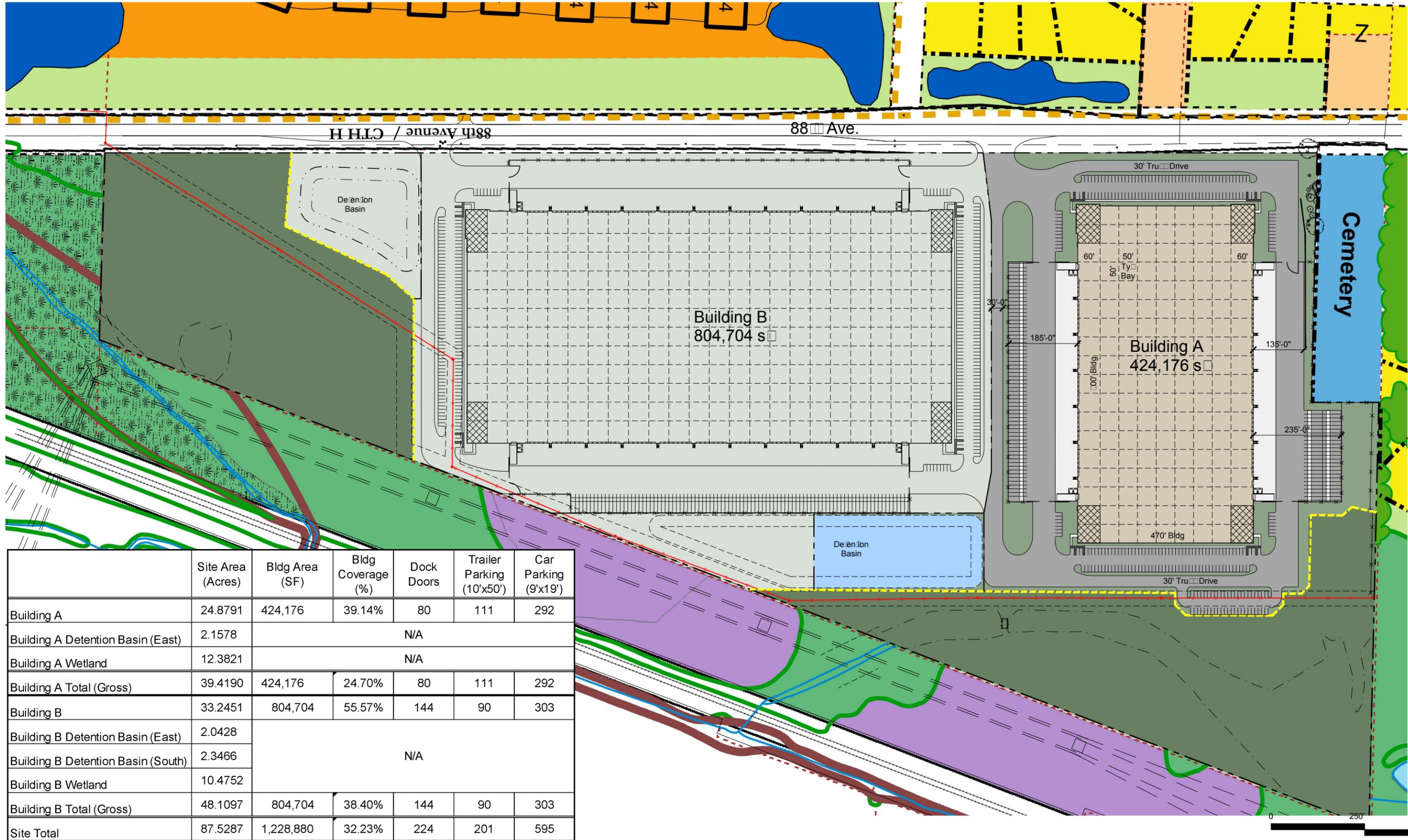
VILLAGE OF PLEASANT PRAIRIE

ATTEST:


Jane M. Romanowski
Village Clerk


John P. Steinbrink
Village President

Posted: 9/16/14



| | Site Area (Acres) | Bldg Area (SF) | Bldg Coverage (%) | Dock Doors | Trailer Parking (10'x50') | Car Parking (9'x19') |
|------------------------------------|-------------------|----------------|-------------------|------------|---------------------------|----------------------|
| Building A | 24.8791 | 424,176 | 39.14% | 80 | 111 | 292 |
| Building A Detention Basin (East) | 2.1578 | | | N/A | | |
| Building A Wetland | 12.3821 | | | N/A | | |
| Building A Total (Gross) | 39.4190 | 424,176 | 24.70% | 80 | 111 | 292 |
| Building B | 33.2451 | 804,704 | 55.57% | 144 | 90 | 303 |
| Building B Detention Basin (East) | 2.0428 | | | N/A | | |
| Building B Detention Basin (South) | 2.3466 | | | N/A | | |
| Building B Wetland | 10.4752 | | | N/A | | |
| Building B Total (Gross) | 48.1097 | 804,704 | 38.40% | 144 | 90 | 303 |
| Site Total | 87.5287 | 1,228,880 | 32.23% | 224 | 201 | 595 |

SCALE IN FEET:



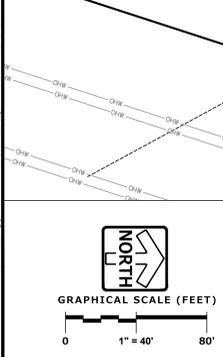
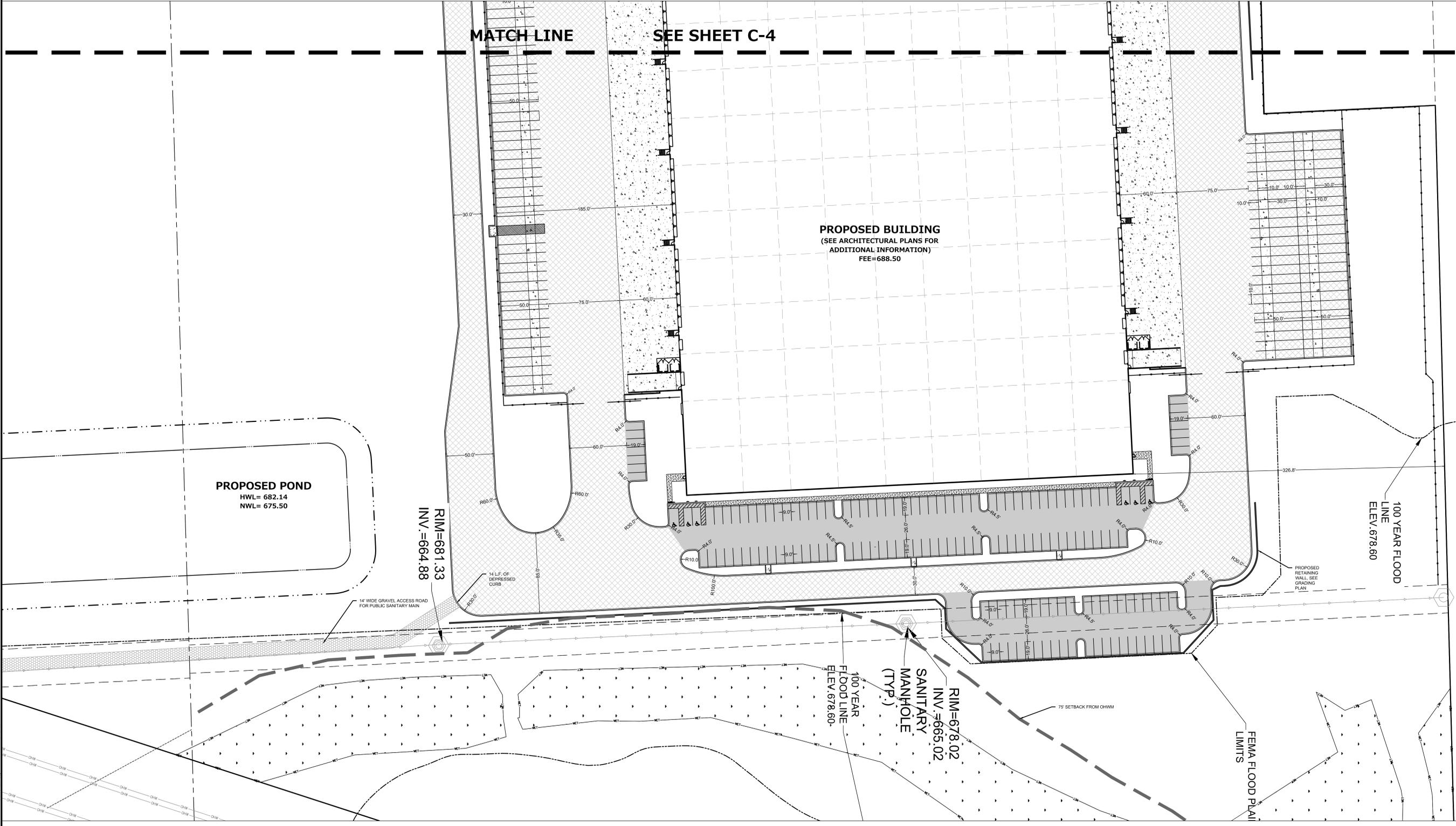
A DEVELOPMENT OF:

03-15-2016

| LEGEND | |
|--------|--|
| | LIGHT DUTY PAVEMENT 1" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LESTHSTONE) 3" ASPHALTIC CONC. (2 LIFTS) LOWER LAYER (E-1 MIX, 19.5 mm NOMINAL SIZE) UPPER LAYER (E-3 MIX, 9.5 mm NOMINAL SIZE) |
| | HEAVY DUTY PAVEMENT 1" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LESTHSTONE) 5" ASPHALTIC CONC. (2 LIFTS) LOWER LAYER (E-1 MIX, 19.5 mm NOMINAL SIZE) UPPER LAYER (E-3 MIX, 12.5 mm NOMINAL SIZE) |
| | CONCRETE PAVEMENT (TRUCK DOCKS & DOLLY PADS) 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LESTHSTONE) 12" FCC 4000 PSI AIR ENTRAINED CONCRETE WITH 60% GAUGE STEEL #4@12" |
| | CONCRETE SIDEWALK 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LESTHSTONE) 5" FCC (60% WELDED WIRE FABRIC PER AASHTO M 319-92) |
| | GRAVEL ACCESS ROAD/SHOULDER (SEE DETAIL) |
| | 4" SOLID WHITE STRIPE |
| | 4" DIAGONAL AT 45° SPACED 2" O.C. |
| | R7-8 HANDICAP PARKING SIGN (SEE DETAIL) |
| | 15" CURB & GUTTER (SEE DETAIL) |
| | 15" REVERSE CURB & GUTTER (SEE DETAIL) |
| | TAPER CURB HEAD (SEE DETAIL) |
| | BUILDING DOOR SLAB (2% MAX SLOPE WITHIN DRIVE IN OR MAN DOOR) |
| | PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED) |
| | MAN DOOR |
| | OVERHEAD DOOR |

EXISTING CONDITIONS SURVEY:
EXISTING CONDITIONS SURVEY PROVIDED BY CHAPUT LAND SURVEY, LLC ON NOVEMBER 26, 2012 AND PINNACLE ENGINEERING GROUP ON JULY 2, 2015. ALTHOUGH PINNACLE ENGINEERING GROUP HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES OR EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

NOTES
1. SEE OVERALL SITE DIMENSION AND PAVING PLAN SHEET FOR PAVING SPECIFICATIONS AND NOTES.
2. SEE CONSTRUCTION DETAILS SECTION FOR ADDITIONAL INFORMATION PERTAINING TO THE SITE DIMENSIONAL AND PAVING PLAN.



COMMERCE CONSTRUCTION CO., L.P.
13111 Crossroads Parkway North
Suite 100
City of Industry, California 91746-3417
Tel: (909) 602-0455
Lic: 68262
Lic: 68262

SITE DIMENSIONAL AND PAVING PLAN
ENGINEERING IMPROVEMENTS PLANS FOR
MAJESTIC BADGER LOGISTICS CENTER
CTH "H" VILLAGE OF PLEASANT PRAIRIE, WI

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DRAWN BY: [Signature]
DATE: 2/24/16

CCC JOB NO. 117.00A
SHEET NO. C-5

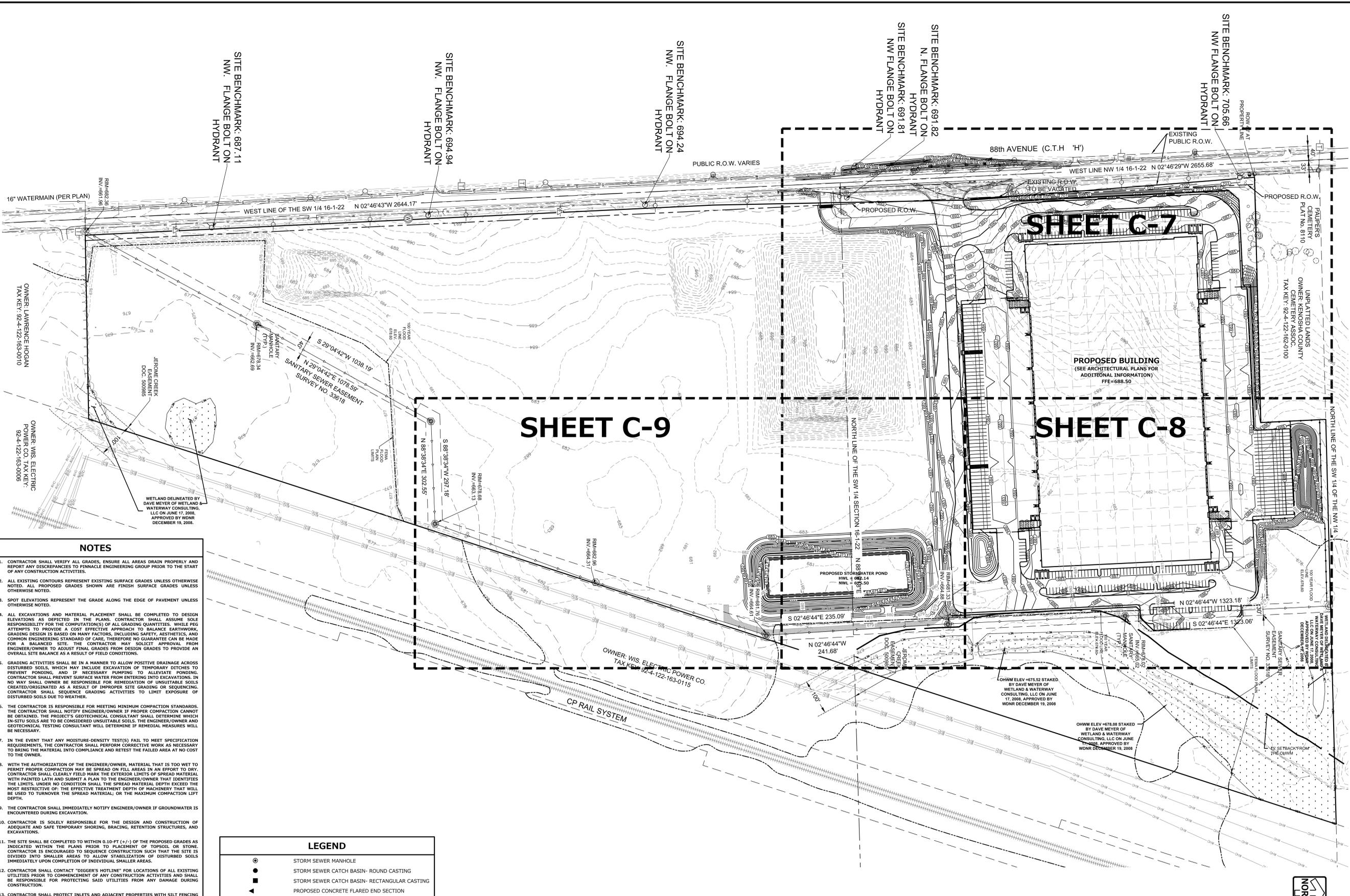
REVISIONS
DATE BY

REVISIONS
DATE BY

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

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

PEG JOB NO. 117.00A



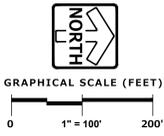
- ### NOTES
- CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
 - ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
 - SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPLETION OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE. THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
 - GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
 - THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
 - IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
 - WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CIRCUMSTANCES SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURN OVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
 - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
 - THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
 - CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
 - CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
 - WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
 - CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF PLEASANT PRAIRIE CONSTRUCTION STANDARDS/ORDINANCES.
 - LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
 - TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3% (+) OPTIMUM MOISTURE CONTENT.
 - SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY CHAPUT LAND SURVEY, INC. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

LEGEND

| | |
|--|--|
| | STORM SEWER MANHOLE |
| | STORM SEWER CATCH BASIN- ROUND CASTING |
| | STORM SEWER CATCH BASIN- RECTANGULAR CASTING |
| | PROPOSED CONCRETE FLARED END SECTION |
| | PROPOSED CONTOUR |
| | SPOT ELEVATION |
| | DIRECTION OF SURFACE FLOW |
| | DITCH OR SWALE |
| | DIVERSION SWALE |
| | OVERFLOW RELIEF ROUTING |
| | CONCRETE SIDEWALK |
| | CURB AND GUTTER |
| | DEPRESSED CURB |
| | REVERSE PITCH CURB & GUTTER |
| | EDGE OF PAVEMENT |
| | FINISHED FLOOR |
| | TOP OF WALK |
| | YARD GRADE |

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| DATE | BY | REVISIONS |
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COMMERCIAL CONSTRUCTION CO., L.P.
13111 Crossroads Parkway North
Suite 100
City of Industry, California 91746-3417
Tel: (626) 602-6045
Lic. No. 723302

GRADING PLAN
ENGINEERING IMPROVEMENTS PLANS FOR
MAJESTIC BADGER LOGISTICS CENTER
CTH "H" VILLAGE OF PLEASANT PRAIRIE, WI

DRAWN BY DATE
PEG, LLC 2/24/16

CCC JOB NO.
117.00A

SHEET NO.
C-6

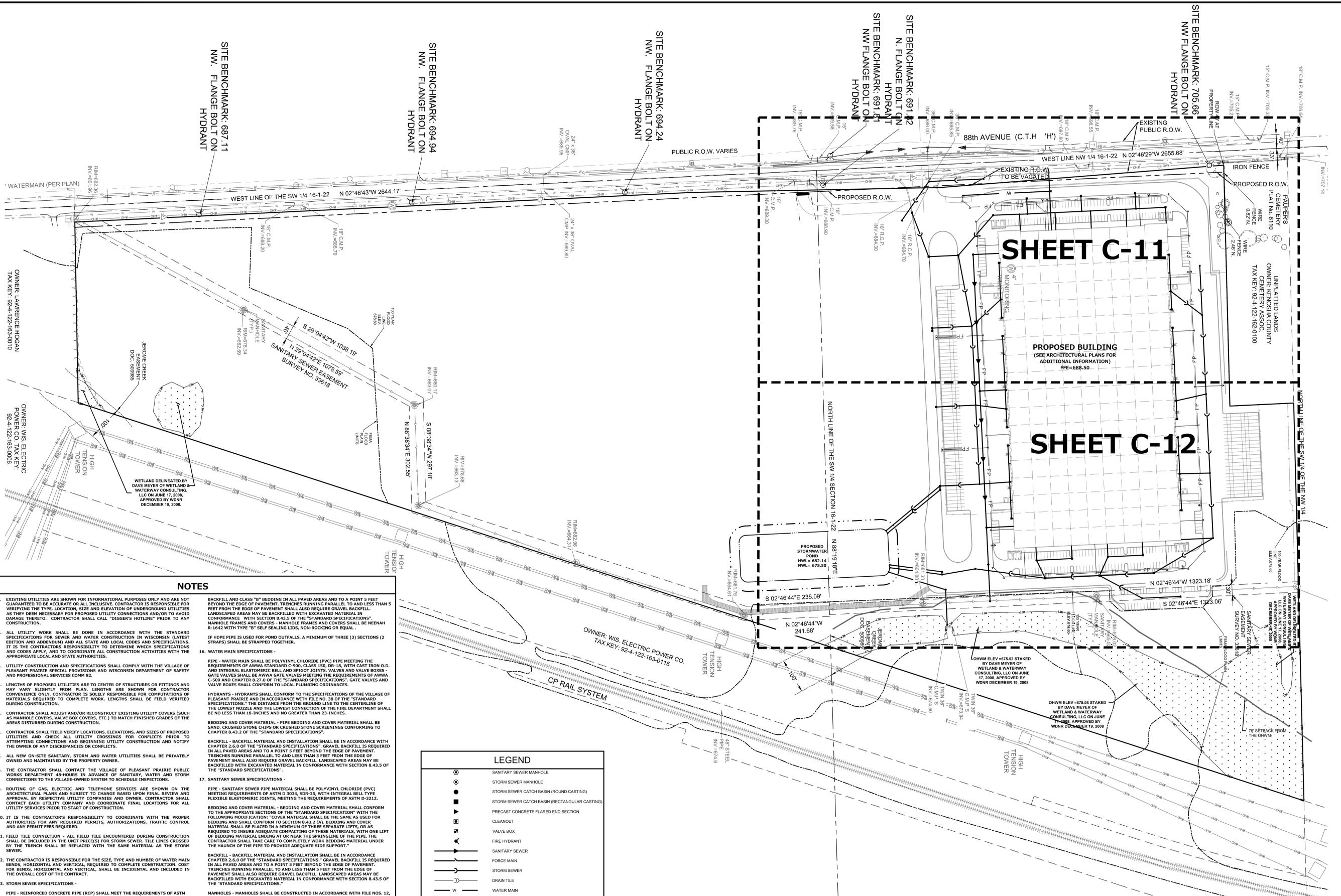
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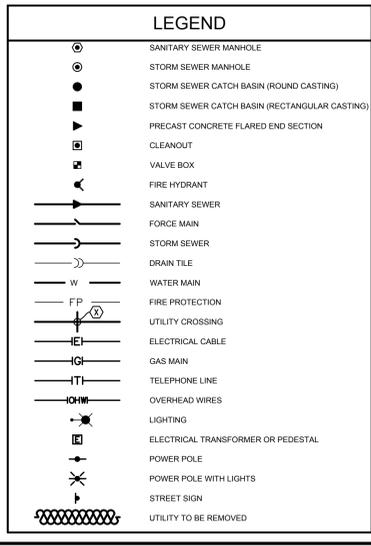
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ENGINEERING | NATURAL RESOURCES | SURVEYING

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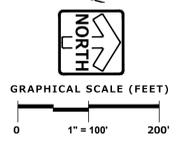


- ### NOTES
- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERE TO. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
 - ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
 - UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF PLEASANT PRAIRIE SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES COMM 82.
 - LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
 - CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
 - CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
 - ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 - THE CONTRACTOR SHALL CONTACT THE VILLAGE OF PLEASANT PRAIRIE PUBLIC WORKS DEPARTMENT 48 HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
 - ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL, AND ANY PERMIT FEES REQUIRED.
 - FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
 - STORM SEWER SPECIFICATIONS -
PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
HEIGHT OF COVER (FEET): 0-2 3-3 3-6 6-15 15-25 25+
MINIMUM CONCRETE PIPE CLASSIFICATION: IV III II I
ENGINEER TO SPECIFY
HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-291 TYPE "S", OR POLYETHYLENE CHLORIDE (PVC) - CLASS #546 MEETING AASHTO M-278, AS NOTED. IF HOPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-8" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-1580 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3607, OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL



EXISTING CONDITIONS SURVEY:

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COMMERCE CONSTRUCTION CO., L.P.
13111 Crossroads Parkway North
Sioux Falls, SD 57105
City of Industry, California 1746-347
Tel: (626) 602-0485
License No. 723302

UTILITY PLAN
ENGINEERING IMPROVEMENTS PLANS FOR
MAJESTIC BADGER LOGISTICS CENTER
CTH "H" VILLAGE OF PLEASANT PRAIRIE, WI

Drawn by: [Name]
Checked by: [Name]
Date: 2/24/16

DRAWN BY DATE
PEG.LCC 2/24/16

CCC JOB NO.
117.00A

SHEET NO.
C-10

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE: 1580 W. BLUEMOUND ROAD, BLOOMFIELD, WI 53001
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

SITE BENCHMARK: 687.11
NW FLANGE BOLT ON
HYDRANT

SITE BENCHMARK: 684.94
NW FLANGE BOLT ON
HYDRANT

SITE BENCHMARK: 694.24
NW FLANGE BOLT ON
HYDRANT

SITE BENCHMARK: 691.82
N FLANGE BOLT ON
HYDRANT

SITE BENCHMARK: 691.81
NW FLANGE BOLT ON
HYDRANT

SITE BENCHMARK: 705.66
NW FLANGE BOLT ON
HYDRANT

WATERMAIN (PER PLAN)

PUBLIC R.O.W. VARIES

88th AVENUE (C.T.H. 'H')

EXISTING PUBLIC R.O.W.

PROPOSED R.O.W.

SHEET C-14

PROPOSED BUILDING
(SEE ARCHITECTURAL PLANS FOR
ADDITIONAL INFORMATION)
FFE=688.50

UNPLATTED LANDS
OWNER: KENOSHA COUNTY
CEMETERY ASSOC.
TAX KEY: 92-4-122-162-0100

SHEET C-16

SHEET C-15

OWNER: WIS. ELECTRIC POWER CO.
TAX KEY: 92-4-122-163-0115

CP RAIL SYSTEM

OHWM ELEV +675.52 STAKED
BY DAVE MEYER OF
WETLAND & WATERWAY
CONSULTING, LLC ON JUNE
17, 2008. APPROVED BY
WDNR DECEMBER 19, 2008

OHWM ELEV +678.88 STAKED
BY DAVE MEYER OF
WETLAND & WATERWAY
CONSULTING, LLC ON JUNE
17, 2008. APPROVED BY
WDNR DECEMBER 19, 2008

**GENERAL EROSION AND
SEDIMENT CONTROL NOTES**

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-5007931-4) 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 BMPs PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP 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.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATIONS WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS - ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMPs PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. 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 AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S758N EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C1258N (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. 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 INTERVAL OF ONCE EVERY SEVEN (7) CALIBRATED 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.
21. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

LEGEND

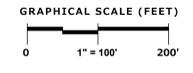
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- +750.0 PROPOSED SPOT ELEVATION
- WETLANDS
- FLOODPLAIN
- HIGH WATER LEVEL (HWL)
- NORMAL WATER LEVEL (NWL)
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
 2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE ALONG PERIMETER OF STOCKPILE.
 3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
 4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
 5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
 6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
 7. 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.

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY CHAPUT LAND SURVEY, LLC ON NOVEMBER 26, 2012 AND PINNACLE ENGINEERING GROUP ON JULY 2, 2015. ALTHOUGH PINNACLE ENGINEERING GROUP HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES OR EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.



SITE STABILIZATION PLAN
ENGINEERING IMPROVEMENTS PLANS FOR
MAJESTIC BADGER LOGISTICS CENTER
C.T.H. 'H' VILLAGE OF PLEASANT PRAIRIE, WI

CCC JOB NO.
117.00A
SHEET NO.
C-13

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO | MILWAUKEE | NATIONWIDE

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

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

| NO. | DATE | BY | REVISIONS |
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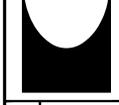
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COMMERCE CONSTRUCTION CO., LP.
13111 Crossroads Parkway North
Suite 100
City of Industry, California 91746-3417
Tel: (909) 602-6045
License No. 723302



MAJESTIC BADGER LOGISTICS CENTER
C.T.H. 'H' VILLAGE OF PLEASANT PRAIRIE, WI

Drawn by: PEG
Use: 1/2" = 1' (1/4" = 1/2')

DRAWN BY DATE
PEG, LLC 2/24/16

117.00A

C-13

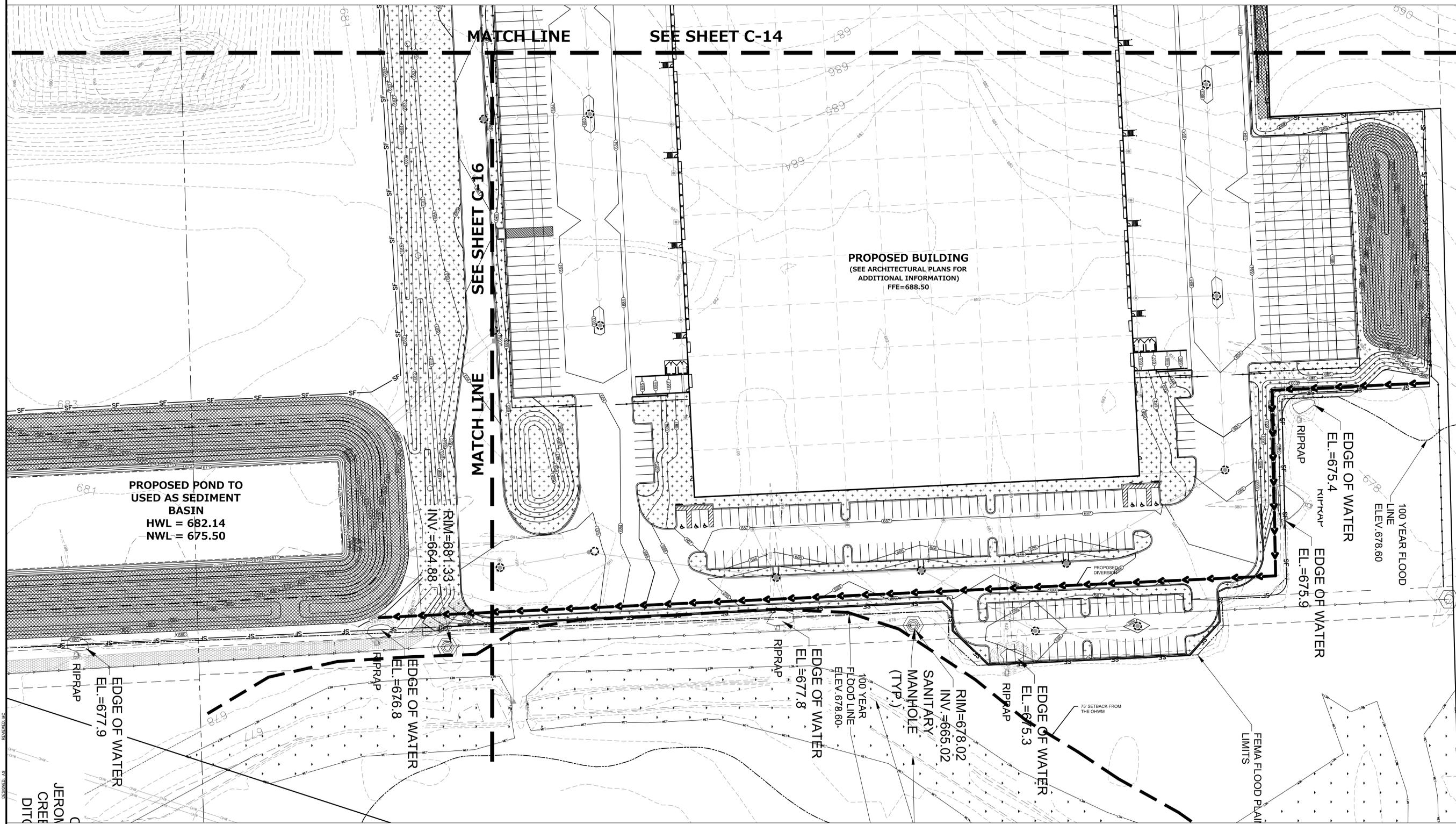
| LEGEND | |
|--------|---|
| | SANITARY SEWER MANHOLE |
| | STORM SEWER MANHOLE |
| | STORM CATCH BASIN (ROUND CASTING) |
| | STORM CATCH BASIN (RECTANGULAR CASTING) |
| | PRECAST FLARED END SECTION |
| | CLEANOUT |
| | VALVE BOX |
| | FIRE HYDRANT |
| | PROPOSED CONTOUR |
| | PROPOSED SPOT ELEVATION |
| | WETLANDS |
| | FLOODPLAIN |
| | HIGH WATER LEVEL (HWL) |
| | NORMAL WATER LEVEL (NWL) |
| | DIRECTION OF SURFACE FLOW |
| | DITCH OR SWALE |
| | DIVERSION SWALE |
| | OVERFLOW RELIEF ROUTING |
| | SILT FENCE |
| | INLET PROTECTION |
| | CONSTRUCTION ENTRANCE |
| | HYDROSEED (PER MANUFACTURER SPECIFICATIONS) |
| | EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL) |

EXISTING CONDITIONS SURVEY:

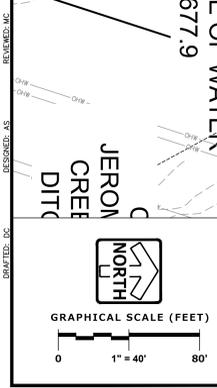
EXISTING CONDITIONS SURVEY PROVIDED BY CHAPUT LAND SURVEY, LLC ON NOVEMBER 20, 2012 AND PINNACLE ENGINEERING GROUP ON JULY 21, 2015. ALTHOUGH PINNACLE ENGINEERING GROUP HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES OR EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

NOTES

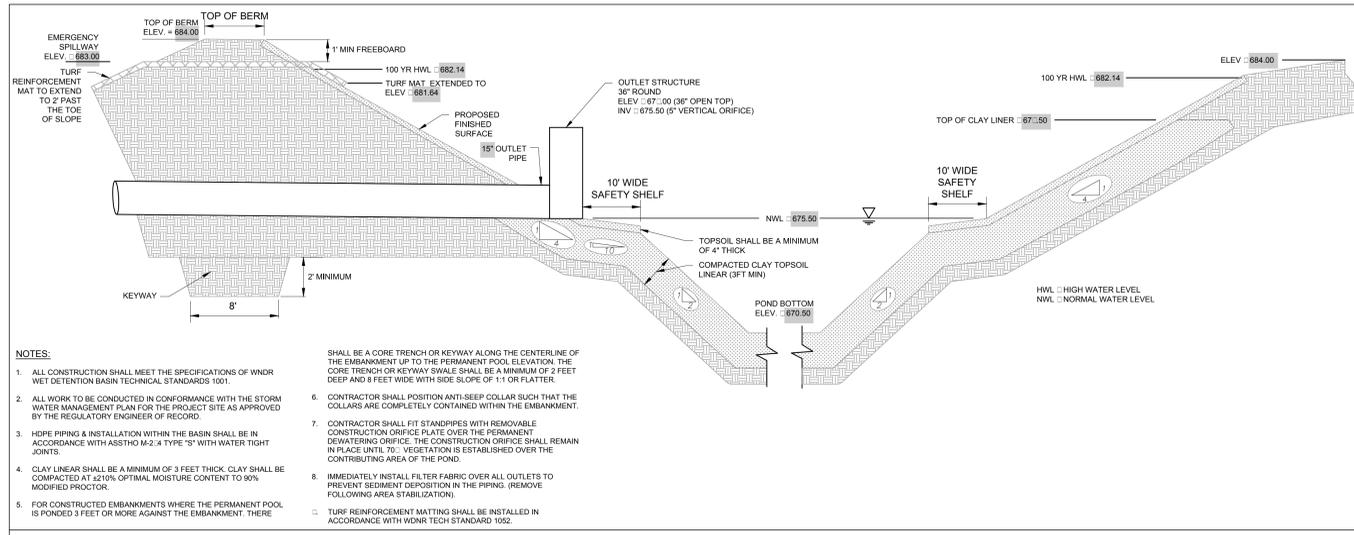
- SEE FIRST STABILIZATION PLAN SHEET FOR GENERAL EROSION AND SEDIMENT CONTROL NOTES.
- SEE CONSTRUCTION DETAILS SECTION FOR ADDITIONAL INFORMATION PERTAINING TO THE SITE STABILIZATION PLAN.



| | |
|---|----|
| <p>COMMERCE CONSTRUCTION CO., L.P. 13111 Crossroads Parkway North Suite 100 City of Lincoln, California 95026 Telephone: (925) 632-0455 License No. 723302</p> | |
| DATE | BY |
| REVISIONS | BY |
| DATE | BY |
| REVISIONS | BY |
| <p>SITE STABILIZATION PLAN ENGINEERING IMPROVEMENTS PLANS FOR MAJESTIC BADGER LOGISTICS CENTER CTH "H" VILLAGE OF PLEASANT PRAIRIE, WI</p> | |
| <p>DRAWN BY DATE PEG.LLC 2/24/16</p> | |
| <p>CCC JOB NO. 117.00A</p> | |
| <p>SHEET NO. C-15</p> | |



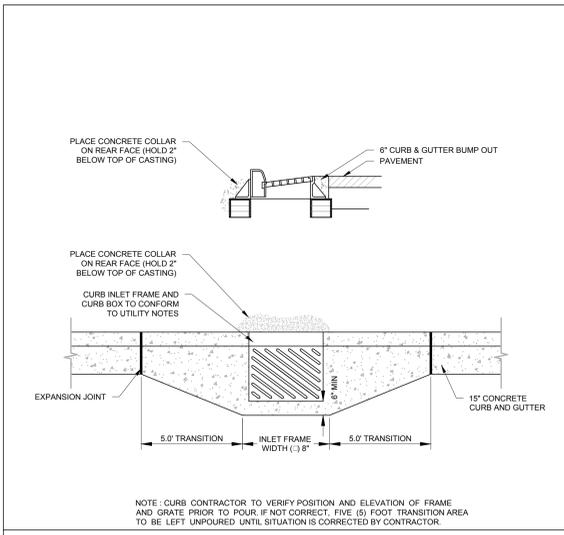
DESIGNED: AS
 CHECKED: AS
 DRAWN: DC
 DATE: 2/24/16



- NOTES:**
- ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF WNDOR WET DETENTION BASIN TECHNICAL STANDARDS 1001.
 - 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.
 - HDPE PIPING & INSTALLATION WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH ASTM D 1784 TYPE 2 WITH WATER TIGHT JOINTS.
 - CLAY LINER SHALL BE A MINIMUM OF 3 FEET THICK. CLAY SHALL BE COMPACTED AT 95% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR.
 - FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3 FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SWALE SHALL BE A MINIMUM OF 2 FEET DEEP AND 8 FEET WIDE WITH SIDE SLOPE OF 1:1 OR FLATTER.
 - CONTRACTOR SHALL POSITION ANTI-SEEP COLLAR SUCH THAT THE COLLARS ARE COMPLETELY CONTAINED WITHIN THE EMBANKMENT.
 - CONTRACTOR SHALL FIT STANDPIPES WITH REMOVABLE CONSTRUCTION ORIFICE PLATE OVER THE PERMANENT DEWATERING ORIFICE. THE CONSTRUCTION ORIFICE SHALL REMAIN IN PLACE UNTIL 70% VEGETATION IS ESTABLISHED OVER THE CONTRIBUTING AREA OF THE POND.
 - IMMEDIATELY INSTALL FILTER FABRIC OVER ALL OUTLETS TO PREVENT SEDIMENT DEPOSITION IN THE PIPING. (REMOVE FOLLOWING AREA STABILIZATION).
 - TURF REINFORCEMENT MATTING SHALL BE INSTALLED IN ACCORDANCE WITH WNDOR TECH STANDARD 1002.

WET POND CROSS SECTION

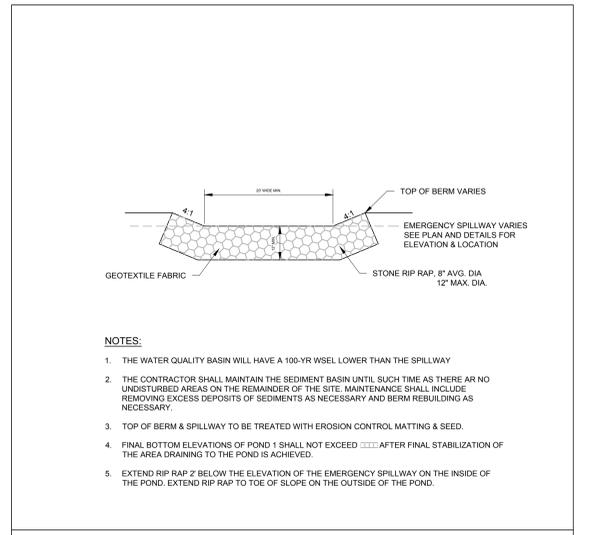
210 4/24/15



NOTE: CURB CONTRACTOR TO VERIFY POSITION AND ELEVATION OF FRAME AND GRATE PRIOR TO POUR. IF NOT CORRECT, FIVE (5) FOOT TRANSITION AREA TO BE LEFT UNPOURED UNTIL SITUATION IS CORRECTED BY CONTRACTOR.

CURB AND GUTTER BUMP OUT

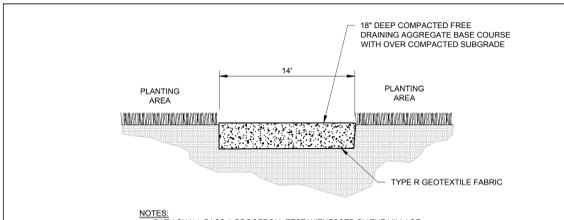
210 05/01/15



- NOTES:**
- THE WATER QUALITY BASIN WILL HAVE A 100-YR WSEL LOWER THAN THE SPILLWAY
 - THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT BASIN UNTIL SUCH TIME AS THERE ARE NO UNDISTURBED AREAS ON THE REMAINDER OF THE SITE. MAINTENANCE SHALL INCLUDE REMOVING EXCESS DEPOSITS OF SEDIMENTS AS NECESSARY AND BERM REBUILDING AS NECESSARY.
 - TOP OF BERM & SPILLWAY TO BE TREATED WITH EROSION CONTROL MATTING & SEED.
 - FINAL BOTTOM ELEVATIONS OF POND 1 SHALL NOT EXCEED AFTER FINAL STABILIZATION OF THE AREA DRAINING TO THE POND IS ACHIEVED.
 - EXTEND RIP RAP 2' BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY ON THE INSIDE OF THE POND. EXTEND RIP RAP TO TOE OF SLOPE ON THE OUTSIDE OF THE POND.

EMERGENCY SPILLWAY

210 05/01/15



- NOTES:**
- PATH SHALL PASS A PROOFROLL TEST WITNESSED BY THE VILLAGE.

SANITARY SEWER ACCESS PATH

| | | |
|---|-------------|---|
| <p>COMMERCE CONSTRUCTION CO., L.P. 13111 Crossroads Parkway North Suite 100 Chicago, Illinois 60645 Telephone: (822) 600-0455 License No. 723302</p> | | <p>DATE</p> |
| <p>BY</p> | <p>DATE</p> | <p>REVISIONS</p> |
| <p>BY</p> | <p>DATE</p> | <p>REVISIONS</p> |
| <p>CONSTRUCTION DETAILS</p> | | <p>DATE</p> |
| <p>ENGINEERING IMPROVEMENTS PLANS FOR MAJESTIC BADGER LOGISTICS CENTER CTH "H" VILLAGE OF PLEASANT PRAIRIE, WI</p> | | <p>DATE</p> |
| <p>DRAWN BY DATE PEG,LLC 2/24/16</p> | | <p>CCC JOB NO. 117.00A</p> |
| <p>SHEET NO. C-20</p> | | <p>DATE</p> |

DESIGNED: AS
 CHECKED: DC
 REVIEWED: MC

Consideration of a **Conceptual Plan** for the request of William Bohne, P.E. of Jacob & Hefner Associates, agent for Riverview Group LLC owner of the property generally located south and east of 110th Street and 116th Avenue for the development of three (3) industrial buildings for the proposed Riverview Corporate Park (North).

Recommendation: On April 25, 2016 the Plan Commission held a public hearing and recommended that the Village Board approve the **Conceptual Plan** subject to the comments and conditions of the Village Staff Report of May 2, 2015.

VILLAGE STAFF REPORT OF MAY 2, 2016

CONSIDERATION OF A CONCEPTUAL PLAN for the request of William Bohne, P.E. of Jacob & Hefner Associates, agent for Riverview Group LLC owner of the property generally located south and east of 110th Street and 116th Avenue for the development of three (3) industrial buildings for the proposed Riverview Corporate Park (North).

IMPORTANT ASSUMPTIONS: The following report is a review of only the Conceptual Plan. This report assumes that the existing Development Agreement, zoning and TID #2 Project Plan remain in place as currently approved and executed. Any requested changes to these items should be formally submitted to the Village using the appropriate forms for any such applications. These staff notes do not envision any changes to the above-referenced items. In the event that any of the above-referenced items are amended or changed, additional requirements to those provided herein may be required.

Previous Village approvals:

- On June 17, 2013, the Village Board adopted Ordinance #13-24, which rezoned the developable portions of Riverview Corporate Park (in addition to other parcels) into the M-5 District. The M-5 Zoning District reflects an enhancement of the Village's public policy of sound and diversified economic development. While there have been and still are sufficient economic opportunities for the construction of warehouses and distribution facilities in the existing corporate parks in the Village, the Village believes that it is important to conserve land resources and economic infrastructure in order to assist in providing more employment in the Village. As such, the M-5 District serves to promote and encourage production, manufacturing, and office related employment as the primary uses in the District, with warehousing and distribution to be ancillary to the manufacturing and other permitted uses in this District. The M-5 district encourages and promotes more intensive land uses which in turn would promote greater employment opportunities in proximity to both I-94 and STH 31. The M-5 District allows for manufacturing, assembly, office, and research and development uses with limited warehouse and distribution uses within an enclosed structure wherein no high hazard uses are allowed and the method of manufacturing is not injurious to the point of constituting a nuisance to the occupants of adjacent properties. This District also allows for office parks or individual office buildings and ancillary uses, which may or may not include space for manufacturing, assemblies, or research and development, but provides direct services to the employees or customers or other uses in the area.
- On September 13, 2013 the Village Board conditionally approved a **Master Conceptual Plan** for the development of an approximate 254 acre corporate business park generally located east of IH-94 south of 110th Street and north of 122nd Street (Tax Parcel Numbers 92-4-122-303-0101, 92-4-122-304-0200, 92-4-122-311-0200, 92-4-122-312-0305 and 92-4-122-312-0310) to be known as Riverview Corporate Park. This Master Conceptual Plan had provided the developer with early input from the Village and the abutting neighbors as they continued to prepare more detailed plans and work through the Village's development review process. The Master Conceptual Plan was designed to accommodate five (5) to seven (7) corporate facilities for office, research and development, manufacturing, production and assembly operations. The buildings were proposed to range in size from about 87,000 square feet to 428,000 square feet and to have open space design features utilizing the prairie and wetlands to transition into the adjoining areas.

Riverview Corporate Park is intended to accommodate the business expansion of corporations from both the Chicago and Milwaukee markets. It has immediate access to the four-way interchange at STH 165 and I-94. It is 30 minutes from General Mitchell International Airport and 45 minutes from Chicago O'Hare International Airport. From I-94, the Park has good access to the interstate highway system for servicing the entire Midwest region. The development of the Corporate Park has an ultimate estimated employment of 1,100 people at full build-out.

- On August 18, 2014, the Village Board adopted Ord. # 14-27 to amend the **Lakeview West Neighborhood Plan 13** including a portion of **the River Woods Neighborhood Plan 24** of Appendix 9-3 and the **2015 Land Use Plan** of the Village Comprehensive Plan generally located between the 9300 block of 120th Avenue (East Frontage Road) to the Wisconsin/Illinois state line and east of I-94. The Neighborhood Plan(s) identify potential, land uses, road layouts, signal locations and access points for future industrial and commercial development along this portion east of the I-94 based on the 2013 Master Conceptual Plan.
- On July 21, 2014, the Village Board entered into a **Development Agreement** with Riverview Group, LLC which specifically outlined the timing of the Riverview Corporate Park (North) development; the acknowledgment of the existing M-5, Production and Manufacturing Zoning District for the referenced property; the Village's agreement and obligation regarding the expenditure of tax increment funding towards the financing of specific infrastructure improvements; the Developer's requirement to present Letters of Credit and the reimbursement obligations to the Village; the Developer's requirement to officially notify the Village of its Notice to Proceed; and other obligations as required by the Developer and the Village as detailed in the Development Agreement.

The Village has nearly completed the public infrastructure designs, including sanitary sewer, water, storm sewer, roadway and curb and gutter plans for the extension of the 116th Avenue to accommodate the Riverview Corporate Park (North) area.

The Village has also recently completed a Traffic Impact Analysis (TIA) by analyzing the existing and future traffic and transportation system requirements and roadway network to service the Riverview Corporate Park area and the land within the LakeView West Neighborhood Plan area.

The Developer has completed environmental delineations on the site including locations of the wetlands, 100-year floodplain areas, primary environmental corridors, ordinary high water marks and has incorporated these areas into a more detailed Conceptual Plan for Riverview Corporate Park.

Conceptual Plan: At this time the petitioner is requesting approval of an updated Master Conceptual Plan for the area north of the creek-Riverview Corporate Park (North) identified as part of Village Tax Parcel Numbers 92-4-122-303-0101 and 92-4-122-304-0200. The property is proposed to be divided by Certified Survey Map into three (3) building sites and a number of Outlots. [Note: pursuant to Section 395-56 of the Village Land Division and Development Control Ordinance as long as the lots are over 1 1/2 acre and not used for residential purposes the CSM can create more than four (4) lots in any five (5) year time frame].

The Conceptual Plan includes the following three (3) speculative buildings each on their own lot:

- Building A is proposed to be a 105,000 square foot building on a 8.93 acre site.
- Building B is proposed to be a 166,090 square foot building on a 10.1 acre site.

- Building C is proposed to be a 120,065 square foot building with potential of a 101,000 square foot expansion on an 11.45 acre site.

Roadways - Based upon the Development Agreement, 116th Avenue is proposed to be extended as a public roadway by the Village with full urban improvements (municipal sewer, water and storm sewer) and will terminate at this time in a cul-de-sac just north of the creek. [Note: Pursuant to the Neighborhood Plan as previously approved, 116th Avenue could possibly be extended south to connect to 122nd Street in the future].

As shown on the Conceptual Plan, 111th Street does not currently meet Village standards, so it would be considered a private street that provides the required access to the proposed building sites. The municipal sanitary sewer and water proposed in 111th Street shall be installed at the Developer's cost (a separate Development Agreement will be required for these required public improvements within the private street).

The public improvements in 110th Street on the north side of the property would be required to be constructed at a future date, unless that requirement is waived or modified by the Village Board.

Environmental Features - As noted above, all of the environmental features have been identified and three (3) small areas of the primary environmental corridor (exclusive of wetlands and 100-year floodplain) are proposed to be removed for the installation of required fire lanes and parking areas.

Stormwater - Storm water facilities are proposed to be located within Outlots north and east of Building C in non-environmentally sensitive areas.

Zoning - The developable land within the proposed Riverview Corporate Park (North) is zoned, M-5, Production Manufacturing Zoning District. The M-5 Zoning District reflects an enhancement of the Village's public policy of sound and diversified economic development. While there have been and still are sufficient economic opportunities for the construction of warehouses and distribution facilities in the existing Corporate Parks in the Village, the Village believes that it is important to conserve land resources and economic infrastructure in order to assist in providing more employment in the Village. As such, the M-5 District serves to promote and encourage production, manufacturing, and office related employment as the primary uses in the District, with warehousing and distribution to be ancillary or secondary uses in this District. The M-5 district encourages and promotes more intensive land uses which in turn would promote greater employment opportunities in proximity to both I-94 and STH 31. The M-5 District allows for manufacturing, assembly, office, and research and development uses with limited warehouse and distribution uses within an enclosed structure wherein no high hazard uses are allowed and the method of manufacturing is not injurious to the point of constituting a nuisance to the occupants of adjacent properties. This District also allows for office parks or individual office buildings and ancillary uses, which may or may not include space for manufacturing, assemblies, or research and development, but provides direct services to the employees or customers or other uses in the area. It is anticipated that these areas would be developed in an attractive corporate park-like setting with landscaping, consistent signage, and similar or compatible building materials and designed to present an integrated image to customers. The Riverview Corporate Park development must comply with all Village Ordinances and requirements and specifically with the requirements of the M-5 District.

The M-5 District requires the following dimensional requirements for each lot:

- Lot size: 2 acres minimum.
- Lot frontage: 150 feet on a public street and reduced to 100 feet on a curve or cul-de-sac.

- Open Space: 25% minimum.
- Street Setback: 65 feet from arterial (116th Avenue could become an arterial in the future if 116th Avenue becomes the I-94 frontage road), 40 feet from non-arterial streets or back of curb from a private street (110th Street and 111th Street).
- Side and Rear setbacks: 45 feet minimum.
- Shore setback: 75 feet minimum.
- Wetland setback: 25 feet minimum.
- Parking setbacks: 20 feet from all property lines and 25 feet from any wetlands on the property. The shared access with a 20 foot green space between the lots of Buildings B and C is allowed.
- Fire lanes shall be all-weather, paved surface roadways with a minimum width of 30 feet and set back at least the maximum height of the building adjacent to the fire lane, but not to exceed 50 feet from the building, unless otherwise approved by the Fire & Rescue Chief.

Other specific M-5 design criteria includes that warehouse and distribution auxiliary uses which are allowed in the M-5 District are uses classified as Storage Group S in Section 311 of the 2006 IBC that are not classified as a Group H Hazard pursuant to Section 307 of the 2006 IBC shall be auxiliary permitted uses in a building in the M-5 District, provided that all of the following limitations shall be satisfied:

(a) Such uses are auxiliary to the permitted manufacturing or research and development use(s), in that they are located in the principal building;

(b) All warehouse and distribution auxiliary permitted uses in a principal building together shall not occupy more than 30% of the gross floor area of such building, except that the building occupant's storage of raw materials and finished products assembled or produced on site shall be exempt from this 30% requirement;

(c) The building façade area of dock doors is limited to a total of 25% of the building exterior walls; and

(d) Such uses are subject to the requirements of Article IX and all other applicable provisions of this chapter and of other Village ordinances and codes.

Zoning Related Approvals:

1. **Zoning Map and Text Amendments:** Since 111th Street is being shown as a private street, the property will be required to be developed as a Planned Unit Development (PUD) to allow for the lot for building C and Outlots for the stormwater facilities to be located on a parcel without the required lot frontage on a public street. The Developer shall specify in the application, which dimensional variations to the Zoning Ordinance Text that are proposed to be amended and the community benefit to be considered by the Village for the Planned Unit Development (PUD). In addition to the creation of a PUD Overlay Ordinance for this development and rezoning of the properties into the PUD, the petitioner shall also request to amend the Zoning Map to correctly identify the field delineated environmental features in the C-1, Lowland Resource Conservancy District and C-2, Upland Resource Conservancy District. Any non-wetland or non-woodland areas within the Outlots shall be rezoned into the PR-1, Neighborhood Park-Recreational District. An illustration and legal descriptions of all zoning districts shall be submitted as part of the Zoning Map Amendment application.

If 111th Street is proposed to be constructed by the Developer as a public street, a separate Development Agreement will need to be entered into between the Developer and the Village. At the Developer's cost, the Developer would need to design and construct 111th Street in accordance with the Village's public infrastructure specifications and regulations. [Note: If 111th Street is built as a public street and dedicated to the Village, the PUD Zoning Overlay District would not need to address the M-5 requirement of lot frontage on a public street].

2. **Comprehensive Plan Amendment:** The Village's 2035 Comprehensive Land Use Plan Map 9.9 will also need to be amended to correctly identify the location of the field delineated wetlands and primary environmental corridors (as modified) so that the Village's Zoning Map and the Land Use Plan Map are consistent. [Note: The Plan Commission will conduct the public hearing (a 30-day public notice is required) and will make a recommendation to the Village Board on the Comprehensive Plan Amendment.] An illustration and legal descriptions of all land use plan amendments shall be submitted as part of the Zoning Map Amendment application.
3. **Certified Survey Map/Variance/Development Agreement:** A Certified Survey Map (CSM) is required to be submitted for the Village's review, approval and recording to dedicate public right-of-way; subdivide the property; identify Dedication and Easement Provisions, Restrictive Covenants and other Developer Notes and to define Developer maintenance obligations and site restrictions as required. Any public improvements that will be installed pursuant to the Development Agreement for the Riverview Corporate Park (North) shall be designed, constructed and installed prior to the development of any specific site, unless there is municipal water available for fire protection and adequate site access as determined acceptable by the Village for both inspection purposes and emergency services accessibility.

The existing Development Agreement sets forth the Village's obligations and construction requirements for 116th Avenue required public improvements north of the creek within the development sites. A separate Development Agreement would be required, along with the associated public infrastructure plans, specifications, permits and approvals; executed contracts; performance and payment bonds; construction related services (field staking, inspection contract administration); and financial security for the installation of said 111th Street improvements if it were constructed as a public road. Any new Development Agreement would need to be reviewed and approved by the Village Plan Commission and Village Board at the same time the required CSM is considered.

Prior to consideration of a new Development Agreement for 111th Street being a public road, the Village must approve the request, review and approve the engineering plans, specifications, contract documents, etc. Upon the Village's approval of the engineering plans, specifications and contract documents, the public sanitary sewer plans would require the following approvals/permits in the following order:

1. City of Kenosha Water / Wastewater Utility approval.
2. SEWRPC "208" approval (to be submitted by Developer after 1 above).
3. WI DNR approvals (to be submitted by Developer after all of the above).

Upon the Village's approval of the engineering plans, specification and contract documents, etc. the public water mains will require the following approvals/permits:

1. City of Kenosha Water / Wastewater Utility approval.
2. WI DNR approvals (to be submitted by Developer after all of the above).

In addition, a variance petition shall be submitted to the Village Board for an exception from Section 395-58 E of the Village's Land Division and Development Control Ordinance, which requires that public streets be constructed the full distance of the boundaries of the parcel being divided. Specifically, 110th Street is considered as a boundary street for proposed Building "A" and no 110th public improvements are being proposed to be constructed at this time.

THIS STAFF REPORT DOES NOT REVIEW OR RECOMMEND APPROVAL OF ANY AMENDMENTS TO THE DEVELOPMENT AGREEMENT AND ONLY REVIEWS THE CONCEPTUAL PLAN AS SUBMITTED TO THE VILLAGE.

4. **Corporate Park Declaration and By-Laws Documents:** The petitioner is requesting that Riverview Corporate Park (North) as shown on the Conceptual Plan and as defined in the existing Development Agreement be developed as a unified industrial/commercial development and specific declarations, restrictions and development standards be approved. **Attached** is a draft of the By-Laws and Declaration of Development Standards and Protective Covenant for Riverview Corporate Park (North). These documents will need to be finalized and recorded to establish the Riverview Corporate Park (North) regulations after the Village's review and conditional approval.
5. **Preliminary Site and Operational Plan:** The Developer has indicated that they would like to begin mass grading of the Riverview Corporate Park (North) which would include the installation of the storm water facilities and underground public and private infrastructure to allow three (3) building pads be created. For the Village to allow work to commence, Preliminary Site and Operational Plans (which is the complete civil plans) shall be submitted, reviewed and approved by the Village Plan Commission, prior to issuance of the required erosion control permit/WI DNR NOI permit and work in the right-of-way permit.

[Note: Next step items 1-4 above shall be approved prior to or at the same time that the Preliminary Site and Operational Plans are considered by the Village Plan Commission.] Prior to issuance of any erosion control permit, any work, grading, removing brush, parking lots/fire lanes within 75 feet of the OWHM of a navigable waterway will require a Stipulated Shoreland Permit to be issued by the Village. *[Note: this is a Village staff review process, however a 20 day notice is required.]*

6. **Final Site and Operational Plan:** Final Site and Operational Plan approval by the Plan Commission is required for each site. Site and Operational Plans shall include a detailed written narrative that explains the proposed development and specific related to the proposed uses (use, employment, traffic, etc.); industrial waste surveys, site surveys of existing conditions; site development plans; building construction plans; lighting, landscaping and signage plans; and other items as required pursuant to Chapter 420 Article IX of the Village Zoning Ordinance. If a Conditional Use Permit is required, application(s) shall be submitted and the Plan Commission will hold a public hearing. If a Conditional Use Permit(s) are not required, the Plan Commission will consider the Site and Operational Plans at a regularly scheduled meeting, which does not require a public hearing.

On April 25, 2016 the Plan Commission held a public hearing and recommended that the Village Board conditionally approve the **Conceptual Plan** subject to compliance with the existing Development Agreement, zoning and TID #2 Project Plan as it was approved and executed and subject to the above comments and the following conditions:

1. The Conceptual Plan has been reviewed for conformance with generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and

supplemental data and for their compliance with all State and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date and detailed engineering plans are prepared and reviewed. **The following changes shall be made to the plans and revisions shall be incorporated into the Preliminary Site and Operational Plans and submitted with a written narrative explaining where and how each of the comments have been addressed:**

- a. "Note on plans: For security reasons, the construction site(s) shall be surrounded with a six (6) foot high chain link fence". A fence permit is required for the temporary fencing.
- b. The northern property boundary needs to be further clarified. It appears that the north property boundary on the Conceptual Plan is incorrect.
- c. Additional right-of-way adjacent to 110th Street will be required to be dedicated for the future construction of 110th Street to the east as indicated on the approved Neighborhood Plan (70 foot total right-way width will be required). If no improvements are proposed for 110th Street, then a Variance to defer the construction of 110th Street shall be submitted for consideration by the Village Board. If a variance is being requested, then the required application shall be filed so that the required public hearing can be scheduled at the same time that the CSM is considered by the Village Board.
- d. Right-of-way for 116th Avenue shall be dedicated on the CSM.
- e. Right-of-way for 111th Street (if approved by the Village) shall be dedicated on the CSM.
- f. All required M-5 District setbacks and the required parking/fire lane setbacks shall be met. The parking lot north of building A, the parking/fire lanes on the west and south side of Building B, and the parking/fire lanes areas along the east and south side of Building C do not meet the minimum setback requirements.
- g. Provide details on what is being removed from the Primary Environmental Corridor (PEC). Is this underbrush or are there any trees? Any trees greater than 8" in the PEC proposed to be removed shall be shown on the grading plan.
- h. The following plans shall be submitted with the Preliminary Site and Operational Plans:
 - i. Detailed Grading and Erosion Control Plans.
 - ii. Project detail sheets.
 - iii. Landscaping plan.
 - iv. Lighting plan.
- i. See **attached** comments dated April 1, 2016 from the Village Department of Public Works.
- j. Compliance with the **attached** memo dated March 25, 2016 from the Village Fire & Rescue Department. See Condition #1 regarding Site Access that need to be corrected on the plans.
- k. Compliance with the **attached** memo dated March 31, 2016 from the Village Building Inspection Department.

I. Cover Sheet

- i. The project is required to have a pre-construction conference upon final plan and permit approvals. Add the following note: "Prior to construction, a pre-construction conference must be held at the Village offices. The pre-construction conference shall be scheduled and moderated by the designing Engineer of Record".
- ii. Add a listing of government agency and utility contacts (see **attached**).
- iii. Correct the diggers hotline note to reference Wisconsin's contact instead of Illinois J.U.L.I.E. system.

m. Site Plan

- i. Modify the site plan as needed to meet all required zoning setbacks for building and parking/fire lane areas.
- ii. 111th Street – Public Road / Utility Option Comments—Remove if 111th Street is a private street.
 - (a.) Village standard industrial road is 45-feet (back of curb) with a 70-foot right-of-way. Roadway is currently shown at 40-feet (back of curb) with a 66-foot right-of-way.
 - (b.) The public road shall be crowned at the centerline.
 - (c.) Cul-de-sac shall be fully curbed around the radius. Also, a cul-de-sac island shall be incorporated into the design.
 - (d.) Provide cul-de-sac radius and geometrics for review.
 - (e.) Storm sewer, sanitary sewer, and water main, within the public roadway corridor shall be public. Standard public utility locations are as follows. These locations shall be further evaluated if the sanitary sewer depth as shown cannot be reduced.
 - (a) Public storm sewer shall be within the pavement, on the south side of the roadway, and located generally 10-feet off of the centerline. Public storm sewer segments outside the right-of-way for the outlet shall be located within a 20-foot wide Storm Sewer Access and Maintenance Easement.
 - (b) Public sanitary sewer shall be located within the centerline of the roadway. All sampling manholes shall be located outside the right- of-way on private property.
 - (c) Public water main shall be located within the pavement, north side of the roadway, located generally 10-feet off the centerline. Hydrants shall be placed 5-feet back of curb.
 - (f.) Plan and profile shall be provided for public roadways and utilities. Roadway cross-sections are required for public roadways (111th Street).
 - (g.) If 111th Street is approved as a public street by the Village, a

revised concept of the public street and utility layout shall be provided for further review and comment prior to detailed engineering.

- iii. 111th Street – Private Road / Utility Option Comments - Remove if 111th is a public street.
 - (a.) If the sanitary sewer is proposed to be public, then it shall be placed within the road centerline. A public sanitary sewer access and maintenance easement shall be provided. The easement width shall be determined based on the final plan depth(s).
 - (b.) If the sanitary sewer within the private roadway remains private, then the transition location to public by the lift stations shall be further reviewed and identified. A dedicated private sanitary sewer access and maintenance easement and maintenance agreement shall be provided for the private sewer facilities.
 - (c.) The roadway should be crowned at the centerline to eliminate winter icing conditions from snow melt / re-freeze conditions.
- iv. The shown drive access off of the 116th Avenue cul-de-sac will likely need to be required to be eliminated in the future, if 116th Avenue gets extended and the cul-de-sac is removed.
- v. The driveways on either side of 111th Street shall be adjusted to align.
- vi. Show the proposed property lines for the 3 lots and outlots in the development and provide a draft Certified Survey Map.
- vii. Fire & Rescue Department Pumper pad and FDC locations shall be shown and identified on the plans.
- viii. Identify the proposed entity and structure of ownership for all private infrastructures (storm sewer, sanitary sewer, storm sewers, storm water ponds, water mains, etc.).
- ix. The sites shall be curbed and guttered. Show locations and type for curb and gutter sections.
- n. Preliminary Grading Plan
 - i. Provide proposed contours at 1-foot intervals and show all tie-ins to existing contours.
 - ii. There are significant grade variations shown which will require walls. Show all proposed retaining walls. Plans shall show top of wall and bottom of wall elevations, wall material, profile, design details. Also provide safety railing information and details.
 - iii. Any proposed phased grading shall be shown and identified on the plans.
 - iv. Pond cross-section(s) shall be provided.
- o. Storm Water Management
 - i. A complete storm water management report shall be provided which addresses peak discharge, water quality, infiltration, and protective

area requirements. Storm Water Management shall meet WDNR NR151 and Village Chapter 298 requirements.

- ii. Show the storm water pond discharge storm sewers.
- iii. The storm sewer that conveys drainage from 116th Avenue through the site to the proposed Pond A shall be privately owned and maintained. A Dedicated Storm Sewer, Access and Maintenance Easement shall be shown on the CSM (along with Dedication and Easement Language drafted by the Village) and a specific Retention Basin Maintenance Agreement shall be provided to the Village. The easement width shall be 20-feet minimum (up to depths of 10-feet); 40-feet (depths 10 to 15-feet); 60-feet (depths 15 to 20- feet).

p. Water Main

- i. Perimeter water mains shall be placed within the site to allow easy access for maintenance purposes in relation to any proposed retaining walls.
- ii. A Dedicated Water Main, Access and Maintenance Easement shall be shown on the CSM (along with Dedication and Easement Language drafted by the Village) and a specific Water Main Maintenance Agreement shall be provided over all private water mains.
- iii. Private water mains shall be constructed in conformance with the Village's standard construction specifications and details.
- iv. The design engineer shall check with the Fire & Rescue Department for the need to provide a temporary fire protection loop with hydrants in closer proximity to the building on the south side of building C to remain until the building is expanded in the future.
- v. Hydrant location(s) and spacing shall be reviewed by the Fire & Rescue Department and meet their requirements.

q. Sanitary Sewer

- i. A sanitary sewer sampling manhole shall be provided for each building. The sampling manhole shall be located to allow easy access for utility crews and shall be within pavement areas but not in parking stalls. No alignment changes are allowed at a sampling manhole. Village standard sampling manhole and flume details shall be used in the plans.
- ii. Move sanitary manhole S1 outside the right-of-way.
- iii. Clarify the sewer service depth of 12.3 feet from FF for building C. Does the building have basement service or is the depth needed for the future building expansion? Evaluate if the sewer depth can be reduced.
- iv. Further coordination between the development plans and 116th Avenue road and utility plans will be needed for sewer and lift station locations as the plans are finalized.
- v. Private sanitary sewer systems shall be constructed in conformance with the Village's standard construction specifications and details.

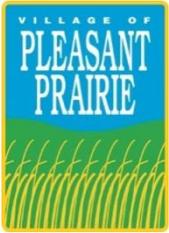
Next Steps:

1. As indicated above, the following approvals are required prior to issuance of an erosion control permit to begin mass grading the site and installing storm water facilities and associated infrastructure:
 - a. Zoning Map and Text Amendments
 - b. Comprehensive Plan Amendment
 - c. Certified Survey Map/Variance/Development Agreement
 - d. Corporate Park Declaration and By-Laws Documents
 - e. Preliminary Site and Operational Plan
2. Final Site and Operational Plans are required for each building site prior to issuance of building and zoning permits for each building site – Village Zoning Ordinance compliance is required.

General Comments:

1. Compliance with all of the terms and conditions in the Development Agreement as entered into between the Village and Riverview Group, LLC on July 21, 2014 is required. Several deadlines have been missed pursuant to the Agreement, which has brought some concern to the Village, as the Village's TID# 2 is reaching the end of its expenditure period in July of 2017 and reaching the end of its life and will be terminating by statute in July of 2022.
2. Riverview Corporate Park shall comply with the existing M-5, Production – Manufacturing District regulations and requirements. All proposed uses shall comply with the detailed specifications, regulations and requirements of the M-5 District or other underlying basic use district for which such portions of the property are currently zoned. In the event Riverview Group, LLC desires to request any changes in the existing zoning, it should submit a zoning change request application to the Village. THIS STAFF REPORT DOES NOT REVIEW OR RECOMMEND APPROVAL TO ANY ZONING CHANGES OR AMENDMENTS AND ONLY REVIEWS THE CONCEPTUAL PLAN AS SUBMITTED TO THE VILLAGE.
3. Visible numbers inside and outside of each man-door exit/entrance beginning on the front of the building and moving clockwise around the building shall be added. These numbers shall be consistent in size, location and color. Note on the plans and provide a site map for the Police Department.
4. All downspouts for all proposed buildings within the development shall be interconnected to the private storm sewer system and shown on the required Site and Operational Plans. No exterior building downspouts or extensions are allowed.
5. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.
6. All signs shall conform to the requirements specified in Article X of Chapter 420 of the Village Zoning Ordinance unless specifically allowed or modified as part of the PUD.
7. No site within the development shall be used for any parking (neither overnight nor during the day) of junked/inoperable/dismantled/unlicensed vehicles. All junked/inoperable/ dismantled/unlicensed vehicles that are parked overnight will be issued citations

8. At no time shall any site within the development be used to sell or advertise any vehicles that are "for sale".
9. No vehicular parking will be permitted in driveways, maneuvering lanes, fire lanes or on landscaped areas.
10. There shall be no outdoor storage or display of materials, goods or equipment on any site, within the Development unless as approved by the Village.
11. The use of semi-trailers, storage units, storage bins, roll-off storage devices (e.g. P.O.D.S., S.A.M.S.) or other trucks, for storage purposes is prohibited. Outdoor storage of any materials, including but not limited to: retail products for sale, raw materials, business supplies, pallets, crates, etc., is prohibited.
12. No trucks, trailers or cars shall be parked in a manner that would constitute advertising of a business on the properties.
13. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.
14. Impact fees pursuant to Chapter 181 of the Village Code are required to be paid at time of building permit for each development site.
15. Municipal connection fees shall be paid prior to the connections of each building to the sanitary sewer system.
16. All Village fees incurred by the Community Development Department, Village Engineers, Village Inspectors and/or expert Consultants (e.g. Village Attorneys) required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.



DPW PLAN REVIEW COMMENTS

PLAN NAME: Riverview Corporate Park, Phase 1

PLAN NUMBER: DEV1603-002

DATE REVIEW DUE: 3/31/16

REVIEWER: Steve Wlahovich, Tom Hupp, Jesse Houle

DATE: 4/1/16

- Approved
- Approved With Conditions
- Not Applicable
- Re-submittal Required
- Submittal Received
- Withdrawn
- Denied

No Work Impacts DPW

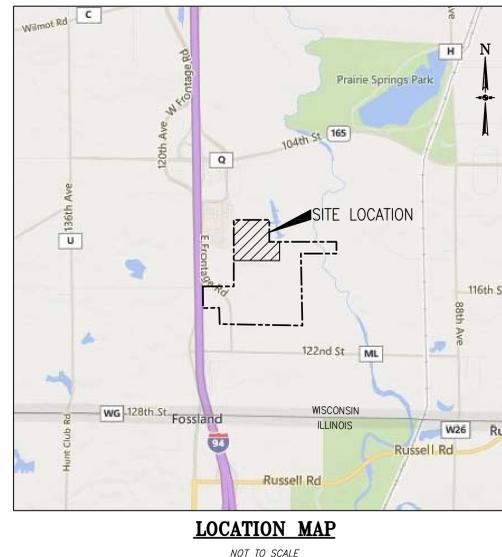
| PAGE# | COMMENT |
|-------|--|
| 5 | No sampling manholes displayed. Forcemain is labeled as Sanitary sewer. Should be labeled force main Lift Station should be reviewed. Need more Specs. |
| C4 | Review Grades on 116 th Avenue extension, if this section is curb and gutter the runoff will pond without storm sewer present. |
| C5 | Show and label sampling manholes (Sampling manholes shall be straight through with no bends) |
| | See attached alignment for proposed Private Utilities in lieu of Public. JH 4/1/16 |

RIVERVIEW CORPORATE PARK PHASE I - CONCEPTUAL PLAN

PLEASANT PRAIRIE, WISCONSIN
VENTURE ONE REAL ESTATE, LLC.

E978C
RIVERVIEW CORPORATE PARK
PHASE I - CONCEPTUAL PLAN
1 3/15/16

| PROPOSED | DESCRIPTION | EXISTING |
|----------|----------------------------------|----------|
| | STORM SEWER | |
| | WATER MAIN WITH SIZE | |
| | SANITARY SEWER | |
| | RIGHT-OF-WAY | |
| | CONTOUR | |
| | SPOT GRADE | |
| | SANITARY MANHOLE | |
| | STORM MANHOLE | |
| | STORM INLET | |
| | STORM CATCH BASIN | |
| | FIRE HYDRANT | |
| | PRESSURE CONNECTION | |
| | GATE VALVE W/MAULT | |
| | STREET LIGHT | |
| | STREET LIGHT W/MAST | |
| | OVERFLOW DIRECTION | |
| | CURB & GUTTER | |
| | SILT FENCE | |
| | ROAD SIGN | |
| | UNDERGROUND ELECTRIC | |
| | UNDERGROUND GAS | |
| | UTILITY POLE | |
| | DEPRESSED CURB FOR RAMP/DRIVEWAY | |
| | TOP OF FOUNDATION | |
| | GARAGE FLOOR, AT REAR OF GARAGE | |
| | TOP OF CURB, DEPRESSED | |
| | TOP OF RETAINING WALL | |
| | RIM FOR STRUCTURES | |
| | RISER FOR SANITARY SERVICE | |
| | HIGH/NORMAL WATER LEVEL | |
| | TRANSFORMER | |
| | FENCE LINE | |
| | GUARD RAIL | |
| | FORCE MAIN | |
| | UNDERGROUND TELEPHONE | |
| | UNDERGROUND ELECTRIC | |
| | OVERHEAD ELECTRIC | |
| | GAS LINE | |



DRAWING INDEX

| SHEET | TITLE |
|-------|---------------------------------|
| C1 | COVER SHEET |
| C2 | PRELIMINARY EXISTING CONDITIONS |
| C3 | PRELIMINARY PAVING PLAN |
| C4 | PRELIMINARY GRADING PLAN |
| C5 | PRELIMINARY UTILITY PLAN |

BENCHMARK & LOCATIONS:

- SITE BENCHMARK(S):
1. TOP NUT OF HYDRANT AT NORTHEAST CORNER OF 116th AVE & 110th ST
ELEVATION: 718.06 (NGVD 1929)
 2. CHISELED "+" ON NORTH CORNER OF RIM OF INLET IN ACCESS DRIVE
BEHIND THE SOUTHEAST CORNER OF THE OUTLET MALL
ELEVATION: 706.08 (NGVD 1929)
 3. IRON PIPE AT SOUTHEAST END OF PROPOSED SITE
ELEVATION: 674.89 (NGVD 1929)

*BENCHMARKS OBTAINED FROM BENCH MARK LIST, DATED 6/5/13, PREPARED BY CRISPELL-SNYDER, INC.

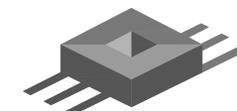
NOTE:
EXISTING CONDITIONS SHOWN ON THESE PLANS WERE OBTAINED FROM SITEOPS SOFTWARE, SOURCE AND DATE UNKNOWN, AND A TOPOGRAPHIC MAP OBTAINED FROM THE VILLAGE OF PLEASANT PRAIRIE, DATED 2013, PREPARED BY CRISPELL-SNYDER, INC.

| No. | Description | Date |
|-----------|-------------------|---------|
| 1 | ISSUED FOR REVIEW | 3/15/16 |
| REVISIONS | | |



Municipality: Pleasant Prairie
County: Kenosha County
Township: 1N
Range: 22E
Sections: 30 & 31

NOT FOR CONSTRUCTION



JACOB & HEFNER
ASSOCIATES

1910 S. Highland Avenue, Suite 100, Lombard, IL 60148

PHONE: (630) 652-4600, FAX: (630) 652-4601

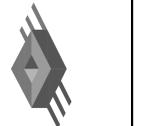
www.jacobandhefner.com



- NOTES:**
- 1) EXISTING CONDITIONS SHOWN ON THESE PLANS WERE OBTAINED FROM SITEOPS SOFTWARE. SOURCE & DATE UNKNOWN. A TOPOGRAPHIC MAP OBTAINED FROM THE VILLAGE OF PLEASANT PRAIRIE, DATED 2013, PREPARED BY CRISPPELL-SNYDER INC., AND TOPOGRAPHY OBTAINED BY JACOB & HEFNER ASSOCIATES, INC., DATED MARCH 2016.
 - 2) EXISTING WETLAND AND PRIMARY ENVIRONMENTAL CORRIDOR (PEC) LIMITS OBTAINED FROM A REPORT PREPARED BY WETLAND & WATERWAY CONSULTING, LLC, DATED JULY 2013.
 - 3) EX. 100-YR FLOODPLAIN LIMITS DENOTED BY: BFE
 - 4) EX. ORDINARY HIGH WATER MARK DENOTED BY: OHWM
 - 5) C-1 ZONE LIMITS DENOTED BY: C1 ZONE
 - 6) C-2 ZONE LIMITS DENOTED BY: C2 ZONE
 - 7) EX. 25-FT WETLAND SETBACK DENOTED BY: WETLD 25FT SETBACK
 - 8) EX. 75-FT ORDINARY HIGH WATER MARK (OHWM) SETBACK DENOTED BY: OHWM 75FT SETBACK
 - 9) EX. 300-FT SHORELAND JURISDICTIONAL BOUNDARY DENOTED BY: SHRLND 300FT BNDRY
 - 10) EX. WETLAND LIMITS DENOTED BY: WETLAND
 - 11) EX. PRIMARY ENVIRONMENTAL CORRIDOR (PEC) LIMITS DENOTED BY: PEC

PRELIMINARY EXISTING CONDITIONS
 RIVERVIEW CORPORATE PARK - PHASE 1
 VENTURE ONE REAL ESTATE, LLC.
 PLEASANT PRAIRIE, WISCONSIN

JACOB & HEFNER ASSOCIATES
 1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
 PHONE: (630) 652-4000, FAX: (630) 652-4001
 www.jacobandhefner.com



E978c
 1"=60'
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ISSUED FOR REVIEW
 3/7/17
 DATE



- NOTES:**
- EXISTING CONDITIONS SHOWN ON THESE PLANS WERE OBTAINED FROM SITEOPS SOFTWARE, SOURCE & DATE UNKNOWN, A TOPOGRAPHIC MAP OBTAINED FROM THE VILLAGE OF PLEASANT PRAIRIE, DATED 2013, PREPARED BY CRISPPELL-SNYDER, INC., AND TOPOGRAPHY OBTAINED BY JACOB & HEFNER ASSOCIATES, INC., DATED MARCH 2016.
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 - EX. C-2 ZONE LIMITS DENOTED BY: C2 ZONE
 - EX. 25-FT WETLAND SETBACK DENOTED BY: WETLD = 25FT SETBACK
 - EX. 75-FT ORDINARY HIGH WATER MARK (OHWM) SETBACK DENOTED BY: OHWM = 75FT SETBACK
 - EX. 300-FT SHORELAND JURISDICTIONAL BOUNDARY DENOTED BY: SHRLND = 300FT BNDRY

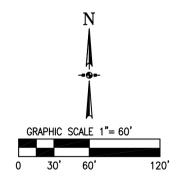
- EX. WETLAND LIMITS DENOTED BY: WETLAND
- EX. PRIMARY ENVIRONMENTAL CORRIDOR (PEC) LIMITS DENOTED BY: PEC
- PR. C1 ZONE IMPACT AREA TO BE RE-ZONED DENOTED BY: [Symbol]
- PR. C2 ZONE IMPACT AREA TO BE RE-ZONED DENOTED BY: [Symbol]

SITE STATISTICS:

- TOTAL PROPOSED PRIMARY ENVIRONMENTAL CORRIDOR AREA TO BE IMPACTED = 0.80 ACRES
 - TOTAL PROPOSED C1 ZONED AREA TO BE RE-ZONED = 2.02 ACRES
 - TOTAL PROPOSED C2 ZONED AREA TO BE RE-ZONED = 0.33 ACRES
- PHASE 1 TOTAL SITE AREA = 42.33 ACRES
AREA WEST OF LOT 1 & LOT 2 = 4.20 ACRES
- TOTAL AREA FOR LOT 1 = 8.92 ACRES
PERVIOUS AREA = 3.33 ACRES (37%)
VEHICLE PARKING SPACES = 171
TRUCK PARKING SPACES = 10
DOCK DOORS = 12
 - TOTAL AREA FOR LOT 2 = 10.04 ACRES
PERVIOUS AREA = 2.39 ACRES (24%)
VEHICLE PARKING SPACES = 288
TRUCK PARKING SPACES = 18
DOCK DOORS = 20
 - TOTAL AREA FOR LOT 3 = 10.96 ACRES
PERVIOUS AREA = 2.83 ACRES (26%)
VEHICLE PARKING SPACES = 223
TRUCK PARKING SPACES = 6 (+FUTURE TBD)
DOCK DOORS = 8 (+FUTURE TBD)
 - TOTAL AREA FOR LOT 4 = 12.41 ACRES
PERVIOUS AREA = 9.76 ACRES (79%)
VEHICLE PARKING SPACES = 0
TRUCK PARKING SPACES = 0
DOCK DOORS = 0
- 8) PROPOSED MAXIMUM BUILDING HEIGHT = 60-FT

PAVEMENT LEGEND

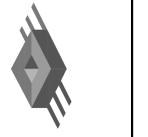
- LIGHT DUTY PAVEMENT**
 - 2.0" SURFACE COURSE, MIX "D", N50
 - 2.25" HMA BINDER COURSE, IL-19, N50
 - 8.0" CA-6 BASE COURSE
- HEAVY DUTY PAVEMENT**
 - 2.0" SURFACE COURSE, MIX "D", N50
 - 3.0" HMA BINDER COURSE, MIX "D", N50
 - 12.0" CA-6 BASE COURSE
- CONCRETE PAVEMENT**
 - 7.0" PEC PAVEMENT, 4,000 PSI, A/E
 - 5.0" CA-6 BASE COURSE
 - CONTRACTION JOINTS @ 15' C-C MAX.
 - EXPANSION JOINTS @ 60' C-C
- PUBLIC ROADWAY PAVEMENT**
 - 1.75" SURFACE COURSE, MIX "D", N50
 - 8.0" CONCRETE BASE COURSE



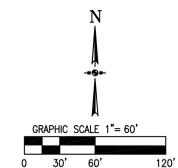
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PRELIMINARY SITE PLAN
RIVERVIEW CORPORATE PARK - PHASE 1
VENTURE ONE REAL ESTATE, LLC.
PLEASANT PRAIRIE, WISCONSIN

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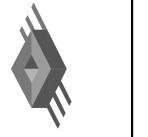
E978c
 1"=60'
 C3



- NOTES:
- EXISTING CONDITIONS SHOWN ON THESE PLANS WERE OBTAINED FROM SITEOPS SOFTWARE, SOURCE & DATE UNKNOWN, A TOPOGRAPHIC MAP OBTAINED FROM THE VILLAGE OF PLEASANT PRAIRIE, DATED 2013, PREPARED BY CRISPELL-SNYDER INC., AND TOPOGRAPHY OBTAINED BY JACOB & HEFNER ASSOCIATES, INC., DATED MARCH 2016.
 - EXISTING WETLAND AND PRIMARY ENVIRONMENTAL CORRIDOR (PEC) LIMITS OBTAINED FROM A REPORT PREPARED BY WETLAND & WATERWAY CONSULTING, LLC, DATED JULY 2013.
 - EX. 100-YR FLOODPLAIN LIMITS DENOTED BY: BFE
 - EX. ORDINARY HIGH WATER MARK DENOTED BY: OHWM
 - C-1 ZONE LIMITS DENOTED BY: C1 ZONE
 - C-2 ZONE LIMITS DENOTED BY: C2 ZONE
 - EX. WETLAND LIMITS DENOTED BY: WETLAND
 - EX. PRIMARY ENVIRONMENTAL CORRIDOR LIMITS DENOTED BY: PEC
 - 100 YEAR OVERLAND FLOOD ROUTE DENOTED BY: →

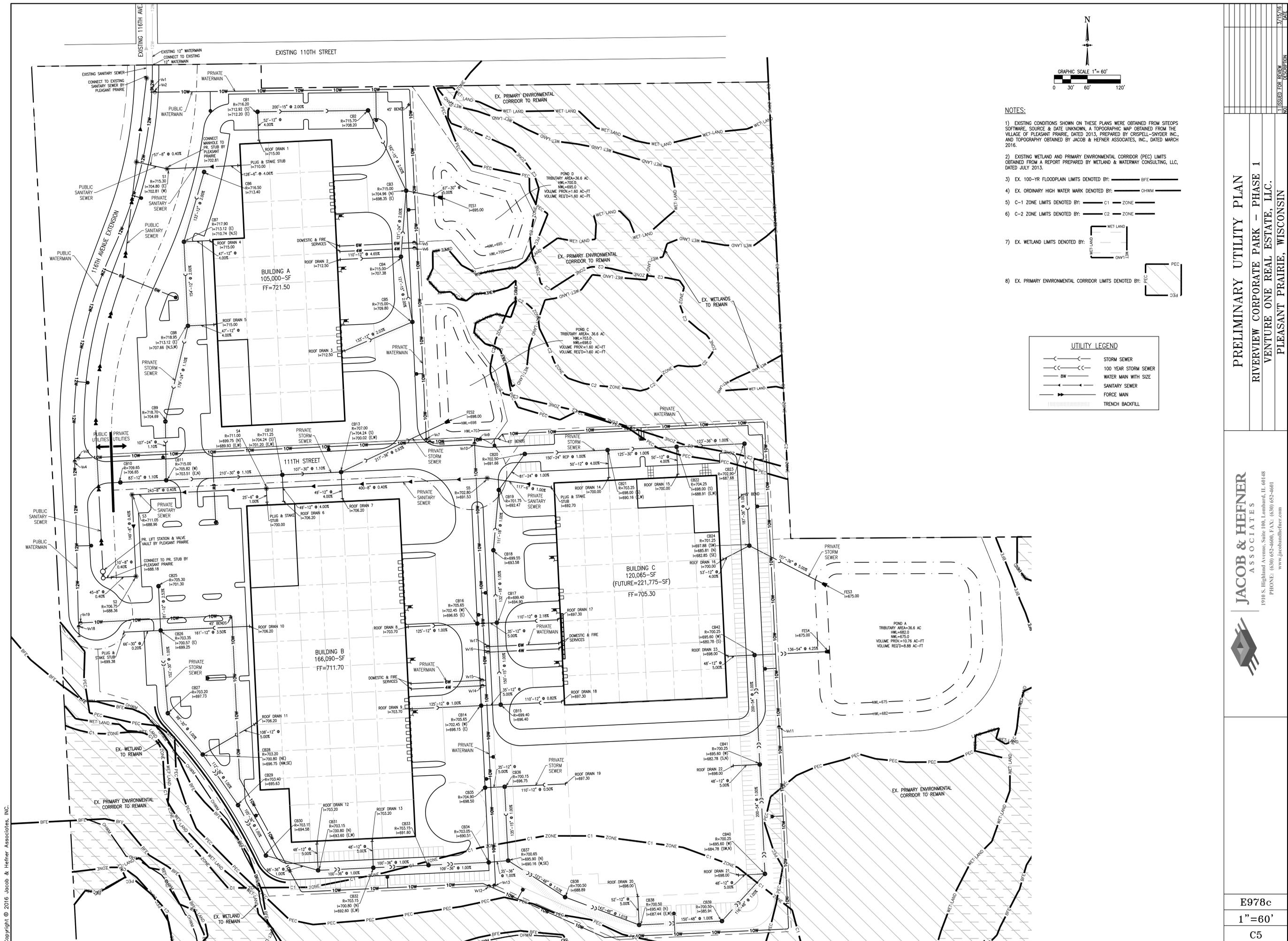
PRELIMINARY GRADING PLAN
RIVERVIEW CORPORATE PARK - PHASE 1
VENTURE ONE REAL ESTATE, LLC.
PLEASANT PRAIRIE, WISCONSIN

JACOB & HEFNER ASSOCIATES
 1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
 PHONE: (630) 652-6000, FAX: (630) 652-6001
 www.jacobandhefner.com



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ISSUED FOR REVIEW
 3/15/16
 DATE



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PRELIMINARY UTILITY PLAN
RIVERVIEW CORPORATE PARK - PHASE 1
VENTURE ONE REAL ESTATE, LLC.
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 www.jacobandhefner.com



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3/7/16
 ISSUED FOR REVIEW
 DESCRIPTION



Office of the
Chief of Fire & Rescue
Doug McElmury

VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director
FROM: Craig Roepke, Deputy Chief Fire & Rescue
CC: Doug McElmury, Chief Fire & Rescue
Lt. Thomas Clark, Fire & Rescue Department
Peggy Herrick, Assistant Planner, Community Development
SUBJECT: Fire Department review of Conceptual plans for Riverview Corporate Park
DATE: March 25, 2016

These are initial comments for the conceptual plan received for Riverview Corporate Park to be located in the general area on the South of 110th Street and East of the East Frontage road (120th Avenue) in Pleasant Prairie.

The Fire and Rescue Department will be responsible for providing fire prevention inspections of these facilities, twice annually. Based on the limited information and conceptual plans submitted, the Fire & Rescue Department have the following comments regarding the site:

- No pumper pad or FDC locations/details are identified.
- Hydrant locations depicted will require subsequent review as drawings develop.
- Site accessibility details are limited, dimensions of roadways and driveway widths are not provided.
- Fire Safety System Plans will need to be submitted separately to the Fire Department per building as plans progress.
- Numbered remarks below are items to be reviewed as additional information is submitted and available.

Distribution of Comments: the person who obtains the building permit to all contractors and subcontractors affected by this document shall distribute copies of these comments. This document outlines critical times and deadlines. All recipients of this document must become familiar with the contents.

Compliance: A letter shall be submitted to the Fire & Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within this document.

Conflicts: In the event a conflict in code(s) is identified, or a conflict with the insurance carrier criteria occurs, the more stringent shall apply. In the event this conflicts with any codes adopted by the State of Wisconsin, the owner must petition the State directly for a variance. The Owner must demonstrate that they will provide materials or design equivalent to the code or that they will exceed the code when petitioning the State of Wisconsin and/or the Village of Pleasant Prairie where applicable.

Fire Safety System Plans: such as fire sprinkler and fire alarm plans, will need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review. No installation of any fire protection system is allowed until a satisfactory review is obtained from both departments.



Pre-Construction Meeting: A pre-construction meeting shall take place with the general contractor, the fire protection contractor, the Fire and Rescue Department and any other sub-contractor prior to the installation of any underground fire protection. The purpose of this meeting is to assure that the requirements of the State of Wisconsin that only a Wisconsin licensed sprinkler fitter shall perform the installation of all devices, etc. All parties will be asked to initial this document and or permit. Any violation of the installing requirements will be reported in writing to the State of Wisconsin Department of Safety and Professional Services.

1. **Site Access:** Access shall be provided around the perimeter of the site for all Fire Department apparatus, and must comply with the State of Wisconsin and the International Building Code, 2009 edition. A minimum wall-to-wall turning radius of 45'-0" shall be allowed for apparatus movement.
 - a. All entrances from public streets, as well as road and driveways around the proposed building must be a minimum of 30 feet wide.
 - b. All exterior exit pathways as well as access to the Fire Pump room shall have a hard surface, leading to a hard surface.
 - c. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.
2. **Required Licenses:** A Wisconsin licensed fire protection contractor and Wisconsin licensed sprinkler fitters must install underground fire mains and aboveground fire protection. Periodic inspections of the job site will be made by fire inspectors to assure compliance.
3. **Insurance Carrier:** The Owner of this project shall submit to the insurance carrier for review the plans for both underground water distribution and fire protection prior to construction. The Fire & Rescue Department shall receive a copy of the comments when plans are submitted for review.
4. **Review and Comments:** At such time more information is provided for this project, the Fire Department will review and comment on the following areas outlined below.
 - A. Site and Operational Permits
 1. Site accessibility (Plans provided do not specific clearances or distances)
 2. Fire Pump Location
 3. Pumper Pad
 4. Fire hydrant spacing
 - B. Conditional Use and Operational
 1. Standpipe outlet locations
 2. Fire alarm pull stations
 3. Emergency and Exit Lighting
 4. Fire extinguishers
5. **Plan Review, Permits and Fees:** The plans for the fire protection underground, aboveground and fire alarm system shall be submitted for review a minimum of four (4) weeks before installation is scheduled to begin. The Village will use an independent fire safety consultant for review of all fire protection plans submitted. A satisfactory review must be completed before any permits will be issued and before construction can begin.
6. **Permit fees:** must be paid at time of submission for review. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks

The following fees and permits are generated directly from the Fire & Rescue Department.

- a. Bulk water Usage
- b. Fire Protection Plans for Underground and Aboveground
- c. Fire Alarm System Plans
- d. Kitchen Hood Systems Plans

NOTE: Permits are required from the Fire & Rescue Department for the installation of water main in addition to any permits required by other Village of Pleasant Prairie Departments.

7. **Occupancy:** All fire and life safety requirements must be in place prior to any building being occupied.

8. **Hazardous Occupancies:** Should there be identified hazard occupancies with this project, the Fire & Rescue Department will need more than the typical four week time period to review potential Hazardous Occupancies. The owner must contact the Fire & Rescue Department as soon as possible to begin the review process.
9. **Exterior Doors:** All outside doors must have access to the interior. Such as a lock and handle provided at each door.
10. **AED:** Because of the overall building size and occupancy type, the owner shall install one or more public access Automatic External Defibrillator (AED) onsite for employee and public use in the event of a sudden cardiac arrest. The Fire and Rescue Department can provide the training necessary to perform CPR and to operate the AED.
11. **Storage:** Maximum height, width and aisle ways and egress pathways must be maintained and will be enforced. The same concerns apply to the storage of quantities of combustibles (plastics and cardboard) and other storage of flammable liquids or chemicals must also be properly identified, placarded and stored.
12. **Elevators:** must comply with Village of Pleasant Prairie Ordinance 180-20, including acceptable minimum size and emergency notification.
13. **Severe Weather Shelter:** The architect shall identify the area within the building that can be used as a “severe weather shelter” or “safe haven” during severe weather such as a tornado. That area will be identified with signage.
14. **On Premise Secure Key System:** Knox Company Rapid Entry System, “Knox Boxes” shall be provided for the building. A determination of the exact number required will need to be made during the pre-construction meeting. One by each riser door, fire pump room and other needed access routes. The Knox Boxes shall be of type Model 4400. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box, as well as a copy of the pre-fire plan. Verify location and placement of Knox Boxes with the Fire Department Prior to installation.
15. **SDS/MSDS Storage Box:** A minimum of one (1) Fire department approved storage box designed for Safety Data Sheets (SDS) (*formerly known as Material Safety Data Sheet-MSDS*) information shall be provided for each tenant to contain the data sheets on all products that are considered hazardous within the facility. The SDS/MSDS Box(s) shall be installed within the Fire Pump Room.
16. **Fire Extinguishers:** Shall meet NFPA 10 (Portable Fire Extinguishers) for the specific use of the building and be in sufficient number. Final approval, of fire extinguisher locations and quantity, will not be given until occupancy is taken, to see how a tenant furnishes the space. The company providing the fire extinguishers shall submit a letter to the Fire and Rescue Department stating the locations and size of the extinguishers are in compliance with NFPA 10.
17. **Emergency and Exit Lighting:** Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An Emergency Generator eliminates the need for battery backup. Exit and Emergency Lighting shall not be placed on electrical circuits that cannot be disturbed or interrupted, this is for test purposes. These circuits shall be clearly labeled. An Emergency light shall be placed within the fire pump room.
18. **Sprinkler System:** The building shall be equipped with an “automatic fire sprinkler system”. The systems shall be designed and constructed to the current printed edition of NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers. Confirm NFPA edition with the Fire Department prior to system design.
19. **The following information must be submitted with the sprinkler plans for review:**
 - Building height:
 - Number of stories/floors:
 - Mezzanines:
 - Elevators:
 - Hazard class:
 - Commodity Class:
 - Exterior storage:

Fire protection:

20. **Plan Review (Underground):** A review of the underground drawings is required along with the fire protection drawings before a permit will be issued by the Fire and Rescue Department. Underground plans shall be submitted a minimum of four (4) weeks before installation begins.
21. **Water Service:** If it is determined that the building will be serviced by a combination municipal water and fire protection main, that main must be sized by the fire protection (sprinkler) contractor. No main is allowed to travel underground, under the building.
22. **Fire Hydrants:** Fire hydrants shall be spaced no more than 350 feet apart around the perimeter of the building, per Village Ordinance 180-16. The insurance carrier must agree in writing to the hydrant spacing. As many hydrants as possible shall be supplied directly by municipal water. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches. The Fire Department connections shall be located, and of sufficient height where typical snow fall or snow removal operations will not obstruct access.
23. **Fire Hydrant Acceptance:** This project will include the installation of water mains for domestic and fire protection use. Prior to the fire sprinkler system connection to any new water mains (including water mains, fire hydrants, laterals leading to the building and risers) must be hydrostatically tested flushed according to National Fire Protection Association (NFPA–National Fire Code) Standard 24 and witnessed by the Fire Chief and or the Chief’s representative, the installing contractor and the fire sprinkler contractor at a minimum.
24. **Fire hydrant / water main flushing:** can be disruptive to the job site and requires significant coordination of all sub-contractors by the General Contractor. Nonetheless flushing is an essential part of assuring public safety. The General Contractor is highly encouraged to coordinate the flushing of all new water mains, fire hydrants, laterals leading to the building and risers with both the sub-contractors responsible, the Village of Pleasant Prairie Engineering Department, Fire & Rescue Department and the Water Utility Department, prior to seeking a ‘clean water sample’ on this site.
NOTE: The Fire Protection Designer must meet with the Fire and Rescue Department before the underground drawings are submitted for review to finalize the placement of the hydrants.
25. **Pumper Pad:** There shall be dedicated space for a fire engine to have unobstructed access to the Pumper Pad. Both the Fire Department Sprinkler connection and the fire hydrant shall be installed remote from the building and located a minimum distance from the building equal to the highest wall. The fire hydrant shall be located no more than five (5) feet from the roadway and the Fire Department sprinkler connection shall be placed no more than five (5) feet from the fire hydrant. The Fire Department connection shall be constructed along with an underground drain with access for inspection. Both the fire department sprinkler connection and the fire hydrant, (pumper pad), shall be installed remote from the building(s) and located a minimum distance from the building equal to the highest wall.

***NOTE:** The Fire Department Connection riser shall include a single five (5) inch Storz fitting.*
26. **Fire Pump:** Should a fire pump be required based on the design, There shall be sufficient room to maneuver within the fire pump room. There shall be direct ingress/egress from the fire pump room directly to the exterior of the building; a paved surface shall lead to the fire pump room. There shall be Emergency Lighting installed within the Fire Pump Room. The pump test header location shall comply with 180-16. There shall also be sufficient room for placement of the Fire Alarm Control Panel (FACP), along with the required maps of the fire protection systems.
27. **Standpipes:** If determined that hose valves or standpipes be required in areas of the building. In lieu of 1.5 inch hose stations, the building shall be equipped with standpipes that shall consist of 2-½ inch NST valve, capable of delivering 250 GPM, at 75 PSI measured at the standpipe valve. The standpipes shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 G.
28. **Strobe Light:** A strobe light shall be provided for each riser and installed vertically above each sprinkler water flow bell. The strobe light shall operate for a sprinkler water flow. The lens color shall be RED. The strobe light shall meet Village specifications as found in section 180-16 K of the Sprinkler Ordinance. A strobe light(s) shall also be provided outside of the fire pump/riser room to indicate a fire pump run and/or a waterflow alarm, with signage installed under each strobe light.

29. **Bollards:** Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) to prevent damage. Bollards shall be 6 inches in diameter. Bollards shall not obstruct charged fire hoses. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.
30. **Fire Alarm System: The system shall be fully addressable so that detailed information will be received about the device in alarm.** Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system. The systems shall be designed and constructed to the current printed edition of NFPA 72. Confirm NFPA edition with the Fire Department prior to system design
- a. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
 - b. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.
 - c. **Smoke and Heat Detection:** Shall be installed as required.
 - d. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.
 - e. **Fire Alarm Control Panel (FACP): Shall be addressable.** The main FACP will be placed in the fire pump room. Remote annunciator panel location(s) will also need to be determined during the pre-construction meeting. The annunciator panel type shall be approved by the Fire & Rescue Department. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
 - f. **FACP Nomenclature:** Confirmation of nomenclature shall be discussed between the Fire Department and the fire alarm program technician prior to any inspections.
 - g. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire and Rescue Department. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building. The annunciator panel must be a "full function" panel with the ability to acknowledge, silence, and reset the fire alarm system.
 - h. **Transmission of Fire Alarms.** The method of transmission to central station must be approved by the Fire & Rescue Department. I.e. RF Radio, cellular, VOIP, or other approved technologies.
 - i. **FACP Main Panel:** There will be one main fire alarm panel within a building. The system will not be split into two or multiple fire alarm panels interconnected together. (Example: West wing is one panel, East wing is a different panel).
 - j. **DUCT Detector Alarm Points:** Duct detector alarm points shall be configured for a Supervisory response from the fire alarm system.
 - k. **Central Station:** The Fire Alarm Control Panel shall transmit all fire alarm, tamper, trouble and supervisory signals to a central station that is certified by Underwriters Laboratories (UL) and/or Factory Mutual (FM) and approved by the Fire & Rescue Department. The owner shall provide such documentation for approval. It is recommended that the owner consult with the Fire & Rescue Department prior to signing any contracts with the Central station.

| | |
|----------------------|--------------------------------|
| Fire: | Pleasant Prairie Fire & Rescue |
| Medical: | Pleasant Prairie Fire & Rescue |
| <u>Phone numbers</u> | |
| Emergency: | (262) 694-1402 |
| Non-emergency: | (262) 694-7105 |
| Business: | (262) 694-8027 |

31. **All Hazards Notification System:** Should the owner or tenant plan on the installation of an in-building all hazards notification system (fire, weather, active threat, etc), the fire department must be made aware and the system must meet all NFPA 72 requirements.

32. **Public Safety Radio Coverage:** Provide for adequate radio coverage to public safety service workers, including but not limited to firefighters, EMS, and law enforcement officers. For purpose of this section, adequate radio coverage shall include all of the following:
- a) The system must support both the Fire Department’s and Police Department’s main VHF repeated radio channels.
 - b) a minimum signal strength of -101 dBm available in 95% of the area of each floor of the building when transmitted from the Public Safety Radio Communications System: and
 - c) a minimum signal strength of -101 dBm received at the Public Safety Radio Communications System when transmitted from 95% of the area of each floor of the building, via portable radio with public safety microphone.
 - d) Channel Performance Criterion (CPC): CPC is the minimum performance level in a faded channel, per TSB-88, clause 4.2. TSB-88 is a “Telecommunications Systems Bulletin” published by the TIA, Telecommunications Industry Association. The performance level is rated using “Delivered Audio Quality”. Industry standard DAQ definitions are shown in Table 1.
 - e) DAQ level of three (3) is the minimum performance level which shall be attainable by public safety radio systems in 95% of the area of each floor of a building, via portable radio with public safety microphone

Table 1 - Delivered Audio Quality Definitions

| DAQ Delivered Audio Quality | Subjective Performance Description |
|-----------------------------|---|
| 1 | Unusable, speech present but unreadable. |
| 2 | Understandable with considerable effort. Frequent repetition due to noise / distortion. |
| 3 | Speech understandable with slight effort. Occasional repetition required due to noise / distortion. |
| 3.5 | Speech understandable with repetition only rarely required. Some noise / distortion. |
| 4 | Speech easily understood. Occasional noise / distortion. |
| 4.5 | Speech easily understood. Infrequent noise / distortion. |
| 5 | Speech easily understood. |

Testing Procedures:

- a. Initial Tests. Public safety employees or their designees will perform initial tests. A certificate of occupancy shall not be issued to any new structure if the building fails to comply with this section.
- b. Annual Tests. Fire Department personnel in conjunction with inspection procedures will conduct annual tests.

Amplification Systems Allowed

Buildings and structures which cannot independently support the required level of radio coverage shall be equipped with any of the following in order to achieve the required adequate radio coverage; a radiating cable system or an internal multiple antenna system with or without FCC typed-accepted signal booster amplifiers as needed. If any part of the installed system or systems contains electrically powered components, the system shall be capable of operating on an independent battery and/or generator system for a period of at least twelve (12) hours without external power input. Any battery system employed shall automatically recharge in the presence of an external power input.

The installation of equipment as indicated above cannot be detrimental to the operation of the Public Safety Radio system. In the event that a signal booster is employed, it shall be fully encased within a dust and water resistant case.

Field Testing

Fire Department personnel, after providing reasonable notice to the owner or their representative, shall have the right to enter onto the property to conduct field-testing to be certain the required level of radio coverage is present.

33. **Final Inspection:** The General Contractor shall provide the following documentation at the time the Final Inspection takes place and before a building occupancy certificate will be issued.
- a. The fire protection contractor shall provide the owner with a letter (upon completion of the sprinkler work) stating the sprinkler system, or portion thereof, is "100% operational and built according to the design", Village Ordinance, 180-16 N.
 - b. The fire alarm contractor shall provide the owner with a letter (upon completion of the fire alarm work) stating the fire alarm system, or portion thereof, is "100% operational and built according to the design"
 - c. Copy of contract with fire alarm central monitoring station.
 - d. Copy of UL and/or FM certificate(s) for the fire alarm central monitoring station.
 - e. Copies of the fire protection underground flushing documents.
 - f. Copies of the underground and fire sprinkler hydrostatic test certificates.
 - g. Copies of the fire sprinkler operational test certificates.
 - h. Copies of the fire alarm test documents.
 - i. Copies of other test documents such as, hood/duct, smoke, etc...
 - j. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
 - k. Provide two- (2) CD's, one for the property owner and one for the Fire & Rescue Department. The disks shall include all Floor plans and fire protection plans for the building in an as-built condition.
 - l. Maps of the fire alarm and fire sprinkler system shall be placed in the fire pump room, near the fire alarm control panel; the maps shall be hung on the wall, with a waterproof covering and accessible to firefighters wearing bulky clothes and equipment.
 - m. AED is in place at such time a tenant takes occupancy.
 - n. A copy of the tenants Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.

###



Village Staff Memorandum

To: Jean Werbie-Harris, Community Development Director
From: Sandro Perez, Building Inspection Superintendent
Subject: Riverview Corporate Park North
Date: March 31, 2016

1. Building Inspection Department information:
Hours: Mon-Fri, 8am-5pm.
Phone# 262-694-9304
Email: buildinginspection@plprairiewi.com
2. Permit applications can be found online at pleasantprairieonline.com
3. Inspections are performed Mon- Fri 9am-4pm except electrical inspections; those are only Tue & Thu mornings. 48hr notice is required to schedule an inspection. Please note you must call and speak with a Building Inspection Department representative a voicemail or email will not constitute an inspection please plan accordingly. Final occupancy inspections require coordination with multiple departments and staff members there for a minimum of 72 hour notice is required. Any re-inspection fees due must be paid prior to scheduling a re-inspection.
4. All contractors requiring permits shall not commence work until permit issuance.
5. We inspect to the 2009 IBC, IEBC, IMC, IECC, IFGC, 2003 ANSI A117.1, 2011 NEC and WI. Plumbing code SPS 381-386.
6. Please submit all applicable plans to the state for review, Building Inspection Department will not issue permits until we receive the applicable state approval letter. All state approved drawing must be available at job site for inspector review during inspections.
7. Please submit emergency egress path / lighting plan and energy compliance worksheets form SBD 10512 to Building Inspection Department prior to issuance of building permit.
8. Fire alarm systems require two permits from both the Fire Department and Building Inspection Department.
9. Any building fire protection loop and combination water main will require approval by the Fire Department prior to issuance of exterior plumbing permit.
10. Fire alarm systems and fire protection loops will require inspections by both the Fire Department and Building Inspection Department.

11. VOPP recommends all exterior lot and building lighting to be LED and Dark Sky compliant with a color temperature between 5000-6000K.
12. Any tradesmen requiring state license will be “carded” on the jobsite for compliance.
13. All equipment must be “LISTED” by a nationally recognized testing laboratory.
14. Documentation must be provided for available fault current at equipment, to verify short circuit current rating compliance per 2011 NEC 110.10
15. All equipment, materials, etc. must be rated for the environment in which they will be used.
16. All required DNR and FEMA permits must be approved, in addition plans must be state approved, prior to issuance of any VOPP building permits.
17. Provide sufficient handicap accessible parking spaces per current addition of the ANSI A117.1 standard.

Governing Agency Contacts

PLEASANT PRAIRIE VILLAGE HALL

9915 39TH STREET
PLEASANT PRAIRIE, WI 53158
OFFICE: (262) 694-1400

- COMMUNITY DEVELOPMENT DEPARTMENT

JEAN WERBIE-HARRIS, DIRECTOR
- PLANNER, ZONING

ADMINISTRATOR
OFFICE: (262) 925-6718
EMAIL: jwerbie-harris@plprairiewi.com

PEGGY HERRICK
- ASSISTANT PLANNER & ZONING

ADMINISTRATOR
OFFICE: (262) 925-6716
EMAIL: pherrick@plprairiewi.com

- ENGINEERING DEPARTMENT

MATT FINEOUR, P.E.
- VILLAGE ENGINEER
OFFICE: (262) 925-6778
EMAIL: mfineour@plprairiewi.com

KURT DAVIDSEN, P.E.
- ASSISTANT VILLAGE ENGINEER
OFFICE: (262) 925-6728
EMAIL: kdavidsen@plprairiewi.com

- PUBLIC WORKS DEPARTMENT

JOHN STEINBRINK, JR.,
- SUPERINTENDENT
ROGER PRANGE MUNICIPAL
BUILDING
8600 GREEN BAY ROAD
OFFICE: (262) 925-6768
EMAIL: jsteinbrink@plprairie.com

JESSE HOULE, P.E.
- CONSTRUCTION MANAGER
OFFICE (262) 948-8945
EMAIL: jhoule@plprairiewi.com

STEVE WLAHOVICH
- ENGINEERING TECHNICIAN
OFFICE: (262) 925-6767
EMAIL: swlahovich@plprairie.com

- BUILDING INSPECTION DEPARTMENT

SANDRO PEREZ
-BUILDING INSPECTION
SUPERINTENDENT
OFFICE: (262) 694-9304
DIRECT: (262) 925-6722
EMAIL: sperez@plprairie.com

DONALD KOEHNE
-BUILDING INSPECTOR
OFFICE: (262) 694-9304
EMAIL: dkoehne@plprairiewi.com

MICHAEL KAPRELIAN
- BUILDING INSPECTOR
OFFICE: (262) 694-9304
EMAIL: rnichols@plprairiewi.com

FIRE & RESCUE DEPARTMENT

DOUG McELMURY,
- CHIEF OF FIRE & RESUCE
8044 88TH AVENUE
OFFICE: (262) 694-8027
EMAIL: fireandrescue@plprairie.com

CRAIG ROEPKE
- DEPUTY CHIEF
DIRECT: (262) 948-8981
EMAIL: croepke@plprairiewi.com

THOMAS CLARK
- LIEUTENANT
DIRECT: (262) 948-8982
EMAIL: tclark@plprairiewi.com

**WI DEPARTMENT OF NATURAL
RESOURCES**

ELAINE JOHNSON
- WATER RESOURCE SPECIALIST
OFFICE: 262-884-2136
EMAIL: elaine.johnson@wisconsin.gov

PETER WOOD
- WATER RESOURCES ENGINEER
OFFICE: 262-884-2360
EMAIL: peter.wood@wisconsin.gov

Public Utility Contacts

AMERICAN TRANSMISSION COMPANY

BRIAN MCGEE
OFFICE: 262-506-68955
EMAIL: bmcgee@atcllc.com
EMERGENCY NUMBER: (800) 972-5341

WISCONSIN D.O.T.

KEVIN KOEHNKE, PERMITS
COORDINATOR
SOUTHEAST REGION
OFFICE: (262) 548-5891
EMAIL: kevin.koehnke@dot.wi.gov

AT&T

MIKE TOYEK
OFFICE: 262-636-0549
EMAIL: mt1734@att.com

TDS TELECOM

SOUTHEAST WISCONSIN
OFFICE: 877-483-7142

TIME WARNER CABLE

STEVE CRAMER
- UTILITY COORDINATOR
OFFICE: 414-277-4045
EMAIL: steve.cramer@twcable.com
EMERGENCY NUMBER: (800) 627-2288

WE-ENERGIES

LINDA SCHREIER
KENOSHA SOUTH
OFFICE: 262-552-3228
EMAIL:
linda.schreier@we-energies.com

NATURAL GAS EMERGENCY:
(800) 261-5325
ELECTRICAL EMERGENCY:
(800) 662-4797



RECEIVED

MAR 17 2016

| | | | |
|----------------|----|-----------|----|
| Filed | 20 | Published | 20 |
| Public Hearing | 20 | | 20 |
| Fee Paid | 20 | Approved | 20 |
| Notice Filed | 20 | Denied | 20 |

PLEASANT PRAIRIE

**VILLAGE OF PLEASANT PRAIRIE
CONCEPTUAL PLAN APPLICATION**

1. Development Name: Riverview Corporate Park, Phase 1 (North)
2. General Location of Development: Pleasant Prairie, WI; south of 110th St.
3. Tax Parcel Number(s): 92-4-122-303-0101
4. Number of Lots: 3 Number of Outlots: 1
5. Size of Development: 46.57 gross acres. (+/-)
6. The Development is proposed to be constructed in Phases: Yes No
7. The Development abuts or adjoins a State Trunk Highway: Yes No (Phase 2)
8. The Development abuts or adjoins a County Trunk Highway or a Kenosha County Park or the Kenosha County Bike Trail: Yes No
9. The following number and types of plans shall be submitted with this application:
 - 10 full size sets of Conceptual Plan
 - 1 copy of the Conceptual Plan reduced to 11" by 17"
 - Conceptual Plan application fee
 - 10 sets of Conceptual Engineering Plan
 - Phasing Plan, if applicable
 - Draft of Declarations, Covenant, Restrictions and any Easement Documents
 - Any other information as specified by the Village

I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER: Riverview Group LLC
 Print Name: Mark Cogode, Manager
 Signature: Mark Cogode
 Address: 9500 W. Bryn Mawr Ave.,
Rosemont IL 60018 Suite 340
 (City) (State) (Zip)
 Phone: 847-495-4617
 Fax: 847-243-4307
 Date: March 16, 2016

OWNER'S AGENT: Jacob Hefner
 Print Name: Bill Bohne
 Signature: Bill Bohne
 Address: 1910 S. Highland Ave, Suite 100
Lombard IL 60148
 (City) (State) (Zip)
 Phone: 630/652-4621
 Fax: 630/652-4601
 Date: March 16, 2016

Riverview Corporate Park
Building A

Operational plan.

(1) Operational plan requirements. The applicant shall prepare and file as part of the application for site and operational plan approval an operational plan which shall include at least the following information or materials:

(a) A detailed narrative description of the operations, processes and functions of the existing and proposed uses to be conducted in or on the real property constituting the site, together with any diagrams, maps, charts or other visual aids that are helpful in understanding the operations and any potential adverse impacts on neighboring properties. Office/warehouse/mfg/light assembly, including medical, pharmaceutical, electronics, food processing, general mfg and light assembly in accordance with M-5 uses.

(b) A detailed description of the proposed project or activity giving rise to the need for site and operational plan approval and a detailed explanation of how such project or activity relates to the site and to the existing or proposed operations to be conducted in or on the real property constituting the site. TBD

(c) Gross floor area of the existing building(s) and/or proposed addition. 105,000 sf

(d) Anticipated hours of operation, hours open to the public, and hours of deliveries or shipments. 1-2 shifts. Primary shift 7am-5pm. Deliveries and shipments mainly 6am-7pm.

(e) Anticipated startup and total number of full- and part-time employees. 40-150 full-time.

(f) Anticipated number of shifts and the anticipated number of employees per shift. 1-2 shifts

(g) Anticipated maximum number of employees on site at any time of the day. 175

(h) Number of anticipated students, participants or persons to be gathered in places of assembly, if applicable.

(i) Number of parking spaces required per this chapter and the method used to calculate such number. +/- 1.5 cars per 1,000 SF

(j) Number of existing and proposed on-site parking spaces to be provided (conventional spaces and handicapped accessible spaces to be stated separately). Per code

(k) Anticipated daily average and maximum potential number of automobile trips to and from the site (excluding trucks). 100

(l) Anticipated daily average and maximum potential number of truck trips to and from the site. 20

(m) Types and quantities of goods and materials to be made, used or stored on site. Pharma, medical, plastics, electronics, paper, metal.

(n) Types of equipment or machinery to be used on site. TBD

(o) Types and quantities of solid or liquid waste materials which will require disposal. TBD

(p) Method of handling, storing and disposing of solid or liquid waste materials. Sanitary Sewer

(q) Methods of providing site and building security other than the Village Police Department. Private security.

(r) Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sound, neat, well cared for and attractive condition. Professional third party landscaping and property management, along with in-house staff of the employer.

(s) Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts. **None anticipated**

(t) A list of all local, Kenosha County (highway access), State and federal permits or approvals required for the project or activity giving rise to the need for site and operational plan approval. Provide copies of such permits and approvals that have been obtained. **Typical grading, building and interior build-out permits**

(2) Operational plan standards. In addition to any other applicable requirements or standards specified in this chapter, the following requirements or standards shall apply to the operational plan:

(a) No use shall be conducted in such a way as to constitute a public or private nuisance.

(b) No use shall be conducted in such a way as to violate any of the performance standards set out in § [420-38](#) of this chapter.

(c) (reserved)

(d) No owner, occupant or user of real property shall conduct a use so intensively that there is inadequate provision of on-site parking spaces and/or loading spaces to accommodate the needs of such use.

(e) All buildings, structures, site improvements and sites shall be maintained in a safe, structurally sound, neat, well cared for and attractive condition.

(f) Within a building, any provision of live entertainment in connection with a business or club use involving the selling or service of alcoholic beverages shall comply with the following restrictions:

[1] Live entertainment shall be provided only on a raised platform that is not less than 23 inches higher than the elevation of the surrounding floor surfaces where customers, members or their guests are sitting, standing or dancing;

[2] Customers, members or their guests shall at all times be separated from the raised platform on which live entertainment is being provided by a distance of not less than four feet and a physical barrier to mark and enforce such separation distance; and

[3] There shall be no touching of any kind between entertainers and customers, members or their guests.

(g) No proposed new or expanded use shall be permitted to create or significantly exacerbate unsafe traffic conditions on any street or highway in the Village.

(h) Indoor pyrotechnic displays are prohibited.

Riverview Corporate Park
Building B

Operational plan.

(1) Operational plan requirements. The applicant shall prepare and file as part of the application for site and operational plan approval an operational plan which shall include at least the following information or materials:

(a) A detailed narrative description of the operations, processes and functions of the existing and proposed uses to be conducted in or on the real property constituting the site, together with any diagrams, maps, charts or other visual aids that are helpful in understanding the operations and any potential adverse impacts on neighboring properties. Office/warehouse/mfg/light assembly, including medical, pharmaceutical, electronics, food processing, general mfg and light assembly in accordance with M-5 uses.

(b) A detailed description of the proposed project or activity giving rise to the need for site and operational plan approval and a detailed explanation of how such project or activity relates to the site and to the existing or proposed operations to be conducted in or on the real property constituting the site. TBD

(c) Gross floor area of the existing building(s) and/or proposed addition. 166,090 sf

(d) Anticipated hours of operation, hours open to the public, and hours of deliveries or shipments. 1-2 shifts. Primary shift 7am-5pm. Deliveries and shipments mainly 6am-7pm.

(e) Anticipated startup and total number of full- and part-time employees. 40-150 full-time.

(f) Anticipated number of shifts and the anticipated number of employees per shift. 1-2 shifts

(g) Anticipated maximum number of employees on site at any time of the day. 175

(h) Number of anticipated students, participants or persons to be gathered in places of assembly, if applicable.

(i) Number of parking spaces required per this chapter and the method used to calculate such number. +/- 1.5 cars per 1,000 SF

(j) Number of existing and proposed on-site parking spaces to be provided (conventional spaces and handicapped accessible spaces to be stated separately). Per code

(k) Anticipated daily average and maximum potential number of automobile trips to and from the site (excluding trucks). 100

(l) Anticipated daily average and maximum potential number of truck trips to and from the site. 20

(m) Types and quantities of goods and materials to be made, used or stored on site. Pharma, medical, plastics, electronics, paper, metal.

(n) Types of equipment or machinery to be used on site. TBD

(o) Types and quantities of solid or liquid waste materials which will require disposal. TBD

(p) Method of handling, storing and disposing of solid or liquid waste materials. Sanitary Sewer

(q) Methods of providing site and building security other than the Village Police Department. Private security.

(r) Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sound, neat, well cared for and attractive condition. Professional third party landscaping and property management, along with in-house staff of the employer.

(s) Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts. **None anticipated**

(t) A list of all local, Kenosha County (highway access), State and federal permits or approvals required for the project or activity giving rise to the need for site and operational plan approval. Provide copies of such permits and approvals that have been obtained. **Typical grading, building and interior build-out permits**

(2) Operational plan standards. In addition to any other applicable requirements or standards specified in this chapter, the following requirements or standards shall apply to the operational plan:

(a) No use shall be conducted in such a way as to constitute a public or private nuisance.

(b) No use shall be conducted in such a way as to violate any of the performance standards set out in § [420-38](#) of this chapter.

(c) (reserved)

(d) No owner, occupant or user of real property shall conduct a use so intensively that there is inadequate provision of on-site parking spaces and/or loading spaces to accommodate the needs of such use.

(e) All buildings, structures, site improvements and sites shall be maintained in a safe, structurally sound, neat, well cared for and attractive condition.

(f) Within a building, any provision of live entertainment in connection with a business or club use involving the selling or service of alcoholic beverages shall comply with the following restrictions:

[1] Live entertainment shall be provided only on a raised platform that is not less than 23 inches higher than the elevation of the surrounding floor surfaces where customers, members or their guests are sitting, standing or dancing;

[2] Customers, members or their guests shall at all times be separated from the raised platform on which live entertainment is being provided by a distance of not less than four feet and a physical barrier to mark and enforce such separation distance; and

[3] There shall be no touching of any kind between entertainers and customers, members or their guests.

(g) No proposed new or expanded use shall be permitted to create or significantly exacerbate unsafe traffic conditions on any street or highway in the Village.

(h) Indoor pyrotechnic displays are prohibited.

Riverview Corporate Park – Phase I
Building C

Operational plan.

(1) Operational plan requirements. The applicant shall prepare and file as part of the application for site and operational plan approval an operational plan which shall include at least the following information or materials:

(a) A detailed narrative description of the operations, processes and functions of the existing and proposed uses to be conducted in or on the real property constituting the site, together with any diagrams, maps, charts or other visual aids that are helpful in understanding the operations and any potential adverse impacts on neighboring properties. **Manufacture high-quality custom folding cartons, rigid paper boxes and paperboard specialty products. The company is an all-in-one provider of packaging solutions.**

(b) A detailed description of the proposed project or activity giving rise to the need for site and operational plan approval and a detailed explanation of how such project or activity relates to the site and to the existing or proposed operations to be conducted in or on the real property constituting the site. **Construct a 120,000 SF facility that has the ability to expand to approximately 220,000 SF.**

(c) Gross floor area of the existing building(s) and/or proposed addition. **See above.**

(d) Anticipated hours of operation, hours open to the public, and hours of deliveries or shipments. **24 hours for the manufacturing operation with deliveries and shipments mostly 7 AM – 6 PM.**

(e) Anticipated startup and total number of full- and part-time employees. **80**

(f) Anticipated number of shifts and the anticipated number of employees per shift. **3 shifts**

(g) Anticipated maximum number of employees on site at any time of the day. **60**

(h) Number of anticipated students, participants or persons to be gathered in places of assembly, if applicable.

(i) Number of parking spaces required per this chapter and the method used to calculate such number. **75**

(j) Number of existing and proposed on-site parking spaces to be provided (conventional spaces and handicapped accessible spaces to be stated separately). **78 total, 3 handicapped**

(k) Anticipated daily average and maximum potential number of automobile trips to and from the site (excluding trucks). **TBD**

(l) Anticipated daily average and maximum potential number of truck trips to and from the site. **10**

(m) Types and quantities of goods and materials to be made, used or stored on site. **Paper packaging materials and rolls of paper**

(n) Types of equipment or machinery to be used on site. **Printing presses, gluers, sorting machines**

(o) Types and quantities of solid or liquid waste materials which will require disposal. **Normal, no process related**

(p) Method of handling, storing and disposing of solid or liquid waste materials. **Sanitary sewers**

(q) Methods of providing site and building security other than the Village Police Department. **Staff security**

(r) Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sound, neat, well cared for and attractive condition. **Staff management**

(s) Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts. **None anticipated**

(t) A list of all local, Kenosha County (highway access), State and federal permits or approvals required for the project or activity giving rise to the need for site and operational plan approval. Provide copies of such permits and approvals that have been obtained. **Typical grading building and interior permits**

(2) Operational plan standards. In addition to any other applicable requirements or standards specified in this chapter, the following requirements or standards shall apply to the operational plan:

(a) No use shall be conducted in such a way as to constitute a public or private nuisance.

(b) No use shall be conducted in such a way as to violate any of the performance standards set out in § [420-38](#) of this chapter.

(c) (reserved)

(d) No owner, occupant or user of real property shall conduct a use so intensively that there is inadequate provision of on-site parking spaces and/or loading spaces to accommodate the needs of such use.

(e) All buildings, structures, site improvements and sites shall be maintained in a safe, structurally sound, neat, well cared for and attractive condition.

(f) Within a building, any provision of live entertainment in connection with a business or club use involving the selling or service of alcoholic beverages shall comply with the following restrictions:

[1] Live entertainment shall be provided only on a raised platform that is not less than 23 inches higher than the elevation of the surrounding floor surfaces where customers, members or their guests are sitting, standing or dancing;

[2] Customers, members or their guests shall at all times be separated from the raised platform on which live entertainment is being provided by a distance of not less than four feet and a physical barrier to mark and enforce such separation distance; and

[3] There shall be no touching of any kind between entertainers and customers, members or their guests.

(g) No proposed new or expanded use shall be permitted to create or significantly exacerbate unsafe traffic conditions on any street or highway in the Village.

(h) Indoor pyrotechnic displays are prohibited.



| | |
|---------------------|--|
| FLOODPLAIN | |
| WETLANDS | |
| WETLAND BUFFER | |
| DELINEATED PEC LINE | |
| ABSORBED PEC AREA | |
| C1 ZONE | |
| C2 ZONE | |



MASTER PLAN - PHASE I



| | |
|-----------------------|-----------------|
| Civil Engineer | CONSULTANT NAME |
| Structural Engineer | CONSULTANT NAME |
| Landscaping Architect | CONSULTANT NAME |

PROJECT:
RIVERVIEW
CORPORATE PARK

PLEASANT PRAIRIE, WISCONSIN

Developer
CLAYCO - VENTURE ONE
DEVELOPMENT SERVICES, LLC.

Drawing Issue: 03/23/16
Description: Date

Drawing Title
MASTER PLAN

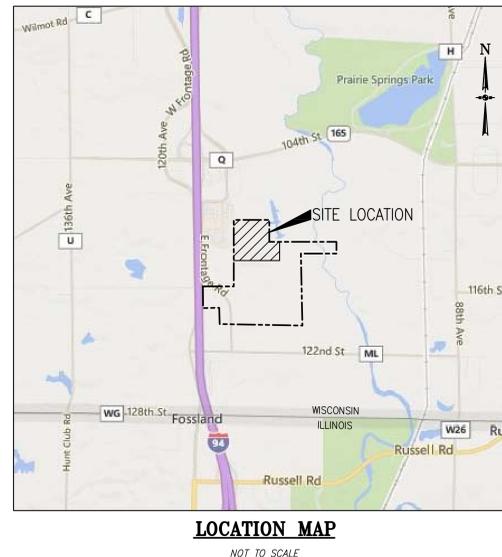
Drawing No.
SK-1

RIVERVIEW CORPORATE PARK PHASE I - CONCEPTUAL PLAN

PLEASANT PRAIRIE, WISCONSIN
VENTURE ONE REAL ESTATE, LLC.

E978C
RIVERVIEW CORPORATE PARK
PHASE I - CONCEPTUAL PLAN
1 3/15/16

| PROPOSED | DESCRIPTION | EXISTING |
|----------|----------------------------------|----------|
| | STORM SEWER | |
| | WATER MAIN WITH SIZE | |
| | SANITARY SEWER | |
| | RIGHT-OF-WAY | |
| | CONTOUR | |
| | SPOT GRADE | |
| | SANITARY MANHOLE | |
| | STORM MANHOLE | |
| | STORM INLET | |
| | STORM CATCH BASIN | |
| | FIRE HYDRANT | |
| | PRESSURE CONNECTION | |
| | GATE VALVE W/MAULT | |
| | STREET LIGHT | |
| | STREET LIGHT W/MAST | |
| | OVERFLOW DIRECTION | |
| | CURB & GUTTER | |
| | SILT FENCE | |
| | ROAD SIGN | |
| | UNDERGROUND ELECTRIC | |
| | UNDERGROUND GAS | |
| | UTILITY POLE | |
| | DEPRESSED CURB FOR RAMP/DRIVEWAY | |
| | TOP OF FOUNDATION | |
| | GARAGE FLOOR, AT REAR OF GARAGE | |
| | TOP OF CURB, DEPRESSED | |
| | TOP OF RETAINING WALL | |
| | RIM FOR STRUCTURES | |
| | RISER FOR SANITARY SERVICE | |
| | HIGH/NORMAL WATER LEVEL | |
| | TRANSFORMER | |
| | FENCE LINE | |
| | GUARD RAIL | |
| | FORCE MAIN | |
| | UNDERGROUND TELEPHONE | |
| | UNDERGROUND ELECTRIC | |
| | OVERHEAD ELECTRIC | |
| | GAS LINE | |



DRAWING INDEX

| SHEET | TITLE |
|-------|---------------------------------|
| C1 | COVER SHEET |
| C2 | PRELIMINARY EXISTING CONDITIONS |
| C3 | PRELIMINARY PAVING PLAN |
| C4 | PRELIMINARY GRADING PLAN |
| C5 | PRELIMINARY UTILITY PLAN |

BENCHMARK & LOCATIONS:

- SITE BENCHMARK(S):
1. TOP NUT OF HYDRANT AT NORTHEAST CORNER OF 116th AVE & 110th ST
ELEVATION: 718.06 (NGVD 1929)
 2. CHISELED "+" ON NORTH CORNER OF RIM OF INLET IN ACCESS DRIVE
BEHIND THE SOUTHEAST CORNER OF THE OUTLET MALL
ELEVATION: 706.08 (NGVD 1929)
 3. IRON PIPE AT SOUTHEAST END OF PROPOSED SITE
ELEVATION: 674.89 (NGVD 1929)

*BENCHMARKS OBTAINED FROM BENCH MARK LIST, DATED 6/5/13, PREPARED BY CRISPELL-SNYDER, INC.

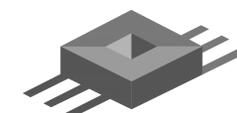
NOTE:
EXISTING CONDITIONS SHOWN ON THESE PLANS WERE OBTAINED FROM SITEOPS SOFTWARE, SOURCE AND DATE UNKNOWN, AND A TOPOGRAPHIC MAP OBTAINED FROM THE VILLAGE OF PLEASANT PRAIRIE, DATED 2013, PREPARED BY CRISPELL-SNYDER, INC.

| No. | Description | Date |
|-----------|-------------------|---------|
| 1 | ISSUED FOR REVIEW | 3/15/16 |
| REVISIONS | | |



Municipality: Pleasant Prairie
County: Kenosha County
Township: 1N
Range: 22E
Sections: 30 & 31

NOT FOR CONSTRUCTION



JACOB & HEFNER
ASSOCIATES

1910 S. Highland Avenue, Suite 100, Lombard, IL 60148

PHONE: (630) 652-4600, FAX: (630) 652-4601

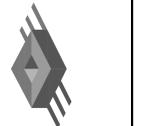
www.jacobandhefner.com



- NOTES:**
- 1) EXISTING CONDITIONS SHOWN ON THESE PLANS WERE OBTAINED FROM SITEOPS SOFTWARE. SOURCE & DATE UNKNOWN. A TOPOGRAPHIC MAP OBTAINED FROM THE VILLAGE OF PLEASANT PRAIRIE, DATED 2013, PREPARED BY CRISPPELL-SNYDER INC., AND TOPOGRAPHY OBTAINED BY JACOB & HEFNER ASSOCIATES, INC., DATED MARCH 2016.
 - 2) EXISTING WETLAND AND PRIMARY ENVIRONMENTAL CORRIDOR (PEC) LIMITS OBTAINED FROM A REPORT PREPARED BY WETLAND & WATERWAY CONSULTING, LLC, DATED JULY 2013.
 - 3) EX. 100-YR FLOODPLAIN LIMITS DENOTED BY: BFE
 - 4) EX. ORDINARY HIGH WATER MARK DENOTED BY: OHWM
 - 5) C-1 ZONE LIMITS DENOTED BY: C1 ZONE
 - 6) C-2 ZONE LIMITS DENOTED BY: C2 ZONE
 - 7) EX. 25-FT WETLAND SETBACK DENOTED BY: WETLD 25FT SETBACK
 - 8) EX. 75-FT ORDINARY HIGH WATER MARK (OHWM) SETBACK DENOTED BY: OHWM 75FT SETBACK
 - 9) EX. 300-FT SHORELAND JURISDICTIONAL BOUNDARY DENOTED BY: SHRLND 300FT BNDRY
 - 10) EX. WETLAND LIMITS DENOTED BY: WETLAND
 OHWM
 - 11) EX. PRIMARY ENVIRONMENTAL CORRIDOR (PEC) LIMITS DENOTED BY: PEC

PRELIMINARY EXISTING CONDITIONS
RIVERVIEW CORPORATE PARK - PHASE 1
VENTURE ONE REAL ESTATE, LLC.
PLEASANT PRAIRIE, WISCONSIN

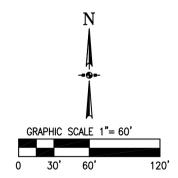
JACOB & HEFNER ASSOCIATES
 1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
 PHONE: (630) 652-4000, FAX: (630) 652-4001
 www.jacobandhefner.com



E978c
 1"=60'
 C2

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ISSUED FOR REVIEW
 3/7/2016



- NOTES:**
- EXISTING CONDITIONS SHOWN ON THESE PLANS WERE OBTAINED FROM SITEOPS SOFTWARE, SOURCE & DATE UNKNOWN, A TOPOGRAPHIC MAP OBTAINED FROM THE VILLAGE OF PLEASANT PRAIRIE, DATED 2013, PREPARED BY CRISPPELL-SNYDER, INC., AND TOPOGRAPHY OBTAINED BY JACOB & HEFNER ASSOCIATES, INC., DATED MARCH 2016.
 - EXISTING WETLAND AND PRIMARY ENVIRONMENTAL CORRIDOR (PEC) LIMITS OBTAINED FROM A REPORT PREPARED BY WETLAND & WATERWAY CONSULTING, LLC, DATED JULY 2013.
 - EX. 100-YR FLOODPLAIN LIMITS DENOTED BY: BFE
 - EX. ORDINARY HIGH WATER MARK (OHWM) DENOTED BY: OHWM
 - EX. C-1 ZONE LIMITS DENOTED BY: C1 ZONE
 - EX. C-2 ZONE LIMITS DENOTED BY: C2 ZONE
 - EX. 25-FT WETLAND SETBACK DENOTED BY: WETLD = 25FT SETBACK
 - EX. 75-FT ORDINARY HIGH WATER MARK (OHWM) SETBACK DENOTED BY: OHWM = 75FT SETBACK
 - EX. 300-FT SHORELAND JURISDICTIONAL BOUNDARY DENOTED BY: SHRLND = 300FT BNDRY

- EX. WETLAND LIMITS DENOTED BY: WETLD
- EX. PRIMARY ENVIRONMENTAL CORRIDOR (PEC) LIMITS DENOTED BY: PEC
- PR. C1 ZONE IMPACT AREA TO BE RE-ZONED DENOTED BY: [Symbol]
- PR. C2 ZONE IMPACT AREA TO BE RE-ZONED DENOTED BY: [Symbol]

SITE STATISTICS:

- TOTAL PROPOSED PRIMARY ENVIRONMENTAL CORRIDOR AREA TO BE IMPACTED = 0.80 ACRES
 - TOTAL PROPOSED C1 ZONED AREA TO BE RE-ZONED = 2.02 ACRES
 - TOTAL PROPOSED C2 ZONED AREA TO BE RE-ZONED = 0.33 ACRES
- PHASE 1 TOTAL SITE AREA = 42.33 ACRES
AREA WEST OF LOT 1 & LOT 2 = 4.20 ACRES
- TOTAL AREA FOR LOT 1 = 8.92 ACRES
PERVIOUS AREA = 3.33 ACRES (37%)
VEHICLE PARKING SPACES = 171
TRUCK PARKING SPACES = 10
DOCK DOORS = 12
 - TOTAL AREA FOR LOT 2 = 10.04 ACRES
PERVIOUS AREA = 2.39 ACRES (24%)
VEHICLE PARKING SPACES = 288
TRUCK PARKING SPACES = 18
DOCK DOORS = 20
 - TOTAL AREA FOR LOT 3 = 10.96 ACRES
PERVIOUS AREA = 2.83 ACRES (26%)
VEHICLE PARKING SPACES = 223
TRUCK PARKING SPACES = 6 (+FUTURE TBD)
DOCK DOORS = 8 (+FUTURE TBD)
 - TOTAL AREA FOR LOT 4 = 12.41 ACRES
PERVIOUS AREA = 9.76 ACRES (79%)
VEHICLE PARKING SPACES = 0
TRUCK PARKING SPACES = 0
DOCK DOORS = 0
- 8) PROPOSED MAXIMUM BUILDING HEIGHT = 60-FT

PAVEMENT LEGEND

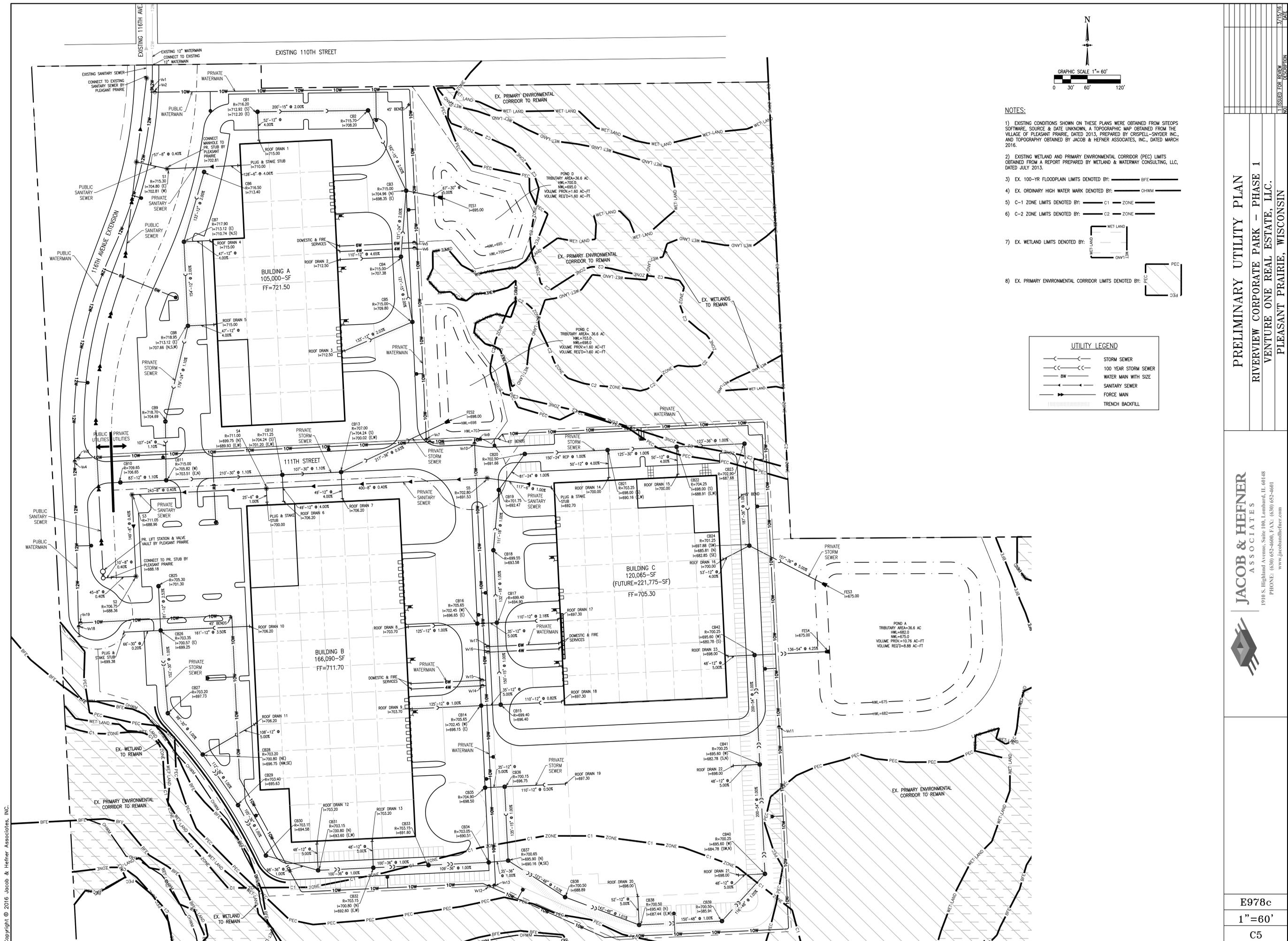
- LIGHT DUTY PAVEMENT**
 - 2.0" SURFACE COURSE, MIX "D", N50
 - 2.25" HMA BINDER COURSE, IL-19, N50
 - 8.0" CA-6 BASE COURSE
- HEAVY DUTY PAVEMENT**
 - 2.0" SURFACE COURSE, MIX "D", N50
 - 3.0" HMA BINDER COURSE, MIX "D", N50
 - 12.0" CA-6 BASE COURSE
- CONCRETE PAVEMENT**
 - 7.0" PEC PAVEMENT, 4,000 PSI, A/E
 - 5.0" CA-6 BASE COURSE
 - CONTRACTION JOINTS @ 15' C-C MAX.
 - EXPANSION JOINTS @ 60' C-C
- PUBLIC ROADWAY PAVEMENT**
 - 1.75" SURFACE COURSE, MIX "D", N50
 - 8.0" CONCRETE BASE COURSE

PRELIMINARY SITE PLAN
RIVERVIEW CORPORATE PARK - PHASE 1
VENTURE ONE REAL ESTATE, LLC.
PLEASANT PRAIRIE, WISCONSIN

JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4000, FAX: (630) 652-4001
www.jacobandhefner.com

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PRELIMINARY UTILITY PLAN
 RIVERVIEW CORPORATE PARK - PHASE 1
 VENTURE ONE REAL ESTATE, LLC.
 PLEASANT PRAIRIE, WISCONSIN

JACOB & HEFNER ASSOCIATES
 1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
 PHONE: (630) 652-4000, FAX: (630) 652-4001
 www.jacobandhefner.com



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3/7/16
 ISSUED FOR REVIEW
 DESCRIPTION

FORM **NFP 102.10**
ARTICLES OF INCORPORATION
General Not For Profit Corporation Act
File # 70596695

Filing Fee: \$50
Approved By: RAD

FILED
MAR 10 2016
Jesse White
Secretary of State

RECEIVED

MAR 17 2016

PLEASANT PRAIRIE

Article 1.
Corporate Name: RIVERVIEW NORTH ASSOCIATION

Article 2.
Registered Agent: KEITH J. WENK

Registered Office: 630 DUNDEE RD STE 220
NORTHBROOK IL 60062-2750 COOK COUNTY

Article 3.
The first Board of Directors shall be 3 in number, their Names and Addresses being as follows
RYAN STOLLER, 9500 BRYN MAWR, SUITE 340, ROSEMONT, IL 60018
MARK GOODE, 9500 BRYN MAWR, SUITE 340, ROSEMONT, IL 60018
ROY SPLANSKY, 9500 BRYN MAWR, SUITE 340, ROSEMONT, IL 60018

Article 4. Purpose(s) for which the Corporation is organized:
Administration and operation of property owned on a condominium basis or by a homeowner association.

Is this Corporation a Condominium Association as established under the Condominium Property Act? Yes No
Is this a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code of 1954? Yes No
Is this Corporation a Homeowner's Association, which administers a common-interest community as defined in subsection (c) of Section 9-102 of the code of Civil Procedure? Yes No

Article 5. Name & Address of Incorporator
The undersigned incorporator hereby declares, under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

KEITH J. WENK
Name
Dated MARCH 10, 2016
Month & Day Year

630 DUNDEE ROAD, SUITE 220
Street
NORTHBROOK, IL 60062
City, State, ZIP

**DRAFT
BY-LAWS OF**

RIVERVIEW NORTH ASSOCIATION

**ARTICLE 1
DEFINITIONS**

Capitalized terms used in these By-Laws (“**By-Laws**”) and not otherwise defined herein shall have the meanings as are defined or ascribed thereto in the Declaration.

The following terms as used in these By-Laws shall have the following respective meanings:

1.1 "Articles" shall mean the Articles of Incorporation for the Association, filed with the Illinois Secretary of State, as they may be amended or restated from time to time.

1.2 "Assessment" shall mean amounts from time to time assessed against Owners and Lots by the Association, including regular, supplemental and special assessments as set forth in the Declaration or these By-Laws.

1.3 "Declaration" shall mean that certain Declaration of Protective Covenants for Riverview Corporate Park – Phase I, Pleasant Prairie, Wisconsin dated _____, 2016, and recorded on _____, 2016 as Document No. _____ in the Kenosha County, Wisconsin real estate records, as such document may be amended or restated from time to time, which Declaration, and all amendments thereto and restatements thereof, are incorporated in these By-Laws by reference.

1.4 "Member" shall mean an Owner as defined in Section 1.20 of the Declaration.

1.5 "Membership" shall have the meaning assigned to it in Section 4.1 of these By-Laws.

1.6 "Property" shall mean the land described in Section 2 of the Declaration as the Property.

**ARTICLE 2
PURPOSE**

The Association is organized for the purpose of exercising the powers of the **RIVERVIEW NORTH ASSOCIATION** in Kenosha County, Wisconsin. The Association is formed exclusively for purposes for which a corporation may be organized under The General Not-For-Profit Corporation Act of Illinois (“**Act**”) and not for pecuniary gain or profit. No part of the assets, income, or profit of the Association shall be distributable to, or inure to the benefit of, its Directors or officers except to the extent permitted under the Act or by virtue of these By-Laws.

ARTICLE 3 OFFICES

The principal corporate office of the Association shall be located at:

RIVERVIEW NORTH ASSOCIATION
c/o: Venture One Real Estate, LLC.
9500 Bryn Mawr, Ave., Suite 340
Rosemont, Illinois 60018

or at such other place as the Board may determine by resolution from time to time. The Association may have such other offices, either within or without the State of Illinois, as the Board may determine or as the affairs of the Association may require from time to time.

The Association shall have and continuously maintain in the State of Illinois a registered office, and a registered agent whose office is identical with such registered office, as required by the Act. The registered office may be, but need not be, identical with the principal office. The address of the registered office may be changed from time to time by the Board or such registered agent.

ARTICLE 4 MEMBERS

Section 4.1 **Membership.** Membership in the Association ("**Membership**") shall be as provided for in Section 9.2 of the Declaration.

Section 4.2 **Classes of Membership.** The Association shall initially have two (2) classes of voting membership as provided for in Section 9.3 of the Declaration.

Section 4.3 **Annual Meeting of Members.** There shall be an annual meeting of the Members during each fiscal year of the Association which shall be held upon a date and at a time selected by the Board, so long as such annual meeting shall take place within thirteen (13) months of the immediately preceding annual meeting. At the annual meeting Directors shall be elected by the Members, and reports of the affairs and finances of the Association and a proposed budget, including a proposed amount of the annual Assessments for the forthcoming fiscal year, shall be presented.

Section 4.4 **Special Meetings of Members.** Special meetings of the Members may be called for any purpose at any time by the President or the Board or upon the written request of the Class B Member or of Members holding at least twenty-five percent (25%) of all votes entitled to be cast by the Class A Membership.

Section 4.5 **Notices: General.** All notices of meetings and other notices required or permitted under these By-Laws to be given to any Member, shall be duly and properly

given by sending a copy of the notice by ordinary mail, postage prepaid, to such Member at its address appearing on the books of the Association or, if no address has been so designated, at the address of the Lot to which the Membership is appurtenant (or, if more than one Lot is under common Ownership, at the address of any one of such Lots). No Person claiming status as a Member shall be entitled to be given notice under these By-Laws or be recognized at meetings as a Member until such Person has registered its name and address with the Secretary of the Association. Any and all requirements for notice of meetings, annual or special, may be waived by a Member either by its presence at the meeting in question, unless objection to absence of notice is raised by such Member at the commencement of the meeting, or by waiving its right to notice of such meeting in writing, either before or after such meeting is held.

Section 4.6 Place of Meeting of Members. The Board may by resolution designate any place, either within or without the State of Illinois, as the place of meeting for any annual meeting of Members or for any special meeting of Members called by the Board or by the President, and may designate any place within the State of Illinois for any special meeting called by Members, if any. A waiver of notice signed by all Members may designate any place, either within or without the State of Illinois, as the place for the holding of any meeting. If no designation of a meeting place is made, or if a special meeting be otherwise called, the place of meeting shall be the principal office of the Association in the State of Illinois.

Section 4.7 Notice of Meeting of Members. Written notice stating the place, day and hour of the meeting of the Members, and, in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than five (5) nor more than sixty (60) days before the date of the meeting, or, in the case of a removal of one or more Directors or a merger, consolidation, dissolution, or sale, lease or exchange of assets, not less than twenty (20) nor more than sixty (60) days before the date of the meeting, by or at the direction of the President, or the Secretary, or the officer or Persons calling the meeting, to each Member of record. If all of the Members shall meet at any time and place, either within or without the State of Illinois, and consent to the holding of a meeting at such time and place, such meeting shall be valid without call or notice, and such meeting shall be valid without call or notice, and at such meeting any corporate action may be taken.

Section 4.8 Fixing of Record Date for Voting. For the purpose of determining Members entitled to notice of or to vote at any meeting of Members, or in order to make a determination of Members for any other proper purpose, the date on which notice of the meeting is delivered shall be the record date for such determination of Members. When a determination of Members entitled to vote at any meeting of Members has been made as provided in this Section 4.8, such determination shall apply to any adjournment thereof.

Section 4.9 Quorum; Adjourned Meetings of Members. Unless otherwise provided in the Declaration, the Articles, in these By-Laws or by law, at any meeting of the Members, the presence at such meeting of Members, either in person or by proxy, capable of casting thirty percent (30%) of all votes held by the Members, shall constitute

a quorum for the transaction of business. If a quorum is present, action may be taken by a majority vote of the votes present at such meeting and capable of being cast, unless otherwise required by the Declaration, the Articles, these By-Laws or by law. If any meeting cannot be organized because a quorum is not present, then by a majority vote of the votes present at such meeting and capable of being cast, in person or by proxy, such meeting may be adjourned to any date which is at least ten (10) days after the date of said adjourned meeting. Written notice of such adjourned meeting and the date, time and location of the subsequent meeting shall be delivered to the Members not less than three (3) days prior to the date fixed for said subsequent meeting.

Section 4.10 Voting. Voting on all matters shall be by voice or by show of hand unless the chairman of the meeting or any Person qualified to vote, prior to the voting on any matter, demands vote by ballot, in which case each ballot shall state the name of the Member voting and the number of votes voted by him or her, and if such ballot be cast by proxy, it shall also state the name of such proxy. During any period in which an Owner shall be in default in the payment of any amount due and owing to the Association, the votes which are allocated to such Lot's Membership(s) shall not be counted for any purposes, and such Membership's votes shall not be considered in determining whether a quorum is present.

Section 4.11 More Than One Owner Associated with Lot. If more than one Owner is associated with a Lot, the vote for such Lot may be cast by any Owner or by such Person as such Owner shall designate by proxy. In no event shall the votes cast with respect to any Lot be cast by more than one (1) Person. If a Member is a corporation, partnership or other entity other than a natural Person, its votes may be cast by such Person as such Member has duly designated as its authorized agent, or by proxy.

Section 4.12 Proxies. A Member entitled to vote may vote in person or by a proxy duly executed by or on behalf of such Member. Proxies may be given to any Person and may extend for any period provided in the proxy or for eleven (11) months if not otherwise provided therein. Every proxy shall continue in full force and effect until revoked by the Person executing it prior to the vote pursuant thereto, except as otherwise provided in this Section 4.12 and in the Act. Such revocation may be effected by a writing delivered to the Association stating that the proxy is revoked or by a subsequent proxy executed by, or by attendance at the meeting and voting in person by, the Member executing the proxy. The dates contained on the forms of proxy presumptively determine the order of execution, regardless of any postmark dates on envelopes in which they are mailed. An appointment of a proxy shall be revocable by the Member. Unless the appointment of a proxy contains an express limitation on the proxy's authority, the Association may accept the proxy's vote /or other action as that of the Member making the appointment.

Section 4.13 Participation by Telephone Conference. Unless specifically prohibited by the Articles or the Declaration, Members entitled to vote may participate in and act at any meeting of the Members through the use of a telephone conference or other communications equipment (such as a web or video conferencing) by means of which all persons participating in the meeting can communicate with each other. Participation in

such meeting shall constitute attendance and presence in person at the meeting of the person or persons so participating.

Section 4.14 Informal Action by Members. Unless otherwise provided in the Articles, the Declaration or by these By-Laws, any action required to be taken at any annual or special meeting of Members, or any other action which may be taken at a meeting of Members, may be taken without a meeting and without a vote, if a consent in writing, setting forth the action so taken, shall be signed by all the Members entitled to vote with respect to the subject matter thereof.

Section 4.15 Presiding Officer. The President, or in his or her absence, any Vice-President, shall serve as the chairman of every meeting of the Members unless some other Person is elected to serve as chairman by a majority of the votes present and capable of being voted at the meeting. The chairman may appoint such Persons as he or she deems necessary to assist with the meeting.

Section 4.16 The cumulative system of voting shall not be allowed with respect to either Class A or Class B Memberships.

ARTICLE 5 BOARD OF DIRECTORS

Section 5.1 General Powers. Subject to the Declaration and these By-Laws, the property, affairs and business of the Association shall be managed by or under the direction of the Board.

Section 5.2 Number and Term of Office. The initial Board shall consist of three (3) Directors named in the Articles, who shall serve until the first annual meeting, unless any such Director sooner dies, resigns, or is removed from office. The Board shall thereafter be elected by the Members, and shall consist of three (3), or such greater number up to five (5), as may be fixed by resolution of the Directors from time to time. At the initial election of Directors, one (1) Director shall be elected for a one (1) year term of office, one (1) Director for a two (2) year term of office, and one (1) Director for a three (3) year term of office. All Directors elected thereafter shall be elected to three (3) year terms of office. In the event that the number of Directors shall be increased, then the terms of Directors shall be fixed in the discretion of the Board in such a way that no more than two (2) Directors shall have their terms of office expire in the same year. Each Director shall serve until his or her successor shall have been duly elected and qualified. After the Class B Membership has been converted to a Class A Membership, no Person may serve as a Director who is not a Member.

Section 5.3 Compensation. The Directors and officers may receive compensation for their services rendered on behalf of the Association, as such compensation is established by the Board, in addition to any reimbursement for their out-of-pocket expenses incurred for the benefit of the Association; provided, however, that any Directors or officers who have been elected prior to the time the Class B Membership is converted to a Class A

Membership shall not be entitled to any compensation or remuneration, except reimbursement for their out-of-pocket expenses incurred for the benefit of the Association. This Section shall not be construed to preclude any Director from serving the Association in any other capacity and receiving reasonable compensation therefor.

Section 5.4 Board Meetings Open to Owners; Notice to Members of Board Meetings. Meetings of the Board shall be open to any Owner, except for the portion of any meeting held: (a) to discuss litigation when an action against or on behalf of the Association has been filed and is pending in a court or administrative tribunal, or when the Board finds that such an action is probable or imminent; (b) to consider information regarding appointment, employment or dismissal of an employee, or (c) to discuss violations of rules and regulations of the Association or unpaid Assessments. Except as provided in Section 7.4 of these By-Laws, notice of all meetings of the Board shall be mailed or delivered to all Members at least forty-eight (48) hours prior thereto, unless a written waiver of such notice is signed by the Member entitled to such notice before the meeting is convened.

Section 5.5 Annual Meeting. The annual meeting of the Board will be held on the day of and immediately after the annual meeting of the Members. A meeting of the Board will also be held after any special meeting of the Members at which a full Board is elected.

Section 5.6 Special Meetings. Special meetings of the Board may be held at any time and place within the metropolitan area of Chicago, Illinois when called by the President or any Director.

Section 5.7 Notice to Directors. Notice of any special meeting of the Board shall be given to all Directors at least three (3) days previous thereto by (a) written notice delivered personally or by a nationally recognized overnight delivery service (such as Federal Express) for overnight delivery to the applicable business address, or (b) given at least five (5) days previous thereto if mailed. If mailed, such notice shall be deemed to be delivered on the second day following the date on which it was deposited in the United States mail so addressed, with proper postage thereon prepaid. If notice be given by overnight delivery service, such notice shall be deemed to be delivered when the overnight delivery package is delivered to the applicable business address. Any Director may waive notice of any meeting by executing a written waiver of notice. The attendance of a Director at any meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Except as otherwise provided in the Articles, neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting.

Section 5.8 Quorum. A quorum at any meeting of the Board shall consist of a majority of the entire membership of the Board. A majority of the Directors present, if a

quorum is present, may decide any question that may come before the meeting, except as otherwise provided by law, by the Declaration, by the Articles, or by these By-Laws.

Section 5.9 Rules and Regulations. The Board shall have the power to adopt and publish such rules and regulations as it reasonably deems necessary to enforce those terms of the Declaration regarding the use and upkeep of the Property, which rules and regulations may from time to time be amended or modified by the Board. The Board shall cause said rules and regulations to be distributed to all Members promptly after they are adopted or subsequently amended or modified. A Member may obtain a copy of the rules and regulations in effect at any time by submitting a written request to the Secretary.

Section 5.10 Vacancies. In the event of a vacancy on the Board occurring by reason of the resignation, removal from office as provided below in Section 5.11, or death of a Director, or for any other reason whatsoever, such vacancy shall be filled by the affirmative vote of a majority of the remaining Directors (even if there exists less than a quorum of the Board), or by the sole remaining Director, as the case may be, or if the vacancy is not so filled, or if no Director remains, such vacancy shall be filled by a vote of the Members, or, on the application of any Member, in the Circuit Court of Kenosha County, Wisconsin. A Director appointed to fill a vacancy shall serve for the unexpired term of his or her predecessor in office.

Section 5.11 Removal of Directors. Any Director may be removed from office, with or without cause, by two-thirds (2/3) of the votes present and capable of being voted at a meeting of the Members.

Section 5.12 Participation by Telephone Conference. Unless otherwise provided in the Articles, Directors or members of any committee of the Board may participate in and act at any meeting of the Board or any committee through the use of a telephone conference or other communications equipment (such as web or video conferencing) by means of which all Persons attending the meeting can hear each other. Participation in such meeting shall constitute attendance and presence in person at the meeting of the Person or Persons so participating.

Section 5.13 Committees; Development Control Committee. The Board may, by a resolution passed by a majority of the Board, designate one or more committees, consisting of Persons appointed by the Board. Each committee shall have two or more Directors as members, and a majority of its membership shall be Directors. Except as limited by Section 108.40 of the Act (805 ILCS 105/108.40, formerly at Ch. 32, par. 108.40), each committee shall have such powers as granted by the Board and as otherwise provided in the resolution establishing such committee. The rules promulgated by these By-Laws with respect to meetings of the Board, including notice, quorums, voting and other procedures shall be applicable to meetings of any committee established by the Board. All committee members shall serve at the pleasure of the Board.

The Board shall immediately establish a Development Control Committee. Such committee shall have the duties and powers authorized and described for said

Development Control Committee in the Declaration, and any other duties and powers necessary to carry out said described duties and powers.

Section 5.14 Liability. In the absence of fraud, gross negligence or willful misconduct, the Directors shall not be personally liable for the debts, obligations or liabilities of the Association.

ARTICLE 6 OFFICERS

Section 6.1 Officers. The officers of the Association shall be a President, one or more Vice Presidents, a Secretary and a Treasurer. The officers shall be appointed by the Board at its annual meeting or, if for any reason officers shall not be appointed at said annual meeting, at a special meeting of the Board called for such purposes. Each such officer shall hold office until the next annual meeting or until his or her successor is duly qualified and appointed, unless such officer shall die, resign or be removed from office. Any two or more of said offices may be held by one person at the same time, except that the President shall not also be the Secretary.

Section 6.2 President. The President shall: (i) be the chief executive officer of the Association, and when present, shall preside at all meetings of the Members and at meetings of the Board, (ii) have general supervision of the affairs of the Association, (iii) sign or countersign all contracts and other instruments of the Association as authorized by the Board, (iv) make reports to the Directors and Members, and (v) have all such other duties and powers as are incident to his office or properly prescribed by the Board.

Section 6.3 Vice President. The Vice President shall exercise all the functions and perform all the duties of the President in his or her absence, except as specially limited by the Board. The Vice President shall also perform such other duties as may be properly prescribed by the Board.

Section 6.4 Secretary. The Secretary shall: (i) keep detailed minutes of all meetings of the Members, the Board and committees of the Board, (ii) have custody of the seal and the corporate minute book, (iii) sign with the President such instruments as require such signature, (iv) record in a book kept specifically and solely for such purpose the names of all Members, together with their addresses as registered by such Members, and (v) make such reports and perform such other duties as are incident to his or her office or properly prescribed by the Board. The Secretary shall have the authority to affix the seal of the Association to all certificates, contracts and other instruments of the Association as authorized by the Board and shall send all notices required or permitted under these By-Laws or the Declaration.

Section 6.5 Treasurer. The Treasurer shall: (i) keep detailed and accurate financial records for the Association, including itemized records of all receipts and expenditures, (ii) have custody of all monies of the Association, (iii) deposit all moneys and other valuable effects of the Association in the name and to the credit of the Association in

such depositories as may be designated by the Board, and (iv) keep regular books of account and balance the same each month. The Treasurer shall prepare comprehensive reports of the affairs, finances and budget projections of the Association and shall report on same to the Members at their annual meeting. The Treasurer shall sign or countersign such instruments as require his signature, and shall perform such other duties as are incident to his office or properly prescribed by the Board.

Section 6.6 Substitution. Any officers of the Association may be expressly authorized by the Board to perform any function which is usually performed by any other officer.

Section 6.7 Removal from Office. Any officer may be removed from office with or without cause by the Board at any proper meeting; and any vacancy in any of the offices described in this Article, however caused, may be filled by the Board at any proper meeting.

ARTICLE 7 ASSESSMENTS AND BUDGET

Section 7.1 Annual Itemized Accounting. The Board shall annually supply to all Members an itemized accounting of the Association's expenses for the preceding fiscal year actually incurred or paid, together with a tabulation of the amounts collected pursuant to the budget of assessment, and showing the net excess or deficit of income over expenditures plus reserves.

Section 7.2 Annual Budget. Each year the Board shall prepare and adopt an operating budget for the coming fiscal year, and shall deliver to each Member a copy of the proposed budget at least thirty (30) days prior to the adoption thereof by the Board.

Section 7.3 Assessments. The Association, acting through the Board, shall have the right, power and duty to levy Assessments against the Members and the Lots for costs incurred by the Association in carrying out its purposes, including the costs of enforcing the Declaration and/or these By-Laws. Assessments shall be levied annually and may be levied more on as provided in this Article 7 of the By-Laws.

7.3.1 Annual Assessments. At such time as the Board adopts the annual budget for the Association the Board shall determine the amount of the annual Assessment to be levied against the Members for payment in advance.

7.3.2 Supplemental Assessments. Owners shall be obligated to pay such Supplemental Assessments as may be imposed pursuant to the provisions of Section 10.3 of the Declaration.

7.3.3 Special Assessments. The Association may levy special Assessments pursuant to the provisions of Section 10.4 of the Declaration.

- 7.3.4 Owner's Share of Assessments.** Each Owner's share of any Assessment shall be determined pursuant to Section 10.5 of the Declaration.
- 7.3.5 Delinquent Assessment Payments.** Delinquent Assessment Payments shall be handled pursuant to Section 10.6 of the Declaration.
- 7.3.6 Use of Assessments.** The Association may use the Assessments to accomplish the purposes of the Association pursuant to Section 10.7 of the Declaration.
- 7.3.7 Lien.** The Association shall have a continuing lien upon each Lot to secure the payment of any Assessment, plus interest, costs and reasonable attorneys' fees pursuant to Section 10.8 of the Declaration.
- 7.3.8 Financial Records.** The Board shall keep full and correct books of account of the receipts and expenditures for costs incurred by the Association in connection with the Property, itemizing expenses incurred, as provided for in Section 10.9 of the Declaration.
- 7.3.9 Effect of Abandonment or Non-Use.** As provided for in Section 11.1 of the Declaration, no Owner may waive or otherwise escape liability for any assessment by the abandonment of its Lot or by the non-use of any property which the Owner has a right to use under this Declaration.

Section 7.4 Notices in Connection with Budget and Assessment Meetings. The Board shall give written notice to each Member no less than ten (10) and no more than thirty (30) days prior to any meeting of the Board concerning the adoption of the proposed annual budget or any increase, or establishment of any Assessment.

ARTICLE 8 INDEMNIFICATION OF OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS; INSURANCE

Section 8.1 Actions Other Than Actions by or in the Right of the Association. The Association shall indemnify any of its Directors or Officers and may indemnify any of its employees and agents who was or is a party, or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Association) by reason of the fact that he or she or it is or was a Director, officer, employee or agent of the Association, or who is or was serving at the request of the Association as a Director, officer, employee or agent of another corporation, partnership, joint venture, trust, or other enterprise, against expenses (including attorneys fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by such Person in connection with such action, suit or proceeding, if such Person acted in good faith and in a manner he or she or it reasonably believed to be in, or not opposed to, the best interests of the Association and, with respect to any criminal action or proceeding, had no reasonable cause to believe his or her or its conduct was unlawful. The termination of any action,

suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the Person did not act in good faith and in a manner which he or she or it reasonably believed to be in, or not opposed to, the best interests of the Association or, with respect to any criminal action or proceeding, that the Person had reasonable cause to believe that his or her or its conduct was unlawful.

Section 8.2 Actions By or in the Right of the Association. The Association may indemnify any Person who was or is a party, or is threatened to be made a party to any threatened, pending or completed action or suit by or in the right of the Association to procure a judgment in its favor by reason of the fact that such Person is or was a Director, officer, employee or agent of the Association, or is or was serving at the request of the Association as a Director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise against expenses (including attorneys' fees) actually and reasonably incurred by such Person in connection with the defense or settlement of such action or suit, if such Person acted in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interests of the Association, provided that no indemnification shall be made in respect of any claim, issue or matter as to which such Person shall have been adjudged to be liable for negligence or misconduct in the performance of his or her duty to the Association, unless, and only to the extent that, the court in which such action or suit was brought shall determine upon application that, despite the adjudication of liability, but in view of all the circumstances of the case, such Person is fairly and reasonably entitled to indemnity for such expenses as the court shall deem proper.

Section 8.3 Indemnification in Event of Successful Defense. To the extent that the Director, officer, employee or agent of the Association has been successful, on the merits or otherwise, in the defense of any action, suit or proceeding referred to above in Section 8.1 or 8.2, or in defense of any claim, issue or matter therein, such Person shall be indemnified against expenses (including attorneys' fees) actually and reasonably incurred by such Person in connection therewith.

Section 8.4 Procedures for Indemnification. Any indemnification under above Sections 8.1 and/or 8.2 (unless ordered by a court) shall be made by the Association only as authorized in the specific case, upon a determination that indemnification of the Director, officer, employee or agent is proper in the circumstances because he or she or it has met the applicable standard of conduct set forth in said Sections. Such determination shall be made (a) by the Board by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding, or (b) if such a quorum is not obtainable, or even if obtainable, if a quorum of disinterested Directors so directs, by independent legal counsel in a written opinion, or (c) by the Members entitled to vote.

Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the Association in advance of the final disposition of such action, suit or proceeding, as authorized by the Board in the specific case, upon receipt of a written undertaking by or on behalf of the Directors, officer, employee or agent to repay such amount unless it

shall ultimately be determined that he or she or it is entitled to be indemnified by the Association as authorized in this Article 8.

The indemnification provided by this Article 8 shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any By-Law, agreement, vote of Members or disinterested Directors, or otherwise, both as to action in his or her or its official capacity and as to action in another capacity while holding such office, and shall continue as to a Person who has ceased to be a Director, officer, employee or agent, and shall inure to the benefit of the heirs, executors and administrators of such a Person.

If the Association has paid indemnity or has advanced expenses to a Director, officer, employee or agent, the Association shall report the indemnification or advance in writing to the Members with or before the notice of the next Members' meeting.

For purposes of this Article 8, references to the "Association" shall include, in addition to the surviving corporation, any merging corporation (including any corporation having merged with a merging corporation) absorbed in a merger which, if its separate existence had continued, would have had the power and authority to indemnify its Directors, officers, and employees or agents, so that any Person who was a Director, officer, employee or agent of such merging corporation, or was serving at the request of such merging corporation as a Director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, shall stand in the same position under the provisions of this Article 8 with respect to the surviving corporation as such Person would have with respect to such merging corporation if its separate existence had continued.

For purposes of this Article 8, references to "other enterprises" shall include employee benefit plans; references to "fines" shall include any excise taxes assessed on a Person with respect to an employee benefit plan; and references to "serving at the request of the Association" shall include any service as a Director, officer, employee or agent of the Association which imposes duties on, or involves services by, such Director, officer, employee or agent with respect to an employee benefit plan, its participants, or beneficiaries. A Person who acted in good faith and in a manner he or she or it reasonably believed to be in the best interests of the participants and beneficiaries of an employee benefit plan shall be deemed to have acted in a manner "not opposed to the best interest of the Association" as referred to in this Article 8.

Section 8.5 Indemnity Insurance. The Association may purchase and maintain insurance on behalf of any Person who is or was a Director, officer, employee or agent of the Association, or who is or was serving at the request of the Association as a Director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against such Person and incurred by such Person in any capacity, or arising out of his or her status as such, whether or not the Association would have the power to indemnify such Person against such liability under the

provisions of this Article 8 or under the provisions of Section 108.75 of the Act (805 ILCS 105/108.75, formerly at Ch. 32, par. 108.75) .

ARTICLE 9 CONTRACTS, LOANS, CHECKS AND DEPOSITS

Section 9.1 Contracts. The Board may expressly authorize any officer or officers and agent or agents of the Association to enter into any contract or execute and deliver any instrument in the name and on behalf of the Association, and such authority may be general or confined to specific instances.

Section 9.2 Loans. All loans contracted on behalf of the Association and all evidence of indebtedness issued in the Association's name shall be authorized by resolution of the Board. Such authority may be general or confined to specific instances.

Section 9.3 Pledges of Property and Assets. The pledge of all, or substantially all, the property and assets of the Association in the usual and regular conduct of affairs may be authorized by the Board upon such terms and conditions as the Board deems necessary or desirable, without authorization or consent of the Members entitled to vote, if any.

Section 9.4 Checks. Drafts. Etc.. All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Association, shall be signed by such officer or officers, agent or agents of the Association and in such manner as shall from time to time be determined by resolution of the Board.

Section 9.5 Deposits. All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies, or other depositories as the Board may select.

ARTICLE 10 NOTICE AND HEARING PROCEDURE

Section 10.1 Requirement of Notice. In the event that any Owner shall fail to perform any obligation imposed upon such Owner by the Declaration, these By-Laws, or any rules and regulations promulgated by the Board, the Association shall deliver written notice of such failure to the Owner, in the manner prescribed in Section 4.5 hereof. Said notice shall come either from the Board or from any committee empowered by the Board to enforce the obligation which such Owner has failed to perform, or the President and shall specify the following: (i) the alleged violation; (ii) the action required to cure the violation; and (iii) a time period (not less than ten (10) days) during which the violation may be cured without further action by the Association; provided, however, that if the violation creates an imminent threat of loss or damage to any property (other than such Owner's property) or injury to any Person, no such cure period need be provided.

Section 10.2 Request for Hearing. Upon an Owner's receipt or refusal of delivery of a notice specifying its failure to fulfill one or more of its obligations, such Owner shall

have five (5) days in which to request in writing a hearing before the Board or committee which originated said notice in order to contest the validity of the allegations contained in such notice, to propose alternative action, to obtain more information, to request additional time, to provide additional information to the Association relevant to the matter or for any other reasonable purpose. At such hearing the Board or committee (as the case may be) shall make a determination whether the Owner has failed to perform an obligation imposed upon it by the Declaration, these By-Laws or the rules and regulations. Such determination shall be made by a majority vote of those members of the Board or committee (as the case may be) present at such hearing. Except as expressly provided in the Declaration, if a hearing is requested then the cure period specified in clause (iii) of Section 10.1 above shall be tolled during the period of time between the date of the Board's or committee's receipt of the request for a hearing, and the date of the Board's or committee's final determination of the matter.

Section 10.3 Enforcement. Should any Owner remain in violation of an obligation beyond the cure period stated in the notice provided pursuant to clause (iii) of Section 10.1 above, the Association shall have the right and power to effect a cure as provided in the Declaration.

ARTICLE 11 BOOKS AND RECORDS

The Association shall keep correct and complete books and records of account. In addition, the Board shall maintain the following records of the Association, available for examination and copying at convenient hours of weekdays by any Member or any Member's mortgagees) and duly authorized agent(s) or attorney(s):

- (a) copies of the Declaration, the Articles, these By-Laws, annual reports and any rules and regulations adopted by the Board;
- (b) detailed accurate records in chronological order of the receipts and expenditures affecting the Common Elements, specifying and itemizing the maintenance and repair expenses of the Common Elements and any other expenses incurred, and copies of all contracts, leases, or other agreements entered into by the Association;
- (c) Minutes of all meetings of the Association and the Board for the seven (7) immediately preceding years;
- (d) ballots, if any, for any election held for the Board and for any other matters voted on by the Members during the past twelve (12) months; and
- (e) such other records of the Association as are available for inspection by Members of a not-for-profit corporation pursuant to Section 107.75 of the Act (805 ILCS 105/107.75, formerly at Ch. 32, par. 107.75).

The Association may charge a reasonable fee for the cost of such copying.

**ARTICLE 12
FISCAL YEAR**

The fiscal year of the Association shall be such period as the Board shall determine, but unless otherwise so determined, the fiscal year shall begin on the first day of January of each year.

**ARTICLE 13
CORPORATE SEAL**

The seal of the Association shall consist of an impression bearing the name of the Association around the perimeter, to the extent space permits, and the word "Seal".

**ARTICLE 14
AMENDMENTS**

These By-Laws may be amended by the Board at an annual or special meeting of the Board duly called and held for such purpose. Notwithstanding anything to the contrary contained in this Article 14, no amendment shall be passed which shall be in conflict with the Declaration.

**ARTICLE 15
CONFLICTS**

The express purpose of these By-Laws is to effectuate the purposes and intent of the Declaration. In case of any conflict between these By-Laws and the Declaration, the Declaration shall control.

DRAFT
DECLARATION OF PROTECTIVE COVENANTS FOR RIVERVIEW CORPORATE PARK –
PHASE I
PLEASANT PRAIRIE, WISCONSIN

THIS DECLARATION (this “Declaration”), made effective as of this ___ day of _____, 2016 by Riverview Group, LLC, an Illinois limited liability company (the “Developer”), is made with reference to the following facts:

A. As of the date stated above, the Developer is the owner of record of all of the real property subject to this Declaration.

B. The Developer desires to subject such real property to the covenants, conditions and restrictions set forth below, for the benefit of each portion of such property and each present and future owner of such property, during the term of this Declaration.

THEREFORE, the Developer declares that the Property (defined below), and each parcel comprising a portion of the Property, is and shall be held, transferred, sold, conveyed, leased and occupied subject to the covenants, conditions, restrictions, easements, charges and liens set forth in this Declaration (sometimes referred to as the “Protective Covenants”).

ARTICLE 1
DEFINITIONS

The following terms have the following meanings in this Declaration:

- 1.1 **Intentionally Omitted**.
- 1.2 **“Association”**: the Riverview North Association, an Illinois not-for-profit corporation.
- 1.3 **“Board”**: the Board of Directors of the Association.
- 1.4 **“By-Laws”**: the By-Laws adopted by the Association.
- 1.5 **“Committee”**: the Development Control Committee described in Article 8 below.
- 1.6 **“Common Area”**: all land now or in the future owned by the Association for the benefit, common use, and/or enjoyment of the Owners.
- 1.7 **“Common Elements”**: all or any part of the Common Area and/or the Common Improvements.
- 1.8 **“Common Improvements”**: all Improvements, including, but not limited to, the private road commonly known as 111 Street, for the common benefit, use, and/or enjoyment of the Owners, the principal purpose of which is not primarily to serve a particular Lot, which are

now or in the future located on any Common Area.

1.9 “Corporate Authorities of the Village”: the President and Board of Trustees of the Village of Pleasant Prairie.

1.10 “Declaration”: this Declaration of Protective Covenants.

1.11 “Developer”: Riverview Group, LLC, an Illinois limited liability company, and any Person(s) to which the Developer specifically assigns the Developer’s rights and obligations under this Declaration.

1.12 “Development Agreement”: that certain Development Agreement entered into between the Developer and the Village dated _____, 2016.

1.13 “Easement”: any easement on, over or under any area(s) of the Property for: utilities; ingress or egress; storm water drainage, retention or detention; landscape or nature conservation; wetland preservation or maintenance; or any other purpose, which is reserved or granted in this Declaration, or which is now or hereafter recorded in the Official Records and/or depicted on the Subdivision Plat.

1.14 “Guidelines”: any written guidelines, which the Committee may adopt for the development of the Property, setting forth with greater detail the design standards and requirements for construction and maintenance of Lots and Improvements.

1.15 “Improvements”: buildings, private roads, driveways and walkways, parking areas, outdoor lighting, fences, screening walls and barriers, retaining walls, stairs, decks, windbreaks, irrigation systems, recreational trail, stormwater facilities, utilities and related equipment, landscaping, poles, signs, loading areas and all other installations, structures, and landscaping improvements, whether above and/or underground.

1.16 “Lot”: any portion of the Property which is shown as a subdivided lot in the Official Records or on the Subdivision Plat.

1.17 “Mortgage”: a mortgage or deed of trust creating a lien against a portion of the Property given to secure an obligation of the Owner of such portion.

1.18 “Occupant”: any Person legally entitled to occupy or use any part of a Lot.

1.19 “Official Records”: the real estate records of the Register of Deeds of Kenosha County, Wisconsin.

1.20 “Owner”: the record owner of a fee simple title to any Lot, whether one or more Persons, and including the Developer and the Association. Upon the conveyance of a Lot to a new Owner, the conveying Owner shall be released from all liability under this Declaration.

1.21 “Person”: any natural individual, corporation, partnership, trustee, or any other legal entity capable of holding title to real property.

1.22 “**Plans**”: all of the plans and specifications required to be submitted by the Owner to the Committee under Article 8 below.

1.23 “**Property**”: the real property described in Article 2 below.

1.24 “**Protective Covenants**”: the conditions, restrictions, easements, charges and liens set forth in this Declaration.

1.25 “**Stormwater Facilities**”: The stormwater system serving the Property, including, but not limited to, portions of such system within areas designated as stormwater and drainage easements on any Subdivision Plat; and conduits, inlet and outlet storm sewers and structures, catch basins, inlets, inlet leads, catch basin leads, detention basins, and retention ponds, all regardless of ownership. The Stormwater Facilities do not include the stormwater collecting facilities on any Lot the principal purpose of which is to primarily serve that Lot.

1.26 “**Subdivision Plat**”: any plat of the Property or portion of the Property now or in the future legally recorded in the Official Records.

1.27 “**Village**”: the Village of Pleasant Prairie, a Wisconsin municipal corporation located in Kenosha County, Wisconsin.

ARTICLE 2 **PROPERTY SUBJECT TO DECLARATION**

2.1 **The Property**. The real property (the “Property”) that is and shall be held, transferred, sold, conveyed, leased and occupied subject to this Declaration, is located in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin, is known as Riverview Corporate Park – Phase I, and is legally described on Exhibit A attached hereto and made a part hereof.

ARTICLE 3 **PURPOSE OF THIS DECLARATION**

This Declaration and the Protective Covenants it contains are for the benefit of the present and future Owners of each parcel comprising the Property, and are imposed for the following purposes:

(a) to ensure that the Property will be maintained as an attractive setting for business, commerce and light industry with ample landscaped open areas, high-quality structures, proper uses and appropriate development of each Lot;

(b) to protect Owners and Occupants against improper development and use of the Lots;

(c) to prevent construction of Improvements which are inconsistent with the materials and designs approved by the Committee;

(d) to encourage the timely development of attractive Improvements that enhance the value of the Property as a whole by harmonizing with the appearance and function of other Improvements on the Property;

(e) to provide for adequate off-street parking and loading facilities, sign controls and setbacks;

(f) to provide for the maintenance of the Common Elements and of the landscaping of the Property and signage (to the extent not maintained by the Owners), the Common Elements and other portions of the Property as decided by the Association;

(g) to provide for and maintain Stormwater Facilities in the Common Area, pursuant to the Declaration and the Development Agreement; and

(h) to facilitate and provide for the orderly handover of rights and responsibilities from the Developer to the Association pursuant to the terms of this Declaration.

The Developer, the Board and the Committee shall use this Article 3 as a general standard in interpreting this Declaration and judging performance under it, in preparing and revising any Guidelines, in approving or disapproving the development of Lots, and in carrying out the overall development of the Property.

ARTICLE 4 **GENERAL RESTRICTIONS**

4.1 Responsibilities of Owner or Occupant. The Owner or Occupant or any other user of each Lot shall jointly and severally have the duty, at its or their sole expense, to comply in all material respects with all of the Protective Covenants.

4.2 Maintenance. Each Owner shall keep its Lot or Lots and the Improvements located thereon in a well-maintained, safe, clean and attractive condition at all times in a manner typical of a quality business park. The Association shall, as set forth in Section 4.3 below, hire a single landscape maintenance contractor for the Common Area, the cost of which shall be included in assessments levied by the Association pursuant to this Declaration.

4.3 Property Management Company. The Association shall retain a property management company to manage the Property and notify the Village's Community Development Department of the contact information for such management company. The obligations of such management company shall include, but not be limited to, ensuring that the Owners and Occupants comply with this Declaration, the Development Agreement and all Village ordinances, and maintaining the Property in conformance with this Declaration, the Development Agreement and all Village ordinances. The management company shall hire a single landscape maintenance contractor to keep clean, maintain and, if necessary, replace the landscaping on the Common Area.

4.4 Damage to Improvements. If any Improvements on a Lot are damaged or destroyed by fire or other casualty, the Owner of that Lot shall promptly: (a) restore those Improvements, or (b) demolish them and landscape the Lot in compliance with the requirements of Article 6 below, or (c) construct new Improvements after complying with Article 8 below.

4.5 Trailers. Except as may be used by the Developer, trailers, including but not limited to presale and construction trailers, and other temporary structures shall be permitted only during construction of an Improvement and shall be removed within sixty (60) days after the issuance by the Village of a permanent occupancy permit or, if no occupancy permit is required, sixty (60) days after substantial completion of the Improvement.

4.6 Utility Connections. Each Owner shall be responsible at such Owner's cost and expense, for the installation of all utility lines and services leading to, under, and upon the Owner's Lot, including, but not limited to, electric, natural gas, telephone, sewer, storm and water utilities. To the extent not within the Owner's Lot, such installations shall be within Easements.

4.7 Exterior Lighting: All exterior lighting shall be in accordance with local ordinances and/or rules.

4.8 Idling Restrictions: Idling of trucks shall only be permitted to the extent allowed by local ordinances and/or rules.

4.9 Compliance with Laws: Indemnity. Each Owner shall comply with all laws and government regulations which affect the Property and shall not permit any other Person to violate any such law or regulation on any Lot owned by the Owner, including, but not limited to, any law or regulation pertaining to environmental pollution or hazardous, dangerous or toxic substances or wastes. Any Owner violating this Section 4.9 shall indemnify every other Owner, the Developer and the Association against all liability and costs arising from such violation, including reasonable attorney's fees.

4.10 Inspection Rights. In addition to any other rights of entry this Declaration may grant, the Village, the Developer, the Committee and the Association shall each have the right to enter upon any Lot or Improvement on any Lot or any other part of the Property at reasonable time(s) and upon reasonable notice and subject to reasonable security requirements to inspect for compliance with this Declaration.

4.11 Enforcement. If any Owner breaches any obligation under this Declaration, the Association may give written notice to the Owner specifying the nature of the breach. If the Owner has not cured the breach within ten (10) days after such notice is received, the Association may, but shall not be required to, enter upon the Lot and abate and remove, correct or repair the condition causing the breach; provided, however, that if the condition causing the breach creates an imminent threat of loss or damage to any Common Element or to any Improvement or property on any other Owner's Lot or any injury to any person, the Association may enter upon the Lot immediately to abate and remove, correct or repair the condition. In addition, the Developer, the Association and every Owner may seek to enforce this Declaration by legal proceedings, at law or in equity. If the Owner disputes the Association's determination

that the Owner has breached any obligation, the Owner may, during the five (5) day period following receipt of the Association's notice, request a hearing before the Board, and except when imminent property damage or personal injury is threatened or if the hearing does not take place within the Owner's ten (10) day cure period through no fault of the Board, the Association may not cure the Owner's breach until the hearing has been held and a majority of the Board has found an obligation on the part of the Owner and a breach of it by the Owner.

The total cost of any action taken (including labor, material, overhead and reasonable attorneys' fees) by the Association after the Owner's breach and failure to cure shall be assessed against and paid by the Owner within thirty (30) days after receipt by the Owner of a statement specifying the nature and costs of the action taken by the Association. The statement may include, at the Association's option, a charge of fifteen percent (15%) of the direct costs incurred to help defray the Association's administrative expenses connected with taking any action. The provisions of Article 10 below shall apply to any such assessment.

Neither the Association, the Board nor the Committee by reason of holding of any hearing or making any determination of a breach or nuisance by an Owner or taking any curative action on any Lot shall be liable to the Owner for any loss or damage thereby sustained by the Owner or anyone claiming by or under the Owner, except for gross negligence or wanton and willful misconduct.

4.12 Village's Right of Entry. If the Owner(s) or the Association fail(s) to perform any care or maintenance required of it (them) under this Declaration, and the Village wishes to correct any illegal, dangerous, noxious or unhealthy condition existing on the Property as a result, or if there is a material breach of any condition of this Agreement, the Village shall have the right but not the duty to enter upon the Property to perform such care or maintenance, either directly or through independent contractors, upon three (3) days prior notice to the Owner(s) of the Lot(s) to be entered and to the Association and the continued failure of the Owner(s) or the Association to commence and pursue the cure of the offending condition. Any cure shall be completed by the Owner or Association within a reasonable period of time. The Village may recover from the Owner(s) its reasonable costs, including reasonable attorneys and consultants fees in performing care or maintenance as allowed by this Section or pursuing its remedies hereunder, and if the Owner(s) fail(s) or refuse(s) to pay those costs after the Village has made demand, the Village may assess those costs, together with interest thereon from the date of demand to the payment date at twelve percent (12%), provided that the interest rate shall not exceed the maximum rate of interest per annum permitted by the laws of the State of Wisconsin, against the Property or Lot(s) as applicable, and if the assessment is not paid and a notice of non-payment is recorded in the Official Records, the Village shall have a lien on said Property or Lot(s), as applicable; provided, however, that any such lien shall be secondary and inferior to any purchase money or construction mortgage or permanent first mortgage filed in the Official Records against all or any part of the Property or the Lot(s) prior to the date of filing any lien created hereunder. Notwithstanding the foregoing, the Village shall have no obligation to compel compliance with this Declaration, and its failure to do so shall in no event be deemed a waiver of its right to do so at a later time.

4.13 Owner's Obligation for Taxes. To the extent allowed by law, all Lots shall be separately assessed and taxed. Each Owner shall be obligated to pay any taxes or assessments by the Kenosha County assessor against such Owner's Lot, Improvements, or

personal property.

ARTICLE 5
GRADING AND CONSTRUCTION

5.1 Cessation of Construction. If construction of any Improvement on any Lot stops for nine (9) months or more before that Improvement is enclosed, the Owner, upon written demand of the Association, shall demolish and remove the non-enclosed Improvement and shall landscape the Lot in compliance with the requirements of Article 6 below. If construction of any Improvement on any Lot stops for a period of nine (9) months after that Improvement is enclosed, the Owner, upon written demand of the Association, shall landscape the Lot in compliance with the requirements of Article 6 below.

5.2 Construction Damage and Debris. The Owner shall conduct all grading and construction work in a manner to prevent dirt and debris from accumulating beyond the boundary lines of the Lot or from entering the Stormwater Facilities. Only rubber-tired equipment shall be permitted beyond the boundary lines of the Lot. During grading and construction, the Owner shall be responsible for any damage to all Improvements within or bordering on the Property and shall remove any dirt or debris on such roads or sidewalks to the extent such damage, dirt or debris results from the Owner's activities.

5.3 Easements, Utilities, Landscaping and Amenities. Any Owner of a Lot installing, modifying, connecting to, relocating, or repairing utilities or services within the Common Area shall provide the Committee with proof of appropriate insurance and plans, obtain the prior written consent of the Committee, and comply with all other applicable laws and regulations, including but not limited to permit requirements. If in the course of construction on its Lot, or the installation, repair, or relocation of any utilities serving its Lot, the Owner disturbs any vegetation, landscaping, grading or other materials, fill or Improvements, the Owner shall restore and replace same in substantially the same location on the Property (unless the Committee otherwise agrees) at such Owner's expense in conformity with good practices and in substantial conformity with Plans approved by the Committee for the Lot. In addition, as to the landscaping and vegetation, the Owner shall replace any such replanted material which is not surviving in good health one (1) year after the time of replanting with new material of the same variety and of substantially the same size. The Owner further agrees to notify the Association and the Committee prior to disturbing any Common Elements or utility lines installed by the Developer, the Association or any other Owner. The Owner shall immediately repair or restore to its original condition any portion of the Common Elements and/or utility line or system disturbed or damaged by the Owner's activities, at the Owner's sole cost to ensure continuous use and operation of the entirety of the Common Elements and/or such utility systems. Neither the Common Elements nor any existing utility line or system may be relocated without the consent of the Committee and any applicable utility provider, and then only within an easement satisfactory to the Committee and any utility provider involved.

ARTICLE 6
DEVELOPMENT STANDARDS

All Lots and Improvements on Lots shall be constructed, enlarged, altered and maintained in compliance with this Declaration, any Guidelines the Committee may adopt, any covenants and restrictions of record and all laws, ordinances, rules and regulations of all governmental authorities having jurisdiction over the Property. This Article sets forth the basic standards which shall apply to all the construction and maintenance of all Lots and Improvements on Lots. In the event of any conflict between the standards in this Article 6 and the standards established by any Guidelines or any applicable law or regulation, the most restrictive legally enforceable standard shall apply.

6.1 Permitted Uses. Unless otherwise provided in this Declaration, the Lots and Improvements on Lots shall be used only for the uses permitted under the Village's Zoning Ordinance. The Property and the Improvements shall not be used for any purpose which would generate offensive or unsafe odors, fumes, dust, smoke, noise, pollution, fire, or explosion, or which would create any other nuisance or, in the opinion of the Committee, would be inconsistent with the purposes of this Declaration.

6.2 Landscaping Requirements.

6.2.1 Landscaping Standards. Each Owner shall provide landscaping or ground cover on all areas of its Lot that have been cleared and are not covered by Improvements. All landscaped areas shall be planted and maintained to provide an attractive setting in compliance with any Guidelines.

6.2.2 Trees. No existing trees may be removed except in compliance with any Guidelines and as approved by the Committee.

6.2.3 Lots Adjacent to Dedicated Streets. Each Owner of a Lot adjacent to a dedicated street shall landscape its Lot appropriately with berms and plant material acceptable to the Committee in order to partially screen any parking areas visible from the street.

6.2.4 Time of Completion. Subject to delays caused by weather and normal planting seasons, the Owner shall complete all required landscaping within sixty (60) days after the substantial completion of the Improvements on the Lot.

6.2.5 Vacant Lots. Each Owner shall maintain its vacant Lots to prevent erosion by both water and wind. If a Lot has been cleared, appropriate ground cover approved by the Committee shall be planted and maintained.

6.3. Lot Requirements.

6.4.1 Lot Coverage. The maximum floor area ratio for all Lots shall be determined by the applicable Village regulations and ordinances.

6.4.2 Minimum Lot Size. No Improvements shall be permitted on any Lot containing less than the minimum square footage area required by the applicable

Village regulations and ordinances.

6.4.3 Curb Cuts and Driveway. All curb cuts shall be designed to be consistent with efficient traffic patterns and shall not unnecessarily hinder traffic flow to or from other Lots, and shall conform to all applicable Village regulations and ordinances.

6.4.4 Parking Areas. All parking shall be only on paved parking spaces to be constructed on each Lot (except as incidental to construction). Parking is not permitted on any street. The location, number and size of parking spaces shall be subject to approval by the Committee and shall be in compliance with any Guidelines, the Development Agreement, applicable laws, regulations, and Village requirements. All parking areas and access driveways shall have a wearing surface of asphalt, concrete or other similar hard surfaced materials approved by the Committee and shall be graded to assure proper drainage.

6.4.5 Storage of Materials: Screening Fences. Refuse receptacles, storage tanks and screening fences shall be in compliance with all Guidelines and Village ordinances.

6.4.6 Utilities. All utilities must be placed underground. Transformers, electric, gas or other meters or other apparatus that are visible from adjacent Lots or public areas shall be screened and subject to the Committee's prior written approval.

6.4.7 Setbacks. All Lots shall have front yard setbacks for both parking and building setbacks that conform to the requirements of the Village.

6.5 Architectural Requirements.

6.5.1 Design Aesthetics. The design of each Improvement shall be aesthetically consistent with a quality business park environment and shall comply with any Guidelines. All Improvements located on the Property shall be constructed with materials which are consistent with any Guidelines.

6.5.2 Building Height. The maximum height of all Improvements on the Property shall not exceed the limitations imposed by the applicable Village regulations and ordinances.

6.6 Sign Requirements.

6.6.1 All Signs Subject to Committee Approval. All matters concerning signs must be approved in writing by the Committee. Any sign erected without the Committee's prior written approval shall be removed within three (3) days after the receipt of written demand from the Association. If the Owner fails to remove the sign within three (3) days, the Association shall have the right, but not the obligation, to enter upon the Lot and remove the sign. The cost of such removal shall be assessed against and paid by the Owner in the manner provided in

Section 4.9 above.

6.6.2 General Sign Requirements. All signage shall conform to any Guidelines and all applicable Village requirements, laws and regulations. The design, location and orientation of all signs shall be subject to the approval of the Committee. No billboard signs shall be allowed.

6.6.3 Temporary Signs. Temporary signs identifying the Owner or Occupant are permitted during construction, provided that the Owner first obtain the written approval of the Association, which approval may contain reasonable limitations on the size and design of such signs, and provided further that such approval shall not extend for more than one (1) year.

6.6.4 Developer's Signs. The provisions of this Section 6.6 shall not apply to:

(a) monuments, markers and signs erected by the Developer for the purposes of decoration and/or identification of the Property, and (b) the Developer's signs identifying the Property and/or offering Lots and/or buildings on Lots for sale or lease.

ARTICLE 7 **EASEMENTS**

7.1 Grant of Easements. The Developer hereby reserves to itself and its successors and assigns, and grants to the Association, the Owners and/or the Village blanket, perpetual and non-exclusive Easements on, over and under any Lot or Common Area as necessary or appropriate to carry out the purposes of this Declaration. In addition, the Developer has reserved to itself and granted to the Association, the Owners, one or more other Persons and/or the Village various other Easements. The Developer or the Association may in the future relocate any Easement or reserve to itself or grant to one or more Persons additional Easements consistent with the purposes of this Declaration. Unless specifically depicted or stated to the contrary in this Declaration or in any document or Subdivision Plat filed in the Official Records on or before the date of this Declaration, no Easement reserved or granted by this Declaration now or in the future shall be utilized or located or relocated in a way that would unreasonably interfere with the use of any Improvement then existing on the Lot or unreasonably limit the construction or use of Improvements to be placed on the Lot.

7.2 Maintenance of Easements. No Owner shall drain or dump any refuse, sewage, fill or other materials into any Easement area or otherwise interfere with the proper use and performance of the Easement areas.

7.3 Maintenance of Stormwater Facilities. The Association shall maintain, at its cost, the Stormwater Facilities located in the Common Area. The Association shall also be responsible for all landscaping.

7.4 Association's Right of Entry. The Developer hereby specifically reserves for the benefit of the Association the right to enter upon any Easement to install, maintain, relocate,

repair or alter utilities, stormwater retention, detention, and drainage, together with the right of ingress and egress to them across other portions of the Property; provided, however, that the Association shall restore any altered or maintained Easement in a manner otherwise consistent with the Owner's landscape plan, considering such alterations as have actually been made by the Association.

ARTICLE 8 **DEVELOPMENT CONTROL COMMITTEE**

8.1 The Committee. There is hereby created a Development Control Committee, consisting of no fewer than three (3) and no more than five (5) persons (the "Committee"). The Developer shall have the sole right to establish the number of persons on the Committee and to appoint and remove all members of the Committee until the first to occur of the following: (a) the Developer has given written notice to the Association that the Developer has relinquished its right to appoint and remove all Committee members in favor of the Association; or (b) the Developer has sold over eighty percent (80%) of its interest in the Property (exclusive of Common Area and areas dedicated to public authority). Thereafter, the Board shall establish the number of persons on the Committee and appoint the members of the Committee. Each member of the Committee shall serve for a term of one (1) year.

8.2 Committee's Adoption of Guidelines. The Committee may, but shall not be required to, adopt written Guidelines which set forth detailed design standards and requirements for construction and maintenance of Improvements and/or Lots. Any such Guidelines may contain provisions that are more, but not less, restrictive than the provisions in this Declaration, applicable municipal laws, regulations and ordinances and the Development Agreement, but shall otherwise be consistent with such documents. The Committee may adopt, modify or repeal any and all Guidelines at any time, but no adoption or modification shall affect any approval or consent already given to any Owner or Occupant.

8.3 Committee's Approval of Plans. No Owner shall: (a) construct or place any Improvement on any Lot, or (b) alter or add to any existing Improvement in a way which would affect building size, placement or external appearance, until Plans have been submitted to, and approved in writing by, the Committee and, if required, the Village. An Owner may choose to submit a preliminary concept plan to the Committee, which concept, if approved, may be incorporated into the Plans. If the Committee has approved a preliminary concept the Committee shall also approve Plans which are substantially similar to the preliminary concept plan as to those items submitted in the preliminary concept plan.

8.4 Form and Content of Plans. The "Plans" shall include three (3) copies of each of the following, consistent in form and content with any Guidelines, and such other information as may be required in any Guidelines, and shall be submitted to the Committee:

(a) **Statement of Proposed Uses.** A statement setting forth in narrative form the proposed use(s) of the Lot and Improvements, and estimated population;

(b) **Lot Plan.** A Lot plan prepared by an architect or a civil engineer duly licensed under the laws of the State of Wisconsin;

(c) **Landscape Plan**. A landscape plan prepared by a landscape architect;

(d) **Architectural Drawings and Specifications**. Architectural drawings and specifications prepared by an architect duly licensed under the laws of the State of Wisconsin, showing elevations and all exterior building surfaces, including the color, quality and type of exterior construction materials;

(e) **Signage Plan**. Signage drawings;

(f) **Outdoor Lighting Plan**. Outdoor lighting plan showing the type, style, size, color and candlepower of all outdoor light fixtures; and

(g) **Other Information**. Any additional information reasonably requested by the Committee which will enable the Committee to determine the location, character, design, use, scale and appearance of the proposed Improvements.

8.5 Review Fee. If the Committee, in its sole discretion, determines that it will require the services of one or more paid consultants, including but not limited to, architects, engineers, or landscape architects, in order to adequately review the Plans, then all fees charged by such consultants shall be passed through to the applicant in the form of a review fee. Notwithstanding anything contained herein to the contrary, no Plans shall be deemed approved until such time as the review fee has been paid in full.

8.6 Review and Approval Procedure. The Committee shall approve or disapprove all preliminary concept plans and all complete Plans within thirty (30) days after they are submitted. Failure by the Committee to approve or disapprove any preliminary concept plan or Plans within 30 days after submission shall not be deemed to constitute approval. In the event no decision has been rendered within thirty (30) days, the Owner may, within five (5) days after such 30 day period, request a final determination, in which case the Committee will render its decision no later than ten (10) days after such request. Failure by the Committee to respond within such ten (10) day period shall be deemed approval. The Committee shall consider all preliminary concept plans and Plans in light of the purposes set forth in Article 3 above, the criteria set forth in any Guidelines, and the following criteria:

(a) conformity and harmony of external design and location of Improvements in relation to surrounding structures,

(b) relation of topography, grade and finish ground elevation of the Lot to that of neighboring Lots,

(c) proper facing of main elevation with respect to nearby streets, and

(d) adequacy of screening of mechanical, air conditioning and rooftop installations.

The Committee shall specify in writing its reasons for disapproving any preliminary concept plan or Plans. The decision of the Committee is final, but the Committee shall not unreasonably withhold its approval of any preliminary concept plan or Plans. Any changes to approved Plans

other than those made pursuant to minor change orders of the sort ordinarily made in the course of construction which neither materially alter the design or materials used in the improvements nor deviate from any Guidelines shall be submitted to the Committee for review and approval.

8.7 Prompt Commencement of Construction. Upon approval of the Plans by the Committee and the Village, the Owner shall, as soon as practicable, proceed diligently to begin and complete all approved Improvements.

8.8 Variances. The Committee may grant reasonable variances from the provisions of this Declaration or any Guidelines upon the written consent of the majority of its members, in order to overcome practical difficulties, to prevent unnecessary hardship or for other good cause as determined by the Committee in its discretion, provided that the variances shall not materially injure the physical condition or economic value of any of the Property or Improvements within the Property, and shall otherwise be subject to all applicable laws and regulations of any governmental body having jurisdiction over the Property. The Committee may impose such conditions on any variance granted as the Committee deems necessary or appropriate to effect the purposes of this Declaration. No variance granted under this Section 8.8 shall constitute a waiver of any provision of this Declaration or any Guidelines as applied to any other Person, Owner or Lot.

8.9 No Liability to Committee. Neither the Committee, the Association, the Developer, nor any member, employee or agent thereof, shall be liable to any Owner, to anyone submitting plans for approvals, or to any other Person, by reason of good faith exercise of judgment or mistake or nonfeasance arising out of or in connection with the approval, disapproval or failure to approve any such plans and specifications or for any other action in connection with its or their duties under this Declaration. No Committee member shall receive any compensation for serving on the Committee.

ARTICLE 9 **RIVERVIEW NORTH ASSOCIATION**

9.1 The Association: Creation: Powers: Organization. The Developer may at any time after the effective date of this Declaration cause to be incorporated a not-for-profit corporation known as the Riverview North Association (the "Association"); provided, however, that the Developer shall be required to cause the aforesaid incorporation of the Association within ninety (90) days after: (a) receipt of the written request of the Owners of at least thirty-three and one-third percent (33-1/3%) of the total acreage of the Property (excluding Common Area and publicly dedicated rights-of-way), or (b) the sale and transfer by the Developer of more than sixty-six and two-thirds percent (66-2/3%) of its interest in the Property (excluding Common Area and publicly dedicated rights-of-way). The Association shall have the power:

(a) to provide for the selection of members to serve on the Committee as set forth in Article 8 above;

(b) to provide for the enforcement of the provisions of this Declaration and any Guidelines;

(c) to provide such other services and facilities as may be authorized from time to time by the affirmative vote of sixty-six and two-thirds percent (66-2/3%) of the votes cast at a meeting duly called for such purpose;

(d) in general to maintain and promote the desired character of the Property;

(e) to exercise the powers of a not-for-profit corporation pursuant to the General Not-For-Profit Corporation Act of Illinois;

(f) to levy assessments against the Lots for maintenance fees, expenses relating to Declaration, enforcement costs, Committee expenses and other expenses approved by the Association; and

(g) to hold title to Common Elements.

Pursuant to this Declaration, the Board of Directors of the Association shall constitute the final administrative authority (except as otherwise expressly provided in Article 8 above) and all decisions of the Board with respect to the administration of the Property shall be binding. All rights, titles and obligations vested or imposed upon the Association by this Declaration shall be held and performed by the Board. The By-Laws for governing the Association shall be those duly enacted by the Board.

9.2 Membership. Ownership of a Lot which is subject to assessments as provided herein shall be the sole qualification for membership in the Association. Each Lot shall only have one (1) membership regardless of the number of Persons that own that Lot. If more than one Person is the record owner of any Lot, or an Owner is a trustee, corporation, partnership or other legal entity other than a natural person, the votes for that Lot shall be cast by the Person designated by the Owner(s) of that Lot. In no event shall the votes cast with respect to any Lot be cast by more than one Person. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

9.3 Member's Voting Rights. The Association shall initially have two (2) classes of voting memberships:

(a) Except as provided in Section 9.3(b), one (1) Class A membership shall attach to each Lot. Additionally, each Class A membership shall have one (1) vote for each acre (including Easement areas but excluding publicly dedicated rights-of-way) comprising the Lot to which that membership attaches. Votes may be fractional.

(b) The sole holder of a Class B membership shall be the Developer. The Class B membership shall have five (5) votes for each acre (including Easement areas but excluding publicly dedicated rights-of-way) comprising the total number of Lots then owned by the Class B member. Votes may be fractional. The Class B membership shall automatically convert to one or more Class A memberships ninety (90) days after the sale and transfer by the Developer of more than eighty percent (80%) of its interest in the Property (exclusive of Common Area and publicly dedicated rights-of-way).

9.4 Governance. The Association shall be governed by a Board of Directors as

provided in the By-Laws. The Board shall consist of no fewer than three (3) and no more than five (5) persons. The Board shall establish the number of persons to serve on the Board. After the conversion of Class B membership to Class A membership, as provided in Section 9.3(b) hereof, directors shall be members (or, in the case of a corporation, partnership or trustee member, any party designated by such corporation, partnership or trustee member) of the Association. Prior to the appointment of the first Board, the Developer may exercise all rights, powers and privileges and act in the capacity of the Board and may perform all of its functions as set forth in this Declaration and in the By-Laws.

9.5 Election of Directors. The members of the Association shall elect directors at the annual meetings of the Association which shall be held, and notice of which shall be sent, pursuant to the By-Laws.

9.6 Transfer of Common Elements to Association. The Developer shall, prior to the Developer's sale and transfer of eighty percent (80%) of its interest in the Property (exclusive of Common Area and publicly dedicated rights-of-way), convey to the Association by quit claim deed all of the real property which the Developer in its sole discretion deems to be Common Area and by quit claim bill of sale all of the property which the Developer in its sole discretion deems to be Common Improvements.

9.7 Limitation of Liability of Directors and Officers. Neither the directors, the members of the Committee nor the officers of the Association shall be personally liable to the Owners or the Association for any mistake of judgment or for any other acts or omissions of any nature whatsoever as such directors, members or officers except for any acts or omissions found by a court to constitute gross negligence or fraud. The Association shall indemnify and hold harmless the directors, members and officers, their heirs and legal representatives, against all contractual and other liabilities to others arising out of contracts made by or other acts of the directors, members or officers unless any such contract or act shall have been made fraudulently or with gross negligence. The foregoing indemnification shall include indemnification against all costs and expenses (including, but not limited to, attorney's fees, amounts of judgments paid and amounts paid in settlement) actually and reasonably incurred in connection with the defense of any claim, action, suit or proceeding, whether civil, criminal, administrative or other, in which any such officer, member or director may be involved by virtue of being or having been such director, member or officer; provided, however, that such indemnity shall not be operative with respect to:

(a) any matters as to which such person shall have finally been adjudged in such action, suit or proceeding to be liable for gross negligence or fraud in the performance of his or her duties as such director or officer, or

(b) any matter settled or compromised, and, in the opinion of the independent counsel selected by or in a manner determined by the Board, there is clear and convincing evidence for such person being adjudged liable for gross negligence or fraud in the performance of his or her duties as such director or officer.

9.8 Miscellaneous. All funds collected by the Board shall be held and expended for the purposes designated in this Declaration and the By-Laws and shall be held for the benefit of all Owners. Said funds shall be administered pursuant to the provisions of this Declaration and

the By-Laws. All contracts and agreements entered into by the Board or the officers of the Association shall be deemed executed by said parties, as the case may be, as agent for the Owners or the Association.

ARTICLE 10
ASSESSMENTS LEVIED BY THE ASSOCIATION

10.1 Authority to Levy Assessments. The Association shall have the right, power and duty to levy assessments against the Owners and the Lots for costs incurred by the Association and the Committee in carrying out its purposes, including expenses relating to the costs of enforcing this Declaration.

10.2 Amount of Assessment. The Board shall estimate operating costs for the coming fiscal year, and shall assess them against the Owners for payment in advance at least annually. The assessment may take into account reserves for any contemplated repair or replacement of Improvements for which the Association is responsible. If such reserves are depleted or, in the opinion of the Board, significantly reduced, then any supplemental budget or the next regular annual assessment shall provide for the re-establishment of such reserves as the Board decides are reasonably appropriate.

10.3 Supplemental Assessments. If the annual assessment proves inadequate to defray the operating expenses during any year, then the Board may adopt a supplemental budget or budgets and shall determine the amount of a supplemental assessment accordingly. The Board shall give all Owners written notice stating the amount of and reasons for any supplemental assessment. Such supplemental assessment shall become due on the date set by the Board. All Owners shall be obligated to pay any supplemental assessment.

10.4 Special Assessments. The Association may levy special assessments to defray, in whole or in part: costs of any construction, repair or replacement of any area in which maintenance is undertaken by the Association; and/or pursuant to Article 4 above. Any special assessment in excess of \$250 per acre per year shall require the affirmative vote of sixty-six and two-thirds percent (66-2/3%) of the votes cast at a meeting of the Association duly called for such purpose, unless the assessment is necessary to prevent imminent injury to any person or material injury to any property or to conform to applicable local, state or federal law, in which event the Board shall have the authority to levy such amount as it deems necessary.

10.5 Owner's Share of Assessments. Each Owner's share of any assessment shall be determined as follows:

$$OS = TA \times [OSA \text{ divided by } TSA]$$

where:

OS = an Owner's share of assessment;

TA = the total assessment;

OSA = the total acreage (including Easement areas and excluding publicly

dedicated rights-of-way) of all Lots owned by that Owner; and

TSA = the total acreage (including Easement areas and excluding publicly dedicated rights-of-way) of all Lots which are subject to assessments owned by all Owners, including the Developer, exclusive of Common Area.

10.6 Delinquent Assessment Payments. An assessment will become delinquent if it has not been paid within thirty (30) days after it becomes due. Delinquent assessments shall bear annual interest at eighteen percent (18%), from the due date thereof to the date of payment, provided, however, that the interest rate shall not exceed the maximum rate permitted by law for business loans of that type.

10.7 Use of Assessments. The Association may use the assessments:

- (a) to improve, maintain, and restore the Easement areas and Common Elements;
- (b) for operating expenses of the Association incurred by the Committee, provided, however, that such funds shall not be used for compensation of any member serving on the Committee;
- (c) for operational expenses incurred by the Board including, but not limited to, management costs and professional fees for architects, engineers, accountants and attorneys;
- (d) to enforce the provisions of this Declaration;
- (e) to do any other thing necessary or desirable, in the opinion of the Board, to keep the Property neat and in good order, or which in the opinion of the Board may be of general benefit to the Owners or Occupants of the Property;
- (f) for any other costs incurred by the Association, including, without limitation, public liability or casualty insurance covering the Common Elements;
- (g) for any real estate or personal property taxes assessed against the Common Elements; or
- (h) to establish reasonable reserves for contingencies, replacements and any extraordinary expenditures.

10.8 Lien. The Association shall have a continuing lien upon each Lot to secure the payment of any assessment, plus interest, costs and reasonable attorneys' fees. If any Owner is delinquent in the payment of an assessment, the Board may enforce the payment of principal, interest and other costs and fees as a lien on the Owner's Lot and the Association may foreclose the lien against that Lot. The Association may, at its discretion, file certificates of nonpayment of assessments in the Official Records. Any such lien shall be secondary and inferior to any purchase money or construction mortgage or permanent first mortgage filed in the

Official Records against that Lot prior to the date of filing any lien created hereunder.

10.9 Financial Records. The Board shall keep a full and correct accounting of the receipts and expenditures for costs incurred by the Association in connection with the Property, itemizing expenses incurred. These records shall be available for inspection by an Owner or mortgagee of record, at any reasonable time during normal business hours as may be requested. Upon ten (10) days written notice to the Board and payment of a reasonable fee set by the Board, any Owner shall be furnished a statement of its account setting forth the amount of any unpaid assessment or other charges due and owing from such Owner.

10.10 Effect of Abandonment or Non-Use. No Owner may waive or otherwise escape liability for any assessment by the abandonment of its Lot or by the non-use of any property which the Owner has a right to use under this Declaration.

ARTICLE 11 **OTHER PROVISIONS**

11.1 Protective Covenants Run With Land. The Protective Covenants created by this Declaration shall attach to and run with the Property and shall be binding on every Person which may hereafter come into ownership, occupancy or possession of any portion of the Property. By the registration or acceptance of the conveyance of a Lot or any interest or right therein (including fee or leasehold), the Person to which such interest is conveyed shall be deemed to accept and agree to be bound by the provisions of this Declaration, whether or not any reference to this Declaration is contained in the instrument by which such Person acquired such interest or right. The rights, liabilities and obligations set forth herein are direct, mutual and reciprocal among all Owners and their successors and assigns, shall attach to and run with the ownership of a Lot and may not be severed or alienated from such ownership.

11.2 Violation of Declaration a Nuisance. The result of every action or omission which violates a Protective Covenant is hereby declared to constitute a nuisance, and every remedy, public or private, available at law or in equity, against an Owner or Occupant shall be applicable against such nuisance and may be enforced by the Association, the Board or any Owner.

11.3 Remedies Cumulative: No Waiver. All remedies provided in this Declaration or available at law or in equity are cumulative and not exclusive. The failure of the Association or any Owner to enforce any provision of this Declaration shall not be deemed to be a waiver of the right to do so at a later date or of the right to enforce any other provision.

11.4 Creation of Additional Lots. The Association reserves the right from time to time to resubdivide portions of the Property owned (either beneficially or of record) by it in order to create additional Lots and/or additional Common Area within the Property without the consent of any Owner. However, no Owner shall subdivide or resubdivide any Lot or part thereof without the Association's prior written approval.

11.5 Agreements with Other Land Owners. The Association or the Developer, on behalf of the Association, may enter into agreements with the owners of real estate in the vicinity of the Property (including other real estate owned by the Developer) for sharing

responsibility, costs and decision-making authority for the maintenance and repair of any publicly dedicated right-of-way used now or in future by the Owners and the owners of other real estate. Any such agreement shall be in writing and recorded in the Official Records.

11.6 Severability: Rule Against Perpetuities. If any provision of this Declaration is held to be invalid by any court, the invalidity of that provision shall not affect the validity of the remaining provisions of this Declaration. If any provision of this Declaration is held to constitute a violation of the rule against perpetuities, that provision shall be deemed to remain in effect until this Declaration is terminated pursuant to Section 11.13 below or until the death of the last survivor of the now living descendants of Barack Obama, President of the United States, plus 21 years thereafter.

11.7 Notice. Each Owner shall file its correct mailing address with the Association and shall notify the Association promptly in writing of any subsequent change of address. The Association shall maintain a file of Owners' addresses and make it available to appropriate parties. A written or printed notice delivered in person or deposited in the United States Post Office, postage prepaid, and addressed to an Owner at the last address filed by the Owner with the Association shall be sufficient notice to the Owner wherever notices are required in this Declaration, and shall be deemed effective when delivered in person or three (3) days after mailing.

11.8 Construction: Captions. The provisions of this Declaration shall be liberally construed to effectuate its stated purposes. The captions contained in this Declaration are for convenience of reference only, and shall not affect the meaning, interpretation or construction of this Declaration.

11.9 Developer's Duties and Liabilities Prior to Certain Events. Until the Association is formed, the Developer shall exercise any and all of the powers, rights, duties and functions of the Association and the Board. After the Class B Membership is converted into a Class A membership pursuant to Section 9.3(b) hereof, the Developer (including its partners) shall no longer be liable under this Declaration except in its capacity as an Owner.

11.10 Events Not Constituting a "Sale" by the Developer. For purposes of Sections 8.1, 9.1, 9.3 and 9.6 hereof, the conveyance by the Developer of legal title to a portion of the Property to a different entity which shall hold legal title for the benefit of the Developer or in which the Developer is the sole general partner shall not constitute a sale.

11.11 Amendments. This Declaration may be amended, pursuant to the following:

(a) This Declaration may be amended by the Association by an affirmative vote of at least sixty-six and two-thirds percent (66-2/3%) of the total number of votes held by all members eligible to vote at the time the vote is taken, provided however, that no amendment which would materially and adversely affect: (i) the manner in which any Owner's assessment is determined; (ii) any approvals or consents already given to any Owner or Occupant; or (iii) affect the right of any mortgage holder, shall be made without the consent of that Owner, Occupant or mortgage holder.

(b) Notwithstanding the above, the Developer hereby reserves the right to

amend this Declaration without the consent of any other Owner: (i) at any time until the Owner has sold over eighty percent (80%) of the Property (exclusive of Common Area and publicly dedicated rights-of-way), provided said amendments do not materially and adversely affect any other Owner or Mortgagee of such Owner; or (ii) at any time prior to the formation of the Association.

(c) Notwithstanding the above, no amendment of Sections 4.3, 4.7, 4.8, 4.12 or 7.3 or the last sentence in Sections 6.5.1 and 6.6.2 shall be effective without the written consent of the Corporate Authorities of the Village.

(d) Any amendment shall become effective upon recording in the Official Records.

11.12 Assignment. The Developer may assign in part or in whole any or all of its duties, rights, powers, privileges and reservations to any party as to all or any part of the Property. No assignment shall be effective unless in writing and signed by the Developer and the party accepting the assignment, and recorded in the Official Records. If the Developer ceases to exist or resigns and has not made an assignment, the Owners may appoint a successor to the Developer in an instrument signed by the Owners of at least sixty-six and two-thirds percent (66-2/3%) of the total acreage of the Property (excluding Common Area and publicly dedicated rights-of-way). The instrument shall be signed by the successor Developer and shall become effective upon recording in the Official Records. Upon any resignation of Developer or assignment by Developer to a third party, Developer shall no longer be liable under this Declaration except in its capacity as an Owner.

11.13 Duration. Subject to Section 11.6 above, this Declaration shall remain in effect until forty (40) years from the date of its recording in the Official Records, after which it shall be automatically extended for successive five (5) year periods unless terminated by the Owners by an instrument signed by the Owners of at least sixty-six and two-thirds percent (66-2/3%) of the total acreage of the Property (exclusive of Common Area and publicly dedicated rights-of-way) and recorded in the Official Records.

IN WITNESS WHEREOF, the Developer has caused this Declaration to be executed as of the day and year first written above.

DEVELOPER:

RIVERVIEW GROUP, LLC, an Illinois limited liability company

**By: CV Riverview, LLC,
an Illinois limited liability company, its manager**

By: _____
Name: _____
Its: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that _____, a Manager of CV Riverview, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument pursuant to proper authority, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this ____ day of _____, 2016.

Notary Public

My commission expires: _____ [seal]

Notary Public

EXHIBIT A

Legal description of the Property

Development Agreement
Between
The Village of Pleasant Prairie
and
Riverview Group, LLC

July 21, 2014

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Development Agreement
Between
The Village of Pleasant Prairie
And
Riverview Group, LLC

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- Exhibit A - Legal Description of the Property
- Exhibit A-1 - Depiction of the Property
- Exhibit B - Legal Description of Phase 1 Property
- Exhibit C - Legal Description of Phase 2 Property
- Exhibit D - Village Work Letter of Credit
- Exhibit E - Developer Work Letters of Credit
- Exhibit F - Substantial Form of Memorandum of Agreement

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Development Agreement") is made and entered into effective as of the 21st day of JULY, 2014 (the Effective Date"), by and between Riverview Group, LLC, an Illinois limited liability company (the "Developer") and the Village of Pleasant Prairie, a Wisconsin municipal corporation (the "Village").

RECITALS:

WHEREAS, the Developer has a valid contract to purchase the real estate located within the Village, more particularly described on **Exhibit A** attached hereto (the "Property") which comprises the property more particularly described on **Exhibit B** attached hereto (the "Phase 1 Property") and the property more particularly described on **Exhibit C** attached hereto (the "Phase 2 Property").

WHEREAS, a depiction illustrating the approximate location of the Property, including the Phase 1 Property and the Phase 2 Property is attached hereto as **Exhibit A-1**;

WHEREAS, the Developer currently contemplates developing the Property into a development commonly known as the "Riverview Corporate Park" (the "Development Project") by constructing thereon what are preliminarily projected to total approximately eight (8) buildings (collectively, the "Buildings" and each, individually, a "Building") in at least two (2) phases (each a "Phase"), with the first Phase ("Phase 1") consisting of the construction of what are preliminarily projected to total approximately two (2) buildings on the Phase 1 Property (the "Phase 1 Buildings"), and the second Phase ("Phase 2") consisting of the construction of what are preliminarily projected to total approximately six (6) buildings on the Phase 2 Property (the "Phase 2 Buildings"). The Phase 1 Buildings and the Phase 2 Buildings shall be collectively referred to as the "Buildings";

WHEREAS, portions of the Property are presently zoned M-5 Production Manufacturing District, which zoning classification allows the development of buildings for manufacturing, assembly, office and research and development uses with limited warehouse and distribution uses;

WHEREAS, Section 66.1105 of the Wisconsin statutes (the "Tax Increment Law") provides the authority and establishes procedures by which the Village may exercise powers necessary and convenient to carry out the purposes of the Tax Increment Law, cause project plans to be prepared, approve such plans, implement provisions and effectuate the purposes of such plans, and finance such development through the use of tax incremental financing;

WHEREAS, on February 10, 2014 the Village Board of Trustees (the "Village Board") adopted Resolution No. 14-05 which amended the TID Project Plan (as amended, the "TID Project Plan") of Tax Incremental District No. 2 (the "District"), with Amendment No. 5 ("Amendment No. 5") to add the Property to the District;

WHEREAS, Amendment No. 5 provides that the Development Project be accompanied by this Development Agreement between the Developer and the Village;

WHEREAS, this Development Agreement is intended to provide for certain duties and responsibilities of the Developer relating to the redevelopment of the Property as described herein;

WHEREAS, the Village intends to reimburse the Developer up to a maximum amount for certain eligible costs incurred by the Developer in connection with certain storm water management, grading and site work that are needed for redevelopment of the Phase 1 Property to provide an incentive to the Developer which the Village Board determines to be necessary to encourage the Developer to undertake the duties and responsibilities set forth herein;

WHEREAS, the Village believes that unless the Village provides the incentives to the Developer described in this Development Agreement, the Developer will not undertake redevelopment of the Phase 1 Property;

WHEREAS, the Village has determined that the redevelopment of the Phase 1 Property pursuant to this Development Agreement and the fulfillment generally of this Development Agreement by the parties hereto are in the best interests of the Village and its residents; will enhance the value of other properties in the Village; will promote the orderly development of the Phase 1 Property in accordance with the master land use plan for growth and development adopted by the Village; and are in accord with the public purposes and conditions of the applicable state and local laws and requirements under which the TID Project Plan has been undertaken and is being carried out; and

WHEREAS, upon the successful completion of certain of the obligations under this Development Agreement, the Village and Developer anticipate amending this Development Agreement and/or entering into a new development agreement regarding the development of the Phase 2 Property on terms mutually acceptable to Developer and the Village.

AGREEMENT

NOW, THEREFORE, in consideration of the Recitals, the covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

SECTION I. CONTINGENCY

The obligations of the Village under this Development Agreement will be contingent upon Developer providing written notice to the Village that Developer has acquired fee simple title to all of the Property on or before the date which is sixty (60) days after the date of this Development Agreement (the "Latest Title Date"). Such written notice shall include a copy of a title insurance policy showing fee simple title to the Property vested in Developer on or before the Latest Title Date and with such title otherwise in a condition reasonably acceptable to the Village. In the event that

Developer has not provided written notice and a copy of an acceptable title policy to the Village on or before the Latest Title Date, the Village may terminate this Development Agreement at any time after the Latest Title Date by written notice to Developer.

SECTION II. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER

The Developer makes the following representations and warranties which the Village may rely upon in entering into this and all other agreements with Developer and upon which the Village may rely in granting all approvals, permits and licenses for the Development Project and in executing this Development Agreement and performing its obligations hereunder:

1. Developer is a duly organized and existing limited liability company in current status under the laws of the State of Illinois.
2. The execution, delivery and performance of this Development Agreement and the consummation of the transactions contemplated hereby have been duly authorized and approved by the Developer, and no other or further acts or proceedings of the Developer are necessary to authorize and approve the execution, delivery and performance of this Development Agreement and the matters contemplated hereby. This Development Agreement, and the exhibits, documents and instruments associated herewith and made a part hereof, have been duly executed and delivered by the Developer and constitute the legal, valid and binding agreement and obligation of the Developer, enforceable against it in accordance with their respective terms, except as the enforceability thereof may be limited by applicable bankruptcy, insolvency, reorganization or similar laws affecting the enforcement of creditors' rights generally, and by general equitable principles.
3. The Developer has a contractual right to purchase the Property and upon the satisfaction of the contingency provided in Section I hereof will be the sole fee simple absolute owner of the Property and will be lawfully seized and possessed of the Property.
4. There are no lawsuits filed or pending, or to the knowledge of Developer, threatened against Developer that may in any way jeopardize or materially and adversely affect the ability of the Developer to perform its obligations hereunder.
5. The Developer has at this time, or will have so long as this Development Agreement continues in effect, sufficient available funds for the completion of the Developer's obligations under this Development Agreement.
6. The Developer has obtained all necessary equity and debt financing to fully fund all of its obligations hereunder and has performed and complied with all conditions, covenants and agreements as required by such debt financing.

SECTION III. UNDERTAKINGS OF THE DEVELOPER

A. Obtain Approvals for Plans and Specifications. The Developer, at its cost and expense, shall: (i) submit all information, drawings, elevations, plans, specifications and other documents and information and all other matters required by the Village for approval of all plans for any and all grading, site work, improvements, construction and development of the Property in accordance with the normal practices and procedures of the Village including, but not limited to, obtaining Village approval of a grading plan before commencing any work on the Property; and (ii) obtain all approvals necessary therefor within the earliest commercially reasonable time thereafter, and obtain all zoning, building and other permits and other approvals for construction of and enter into any other and further additional development agreements with the Village detailing the requirements for construction and development of the Phase 1 Property prior to the commencement of any construction activities thereon including, but not limited to, all required Site and Operational Plans (as defined in Article IX of the Village's Zoning Ordinance) and all required plat and/or certified survey map approvals under the Village's Land Division and Development Control Ordinance. The Developer shall submit to the Village a Phase 1 environmental assessment covering the Phase 1 Property, and dated within six (6) months of the date of the execution of this Development Agreement, on or before sixty (60) days after the date of this Development Agreement, showing an environmental condition of the Phase 1 Property reasonably acceptable to the Village. The Developer shall submit a proposed certified survey map for the Phase 1 Property, setting forth any land divisions required for the Phase 1 Property and providing for any public and private roadways on the Phase 1 Property, including the dedication of any easements required or any public roadways, to the Village for approval on or before ninety (90) days after the execution of this Development Agreement. The Developer shall submit a proposed Site and Operational Plan for the Phase 1 Property to the Village for approval on or before one hundred twenty (120) days after the date of this Development Agreement. As part of any approval process, the Village may, in accordance with its normal permitting and zoning process, impose such restrictions, covenants and obligations on the Developer as the Village deems appropriate for the development, construction and use of the Property. The Developer agrees to pay all development, license, permit, legal and other fees required by the State of Wisconsin, the Village and all other applicable governmental entities, and will not in any way seek reimbursement from the Village for the cost thereof. No buildings or improvements shall be constructed on or in the Property until the plans and specifications for such buildings and improvements have been granted final approval by the Village; all necessary zoning, building and other permits and approvals are obtained in accordance with the requirements of the Village and the Village ordinances; and the Village and the Developer have entered into such further development and other agreements, if any, as the Village deems necessary to detail the requirements for any and all demolition, construction on, and development of, the Property, and the obligations of the Developer with respect to the Development Project.

B. Compliance with Codes, Plans and Specifications. The construction of the Buildings and other improvements constructed on and in the Property, and their uses, shall be in compliance with all applicable zoning and other ordinances of the

Village; all other applicable laws, ordinances, regulations and requirements of all other governmental and quasi-governmental entities having jurisdiction over the Property; and with the pertinent provisions of the plans and specifications which have been approved by the Village. The acceptance of this Development Agreement and granting of any and all approvals, zoning, licenses and permits by the Village, in and of itself, shall not obligate the Village to grant any variances, exceptions or conditional use grants, or approve any building or construction the Village determines not to be in compliance with the Village ordinances, or the requirements of any other applicable governmental authority.

C. Erosion Control. The Developer shall comply with all grading, zoning, erosion and soil control requirements affecting the Property in accordance with all applicable, federal, state, county and municipal regulations, guidelines, specifications, laws, ordinances and permits affecting the property or any portion thereof. Without limiting the foregoing, the Developer shall take such action and shall utilize such techniques and mechanisms necessary to implement any erosion control plan required by the Village and with the applicable provisions of the Village's Construction Site Maintenance and Erosion Control Ordinance, in order to prevent sediment from being deposited on adjacent properties or on any public street or into adjacent wetlands and floodplains and to prevent sediment from being washed into downstream drainage facilities. No grading or other movement of soils shall be conducted by or for the Developer until an appropriate Erosion Control Permit has been issued for the Property by the Village. A \$2,000 cash payment has been made by the Developer to the Village pursuant to this Development Agreement as a street sweeping security to guaranty to the Village that the roadways are kept clean throughout the construction. Following the Developer's completion of its obligations under this Development Agreement to the satisfaction of the Village, the full amount of the deposit, less a six percent (6%) administrative processing fee shall be returned to the Developer if it is not used for erosion control enforcement purposes, e.g., cleanup of mud tracking. The Village may draw upon the \$2,000 deposit at any time and from time to time in order to pay the cost of street sweeping and other such costs incurred by the Village, and the Developer shall immediately make an additional cash deposit to restore the cash balance to \$2,000 with the Village.

D. Protected Areas. The Developer shall be responsible for undertaking all steps and precautions as are necessary to insure the preservation and protection of any shoreland areas, wetlands, floodplains, primary environmental corridors, Native American burial grounds, and other protected interests on or in the Property, if any, and shall be responsible for obtaining all necessary Wisconsin Department of Natural Resources and/or U.S. Army Corps of Engineers permits. All such protected areas disturbed in any way by construction activities on any portion of the Property or in connection with the development of the Property by or for the Developer, shall be restored by the Developer to its prior condition to the satisfaction of the Village.

E. Demolition. The Developer shall, at its sole cost and expense, obtain all necessary razing permits and approvals from the Village. No debris or building materials shall be utilized as fill materials on this or any other site in the Village.

F. **Site Work and Grading.** The Developer shall, at its sole cost and expense, obtain all necessary permits and approvals, and perform the site work and grading on the Property (the "Site Work and Grading"). Prior to the commencement of the Site Work and Grading, Developer shall submit all contracts for the design and construction of the Site Work and Grading to the Village for the Village's written approval of the contractors and contracts. The Site Work and Grading shall be performed by the Developer in accordance with the requirements and applicable ordinances of the Village. Upon completion of the Site Work and Grading, Developer shall submit a plan providing as-built grades to the Village for confirmation that such grades are in compliance with all Village requirements.

G. **Construction Timeline for the Building(s).** The Developer shall substantially complete construction of Building(s) on the Property with a minimum value increment (as such term is defined in Section 66.1105(2)m of the Wisconsin Statutes) at completion of not less than (i) Twenty-one Million Five Hundred Thousand and no/100 Dollars (\$21,500,000.00) as soon as practicable but in no event later than three (3) years after the date of this Agreement (ii) Thirty Million Eight Hundred Thousand and no/100 Dollars (\$30,800,000.00) as soon as practicable but in no event later than four (4) years after the date of this Agreement and (iii) Forty-three Million Six Hundred Fifty Thousand and no/100 Dollars (\$43,650,000.00) as soon as practicable but in no event later than five (5) years after the date of this Agreement. For purposes of this Development Agreement, for each Building, the terms "substantial completion" or "substantially completed" shall mean the issuance by the Village of an occupancy permit for that Building, provided that Developer and the Village have entered into an agreement concerning any uncompleted landscaping or other uncompleted work reasonably required by the Village for full completion of such Building in accordance with the usual practice and procedures of the Village.

H. **Storm Water.** The Developer shall, at its sole cost and expense, construct all private storm water facilities and at all times use the Property in accordance with the Village's Stormwater Management and Stormwater Drainage System Facilities, Stormwater Storage Facility and Construction Site Maintenance and Erosion Control Ordinance, the Site and Operational Plans; all surface and storm water runoff, management, filtration and other such requirements of the Village and all other applicable governmental entities and authorities as are applicable and in effect (collectively, the "Storm Water Work"). Prior to the commencement of any Storm Water Work, the Developer shall submit all contracts for the design and construction of the Storm Water Work to the Village for the Village's written approval of the contractors and contracts. The Developer shall not commence any construction or improvement on or in any part of the Property unless and until the Developer has obtained all Site and Operational Plan approvals required for a storm water management plan from the Village, and from all other applicable government authorities.

I. **Public Utilities.** The Developer shall install water services from the shut-off valve to the Buildings, such that no portion of the Property shall be served by a private water system. The Developer shall obtain all requisite permits and approvals for such water system from all other applicable government authorities. The Developer

shall install sanitary sewer service to the Buildings such that no portion of the Property shall be served by private septic or alternate means of treating sanitary sewer effluent. The Developer shall obtain all requisite permits and approvals for such sanitary sewer service from the Village and all other applicable government authorities.

J. Covenants, Easements, Development Standards and Restrictions.

The Developer shall burden the Property with and convey such covenants, easements, development standards and restrictions on, in or affecting the Property to or as directed by the Village in connection with the Development Project, or otherwise, including, but not limited to, any temporary or permanent easements required to construct, maintain or use any roadways, stormwater management systems, sanitary sewer systems or water mains or systems to be constructed by the Village within the Property as allowed pursuant to the TID Project Plan, which covenants, easements, development standards and restrictions shall be recorded against and will run with the Property. Developer shall prepare and submit to the Village a proposed recordable Declaration of Covenants, Conditions and Restrictions providing such covenants, easements, development standards and restrictions for the Property within sixty (60) days after the Effective Date of this Development Agreement for Village approval, and shall make any and all changes thereto requested by the Village as required for Village approval. Developer shall execute and record the approved Declaration of Covenants, Conditions and Restrictions against the Property within fifteen (15) days of approval by the Village.

K. Developer Work. All of the Site Work and Grading and Storm Water Work (collectively, the "Developer Work") shall be performed to such standards as are generally specified by the Village for such work as if performed on behalf of the Village, and as specifically required by the Village. All stormwater and sanitary sewer work, water work and work on detention basins shall be performed by contractors and subcontractors who are licensed and qualified to do such work and are approved by the Village. Without limiting the foregoing, the Developer shall at all times take all precautions necessary or advisable and at all times perform all work on or in the Property or in connection with the Development Project, in a manner that will safeguard and protect the water and other infrastructure that may be affected by the Development Project, and complies with the requirements of the Village's Construction Site Maintenance and Erosion Control Ordinance. The Developer shall notify the Village of the commencement date of all Developer Work, or Developer building construction on, in, or related to the Property, and keep the Village informed of the Developer's construction schedule. The Developer shall promptly deliver to the Village when, and as, requested by the Village, all delivery tickets for materials brought onto the Property. For purposes of this Development Agreement, for Developer Work, the terms "substantial completion" or "substantially completed" shall mean, the issuance by the Village of a final inspection approval for such Developer Work, provided that the Developer and the Village have entered into an agreement concerning any uncompleted landscaping or other uncompleted work reasonably required by the Village for full completion of such Developer Work in accordance with the usual practice and procedures of the Village.

L. Letters of Credit.

1. Village Work Letter of Credit. Contemporaneously with the delivery of the Village Work Notice, as provided in Section IV below, Developer shall deliver to the Village an unconditional irrevocable standby letter of credit on original bank letterhead substantially in the form attached hereto as **Exhibit D**, but in form and content acceptable to the Village, issued by a financial institution acceptable to the Village, payable at sight upon presentment of the Village's draft, in the face amount of not less than One Million Seven Hundred Thirty-four Thousand and no/100 (\$1,734,000.00) (the "Village Work Letter of Credit Amount") which is the estimated cost of the Village Work, as defined in Section IV below (the "Village Work Letter of Credit"). In the event the Developer fails to (i) fulfill its obligation to complete the Developer Work on or before June 1, 2017 except if Developer has not (x) commenced any Developer Work and (y) provided the Village the Village Work Notice (as hereinafter defined), or (ii) complete the construction of the Buildings with a value and by the deadlines as set forth in Section III.G hereof, the Village may draw under the Village Work Letter of Credit to reimburse the Village for any and all of its costs of construction of the Village Work. On or about February 1 of each calendar year after value increment has been created from the Phase I Property, the Village shall subtract the Tax Increment (as defined in Section 66.1105(2)(i) of the Wisconsin Statutes) generated from the Phase I Property from the Village Work Letter of Credit Amount and provide this calculation to Developer in writing, whereupon the Developer may decrease the Village Work Letter of Credit Amount to the amount provided in such Notice.

2. Developer Work Letters of Credit. Prior to its commencement of any project involving Developer Work, as defined in Section III.K above (a "Developer Work Project"), Developer shall deliver to the Village an unconditional irrevocable standby letter of credit on original bank letterhead substantially in the form attached hereto as **Exhibit E**, but in form and content acceptable to the Village, issued by a financial institution acceptable to the Village, payable at sight upon presentment of the Village's draft (each a "Developer Work Letter of Credit" and collectively the "Developer Work Letters of Credit"), in the face amount of not less than the Developer Work Project Amount (as hereinafter defined). The "Developer Work Project Amount" for each Developer Work Project shall equal the guaranteed maximum price set forth in the executed construction contract between Developer and the contractor constructing the Developer Work Project, which shall be provided to the Village prior to the commencement of the Developer Work Project, plus ten percent (10%). In the event the Developer fails to (i) fulfill its obligation to complete the Developer Work on or before June 1, 2017 except if Developer has not (x) commenced any Developer Work and (y) provided the Village the Village Work Notice, or (ii) complete the construction of the Buildings with a value and by the deadlines as set forth in Section III.G hereof, the Village may draw under the Developer Work Letters of Credit to reimburse the Village for any amounts paid to the Developer under Section IV below and/or to complete any unfinished Developer Work.

3. Letters of Credit Provisions. The following provisions shall apply to the Village Work Letter of Credit and the Developer Work Letters of Credit (collectively the "Letters of Credit" and individually, each a "Letter of Credit"). Each of the Letters of Credit shall be for a term of not less than one (1) year from and after the date of the issuance of the Letter of Credit. The Village may draw upon either Letter of Credit by providing a sight draft in the requested amount along with a statement that Developer is in default under that certain Development Agreement dated 7-21-14 [fill in date of this Development Agreement] between the Village of Pleasant Prairie and Riverview Group, LLC, signed by an authorized representative of the Village. The Developer shall deliver to the Village no later than thirty (30) days prior to the expiration of either of the Letters of Credit, a replacement Letter of Credit in the same form as the applicable Letter of Credit, which shall expire no less than one (1) year after the effective date of such replacement Letter of Credit. Each replacement Letter of Credit shall be replaced with a subsequent, identical replacement Letter of Credit no later than thirty (30) days prior to the expiration of the then current Letter of Credit, until Developer completes the Buildings with the value and by the deadlines as set forth in Section III.G hereof. The Developer shall have the right at any time and from time to time, with the prior written consent of the Village, which shall not be unreasonably withheld, to replace either of the Letters of Credit with a substitute Letter of Credit, provided that such substitute Letter of Credit: (i) is issued by a financial institution having a credit rating equal to that of the issuer of the existing letter of Credit; (ii) is in an amount equal to the then outstanding balance of the existing Letter of Credit; (iii) has a term not less than the remaining term of the existing Letter of Credit; and (iv) is otherwise on the same terms as the existing Letter of Credit. For purposes of this Development Agreement, all references to the "Letters of Credit" shall be deemed to include any amended Letter of Credit, amendment to a Letter of Credit, substitute Letter of Credit and/or any replacement Letter of Credit.

SECTION IV. UNDERTAKINGS OF THE VILLAGE

In the event Developer provides the Village written notice (the "Village Work Notice") on or before February 1, 2017 requesting that the Village commence construction of the roadways, sanitary sewer and water main infrastructure to service the Phase 1 Property (the "Village Work"), which Village Work Notice shall include the original Village Work Letter of Credit (or the Developer has provided alternative security to the Village acceptable to the Village in its sole discretion), the Village shall contract with contractors chosen by the Village to commence and proceed to complete the Village Work in a reasonable timeframe, subject to the time of year (for any notice received too late in the fall, the Village Work will not be commenced until the following spring), weather conditions, labor shortages, acts of God, casualty and other matters outside the reasonable control of the Village. Notwithstanding anything provided herein to the contrary, in the event that (i) Developer has not sent the Village Work Notice and (ii) Developer has not been reimbursed for any Developer Work as provided below, on or before April 1, 2017, the Village may terminate this Development Agreement by written notice to Developer after such date.

In the event that Developer (i) is not in default under this Development Agreement, (ii) has obtained all of the required approvals and permits from the Village and other parties as required under Section III hereof, and (iii) has delivered to the Village and continues to maintain the Letters of Credit as provided in Section III.L above, the Village shall reimburse Developer the amount of the eligible costs and expenses for the Developer Work paid by the Developer, which have been verified and approved by the Village from time to time as set forth in this Section IV, in an amount not to exceed Two Million Thirty-eight Thousand Dollars (\$2,038,000.00), to the extent such funds are available in the account in which the Village deposits tax increments from the District. The Developer shall submit to the Village not more than once in any calendar quarter paid invoices, lien waivers and all other information requested by the Village to verify and approve that the costs and expenses are eligible costs and expenses and have been paid by the Developer as hereinafter provided. Any such requests shall be accompanied by originals of lien waivers from contractors, subcontractors and suppliers for the Developer Work. The Village staff and the Village Board shall review the lien waivers and other documentation received from the Developer and reports from the Village's engineering consultants relating to the status of the work in progress for which such reimbursement from the District Account is claimed and recommendations of such consultants regarding the amount of the reimbursement from the District Account to be released. Provided there is no uncured default of this Development Agreement by the Developer, the Village Board shall then authorize a reimbursement from the District Account to the extent that the work has been completed and that appropriate payment has been made for such work. The Village will process such submissions from the Developer in accordance with its usual procedures and standards, and thereafter, if there is no uncured default of this Development Agreement by the Developer, approve the draw from the District Account and the date of such draw. The payments of draws from the District Account to the Developer shall be subject and fully subordinated to the full payment and reimbursement to the Village of all costs and expenses incurred or allocated by the Village in connection with the Property and this Development Agreement.

SECTION V. MISCELLANEOUS REQUIREMENTS

The Developer shall do each and all of the following at its cost and expense:

- A. **Manner of Performance.** Cause all construction obligations of the Developer referred to in this Development Agreement to be carried out and performed in a good and workmanlike manner, consistent with construction standards in the Village;
- B. **Survey Monuments.** Properly install metal stakes or pipes marking the corners of all lots that are being resurveyed and recreated pursuant to the terms of any plat of survey submitted to, and approved by, the Village;
- C. **Utilities.** Install all electrical, telephone, cable, fiber optic and gas utilities underground in accordance with all ordinances of the Village. It shall be the

responsibility of the Developer to contract to have installed and pay for all costs associated with private utilities required by the Village;

D. **Permits.** Provide and submit to the Village, valid copies of any and all governmental agency permits relating to the construction of the Development Project. No occupancy permits shall be issued for the occupancy of any Building or portion thereof until such time as final inspections are completed and passed by the building, fire and rescue and zoning inspectors;

E. **Noise.** Make every effort to minimize noise, dust, and similar disturbances;

F. **Debris.** Keep the Property free from litter and debris during all phases of grading and construction. The Developer shall promptly remove and lawfully dispose of all tree trunks, limbs, brush and other rubbish and debris from the Development Project. Tree trunks and other organic matters shall not be backfilled on the Property. Offsite sediment deposition occurring as a result of a storm event shall be cleaned up by the end of the next work day following the occurrence. All other offsite sediment deposition occurring as a result of construction activities shall be cleaned up at the end of the work day;

G. **Stop Work Orders.** The Developer shall promptly comply with any stop work orders issued pursuant to applicable provisions of the Village Land Division and Development Control Ordinance or the Village Zoning Ordinance because the design, location, materials, workmanship or other performance are not in accordance with the provisions of this Development Agreement, a Site and Operational Plan, the Land Division and Development Control Ordinance, or the Erosion Control and Construction Site Maintenance Ordinance;

H. **Inspection.** The Village shall have the right at any time and from time to time to enter upon the Property to perform any testing and inspections deemed necessary or appropriate by the Village; and

I. **Financial Information.** the Developer shall, from time to time upon request of the Village, provide financial information and statements of the Developer to the Village, and certify that such information and statements are true and correct in all respects.

SECTION VI. CONDITIONS OF ALL OBLIGATIONS OF THE VILLAGE UNDER THIS DEVELOPMENT AGREEMENT

As a condition to each and all of the covenants, agreements and other obligations of the Village under this Development Agreement and in addition to the contingency provided in Section I hereof, all of the following shall occur, in addition to all other requirements and conditions set forth in this Development Agreement:

A. **Representations Correct.** All representations and warranties of the Developer set forth in this Development Agreement and in all agreements expressly referred to herein shall at all times be true, complete and correct;

B. **Covenants Performed.** All covenants and obligations of the Developer under this Development Agreement are duly and substantially performed, observed, satisfied and paid, when and as required herein;

C. **No Default.** No event of default has occurred, or with the giving of notice or lapse of time would occur;

D. **Financing.** Prior to the commencement of any work on the Property by the Developer, the Developer shall provide the Village evidence that the Developer has obtained financing for the cost of developing the Phase 1 Property and thereafter the Developer shall fully comply with the terms and conditions of any and all mortgage loan documents affecting the Property; and

E. **No Material Change.** There is no material adverse change in the financial condition of the Developer which might impair its ability to perform its obligations under this Development Agreement.

SECTION VII. INDEMNIFICATIONS

The Developer will indemnify and hold harmless the Village, its governing body members, officers, agents, including the independent contractors, consultants and legal counsel, servants and employees thereof (hereinafter, for purposes of this paragraph collectively referred to as the "Indemnified Parties") against any loss or damage to property or any injury to or death of any person occurring at or about or resulting from any breach of any warranty, covenant or agreement of the Developer under this Development Agreement, and the development of the Property; provided that the foregoing indemnification shall not be effective for any willful acts of the Indemnified Parties. Except for any willful misrepresentation or any willful misconduct of the Indemnified Parties, the Developer will protect and defend the Indemnified Parties from any claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from the action or inaction of the Developer (or other persons acting on its behalf or under its direction or control) under this Development Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership and operation of the Development Project and the Property. All covenants, stipulations, promises, agreements and obligations of the Village contained herein shall be deemed to be covenants, stipulations, promises, agreements and obligations of the Village (each a "Village Obligation") and not of any governing body, member, officer, agent, servant or employee or the Village.

SECTION VIII. DEFAULT/REMEDIES

A. **Events of Default.** An event of default ("Event of Default") is any of the following:

1. A failure by the Developer to cause substantial completion of the Development Project or any part thereof to occur pursuant to the terms, conditions and limitations of this Development Agreement including, but not limited to, the obligation to construct the Buildings with the value and by the applicable deadlines set forth in Section III.G. hereof; a failure of the Developer to perform or observe any and all covenants, conditions, obligations or agreements on its part to be observed or performed when and as required under this Development Agreement including, but not limited to, the obligation to complete the Developer Work on or before June 1, 2017 except if Developer has not (x) commenced any Developer Work and (y) provided the Village the Village Work Notice; a failure by the Developer to pay any amount when and as due to the Village; or

2. The Developer becomes insolvent or is the subject of bankruptcy, receivership or insolvency proceedings of any kind; or

3. The dissolution or liquidation of the Developer, or the commencement of any proceedings therefore.

B. Village Remedies on Default. Whenever an Event of Default occurs and is continuing, the Village may take any one or more of the following actions without waiving any rights or remedies available to it:

1. Immediately suspend its performance under this Development Agreement from the time any notice of an event of default is given until it receives assurances from the Developer deemed adequate by the Village that the Developer will cure its default and continue its due and punctual performance under this Development Agreement;

2. Commence legal or administrative action, in law or in equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement or covenant of the Developer under this Development Agreement;

3. Perform or have performed all necessary work, and have supplied all necessary equipment, goods, materials, or services, to complete all or any part of the Developer Work in satisfactory form, and

4. Draw under the Letters of Credit provided by the Developer pursuant to this Development Agreement.

C. Notice of Event of Default.

1. In the event that the Village believes the Developer has failed to perform its obligations under this Development Agreement, the Village shall notify the Developer in writing (the "Developer Default Notice") of the specific nature of the alleged failure. If the Village believes that an alleged failure of performance by the Developer poses an imminent threat to the public health or safety, the Developer Default Notice shall so state.

2. The delivery by the Village of a Developer Default Notice to the Developer shall not be a condition precedent to the issuance by the Village of a stop work order pursuant to the applicable provisions of the Village's Land Division and Development Control Ordinance, or to any legal action taken pursuant to this Development Agreement to enforce such ordinance or other applicable ordinance.

3. The Developer shall have fifteen (15) days after receipt of a Developer Default Notice to cure an alleged monetary default and shall have thirty (30) days after receipt of a Developer Default Notice to cure any other alleged failure to perform under this Development Agreement; provided, however, that if the failure is reasonably incapable of cure within said thirty (30) day period, the Developer has commenced such cure within said thirty (30) day period, and is diligently pursuing such cure, then the time for such cure shall be extended for a reasonable additional period of time under the circumstances as reasonably determined by the Village to allow the Developer to complete its curative activity.

4. Whenever an alleged failure of performance under this Development Agreement is believed by the Village to pose an imminent threat to public health or safety, the parties shall immediately confer in good faith as to how such threat can be most effectively and expeditiously eliminated.

5. Notwithstanding anything to the contrary in this Development Agreement, if the Village believes in good faith that the commencement of a legal action, the making of a draw upon Developer's Letter of Credit, or the performance of its own work with respect to curing a perceived failure prior to the commencement or completion of the Developer's curative action is urgently required to protect the public health or safety, the Village may proceed to do so, giving such prior notice to the Developer and offering the Developer such opportunity to cure as is practical under the circumstances.

6. If the Developer fails to cure the default alleged in the Developer Default Notice within the time permitted pursuant to Section VIII.C. above, an Event of Default shall have occurred with respect to the Developer.

D. No Remedy Exclusive. No remedy or right conferred upon or reserved to the Village in this Development Agreement is intended to be exclusive of any other remedy or remedies, but each and every such right and remedy shall be cumulative and shall be in addition to every other right and remedy given under this Development Agreement now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

E. Developer Remedies. In the event that Developer believes the Village has failed to perform its obligations under this Development Agreement, Developer shall notify the Village in writing of the specific nature of the alleged failure in writing (the "Village Default Notice"). In the event the Village has not cured such alleged failure to

perform under this Development Agreement within thirty (30) days after the Village Default Notice, the Developer may proceed with any remedy available under the laws of the State of Wisconsin for the breach of a contract.

F. **No Implied Waiver.** In the event any warranty, covenant or agreement contained in this Development Agreement should be breached by a party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

G. **Agreement to Pay Attorneys' Fees and Expenses.** Whenever any Event of Default occurs under this Development Agreement and the aggrieved party incurs attorneys fees, court costs and other such expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of the defaulting party herein contained, the party in default shall pay the reasonable attorneys fees, court costs and other such expenses incurred by the other party.

SECTION IX. PERMITTED DELAYS

Whenever performance is required of any party hereunder, such party shall use all due diligence to perform and take all necessary measures in good faith to perform; provided, however that if completion of performance shall be delayed at any time by reason of acts of God, war, civil commotion, riots, work stoppages arising out of collective bargaining strikes, unavailability of materials or damage to work in progress by reason of fire or other casualty or causes beyond the reasonable control of a party (other than financial reasons), then the time for performance as herein specified shall be appropriately extended by the time of the delay actually caused and a reasonable time thereafter acceptable to the Village to remobilize. However, in order for a party to be entitled to make a claim for any such delays, such party must give the other party written notice of the conditions or events giving rise to the delay and the number of days claimed to be due to such conditions or events within thirty (30) days from the date of the occurrence of the condition or event giving rise to the delay. The provisions of this Section shall not operate to excuse the Developer from the prompt payment of any and all monies the Developer is required to pay under this Development Agreement.

SECTION X. FEES

A. **Miscellaneous Fees.** The Developer shall pay to the Village Treasurer in cash or by check upon execution of this Development Agreement, all fees which have not already been paid by the Developer, if any, and the Developer shall pay to the Village Treasurer when they have become due and payable all other fees prescribed by the Village Land Division and Development Control Ordinance which are or may become due and payable.

B. **Engineering and Zoning Review Fees.** In addition to the Village's Consulting Engineer's Inspection services, the Developer shall reimburse the Village for

all fees incurred by it for the Village Engineer's inspections, the Village Community Development Department staff services and any other expert or administrative services in connection with its inspections and approvals of the Site Work and Grading, Storm Water Work and other items associated with the Development Project requiring the Village's review, inspection or approval. The Village's invoice shall provide an itemization specifying the work done, by whom it was done and the charge for such work.

C. Connection Fees. The Developer acknowledges that it will be required to pay municipal sanitary sewer connection fees as a condition of and prior to the issuance of any building permits for every connection made to the municipal sanitary sewer system. Upon application to the Village for a building permit, the Developer shall verify the amount of the sanitary sewer connection fee for that Building with the Village's Finance Department. At the time of the execution of this Development Agreement, there is no Village water connection fee. The collection of these fees, however, is subject to change by Village Ordinance and the Developer shall be responsible for the then current connection fees at the time of obtaining a building permit. Unless the Developer builds a Building on the Property, the Developer shall not be liable for any connection fee described in this Section X.C.

D. Impact Fees. The Village charges impact fees to developers, and subsequent landowners thereafter, of all new developments. These impact fees compensate the Village for additional costs for public improvements resulting for services for the new development such as for police, fire and public works related projects. Impact fees are due as a condition precedent to the issuance of a building permit and will be paid by the Developer at such time. As information to the Developer, the Village is contemplating that additional impact fees will be charged to developers and subsequent landowners in the future for storm water management, water connections and transportation related projects.

SECTION XI. ASSIGNMENT

The Developer shall not transfer, sell or assign this Development Agreement or its obligations under this Development Agreement, without the prior written consent of the Village, which consent may be withheld, conditioned or delayed for any reason. Developer shall not transfer, sell, convey or assign the Property, or any portion thereof, until Developer has fully complied with all of its obligations under this Development Agreement, without the prior written consent of the Village, which consent shall not be unreasonably withheld; provided, however, that Developer (x) may sell a completed Building without the Village's consent, so long as (i) no Event of Default has occurred and is continuing hereunder, (ii) all of the approvals and permits have been obtained for such Building as provided in Section III hereof, (iii) the Building is in compliance with all applicable zoning and other applicable laws, ordinances, regulations and requirements as set forth in Section III hereof, and (iv) a certificate of occupancy has been issued for such Building and (y) may convey all or a portion of the Property to an entity controlled by Developer (a "Controlled Assignee") without the Village's consent so long as (i) no Event of Default has occurred or is continuing hereunder, (ii) the Controlled Assignee

assumes the obligations of Developer hereunder by an assumption document acceptable to the Village and (iii) Developer will not be released and will remain liable for all of its obligations under this Agreement.

SECTION XII. BINDING

This Development Agreement shall be binding upon the parties hereto and their respective representatives, successors and assigns, and any and all future owners of the Property or any portion thereof, and their respective heirs, representatives, successors and assigns.

SECTION XIII. AMENDMENTS

This Development Agreement may only be modified or amended by written agreement, duly authorized and signed by the Village and the Developer.

SECTION XIV. ADDITIONAL PROVISIONS

A. Conflicts of Interest. No member of any governing body or other official of the Village ("Village Official") shall have any financial interest, direct or indirect, in this Development Agreement, the Property or the Development Project, or any contract, agreement or other transaction contemplated to occur or be undertaken thereunder or with respect thereto, unless such interest is disclosed to the Village and the Village Official fully complies with all conflict of interest requirements of the Village. No Village Official shall participate in any decision relating to this Development Agreement which affects his or her personal interest or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested. No member, official or employee of the Village shall be personally liable to the Village for any event of default or breach by the Developer of any obligations under the terms of this Development Agreement.

B. Incorporation by Reference. All exhibits and other documents attached hereto or referred to herein are hereby incorporated in and shall become a part of this Development Agreement.

C. No Implied Approvals. Nothing herein shall be construed or interpreted in any way to waive any obligation or requirement of the Developer to obtain all necessary approvals, licenses and permits from the Village in accordance with its usual practices and procedures, nor limit or affect in any way the right and authority of the Village to approve or disapprove any and all plans and specifications, or any part thereof, or to impose any limitations, restrictions and requirements on the development, construction and/or use of the Development Project as a condition of any such approval, license or permit; including, without limitation, requiring any and all other development and similar agreements.

D. Time of the Essence. Time is deemed to be of the essence with regard to all dates and time periods set forth herein or incorporated herein.

E. **Headings.** Descriptive headings are for convenience only and shall not control or affect the meaning or construction of any provision of this Development Agreement.

F. **Notices.** Any notice required hereunder shall be given in writing, signed by the party giving notice, personally delivered, mailed by certified or registered mail, return receipt requested, or sent via a nationally-recognized overnight delivery service (such as Federal Express), to the parties' respective addresses as follows:

To the Village: Village of Pleasant Prairie, Wisconsin
9915 39th Avenue
Pleasant Prairie, WI 53158
Attn: Michael R. Pollocoff, Village Administrator

With a copy to: Village of Pleasant Prairie, Wisconsin
9915 39th Avenue
Pleasant Prairie, WI 53158
Attn: Jean M. Werbie,
Community Development Director

With a further
copy to: Brian G. Lanser and
Scott L. Langlois
Quarles & Brady LLP
411 East Wisconsin Avenue #2350
Milwaukee, WI 53202

To the Developer: Riverview Group, LLC
[only through 250 Parkway Drive, Suite 370
June 30, 2014] Lincolnshire, IL 60069
Attn: Mark B. Goode

To the Developer: Riverview Group, LLC
[on and after 9500 Bryn Mawr, Suite 340
July 1, 2014] Rosemont, IL 60018
Attn: Mark B. Goode

With a copy to: Keith J. Wenk and
S. Keith Collins
Mason, Wenk & Berman, LLC
1033 Skokie Blvd., Suite 250
Northbrook, IL 60062

or to such other address as a party may designate for itself by notice given to the other parties from time to time in accordance with the provisions hereof.

Notice shall be deemed delivered (i) in the case of personal delivery, on the date when personally delivered; (ii) in the case of certified or registered mail, on the third

business day after the date when deposited in the United States mail with sufficient postage to effect such delivery, or (iii) in the case of notice sent via a nationally-recognized overnight delivery service, on the day such delivery service attempts delivery at the notice address.

G. Entire Agreement. This document and all other documents and agreements expressly referred to herein contain the entire agreement between the Developer and the Village with respect to the matters set forth herein.

H. Governing Law. This Development Agreement shall be construed in accordance with the internal laws of the State of Wisconsin.

I. Further Assurances. The Developer will at any time, and from time to time at the written request of the Village, sign and deliver such other documents and instruments requested by the Village as may be reasonably necessary or appropriate to give full effect to the terms and conditions of this Development Agreement.

J. Counterparts. This Development Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original.

K. No Third Party Beneficiaries. This Development Agreement is not intended to benefit or to be enforceable by any person other than the Village, the Developer, and their respective successors and permitted assigns, which shall not include, for purposes of this subsection, any person who has not assumed all of the benefits and obligations of this Development Agreement in accordance with the terms of this Development Agreement.

L. Applicability of Land Division and Development Control Ordinance and Zoning Ordinance. The provisions of the Village Land Division and Development Control Ordinance and Zoning Ordinance are applicable to the subject matter of this Development Agreement whether or not such provisions are referred to expressly herein. In the event of inconsistency between the provisions of said ordinances and the provisions of this Development Agreement, the provisions that are most stringent against the Developer or most favorable to the Village shall control.

M. Amendment of Ordinances. In the event that the Village Land Division and Development Control Ordinance or Zoning Ordinance is amended or recreated after this Development Agreement is entered into, and before all of the obligations of the Developer under this Development Agreement have been satisfied, then any such amendment shall apply to this Development Agreement.

N. Severability. In the event that any part of this Development Agreement is determined to be invalid by a court of competent jurisdiction, such part shall be severed from the Agreement, and the balance of this Development Agreement shall survive.

O. No Threat to Public Health or Safety. Notwithstanding any language in this Development Agreement to the contrary, the Developer shall not do nor permit any other person to do anything in connection with the performance of the Developer's

obligations under this Development Agreement which poses a threat to the public health or safety.

P. Good Faith and Fair Dealing. The parties shall deal with one another fairly and in good faith. If this Development Agreement provides that an approving party may grant or withhold its approval or consent in its sole and absolute judgment or discretion, such approval or consent may be unreasonably withheld or conditioned and the approving party shall not be obligated to state the reasons for withholding its approval. If this Development Agreement does not expressly provide that an approving or consenting party may grant or withhold its approval in its sole and absolute judgment or discretion, the approving party shall not unreasonably withhold, condition or delay its approval.

Q. No Rule of Construction Against Drafter. The language used in this Development Agreement shall be deemed to be the language chosen by the parties to express their mutual intent and no rule of construction shall be applied against either party as the drafter of this Development Agreement.

R. Incorporation of Recitals. The Recital paragraphs set forth at the beginning of this Development Agreement are incorporated as part of this Development Agreement as though fully set forth herein.

S. Recording. The parties hereto agree that the Village may require the Developer to record this Development Agreement or a Memorandum of this Development Agreement on the record title to the Property or any portion thereof at the cost and expense of the Developer. The Developer shall, upon request of the Village, execute and deliver the Memorandum of Development Agreement substantially in the form attached hereto as **Exhibit F**, or other similar document, in connection with such recording.

T. Covenant Running With the Land. The covenants and agreements contained in this Development Agreement shall be deemed to be covenants running with the land and shall be binding upon and inure to the benefit of the Developer and all successive owners of the Property, and any portion thereof, and their respective heirs, representatives, successors and assigns.

U. Survival of Representations and Warranties. All representations and warranties made by the Developer in this Development Agreement shall survive for a period of one (1) year after substantial completion of the last Building constructed on the Property by the Developer; provided, however, that Developer agrees to assign to the Village its rights under its design contracts for the Developer Work prior to the expiration of such representations and warranties.

[SIGNATURES CONTINUED ON NEXT PAGES]

Village:

VILLAGE OF PLEASANT PRAIRIE,
a Wisconsin municipal corporation

By: *John P. Steinbrink*
Name: John P. Steinbrink
Title: Village President

By: *Jane M. Romanowski*
Name: Jane M. Romanowski
Title: Village Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF KENOSHA)

Personally came before me this 21st day of July, 2014 the above-named John P. Steinbrink and Jane M. Romanowski to me known to be the Village President and Village Clerk of the Village of Pleasant Prairie, Wisconsin, respectively, who executed the foregoing instrument and acknowledged the same on behalf of said municipal corporation.



Jean M. Werbie-Harris
Jean M. Werbie, Notary Public,
Kenosha County, Wisconsin
My Commission Expires 12/12/2017

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

**EXHIBIT A
TO
DEVELOPMENT AGREEMENT**

(Includes Legal Descriptions of All Property Being Acquired)

PHASE 1

Legal Description

THAT PART OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 22, EAST OF THE FOURTH PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST, ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION, 45.03 FEET TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE CONTINUING SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST ALONG SAID LAST DESCRIBED CENTER LINE, 834.97 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 27 SECONDS EAST, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 2643.62 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 34 MINUTES 17 SECONDS EAST ALONG SAID LAST DESCRIBED EAST LINE, 439.21 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 30 MINUTES 34 SECONDS WEST, ALONG SAID LAST DESCRIBED SOUTH LINE, 1320.91 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 22 MINUTES 35 SECONDS EAST, ALONG SAID LAST DESCRIBED EAST LINE, 350.22 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 27 SECONDS WEST, 2646.44 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, AS ESTABLISHED IN A 1950 SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD AND ON FILE AT THE KENOSHA COUNTY DIVISION OF LAND INFORMATION; THENCE NORTH 02 DEGREES 54 MINUTES 15 SECONDS WEST, ALONG SAID LAST DESCRIBED WEST LINE, 1664.37 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, AS ESTABLISHED IN A 1950 SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD AFORESAID; THENCE NORTH 89 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG SAID LAST DESCRIBED NORTH LINE, 415.31 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 14 SECONDS EAST, 45.00 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, 917.41 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

Commonly known as: 11423 110th Street, Prairie View, Wisconsin.

PINs: portions of 92-4-122-303-0101
Portions of 92-4-122-304-0200

PHASE 2

Legal Description

PART OF THE SOUTH 1/2 OF SECTION 30 AND THE NORTH 1/2 OF SECTION 31, TOWN 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CORNER COMMON TO THE SOUTHWEST CORNER OF SAID SECTION 30 AND THE NORTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 44 MINUTES EAST ALONG AND UPON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, 85.06 FEET AND TO THE POINT OF BEGINNING OF THE PROPERTY TO BE HEREIN DESCRIBED; THENCE CONTINUE NORTH 89 DEGREES 44 MINUTES EAST ALONG AND UPON THE SOUTH LINE OF SAID SECTION 30, 1138.94 FEET AND TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH 3 DEGREES 04 MINUTES WEST ALONG AND UPON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 (AS THE SAME WAS PREVIOUSLY DEFINED IN OLDER SURVEYS), 2636.8 FEET AND TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 (AS ESTABLISHED IN A 1950 SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD); THENCE NORTH 89 DEGREES 09 MINUTES 30 SECONDS EAST ALONG AND UPON THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, 1331.1 FEET AND TO THE CENTER OF SAID SECTION 30; THENCE SOUTH 2 DEGREES 59 MINUTES EAST ALONG AND UPON THE NORTH AND SOUTH 1/4 LINE THROUGH SAID SECTION 30, 880.0 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 2650.0 FEET AND TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 2 DEGREES 24 MINUTES EAST ALONG AND UPON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 441.0 FEET AND TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 41 MINUTES 30 SECONDS WEST ALONG AND UPON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 1322.75 FEET AND TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 2 DEGREES 43 MINUTES 30 SECONDS EAST ALONG AND UPON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 1323.0 FEET AND TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 3 DEGREES 08 MINUTES EAST ALONG AND UPON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31, 1340.0 FEET AND TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 36 MINUTES 30 SECONDS WEST ALONG AND UPON THE SOUTH LINE OF

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31, 1314.5 FEET AND TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 89 DEGREES 52 MINUTES 10 SECONDS WEST ALONG AND UPON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31, 1805.13 FEET; THENCE NORTH 2 DEGREES 05 MINUTES 40 SECONDS WEST PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, 591.0 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 10 SECONDS WEST PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31, 659.92 FEET AND TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY "94"; THENCE NORTH 2 DEGREES 05 MINUTES 40 SECONDS WEST ALONG AND UPON SAID RIGHT-OF-WAY LINE, 285.56 FEET AND TO A JOG IN SAID LINE; THENCE SOUTH 87 DEGREES 54 MINUTES 20 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 20.00 FEET; THENCE NORTH 2 DEGREES 05 MINUTES 40 SECONDS WEST ALONG AND UPON SAID RIGHT-OF-WAY LINE, 446.0 FEET AND TO THE POINT OF BEGINNING,

---EXCEPTING THEREFROM---

THAT PART CONVEYED BY WARRANTY DEED DATED APRIL 7, 1988 AND RECORDED APRIL 8, 1988 IN VOLUME "1307" RECORDS, PAGE 97, DOCUMENT NO. 798506, AND THAT PART DESCRIBED IN AWARD OF DAMAGES DATED NOVEMBER 8, 2001 AND RECORDED ON DECEMBER 18, 2001 AS DOCUMENT NO. 1246280,

---ALSO EXCEPTING THEREFROM---

THAT PART OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 22, EAST OF THE FOURTH PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST, ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION, 45.03 FEET TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE CONTINUING SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST ALONG SAID LAST DESCRIBED CENTER LINE, 834.97 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 27 SECONDS EAST, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 2643.62 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 34 MINUTES 17 SECONDS EAST ALONG SAID LAST DESCRIBED EAST LINE, 439.21 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 30 MINUTES 34 SECONDS WEST, ALONG SAID LAST DESCRIBED SOUTH LINE, 1320.91 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 22 MINUTES 35 SECONDS EAST, ALONG SAID LAST DESCRIBED EAST LINE, 350.22 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 27 SECONDS WEST, 2646.44 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST

1/4 OF SAID SECTION 30, AS ESTABLISHED IN A 1950 SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD AND ON FILE AT THE KENOSHA COUNTY DIVISION OF LAND INFORMATION; THENCE NORTH 02 DEGREES 54 MINUTES 15 SECONDS WEST, ALONG SAID LAST DESCRIBED WEST LINE, 1664.37 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, AS ESTABLISHED IN A 1950 SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD AFORESAID; THENCE NORTH 89 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG SAID LAST DESCRIBED NORTH LINE, 415.31 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 14 SECONDS EAST, 45.00 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, 917.41 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

---TOGETHER WITH---

PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 31, TOWN 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE AFORESAID NORTHEAST QUARTER SECTION; THENCE N89°36'18"E ALONG AND UPON THE SOUTH LINE OF SAID NORTHEAST QUARTER SECTION, 329.17 FEET; THENCE N03°09'52"W ALONG AND UPON A LINE OF IRON PIPES FOUND MARKED, 1338.13 FEET AND TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER SECTION; THENCE S89°30'59"W ALONG AND UPON SAID NORTH LINE, 324.88 FEET AND TO THE WEST LINE OF SAID QUARTER SECTION; THENCE S89°55'15"W ALONG AND UPON THE NORTH LINE OF THE SOUTH HALF OF THE AFORESAID NORTHWEST QUARTER SECTION, 335.50 FEET; THENCE S03°13'20"E 1335.76 FEET AND TO THE SOUTH LINE OF THE SAID NORTHWEST QUARTER SECTION; THENCE S89°34'33"E ALONG AND UPON SAID SOUTH LINE, 330.00 FEET AND TO THE POINT OF BEGINNING. AND SUBJECT TO A PUBLIC HIGHWAY OVER AND ACROSS THE MOST SOUTHERLY 33.00 FEET THEREOF.

---TOGETHER WITH---

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWN 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION, N89°34'33"W 330.00 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE CONTINUE N89°34'33"W ALONG AND UPON THE SOUTH LINE OF SAID QUARTER SECTION, 515.78 FEET; THENCE N00°25'27"E 60.00 FEET AND TO THE NORTH RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY "ML" (122ND STREET); THENCE N89°34'33"W ALONG AND UPON

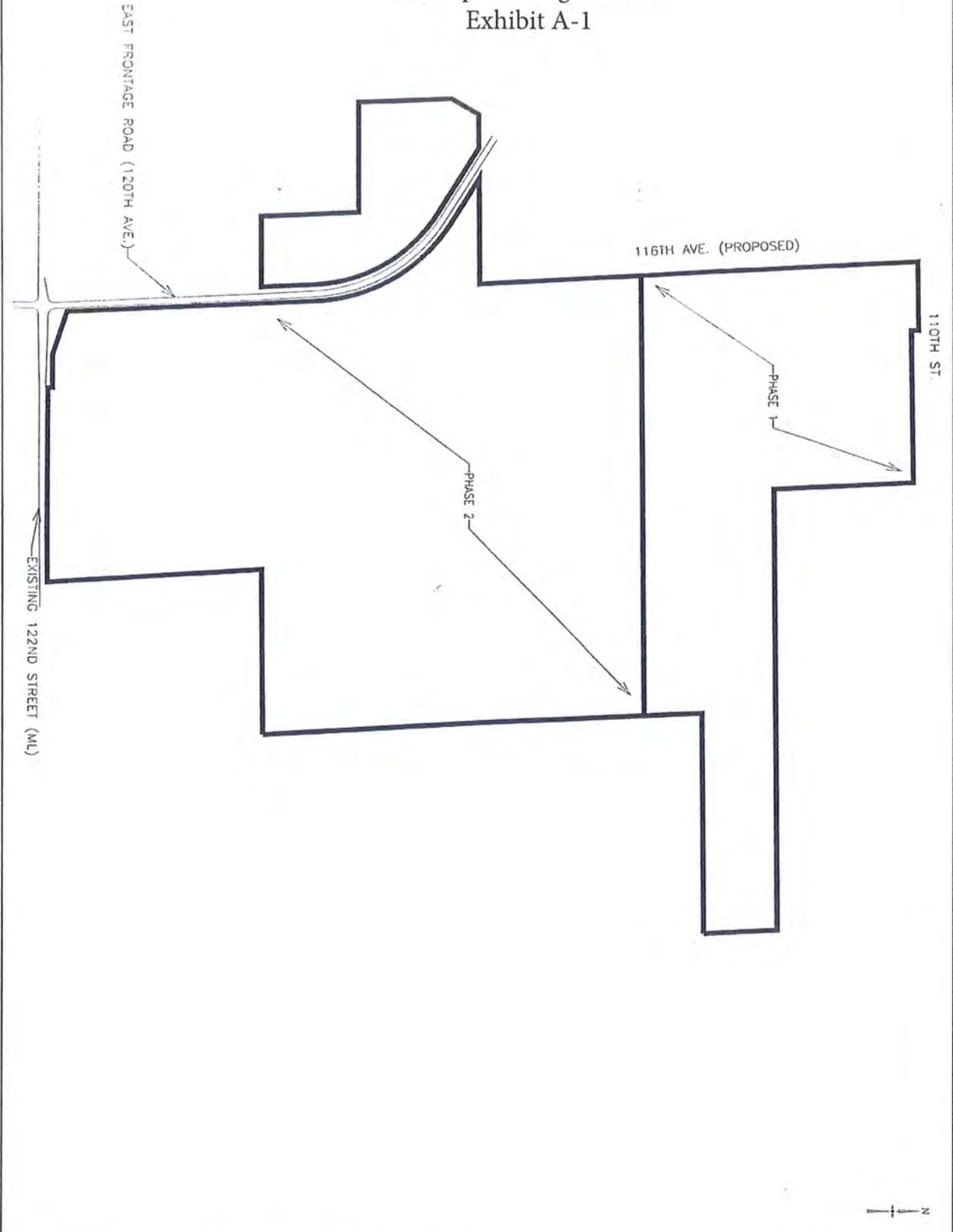
SAID RIGHT OF WAY LINE, 202.04 FEET AND TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE N70°58'17"W ALONG AND UPON SAID RIGHT OF WAY LINE, 273.56 FEET AND TO THE EAST RIGHT OF WAY LINE FOR THE FRONTAGE ROAD FOR INTERSTATE HIGHWAY I-94; THENCE N02°12'00"E ALONG AND UPON SAID EAST LINE, 1181.34 FEET AND TO THE NORTH LINE OF THE SOUTH HALF OF SAID QUARTER SECTION; THENCE S89°55'15"E ALONG AND UPON SAID NORTH LINE, 946.23 FEET; THENCE S03°13'20"E 1335.76 FEET AND TO THE POINT OF BEGINNING. AND SUBJECT TO A PUBLIC HIGHWAY OVER AND ACROSS THE MOST SOUTHERLY 33.00 FEET THEREOF.

Commonly known as: 11423 110th Street, Prairie View, Wisconsin; and as 11210 122nd Street, Prairie View, Wisconsin.

PINs: portions of: 92-4-122-303-0101
portions of 92-4-122-311-0200
92-4-122-312-0305
92-4-122-312-0310
92-4-122-304-0200
92-4-122-312-0150
92-4-122-312-0100

EXHIBIT A-1
DEPICTION OF THE PROPERTY

Development Agreement Exhibit A-1



| | | | | | | | | | | | | | |
|-----|---------------------|--|--|--|-----|-------------|------|---|---------------|--------|---|---------------------|---------|
| EX1 | N.T.S. E978 |  JACOB & HEFNER ASSOCIATES <small>1010 S. Highland Avenue, Suite 100, Franklin, IL 60140 PHONE: (630) 452-4000, FAX: (630) 452-0100 www.jacobandhefner.com</small> | RIVERVIEW CORPORATE CENTER PHASING EXHIBIT RIVERVIEW CORPORATE PARK VENTURE ONE REAL ESTATE, LLC PLEASANT PRAIRIE, WISCONSIN | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">No.</td> <td style="width: 75%;">Description</td> <td style="width: 20%;">Date</td> </tr> <tr> <td>2</td> <td>Version Edits</td> <td>8/7/14</td> </tr> <tr> <td>1</td> <td>Original Prop. Date</td> <td>7/31/14</td> </tr> </table> | No. | Description | Date | 2 | Version Edits | 8/7/14 | 1 | Original Prop. Date | 7/31/14 |
| No. | Description | Date | | | | | | | | | | | |
| 2 | Version Edits | 8/7/14 | | | | | | | | | | | |
| 1 | Original Prop. Date | 7/31/14 | | | | | | | | | | | |

EXHIBIT B

LEGAL DESCRIPTION PHASE 1 PROPERTY

**EXHIBIT B
TO
DEVELOPMENT AGREEMENT**

PHASE 1

Legal Description

THAT PART OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 22, EAST OF THE FOURTH PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST, ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION, 45.03 FEET TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE CONTINUING SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST ALONG SAID LAST DESCRIBED CENTER LINE, 834.97 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 27 SECONDS EAST, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 2643.62 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 34 MINUTES 17 SECONDS EAST ALONG SAID LAST DESCRIBED EAST LINE, 439.21 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 30 MINUTES 34 SECONDS WEST, ALONG SAID LAST DESCRIBED SOUTH LINE, 1320.91 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 22 MINUTES 35 SECONDS EAST, ALONG SAID LAST DESCRIBED EAST LINE, 350.22 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 27 SECONDS WEST, 2646.44 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, AS ESTABLISHED IN A 1950 SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD AND ON FILE AT THE KENOSHA COUNTY DIVISION OF LAND INFORMATION; THENCE NORTH 02 DEGREES 54 MINUTES 15 SECONDS WEST, ALONG SAID LAST DESCRIBED WEST LINE, 1664.37 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, AS ESTABLISHED IN A 1950 SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD AFORESAID; THENCE NORTH 89 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG SAID LAST DESCRIBED NORTH LINE, 415.31 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 14 SECONDS EAST, 45.00 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, 917.41 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

Commonly known as: 11423 110th Street, Prairie View, Wisconsin.

PINs: portions of 92-4-122-303-0101
portions of 92-4-122-304-0200

EXHIBIT C
LEGAL DESCRIPTION PHASE 2 PROPERTY

**EXHIBIT C
TO
DEVELOPMENT AGREEMENT**

Legal Description of Adjoining Property

PHASE 2

Legal Description

PART OF THE SOUTH 1/2 OF SECTION 30 AND THE NORTH 1/2 OF SECTION 31, TOWN 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CORNER COMMON TO THE SOUTHWEST CORNER OF SAID SECTION 30 AND THE NORTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 44 MINUTES EAST ALONG AND UPON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, 85.06 FEET AND TO THE POINT OF BEGINNING OF THE PROPERTY TO BE HEREIN DESCRIBED; THENCE CONTINUE NORTH 89 DEGREES 44 MINUTES EAST ALONG AND UPON THE SOUTH LINE OF SAID SECTION 30, 1138.94 FEET AND TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH 3 DEGREES 04 MINUTES WEST ALONG AND UPON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 (AS THE SAME WAS PREVIOUSLY DEFINED IN OLDER SURVEYS), 2636.8 FEET AND TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 (AS ESTABLISHED IN A 1950 SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD); THENCE NORTH 89 DEGREES 09 MINUTES 30 SECONDS EAST ALONG AND UPON THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, 1331.1 FEET AND TO THE CENTER OF SAID SECTION 30; THENCE SOUTH 2 DEGREES 59 MINUTES EAST ALONG AND UPON THE NORTH AND SOUTH 1/4 LINE THROUGH SAID SECTION 30, 880.0 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 2650.0 FEET AND TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 2 DEGREES 24 MINUTES EAST ALONG AND UPON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 441.0 FEET AND TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 41 MINUTES 30 SECONDS WEST ALONG AND UPON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 1322.75 FEET AND TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 2 DEGREES 43 MINUTES 30 SECONDS EAST ALONG AND UPON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 1323.0 FEET AND TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 3 DEGREES 08 MINUTES EAST ALONG AND UPON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31, 1340.0 FEET AND TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 89

DEGREES 36 MINUTES 30 SECONDS WEST ALONG AND UPON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31, 1314.5 FEET AND TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 89 DEGREES 52 MINUTES 10 SECONDS WEST ALONG AND UPON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31, 1805.13 FEET; THENCE NORTH 2 DEGREES 05 MINUTES 40 SECONDS WEST PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, 591.0 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 10 SECONDS WEST PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31, 659.92 FEET AND TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY "94"; THENCE NORTH 2 DEGREES 05 MINUTES 40 SECONDS WEST ALONG AND UPON SAID RIGHT-OF-WAY LINE, 285.56 FEET AND TO A JOG IN SAID LINE; THENCE SOUTH 87 DEGREES 54 MINUTES 20 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 20.00 FEET; THENCE NORTH 2 DEGREES 05 MINUTES 40 SECONDS WEST ALONG AND UPON SAID RIGHT-OF-WAY LINE, 446.0 FEET AND TO THE POINT OF BEGINNING,

---EXCEPTING THEREFROM---

THAT PART CONVEYED BY WARRANTY DEED DATED APRIL 7, 1988 AND RECORDED APRIL 8, 1988 IN VOLUME "1307" RECORDS, PAGE 97, DOCUMENT NO. 798506, AND THAT PART DESCRIBED IN AWARD OF DAMAGES DATED NOVEMBER 8, 2001 AND RECORDED ON DECEMBER 18, 2001 AS DOCUMENT NO. 1246280,

---ALSO EXCEPTING THEREFROM---

THAT PART OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 22, EAST OF THE FOURTH PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST, ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION, 45.03 FEET TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE CONTINUING SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST ALONG SAID LAST DESCRIBED CENTER LINE, 834.97 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 27 SECONDS EAST, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 2643.62 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 34 MINUTES 17 SECONDS EAST ALONG SAID LAST DESCRIBED EAST LINE, 439.21 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 30 MINUTES 34 SECONDS WEST, ALONG SAID LAST DESCRIBED SOUTH LINE, 1320.91 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 22 MINUTES 35 SECONDS EAST, ALONG SAID LAST DESCRIBED EAST LINE, 350.22 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 27 SECONDS WEST, 2646.44 FEET TO

AN INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, AS ESTABLISHED IN A 1950 SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD AND ON FILE AT THE KENOSHA COUNTY DIVISION OF LAND INFORMATION; THENCE NORTH 02 DEGREES 54 MINUTES 15 SECONDS WEST, ALONG SAID LAST DESCRIBED WEST LINE, 1664.37 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, AS ESTABLISHED IN A 1950 SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD AFORESAID; THENCE NORTH 89 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG SAID LAST DESCRIBED NORTH LINE, 415.31 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 14 SECONDS EAST, 45.00 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, 917.41 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

---TOGETHER WITH---

PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 31, TOWN 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE AFORESAID NORTHEAST QUARTER SECTION; THENCE N89°36'18"E ALONG AND UPON THE SOUTH LINE OF SAID NORTHEAST QUARTER SECTION, 329.17 FEET; THENCE N03°09'52"W ALONG AND UPON A LINE OF IRON PIPES FOUND MARKED, 1338.13 FEET AND TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER SECTION; THENCE S89°30'59"W ALONG AND UPON SAID NORTH LINE, 324.88 FEET AND TO THE WEST LINE OF SAID QUARTER SECTION; THENCE S89°55'15"W ALONG AND UPON THE NORTH LINE OF THE SOUTH HALF OF THE AFORESAID NORTHWEST QUARTER SECTION, 335.50 FEET; THENCE S03°13'20"E 1335.76 FEET AND TO THE SOUTH LINE OF THE SAID NORTHWEST QUARTER SECTION; THENCE S89°34'33"E ALONG AND UPON SAID SOUTH LINE, 330.00 FEET AND TO THE POINT OF BEGINNING. AND SUBJECT TO A PUBLIC HIGHWAY OVER AND ACROSS THE MOST SOUTHERLY 33.00 FEET THEREOF.

---TOGETHER WITH---

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWN 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION, N89°34'33"W 330.00 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE CONTINUE N89°34'33"W ALONG AND UPON THE SOUTH LINE OF SAID QUARTER SECTION, 515.78 FEET; THENCE N00°25'27"E 60.00 FEET AND TO THE NORTH RIGHT OF WAY LINE OF COUNTY

TRUNK HIGHWAY "ML" (122ND STREET); THENCE N89°34'33"W ALONG AND UPON SAID RIGHT OF WAY LINE, 202.04 FEET AND TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE N70°58'17"W ALONG AND UPON SAID RIGHT OF WAY LINE, 273.56 FEET AND TO THE EAST RIGHT OF WAY LINE FOR THE FRONTAGE ROAD FOR INTERSTATE HIGHWAY I-94; THENCE N02°12'00"E ALONG AND UPON SAID EAST LINE, 1181.34 FEET AND TO THE NORTH LINE OF THE SOUTH HALF OF SAID QUARTER SECTION; THENCE S89°55'15"E ALONG AND UPON SAID NORTH LINE, 946.23 FEET; THENCE S03°13'20"E 1335.76 FEET AND TO THE POINT OF BEGINNING. AND SUBJECT TO A PUBLIC HIGHWAY OVER AND ACROSS THE MOST SOUTHERLY 33.00 FEET THEREOF.

Commonly known as: 11423 110th Street, Prairie View, Wisconsin; and as
11210 122nd Street, Prairie View, Wisconsin.

PINs: portions of: 92-4-122-303-0101
portions of 92-4-122-311-0200
92-4-122-312-0305
92-4-122-312-0310
92-4-122-304-0200
92-4-122-312-0150
92-4-122-312-0100

EXHIBIT D

VILLAGE WORK LETTER OF CREDIT

EXHIBIT D

VILLAGE WORK LETTER OF CREDIT

Stock No. 11244

WBA (LC) 103 (4/2/07)

© Wisconsin Bankers Association 2007



IRREVOCABLE STANDBY LETTER OF CREDIT

(NAME AND ADDRESS OF ISSUING BANK)

BENEFICIARY Village of Pleasant Prairie

LETTER OF CREDIT NO.

DATE

WE HEREBY AUTHORIZE YOU TO DRAW ON US FOR THE ACCOUNT OF Riverview Group, LLC

UP TO AN AGGREGATE AMOUNT OF One Million Seven Hundred Thirty-four Thousand and no/100 Dollars (\$ 1,734,000.00)
AVAILABLE BY YOUR DRAFTS AT SIGHT TO BE ACCOMPANIED BY

A STATEMENT THAT RIVERVIEW GROUP, LLC IS IN DEFAULT UNDER THAT CERTAIN DEVELOPMENT AGREEMENT DATED _____ [FILL IN DATE] BETWEEN THE VILLAGE OF PLEASANT PRAIRIE AND RIVERVIEW GROUP, LLC SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE VILLAGE OF PLEASANT PRAIRIE.

SPECIAL INSTRUCTIONS:

ALL BANKING CHARGES OTHER THAN ISSUING BANK'S ARE FOR BENEFICIARY'S ACCOUNT.
PARTIAL DRAWINGS PERMITTED NOT PERMITTED

ALL DRAFTS MUST BE MARKED "DRAWN UNDER LETTER OF CREDIT OF _____"
(NAME OF ISSUING BANK)

NO. _____ DATED _____

THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES (1998), INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 590. WE AGREE WITH YOU TO PAY DRAFT(S) DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS LETTER OF CREDIT IF PRESENTED AT THIS OFFICE TOGETHER WITH THIS LETTER OF CREDIT ON OR BEFORE THE CLOSE OF OUR BUSINESS ON _____

(DATED)

NAME OF BANK
BY _____
AUTHORIZED SIGNATURE

WBA L/C 103 (4/07)

THIS FORM IS 8 1/2 X 11

1- PART PRINTED IN BLACK INK 1-SIDED

Exhibit E

DEVELOPER WORK LETTERS OF CREDIT

Exhibit E

DEVELOPER WORK LETTERS OF CREDIT

Stock No. 11244

WBA (LC) 103 (4/2007)

©Wisconsin Bankers Association 2007



IRREVOCABLE STANDBY LETTER OF CREDIT

(NAME AND ADDRESS OF ISSUING BANK)

BENEFICIARY Village of Pleasant Prairie

LETTER OF CREDIT NO.

DATE

WE HEREBY AUTHORIZE YOU TO DRAW ON US FOR THE ACCOUNT OF Riverview Group, LLC

UP TO AN AGGREGATE AMOUNT OF _____ (\$ _____)
AVAILABLE BY YOUR DRAFTS AT SIGHT TO BE ACCOMPANIED BY

A STATEMENT THAT RIVERVIEW GROUP, LLC IS IN DEFAULT UNDER THAT CERTAIN DEVELOPMENT AGREEMENT DATED _____ [FILL IN DATE] BETWEEN THE VILLAGE OF PLEASANT PRAIRIE AND RIVERVIEW GROUP, LLC SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE VILLAGE OF PLEASANT PRAIRIE.

SPECIAL INSTRUCTIONS:

ALL BANKING CHARGES OTHER THAN ISSUING BANK'S ARE FOR BENEFICIARY'S ACCOUNT

PARTIAL DRAWINGS PERMITTED NOT PERMITTED.

ALL DRAFTS MUST BE MARKED "DRAWN UNDER LETTER OF CREDIT OF _____"
(NAME OF ISSUING BANK)

NO _____ DATED _____

THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES (1998), INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 590. WE AGREE WITH YOU TO PAY DRAFT(S) DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS LETTER OF CREDIT IF PRESENTED AT THIS OFFICE TOGETHER WITH THIS LETTER OF CREDIT ON OR BEFORE THE CLOSE OF OUR BUSINESS ON _____

(DATED)

NAME OF BANK

BY _____
AUTHORIZED SIGNATURE

WBA L/C 103 (4/07)

THIS FORM IS 8 1/2 x 11

1-PART PRINTED IN BLACK INK 1-SIDED

EXHIBIT F

SUBSTANTIAL FORM OF MEMORANDUM OF DEVELOPMENT AGREEMENT

[See attached]

MEMORANDUM OF DEVELOPMENT
AGREEMENT

Document Number

Document Title

10

**MEMORANDUM OF DEVELOPMENT
AGREEMENT BETWEEN THE VILLAGE
OF PLEASANT PRAIRIE AND VENTURE
ONE REAL ESTATE, LLC**

**THIS MEMORANDUM OF DEVELOPMENT
AGREEMENT** ("Memorandum") is made by the
Village of Pleasant Prairie, (the "Village"), a
Wisconsin municipal corporation with offices located
at 9915 39th Avenue, Pleasant Prairie, Wisconsin
53158 and Riverview Group, LLC, an Illinois limited
liability company (the "Developer"), with a business
address of 250 Parkway Drive, Suite 370,
Lincolnshire, Illinois 60069, for the purposes set forth
in the Development Agreement dated July 21,
2014 between the Village of Pleasant Prairie and
Riverview Group, LLC, an Illinois limited liability
Company ("Development Agreement") on file with the
Village.

WITNESSETH:

1. The Developer and the Village have entered into the Development Agreement regarding the development of buildings (the "Riverview Corporate Park ") on certain real property located within the Village, the legal description which is attached hereto as **Exhibit A** and incorporated herein by reference (the "Property"). A copy of the Development Agreement which details certain required construction activities, responsibilities and obligations of all parties for the development of the Property is on file with the Village Clerk and can be viewed at the Village Municipal Building at the address stated above, as can copies of the approved construction plans, profiles and specifications relating to such construction, all of which are a part of or provided for in the Development Agreement.

2. The Development Agreement has provided, among other things, the following:
a. The Developer has undertaken certain obligations under the Development Agreement to perform the Developer Work (as such term is defined in the Development Agreement) as required by the Development Agreement.

b. The Developer has agreed to provide an Irrevocable Letter of Credit to the Village, which includes amounts for the Developer Work, as financial security for the Developer's obligations thereunder.



DOCUMENT
1732075

RECORDED
At Kenosha County, Kenosha WI 53140
JoEllyn N. Storz, Register of Deeds
August 14, 2014 2:00 PM
\$38.00
Pages 10

Recording Area

Name and Return Address

Village Of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

Parcel Identification Number (PIN)

c. The Developer has made various representations, warranties and indemnities in the Development Agreement regarding, among other things, the condition of the Property and the state of title of the Property.

d. The Developer has agreed to construct certain buildings on the Property within the timelines provided in the Development Agreement.

3. The Development Agreement, as referenced herein, is not intended to benefit or to be enforceable by any person(s) other than the Village and the Developer, and their respective successors and assigns as to the Development Agreement.

4. This Memorandum is intended for notice purposes only and is not a complete summary of the Development Agreement. The provisions of this Memorandum shall not be used in interpreting the Development Agreement. In the event of any conflict between this Memorandum and the Development Agreement, the Development Agreement shall control.

IN WITNESS WHEREOF, the Developer and the Village have caused this Memorandum of Development Agreement to be signed and dated as of this 21st day of July, 2014.

[SIGNATURES CONTINUED ON NEXT PAGES]

VILLAGE OF PLEASANT PRAIRIE,

a Wisconsin municipal corporation

By: [Signature]
Name: John P. Steinbrink
Title: Village President

ATTEST:
By: [Signature]
Name: Jane M. Romanowski
Title: Village Clerk

RIVERVIEW GROUP LLC,
an Illinois limited liability company

BY: CV-Riverview, LLC,
an Illinois limited liability company,
its Manager

BY: VENTURE ONE PROPERTIES 2 LLC,
an Illinois limited liability company,
its Manager

By: [Signature]
Mark B. Goode
its Manager

STATE OF WISCONSIN)
)
COUNTY OF KENOSHA) ss.

This Memorandum was acknowledged before me this 21st day of July, 2014 by John P. Steinbrink, Village President, and Jane M. Romanowski, Village Clerk, of the Village of Pleasant Prairie.



[Signature]
Jean M. Werbie, Notary Public,
Kenosha County, Wisconsin
My Commission Expires 12/12/2017

STATE OF ^{Illinois} ~~WISCONSIN~~)
)
COUNTY OF Lake) ss.

This Memorandum was acknowledged before me this 16 day of July 2014, 2014 by the above-named Mark B. Goode, the Manager of Venture One Properties 2 LLC, an Illinois limited liability company ("V1"), V1 being the Manager of CV-Riverview, LLC, an Illinois limited liability company ("CVR"). And CVR being a Manager of Riverview Group, LLC, an Illinois limited liability company, and to me known to be the person who executed the foregoing instrument, and acknowledged the same on behalf of both of the three (3) aforesaid limited liability companies.



Justyna Chrupel
Notary Public,
Lake County, Illinois
Commission: # 789208
My Commission Expires July 31, 2017

This Memorandum Agreement Drafted by:

Scott L. Langlois
Quarles & Brady LLP
411 East Wisconsin Avenue
Milwaukee, WI 53202

EXHIBIT A
LEGAL DESCRIPTION

**EXHIBIT A
TO
MEMORANDUM OF DEVELOPMENT AGREEMENT**

PHASE 1

Legal Description

THAT PART OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 22, EAST OF THE FOURTH PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST, ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION, 45.03 FEET TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE CONTINUING SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST ALONG SAID LAST DESCRIBED CENTER LINE, 834.97 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 27 SECONDS EAST, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 2643.62 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 34 MINUTES 17 SECONDS EAST ALONG SAID LAST DESCRIBED EAST LINE, 439.21 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 30 MINUTES 34 SECONDS WEST, ALONG SAID LAST DESCRIBED SOUTH LINE, 1320.91 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 22 MINUTES 35 SECONDS EAST, ALONG SAID LAST DESCRIBED EAST LINE, 350.22 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 27 SECONDS WEST, 2646.44 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, AS ESTABLISHED IN A 1950 SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD AND ON FILE AT THE KENOSHA COUNTY DIVISION OF LAND INFORMATION; THENCE NORTH 02 DEGREES 54 MINUTES 15 SECONDS WEST, ALONG SAID LAST DESCRIBED WEST LINE, 1664.37 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, AS ESTABLISHED IN A 1950 SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD AFORESAID; THENCE NORTH 89 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG SAID LAST DESCRIBED NORTH LINE, 415.31 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 14 SECONDS EAST, 45.00 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, 917.41 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

Commonly known as: 11423 110th Street, Prairie View, Wisconsin.

PINs: portions of 92-4-122-303-0101
portions of 92-4-122-304-0200

Legal Description of Adjoining Property

PHASE 2

Legal Description

PART OF THE SOUTH 1/2 OF SECTION 30 AND THE NORTH 1/2 OF SECTION 31, TOWN 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CORNER COMMON TO THE SOUTHWEST CORNER OF SAID SECTION 30 AND THE NORTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 44 MINUTES EAST ALONG AND UPON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, 85.06 FEET AND TO THE POINT OF BEGINNING OF THE PROPERTY TO BE HEREIN DESCRIBED; THENCE CONTINUE NORTH 89 DEGREES 44 MINUTES EAST ALONG AND UPON THE SOUTH LINE OF SAID SECTION 30, 1138.94 FEET AND TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH 3 DEGREES 04 MINUTES WEST ALONG AND UPON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 (AS THE SAME WAS PREVIOUSLY DEFINED IN OLDER SURVEYS), 2636.8 FEET AND TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 (AS ESTABLISHED IN A 1950 SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD); THENCE NORTH 89 DEGREES 09 MINUTES 30 SECONDS EAST ALONG AND UPON THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, 1331.1 FEET AND TO THE CENTER OF SAID SECTION 30; THENCE SOUTH 2 DEGREES 59 MINUTES EAST ALONG AND UPON THE NORTH AND SOUTH 1/4 LINE THROUGH SAID SECTION 30, 880.0 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 2650.0 FEET AND TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 2 DEGREES 24 MINUTES EAST ALONG AND UPON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 441.0 FEET AND TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 41 MINUTES 30 SECONDS WEST ALONG AND UPON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 1322.75 FEET AND TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 2 DEGREES 43 MINUTES 30 SECONDS EAST ALONG AND UPON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 1323.0 FEET AND TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 3 DEGREES 08 MINUTES EAST ALONG AND UPON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31, 1340.0 FEET AND TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 36 MINUTES 30 SECONDS WEST ALONG AND UPON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31, 1314.5 FEET

AND TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 89 DEGREES 52 MINUTES 10 SECONDS WEST ALONG AND UPON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31, 1805.13 FEET; THENCE NORTH 2 DEGREES 05 MINUTES 40 SECONDS WEST PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, 591.0 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 10 SECONDS WEST PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31, 659.92 FEET AND TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY "94"; THENCE NORTH 2 DEGREES 05 MINUTES 40 SECONDS WEST ALONG AND UPON SAID RIGHT-OF-WAY LINE, 285.56 FEET AND TO A JOG IN SAID LINE; THENCE SOUTH 87 DEGREES 54 MINUTES 20 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 20.00 FEET; THENCE NORTH 2 DEGREES 05 MINUTES 40 SECONDS WEST ALONG AND UPON SAID RIGHT-OF-WAY LINE, 446.0 FEET AND TO THE POINT OF BEGINNING,

---EXCEPTING THEREFROM---

THAT PART CONVEYED BY WARRANTY DEED DATED APRIL 7, 1988 AND RECORDED APRIL 8, 1988 IN VOLUME "1307" RECORDS, PAGE 97, DOCUMENT NO. 798506, AND THAT PART DESCRIBED IN AWARD OF DAMAGES DATED NOVEMBER 8, 2001 AND RECORDED ON DECEMBER 18, 2001 AS DOCUMENT NO. 1246280,

---ALSO EXCEPTING THEREFROM---

THAT PART OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 22, EAST OF THE FOURTH PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST, ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION, 45.03 FEET TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE CONTINUING SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST ALONG SAID LAST DESCRIBED CENTER LINE, 834.97 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 27 SECONDS EAST, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 2643.62 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 34 MINUTES 17 SECONDS EAST ALONG SAID LAST DESCRIBED EAST LINE, 439.21 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 30 MINUTES 34 SECONDS WEST, ALONG SAID LAST DESCRIBED SOUTH LINE, 1320.91 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 22 MINUTES 35 SECONDS EAST, ALONG SAID LAST DESCRIBED EAST LINE, 350.22 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 27 SECONDS WEST, 2646.44 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, AS ESTABLISHED IN A 1950 SURVEY BY FORMER

COUNTY SURVEYOR, H.S. SOUTHMAYD AND ON FILE AT THE KENOSHA COUNTY DIVISION OF LAND INFORMATION; THENCE NORTH 02 DEGREES 54 MINUTES 15 SECONDS WEST, ALONG SAID LAST DESCRIBED WEST LINE, 1664.37 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, AS ESTABLISHED IN A 1950 SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD AFORESAID; THENCE NORTH 89 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG SAID LAST DESCRIBED NORTH LINE, 415.31 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 14 SECONDS EAST, 45.00 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, 917.41 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

---TOGETHER WITH---

PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 31, TOWN 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE AFORESAID NORTHEAST QUARTER SECTION; THENCE N89°36'18"E ALONG AND UPON THE SOUTH LINE OF SAID NORTHEAST QUARTER SECTION, 329.17 FEET; THENCE N03°09'52"W ALONG AND UPON A LINE OF IRON PIPES FOUND MARKED, 1338.13 FEET AND TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER SECTION; THENCE S89°30'59"W ALONG AND UPON SAID NORTH LINE, 324.88 FEET AND TO THE WEST LINE OF SAID QUARTER SECTION; THENCE S89°55'15"W ALONG AND UPON THE NORTH LINE OF THE SOUTH HALF OF THE AFORESAID NORTHWEST QUARTER SECTION, 335.50 FEET; THENCE S03°13'20"E 1335.76 FEET AND TO THE SOUTH LINE OF THE SAID NORTHWEST QUARTER SECTION; THENCE S89°34'33"E ALONG AND UPON SAID SOUTH LINE, 330.00 FEET AND TO THE POINT OF BEGINNING. AND SUBJECT TO A PUBLIC HIGHWAY OVER AND ACROSS THE MOST SOUTHERLY 33.00 FEET THEREOF.

---TOGETHER WITH---

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWN 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION, N89°34'33"W 330.00 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE CONTINUE N89°34'33"W ALONG AND UPON THE SOUTH LINE OF SAID QUARTER SECTION, 515.78 FEET; THENCE N00°25'27"E 60.00 FEET AND TO THE NORTH RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY "ML" (122ND STREET); THENCE N89°34'33"W ALONG AND UPON SAID RIGHT OF WAY LINE, 202.04 FEET AND TO AN ANGLE POINT IN SAID RIGHT

OF WAY LINE; THENCE N70°58'17"W ALONG AND UPON SAID RIGHT OF WAY LINE, 273.56 FEET AND TO THE EAST RIGHT OF WAY LINE FOR THE FRONTAGE ROAD FOR INTERSTATE HIGHWAY I-94; THENCE N02°12'00"E ALONG AND UPON SAID EAST LINE, 1181.34 FEET AND TO THE NORTH LINE OF THE SOUTH HALF OF SAID QUARTER SECTION; THENCE S89°55'15"E ALONG AND UPON SAID NORTH LINE, 946.23 FEET; THENCE S03°13'20"E 1335.76 FEET AND TO THE POINT OF BEGINNING. AND SUBJECT TO A PUBLIC HIGHWAY OVER AND ACROSS THE MOST SOUTHERLY 33.00 FEET THEREOF.

Commonly known as: 11423 110th Street, Prairie View, Wisconsin; and as 11210 122nd Street, Prairie View, Wisconsin.

PINs: portions of: 92-4-122-303-0101
portions of 92-4-122-311-0200
92-4-122-312-0305
92-4-122-312-0310
92-4-122-304-0200
92-4-122-312-0150
92-4-122-312-0100

Consider the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for the owners of Westwood Estates Manufactured Home Park for approval **to complete the private improvements for the previously approved expansion of the Manufactured Home Park** located at 7801 88th Avenue.

Recommendation: Plan Commission recommends that the Village Board approve the plans to complete the private improvements subject to the comments and conditions of the Village Staff Report of May 2, 2016.

VILLAGE STAFF REPORT OF MAY 2, 2016

Consider the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for the Owners of Westwood Estates Manufactured Home Park for approval **to complete the private improvements for the previously approved expansion of the Manufactured Home Park** located at 7801 88th Avenue.

The Village had been working with the Owners of the Westwood Estates for several years related to the phased construction of public and private improvements for the Westwood Estates Manufactured Home Park Addition. The following is a brief history of the project and what items remain unfinished:

Nielsen Madsen and Barber originally worked with the Owners and the Village on the approval of the engineering and platting documents for the 85 lot park expansion in 1997/1998 and the initial phase of construction which took place in 1999. That initial phase included mass grading of the site, construction of the two (2) required storm water detention basins and installation of the sanitary sewer metering manhole.

Since that time, four (4) additional phases of construction have taken place at the site (expanding the private roadways and utilities) which has allowed 67 of the 85 lots to be considered "buildable". The remaining 18 lots (for which the private infrastructure needs to be completed to become "buildable") are lots 285 – 291 and 316 - 329 as shown on the Westwood Estates Infrastructure Completion Exhibit. As noted on the exhibit, the following private improvements have yet to be constructed:

- ✓ Pavements and Watermain - Pine Street (Oak Street to Evergreen Drive) and Evergreen Drive (Lot 284 to 85th Avenue).
- ✓ Storm Sewer - Evergreen Drive (Lot 284 to 85th Avenue) and the intersection of Evergreen Drive & Pine Street.
- ✓ Water Services and Risers (Lots 285 – 291 and 316 – 329).
- ✓ Public Utilities (gas, electric, phone and cable) for a majority of the aforementioned 18 lots.

Since the original design documents are 15+ years old and Nielsen Madsen and Barber no longer utilizes the software in which they were designed, modifications (using phase lines) had to be added to the drawings via Adobe. These modifications are shown in red on the "2016 Infrastructure Completion" drawings. As far as the design is concerned, nothing has changed and Westwood Estates Owners are planning on completing the work per the original design documents.

In order to move forward with the construction, the following permits as listed below, which have since expired need to be updated, resubmitted and reapproved by the various public agencies. In addition, a pre-construction meeting will need to be held at the Village offices after permits are obtained and prior to the start of the project. Permits required:

1. WI DSPS General Plumbing Permit for the private onsite water mains and storm sewers. (A new WI DSPS will be issued upon submittal of application to the State).
2. Village of Pleasant Prairie Erosion Control Permit (A new Village permit will be issued upon submittal of application).
3. Village Work in the Public Right-of Way Permit for the minor work at the Evergreen Drive / 85th Avenue intersection. (A new Village permit will be issued upon submittal of application).

4. Village Exterior Plumbing Permit for the private water and private storm sewer main. Inspections by the Village's Plumbing Inspector are required. (A new Village exterior plumbing permit will be issued upon submittal of the application).

Since the mass grading is complete at the site and all roadways were originally constructed to sub-grade (and covered with topsoil), the limits of disturbance will be just below the one (1) acre limit, eliminating the need for a WI DNR NOI permit.

In addition to completing the Park build-out, it is the Owner's intention (if funding allows) to do some minor asphalt base patching on the previously constructed private pavements in the expansion area and install the final lift of asphalt on all of the roadways giving the site an uniform "finished" appearance.

Recommendation: Plan Commission recommends that the plans be conditionally approved and permits be issued for the completion of the work so that Lots 285 – 291 and 316 – 329 can have homes installed and the park expansion that began in the late 1990's can be completed subject to compliance with the above comments and modifying the plans to address the following conditions:

1. Three (3) revised paper copies and one electronic pdf copy of the 2016 Infrastructure Completion Project Plans shall be submitted that incorporate and address the **attached** Village Engineering comments dated March 14, 2016. In addition, all new hydrants shall meet the current Village specifications - the factory installed 5" Storz steamer fitting. Note on the Plans and include specification. Specific questions related to these comments shall be discussed with Matt Fineour, Village Engineer at 262-925-6778.
2. **The following Village applications/permits/fees are required to be submitted with the revised plans:**
 - a. A Village Erosion Control Permit Application.
 - b. A Village Work in the Right-of-way Permit Application.
 - c. A Village Exterior Plumbing Permit application, along with the WI DSPPS General Plumbing Permit for the private onsite water mains and storm sewers. [Note: The Village will not do any field staking or contract administration for this project but will perform the required exterior plumbing inspections.]
3. **Pre-Construction Meeting required.**
 - a. When the above revised plans and all permits are submitted as discussed above it condition #1 and 2, the required Pre-Construction meeting shall be scheduled and held prior to work commencing on the site.
 - b. The petitioner shall coordinate all contractors to attend this meeting with appropriate Village staff (date and time shall be coordinated with Jean Werbie-Harris at 262-925-6717).
4. Following the pre-construction meeting all necessary permits shall be paid for and permits will be issued by the Village Building Inspection Dept. The pre-construction meeting shall be moderated and minutes shall be taken by the Design Engineer of Record and the detailed minutes emailed or distributed within 7 days.
5. All required erosion control measures, shall be in place and inspected on the site prior to construction start.

6. The Owners shall contract with a private firm to complete all of the field staking, inspection and contract administration for the private infrastructure installation work to be completed.
7. As-built drawings of all utilities/roadways will be required to be provided to the Village per Village Ordinance requirements.



Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5388 Fax: (262)634-5024
Website www.nmbssc.net

WESTWOOD ESTATES
2016 INFRASTRUCTURE COMPLETION PROJECT
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

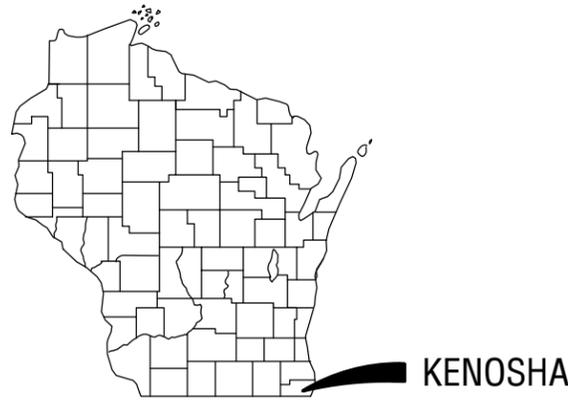
CONSTRUCTION PLANS

for

WESTWOOD ESTATES

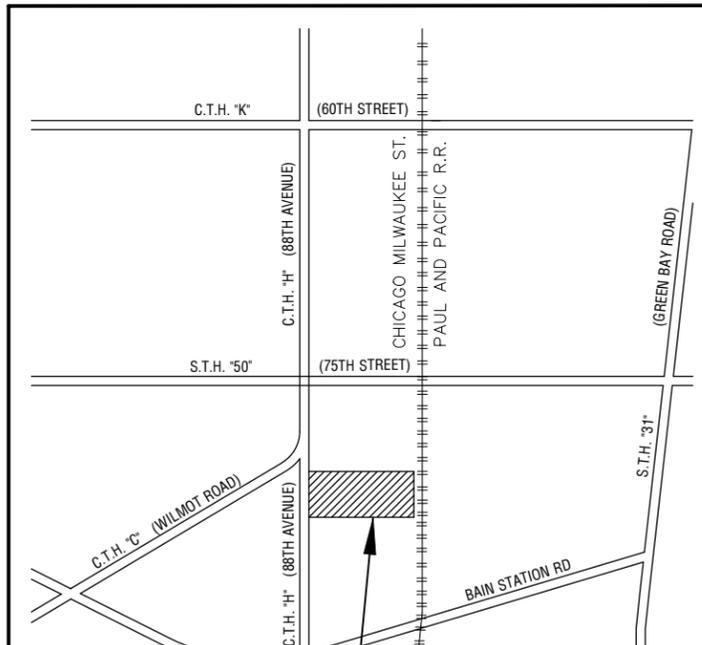
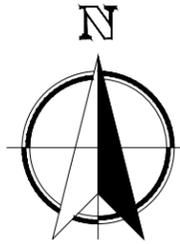
2016 INFRASTRUCTURE COMPLETION PROJECT

Village of Pleasant Prairie, Kenosha County, Wisconsin



Project Legend

- | | |
|------------------------------|-------------------------------|
| EDGE OF WOODS | WATER SHUT OFF (EXISTING) |
| RIP RAP (PROPOSED) | WATER SHUT OFF (PROPOSED) |
| DECIDUOUS TREE | WATER MAIN VALVE (EXISTING) |
| DECIDUOUS TREE REMOVAL | WATER MAIN VALVE (PROPOSED) |
| CONIFEROUS TREE | CHECK VALVE (PROPOSED) |
| CONIFEROUS TREE REMOVAL | AIR RELIEF VALVE (PROPOSED) |
| BUSH | HYDRANT (EXISTING) |
| PROPOSED CONTOURS | HYDRANT (PROPOSED) |
| EXISTING CONTOURS | WATER MAIN REDUCER (EXISTING) |
| UNDERGROUND CABLE, ELECTRIC | WATER MAIN REDUCER (PROPOSED) |
| UNDERGROUND CABLE, TELEPHONE | SANITARY MANHOLE (EXISTING) |
| UNDERGROUND, GAS MAIN | SANITARY MANHOLE (PROPOSED) |
| UNDERGROUND CABLE, TV | SANITARY CLEAN OUT (EXISTING) |
| SILT FENCE | SANITARY CLEAN OUT (PROPOSED) |
| EROSION BALES | STORM MANHOLE (EXISTING) |
| RAILROAD TRACKS | STORM MANHOLE (PROPOSED) |
| FENCE | CATCH BASIN (EXISTING) |
| NO VEHICULAR ACCESS | CATCH BASIN (PROPOSED) |
| SEPTIC VENT | ENDWALL (PROPOSED) |
| ELECTRIC MANHOLE | CULVERT (EXISTING) |
| TELEPHONE MANHOLE | CULVERT (PROPOSED) |
| HVAC UNIT | TELEPHONE BOX |
| UNDERGROUND VAULT | GUY WIRE |
| SECTION CORNER | UTILITY POLE |
| MAIL BOX | GAS VALVE |
| SIGN | GAS METER |
| FOUND IRON PIPE | LIGHT POLE (EXISTING) |
| SET IRON PIPE | LIGHT POLE (PROPOSED) |
| | ELECTRIC BOX |
| | ELECTRIC METER |
| | PAD MOUNT TRANSFORMER |
| | GUARD POST |
| | SOIL BORING |



VILLAGE ENGINEERING REVIEW COMMENTS ARE IN BLUE 3-14-16

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Sheet Index

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| WESTWOOD DRIVE & OAK STREET PAVEMENT PLAN | 3-4 OF 19 |
| PINE STREET & EVERGREEN INFRASTRUCTURE PLANS | 5-19 OF 19 |

Governing Agency Contacts

- | | |
|--|--|
| <p>PLEASANT PRAIRIE VILLAGE HALL 9915 30TH STREET PLEASANT PRAIRIE, WI 53158 OFFICE: (262) 694-1400</p> <p>- ADMINISTRATION MICHAEL R. POLLOCOFF - VILLAGE ADMINISTRATOR OFFICE: (262) 925-6721 EMAIL: mpollocoff@plprairiewi.com</p> <p>THOMAS SHIRCEL - ASSISTANT VILLAGE ADMINISTRATOR OFFICE: (262) 925-6721 EMAIL: tshircel@plprairiewi.com</p> <p>- COMMUNITY DEVELOPMENT DEPARTMENT JEAN WERBIE-HARRIS, DIRECTOR - PLANNER, ZONING ADMINISTRATOR OFFICE: (262) 925-6718 EMAIL: jwerbie-harris@plprairiewi.com</p> <p>PEGGY HERRICK - ASST. PLANNER & ZONING ADMINISTRATOR OFFICE: (262) 925-6716 EMAIL: pherrick@plprairiewi.com</p> <p>- ENGINEERING DEPARTMENT MATT FINEOUR - VILLAGE ENGINEER OFFICE: (262) 925-6778 EMAIL: mfineour@plprairiewi.com</p> <p>KURT DAVIDSEN - ASSISTANT VILLAGE ENGINEER OFFICE: (262) 925-6728 EMAIL: kdavidsen@plprairiewi.com</p> <p>- BUILDING INSPECTION DEPARTMENT SANDRO PEREZ - BUILDING INSPECTION SUPERINTENDENT OFFICE: (262) 694-9304 DIRECT: (262) 925-6722 EMAIL: sperez@plprairiewi.com</p> | <p>PLEASANT PRAIRIE FIRE DEPARTMENT DOUG Mc ELMURY, - CHIEF OF FIRE & RESUCE 8044 88TH AVENUE OFFICE: (262) 694-8027 EMAIL: fireandrescue@plprairiewi.com</p> <p>THOMAS CLARK - LIEUTENANT FIRE & RESCUE DEPARTMENT DIRECT: (262) 948-8982 EMAIL: tclark@plprairiewi.com</p> <p>CRAIG ROEPKE - DEPUTY CHIEF OF FIRE & RESCUE DIRECT: (262) 948-8981 EMAIL: croepke@plprairiewi.com</p> <p>PLEASANT PRAIRIE PUBLIC WORKS JOHN STEINBRINK, JR., - DIRECTOR ROGER PRANGE MUNICIPAL BUILDING 8600 GREEN BAY ROAD OFFICE: (262) 925-6768 EMAIL: jsteinbrink@plprairiewi.com</p> <p>JESSE HULLE CONSTRUCTION MANAGER OFFICE: (262) 948-8945 EMAIL: jhulle@plprairiewi.com</p> <p>STEVE WLAHOVICH - ENGINEERING TECHNICIAN OFFICE: (262) 925-6767 EMAIL: swlahovich@plprairiewi.com</p> <p>WI DEPARTMENT OF NATURAL RESOURCES ELAINE JOHNSON - WATER RESOURCE SPECIALIST OFFICE: 262-884-2136 EMAIL: elaine.johnson@wisconsin.gov</p> <p>PETER WOOD - WATER RESOURCES ENGINEER OFFICE: 262-884-2360 EMAIL: peter.wood@wisconsin.gov</p> |
|--|--|

Public Utility Contacts

- | | |
|---|--|
| <p>AMERICAN TRANSMISSION COMPANY BRIAN MCGEE OFFICE: 262-506-6700 EMAIL: bmcgee@atcllc.com EMERGENCY NUMBER: (800) 972-5341</p> <p>WISCONSIN D.O.T. SOUTHEAST REGION OFFICE: (414) 266-1167</p> <p>AT&T MIKE TOYEK OFFICE: 262-636-0549 EMAIL: mt1734@att.com</p> <p>TDS TELECOM SOUTHEAST WISCONSIN OFFICE: 877-483-7142</p> | <p>TIME WARNER CABLE STEVE CRAMER - UTILITY COORDINATOR OFFICE: 414-277-4045 EMAIL: steve.cramer@twcable.com EMERGENCY NUMBER: (800) 627-2288</p> <p>WE-ENERGIES LINDA SCHREIER KENOSHA SOUTH OFFICE: 262-552-3383 EMAIL: linda.schreier@we-energies.com</p> <p>NATURAL GAS EMERGENCY: (800) 261-5325 ELECTRICAL EMERGENCY: (800) 662-4797</p> <p>PLEASANT PRAIRIE PUBLIC WORKS JOHN STEINBRINK, JR., - DIRECTOR ROGER PRANGE MUNICIPAL BUILDING 8600 GREEN BAY ROAD OFFICE: (262) 925-6768 EMAIL: jsteinbrink@plprairiewi.com</p> |
|---|--|

Control Points

- CONTROL POINT 3500
CHISEL + TOC AT LOTS 275 AND 276
ELEVATION: 688.02
- CONTROL POINT 3501
CHISEL + TOC AT LOT 269
ELEVATION: 691.96
3. CONTROL POINT 3502
CHISEL + TOC AT LOTS 261 AND 262
ELEVATION: 706.88

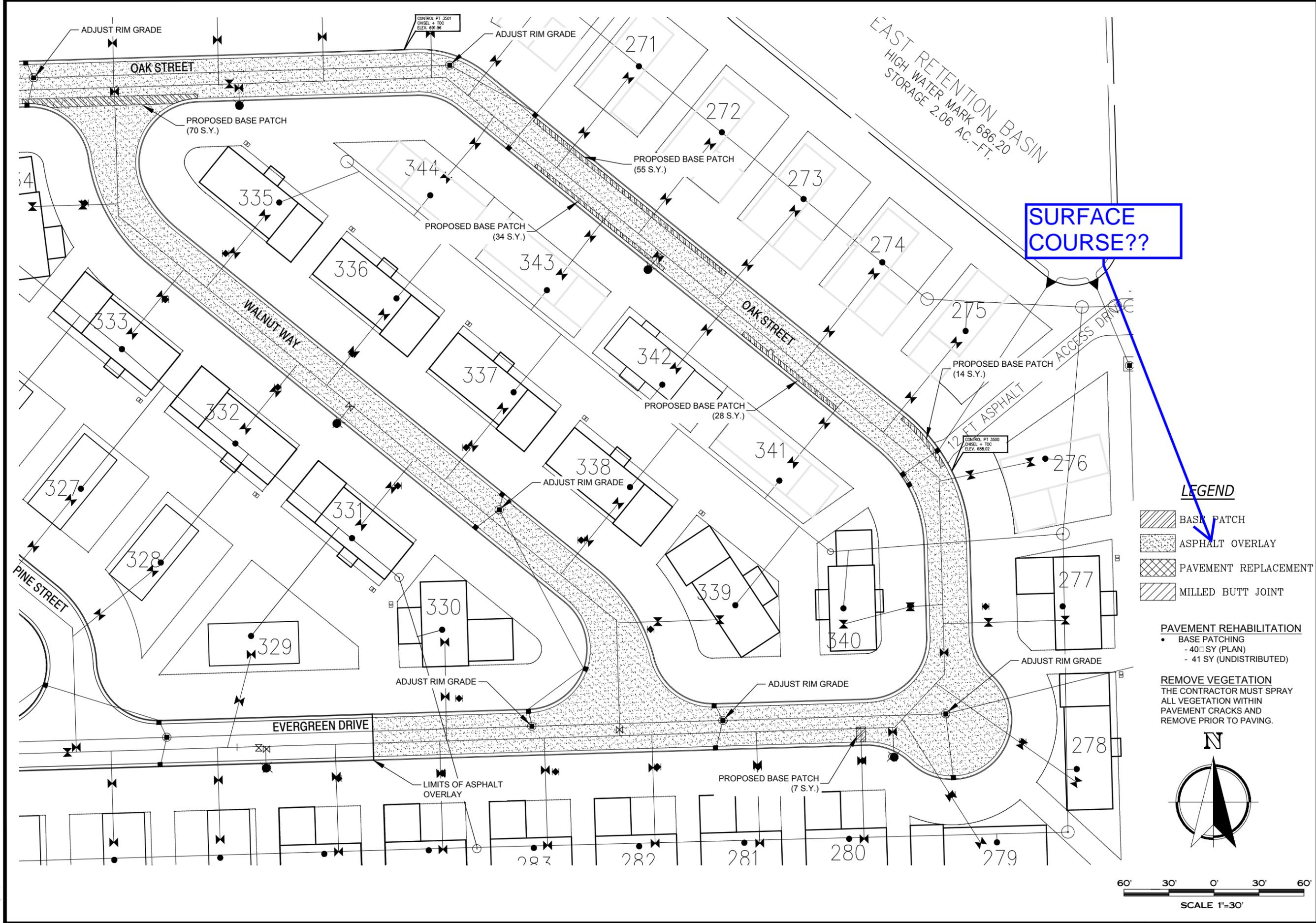
Public Utility Note:

THE EXACT LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.

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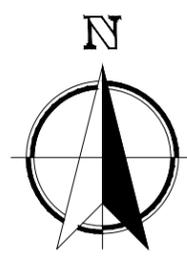


Nielsen Madsen & Barber S.C.
 Civil Engineers and Land Surveyors
 1458 Horizon Blvd. Suite 200, Racine, WI. 53406
 Tele: (262)634-5588 Fax: (262)634-5024
 Website www.nmbssc.net

WESTWOOD ESTATES
WESTWOOD DRIVE
OAK STREET
PAVEMENT REHABILITATION PLAN
 VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

SURFACE COURSE??

- LEGEND**
- BASE PATCH
 - ASPHALT OVERLAY
 - PAVEMENT REPLACEMENT
 - MILLED BUTT JOINT
- PAVEMENT REHABILITATION**
- BASE PATCHING
 - 40 SY (PLAN)
 - 41 SY (UNDISTRIBUTED)
- REMOVE VEGETATION**
 THE CONTRACTOR MUST SPRAY ALL VEGETATION WITHIN PAVEMENT CRACKS AND REMOVE PRIOR TO PAVING.

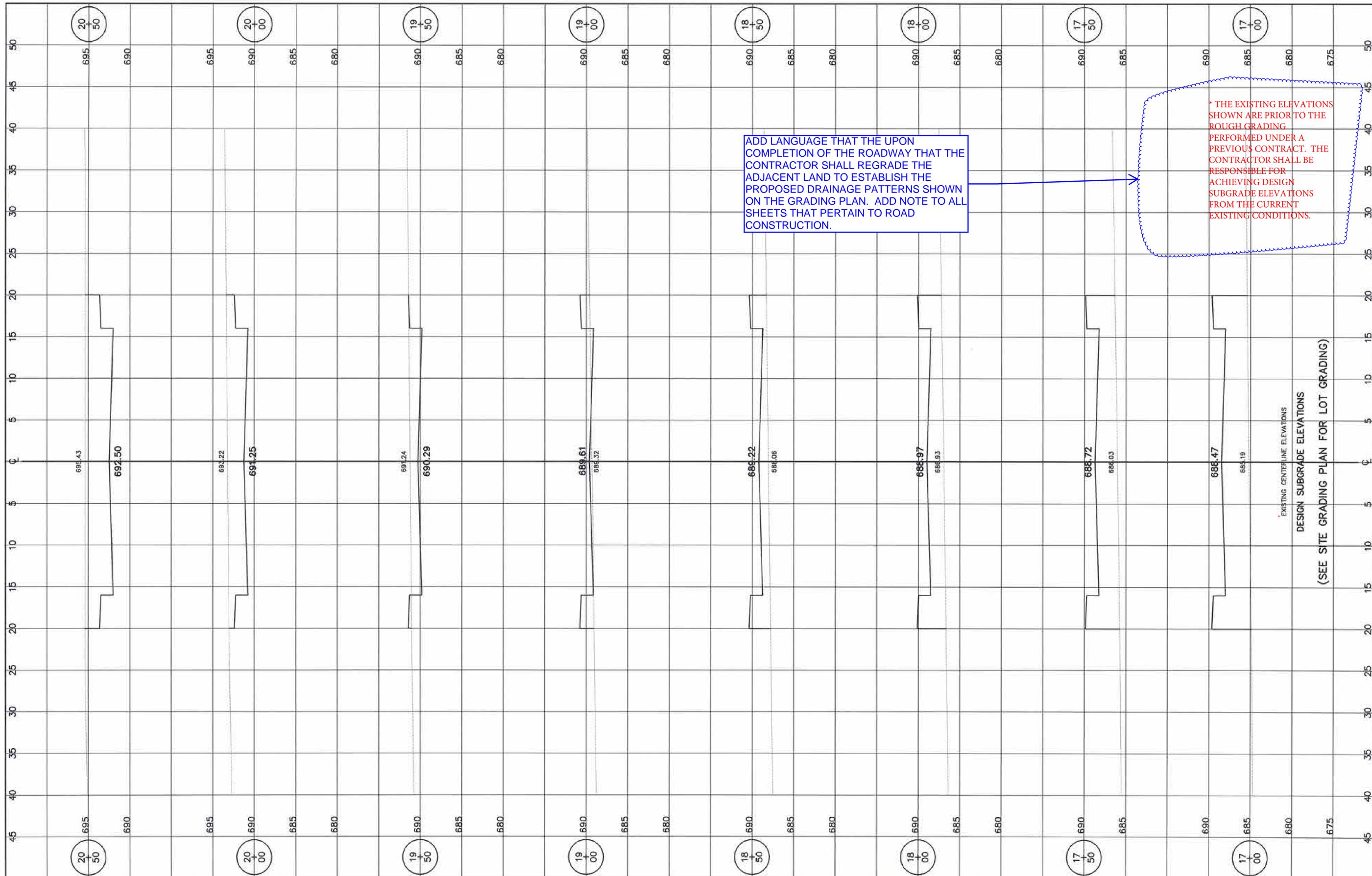


Tuesday, April 14, 2015 3:55:07 PM

| NO. | REVISION | DATE |
|-----|----------|------|
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|------------|----------|
| PROJ. MGR: | MDE |
| DRAFTED: | JJC |
| DATE: | 5-9-2012 |
| CHECKED: | MDE |
| DATE: | 8-23-12 |

2005.0348.19
 SHEET
4 OF **19**



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|-----------|-----|--------|
| | | | PERMIT | MDE | 4-5-99 |
| | | | | | |
| | | | | | |
| | | | | | |

SCALES: HORIZ. 1" = 5'
VERT. 1" = 5'

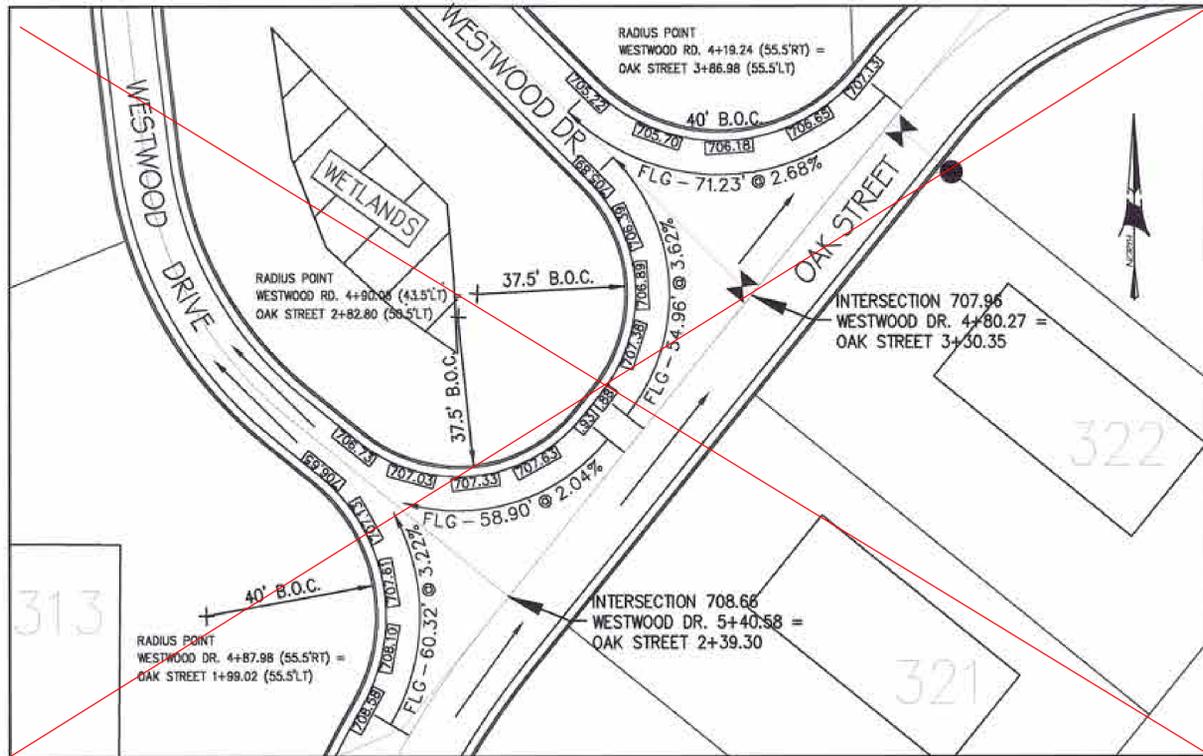
| Drawn By | Date | Designed By | Date |
|----------|--------|-------------|--------|
| MDE | 2-5-98 | MDE | 2-5-98 |

Drawing Name: RC005348.DWG
Xsec. Ref. Drawing: 97055.DWG

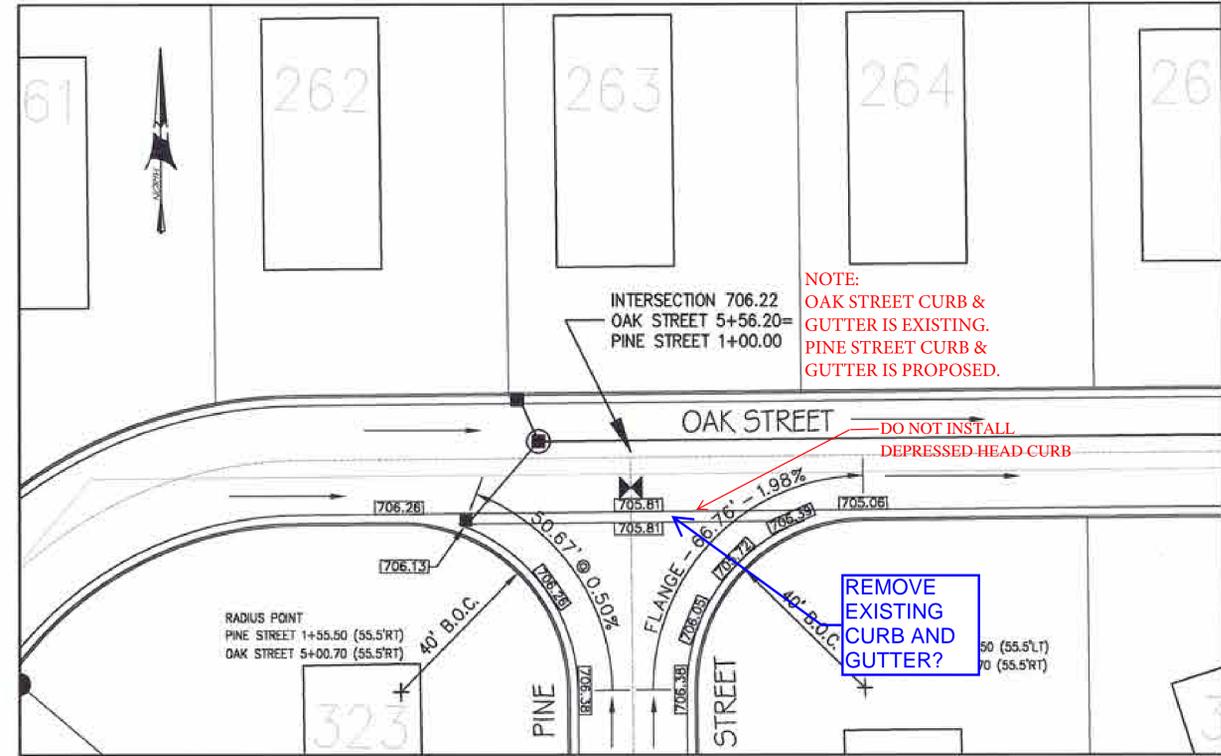
NM & B Nielsen Madsen & Barber S.C.
Consulting Civil Engineers and Land Surveyors
1339 Washington Ave. Racine, WI. 53403
Telephone (414)834-5588 Fax (414)834-5024

WESTWOOD ESTATES ADDITION
EVERGREEN DRIVE
CROSS SECTIONS
VILLAGE OF PLEASANT PRAIRIE, WISC.

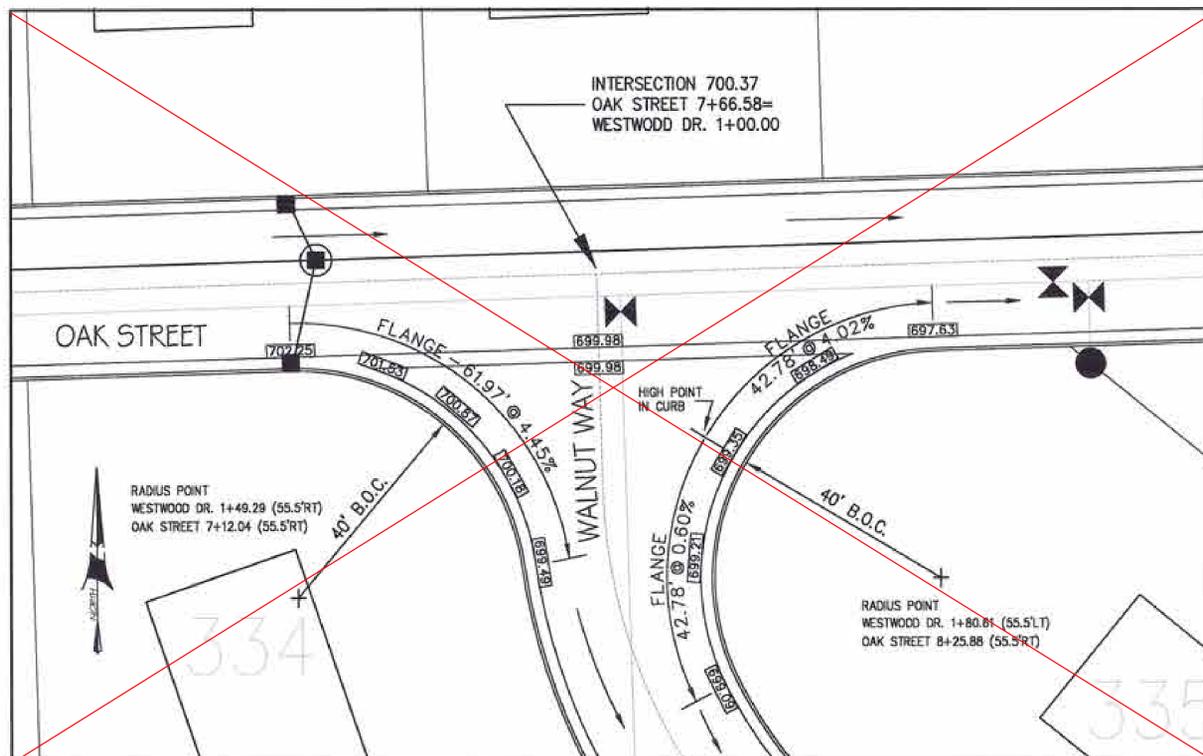
| | |
|-----------|----------|
| SHEET NO. | 25 OF 67 |
| Job No. | 97-055 |



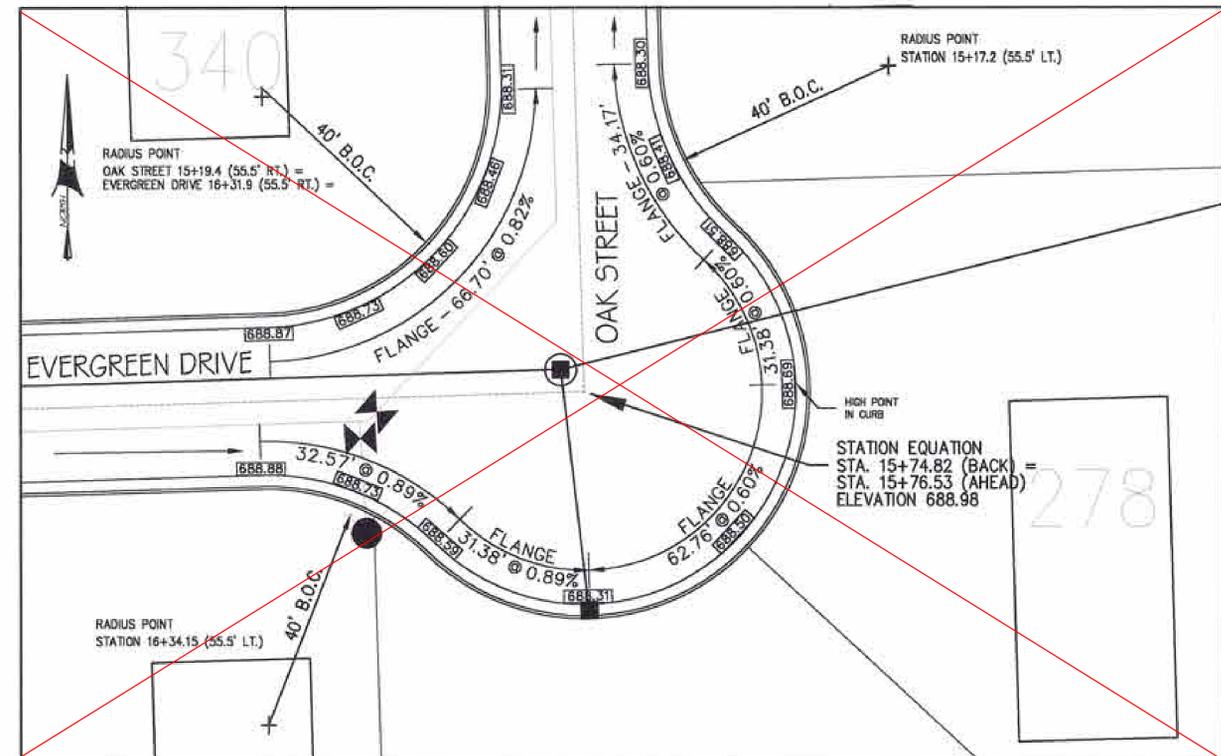
WESTWOOD DRIVE & OAK STREET



OAK STREET & PINE STREET



OAK STREET & WALNUT WAY



OAK STREET & EVERGREEN DRIVE

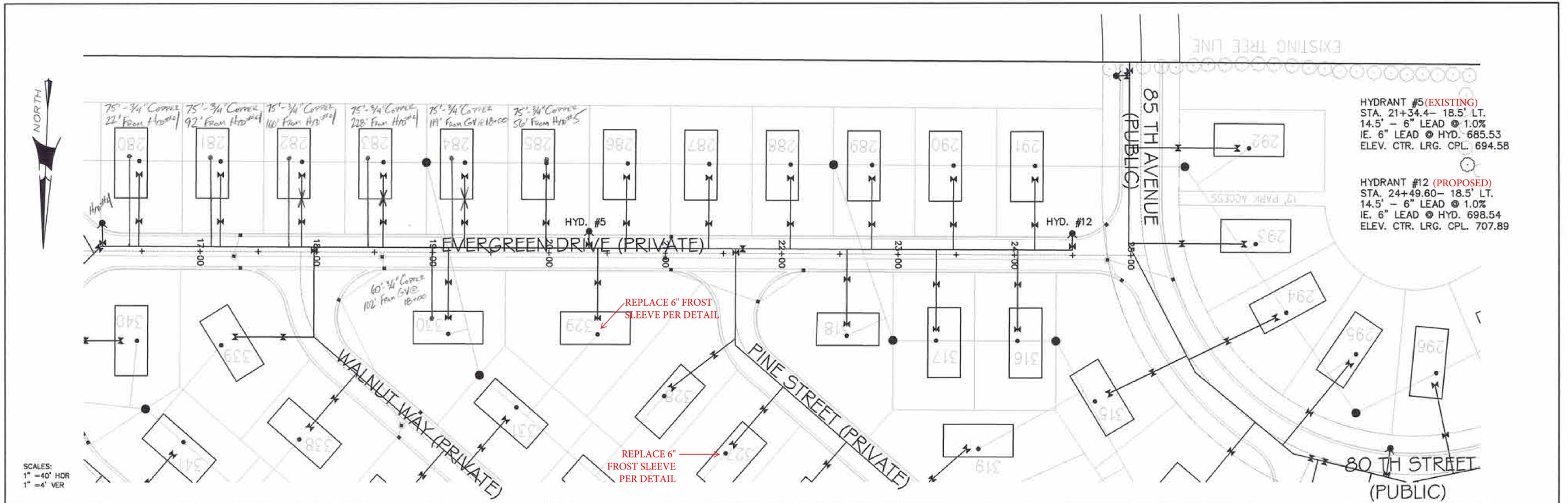
| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|-----------|-----|--------|
| | | | PERMIT | MDE | 4-5-99 |
| | | | | | |
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|----------------------|---------|---------------|--------|--|--|
| SCALES: NOT TO SCALE | | | | | |
| Drawn By | Date | Drawing Name | | | |
| MDE | 2-5-98 | 97055VIEW.DWG | | | |
| Field Work | Date | Design By | Date | | |
| BSH JRN | 5-11-97 | MDE | 2-5-98 | | |

NM & B Nielsen Madsen & Barber S.C.
 Consulting Civil Engineers and Land Surveyors
 1339 Washington Ave. Racine, WI. 53403
 Telephone (414)634-5588 Fax (414)634-5024

WESTWOOD ESTATES ADDITION
 INTERSECTION DETAILS
 VILLAGE OF PLEASANT PRAIRIE, WISC.

| | |
|-----------|----------|
| SHEET NO. | 45 OF 67 |
| Job No. | 97-055 |



SCALES:
1" = 40' HOR
1" = 4' VER

HYDRANT #5 (EXISTING)
STA. 21+34.4 - 18.5' LT.
14.5' - 6" LEAD @ 1.0%
IE. 6" LEAD @ HYD. 685.53
ELEV. CTR. LRG. CPL. 694.58

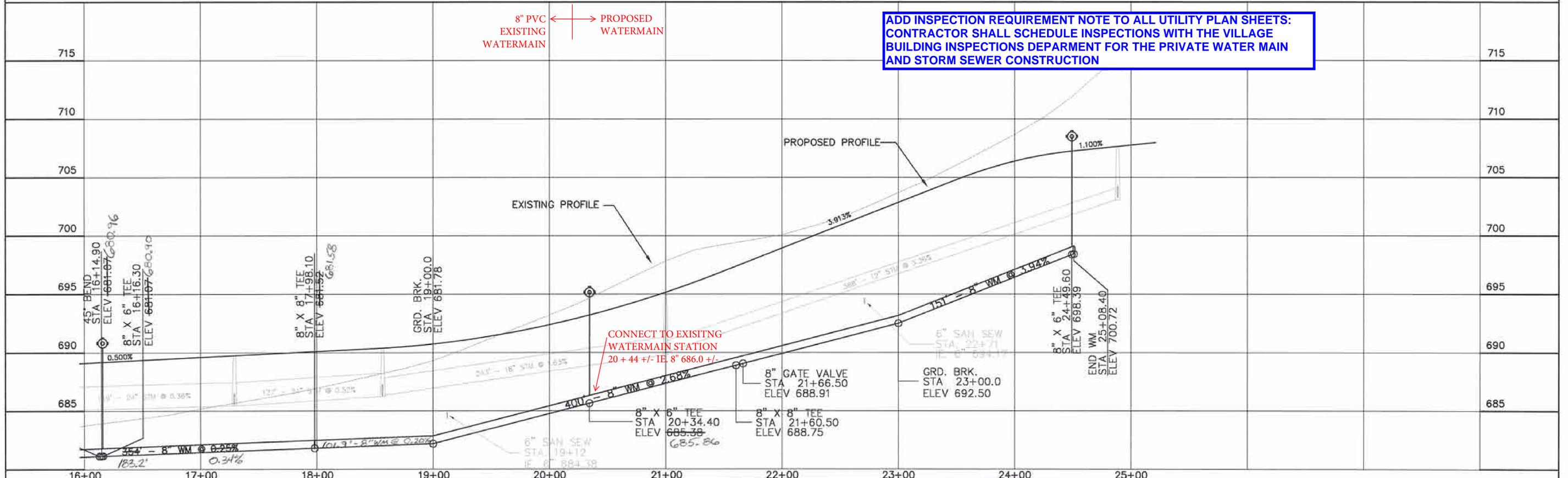
HYDRANT #12 (PROPOSED)
STA. 24+49.60 - 18.5' LT.
14.5' - 6" LEAD @ 1.0%
IE. 6" LEAD @ HYD. 698.54
ELEV. CTR. LRG. CPL. 707.89

REPLACE 6" FROST SLEEVE PER DETAIL

REPLACE 6" FROST SLEEVE PER DETAIL

8" PVC EXISTING WATERMAIN ← → PROPOSED WATERMAIN

ADD INSPECTION REQUIREMENT NOTE TO ALL UTILITY PLAN SHEETS:
CONTRACTOR SHALL SCHEDULE INSPECTIONS WITH THE VILLAGE BUILDING INSPECTIONS DEPARTMENT FOR THE PRIVATE WATER MAIN AND STORM SEWER CONSTRUCTION



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|--------------------|-----|---------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |
| | | | Phase 2k WM As-Exp | KCB | 1-22-00 |

SCALES: HORIZ. 1" = 40'
VERT. 1" = 4'

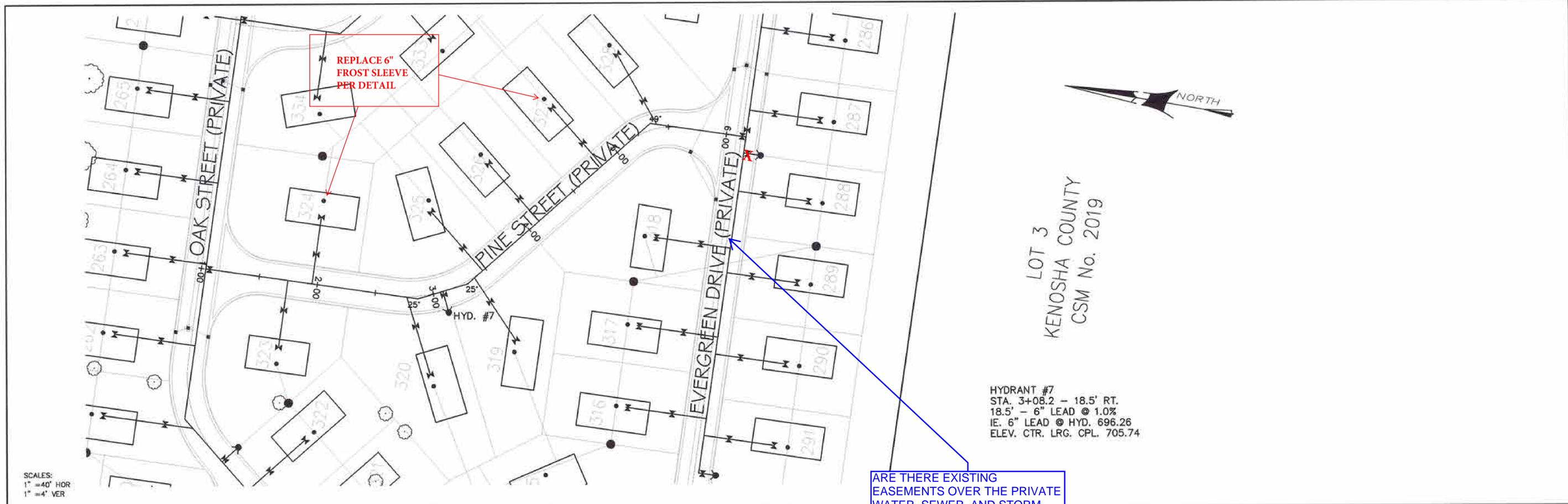
Drawn By: MDE
Date: 11-12-97
Plan Ref. Drawing: 97055.DWG

Drawing Name: RCPO3348.DWG
Prof. Ref. Drawing: RCPRF348.DWG

NM & B
Nielsen Madsen & Barber S.C.
Consulting Civil Engineers and Land Surveyors
1339 Washington Ave. Racine, WI. 53403
Telephone (414)634-5588 Fax (414)634-5024

WESTWOOD ESTATES ADDITION
EVERGREEN DRIVE
WATER MAIN PROFILE
VILLAGE OF PLEASANT PRAIRIE, WISC.

SHEET NO. **63 OF 67**
Job No. **97-056**



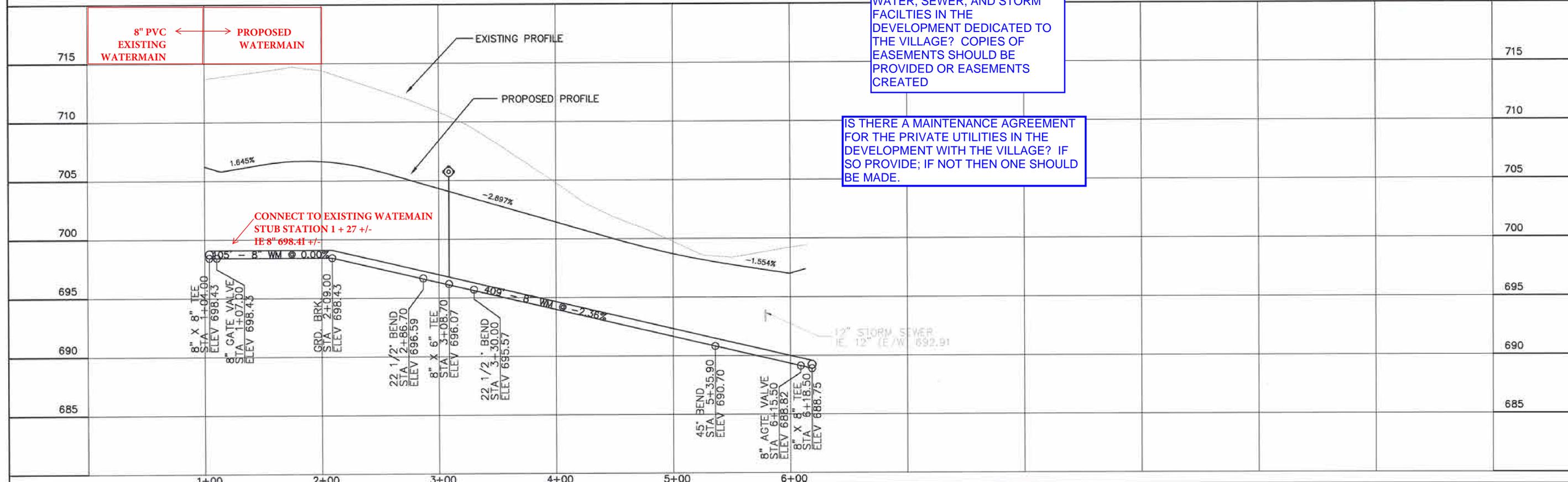
SCALES:
1" = 40' HOR
1" = 4' VER

LOT 3
KENOSHA COUNTY
CSM No. 2019

HYDRANT #7
STA. 3+08.2 - 18.5' RT.
18.5' - 6" LEAD @ 1.0%
IE. 6" LEAD @ HYD. 696.26
ELEV. CTR. LRG. CPL. 705.74

ARE THERE EXISTING EASEMENTS OVER THE PRIVATE WATER, SEWER, AND STORM FACILITIES IN THE DEVELOPMENT DEDICATED TO THE VILLAGE? COPIES OF EASEMENTS SHOULD BE PROVIDED OR EASEMENTS CREATED

IS THERE A MAINTENANCE AGREEMENT FOR THE PRIVATE UTILITIES IN THE DEVELOPMENT WITH THE VILLAGE? IF SO PROVIDE; IF NOT THEN ONE SHOULD BE MADE.



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-09 |

SCALES: HORIZ. 1" = 40'
VERT. 1" = 4'

Drawn By: MDE 11-12-07 Plan Ref. Drawing 97055.DWG
Drawing Name: RCPO1351.DWG Prof. Ref. Drawing RCPRF351.DWG

NM & B Nielsen Madsen & Barber S.C.
Consulting Civil Engineers and Land Surveyors
1339 Washington Ave. Racine, WI. 53403
Telephone (414)634-5588 Fax (414)634-5024

WESTWOOD ESTATES ADDITION
PINE STREET
WATER MAIN PROFILE
VILLAGE OF PLEASANT PRAIRIE, WISC.

SHEET NO. ~~65 OF 67~~
Job No. 97-055



Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors

March 2, 2016

Mrs. Jean Werbie-Harris
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158-6504

RE: Summary Letter
Westwood Estates Mobile Home Park
2016 Infrastructure Completion Project
File No. 2005.0348.19

Dear Jean,

Attached please find the following documents for your review related to the upcoming completion of the “privately-owned” roadway and utility improvements within Westwood Estates Mobile Home Park on 88th Avenue:

- 1) Executed copy of the Village-required Pre-Development Agreement
- 2) Westwood Estates Infrastructure Completion Exhibit (which identifies the remaining improvements that need to be constructed).
- 3) A recorded copy of CSM 2118 which contains the gas, public utility and storm water management easements that were previously recorded on the property.
- 4) March 2000 “Record Drawings” as produced by Crispell-Snyder (C/S PN 99255) which contains the as-built data for the initial phase of public utility construction.
- 5) WWE – PH II construction plans (NMB Job No. 2000.275).
- 6) WWE – PH III construction plans (NMB Job No. 2000.275-III).
- 7) As-built topographic survey of the mobile home sites (East of 85th Avenue).
- 8) As-built topographic survey of East and West dry-detention basins.
- 9) A draft copy of the Westwood Estates – 2016 Infrastructure Completion Plans (NMB Job No. 2005.0348.19) which include all “yet to be constructed” items as well as base patching and asphalt surface course for the initial three phases of construction.



A brief history of the project and summary of the proposed work is as follows:

- Our office produced engineering and platting documents for the 85 lot park expansion in 1997 / 1998 and the initial phase of construction took place in 1999.
 - That initial phase included mass grading of the site, construction of the two (2) required storm water detention basins and installation of the sanitary sewer metering manhole.
 - Since that time, 4 additional phases of construction have taken place at the site (expanding the private roadways and utilities) which has allowed 67 of the 85 lots to be considered “buildable”.
 - The remaining 18 lots (for which the infrastructure needs to be completed to become “buildable”) are lots 285 – 291 and 316 - 329 as shown on the Westwood Estates Infrastructure Completion Exhibit.
- As noted on the exhibit, the following improvements have yet to be constructed:
 - Pavements and Watermain - Pine Street (Oak Street to Evergreen Drive) and Evergreen Drive (Lot 284 to 85th Avenue).
 - Storm Sewer - Evergreen Drive (Lot 284 to 85th Avenue) and the intersection of Evergreen Drive & Pine Street.
 - Water Services and Risers (Lots 285 – 291 and 316 – 329).
 - Public utilities (gas, electric, phone and cable) for a majority of the aforementioned 18 lots.
- Since the original design documents are 15+ years old and our office no longer utilizes the software in which they were designed, modifications (phase lines) had to be added to the drawings via Adobe. These modification are shown in red on the “2016 Infrastructure Completion” drawings.
- As far as the design is concerned, nothing has changed and Westwood Estates is planning on completing the work per the original design documents.
- In order to move forward with the construction, we will need to update the following permits since they have since expired:
 - 1) WI DSPS General Plumbing Permit for the private onsite watermains and storm sewers.
 - 2) VPP Erosion Control Permit
 - 3) VPP Work in the Public Right-of Way Permit (for the minor work at the Evergreen Drive / 85th Avenue intersection.

Mrs. Jean Werbie-Harris
Westwood Estates Mobile Home Park
2016 Infrastructure Completion Project Summary
March 2, 2016
Page 3

- In addition, since the mass grading is complete at the site and all roadways were originally constructed to sub-grade (and covered with topsoil), we believe the limits of disturbance will be just below the one (1) acre limit, eliminating the need for a WDNR NOI permit.
- In addition to completing the park build-out, it is the owner's intention (if funding allows) to do some minor asphalt base patching on the previously constructed private pavements in the expansion area and install the final lift of asphalt on all of the roadways giving the site an uniform "finished" appearance.
- Tentative permitting, bidding and construction schedule is as follows:
 - ✓ Permitting (March 1st- April 30th).
 - ✓ Bidding (April 15th – May 1st).
 - ✓ Construction (June 1st – July 15th).

In conclusion, it is my understanding that you would like to place this project on an upcoming Plan Commission agenda to update them on the pending construction. In light of this, we are requesting an initial review of the attached documents and would like to work with your office to ensure all necessary approvals are obtained by May 1st.

Please review and contact our office with any questions.

Sincerely,



Mark D. Eberle, P.E.

Enclosures

MDE/kmw



Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors

1458 Horizon Blvd. Suite 200, Racine, Wisconsin 53406
Phone (262) 634-5588 * Facsimile (262) 634-5024 * Website nmbosc.net

-  PRIVATE ROADWAYS TO BE CONSTRUCTED
-  PRIVATE WATERMAIN TO BE CONSTRUCTED
-  PRIVATE STORM SEWER TO BE CONSTRUCTED

Scale: N.T.S.
Drawn By: SCB
DATE: 2-29-2016
2005.0348.19

**WESTWOOD ESTATES
INFRASTRUCTURE
COMPLETION EXHIBIT**
Pleasant Prairie, Wisconsin

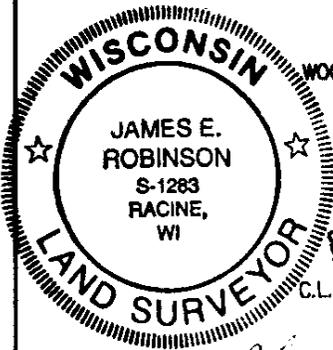
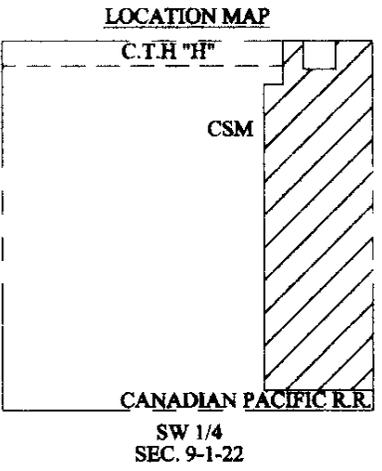
48- II 1145054

CERTIFIED SURVEY MAP NO. 2118

PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

WEST 1/4 CORNER
OF SEC. 9-1-22
210,864.94
2,562,031.71

SW CORNER
OF SEC. 9-1-22
208,316.99
2,562,183.87

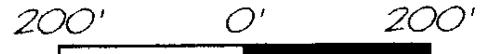


James E. Robinson

40' RESTRICTED PLANTING
AND LANDSCAPING AREA

RESTRICTED
WOODLAND PRESERVATION
AND PARK AREA

C.L. 20' DEDICATED SANITARY
SEWER ACCESS EASEMENT



SCALE 1" = 200'

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.

ALL ELEVATIONS REFER TO NATIONAL
GEODETIC DATUM OF 1929.

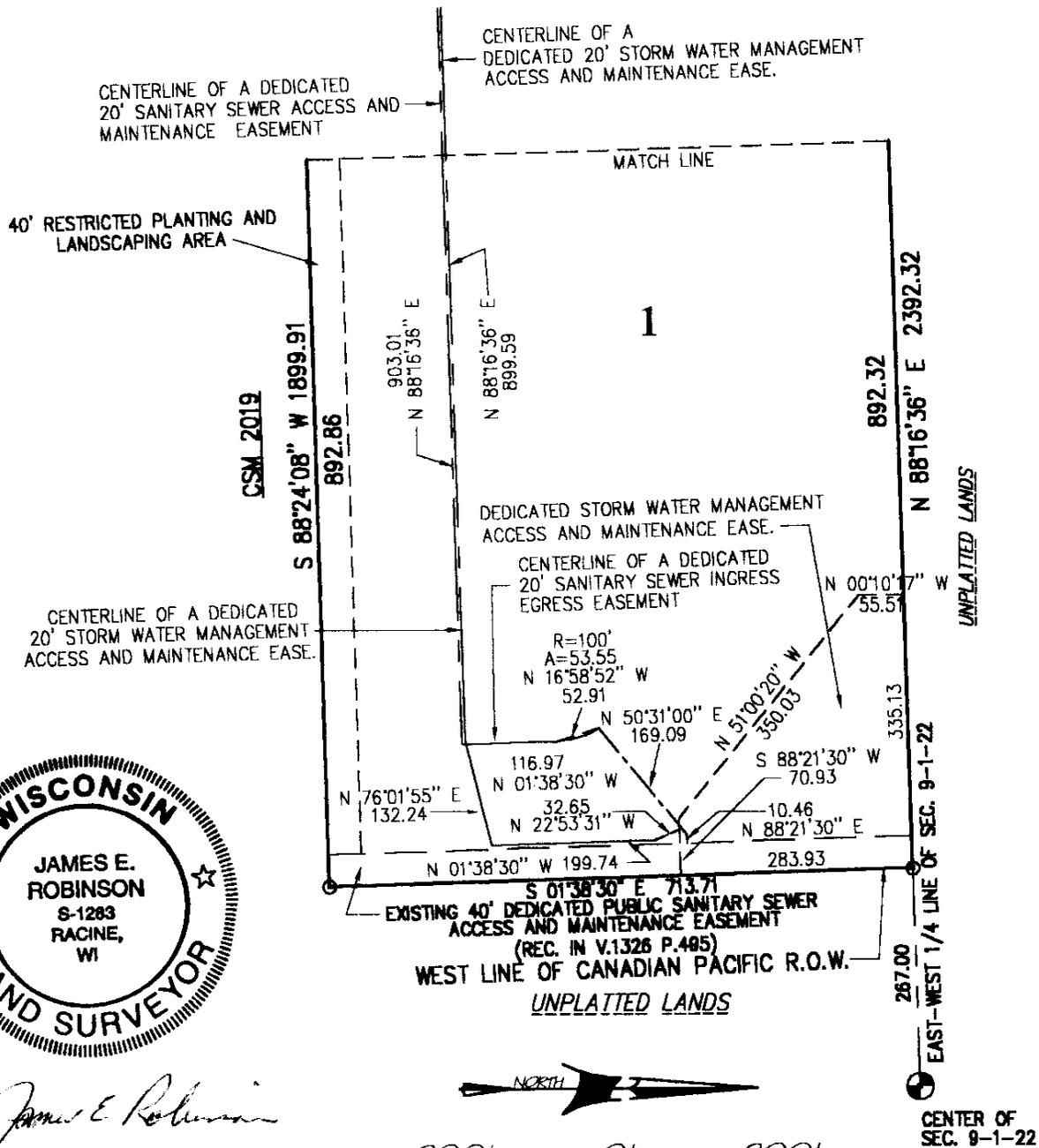
⊙ DENOTES FOUND IRON STAKE

● DENOTES 3/4" DIA. REBAR ROD SET
WEIGHING 1.50 lbs./lin. ft.

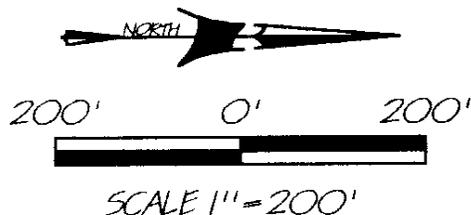
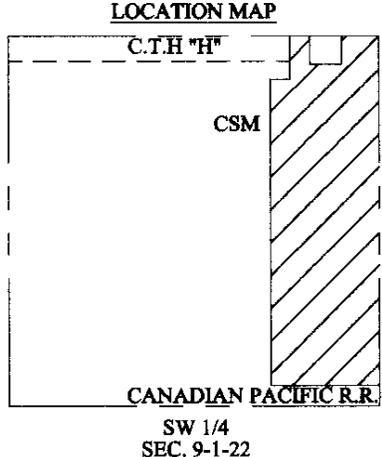
| No. | DELTA | RADIUS | ARC | TANGENT | CHORD BEARING | CHORD |
|-----|------------|--------|--------|---------|---------------|--------|
| C1 | 26°53'45" | 433.00 | 203.26 | 103.54 | N 74°52'40" E | 201.40 |
| C2 | 26°53'45" | 400.00 | 187.77 | 95.65 | N 74°52'40" E | 186.05 |
| C3 | 26°53'45" | 367.00 | 172.28 | 87.76 | N 74°52'40" E | 170.70 |
| C4 | 116°58'21" | 202.00 | 412.39 | 329.46 | S 60°05'03" E | 344.42 |
| C5 | 116°58'21" | 235.00 | 479.77 | 383.28 | S 60°05'03" E | 400.68 |
| C6 | 106°26'02" | 268.00 | 497.84 | 358.46 | S 65°21'12" E | 429.29 |

CERTIFIED SURVEY MAP NO. 2118

PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.



James E. Robinson



BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.

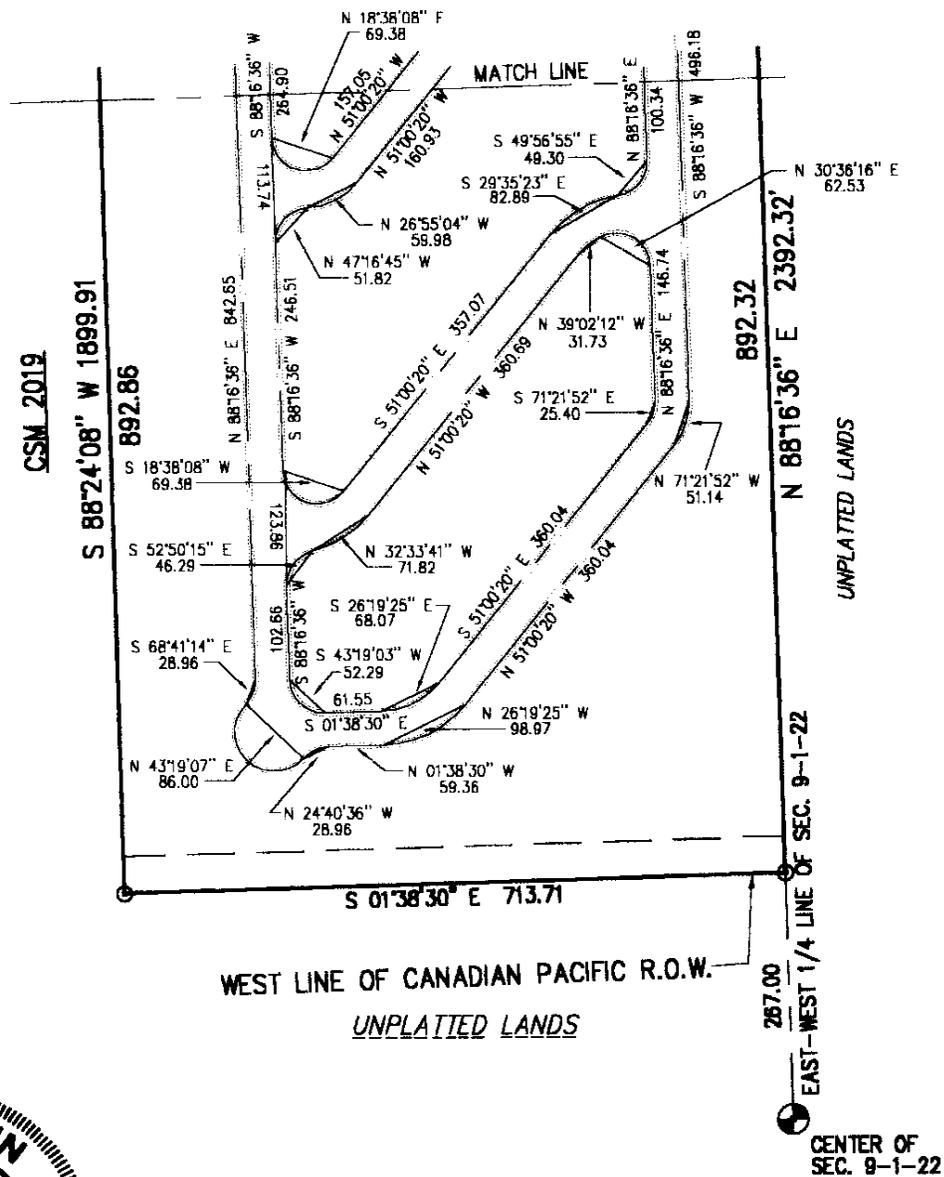
ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

- ⊙ DENOTES FOUND IRON STAKE
- DENOTES 3/4" DIA. REBAR ROD SET WEIGHING 1.50 lbs./lin. ft.

CERTIFIED SURVEY MAP NO. 2118

**PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.**

GAS EASEMENTS



James E. Robinson
NORTH



SCALE 1" = 200'

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.

THIS DRAWING WAS DRAFTED BY JAMES ROBINSON
97055CSM.DWG

CERTIFIED SURVEY MAP NO. 2118

PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

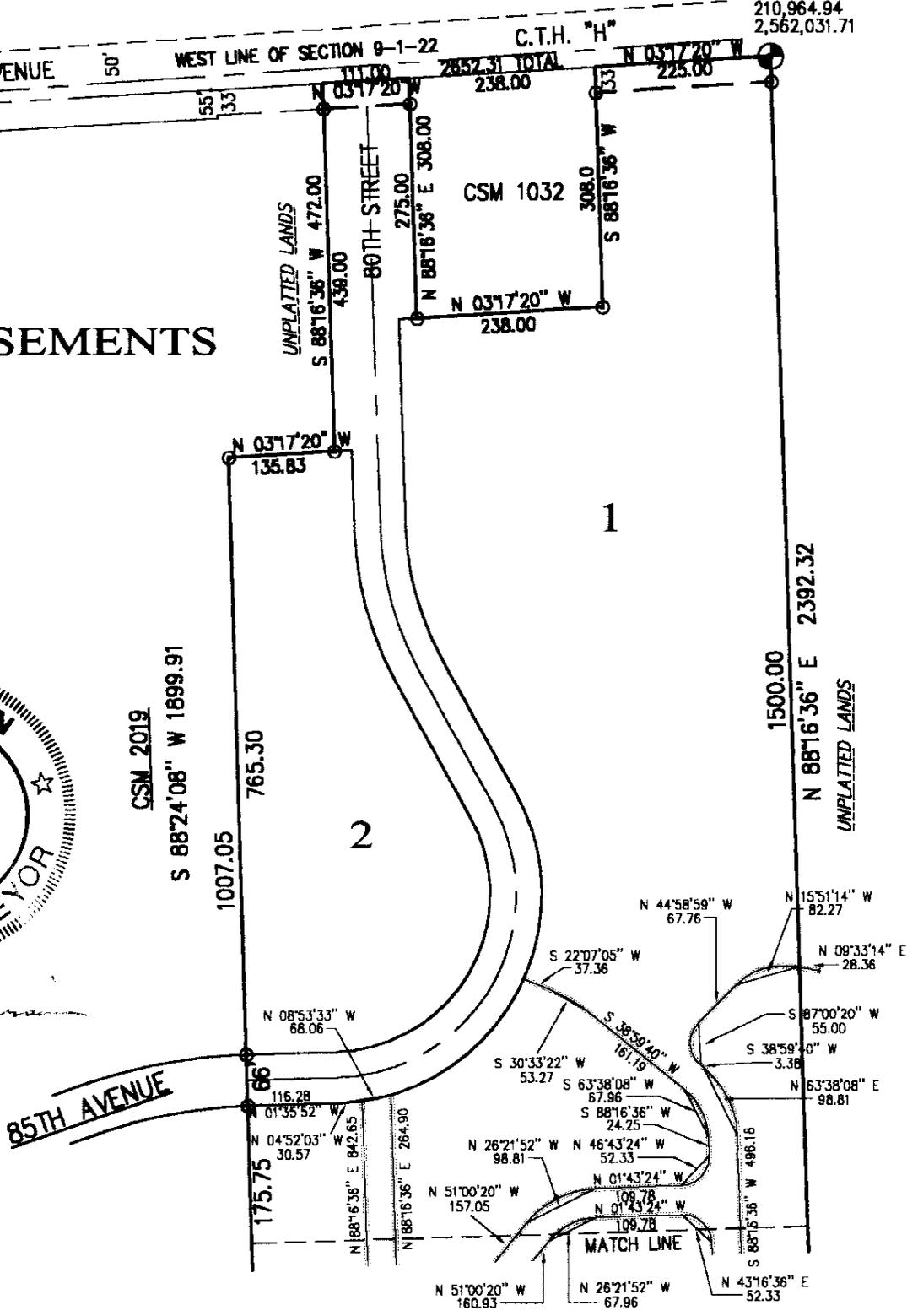
WEST 1/4 CORNER
OF SEC. 9-1-22
210,964.94
2,562,031.71

SW CORNER
OF SEC. 9-1-22
208,316.99
2,562,183.87

GAS EASEMENTS



James E. Robinson



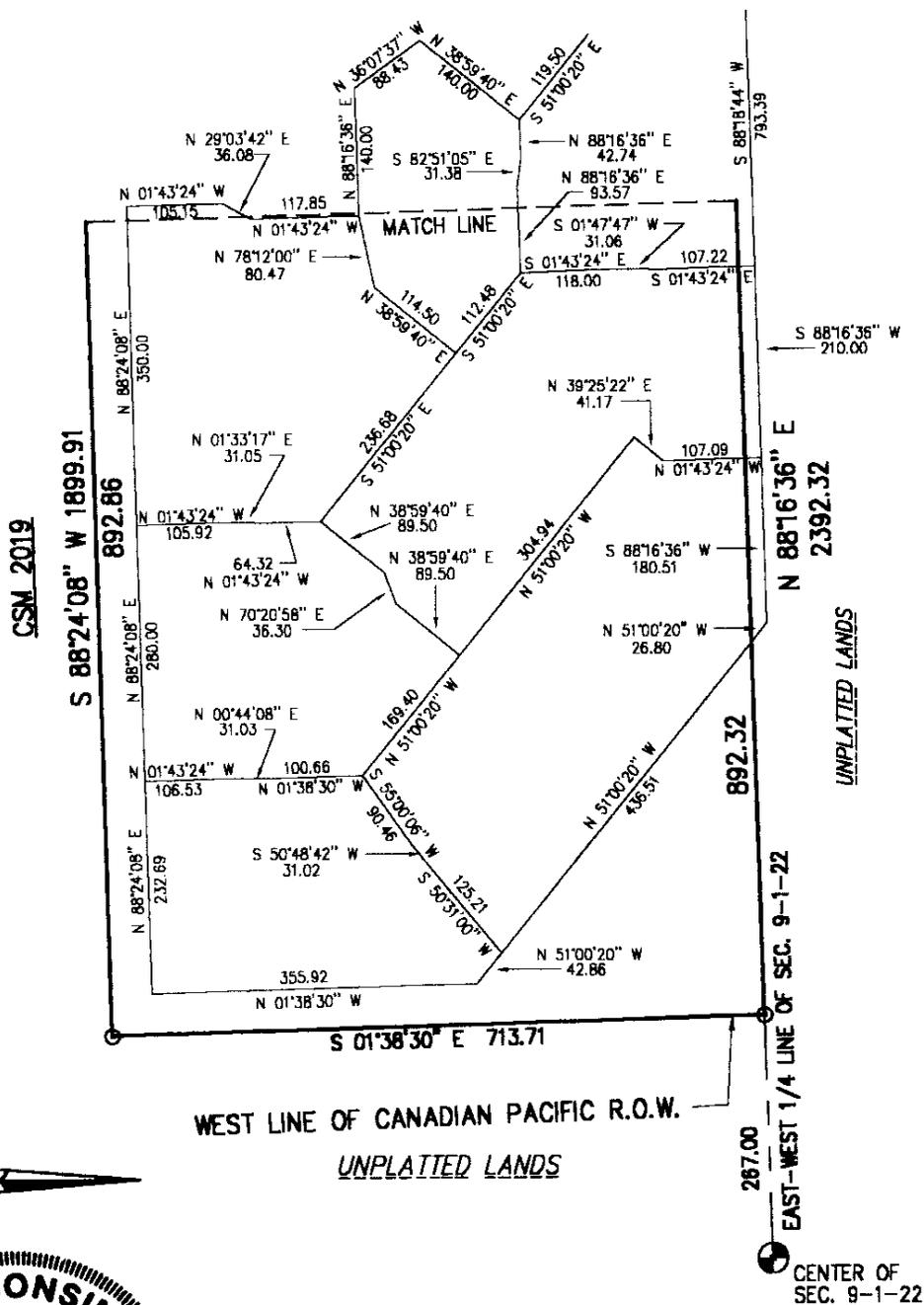
SCALE 1" = 200'

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.

CERTIFIED SURVEY MAP NO. 2118

PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

PUBLIC UTILITY EASEMENTS



James E. Robinson

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.

THIS DRAWING WAS DRAFTED BY JAMES ROBINSON
97055CSM.DWG



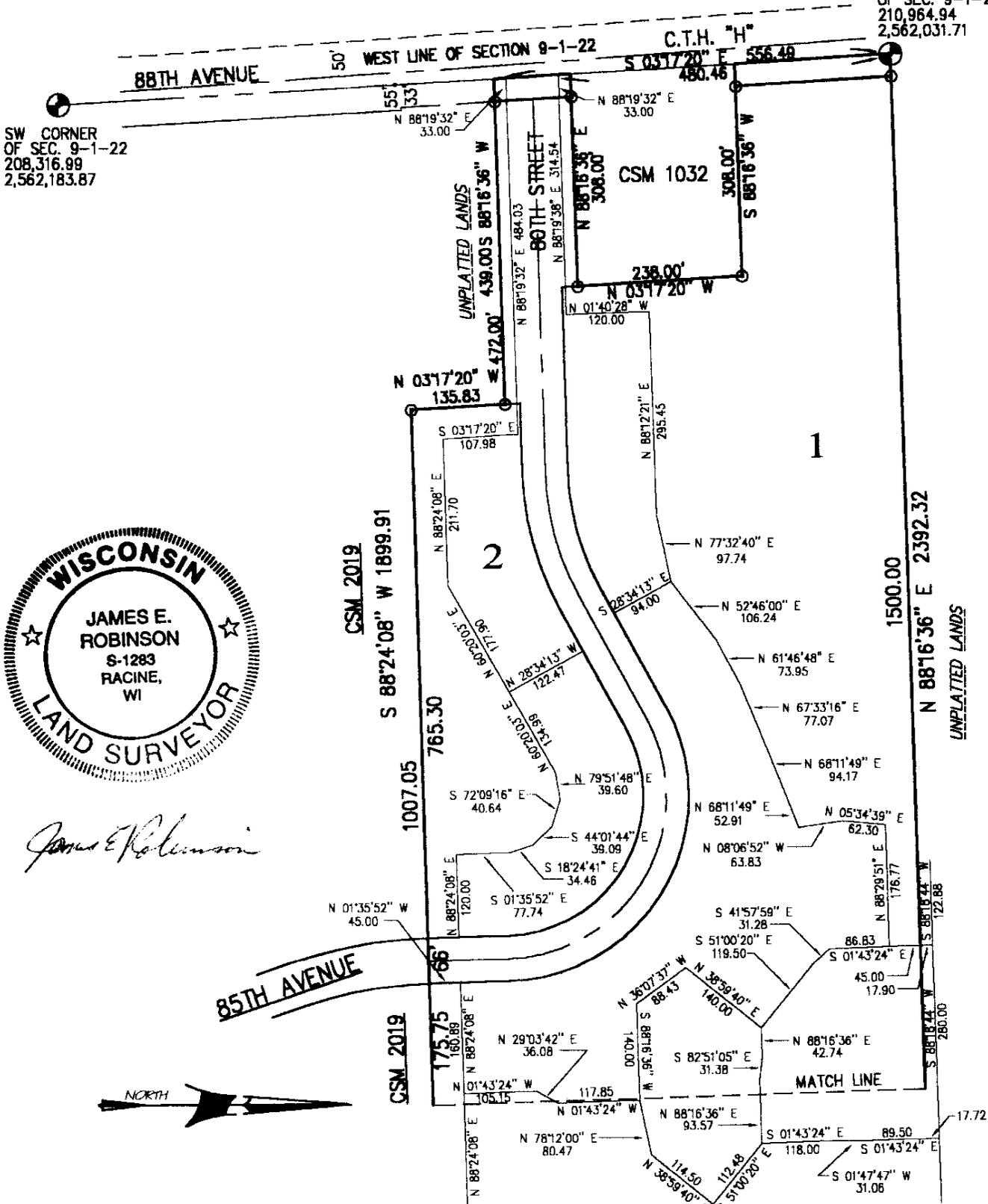
SCALE 1" = 200'

CERTIFIED SURVEY MAP NO. 2118

PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

PUBLIC UTILITY EASEMENTS

WEST 1/4 CORNER
OF SEC. 9-1-22
210,964.94
2,562,031.71



SW CORNER
OF SEC. 9-1-22
208,316.99
2,562,183.87



James E. Robinson



SCALE 1" = 200'

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.

THIS DRAWING WAS DRAFTED BY JAMES ROBINSON
97055CSM.DWG

CERTIFIED SURVEY MAP NO. 2118

**PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.**

DEDICATIONS AND EASEMENTS PROVISIONS

1. The fee interest in the areas shown as Dedicated Public Streets on this Certified Survey Map is hereby dedicated, given, granted and conveyed by the "Developer" to the Village of Pleasant Prairie, its successors and assigns (the "Village") for the construction, installation, repair, alteration, replacement, planting and maintenance of public street improvements, including, without limitation, pavement, curbs and gutters, street signs and lights, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communications facilities, street trees and other landscaping and for all related ingress and egress, pursuant to the terms and conditions of that certain Development Agreement dated May, 18 1999 between the Village and the Developer, which is on file at the office of the Village Clerk of Pleasant Prairie, (the "Development Agreement"). Such fee interest is subject to the rights of the Village and easements reserved for the owners of record of adjacent lots or parcels or portion thereof, for the planting and maintenance of grass, the replanting and maintenance of street trees, and the construction, installation, repair, replacement, maintenance and use of driveways, approved by the Village, which activities do not interfere with the public uses and purposes of the interests granted herein to the Village. With respect to any conflict between the rights of the Developer, the rights of the Village and the rights of the lot owners or users pursuant to this interest, the rights of the Village shall be deemed to be superior.

The Developer shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, planting and maintenance of the public and private street improvements, including, without limitation, pavement, curbs and gutters, street signs and lights, sanitary sewer system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communication facilities and street trees and for all related ingress and egress referred to herein, in accordance with the terms and conditions of the Development Agreement.

2. Easements coextensive with the areas shown as Dedicated Utility Easement areas on this Certified Survey Map are hereby dedicated, given, granted and conveyed by the Developer to Wisconsin Electric Power Company, Ameritech and Time Warner Cable, Inc. and their respective successors and assigns (collectively, the "Utility and Communications Grantees"), for the purposes of constructing, installing, operating, repairing, altering, replacing and maintaining utility and communication lines and other related facilities to serve the manufactured housing lots, (or portions thereof) shown on this Certified Survey Map and for any related ingress and egress. To the extent possible, all such utility and communications lines and facilities shall be installed underground. These Utility and Communications Grantees shall restore or cause to be restored, all



A handwritten signature in cursive script that reads "James E. Robinson".

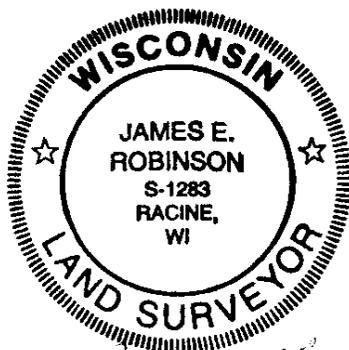
CERTIFIED SURVEY MAP NO. 2118

**PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.**

such land, as nearly as is reasonably possible, to the condition existing prior to installing such utilities within the communication easement areas on which such easements are located as does not interfere with the purpose of the utility and communications easements and the use of such easements by the Utility and Communications Grantees. No buildings, fences, or structures of any kind shall be placed within the utility and communications easement areas without the prior written approval of the Utility and Communication Grantees.

The Village generally allows private utilities, including but not limited to electric and communications facilities to be installed in public street rights-of-way with prior written approval from the Village, subject to the requirements of applicable Village ordinances and the requirements that such public uses and purposes of the Village. Further, each individual private utility, electric or communications company shall be responsible for promptly restoring the public street areas and public highway areas to their pre-existing condition, at its own cost, after any use of such areas. In the event the private utility companies do not restore such areas, the Developer shall be responsible for such restoration and may pursue its remedies against the respective utility company(ies). Under no circumstances shall any private utility, electric or communications company conduct any open cutting of public roadways after the crushed aggregate base course is installed without prior written approval of the Village. Any such private utility or communications facilities shall be promptly relocated, at the cost of the individual utility, electric or communications company, upon written request of the Village, to serve the public functions and purposes of the Village in the public street area. In the event of any conflict between the rights of the Village and the rights of the private utility, electric or communications company in such public street areas, the Village's rights shall be deemed to be superior.

3. Nonexclusive easements coextensive with the areas shown as Dedicated 20' Storm Water Management, Access and Maintenance Easement on this Certified Survey Map are hereby dedicated, given, granted and conveyed by the Developer to the Village for storm water management purposes, and for related construction, installation, repair, alteration, replacement, landscaping, maintenance and ingress and egress. These storm water easements shall be exclusive, except for: (1) such other easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof; and (2) such use, planting, care and maintenance responsibilities of the easement areas which shall be required by the owner(s) or user(s) of the lots on which such easements are located as will not interfere with the improvements, uses and purposes of the Village; and (3) such future street, driveway or other uses of the easement writing. In the event of any conflicts between the rights of the Developer, the rights of the Village pursuant to these easements and the rights of other persons or entities with respect to the Dedicated Storm Water Management, Access and Maintenance Easement areas, the Village's



James E. Robinson

CERTIFIED SURVEY MAP NO. 2118

**PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.**

rights under these easements shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements. The Developer shall be responsible for all costs associated with the construction and maintenance of public improvements contained within these nonexclusive easements shall remain in effect in perpetuity.

4. Nonexclusive easements coextensive with the areas shown as Dedicated Storm Water Management, West (or East) Retention Basin, Access and Maintenance Easement on this Certified Survey Map are hereby dedicated, given, granted and conveyed by the Developer to the Village for alteration, replacement, landscaping, maintenance and ingress and egress pursuant to the terms and conditions of the Development Agreement. These storm water easements shall be exclusive, except for (1) such other easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof; and (2) such use, planting, care and maintenance responsibilities of the easements areas which shall be required by the owner(s) or user(s) of the lots on which such easements are located as will not interfere with the improvements, uses and purposes of the Village; and (3) such future street, driveway or other uses of the easements areas that might interfere with the Village's rights as may be approved by the Village in writing. In the event of any conflicts between the rights of the Developer and the Village pursuant to these easements and the rights of other persons or entities with respect to the Dedicated Storm Water Management, Retention Basin, Access and Maintenance Easement areas, the easements shall remain perpetually. The Developer shall be responsible for all costs associated with the construction and maintenance of the improvements contained within the nonexclusive easements, unless the Village exercises the rights granted to it hereunder with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements, in accordance with the terms and conditions of the Development Agreement.
5. An easement coextensive with the areas shown as a Dedicated 20' Sanitary Sewer and Access Easement on this Certified Survey Map are hereby dedicated, given, granted and conveyed by the Developer to the Village for all related ingress and egress to the adjacent Public Sanitary Sewer facilities. These sanitary sewer easements shall be exclusive, except for such coextensive easements granted herein and for such use, planting, care and maintenance responsibilities of the easement area which shall be required by the owner(s) or user(s) of any portion thereof, shown on this Certified Survey Map or other future roadway, street, driveway or other such use as approved by the Village, as will not interfere with the uses and purposes of the Village's easements, and as is permitted by applicable Village Ordinances. In the event of any conflicts between the rights of the Developer, the rights of the Village pursuant to this easement and the rights of any other persons or entities with respect to the Dedicated Public Sanitary Sewer Easement areas, the Village's rights under these easements shall be deemed to



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**PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
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be Superior.

6. An easement coextensive with the areas shown as Dedicated 40' Public Sanitary Sewer Easement on this Certified Survey Map is hereby dedicated, given, granted and conveyed by the Developer to the Village for sanitary sewerage system improvements, and uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities pursuant to the terms and conditions of the Development Agreement. This sanitary sewer easement shall be exclusive, except for such coextensive easements granted herein to the Developer and for such use, planting, care and maintenance of the easement area by the owner(s) of any portion thereof, shown on this Certified Survey Map or other future roadway, street, driveway or other such use as approved by the Village, as will not interfere with the uses and purposes of the Village's easement, and as is permitted by applicable Village Ordinances. In the event of any conflicts between the rights of the developer and the rights of the Village. Pursuant to this easement and the rights of any other persons or entities with respect to the Dedicated Public Sanitary Sewer Easement, the Village's rights under this easement shall be deemed to be superior.

7. An easement coextensive with the areas shown as Dedicated Public Streets on this Certified Survey Map are hereby dedicated, given, granted and conveyed by the Village to the Developer for highway pavement and curb and gutter improvements, water, storm sewer and drainage system improvements, and uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities until such improvements are dedicated to and accepted by the Village. This easement shall be exclusive, except for such coextensive easements granted herein and for such use, planting, care and maintenance of the easement area by the owner(s) or user(s) of any lots or any portions thereof; shown in this Certified Survey Map or other future roadway, street, driveway or other such use as approved by the Village, as will not interfere with the uses and purposes of the Village, and is permitted by applicable Village Ordinances.



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**PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
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PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.**

COVENANTS RUNNING WITH THE LAND

1. The Developer hereby covenants that each area designated as a Restricted Planting and Landscape Area along the southern portion of this Certified Survey Map shall be landscaped in accordance with the landscaping plan approved by the Village and after the trees, shrubs and other landscaping materials are planted and installed, be maintained as an aesthetically pleasing landscaped screening area through and over which no vehicular access shall be permitted, except as approved by the Village for roadway, street, driveway or other such uses as are agreed upon by the Village and the Developer. This covenant shall run with the land, shall be binding upon the Developer, it's successors, assigns and successors in title and shall benefit and be enforceable by the Village. It is anticipated that the Developer shall perform the landscaping in accordance with the landscaping plan approved by the Village in the first instance. The Developer and any successor in title to the Developer with respect to any lot shall be relieved of any maintenance responsibility with respect to the landscaping if and to the extent that the individual lot user performs such maintenance. The Village of Pleasant Prairie shall have no maintenance obligations with respect to the above mentioned areas.
2. The Developer hereby covenants that the areas designated on this Certified Survey Map as Restricted Wetland Preservation and Conservancy Area shall be preserved, protected, and maintained in its existing wetland state and that no filling, dredging, digging or other activity shall occur with such areas or on the surrounding land adjacent to such areas which is detrimental to such wetland conservancy areas without written approval of the Village. From time to time, the Village shall have the right to inspect the wetland area. This covenant shall run with the land, shall be binding upon the Developer, its successors, assigns and successors in title and shall benefit and be enforceable by the Village.
3. The Developer hereby covenants that the areas designated on this Certified Survey Map as Restricted Woodland Preservation and Parkland Area shall be used exclusively for Woodland Protection and Parklands and shall be preserved, protected and maintained in its existing wooded condition and that no clear cutting or deforestation shall occur within such areas or on the surrounding land immediately adjacent to such areas which is detrimental to such woodland preservation area without written approval from the Village. From time to time, the Village shall have the right to inspect the woodland area. This covenant shall run with the land, shall be binding upon the Developer, its successors, assigns and successors in title and shall benefit and be enforceable by the Village.
4. "Manufactured/Mobile Home Unit Lots to be located adjacent to 85th Avenue shall not be developed or improved in any way, and no zoning, building or occupancy permit shall be issued by the Village with respect to these units or lots, until such time as public improvements to 85th Avenue (street pavement, curb, gutter, municipal water, sanitary



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**PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
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sewer and storm sewer) are constructed and installed in accordance with the then-current provisions of the Village of Pleasant Prairie's Land Division and Development Control Ordinance, free of charge to the Village and free of any liens or encumbrances. This restriction shall run with the land, shall benefit and be enforceable by the Village of Pleasant Prairie, and shall be removed or modified only upon the express approval of the Village Board and the recording of an affidavit evidencing such approval, signed by the Village President and attested by the Village Clerk."

LANDS TO BE DEDICATED FOR ROAD PURPOSES

That part of the Southwest ¼ of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin: Begin at a point on the West line of said Section 9 located S03°17'20"E 463.00 feet from the West ¼ corner of said Section; run thence N88°16'36"E 308.00 feet; thence S03°17'20"E 22.72 feet; thence S88°19'32"W 308.01 feet; thence N03°17'20"W 22.46 feet to the point of beginning. Containing 0.159 acres.

That part of the Southwest ¼ of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin described as follows: Begin at a point on the West line of said Section 9 located S03°17'20"E 551.48 feet from the West ¼ corner of said Section; run thence N88°19'32"E 472.01 feet; thence S03°17'20"E 22.11 feet; thence S88°16'36"W 472.00 feet; thence N03°17'20"W 22.52 feet to the point of beginning. Containing 0.242 acres.

That part of the Southwest ¼ of Section 9, Township 1 North, Range 22 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin; begin at the West ¼ corner of said Section 9; run thence N88°16'36"E 33.00 feet; thence S03°17'20"E 225.00 feet; thence S88°16'36"W 33.00 feet; thence N03°17'20"W 225.00 feet to the point of beginning. Containing 0.170 acres.

Description of the Centerline of a 66-Foot Wide Roadway:

That part of the Southwest ¼ of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Begin at a point on the West line of said Section 9 located S03°17'20"E 518.47 feet from the West ¼ corner of said Section; run thence N88°19'32"E 574.28 feet to the point of curvature of a curve of Southeasterly convexity whose radius is 400.00 feet and whose chord bears N74°52'39.5"E 186.05 feet; thence Northeasterly 187.77 feet along the arc of said curve; thence N61°25'47"E 201.06 feet to the point of curvature of a curve of Northerly convexity, whose radius is 235.00 feet and whose chord bears S60°05'02.5"E 400.68 feet; thence Southeasterly 479.77 feet along the arc of said curve; thence S01°35'52"E 116.28 feet to the point of terminus.



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CERTIFIED SURVEY MAP NO. 2118

PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

DEDICATED EASEMENT DESCRIPTIONS

LOT 1

Storm Water Drainage:

That part of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at the West 1/4 corner of said Section 9, thence N88°16'36"E 2057.19 Feet along the East-West 1/4 line to the point of beginning; run thence N88°16'36"E 335.13 Feet; thence S01°38'30"E 283.93 Feet; thence S88°21'30"W 70.93 Feet; thence N51°00'20"W 350.03 Feet; thence N00°10'17"W 55.51 Feet to the point of beginning.

That part of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at the West 1/4 corner of said Section 9; thence S03°17'20"E 225.00 feet along the Westerly line of said Section; thence N88°16'36"E 308.00 feet to the point of beginning; run thence S03°17'20"E 100.00 feet; thence N88°16'36"E 219.60 feet; thence S33°48'45"E 45.73 feet; thence S01°40'28"E 122.12 feet; thence N88°19'32"E 20.00 feet; thence N01°40'28"W 228.02 feet; thence N75°35'52"W 172.21 feet; thence S88°16'36"W 101.69 feet; thence S03°17'20"E 15.01 feet to the point of beginning.

Description of the Centerline of a 20- Foot Wide Easement:

That part of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at a point on the West line of said Section 9 located S03°17'20"E 716.00 feet from the West 1/4 corner of said Section 9; thence N88°16'36"E 472.00 feet; thence N03°17'20"W 6.17 feet; thence N88°24'08"E 831.80 feet to the East line of a 66-foot wide public right-of-way; thence N01°35'52"W 116.28 feet along said right-of-way to a point on a curve of Northwest convexity, whose radius is 268.00 feet and whose chord bears N06°57'21"W 53.25 feet; thence Northwesterly 50.12 feet along the arc of said curve and said right-of-way to the point of beginning of this description; run thence N88°16'36"E 899.45 feet; thence N76°00'50"E 132.06 feet; thence N01°38'30"W 199.74 feet; thence N22°53'31"W 32.65 feet to the point of terminus of this description.

Sanitary Sewer:

Description of the Centerline of a 20-Foot Wide Easement:

That part of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at a point on the West line of said Section 9 located S03°17'20"E 716.00 feet from the West 1/4 corner of said Section 9; thence N88°16'36"E 472.00; thence N03°17'20"W 6.17 feet; thence N88°24'08"E 831.30 feet to the East line of a 66-Foot wide public road right-of-way; thence N01°35'52"W



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PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

116.28 feet along said right-of-way to a point on a curve of Northeasterly convexity, whose radius is 268.00 feet and whose chord bears N06°52'01"W 49.22 feet; thence Northerly 49.29 feet along the arc of said curve and said right-of-way to the point of beginning of this description; run thence N88°16'36"E 903.01 feet; thence N01°38'30"W 116.98 feet to the point of curvature of a curve of Northeasterly convexity, whose radius is 100.00 feet and whose chord bears N16°58'52"W 52.91 feet; thence Northerly 53.55 feet along the arc of said curve; thence N50°31'00"E 169.09 feet; thence N88°21'30"E 10.46 feet to the West line of an existing 40-foot wide sanitary sewer easement and the point of terminus of this description.

Public Utility Easements:

Description of the Centerline of a 10-Foot Wide Easement for Utilities:

That part of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at a point on the West line of said Section 9, located S03°17'20"E 480.46 feet from the West 1/4 corner of said Section; thence N88°19'32"E 33.00 feet to the East line of 88th Avenue and the point of beginning of this description; run thence N88°19'32"E 314.54 feet; thence N01°40'28"W 120.00 feet; thence N88°12'21"E 295.45 feet; thence N77°32'40"E 97.74 feet; thence N52°46'00"E 106.24 feet; thence N61°46'48"E 73.95 feet; thence N67°33'16"E 77.07 feet; thence N68°11'49"E 94.17 feet; thence N68°11'49"E 52.91 feet; thence N08°06'52"W 63.83 feet; thence N05°34'39"E 62.30 feet; thence N88°29'51"E 176.77 feet to the point of terminus.

Description of the Centerline of a 10-Foot Wide Easement for Utilities:

That part of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at the East line of 85th Avenue and the South line of this Certified Survey Map; thence N01°35'52"W 45.00 feet along the East line of said Road to the point of beginning of this description; run thence N88°24'08"E 1023.58 feet; thence N01°38'30"W 355.92 feet; thence N51°00'20"W 506.17 feet to the point of terminus.

Description of the Centerline of a 10-Foot Wide Easement for Utilities:

That part of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at the East line of 85th Avenue and the South line of this Certified Survey Map; thence N01°35'52"W 45.00 feet along the East line of said Road; thence N88°24'08"E 160.89 feet to the point of beginning of this description; run thence N01°43'24"W 105.15 feet; thence N29°03'42"E 36.08 feet; thence N01°43'24"W 117.85 feet; thence N78°12'00"E 80.47 feet; thence N38°59'40"E 114.50 feet; thence S51°00'20"E 236.68 feet to the point of terminus.

Description of the Centerline of a 10-Foot Wide Easement for Utilities:

That part of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at the East line of 85th Avenue and the South line of this Certified Survey Map; thence N01°35'52"W 45.00 feet along the East line of said Road; thence N88°24'08"E 510.89 feet to the point of beginning of this description; run thence N01°43'24"W 105.92 feet; thence N01°33'17"E 31.05 feet; thence



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CERTIFIED SURVEY MAP NO. 218

PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

N01°43'24"W 64.32 feet; thence N38°59'40"E 89.50 feet; thence N70°20'58"E 36.30 feet;
thence N38°59'40"E 89.50 feet to the point of terminus.

Description of the Centerline of a 10-Foot Wide Easement for Utilities:

That part of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at the East line of 85th Avenue and the South line of this Certified Survey Map; thence N01°35'52"W 45.00 feet along the East line of said Road; thence N88°24'08"E 790.89 feet to the point of beginning of this description; run thence N01°43'24"W 106.53 feet; thence N00°44'08"E 31.03 feet; thence N01°38'30"W 100.66 feet; thence N51°00'20"W 474.34 feet; thence N39°25'22"E 41.17 feet; thence N01°43'24"W 107.09 feet to the point of terminus.

Description of the Centerline of a 10-Foot Wide Easement for Utilities:

That part of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at the East line of 85th Avenue and the South line of this Certified Survey Map; thence N01°35'52"W 45.00 feet along the East line of said Road; thence N88°24'08"E 1023.58 feet; thence N01°38'30"W 355.92 feet; thence N51°00'20"W 42.86 feet to the point of beginning of this description; run thence S50°31'00"W 125.21 feet; thence S50°48'42"W 31.02 feet; thence S55°00'06"W 90.46 feet to the point of terminus.

Description of the Centerline of a 15-Foot Wide Easement for Utilities:

That part of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at the East line of 85th Avenue and the South line of this Certified Survey Map; thence N01°35'52"W 45.00 feet along the East line of said Road; thence N88°24'08"E 1023.58 feet; thence N01°38'30"W 355.92 feet; thence N51°00'20"W 506.17 feet to the point of beginning of this description; run thence S88°18'44"W 793.39 feet to the point of terminus.

Description of the Centerline of a 10-Foot Wide Easement for Utilities:

That part of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at the East line of 85th Avenue and the South line of this Certified Survey Map; thence N01°35'52"W 45.00 feet along the East line of said Road; thence N88°24'08"E 1023.58 feet; thence N01°38'30"W 355.92 feet; thence N51°00'20"W 506.17 feet; thence S88°18'44"W 390.51 feet to the point of beginning of this description; run thence S01°43'24"E 107.22 feet; thence S01°47'47"W 31.06 feet; thence S01°43'24"E 118.00 feet; thence S51°00'20"E 112.48 feet to the point of terminus.

Description of the Centerline of a 10-Foot Wide Easement for Utilities:

That part of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at the East line of 85th Avenue and the South line of this Certified Survey Map; thence N01°35'52"W 45.00 feet along the East line of said Road; thence N88°24'08"E 1023.58 feet; thence N01°38'30"W 355.92 feet; thence N51°00'20"W 506.17 feet; thence S88°18'44"W 670.51 feet to the point of beginning of this description; run thence S01°43'24"E 149.73 feet; thence S41°57'59"E 31.28



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PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

feet; thence S51°00'20"E 119.50 feet; thence N88°16'36"E 42.74 feet; thence S82°51'05"E 31.38 feet; thence N88°16'36"E 93.57 feet to the point of terminus.

Description of the Centerline of a 10-Foot Wide Easement for Utilities:

That part of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at the East line of 85th Avenue and the South line of this Certified Survey Map; thence N01°35'52"W 45.00 feet along the East line of said Road; thence N88°24'08"E 160.89 feet; thence N01°43'24"W 105.15 feet; thence N29°03'42"E 36.08 feet; thence N01°43'24"W 117.85 feet; to the point of beginning of this description; run thence S88°16'36"W 140.00 feet; thence N36°07'37"W 88.43 feet; thence N38°59'40"E 140.00 feet to the point of terminus.

Description of the Centerline of a 10-Foot Wide Easement for Utilities:

That part of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at a point on the West line of said Section 9, located S03°17'20"E 480.46 feet from the West 1/4 corner of said Section; thence N88°19'32"E 33.00 feet to the East line of 88th Avenue; thence N88°19'32"E 314.54 feet; thence N01°40'28"W 120.00 feet; thence N88°12'21"E 295.45 feet; thence N77°32'40"E 97.74 feet to the point of beginning of this description; run thence S28°34'13"E 94.00 feet to the point of terminus.

Gas Easements

The centerline of a 6'-wide gas easement being 3 feet behind the back of curb and being a part of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at the intersection of the East line of 85th Avenue with the South line of this Certified Survey Map; thence N01°35'52"W 116.28 feet along the East line of said 85th Avenue; thence N04°52'03"W 30.57 feet to the point of beginning of this description; run thence N88°16'36"E 842.65 feet to the point of curvature of a curve of Northeasterly convexity whose radius is 37.00 feet and whose chord bears S68°41'14"E 28.96 feet; thence Southwesterly 29.75 feet along the arc of said curve to the point of curvature of a curve of Southeasterly convexity whose radius is 43.00 feet and whose chord bears N43°19'07"E 86.00 feet; thence Easterly, Northerly and Northwesterly 136.64 feet along the arc of a cul-de-sac to a point on a curve of Southwesterly convexity whose radius is 37.00 feet and whose chord bears N24°40'36"W 28.96 feet; thence Northerly 29.75 feet along the arc of said curve; thence N01°38'30"W 59.36 feet to a point of curvature of a curve of Northeasterly convexity whose radius is 118.50 feet and whose chord bears N26°19'25"W 98.97 feet; thence Northerly 102.10 feet along the arc of said curve; thence N51°00'20"W 360.04 feet to the point of curvature of a curve of Northerly convexity whose radius is 73.50 feet and whose chord bears N71°21'52"W 51.14 feet; thence Northwesterly 52.23 feet along the arc of said curve; thence S88°16'36"W 496.18 feet to the point of curvature of a curve of Northwesterly convexity whose radius is 118.50 feet and whose chord bears S63°38'08"W 98.81 feet; thence Southwesterly 101.93 feet along the arc of said curve; thence S38°59'40"W 3.38 feet to the point of curvature of a curve of Southerly convexity whose radius is 37.00 feet and whose chord bears S87°00'00"W 55.00 feet; thence Westerly 62.01 feet along the arc of said curve; thence N44°58'59"W 67.76 feet to a



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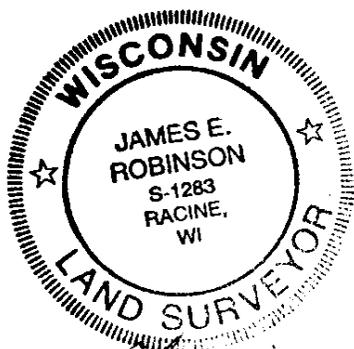
CERTIFIED SURVEY MAP NO. 2118

PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

point on a curve of Westerly convexity whose radius is 84.50 feet and whose chord bears N15°51'14"W 82.27 feet; thence Northerly 85.92 feet along the arc of said curve; thence N09°33'14"E 28.36 feet to the point of terminus.

The centerline of a 6'-wide gas easement being 3 feet behind the back of curb and being a part of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at the intersection of the East line of 85th Avenue with the South line of this Certified Survey Map; thence N01°35'52"W 116.28 feet along the East line of said 85th Avenue; thence N08°53'33"W 68.06 feet to the point of beginning of this description; run thence N88°16'36"E 264.90 feet to the point of curvature of a curve of Easterly convexity whose radius is 37.00 feet and whose chord bears N18°38'08"E 69.38 feet; thence Northwesterly 89.94 feet along the arc of said curve; thence N51°00'20"W 157.05 feet to the point of curvature of a curve of Southwesterly convexity whose radius is 118.50 feet and whose chord bears N26°21'52"W 98.81 feet; thence Northerly 101.93 feet along the arc of said curve; thence N01°43'24"W 109.78 feet to the point of curvature of a curve of Northeasterly convexity whose radius is 37.00 feet and whose chord bears N46°43'24"W 52.33 feet; thence Northwesterly 58.12 feet along the arc of said curve; thence S88°16'36"W 24.25 feet to the point of curvature of a curve of Northwesterly convexity whose radius is 81.50 feet and whose chord bears S63°38'08"W 67.96 feet; thence Southwesterly 70.10 feet along the arc of said curve; thence S38°59'40"W 161.19 feet to the point of curvature of a curve of Westerly convexity whose radius is 181.50 feet and whose chord bears S30°33'22"W 53.27 feet; thence Southwesterly 53.46 feet along the arc of said curve; thence S22°07'05"W 37.36 feet to the point of terminus on the North line of 80th Street.

The centerline of a 6'-wide gas easement being 3 feet behind the back of curb and being a part of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at the intersection of the East line of 85th Avenue with the South line of this Certified Survey Map; thence N01°35'52"W 116.28 feet along the East line of said 85th Avenue; thence N08°53'33"W 68.06 feet; thence N88°16'36"E 378.64 feet to the point of beginning of this description and a point on a curve of Southwesterly convexity whose radius is 37.00 feet and whose chord bears N47°16'45"W 51.82 feet; thence Northwesterly 57.40 feet along the arc of said curve to the point of reverse curvature of a curve of Northeasterly convexity whose radius is 73.50 feet and whose chord bears N26°55'04"W 59.98 feet; thence Northwesterly 61.79 feet along the arc of said curve; thence N51°00'20"W 160.93 feet to the point of curvature of a curve of Southwesterly convexity whose radius is 81.50 feet and whose chord bears N26°21'52"W 67.96 feet; thence Northwesterly 70.10 feet along the arc of said curve; thence N01°43'24"W 109.78 feet to the point of curvature of a curve of Northwesterly convexity whose radius is 37.00 feet and whose chord bears N43°16'36"E 52.33 feet; thence Northeasterly 58.12 feet along the arc of said curve; thence N88°16'36"E 100.34 feet to the point of curvature of a curve of Northeasterly convexity whose radius is 37.00 feet and whose chord bears S49°56'55"E 49.30 feet; thence Southeasterly 53.95 feet along the arc of said curve to a point of reverse curvature of a curve of Southwesterly convexity whose radius is 113.50 feet and whose chord bears S29°35'23"E 82.89 feet; thence Southerly 84.85 feet along the arc of said curve;



James E. Robinson

CERTIFIED SURVEY MAP NO. 2118

PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

thence S51°00'20"E 357.07 feet to the point of curvature of a curve of Southeasterly convexity is 37.00 feet and whose chord bears S18°38'08"W 69.38 feet; thence Southwesterly 89.94 feet along the arc of said curve; thence S88°16'36"W 246.51 feet to the point of terminus.

The centerline of a 6'-wide gas easement being 3 feet behind the back of curb and being a part of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at the intersection of the East line of 85th Avenue with the South line of this Certified Survey Map; thence N01°35'52"W 116.28 feet along the East line of said 85th Avenue; thence N08°53'33"W 68.06 feet; thence N88°16'36"E 749.01 feet to the point of beginning of this description and a point on a curve of Southwesterly convexity whose radius is 37.00 feet and whose chord bears N52°50'15"W 46.29 feet; thence Northwesterly 50.01 feet along the arc of said curve to a point of reverse curvature of a curve of Northeasterly convexity whose radius is 113.50 feet and whose chord bears N32°33'41"W 71.82 feet; thence Northwesterly 73.07 feet along the arc of said curve; thence N50°00'20"W 360.69 feet to the point of curvature of a curve of Northwesterly convexity whose radius is 76.50 feet and whose chord bears N39°02'12"W 31.73 feet; thence Northwesterly 31.96 feet along the arc of said curve to the point of curvature of a curve of Northwesterly convexity whose radius is 37.00 feet and whose chord bears N30°36'16"E 62.53 feet; thence Northeasterly 74.49 feet along the arc of said curve; thence N88°16'36"E 146.74 feet to the point of curvature of a curve of Northeasterly convexity whose radius is 36.50 feet and whose chord bears S71°21'52"E 25.40 feet; thence Southeasterly 25.94 feet along the arc of said curve; thence S51°00'20"E 360.04 feet to the point of curvature of a curve of Northeasterly convexity whose radius is 81.50 feet and whose chord bears S26°19'25"E 68.07 feet; thence Southeasterly 70.22 feet along the arc of said curve; thence S01°38'30"E 61.55 feet to the point of curvature of a curve of Southeasterly convexity whose radius is 37.00 feet and whose chord bears S43°19'03"W 52.29 feet; thence S88°16'36"W 102.66 feet to the point of terminus.

LOT 2

Storm Water Drainage

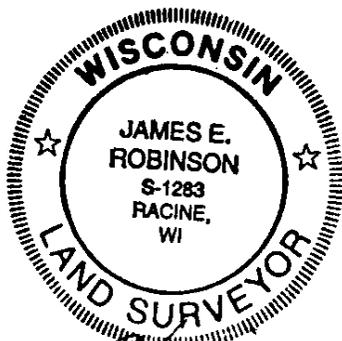
Description of the Centerline of a 20-Foot Wide Easement:

That part of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at a point on the West line of said Section 9 located S03°17'20"E 716.00 feet from the West 1/4 corner of said Section; thence N88°16'36"E 472.00 feet; thence N03°17'20"W 6.17 feet; thence N88°24'08"E 481.87 feet to the point of beginning of this description; run thence N01°43'24"W 151.16 feet; thence N28°34'13"W 312.53 feet to the point of terminus.

Public Utility Easement

Description of the Centerline of a 10-Foot Wide Easement for Utilities:

That part of the Southwest 1/4 of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at a point on



James E. Robinson

CERTIFIED SURVEY MAP NO. 2118

PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

the West line of said Section 9, located S03°17'20"E 556.49 feet from the West ¼ corner of said Section; thence N88°19'32"E 33.00 feet to the East line of 88th Avenue and the point of beginning of this description; run thence N88°19'32"E 484.03 feet; thence S03°17'20"E 107.98 feet; thence N88°24'08"E 211.70 feet; thence N60°20'03"E 312.89 feet; thence N79°51'48"E 39.60 feet; thence S72°09'16"E 40.64 feet; thence S44°01'44"E 39.09 feet; thence S18°24'41"E 34.46 feet; thence S01°35'52"E 77.74 feet; thence N88°24'08"E 120.00 feet to the point of terminus.

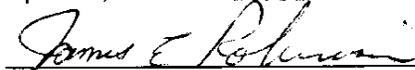
Description of the Centerline of a 10-Foot Wide Easement for Utilities:

That part of the Southwest ¼ of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at a point on the West line of said Section 9, located S03°17'20"E 556.49 feet from the West ¼ corner of said Section; thence N88°19'32"E 33.00 feet to the East line of 88th Avenue; thence N88°19'32"E 484.03 feet; thence S03°17'20"E 107.98 feet; thence N88°24'08"E 211.70 feet; thence N60°20'03"E 177.90 feet to the point of beginning of this description; run thence N28°34'13"W 122.47 feet to the point of terminus.

SURVEYOR'S CERTIFICATE

I, James E. Robinson, Wisconsin Registered Land Surveyor, hereby certify That I have prepared this Certified Survey Map at the direction of the Owner; THAT the exterior boundaries are described as: That part of the Northwest ¼ and the Northeast ¼ of the Southeast ¼ of Section 9, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Begin at the West ¼ corner of said Section 9; run thence N88°16'36"E 2392.32 feet along the East-West ¼ line of said Section to the West line of the Canadian Pacific Rail Road right-of-way; thence S01°38'30"E 713.71 feet along said right-of-way; thence S88°24'08"W 1899.91 feet; thence N03°17'20"W 135.83 feet; thence S88°16'36"W 472.00 feet to the West line of said Section 9; thence N03°17'20"W 111.00 feet along said West line to the South line of Certified Survey Map No. 1032, a map recorded in Volume 1176 at pp. 763-764 as Document No. 728771; thence N88°16'36"E 308.00 feet along said South line; thence N03°17'20"W 238.00 feet along the East line said Certified Survey Map; thence S88°16'36"W 308.00 feet along the North line of said Certified Survey Map to the West line of said Section 9; thence N03°17'20"W 225.00 feet along said West line to the point of beginning. Containing 35.740 acres; THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Land Division Control Ordinance of the Village of Pleasant Prairie, in surveying, dividing and mapping the same.

April 30, 1999 REVISED MAY 5, 1999



James E. Robinson, S-1283
Nielsen Madsen & Barber, S.C.
P. O. Box 188
Racine WI 53401-0188
(414)634-5588





CERTIFIED SURVEY MAP NO. 2118

**PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.**

OWNER'S CERTIFICATE OF DEDICATION

Westwood Estates Inc., as Owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon and that it is required by s.236.10 or s.23612 to be submitted to the following for approval or objection: Village of Pleasant Prairie and Kenosha County Division of Highways.

In witness whereof, Westwood Estates Inc. has caused these presents to be signed by John P. Hardek, its Vice-President, at Kenosha, Wisconsin on this 18th day of May 1999.

In the presence of:

[Signature]

WESTWOOD ESTATES, INC.

[Signature]
John P. Hardek, Vice-President

STATE OF WISCONSIN)
KENOSHA COUNTY)

Personally came before me this 18th day of May, 1999, the above-named John P. Hardek, to me known to be the person who executed the foregoing as said officer of said corporation, and acknowledged the same.

My commission 2-17-2002
expires

[Signature]
Notary Public

SEAL

VILLAGE APPROVAL

The Village of Pleasant Prairie approves the land division shown on this Certified Survey Map, accepts the dedications hereon, and consents to the recording thereof.

[Signature]
John P. Steinbrink, Village President

May 17th, 1999
Date

[Signature]
Jane M. Romanowski, CMC, Village Clerk

May 17th, 1999
Date

[Signature]
Thomas W. Terwall, Chairman, Village Plan Commission

May 17th, 1999
Date



DOCUMENT NUMBER

1145054

CERTIFIED SURVEY MAP
RECORDED

at Kenosha County, Kenosha, WI 53140
Louise I Principe, Register of Deeds
on 5/18/1999 at 2:52 PM

390021613

\$48.00

SANF

REGDEED2

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

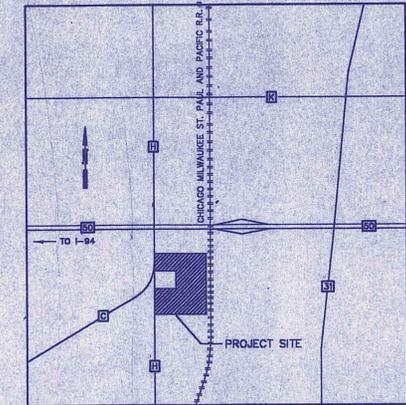
WIS. STATUTE 190.07(10)(2)
REQUIRES MAIL 3 WORK DAYS
NOTICE BEFORE YOU DIG AHEAD
MILWAUKEE AREA 259-1181

SITE PLAN

FOR

WESTWOOD ESTATES MANUFACTURED HOME PARK ADDITION

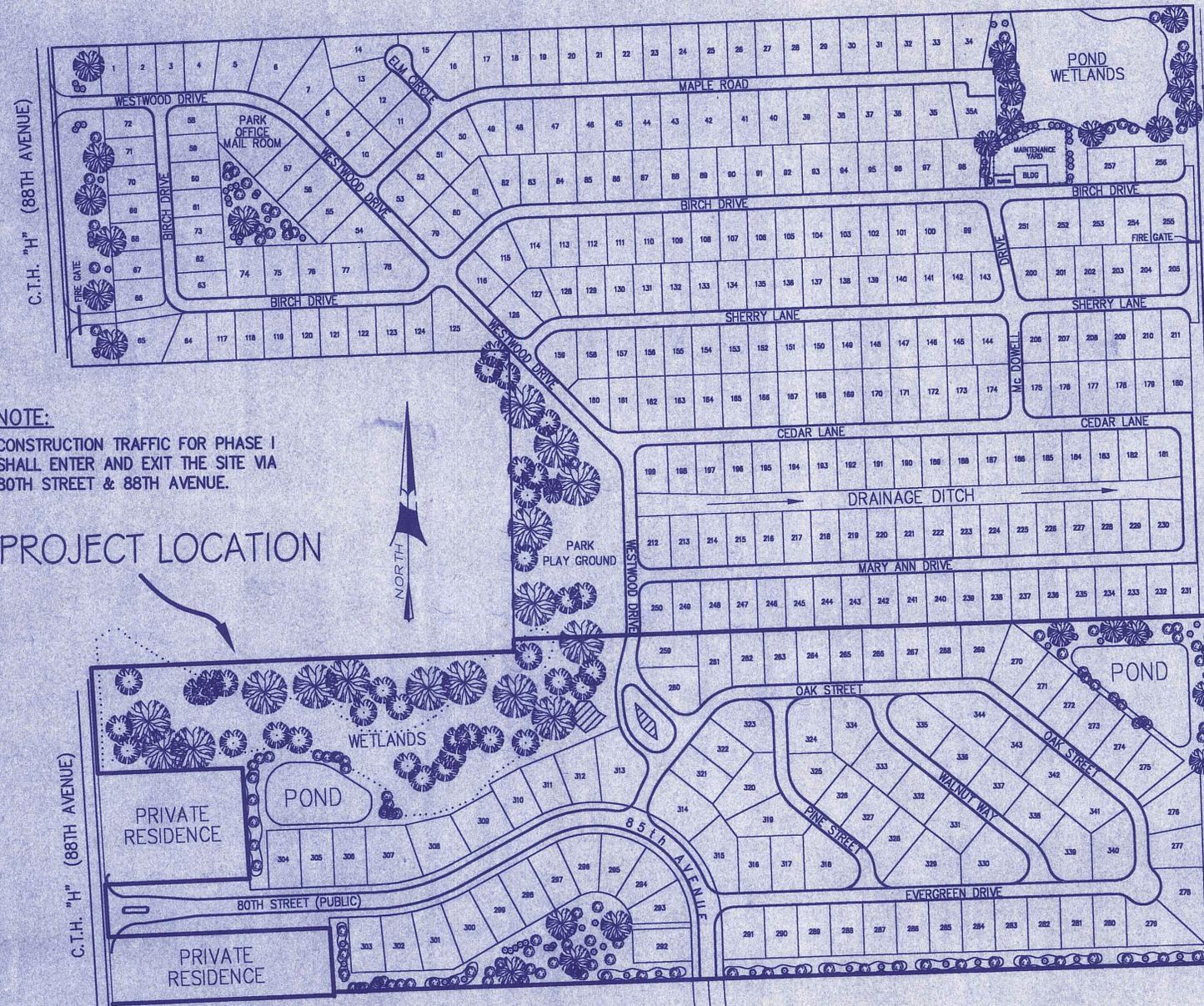
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISC.



LOCATION MAP
VILLAGE OF PLEASANT PRAIRIE, WISC.

EROSION CONTROL NOTES

1. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING / DISTURBANCE TO THE SITE.
2. EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL THE SITE HAS ESTABLISHED VEGETATIVE COVER.
3. GRAVEL ACCESS MATS SHALL BE INSTALLED AT ALL CONSTRUCTION SITE ENTRANCES TO PREVENT TRACKING.
4. AT THE END OF EACH WORKING DAY, TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM ADJACENT PAVED STREETS.
5. ALL STORM MANHOLES, CATCH BASINS & CULVERTS SHALL BE PROTECTED WITH GEOTEXTILE MATERIAL UNTIL VEGETATIVE COVER IS ESTABLISHED.
6. FOLLOWING SOIL DISTURBANCE, RESTORATION OF DISTURBED OR GRADED AREAS SHALL BE STABILIZED WITHIN SEVEN CALENDAR DAYS IF POSSIBLE.
7. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BY THE PROJECT ENGINEER TO MEET SITE CONDITIONS.
8. ENDS OF SILT FENCE ALONG PERIMETER OF SITE TO BE EXTENDED TO HIGH GROUND AT TERMINATION POINTS OF THE FENCE IN ORDER TO PREVENT FLANKING OF THE FENCE DURING HEAVY STORM RUNOFF.



UTILITY NOTES

THE EXACT LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.

PROJECT LOCATION

PHASE 1 - PLAN SHEETS

THE FOLLOWING SHEETS ARE PART OF PHASE 1 CONSTRUCTION:

- 1, 4-5, 9-18, 20-24, 34-42, 45-53, 55, 60-62, 66-67.

THE FOLLOWING SHEETS ARE FOR GRADING PURPOSES ONLY:

- 19, 25-33, 43-44.

THE FOLLOWING SHEETS ARE NOT PART OF THIS CONTRACT:

- 2-3, 6-8, 54, 56-59, 63-65.

CONSTRUCTION PLANS

PLAN SHEET

SHEET No.

| | |
|---------------------------------|-------|
| COVER SHEET | 1 |
| LEGAL DESCRIPTIONS & LOT LAYOUT | 2-5 |
| LANDSCAPING & PARK LAYOUT | 6-7 |
| SIGN LAYOUT PLAN | 8 |
| CONSTRUCTION DETAILS | 9-11 |
| SITE GRADING & EROSION CONTROL | 12-13 |
| ROAD & STORM SEWER SHEETS | |
| WESTWOOD DRIVE | 14-16 |
| OAK STREET & EVERGREEN DRIVE | 17-27 |
| WALNUT WAY | 28-30 |
| PINE STREET | 31-33 |
| 80th STREET / 85th AVENUE | 34-44 |
| INTERSECTION DETAILS | 45-50 |
| SANITARY SEWER PLAN & PROFILE | |
| LOTS 259-275 | 51 |
| LOTS 259-269 | 52 |
| LOTS 276-278 | 53 |
| LOTS 279-292 | 54 |
| LOTS 335-344 | 55 |
| LOTS 324-334 | 56 |
| LOTS 314-323 | 57 |
| LOTS 292-303 | 58 |
| LOTS 304-313 | 59 |
| WATER MAIN PLAN & PROFILE | 60-67 |

BENCH MARKS

- | | |
|---|---|
| BM #1: CONTROL POINT # 1833 1" IRON PIPE IN RAIL ROAD BED EAST OF EAST RETENTION BASIN ELEVATION: 685.28 | BM #5: CONTROL POINT # 1833 PK NAIL IN ASPHALT PAVEMENT NORTH OF LOT # 240 (MARY ANNE DRIVE) ELEVATION: 692.36 |
| BM #2: CONTROL POINT # 1835 1" IRON PIPE IN RAIL ROAD BED EAST OF LOT # 279 ELEVATION: 685.73 | BM #6: CONTROL POINT # 2090 PK NAIL IN ASPHALT PAVEMENT INTERSECTION OF WESTWOOD & MARY ANNE ELEVATION: 697.07 |
| BM #3: RR SPIKE IN N. FACE OF 12" TREE 125'± SE. OF CONTROL POINT # 1835 ELEVATION: 710.06 | BM #7: RR SPIKE IN 16" TREE 70'± SW OF EXISTING END OF ROADWAY WEST OF LOT # 259 ELEVATION: 701.29 |
| BM #4: RR SPIKE IN S. FACE OF 36" OAK TREE 30'± EAST OF CONTROL POINT # 15 ELEVATION: 722.74 | |

| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|---------------------|-----|----------|
| | | | VILLAGE SUBMITTAL 1 | MDE | 5-5-98 |
| | | | VILLAGE SUBMITTAL 2 | MDE | 12-23-98 |
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

| | | | | | |
|-------------------------------------|---------|--------------|--------|--|--|
| SEE SHEET 3 OF 67 FOR SCALE DRAWING | | | | | |
| Drawn By | Date | Drawing Name | | | |
| MDE | 2-2-98 | 97055COV.DWG | | | |
| Field Work | Date | Design By | Date | | |
| BSH JRN | 5-11-97 | MDE | 5-1-98 | | |

NM & B Nielsen Madsen & Barber S.C.
Consulting Civil Engineers and Land Surveyors
1339 Washington Ave. Racine, WI. 53403
Telephone (414)634-5588 Fax (414)634-5024

WESTWOOD ESTATES ADDITION
SITE & UTILITY PLANS
VILLAGE OF PLEASANT PRAIRIE, WISC.

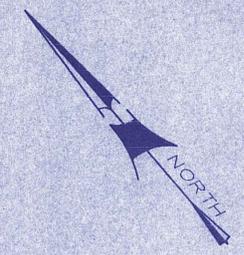
RECORD DRAWING

MAR 2000 PRINTED

| | |
|-----------|---------|
| SHEET NO. | 1 OF 67 |
| Job No. | 97.055 |

PHASE I CONSTRUCTION:

- INSTALL 27" STM (POND TO MH 9.0)
- INSTALL STORM SEWER MH 1.0 TO CB 8.3.

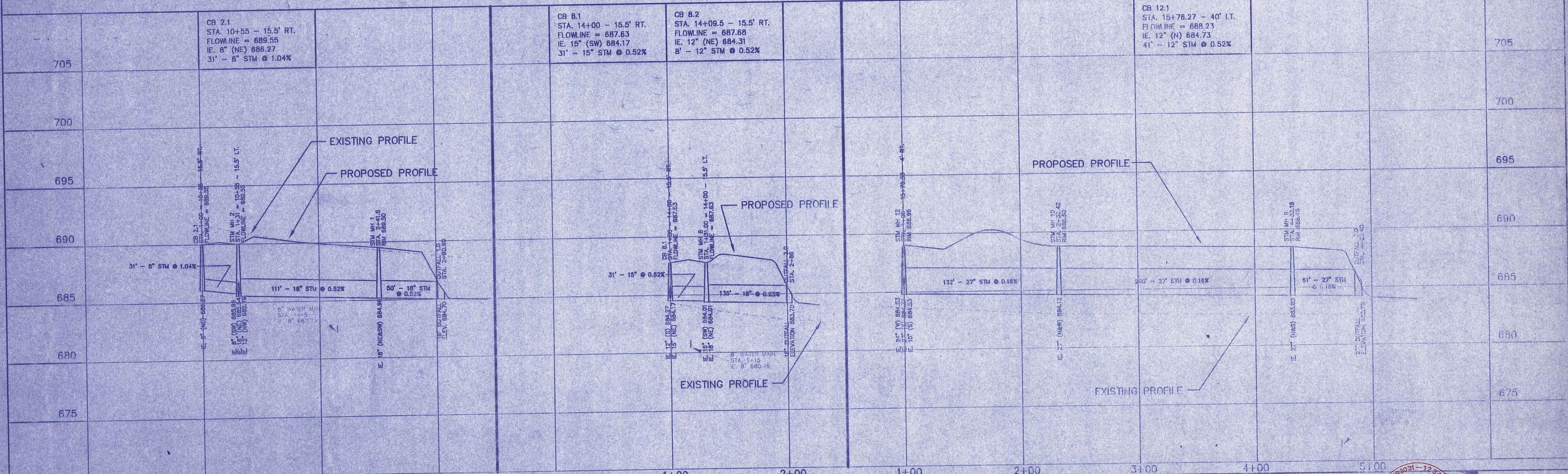
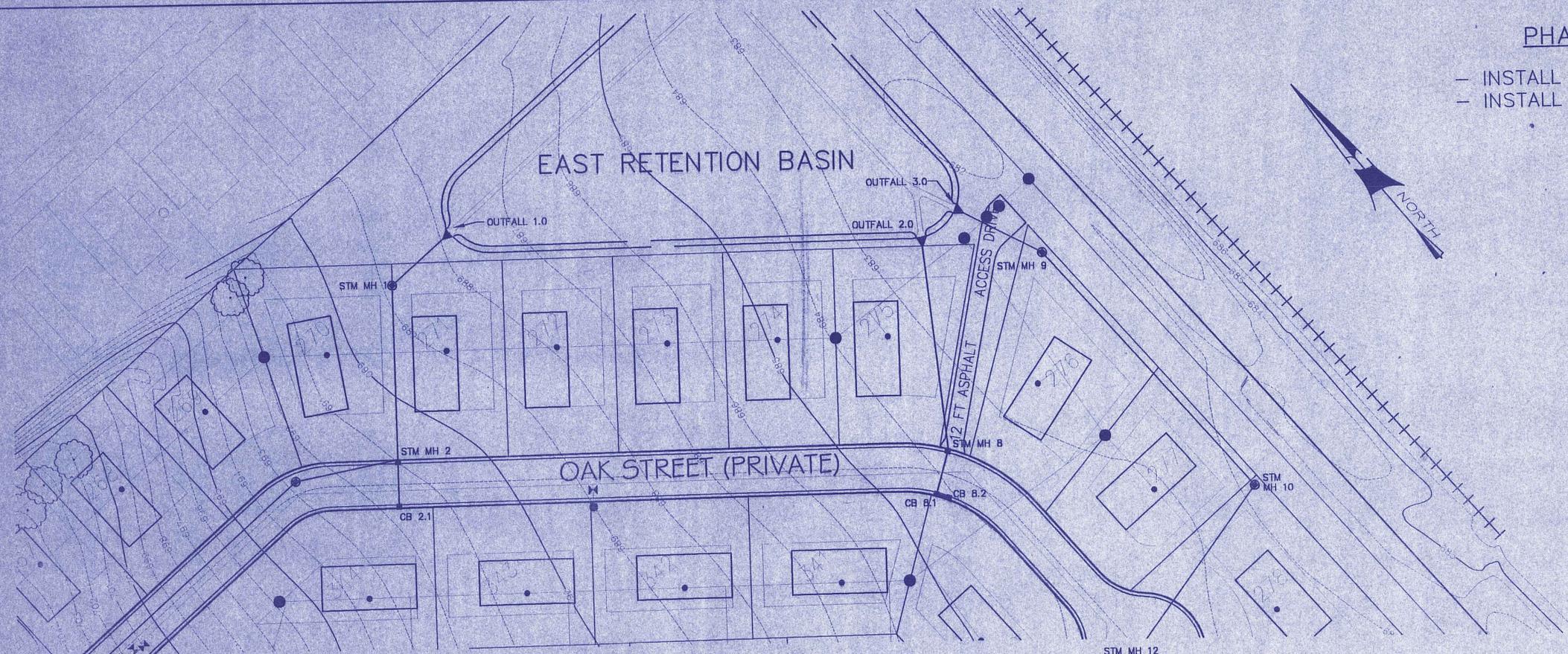


TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 1809.25(1874)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILWAUKEE AREA 259-1181

SCALES:
1" = 40' HOR
1" = 4' VER



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-09 |

Drawn By: MDE 12-28-07
 Date: 12-28-07
 Plan Ref. Drawing: 67055.DWG
 Prof. Ref. Drawing: RCP01353.DWG
 Drawing Name: RCP01353.DWG

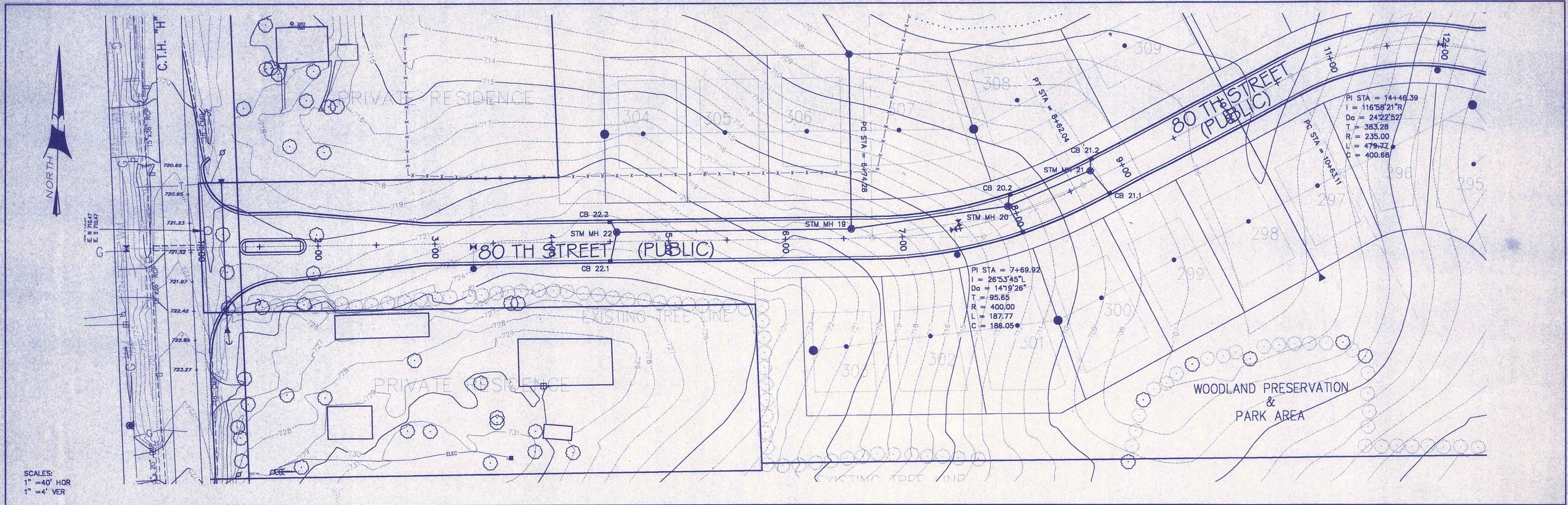
NM & B
Nielsen Madsen & Barber S.C.
 Consulting Civil Engineers and Land Surveyors
 1999 Washington Ave. Racine, WI 53403
 Telephone (414)694-5666 Fax (414)934-5094

WESTWOOD ESTATES ADDITION
STORM SEWER OUTFALL
EAST RETENTION BASIN
 VILLAGE OF PLEASANT PRAIRIE, WISC.

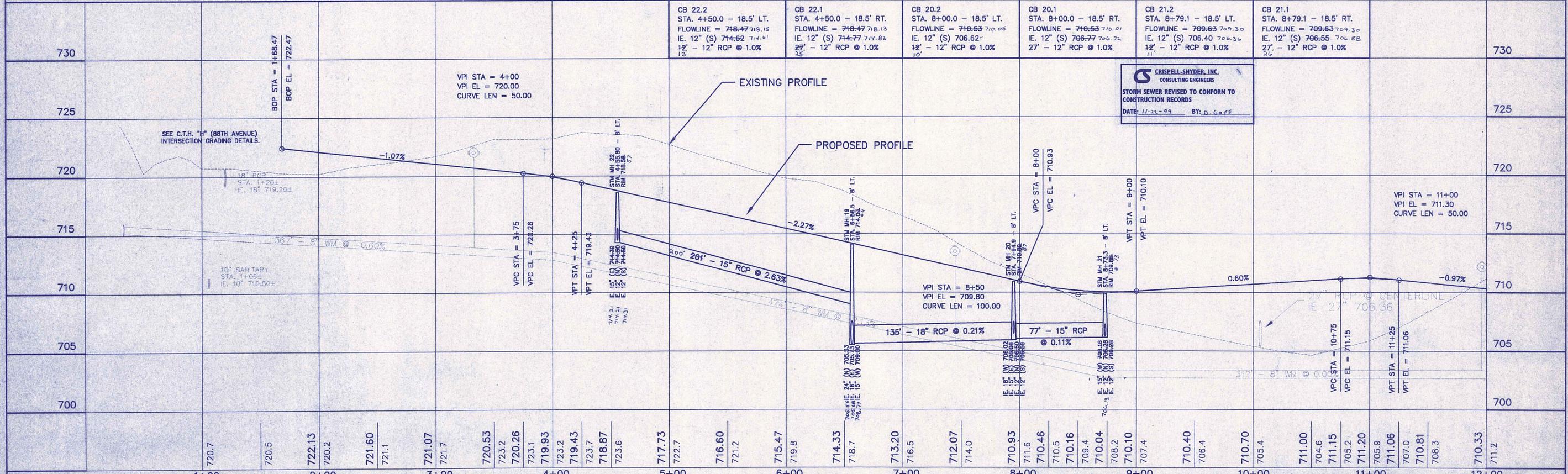
RECORD DRAWING

MAR 2009 PRINTED

SHEET NO. 20 OF 67
 Job No. 97.055
 C/S PN 99255 F-16755



SCALES:
1" = 40' HOR
1" = 4' VER



CRISPELL-SNYDER, INC.
CONSULTING ENGINEERS
STORM SEWER REVISED TO CONFORM TO
CONSTRUCTION RECORDS
DATE: 11-22-99 BY: D. Goff

| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |
| | | | | | |
| | | | | | |

SCALES: HORIZ. 1" = 40'
VERT. 1" = 4'

Drawn By: MDE
Date: 11-12-97
Plan Ref. Drawing: 97055.DWG

Drawing Name: RCP01352.DWG
Prof. Ref. Drawing: RCPRF352.DWG

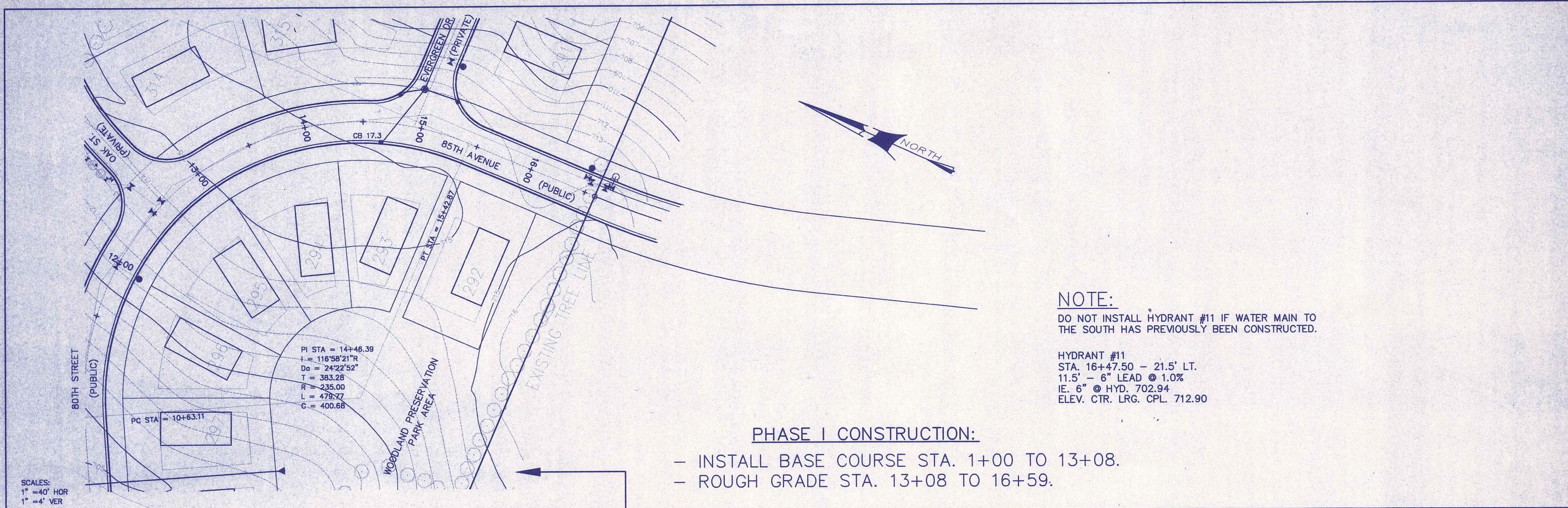
NM & B Nielsen Madsen & Barber S.C.
Consulting Civil Engineers and Land Surveyors
1339 Washington Ave. Racine, WI 53403
Telephone (414)634-5588 Fax (414)634-5024

WESTWOOD ESTATES ADDITION
80th STREET
ROAD & STORM SEWER
VILLAGE OF PLEASANT PRAIRIE, WISC.

RECORD DRAWING

MAR 2000 PRINTED

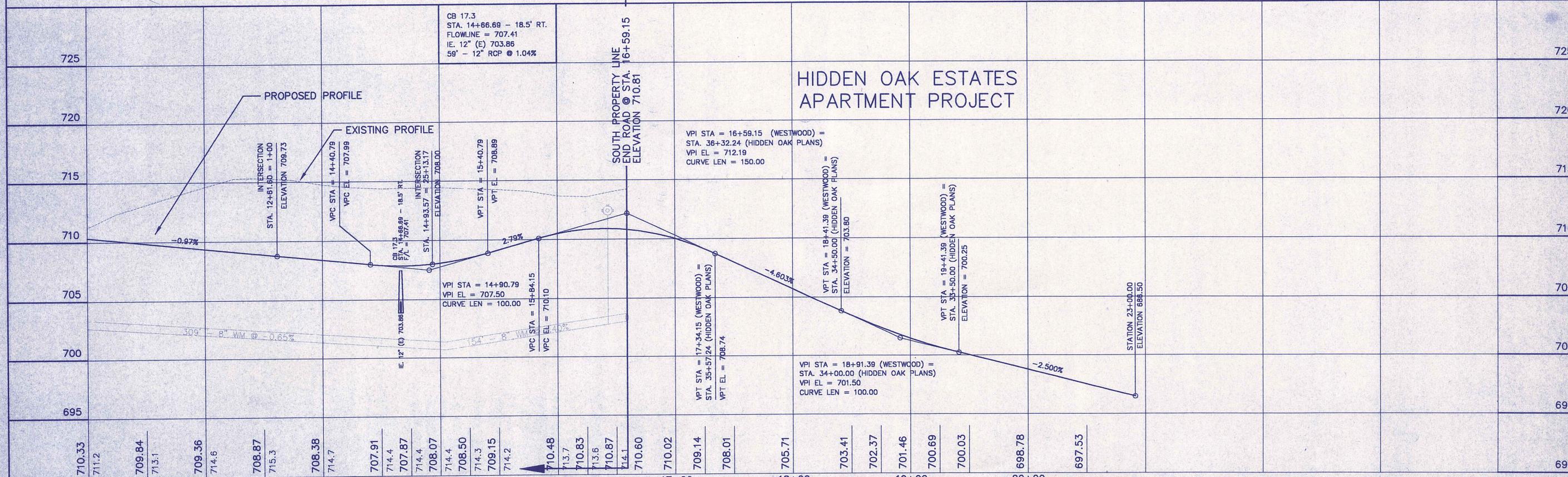
SHEET NO. 34 OF 67
Job No. 97.055



NOTE:
 DO NOT INSTALL HYDRANT #11 IF WATER MAIN TO THE SOUTH HAS PREVIOUSLY BEEN CONSTRUCTED.

HYDRANT #11
 STA. 16+47.50 - 21.5' LT.
 11.5' - 6" LEAD @ 1.0%
 IE. 6" @ HYD. 702.94
 ELEV. CTR. LRG. CPL. 712.90

PHASE I CONSTRUCTION:
 - INSTALL BASE COURSE STA. 1+00 TO 13+08.
 - ROUGH GRADE STA. 13+08 TO 16+59.



| Revisions | By | Date |
|--------------------|-----|---------|
| HIDDEN OAK PROFILE | MDE | 4-15-98 |
| ISSUE FOR PERMIT | MDE | 4-5-98 |

| Revisions | By | Date |
|--------------------|-----|---------|
| HIDDEN OAK PROFILE | MDE | 4-15-98 |
| ISSUE FOR PERMIT | MDE | 4-5-98 |

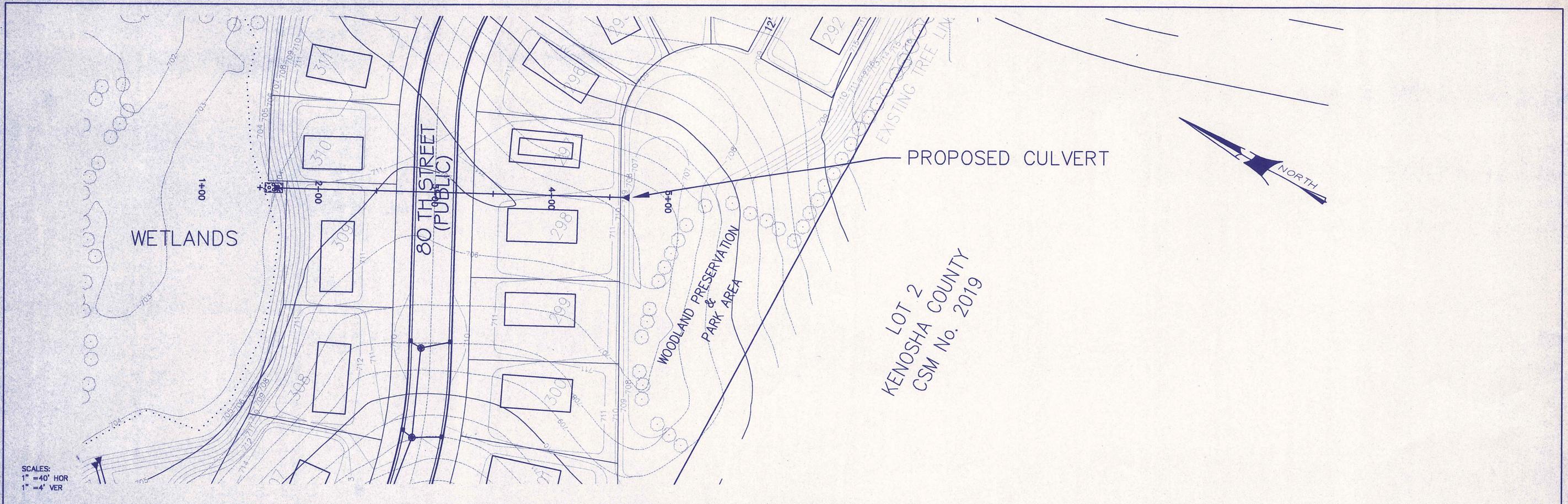
NM & B Nielsen Madsen & Barber S.C.
 Consulting Civil Engineers and Land Surveyors
 1339 Washington Ave. Racine, WI. 53403
 Telephone (414)634-5588 Fax (414)634-5024

WESTWOOD ESTATES ADDITION
 85th AVENUE
 ROAD & STORM SEWER
 VILLAGE OF PLEASANT PRAIRIE, WISC.

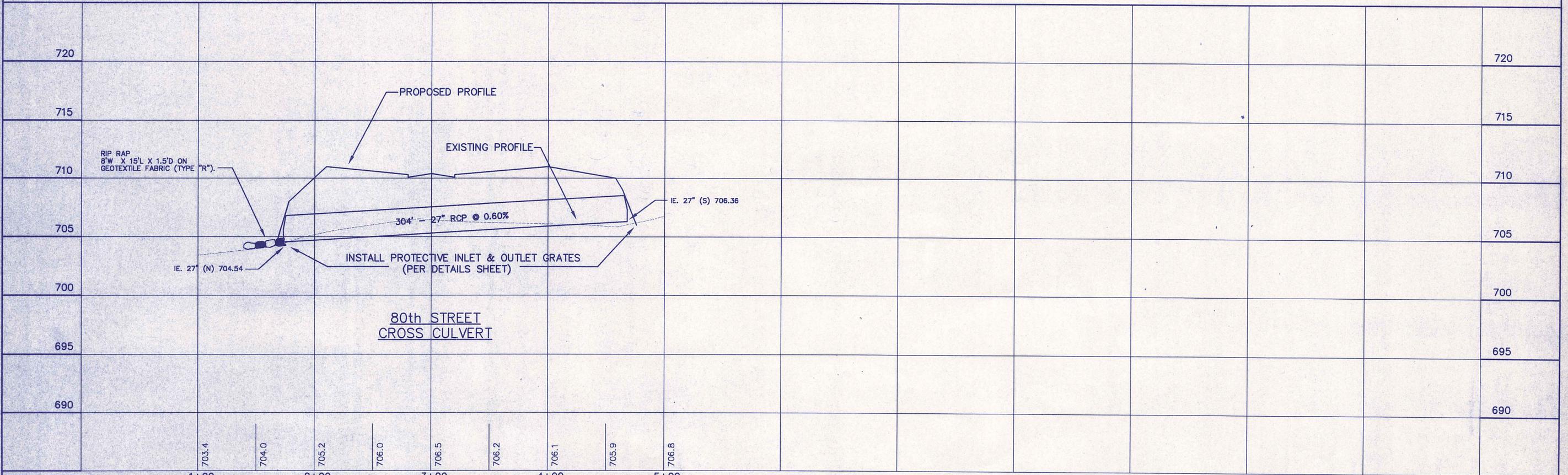
RECORD DRAWING

STAMP: MAR 2000 PRINTED

SHEET NO. 35 OF 67
 Job No. 97.055



SCALES:
 1" = 40' HOR
 1" = 4' VER



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-98 |

| Drawn By | Date | Plan Ref. Drawing |
|--------------|--------------------|-------------------|
| MDE | 2-5-98 | 97055.DWG |
| Drawing Name | Prof. Ref. Drawing | |
| RCPO355.DWG | RCPRF355.DWG | |

| SCALES: | HORIZ. | VERT. |
|---------|----------|---------|
| | 1" = 40' | 1" = 4' |

| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-98 |

| Drawn By | Date | Plan Ref. Drawing |
|--------------|--------------------|-------------------|
| MDE | 2-5-98 | 97055.DWG |
| Drawing Name | Prof. Ref. Drawing | |
| RCPO355.DWG | RCPRF355.DWG | |

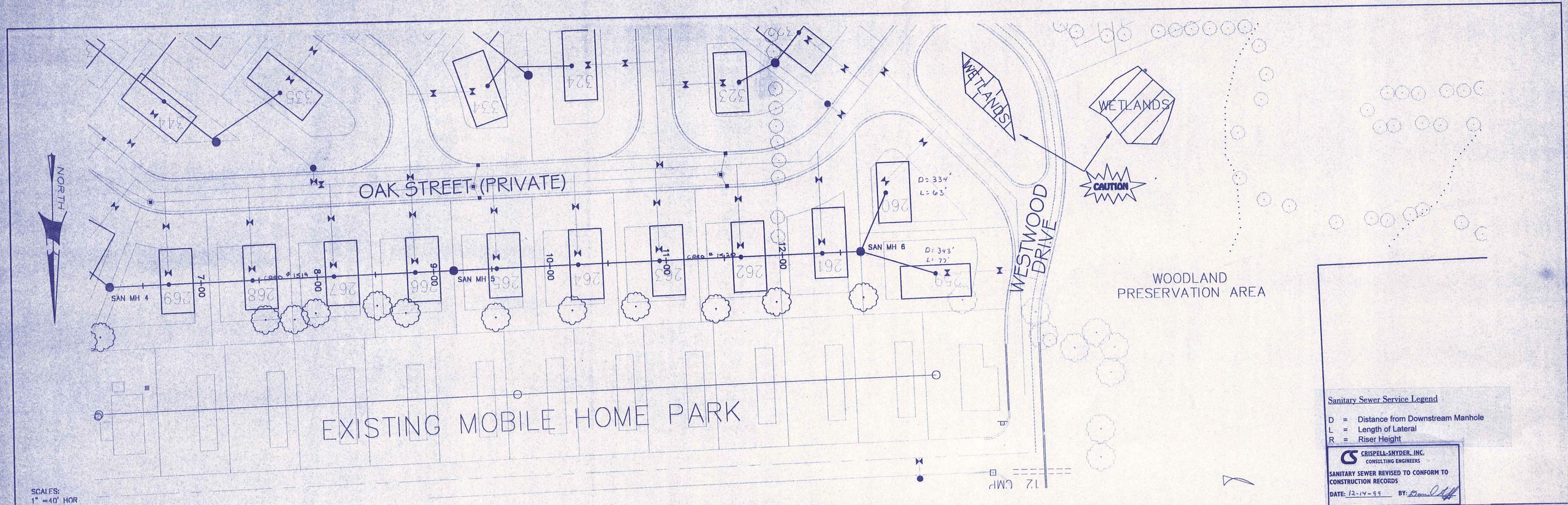
NM & B Nielsen Madsen & Barber S.C.
 Consulting Civil Engineers and Land Surveyors
 1339 Washington Ave. Racine, WI. 53403
 Telephone (414)634-5588 Fax (414)634-5024

WESTWOOD ESTATES ADDITION
 80th STREET CROSS CULVERT
 VILLAGE OF PLEASANT PRAIRIE, WISC.

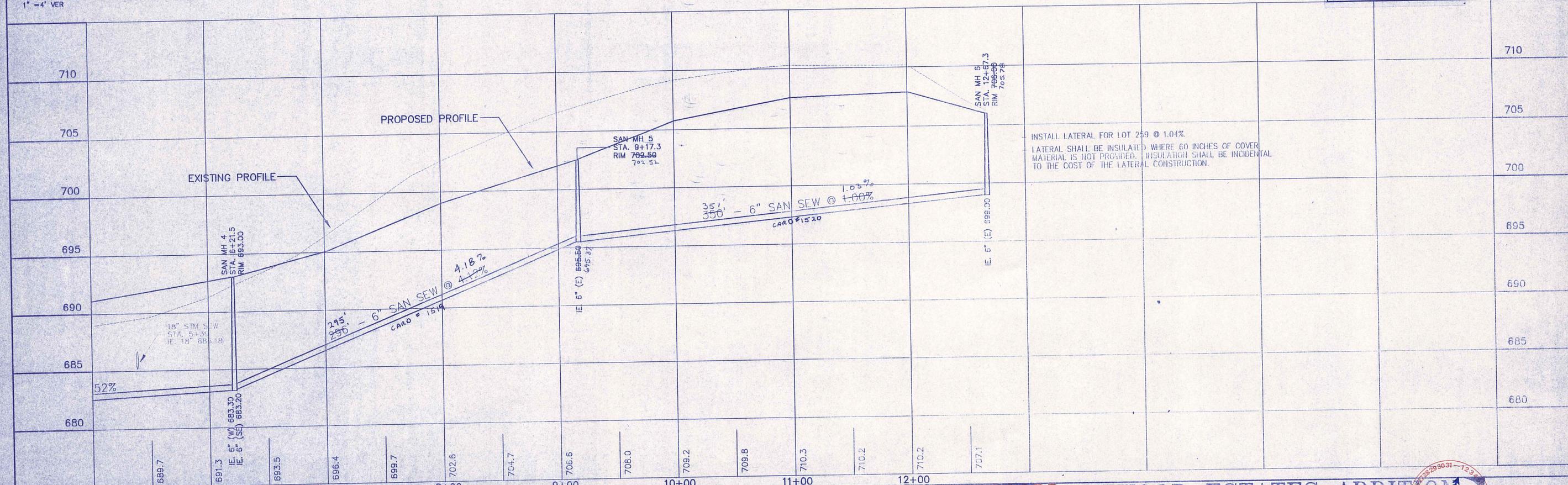
RECORD DRAWING

PRINTED

SHEET NO. 37 OF 67
 Job No. 97.055



SCALES:
 1" = 40' HOR
 1" = 4' VER



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

SCALES: HORIZ. 1" = 40'
 VERT. 1" = 4'

| | | |
|--------------|---------|--------------------|
| Drawn By | Date | Plan Ref. Drawing |
| MDE | 11-9-98 | 97055.DWG |
| Drawing Name | | Prof. Ref. Drawing |
| RCPO1358.DWG | | RCPRF358.DWG |

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 1339 Washington Ave. Racine, WI. 53403
 Telephone (414)694-5588 Fax (414)694-5021

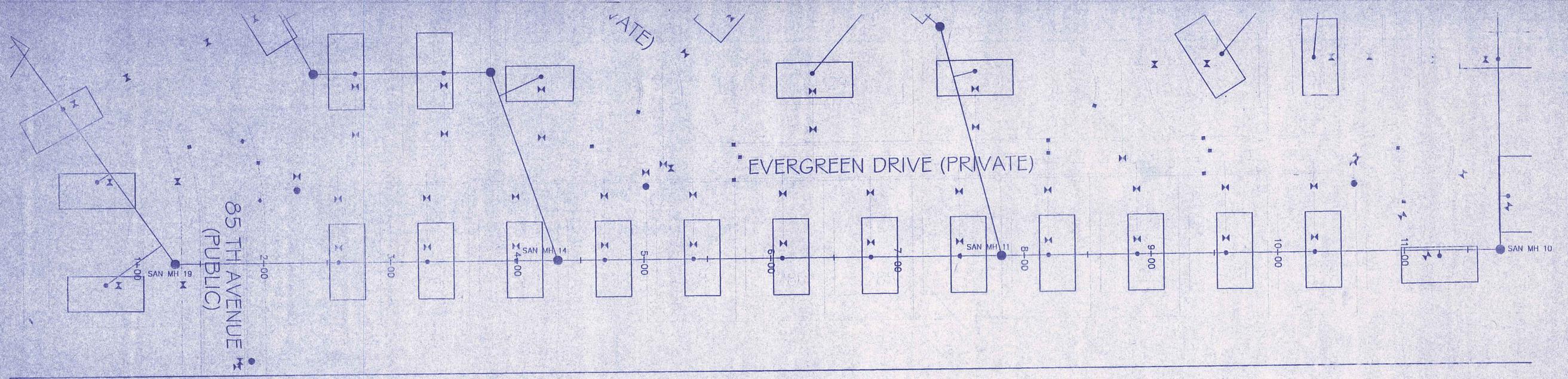
WESTWOOD ESTATES ADDITION
OAK STREET
SANITARY SEWER (LOTS 259-269)
 VILLAGE OF PLEASANT PRairie, WISC.

S. RECORD DRAWING

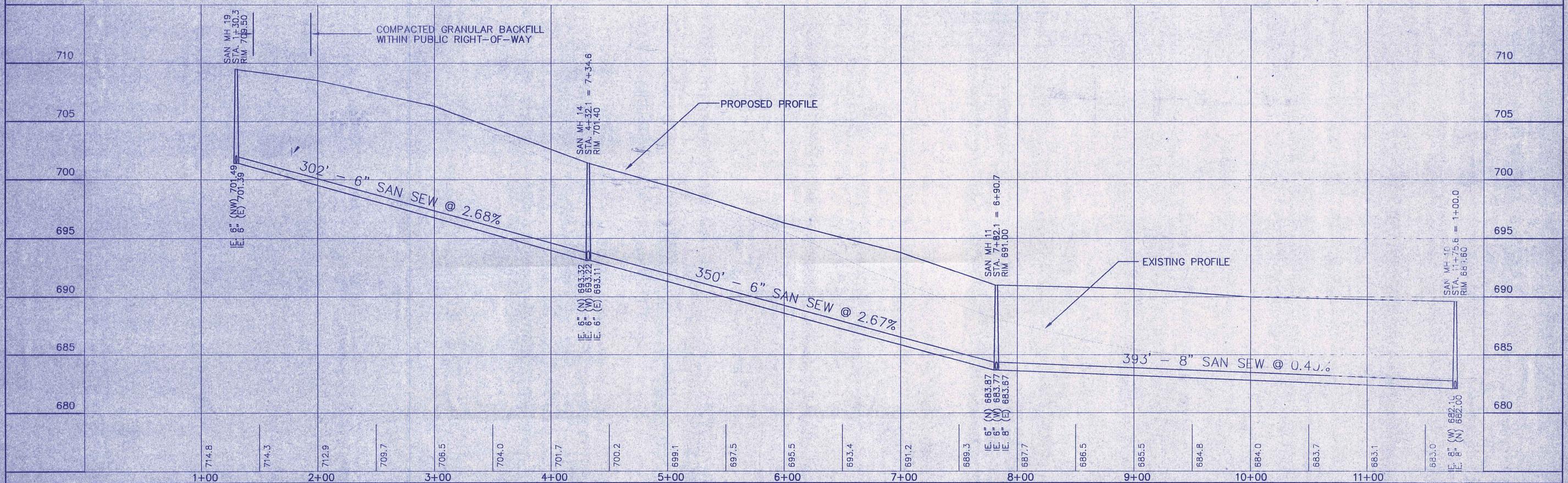
DATE: 12-14-99

PRINTED

SHEET NO. 52 OF 67
 Job No. 97.055
 C/S PN 99255 F-16766



SCALES:
1" = 40' HOR
1" = 4' VER



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

SCALES: HORIZ. 1" = 40'
VERT. 1" = 4'

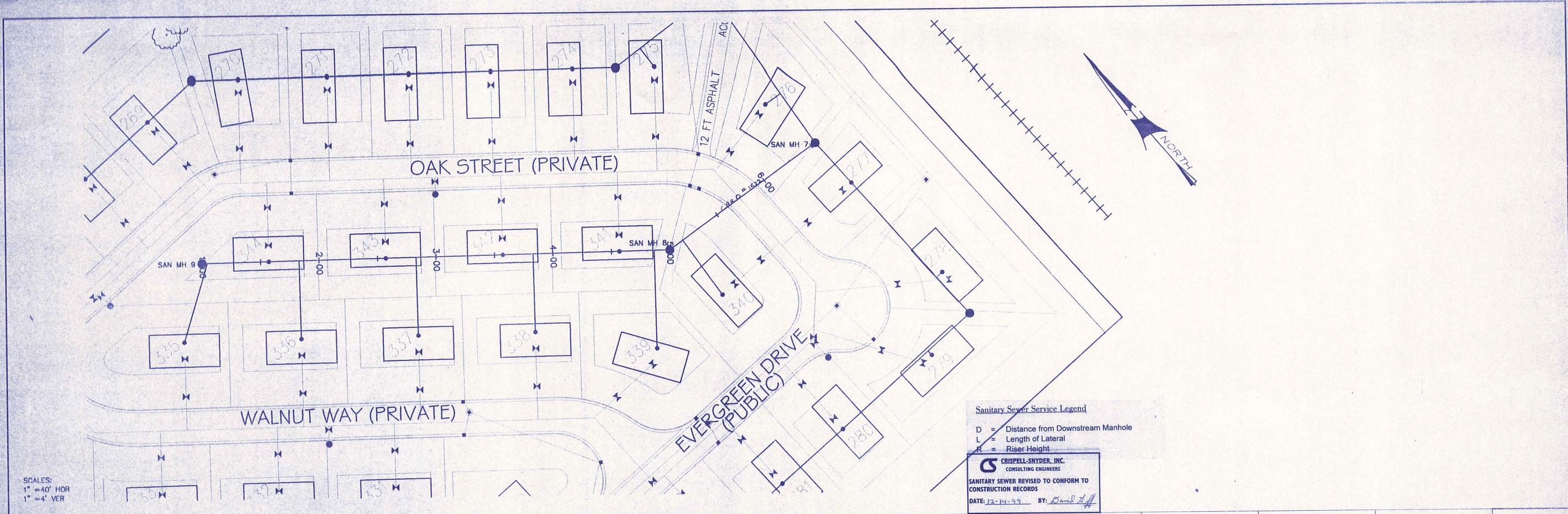
Drawn By: MDE, Date: 11-13-98, Plan Ref. Drawing: 97065.DWG
Drawing Name: RCP01365.DWG, Prof. Ref. Drawing: RCPRF365.DWG

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Consulting Civil Engineers and Land Surveyors
1339 Washington Ave. Racine, WI. 53403
Telephone (414)634-5588 Fax (414)634-5024

WESTWOOD ESTATES ADDITION
EVERGREEN DRIVE
SANITARY SEWER (LOTS 279-291)
VILLAGE OF PLEASANT PRAIRIE, WISC.

SHEET NO. 54 OF 67
Job No. 97.055
C/S PN. 99255 F-16768





SCALES:
1" = 40' HOR
1" = 4' VER

Sanitary Sewer Service Legend

- D = Distance from Downstream Manhole
- L = Length of Lateral
- R = Riser Height

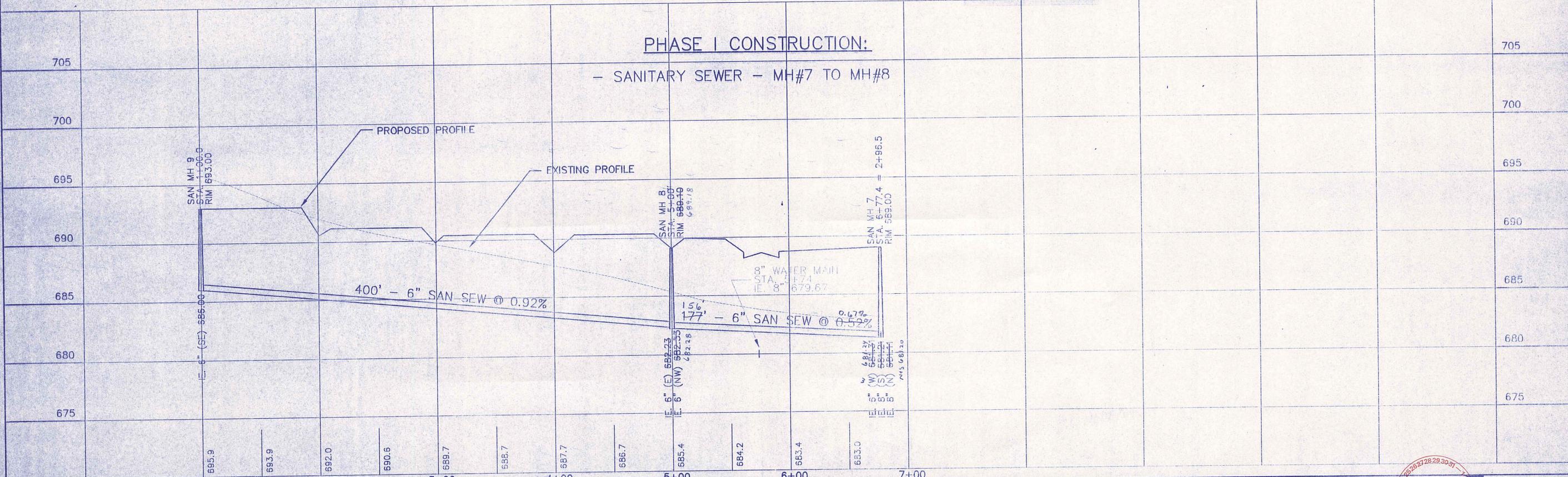
CRISPELL-SNYDER, INC.
CONSULTING ENGINEERS

SANITARY SEWER REVISED TO CONFORM TO CONSTRUCTION RECORDS

DATE: 12-14-99 BY: *David J. J.*

PHASE I CONSTRUCTION:

- SANITARY SEWER - MH#7 TO MH#8



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

SCALES: HORIZ. 1" = 40'
VERT. 1" = 4'

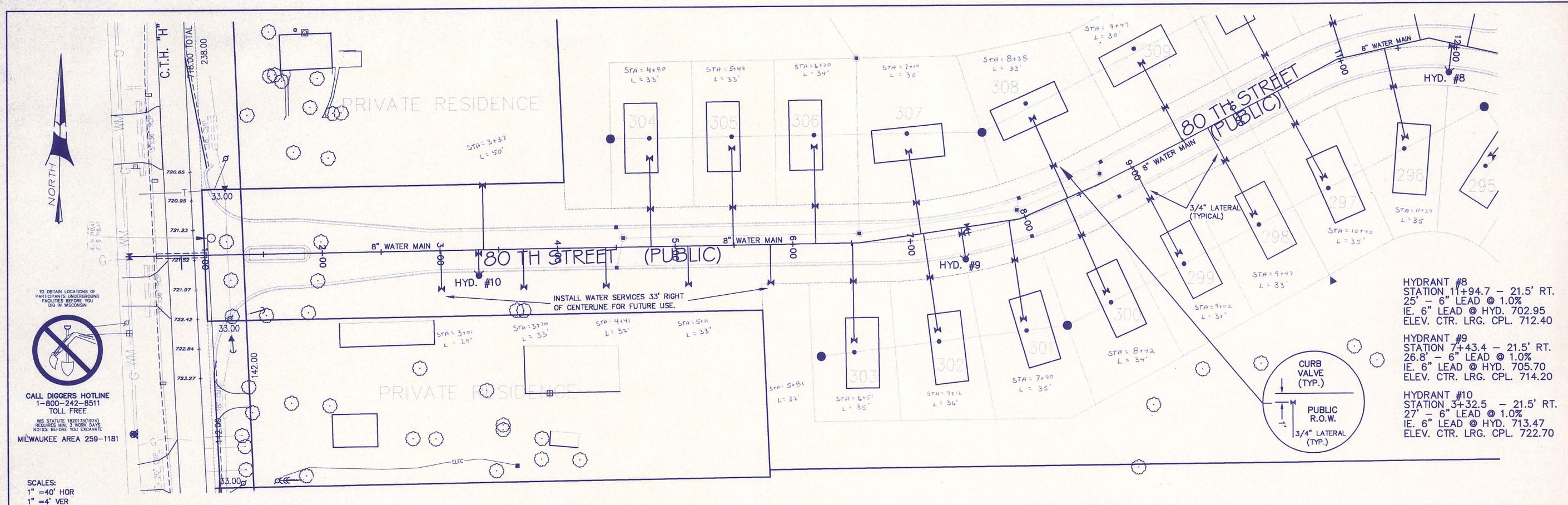
Drawn By: MDE Date: 11-13-98 Plan Ref. Drawing: 07065.DWG
Drawing Name: RCP01360.DWG Prof. Ref. Drawing: RCP01360.DWG

NM & B Nielsen Madsen & Barber
Consulting Civil Engineers and Land Surveyors
1999 Washington Ave. Racine, WI. 53403
Telephone (414)634-5588 Fax (414)634-5024

RECORD DRAWING

WESTWOOD ESTATES ADDITION
OAK STREET - WALNUT WAY
SANITARY SEWER (LOTS 335-344)
VILLAGE OF PLEASANT PRAIRIE, WISC.

SHEET NO. 55 OF 67
Job No. 97.055
C/S PN 99255 F-16769



HYDRANT #8
STATION 11+94.7 - 21.5' RT.
25' - 6" LEAD @ 1.0%
IE. 6" LEAD @ HYD. 702.95
ELEV. CTR. LRG. CPL. 712.40

HYDRANT #9
STATION 7+43.4 - 21.5' RT.
26.8' - 6" LEAD @ 1.0%
IE. 6" LEAD @ HYD. 705.70
ELEV. CTR. LRG. CPL. 714.20

HYDRANT #10
STATION 3+32.5 - 21.5' RT.
27' - 6" LEAD @ 1.0%
IE. 6" LEAD @ HYD. 713.47
ELEV. CTR. LRG. CPL. 722.70

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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

MS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU DIG

MILWAUKEE AREA 259-1181

SCALES:
1" = 40' HOR
1" = 4' VER

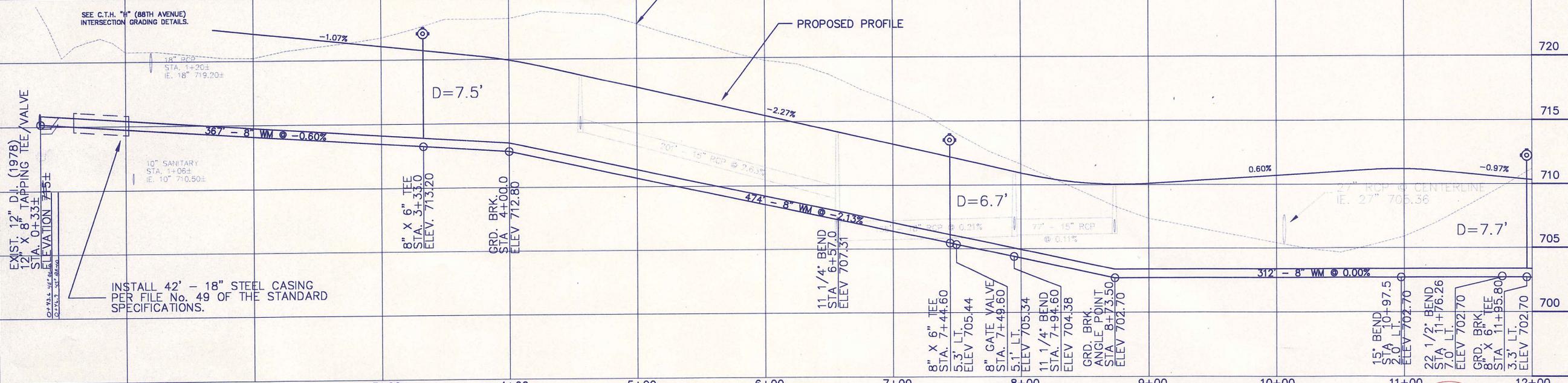
730 EXACT ELEVATION OF EXISTING 12" WATER MAIN IS UNKNOWN. CONTRACTOR SHALL EXPOSE MAIN AND VERIFY ELEVATION PRIOR TO COMMENCING WORK ON ANY WATER MAIN OR CASING INSTALLATION.

725 WATER MAIN PROFILE SHALL BE ADJUSTED BETWEEN EXISTING MAIN AND STATION 4+00 IF NECESSARY. ANY WATER MAIN INSTALLED IN DITCH SECTION WITH LESS THAN 60" OF COVER SHALL BE INSULATED IN ACCORDANCE WITH CHAPTER 4.17.0 OF THE STANDARD SPECIFICATIONS.

UTILITY NOTE
THE EXACT LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.

CRISPELL-SNYDER, INC.
CONSULTING ENGINEERS
WATER MAIN REVISED TO CONFORM TO CONSTRUCTION RECORDS
DATE: 11/22/99 BY: D. GORFF

Water Main Service Legend
Sta. = Station of Tap
L = Length of Service



| Revisions | By | Date |
|------------------|-----|--------|
| ISSUE FOR PERMIT | MDE | 4-5-99 |

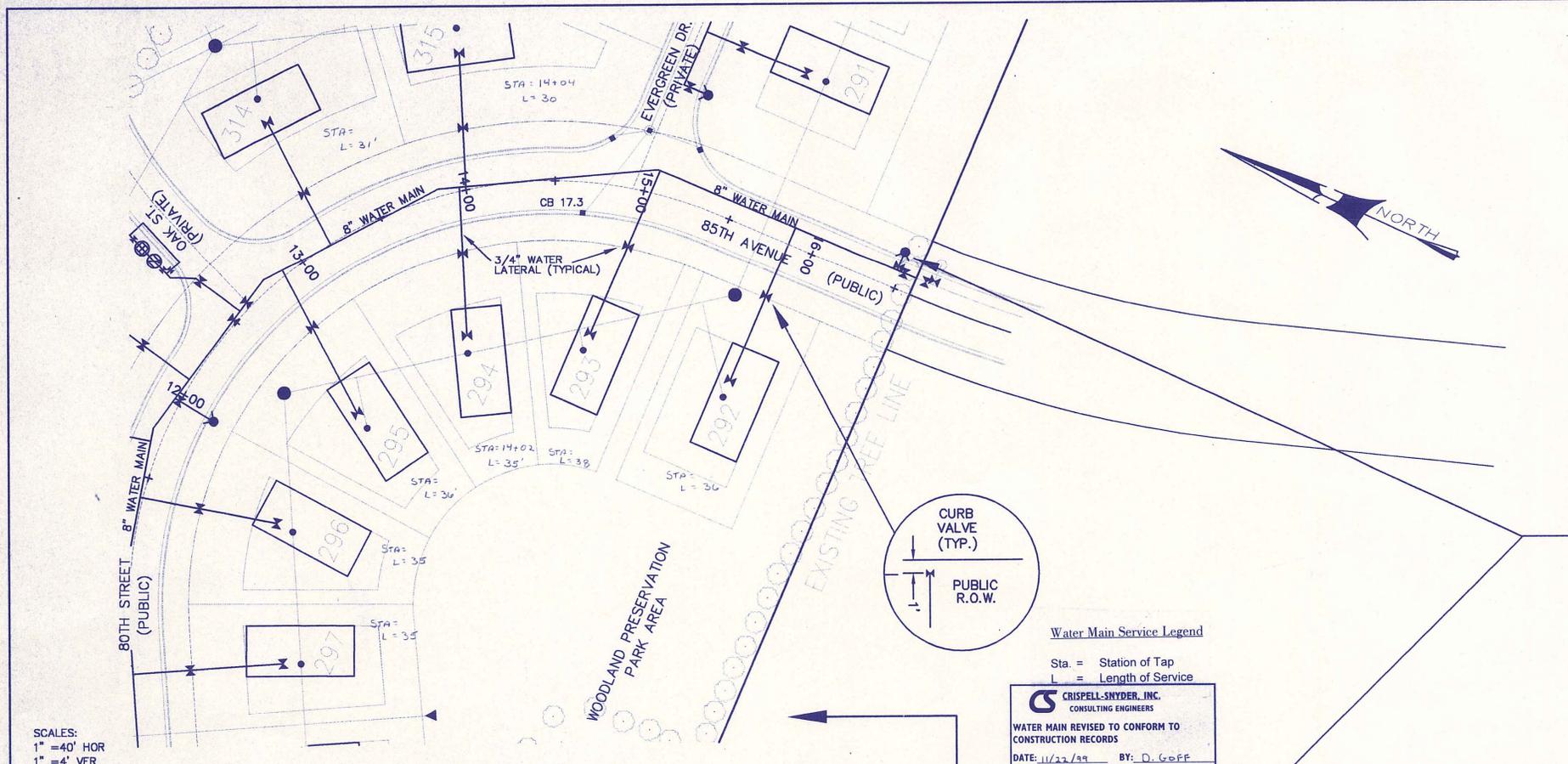
| Revisions | By | Date |
|------------------|-----|--------|
| ISSUE FOR PERMIT | MDE | 4-5-99 |

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Consulting Civil Engineers and Land Surveyors
1339 Washington Ave. Racine, WI. 53403
Telephone (414)634-5588 Fax (414)634-5024

WESTWOOD ESTATES ADDITION
80th STREET
WATER MAIN PROFILE
VILLAGE OF PLEASANT PRAIRIE, WISC.

RECORD DRAWING

SHEET NO. 66 OF 67
Job No. 97.055



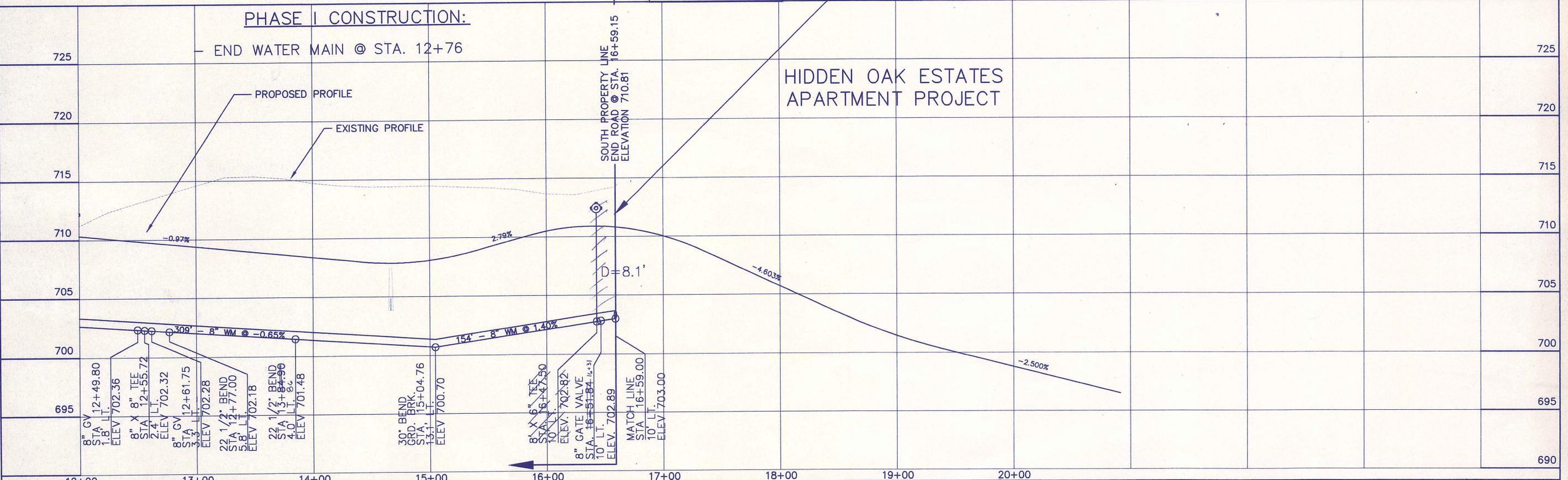
NOTE:
 DO NOT INSTALL HYDRANT #11 IF WATER MAIN TO THE SOUTH HAS PREVIOUSLY BEEN CONSTRUCTED.

HYDRANT #11
 STA. 16+47.50 - 21.5' LT.
 11.5' - 6" LEAD @ 1.0%
 IE. 6" @ HYD. 702.94
 ELEV. CTR. LRG. CPL. 712.90

SCALES:
 1" = 40' HOR
 1" = 4' VER

PHASE I CONSTRUCTION:

END WATER MAIN @ STA. 12+76



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|--------------------|-----|---------|
| | | | HIDDEN OAK PROFILE | MDE | 4-15-98 |
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

| Drawn By | Date | Plan Ref. Drawing |
|--------------|----------|--------------------|
| MDE | 11-12-97 | 97055.DWG |
| Drawing Name | | Prof. Ref. Drawing |
| RCPO2352.DWG | | RCPRF352.DWG |



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 Consulting Civil Engineers and Land Surveyors
 1339 Washington Ave. Racine, WI. 53403
 Telephone (414)634-5588 Fax (414)634-5024

WESTWOOD ESTATES ADDITION
 85th AVENUE
WATER MAIN PROFILE
 VILLAGE OF PLEASANT PRAIRIE, WISC.

RECORD DRAWING

PRINTED MAR 2000

SITE PLAN

FOR

WESTWOOD ESTATES MANUFACTURED HOME PARK

PHASE II CONSTRUCTION

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN



TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

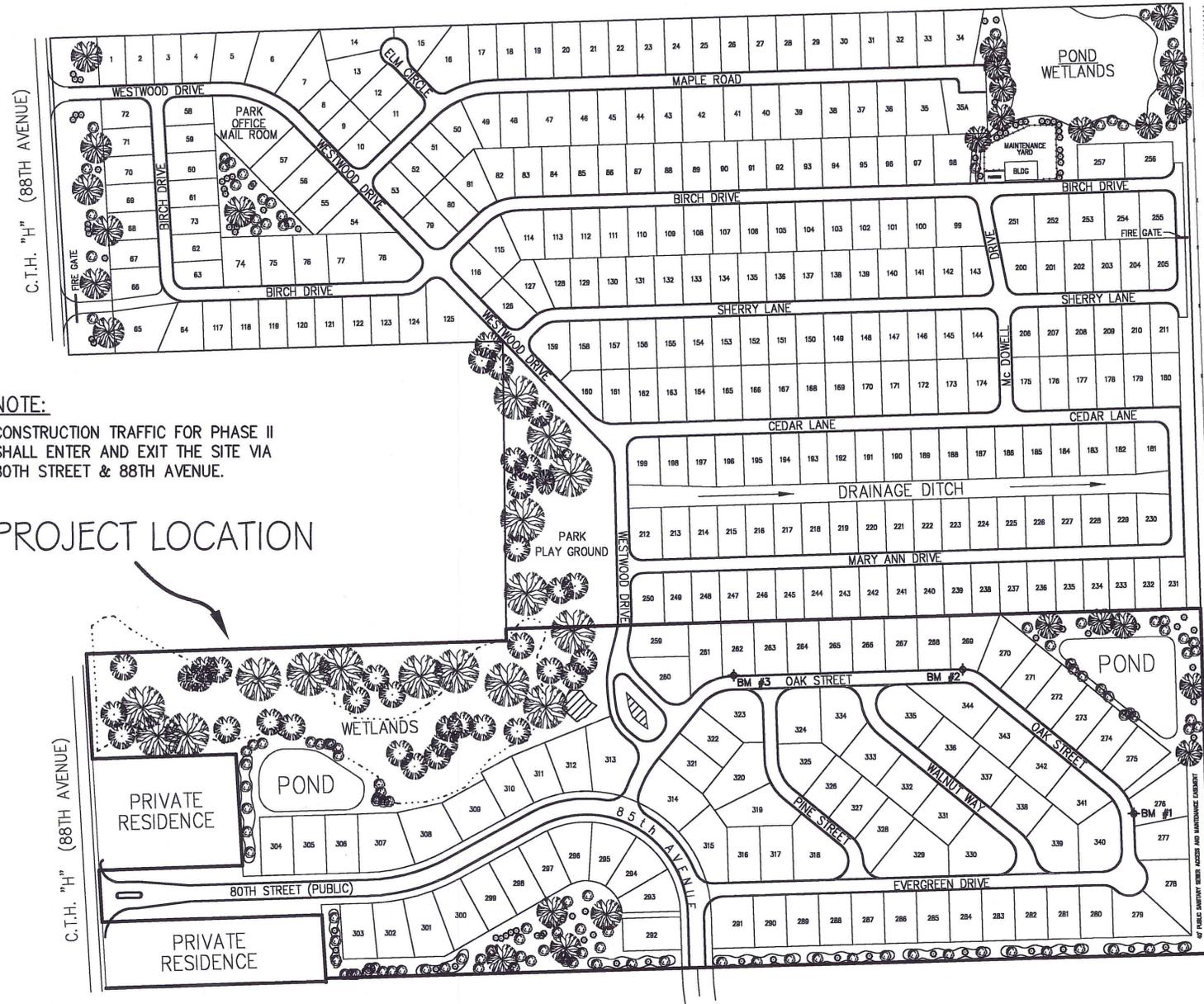
WIS STATUTE 18.02(75)(1874)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILWAUKEE AREA 259-1181

EROSION CONTROL NOTES

- ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING / DISTURBANCE TO THE SITE.
- EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL THE SITE HAS ESTABLISHED VEGETATIVE COVER.
- GRAVEL ACCESS MATS SHALL BE INSTALLED AT ALL CONSTRUCTION SITE ENTRANCES TO PREVENT TRACKING.
- AT THE END OF EACH WORKING DAY, TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM ADJACENT PAVED STREETS.
- ALL STORM MANHOLES, CATCH BASINS & CULVERTS SHALL BE PROTECTED WITH GEOTEXTILE MATERIAL UNTIL VEGETATIVE COVER IS ESTABLISHED.
- FOLLOWING SOIL DISTURBANCE, RESTORATION OF DISTURBED OR GRADED AREAS SHALL BE STABILIZED WITHIN SEVEN CALENDAR DAYS IF POSSIBLE.
- ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BY THE PROJECT ENGINEER TO MEET SITE CONDITIONS.
- ENDS OF SILT FENCE ALONG PERIMETER OF SITE TO BE EXTENDED TO HIGH GROUND AT TERMINATION POINTS OF THE FENCE IN ORDER TO PREVENT FLANKING OF THE FENCE DURING HEAVY STORM RUNOFF.

UTILITY NOTES

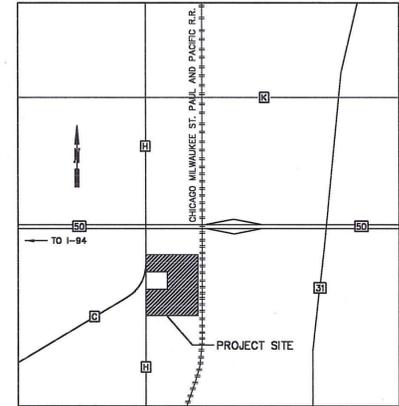
THE EXACT LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.



NOTE:

CONSTRUCTION TRAFFIC FOR PHASE II SHALL ENTER AND EXIT THE SITE VIA 80TH STREET & 88TH AVENUE.

PROJECT LOCATION



LOCATION MAP
VILLAGE OF PLEASANT PRAIRIE, WISC.

CONTRACT #1

PLAN SHEET

SHEET No.

| | |
|---------------------------------------|----------|
| COVER SHEET | 1 OF 13 |
| CONSTRUCTION DETAILS | 2 OF 13 |
| SITE GRADING & EROSION CONTROL (EAST) | 3 OF 13 |
| SITE GRADING & EROSION CONTROL (WEST) | 4 OF 13 |
| SANITARY SEWER PLAN & PROFILE SHEETS | |
| LOTS 276-278 | 9 OF 13 |
| LOTS 279-292 | 10 OF 13 |
| LOTS 314-323 | 11 OF 13 |
| LOTS 304-313 | 12 OF 13 |
| STORM SEWER PLAN & PROFILE | 13 OF 13 |

CONTRACT #2

PLAN SHEET

SHEET No.

| | |
|---|---------|
| COVER SHEET | 1 OF 13 |
| CONSTRUCTION DETAILS | 2 OF 13 |
| ROADWAY & STORM SEWER PLAN & PROFILE SHEETS | |
| 80th STREET / 85th AVENUE | 5 OF 13 |
| 80th STREET / 85th AVENUE | 6 OF 13 |
| INTERSECTION DETAILS | 7 OF 13 |
| INTERSECTION DETAILS | 8 OF 13 |

BENCH MARKS

- BM #1: CONTROL POINT # 3500
CHISELED CROSS IN TOP OF CURB
WEST OF LOT 276
ELEVATION: 688.02
- BM #2: CONTROL POINT # 3501
CHISELED CROSS IN TOP OF CURB
SOUTH OF LOT 269
ELEVATION: 691.96
- BM #3: CONTROL POINT # 3502
CHISELED CROSS IN TOP OF CURB
SOUTH OF LOT 262
ELEVATION: 706.88

| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|---------------------|-----|----------|
| | | | VILLAGE SUBMITTAL 1 | MDE | 5-5-98 |
| | | | VILLAGE SUBMITTAL 2 | MDE | 12-23-98 |
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |
| | | | PHASE II | MDE | 9-1-00 |

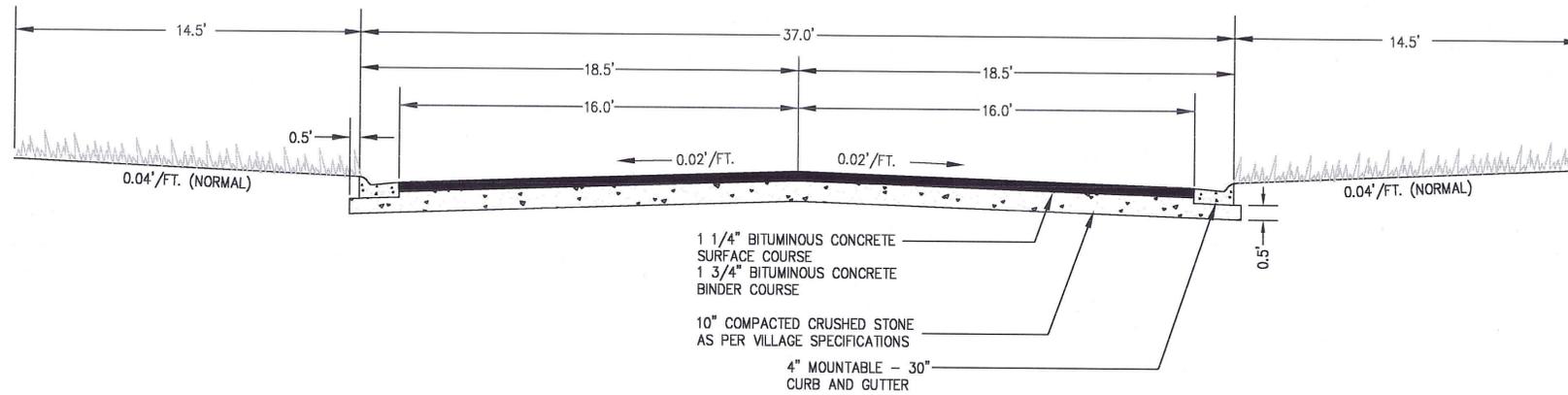
| SEE SHEETS 3 & 4 OF 13 FOR SCALE DRAWINGS | | | | | |
|---|---------|----------------|--------|--|--|
| Drawn By | Date | Drawing Name | | | |
| MDE | 2-2-98 | 97055COVII.DWG | | | |
| Field Work | Date | Design By | Date | | |
| BSH JRN | 5-11-97 | MDE | 5-1-98 | | |



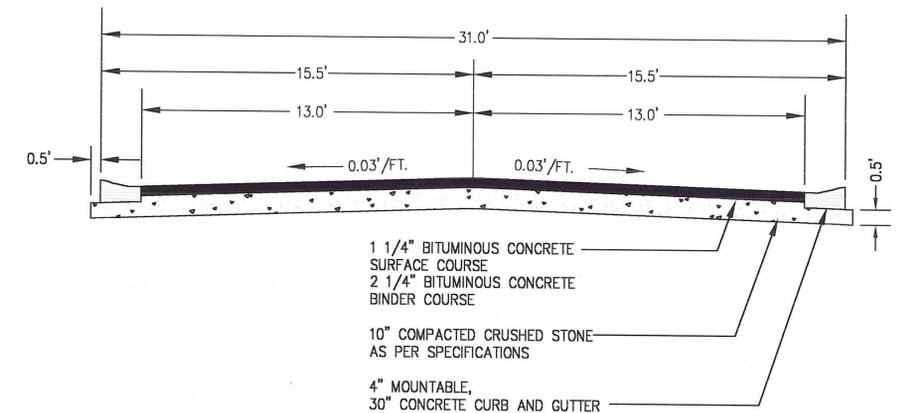
Nielsen Madsen & Barber S.C.
Consulting Civil Engineers and Land Surveyors
1339 Washington Ave. Racine, WI 53403
Telephone (262)634-5588 Fax (262)634-5024 E.mail nmb@dslnet.net

WESTWOOD ESTATES ADDITION
PHASE II CONSTRUCTION
ROADWAY & UTILITY PLANS
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

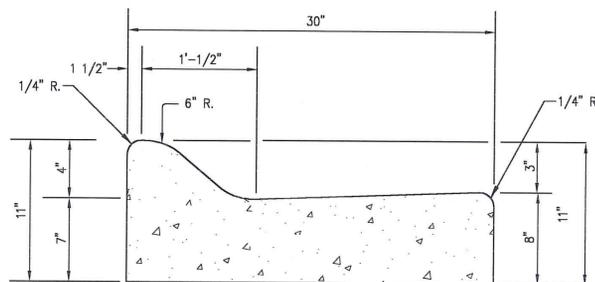
SHEET NO.
1 OF 13
Job # 2000.275



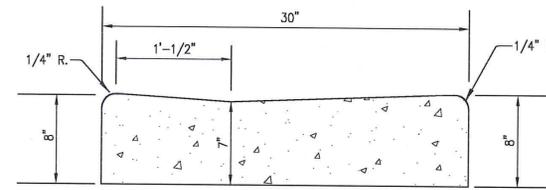
RESIDENTIAL MINOR STREET (80th STREET / 85th AVENUE)
VILLAGE OF PLEASANT PRAIRIE
PUBLIC ROADS
NOT TO SCALE



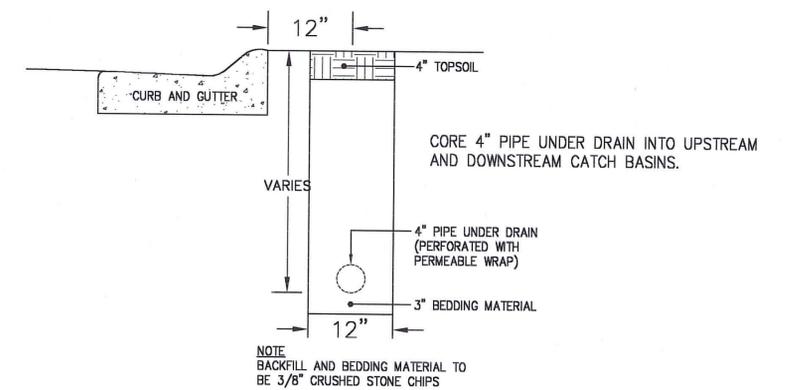
TYPICAL PRIVATE ROAD CROSS SECTION
WESTWOOD ESTATES
NOT TO SCALE



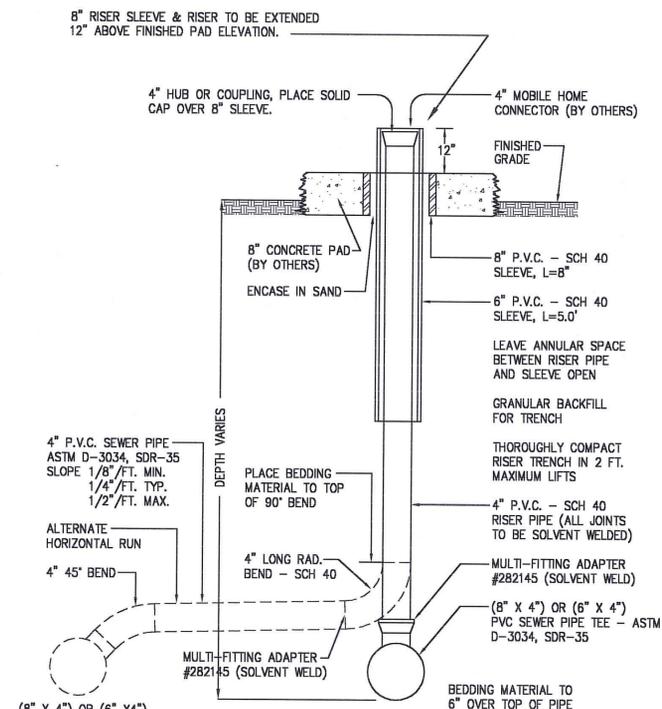
TYPICAL 4" MOUNTABLE, 30" CONCRETE CURB AND GUTTER
NOT TO SCALE



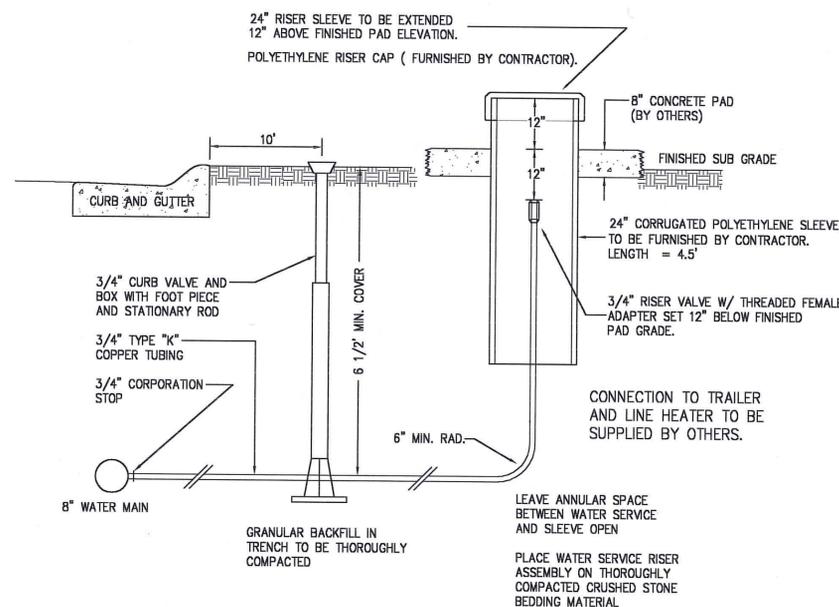
TYPICAL CROSS ROAD CONCRETE GUTTER
NOT TO SCALE



PIPE UNDERDRAIN DETAILS
(PRIVATE ROADS ONLY)
NOT TO SCALE



4" MOBILE HOME SEWER RISER DETAILS
NOT TO SCALE



3/4" MOBILE HOME WATER SERVICE
NOT TO SCALE

SITE LEGEND

| | | |
|--------------------|-------------------------|--------------------------|
| ○ SET 1" IRON PIPE | ⊗ GUARD POST | ⊗ FOUND CHISEL CROSS |
| ○ FOUND IRON PIPE | ⊗ BUSH | ⊗ STANDARD MONUMENT |
| ○ SAN MANHOLE | ⊗ MAILBOX | — T — TELEPHONE LINE |
| □ CATCH BASIN | ⊗ SOIL BORING | — G — GAS LINE |
| ⊗ HYDRANT | ⊗ STORM MANHOLE | — E — ELECTRIC LINE |
| ⊗ POWER POLE | ⊗ ELECTRIC MANHOLE | 000.00 PROP. GRADE |
| ⊗ LIGHT POLE | ⊗ SIGN | — 690 — EXISTING CONTOUR |
| ○ TREE | ⊗ SET CHISEL CROSS | — 690 — PROPOSED CONTOUR |
| ← GUIDE WIRE | ⊗ SET "PK" NAIL | — SILT — SILT FENCE |
| ⊗ VALVE BOX | ⊗ FOUND "PK" NAIL | ⊗ RIP RAP |
| ⊗ ELECTRIC BOX | ⊗ GAS BOX | ⊗ TELEPHONE BOX |
| ⊗ WATER METER PIT | ⊗ WATER CHECK VALVE PIT | |

| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|---------------------------|-----|--------|
| | | | ISSUE FOR PERMIT PHASE II | MDE | 4-5-99 |
| | | | | MDE | 9-1-00 |

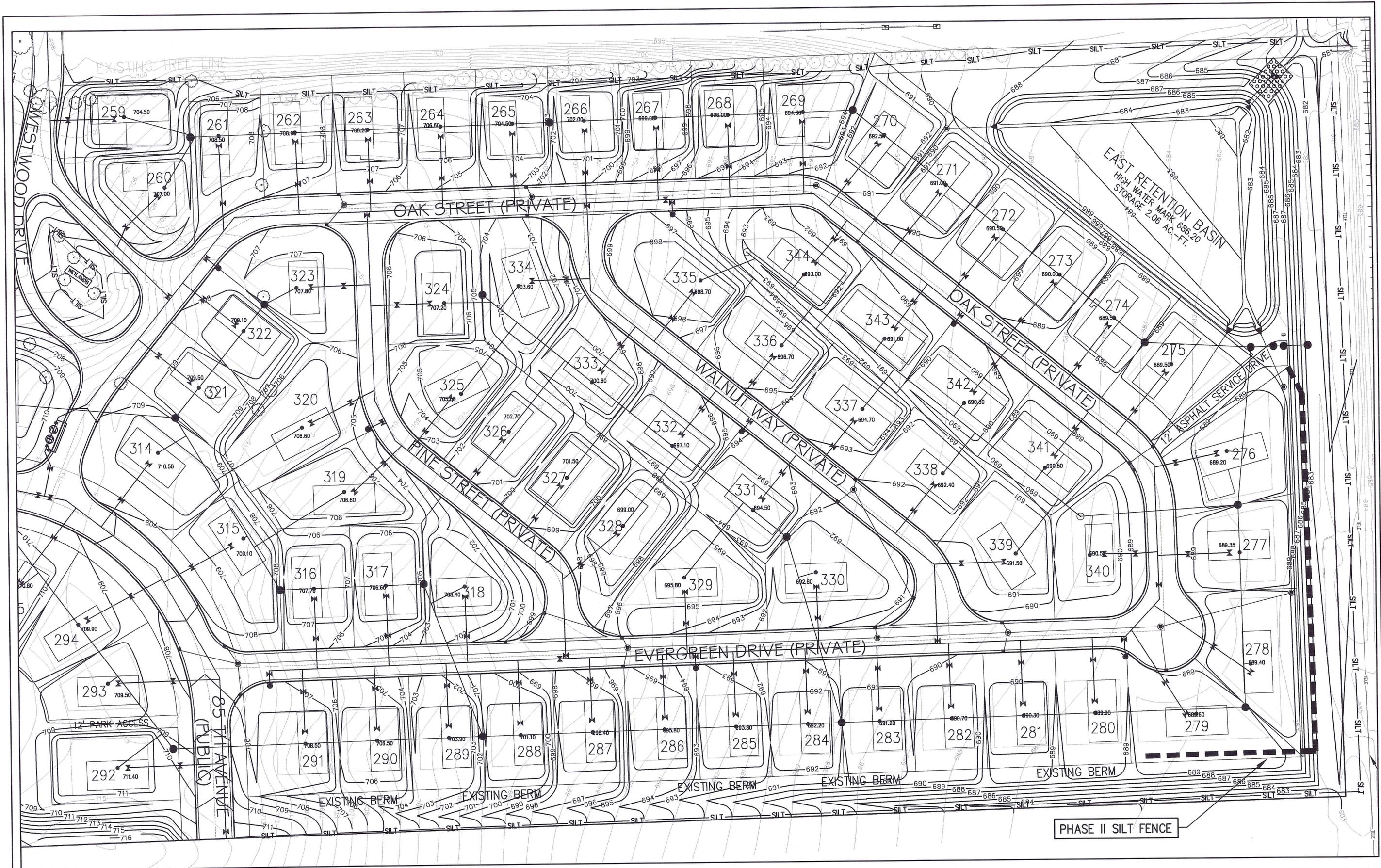
| Drawn By | Date | Drawing Name |
|------------|--------|--------------|
| MDE | 5-1-98 | 97055D1.DWG |
| Field Work | Date | Design By |
| | | MDE |

NM
&B

Nielsen Madsen & Barber S.C.
Consulting Civil Engineers and Land Surveyors
1339 Washington Ave. Racine, WI. 53403
Telephone (262)634-5588 Fax (262)634-5024 E-mail nmb@dsl.net

WESTWOOD ESTATES ADDITION
ROADWAY & UTILITY
CONSTRUCTION DETAILS
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

SHEET NO.
2 of 13
Job # 2000.275



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

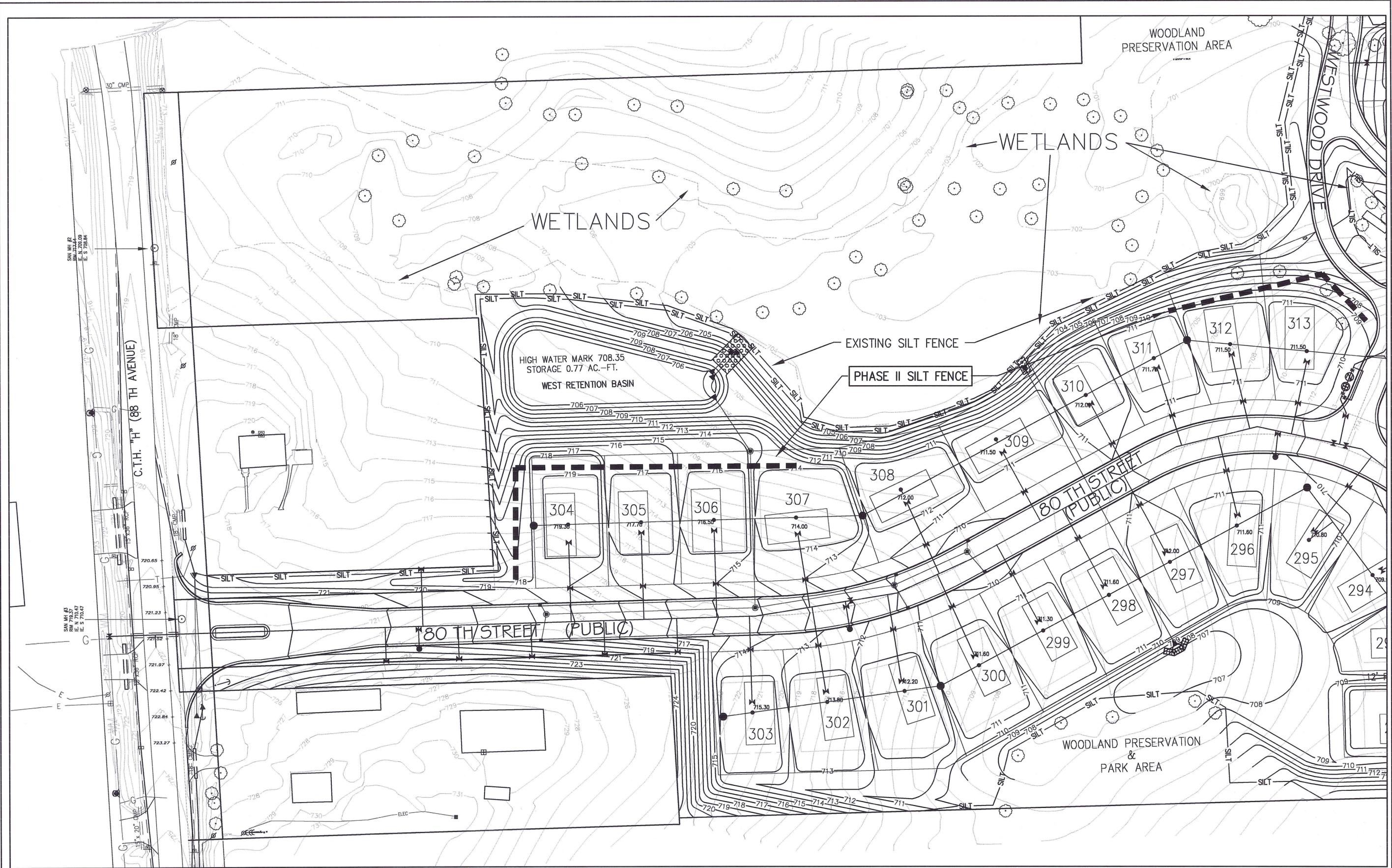
SCALES: HORIZ. 1" = 40'

| Drawn By | Date | Drawing Name | |
|------------|----------|---------------|----------|
| MDE | 12-10-97 | 97055VIEW.DWG | |
| Field Work | Date | Design By | Date |
| BSH JRN | 5-11-97 | MDE | 12-10-97 |

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 1339 Washington Ave. Racine, WI. 53403
 Telephone (262)634-5588 Fax (262)634-5024 E-mail nmb@dslnet.net

WESTWOOD ESTATES ADDITION
PHASE II
EROSION CONTROL PLAN
 VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

SHEET NO.
3 OF 13
 Job # 2000.275



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

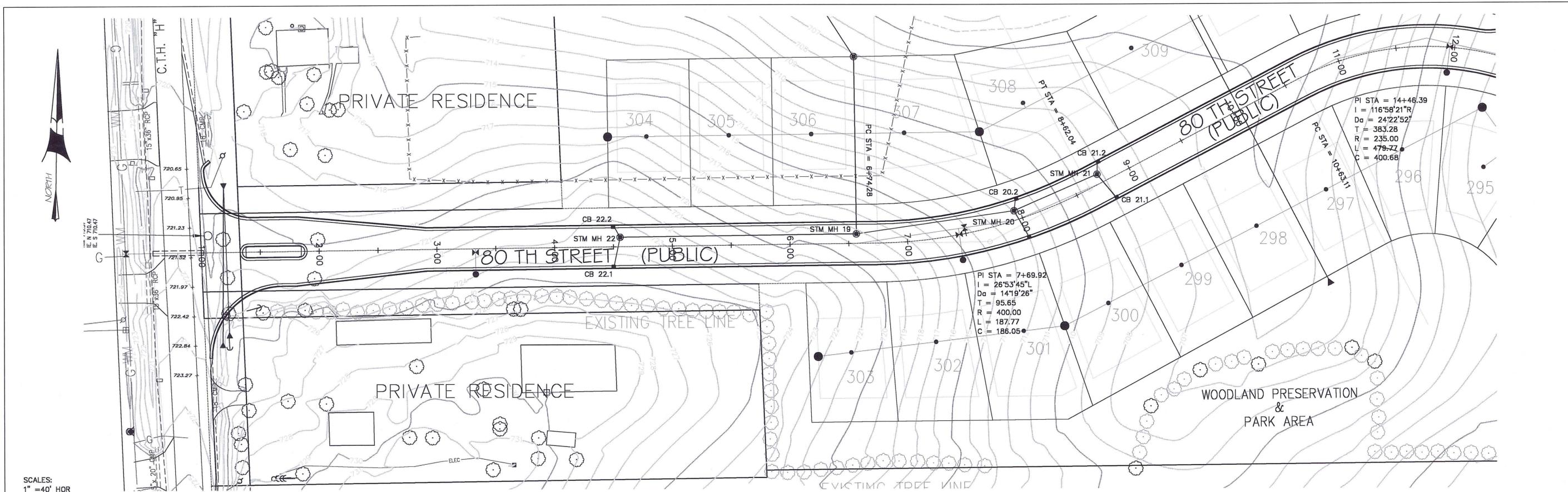
SCALES: HORIZ. 1" = 40'

| Drawn By | Date | Drawing Name | |
|------------|----------|---------------|----------|
| MDE | 12-10-97 | 97055VIEW.DWG | |
| Field Work | Date | Design By | Date |
| BSH JRN | 5-11-97 | MDE | 12-10-97 |

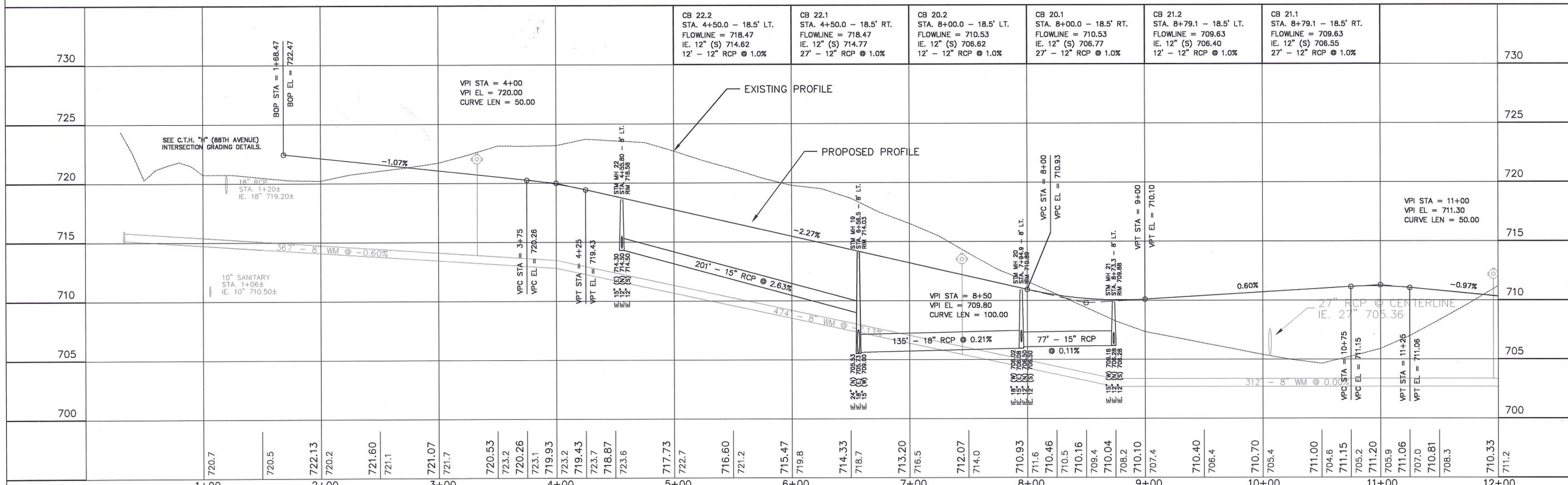
NM & B Nielsen Madsen & Barber S.C.
 Consulting Civil Engineers and Land Surveyors
 1339 Washington Ave. Racine, WI. 53403
 Telephone (262)634-5588 Fax (262)634-5024 E.mail nmb@dslnet.net

WESTWOOD ESTATES ADDITION
PHASE II
EROSION CONTROL PLAN
 VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

SHEET NO.
 4 of 13
 Job # 2000.275



SCALES:
1" = 40' HOR
1" = 4' VER



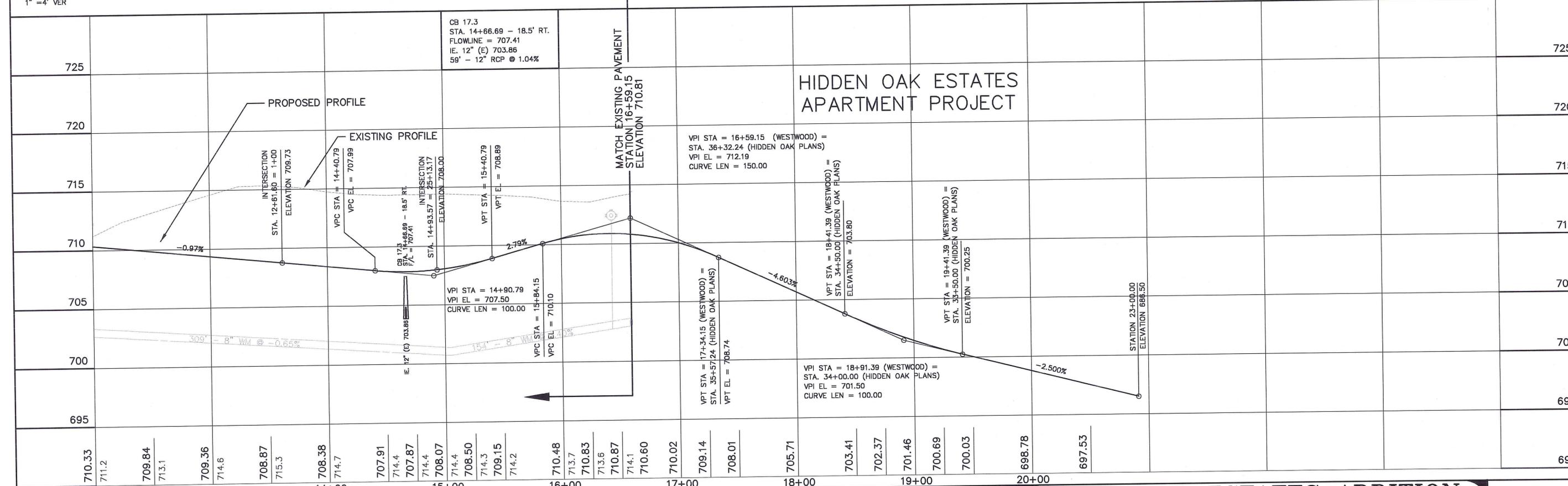
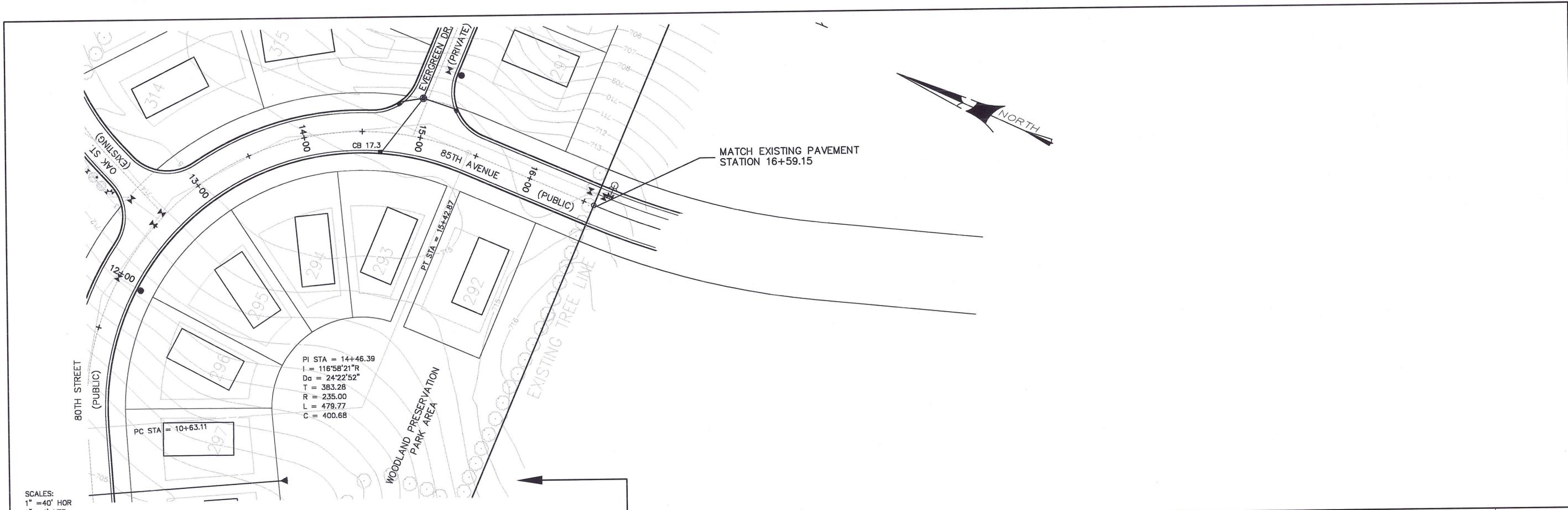
| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

| Station | Elevation | Station | Elevation | Station | Elevation |
|---------|-----------|---------|-----------|---------|-----------|
| 1+00 | 720.7 | 4+00 | 719.93 | 7+00 | 713.20 |
| 2+00 | 720.2 | 4+25 | 719.43 | 7+25 | 712.07 |
| 3+00 | 721.7 | 4+50 | 718.87 | 7+50 | 711.6 |
| 4+00 | 720.53 | 5+00 | 717.73 | 8+00 | 710.93 |
| 5+00 | 720.26 | 6+00 | 716.60 | 8+25 | 710.46 |
| 6+00 | 723.1 | 7+00 | 715.47 | 8+50 | 710.16 |
| 7+00 | 721.07 | 8+00 | 714.33 | 9+00 | 709.4 |
| 8+00 | 721.1 | 8+25 | 714.33 | 9+25 | 710.04 |
| 9+00 | 721.60 | 8+50 | 713.20 | 9+50 | 708.2 |
| 10+00 | 720.2 | 9+00 | 716.5 | 10+00 | 710.10 |
| 11+00 | 721.13 | 9+25 | 712.07 | 10+25 | 707.4 |
| 12+00 | 720.2 | 9+50 | 714.0 | 10+50 | 710.40 |
| | | 10+00 | 710.93 | 11+00 | 706.4 |
| | | 10+25 | 711.6 | 11+25 | 711.00 |
| | | 10+50 | 710.46 | 12+00 | 711.2 |
| | | 11+00 | 710.16 | | |
| | | 11+25 | 709.4 | | |
| | | 11+50 | 710.04 | | |
| | | 12+00 | 708.2 | | |
| | | | 707.4 | | |
| | | | 710.40 | | |
| | | | 706.4 | | |
| | | | 710.70 | | |
| | | | 705.4 | | |
| | | | 711.00 | | |
| | | | 704.6 | | |
| | | | 711.15 | | |
| | | | 705.2 | | |
| | | | 711.20 | | |
| | | | 705.9 | | |
| | | | 711.06 | | |
| | | | 707.0 | | |
| | | | 710.81 | | |
| | | | 708.3 | | |
| | | | 710.33 | | |
| | | | 711.2 | | |

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 Telephone (414)634-5588 Fax (414)634-5024

WESTWOOD ESTATES ADDITION
 80th STREET
 ROAD & STORM SEWER
 VILLAGE OF PLEASANT PRAIRIE, WISC.

SHEET NO. 5 of 13
 Job # 2000.275



| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-----|--|--|--|
| 710.33 | 711.2 | 709.84 | 713.1 | 709.36 | 714.6 | 708.87 | 715.3 | 708.38 | 714.7 | 707.91 | 714.4 | 707.87 | 714.4 | 708.07 | 714.4 | 708.50 | 714.3 | 709.15 | 714.2 | 710.48 | 713.7 | 710.83 | 713.6 | 710.87 | 714.1 | 710.60 | 710.02 | 709.14 | 708.01 | 705.71 | 703.41 | 702.37 | 701.46 | 700.69 | 700.03 | 698.78 | 697.53 | 690 | | | |
| 12+00 | 13+00 | 14+00 | 15+00 | 16+00 | 17+00 | 18+00 | 19+00 | 20+00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | | | |
|-----------|----|------|--------------------|-----|---------|
| Revisions | By | Date | Revisions | By | Date |
| | | | HIDDEN OAK PROFILE | MDE | 4-15-98 |
| | | | ISSUE FOR PERMIT | MDE | 4-6-99 |

| | | |
|--------------|----------|--------------------|
| SCALES: | HORIZ. | 1" = 40' |
| | VERT. | 1" = 4' |
| Drawn By | Date | Plan Ref. Drawing |
| MDE | 11-12-97 | 97055.DWG |
| Drawing Name | | Prof. Ref. Drawing |
| RCPO2352.DWG | | RCPRF352.DWG |

NM
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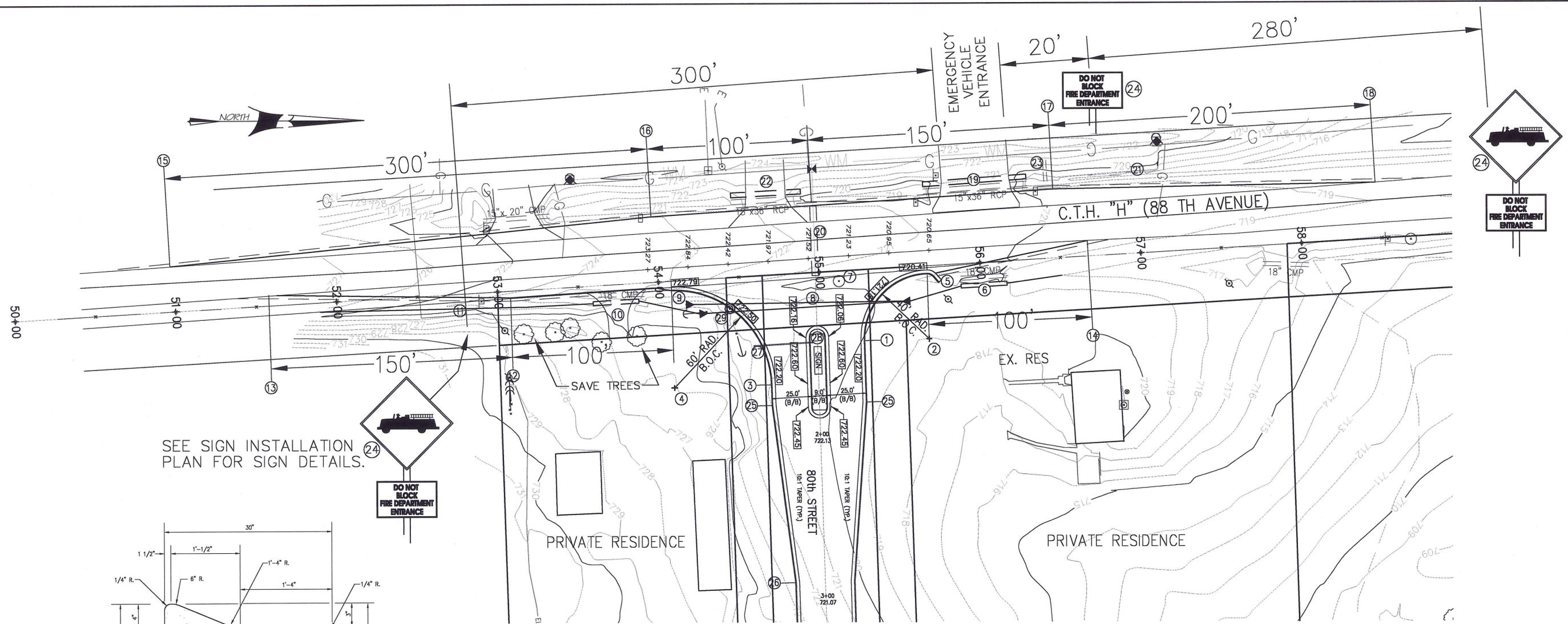
WESTWOOD ESTATES ADDITION

85th AVENUE

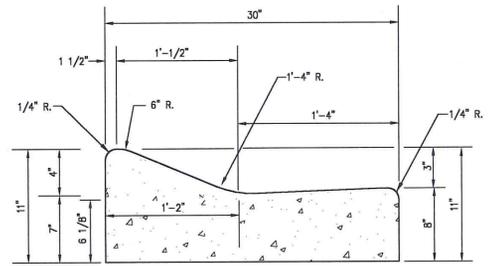
ROAD & STORM SEWER

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

| | |
|-----------|----------|
| SHEET NO. | 6 OF 13 |
| Job # | 2000.275 |



SEE SIGN INSTALLATION PLAN FOR SIGN DETAILS.



**TYPICAL 4" MOUNTABLE
30" CONCRETE CURB AND GUTTER**
N.T.S.

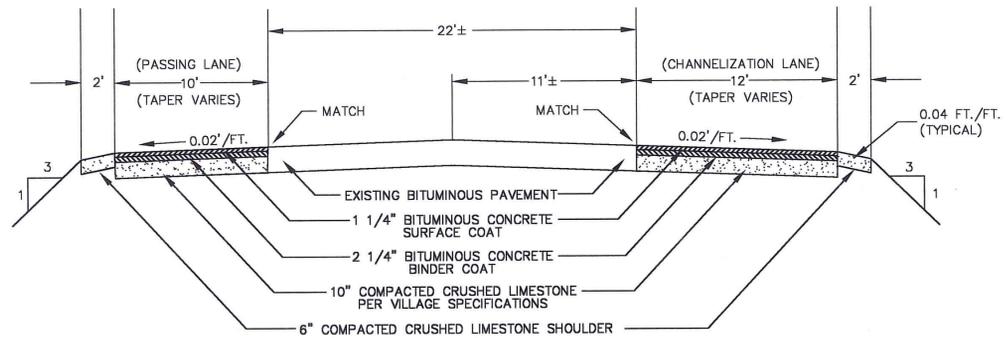
INTERSECTION DETAILS

1. CURB TANGENT
STA. 1+43.2 - 29.5' LT.
FLANGE GRADE 721.95
2. 40' RADIUS (BOC)
STA. 1+43.2 - 69.5' LT. =
STA. 55+67.6 - 45.1' RT.
3. CURB TANGENT
STA. 1+68.5 - 29.5' RT.
FLANGE GRADE 722.20
4. 60' RADIUS (BOC)
STA. 1+68.5 - 89.5' RT. =
STA. 54+08.0 - 65.9' RT.
5. 30" CONCRETE FLUME
DISCHARGE ELEVATION 719.40
6. RESET EXISTING 18" CMP
IE. 18" (N) 718.17
IE. 18" (S) 718.32
7. RECONSTRUCT SANITARY MANHOLE
ADD 18" X 48" DIA. MH RISER SECTION
ADJUST RIM GRADE TO 721.34
RE-INSTALL/REPLACE INTERNAL SEAL
8. INSTALL 131' - 18" RCP @ 0.80%
IE. 18" (N) 718.55
IE. 18" (S) 719.60
131 LF. INCLUDES ENDWALLS
9. START CURB RADIUS
STA. 54+08 - 25.2' RT.
FLANGE GRADE 722.79
10. RESET EXISTING 18" CMP
INSTALL NEW CMP ENDWALLS
IE. 18" (N) 720.61
IE. 18" (S) 721.37

REGRADE EXISTING DRIVEWAY TO
12' WIDE CENTERED BETWEEN
EXISTING TREES ON P.V.L.
11. REGRADE EXISTING DITCH LINE
(SEE CROSS-SECTIONS FOR DETAILS)
12. START 12' CHANNELIZATION LANE
STA. 53+08 - 23' RT.
13. START TAPER
STA. 51+58
(MATCH EXIST. E.O.A.)
14. END TAPER
STA. 56+68
(MATCH EXIST. E.O.A.)
15. END TAPER
STA. 50+98
(MATCH EXISTING E.O.A.)
16. END PASSING LANE
STA. 53+98 - 21' LT.
17. START PASSING LANE
STA. 56+48 - 21' LT.
18. START TAPER
STA. 58+48
(MATCH EXIST. E.O.A.)
19. RESET EXISTING ELLIPTICAL RCP CULVERT
64' - 14" X 23" @ 0.67%
IE. (N) 717.63
IE. (S) 718.06

RECONSTRUCT EXISTING CONCRETE DRIVEWAY.
LIMITS OF REMOVAL TO BE STAKED BY PROJECT
ENGINEER AND VILLAGE FIRE CHIEF.
20. INTERSECTION POINT
STA. 54+98.09 (88th AVE) =
STA. 0+46.95 (80th STREET)
21. EXISTING RAIL ROAD TIE WALL TO BE REMOVED
22. RESET EXISTING 18" CMP
44' - 18" @ 1.60%
IE. (N) 709.24
IE. (S) 709.93

EXISTING ASPHALT PAVEMENT TO BE REPLACED
OVER RELOCATED CULVERT TRENCH.
23. EXISTING 12" CMP DISCHARGING TO DITCH TO BE
CUT BACK TO MATCH PROPOSED BACK SLOPE AND INVERT.
24. FIRE DEPARTMENT ENTRANCE WARNING SIGNS SHALL BE
INSTALLED BY KENOSHA COUNTY PER THE CURRENT EDITION
OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
COST OF THE SIGNS AND INSTALLATION TO BE PAID FOR BY
THE DEVELOPER.
25. START 10:1 TAPER
STA. 1+81.3 - 29.5' LT./RT. (B.O.C.)
FLANGE GRADE 722.07
26. END 10:1 TAPER
STA. 2+91.0 - 18.5' LT./RT. (B.O.C.)
FLANGE GRADE 720.85
27. INSTALL 36.5' - 1 1/2" ELECTRICAL PVC
FOR FUTURE SIGN LIGHTING.
28. ENTRANCE ISLAND RADIUS POINTS
STA. 1+40.0 - 4.5' RAD. (B.O.C.)
STA. 1+83.0 - 4.5' RAD. (B.O.C.)
29. POWER POLE TO BE RELOCATED BY WPCO.



**TYPICAL ROAD SECTION
C.T.H. "H" (88TH AVENUE)**
N.T.S.

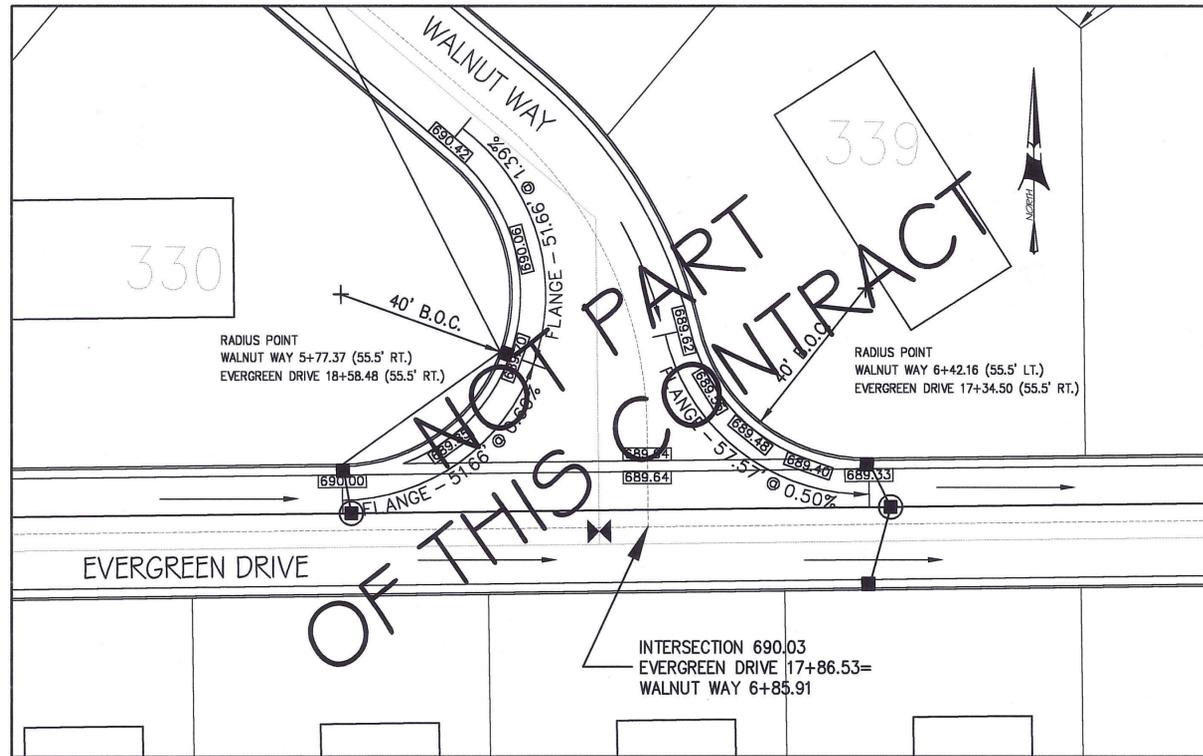
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|-----------|----|------|------------------|-----|---------|
| | | | CURB DETAIL | MDE | 2-25-99 |
| | | | WARNING SIGNS | MDE | 2-25-99 |
| | | | ISLAND DETAIL | MDE | 3-10-99 |
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

| SCALES: HORIZ. 1" = 30' | | | | | |
|-------------------------|--------|---------------|--------|--|--|
| Drawn By | Date | Drawing Name | | | |
| MDE | 4-1-98 | 97055VIEW.DWG | | | |
| Field Work | Date | Design By | Date | | |
| DLK NRM | | MDE | 4-1-98 | | |

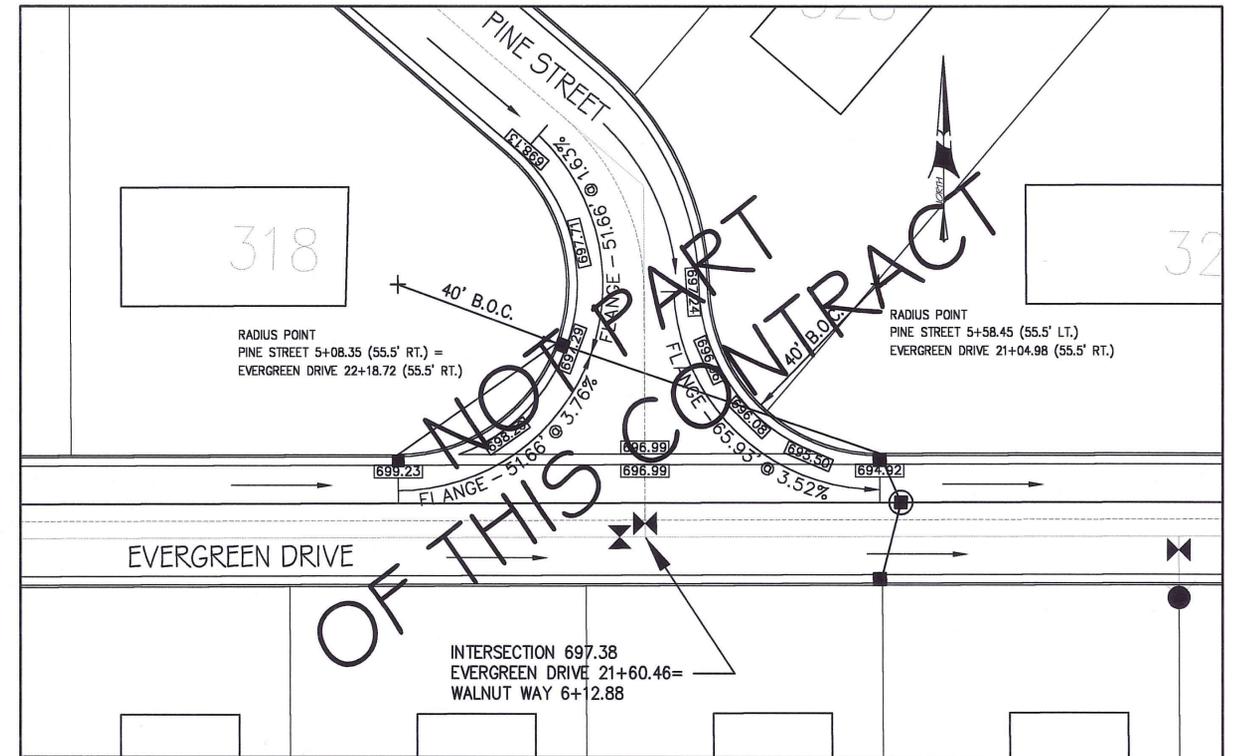
NM & B Nielsen Madsen & Barber S.C.
 Consulting Civil Engineers and Land Surveyors
 1339 Washington Ave. Racine, WI. 53403
 Telephone (414)634-5588 Fax (414)634-5024

WESTWOOD ESTATES ADDITION
INTERSECTION DETAILS
C.T.H. "H" (88TH AVE) & 80th STREET
 VILLAGE OF PLEASANT PRAIRIE, WISC.

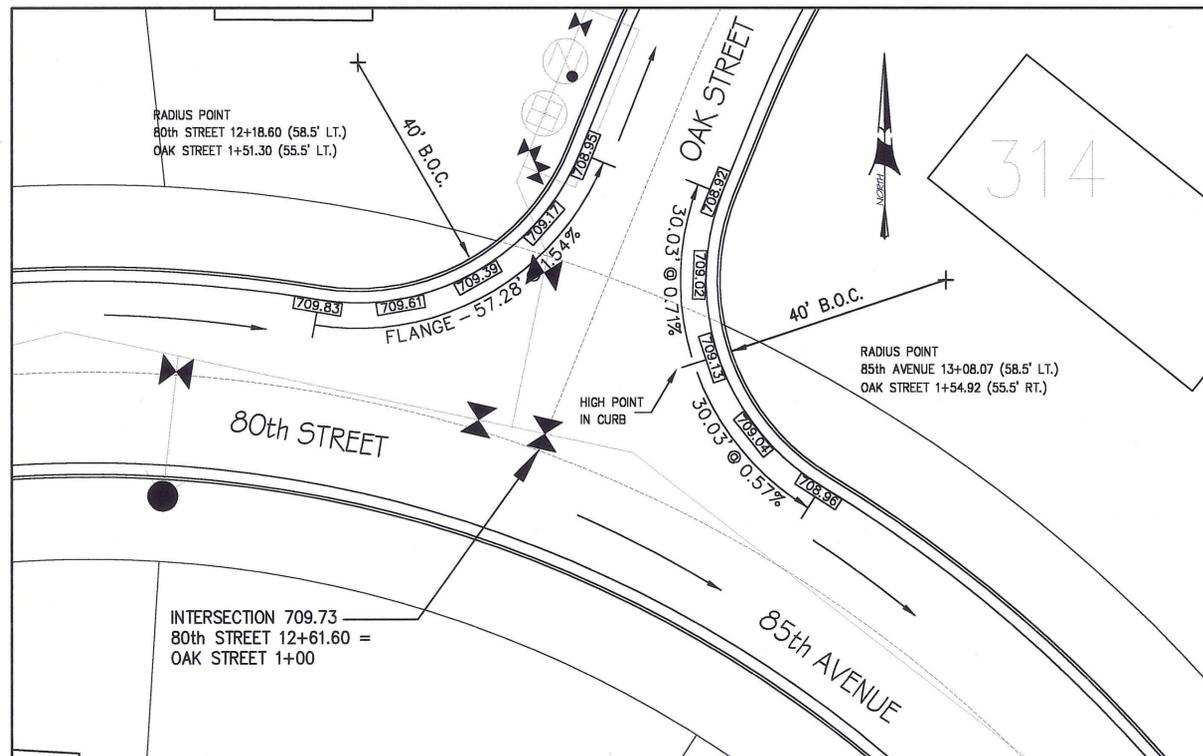
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|-----------|----------|
| SHEET NO. | 7 of 13 |
| Job # | 2000.275 |



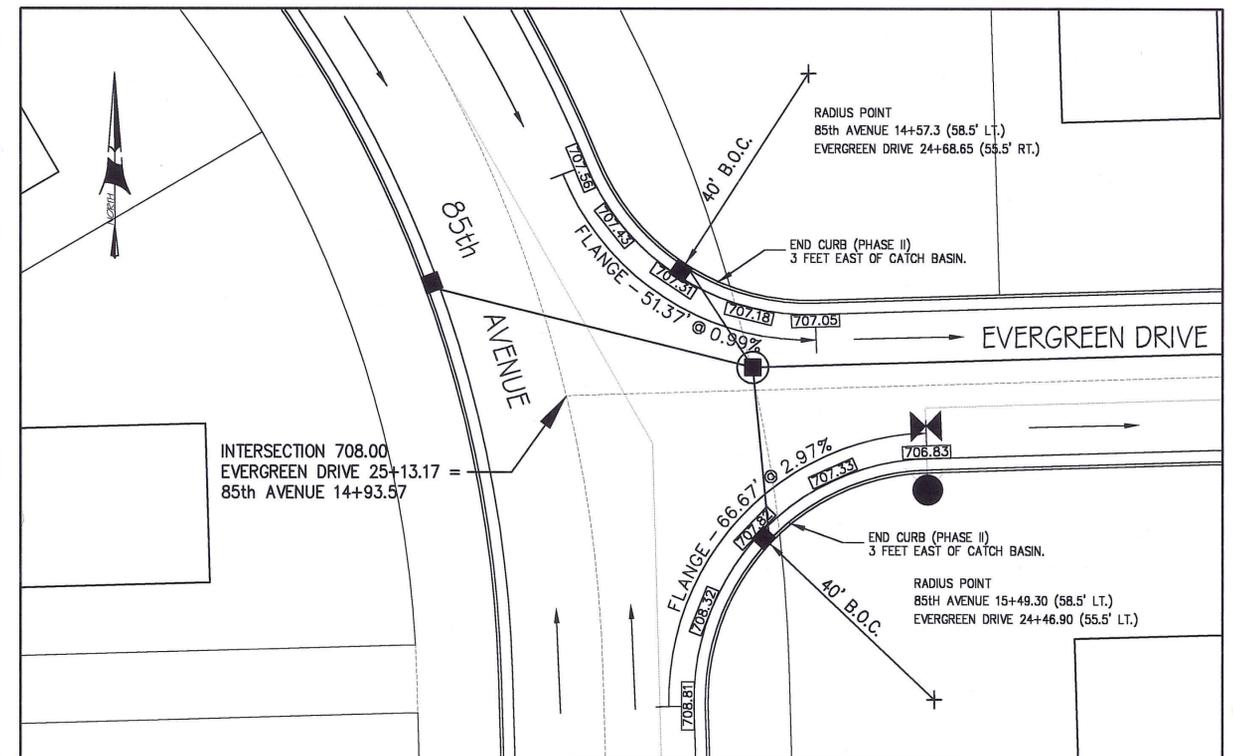
EVERGREEN DRIVE & WALNUT WAY



EVERGREEN DRIVE & PINE STREET



80th STREET & 85th AVENUE & OAK STREET



EVERGREEN DRIVE & 85th AVENUE

| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

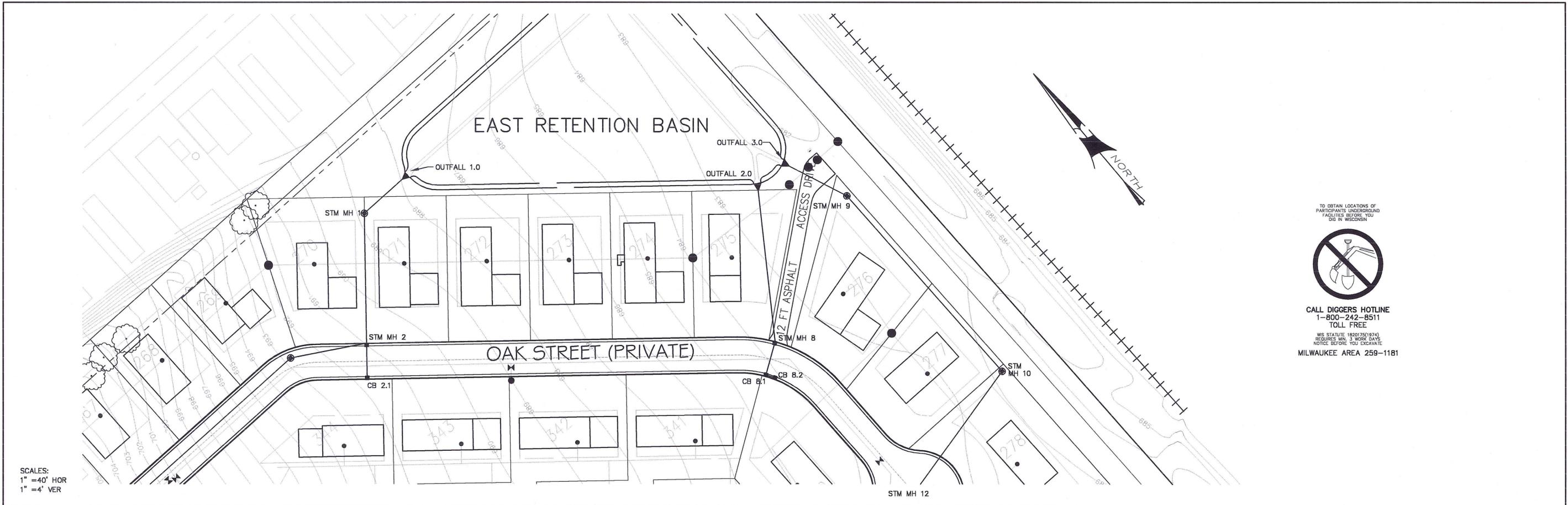
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| Drawn By | Date | Drawing Name | | | |
| MDE | 2-5-98 | 97055VIEW.DWG | | | |
| Field Work | Date | Design By | Date | | |
| BSH JRN | 5-11-97 | MDE | 2-5-98 | | |

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WESTWOOD ESTATES ADDITION
INTERSECTION DETAILS
 VILLAGE OF PLEASANT PRAIRIE, WISC.

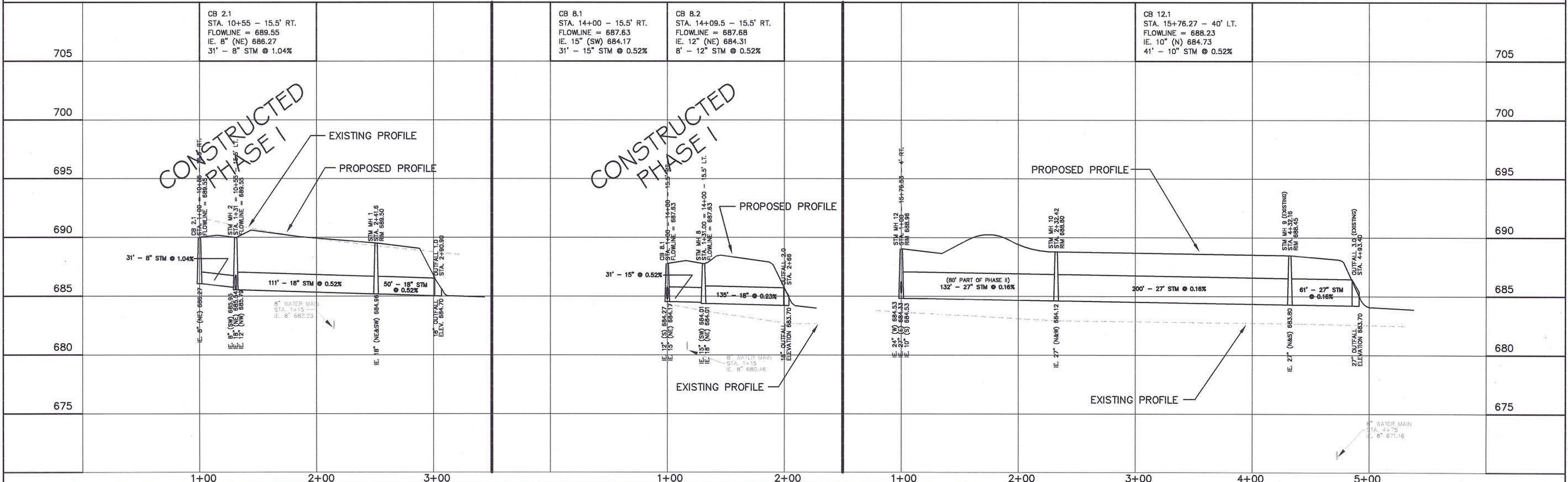
SHEET NO.
8 OF 13
 Job # 2000.275



SCALES:
 1" = 40' HOR
 1" = 4' VER

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

 CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WS STATUTE 182.01(2)(1974)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILWAUKEE AREA 259-1181



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

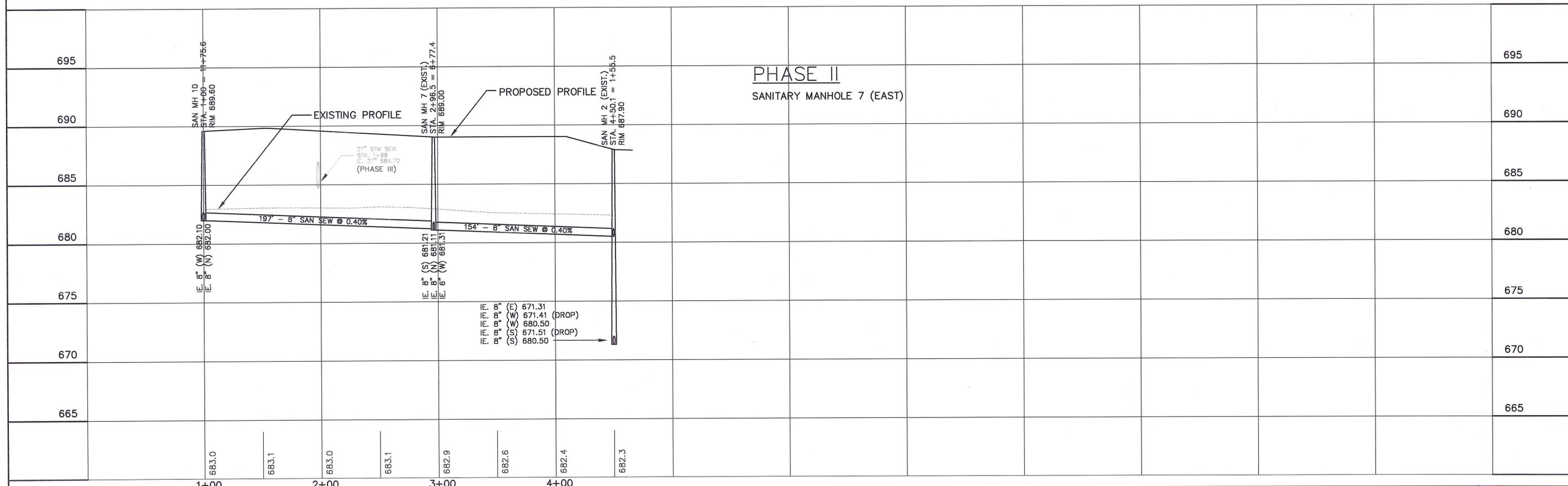
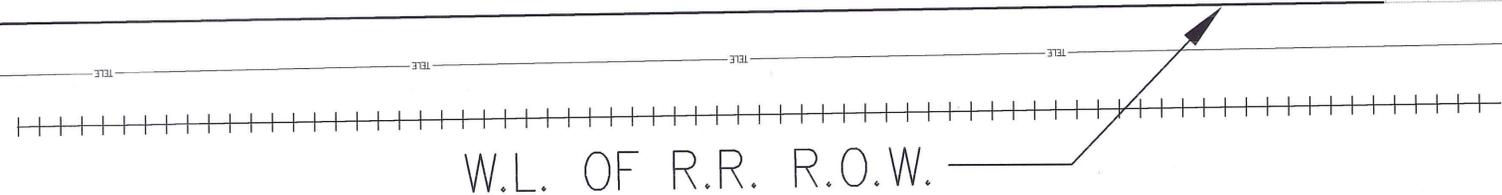
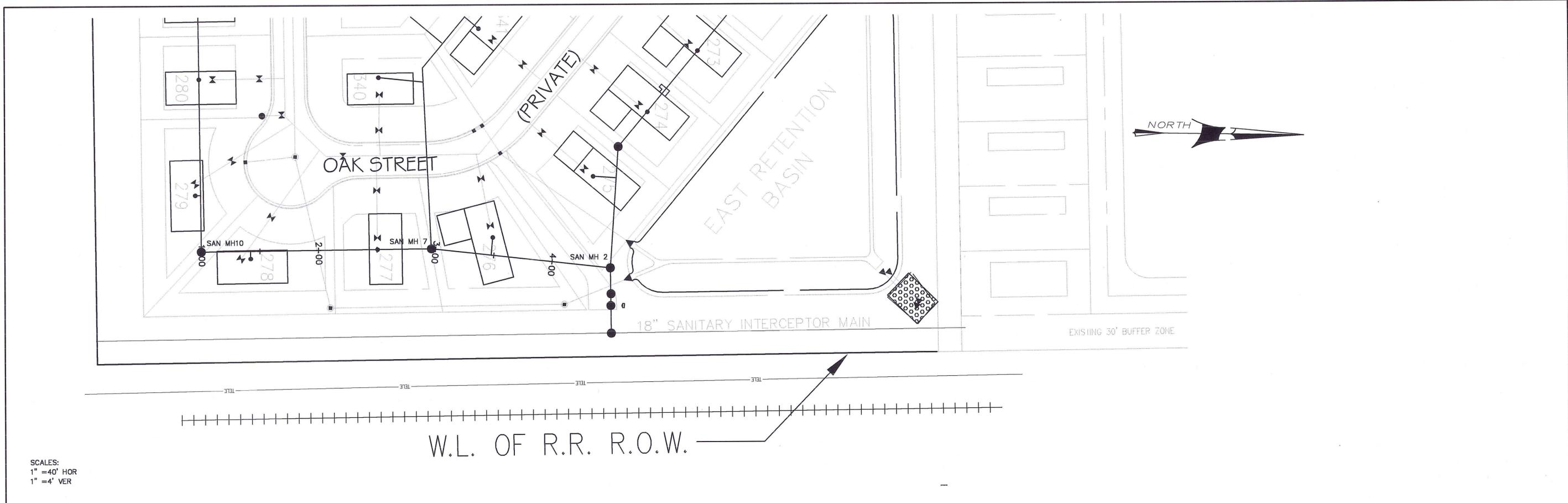
SCALES: HORIZ. 1" = 40'
 VERT. 1" = 4'

| | | |
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| MDE | 12-22-97 | 97055.DWG |
| Drawing Name | | Prof. Ref. Drawing |
| RCPO1353.DWG | | RCPRF353.DWG |

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 1339 Washington Ave. Racine, WI. 53403
 Telephone (262)634-5588 Fax (262)634-5024 E-mail nmb@dslnet.net

WESTWOOD ESTATES ADDITION
STORM SEWER OUTFALL
EAST RETENTION BASIN
 VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

SHEET NO. 9 OF 13
 Job No. 97.055
 2000.2.75



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

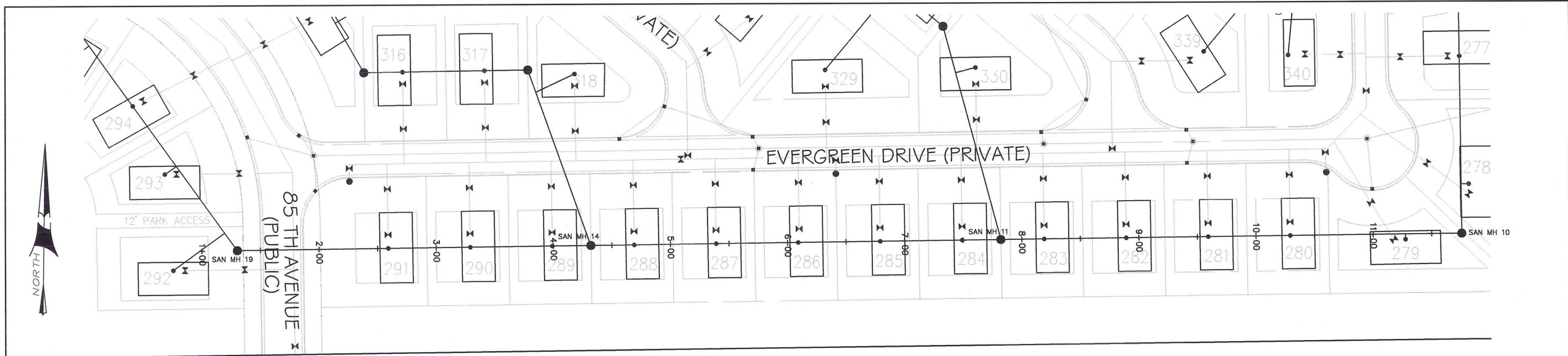
| Drawn By | Date | Plan Ref. Drawing |
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| Drawing Name | Prof. Ref. Drawing | |
| RCPO1380.DWG | RCPRF380.DWG | |

SCALES: HORIZ. 1" = 40'
 VERT. 1" = 4'

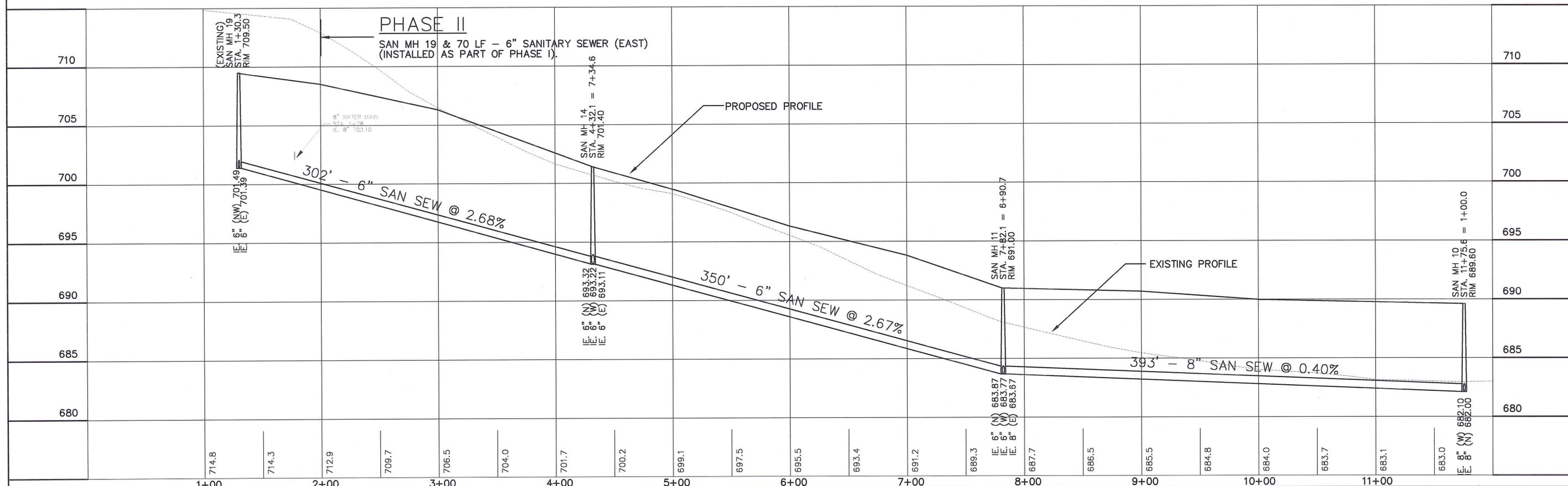
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WESTWOOD ESTATES ADDITION
OAK STREET
SANITARY SEWER (LOTS 276-278)
 VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

SHEET NO.
 10 OF 13
 Job #2000.275



SCALES:
 1" = 40' HOR
 1" = 4' VER



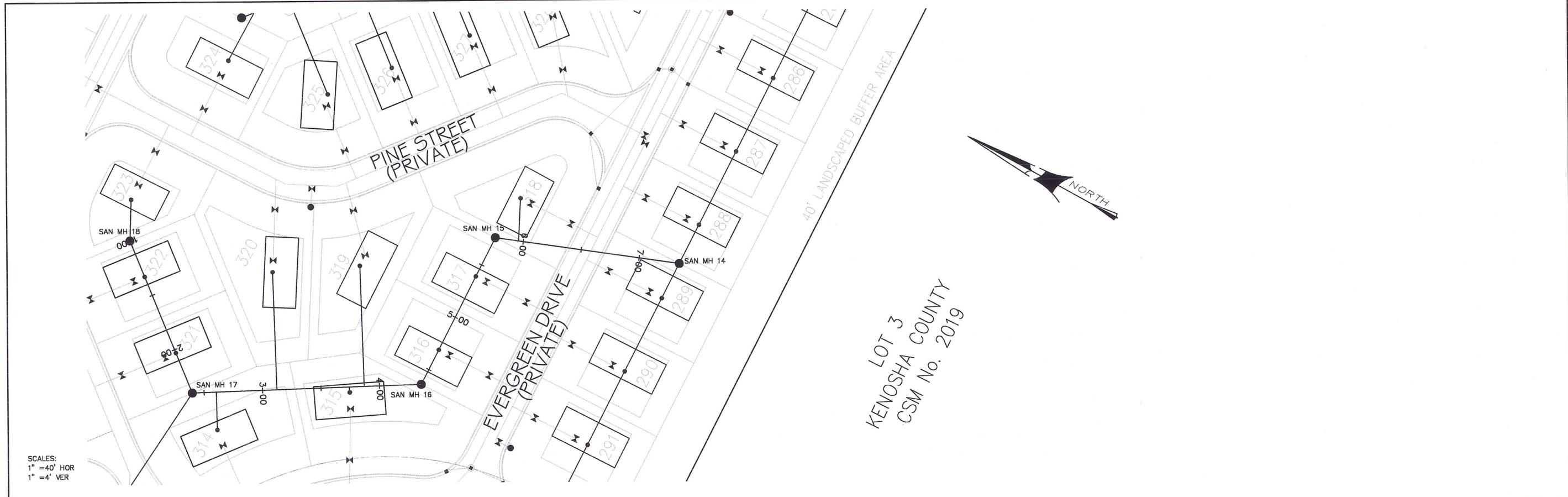
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|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |
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|--------------------|-----------------|
| SCALES: | HORIZ. 1" = 40' |
| | VERT. 1" = 4' |
| Drawn By | Date |
| MDE | 11-13-98 |
| Plan Ref. Drawing | 97055.DWG |
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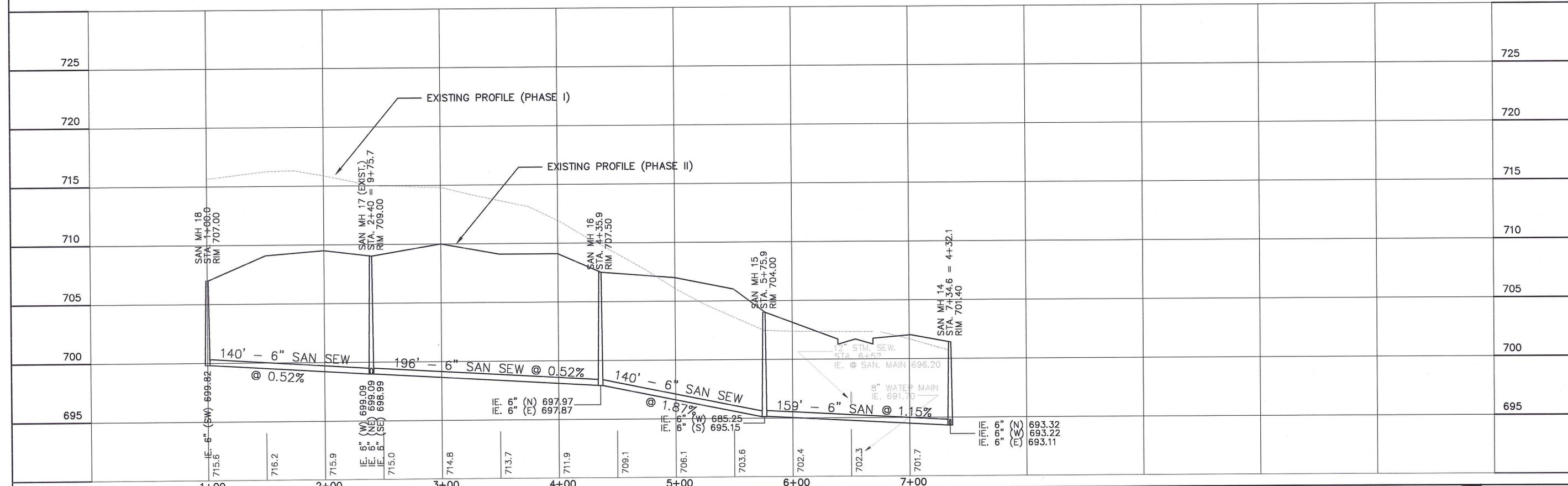
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WESTWOOD ESTATES ADDITION
 EVERGREEN DRIVE
 SANITARY SEWER (LOTS 279-291)
 VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

| | |
|-----------|----------|
| SHEET NO. | 11 OF 13 |
| Job # | 2000.275 |



SCALES:
1" = 40' HOR
1" = 4' VER



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

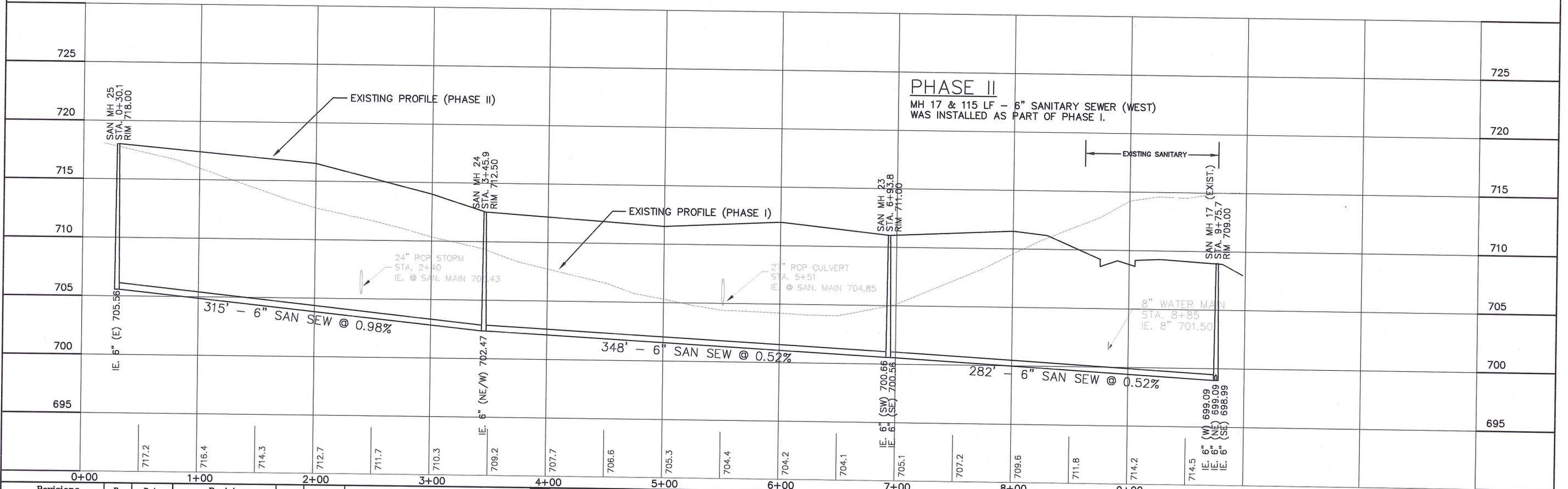
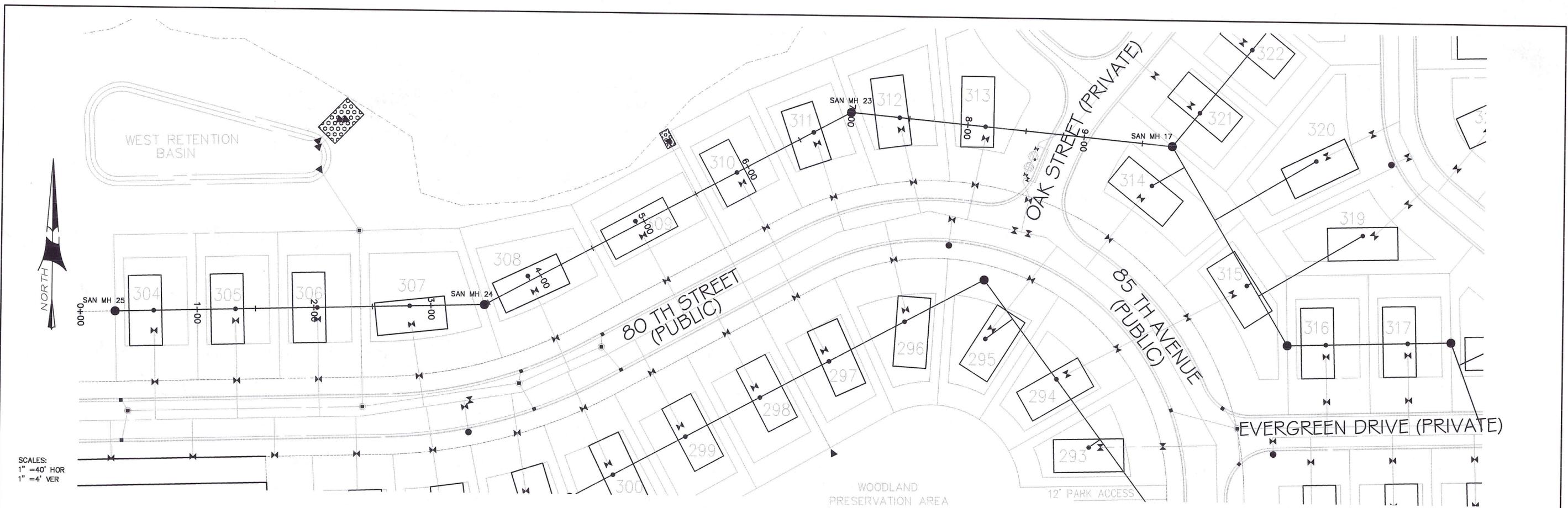
SCALES: HORIZ. 1" = 40'
VERT. 1" = 4'

Drawn By: MDE, Date: 11-13-98, Plan Ref. Drawing: 97055.DWG
Drawing Name: RCPO1362.DWG, Prof. Ref. Drawing: RCPRF362.DWG

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Telephone (262)634-5588 Fax (262)634-5024 E.mail nmb@dslnet.net

WESTWOOD ESTATES ADDITION
PINE STREET - 85th AVENUE
SANITARY SEWER (LOTS 314-323)
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

SHEET NO.
12 OF 13
Job # 2000.275



| Revisions | By | Date | Revisions | By | Date |
|------------------|-----|--------|-----------|----|------|
| ISSUE FOR PERMIT | MDE | 4-5-98 | | | |

SCALES: HORIZ. 1" = 40'
VERT. 1" = 4'

Drawn By: MDE, Date: 11-13-98, Plan Ref. Drawing: 97055.DWG

Drawing Name: RCPO1364.DWG, Prof. Ref. Drawing: RCPRF364.DWG

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WESTWOOD ESTATES ADDITION
80th STREET - 85th AVENUE
SANITARY SEWER (LOTS 304-313)
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

SHEET NO. 13 OF 13
Job # 2000.275

SITE PLAN

FOR

WESTWOOD ESTATES MANUFACTURED HOME PARK

PHASE III CONSTRUCTION

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN



TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WS STATUTE 1802175(1874)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILWAUKEE AREA 259-1181

EROSION CONTROL NOTES

1. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING / DISTURBANCE TO THE SITE.
2. EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL THE SITE HAS ESTABLISHED VEGETATIVE COVER.
3. GRAVEL ACCESS MATS SHALL BE INSTALLED AT ALL CONSTRUCTION SITE ENTRANCES TO PREVENT TRACKING.
4. AT THE END OF EACH WORKING DAY, TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM ADJACENT PAVED STREETS.
5. ALL STORM MANHOLES, CATCH BASINS & CULVERTS SHALL BE PROTECTED WITH GEOTEXTILE MATERIAL UNTIL VEGETATIVE COVER IS ESTABLISHED.
6. FOLLOWING SOIL DISTURBANCE, RESTORATION OF DISTURBED OR GRADED AREAS SHALL BE STABILIZED WITHIN SEVEN CALENDAR DAYS IF POSSIBLE.
7. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BY THE PROJECT ENGINEER TO MEET SITE CONDITIONS.
8. ENDS OF SILT FENCE ALONG PERIMETER OF SITE TO BE EXTENDED TO HIGH GROUND AT TERMINATION POINTS OF THE FENCE IN ORDER TO PREVENT FLANKING OF THE FENCE DURING HEAVY STORM RUNOFF.

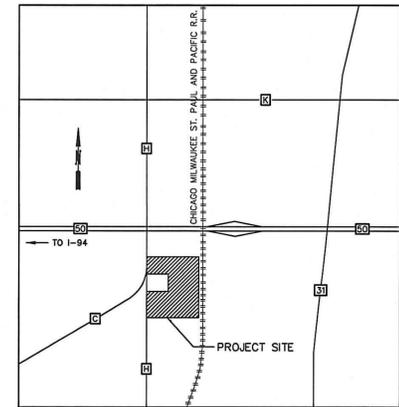
UTILITY NOTES

THE EXACT LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.

NOTE:

CONSTRUCTION TRAFFIC FOR PHASE III SHALL ENTER AND EXIT THE SITE VIA 80TH STREET & 88TH AVENUE.

PROJECT LOCATION



LOCATION MAP
VILLAGE OF PLEASANT PRAIRIE, WISC.

CONTRACT #1

PLAN SHEET

SHEET No.

| | |
|--------------------------------------|--------|
| COVER SHEET | 1 OF 3 |
| CONSTRUCTION DETAILS | 2 OF 3 |
| SANITARY SEWER PLAN & PROFILE SHEETS | |
| LOTS 292-303 | 3 OF 3 |

BENCH MARKS

- BM #1: CONTROL POINT # 3500
CHISELED CROSS IN TOP OF CURB
WEST OF LOT 276
ELEVATION: 688.02
- BM #2: CONTROL POINT # 3501
CHISELED CROSS IN TOP OF CURB
SOUTH OF LOT 269
ELEVATION: 691.96
- BM #3: CONTROL POINT # 3502
CHISELED CROSS IN TOP OF CURB
SOUTH OF LOT 262
ELEVATION: 706.88

| Revisions | By | Date | Revisions | By | Date |
|---------------------|-----|----------|-----------|----|------|
| VILLAGE SUBMITTAL 1 | MDE | 5-5-98 | | | |
| VILLAGE SUBMITTAL 2 | MDE | 12-23-98 | | | |
| ISSUE FOR PERMIT | MDE | 4-5-99 | | | |
| PHASE II | MDE | 9-1-00 | | | |
| PHASE III | MDE | 11-20-01 | | | |

SEE SHEETS 3 & 4 OF 13
FOR SCALE DRAWINGS

| Drawn By | Date | Drawing Name |
|------------|---------|----------------|
| MDE | 2-2-98 | 97055COVIL.DWG |
| Field Work | Date | Design By |
| BSH JRN | 5-11-97 | MDE |
| | | 5-1-98 |



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Consulting Civil Engineers and Land Surveyors
1339 Washington Ave. Racine, WI. 53403
Telephone (262)634-5588 Fax (262)634-5024 E.mail nmb@dslnet.net

WESTWOOD ESTATES ADDITION

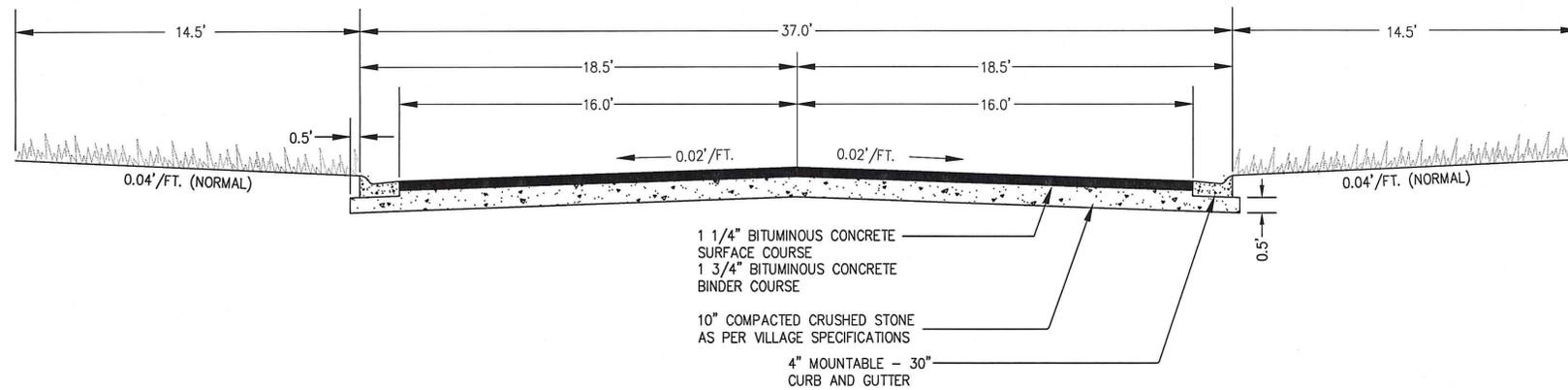
**PHASE III CONSTRUCTION
ROADWAY & UTILITY PLANS**

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

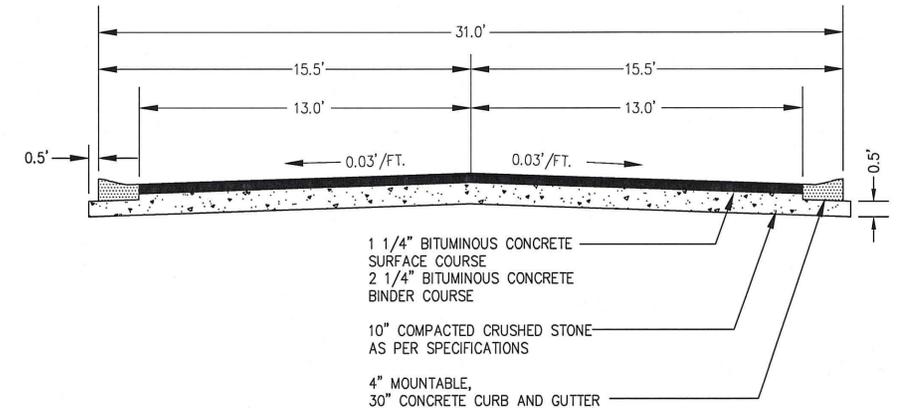
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1 OF 3

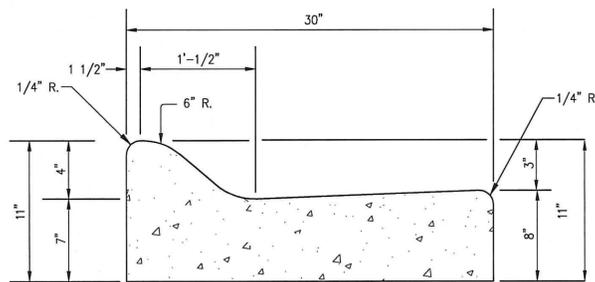
2000.275-III



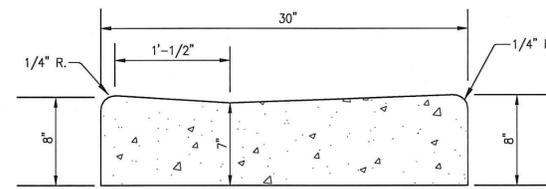
RESIDENTIAL MINOR STREET (80th STREET / 85th AVENUE)
VILLAGE OF PLEASANT PRAIRIE
PUBLIC ROADS
 NOT TO SCALE



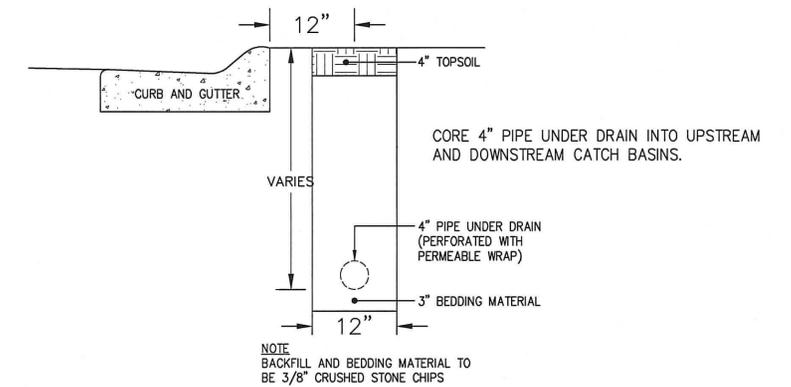
TYPICAL PRIVATE ROAD CROSS SECTION
WESTWOOD ESTATES
 NOT TO SCALE



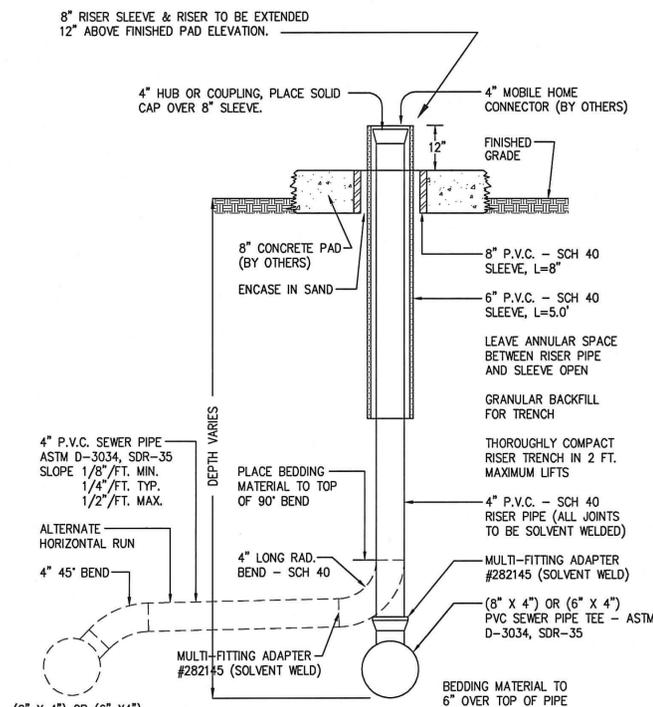
**TYPICAL 4\"/>
 NOT TO SCALE**



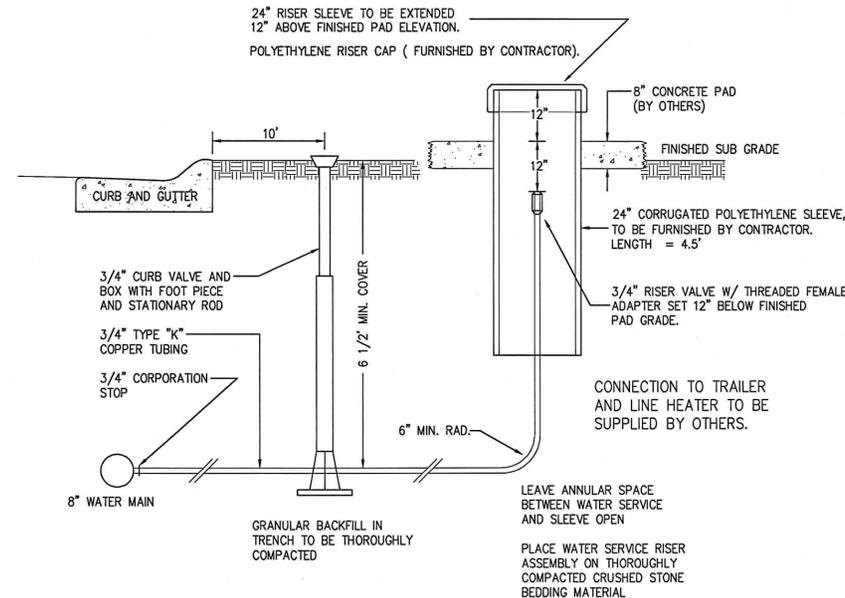
TYPICAL CROSS ROAD CONCRETE GUTTER
 NOT TO SCALE



PIPE UNDERDRAIN DETAILS
(PRIVATE ROADS ONLY)
 NOT TO SCALE



**4\"/>
 NOT TO SCALE**



**3/4\"/>
 NOT TO SCALE**

SITE LEGEND

| | | |
|-------------------|-------------------------|--------------------------|
| • SET 1\"/> | ⊗ GUARD POST | ⊗ FOUND CHISEL CROSS |
| ○ FOUND IRON PIPE | ⊗ BUSH | ⊗ STANDARD MONUMENT |
| ○ SAN MANHOLE | ■ MAILBOX | — T — TELEPHONE LINE |
| □ CATCH BASIN | ⊗ SOIL BORING | — G — GAS LINE |
| ⊗ HYDRANT | ⊗ STORM MANHOLE | — E — ELECTRIC LINE |
| ⊗ POWER POLE | ⊗ ELECTRIC MANHOLE | ⊗ PROP. GRADE |
| ⊗ LIGHT POLE | ⊗ SIGN | — 690 — EXISTING CONTOUR |
| ⊗ TREE | ⊗ SET CHISEL CROSS | — 690 — PROPOSED CONTOUR |
| ← GUIDE WIRE | ⊗ SET \"PK\" NAIL | — SILT — SILT FENCE |
| ⊗ VALVE BOX | ⊗ FOUND \"PK\" NAIL | ⊗ RIP RAP |
| ⊗ ELECTRIC BOX | ⊗ GAS BOX | ⊗ TELEPHONE BOX |
| ⊗ WATER METER PIT | ⊗ WATER CHECK VALVE PIT | |

| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|----------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |
| | | | PHASE II | MDE | 9-1-00 |
| | | | PHASE III | MDE | 11-20-01 |

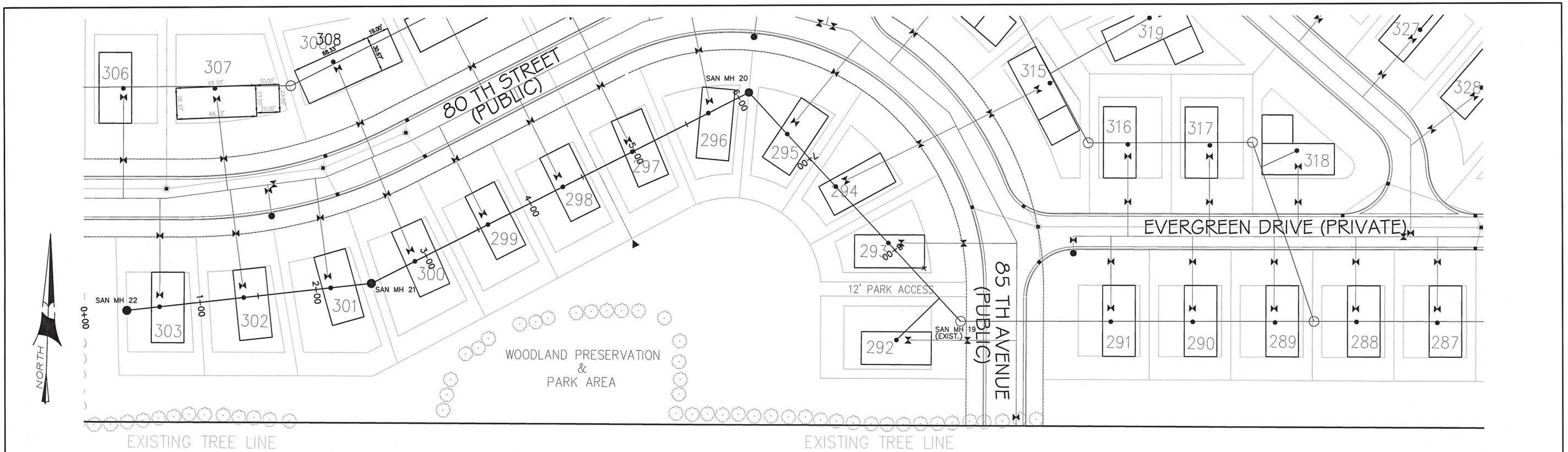
SCALES: NOT TO SCALE

| Drawn By | Date | Drawing Name |
|------------|--------|--------------|
| MDE | 5-1-98 | 97055D1.DWG |
| Field Work | Date | Design By |
| | | MDE |

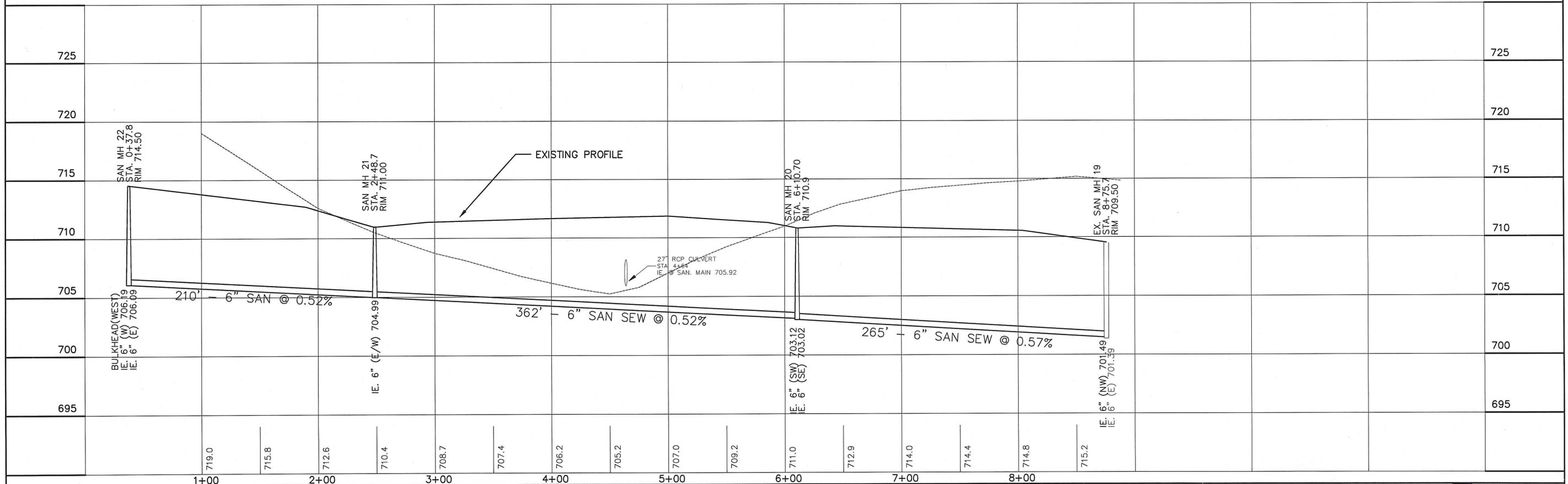
NM & B Nielsen Madsen & Barber S.C.
 Consulting Civil Engineers and Land Surveyors
 1339 Washington Ave. Racine, WI. 53403
 Telephone (262)634-5588 Fax (262)634-5024 E-mail nmb@dslnet.net

WESTWOOD ESTATES ADDITION
ROADWAY & UTILITY
CONSTRUCTION DETAILS
 VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

| | |
|-----------|--------------|
| SHEET NO. | 2 OF 3 |
| | 2000.275-III |



SCALES:
 1" = 40' HOR
 1" = 4' VER



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|----------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |
| | | | SAN MAIN 19-21 | MDE | 11-20-01 |

SCALES: HORIZ. 1" = 40'
 VERT. 1" = 4'

Drawn By: MDE
 Date: 11-13-98
 Plan Ref. Drawing: 97055.DWG

Drawing Name: RCP01363.DWG
 Prof. Ref. Drawing: RCP01363.DWG

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 1339 Washington Ave. Racine, WI. 53403
 Telephone (414)634-5588 Fax (414)634-5024

WESTWOOD ESTATES ADDITION
 80th STREET - 85th AVENUE
 SANITARY SEWER (LOTS 292-303)
 VILLAGE OF PLEASANT PRAIRIE, WISC.

SHEET NO. 3 OF 3
 2000.275-III



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |
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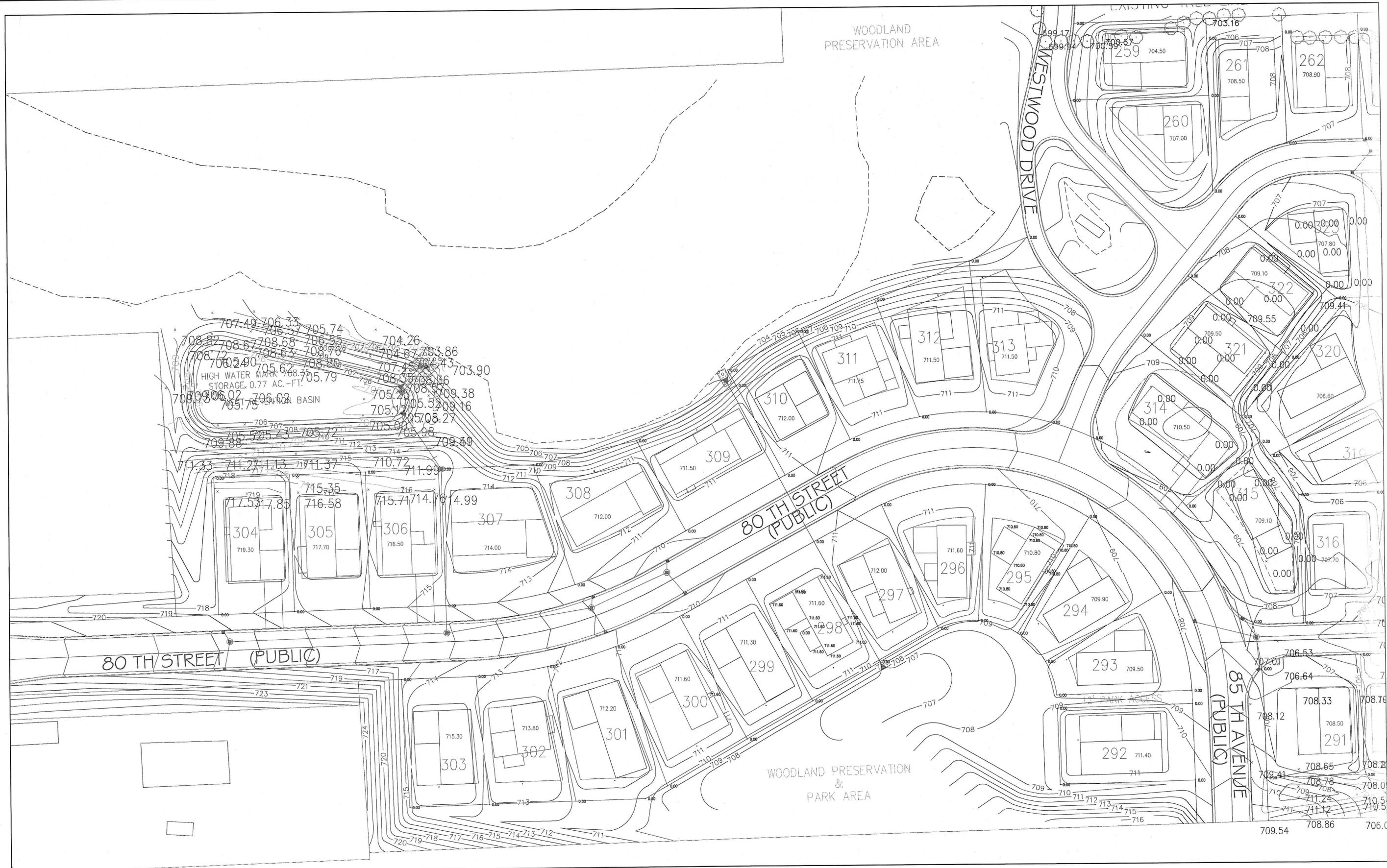
SCALES: HORIZ. 1" = 40'

| Drawn By | Date | Drawing Name |
|------------|----------|---------------|
| MDE | 12-10-97 | 97055VIEW.DWG |
| Field Work | Date | Design By |
| BSH JRN | 5-11-97 | MDE |

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 1339 Washington Ave. Racine, WI. 53403
 Telephone (414)634-5588 Fax (414)634-5024

WESTWOOD ESTATES ADDITION
AS-BUILT TOPO (EAST)
 VILLAGE OF PLEASANT PRAIRIE, WISC.

SHEET NO.
 1 of 2
 Job No. 97.055



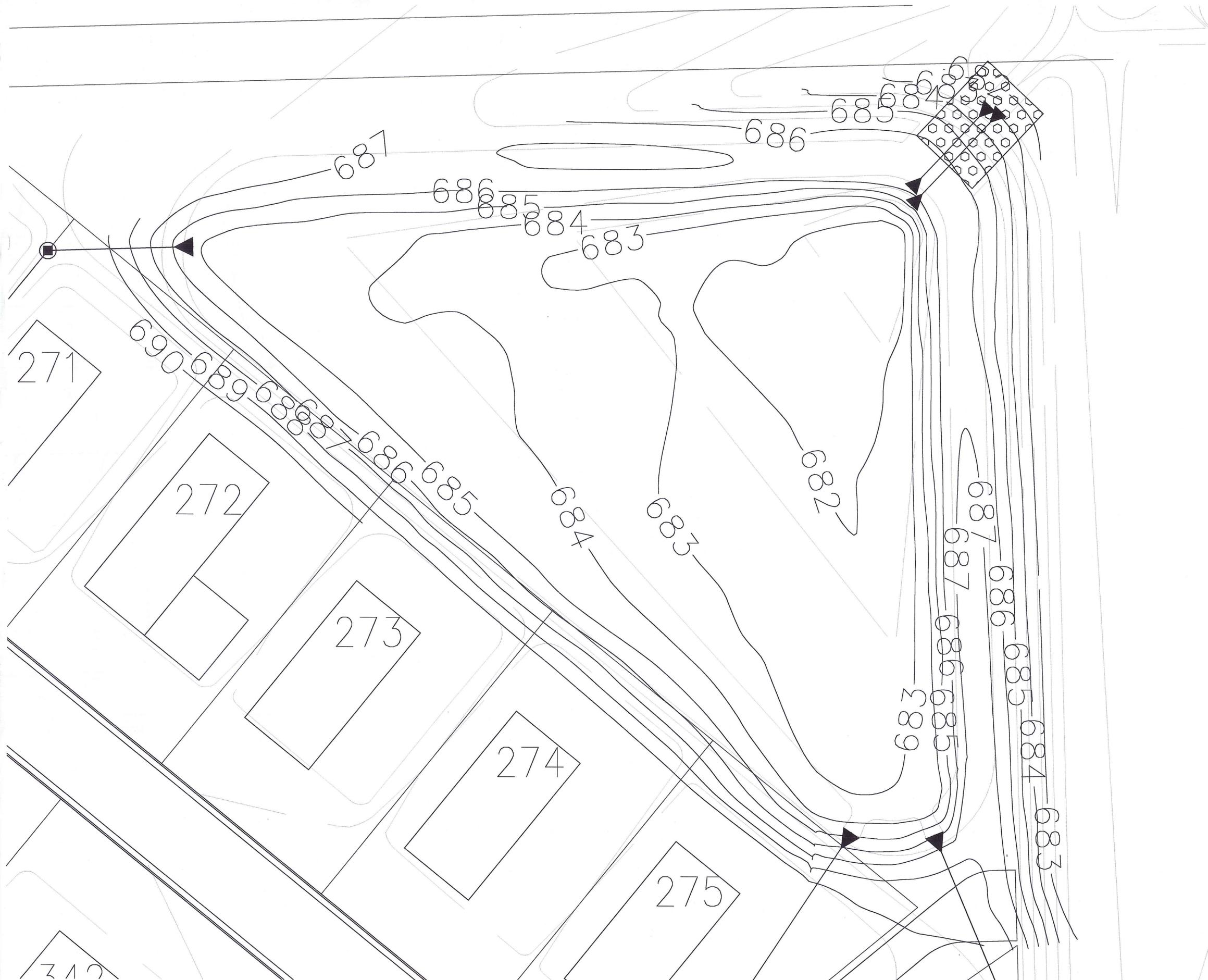
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| SCALES: | | HORIZ. 1" = 40' | |
| DRAWN BY | DATE | DRAWING NAME | |
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| FIELD WORK | DATE | DESIGN BY | DATE |
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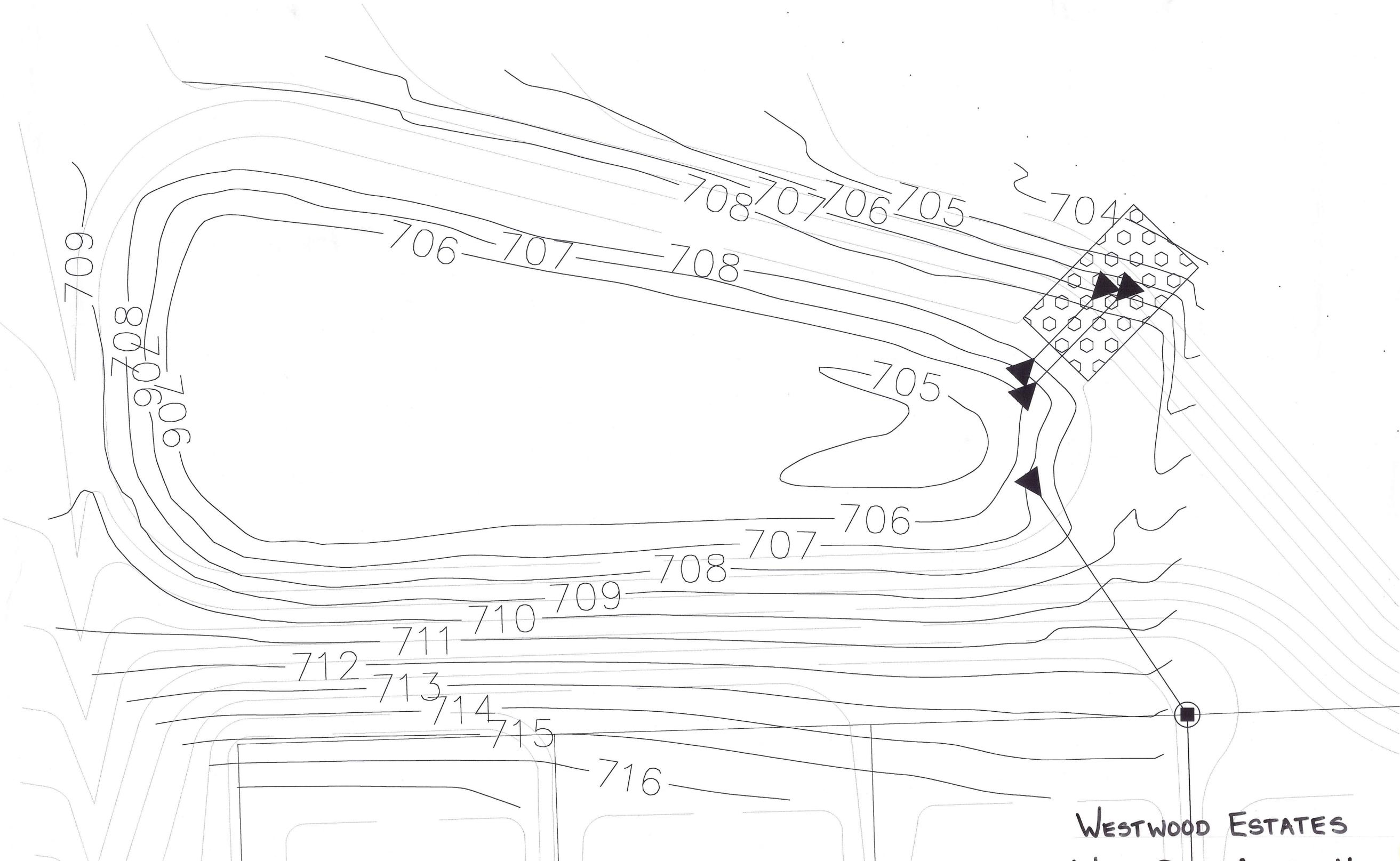
NM & B NIELSEN MADSEN & BARBER S.C.
 CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
 1339 WASHINGTON AVE. RACINE, WI. 53403
 TELEPHONE (262)634-5588 FAX (262)634-5024 E-MAIL NMB@NMBS.NET

WESTWOOD ESTATES - PHASE IV
 ASD-BUILT TOPO (WEST)
 VILLAGE PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

| | |
|-----------|--------|
| SHEET No. | 2 OF 2 |
| JOB | 97.055 |



WESTWOOD ESTATES
EAST POND AS-BUILT



WESTWOOD ESTATES
WEST POND AS-BUILT

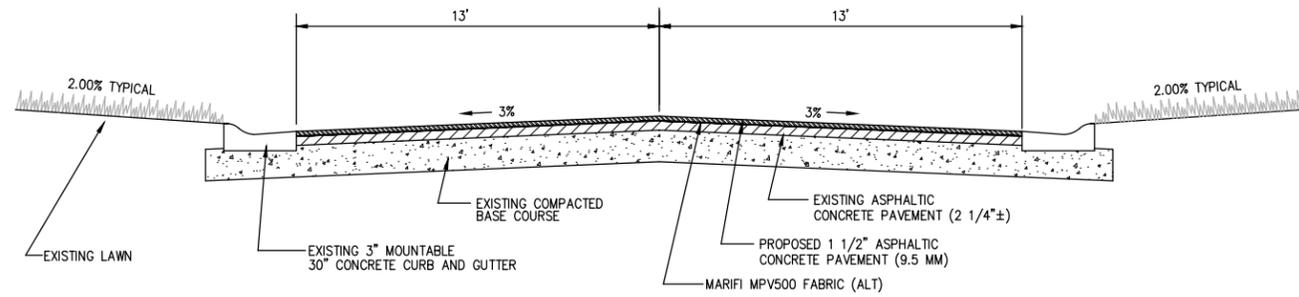
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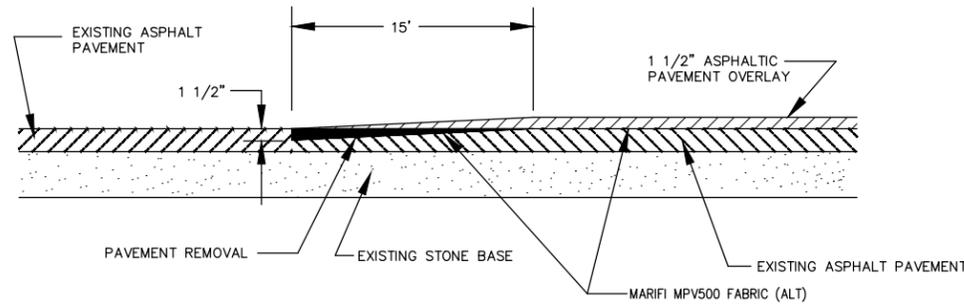


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Civil Engineers and Land Surveyors
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Website www.nmbssc.net

WESTWOOD ESTATES
TYPICAL SECTIONS & CONSTRUCTION DETAILS
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN



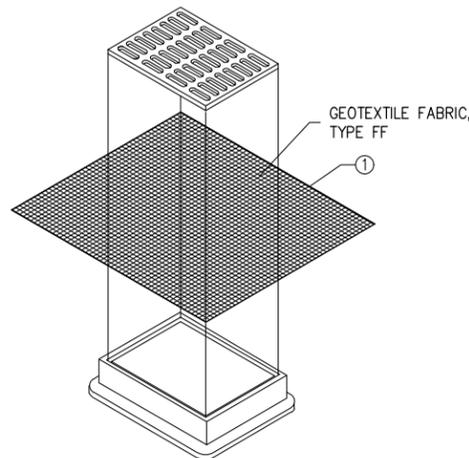
WESTWOOD DRIVE & OAK STREET
TYPICAL CROSS SECTION
NOT TO SCALE



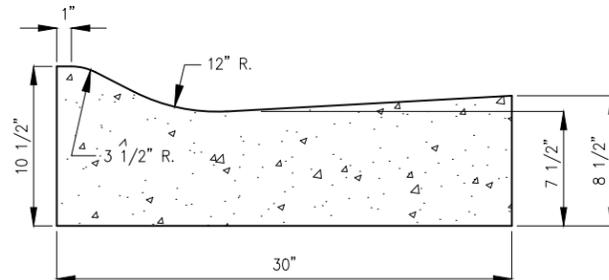
REMOVING ASPHALTIC SURFACE, BUTT JOINTS
NOT TO SCALE

INSTALLATION NOTES

- TYPE B
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- ① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

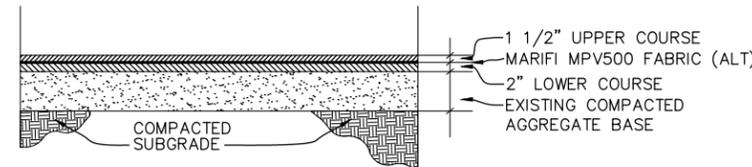


INLET PROTECTION, TYPE B
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)
NOT TO SCALE



3" MOUNTABLE - 30" CONCRETE CURB AND GUTTER
NOT TO SCALE

- 13 1/2" PAVEMENT SECTION (TYPICAL)
10 1/2" COMPACTED EXISTING AGGREGATE BASE
* 1 1/4" GRADATION (IF ADDITIONAL MATERIAL REQUIRED) PER SECTION 305.2.2.1 OF THE "STATE SPECIFICATIONS"
* BASE COURSE SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE EDGE OF CONCRETE.
3 1/2" HMA PAVEMENT, WISDOT, TYPE E-0.3
- 1 1/2" THICK UPPER COURSE (9.5 mm GRADATION), PG 64-22 OR PG 58-28
- 2" THICK LOWER COURSE (12.5 mm GRADATION), PG 64-22 OR PG 58-28



WESTWOOD DRIVE
ASPHALT PAVEMENT REPLACEMENT SECTION
NOT TO SCALE

GENERAL NOTES

CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF EXISTING SANITARY AND STORM SEWERS, WATER MAINS, GAS & ELECTRIC LINES OR OTHER UTILITIES PRIOR TO STARTING CONSTRUCTION. AS-BUILT (FIELD) DATA SHALL BE USED TO CHECK ALL PROPOSED UTILITY CROSSINGS FOR CONFLICTS.

CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE A MINIMUM OF 72 HOURS BEFORE THE START OF CONSTRUCTION TO IDENTIFY ADJACENT UNDERGROUND UTILITIES. THE LOCATION OF EXISTING PRIVATE UTILITIES MAY NOT BE SHOWN ON THE PLANS AND SHOULD BE LOCATED BY THE OWNER PRIOR TO CONSTRUCTION.

EROSION CONTROL, EARTHWORK, SITE GRADING AND PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STATE OF WISCONSIN, STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", 2012 EDITION, HEREIN REFERRED TO AS THE "STATE SPECIFICATIONS".

ANY WATER PUMPED FROM PITS, TRENCHES, WELLS OR PONDS SHALL BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGE OFF-SITE. PUMPING OPERATIONS SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061. PUMPED WATER CAN BE TREATED IN RETENTION BASINS, FILTER BAGS, STONE FILTERS OR BY OTHER WDNR APPROVED METHODS. QUALITY OF PUMPED WATER SHALL BE CONTINUOUSLY MONITORED DURING PUMPING OPERATIONS.

AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

EROSION CONTROL

ALL EROSION AND SEDIMENT CONTROL MEASURES AND DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AS REQUIRED IN THE WISCONSIN ADMINISTRATIVE CODE (SPS 360.21) AND MAINTAINED PER COMM 60.22:

- THE CONTRACTOR SHALL CHECK THE EROSION AND SEDIMENT CONTROL PRACTICES FOR MAINTENANCE NEEDS AT ALL THE FOLLOWING INTERVALS UNTIL THE SITE IS STABILIZED:
 - AT LEAST WEEKLY.
 - WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. A RAINFALL EVENT SHALL BE CONSIDERED TO BE THE TOTAL AMOUNT OF RAINFALL RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD.
- THE CONTRACTOR SHALL MAINTAIN A MONITORING RECORD WHEN THE LAND DISTURBING CONSTRUCTION ACTIVITY INVOLVES ONE OR MORE ACRES. THE MONITORING RECORD SHALL CONTAIN AT LEAST THE FOLLOWING INFORMATION:
 - THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PRACTICES AT THE INTERVALS SPECIFIED ABOVE.
 - A DESCRIPTION OF THE MAINTENANCE CONDUCTED TO REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL PRACTICES.

EROSION AND SEDIMENT CONTROL INSPECTIONS AND ENFORCEMENT ACTIONS MAY BE CONDUCTED BY THE DEPARTMENT OF COMMERCE AND AUTHORIZED AGENTS DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT.

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES UNTIL THE SITE HAS ESTABLISHED A VEGETATIVE COVER AND IS STABILIZED. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE OWNER, ENGINEER OR MUNICIPALITY TO MEET FIELD CONDITIONS.

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE (WHEN NECESSARY OR AS REQUIRED BY LOCAL INSPECTORS).

EXCAVATION & BASE COURSE PREPARATION

THE EXISTING PAVEMENT TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE.

GRADE & SHAPE EXISTING BASE COURSE MATERIAL TO THE SECTION SHOWN ON THIS SHEET USING THE EXISTING CURB FLANGE AS A REFERENCE. SEE TYPICAL SECTIONS FOR PAVEMENT THICKNESS AND MATERIALS.

UPON COMPLETION OF THE GRADING AND COMPACTION OF THE BASE COURSE, A PROOF ROLL SHALL BE CONDUCTED BY THE CONTRACTOR ON ALL AGGREGATE BASE COURSE. THE CONTRACTOR SHALL PROVIDE A FULLY LOADED TRI-AXLE TRUCK (18 TON MINIMUM LOAD) TO PERFORM THE PROOF ROLL. CONTRACTOR SHALL COORDINATE THE PROOF ROLL WITH THE OWNER OR HIS REPRESENTATIVES TO ENSURE THEY ARE PRESENT.

PAVEMENT SPECIFICATIONS

SELECT SECTIONS OF EXISTING CURB & GUTTER WITHIN PROJECT LIMITS SHALL BE REMOVED PER SECTION 204 OF THE "STATE SPECIFICATIONS". EXACT LOCATIONS WILL BE MARKED IN THE FIELD BY THE ENGINEER.

ALL EXISTING ASPHALT PAVEMENT WITHIN THE PAVEMENT REMOVAL SECTION LIMITS SHALL BE REMOVED PER SECTION 204 OF THE "STATE SPECIFICATIONS".

SELECT AREAS SHALL BE BASE PATCHED PER SECTION 465 OF THE "STATE SPECIFICATIONS". EXACT LOCATIONS WILL BE MARKED IN THE FIELD BY THE ENGINEER.

CONTRACTOR SHALL MILL ASPHALT RAMPS SURROUNDING EXISTING MANHOLES WITHIN PAVEMENT AREAS TO BE SURFACED. WHERE NO ASPHALT RAMP EXISTS, ADJUST MANHOLES TO FINISH GRADE BY ADDING OR REMOVING CONCRETE ADJUSTING RINGS.

DENSE AGGREGATE BASE COURSE SHALL MEET THE REQUIREMENTS OF SECTION 305 OF THE "STATE SPECIFICATIONS". THE AGGREGATE MATERIAL SHALL BE CONSTRUCTED IN SIX-INCH (6") LIFTS MAXIMUM ACCORDING TO SUBSECTION 305.3.2.2 OF THE "STATE SPECIFICATIONS".

ASPHALTIC CONCRETE PAVEMENT SHALL BE WISC DOT TYPE E-0.3 MEETING THE REQUIREMENTS OF SECTION 460 OF THE "STATE SPECIFICATIONS". PAVEMENT SHALL BE INSTALLED IN TWO (2) LIFTS WHERE THE EXISTING PAVEMENT HAS BEEN REMOVED IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET. THE REMAINING AREAS SHALL RECEIVE AN 1 1/2" SURFACE COURSE.

AFTER LOWER COURSE ASPHALT HAS BEEN INSTALLED, CONTRACTOR SHALL INSTALL PAVING FABRIC PER THE SPECIAL PROVISIONS (ALTERNATE).

A TACK COAT SHALL BE INSTALLED BETWEEN THE LOWER AND UPPER COURSES IN ACCORDANCE WITH SECTION 455.3.2 OF THE "STATE SPECIFICATIONS" IF THE PAVING FABRIC ALTERNATE IS NOT ACCEPTED.

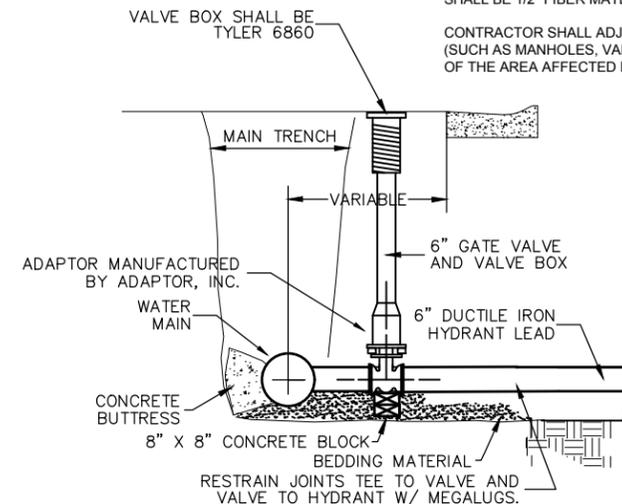
CONCRETE FOR CURB & GUTTER SHALL BE GRADE A-FA, AIR-ENTRAINED, AS SPECIFIED IN SUBSECTION 501.3.1 OF THE "STATE SPECIFICATIONS". ALL EXTERIOR CONCRETE SHALL BE "READY-MIXED" AND RECEIVE A BROOM FINISH. ALL CONCRETE WORK SHALL BE CURED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 415.3.16 OF THE "STATE SPECIFICATIONS".

CONCRETE CURB AND GUTTER SHALL BE 30" MOUNTABLE CURB CONFORMING TO THE "TYPICAL SECTION & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET AND SECTION 601 OF THE "STATE SPECIFICATIONS".

CONTRACTION JOINTS SHALL BE AT TEN-FOOT (10') INTERVALS FOR CURB AND GUTTER.

EXPANSION JOINTS SHALL BE PLACED AS OUTLINED IN SUBSECTION 601.3.6 OF THE "STATE SPECIFICATIONS". FILLER MATERIAL FOR EXPANSION JOINTS SHALL BE 1/2" FIBER MATERIAL.

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLES, VALVE BOXES, ETC.) TO MATCH THE FINISHED GRADES OF THE AREA AFFECTED BY THE CONSTRUCTION.



VILLAGE OF PLEASANT PRAIRIE
VALVE BOX DETAIL
NOT TO SCALE

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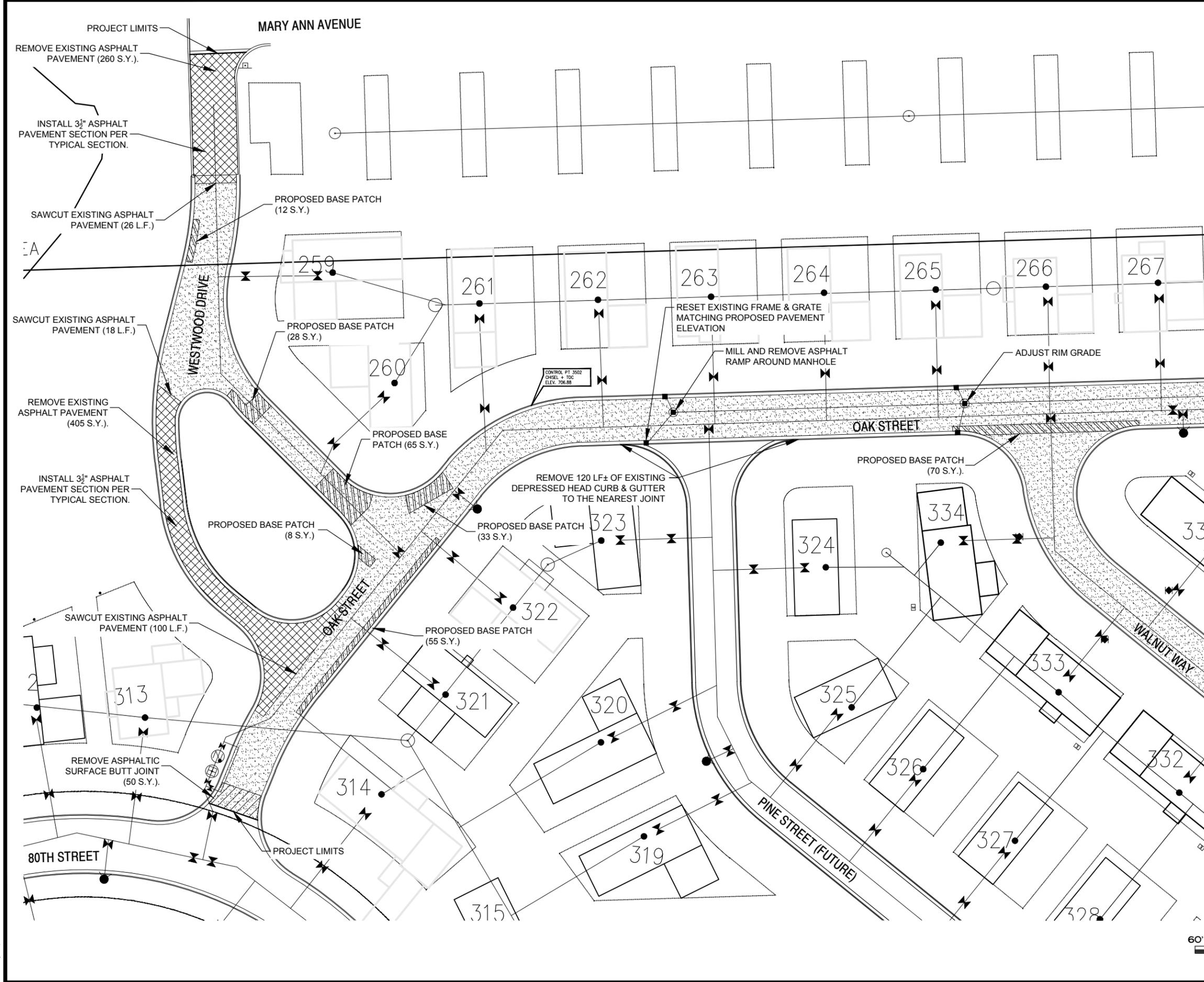
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| PROJ. MGR: | MDE |
| DRAFTED: | JJC |
| DATE: | 5-9-2012 |
| CHECKED: | MDE |
| DATE: | 8-23-12 |

2005.0348.19
SHEET
2 OF **19**



Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tel: (262)634-5588 Fax: (262)634-5024
Website www.nmbssc.net

**WESTWOOD ESTATES
WESTWOOD DRIVE
OAK STREET
PAVEMENT REHABILITATION PLAN**
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN



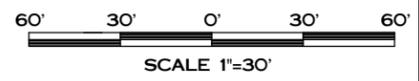
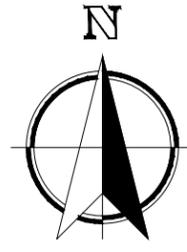
LEGEND

- BASE PATCH
- ASPHALT OVERLAY
- PAVEMENT REPLACEMENT
- MILLED BUTT JOINT

PAVEMENT REHABILITATION

- BASE PATCHING
- 40 SY (PLAN)
- 41 SY (UNDISTRIBUTED)

REMOVE VEGETATION
THE CONTRACTOR MUST SPRAY ALL VEGETATION WITHIN PAVEMENT CRACKS AND REMOVE PRIOR TO PAVING.



Tuesday, April 14, 2015 3:55:02 PM

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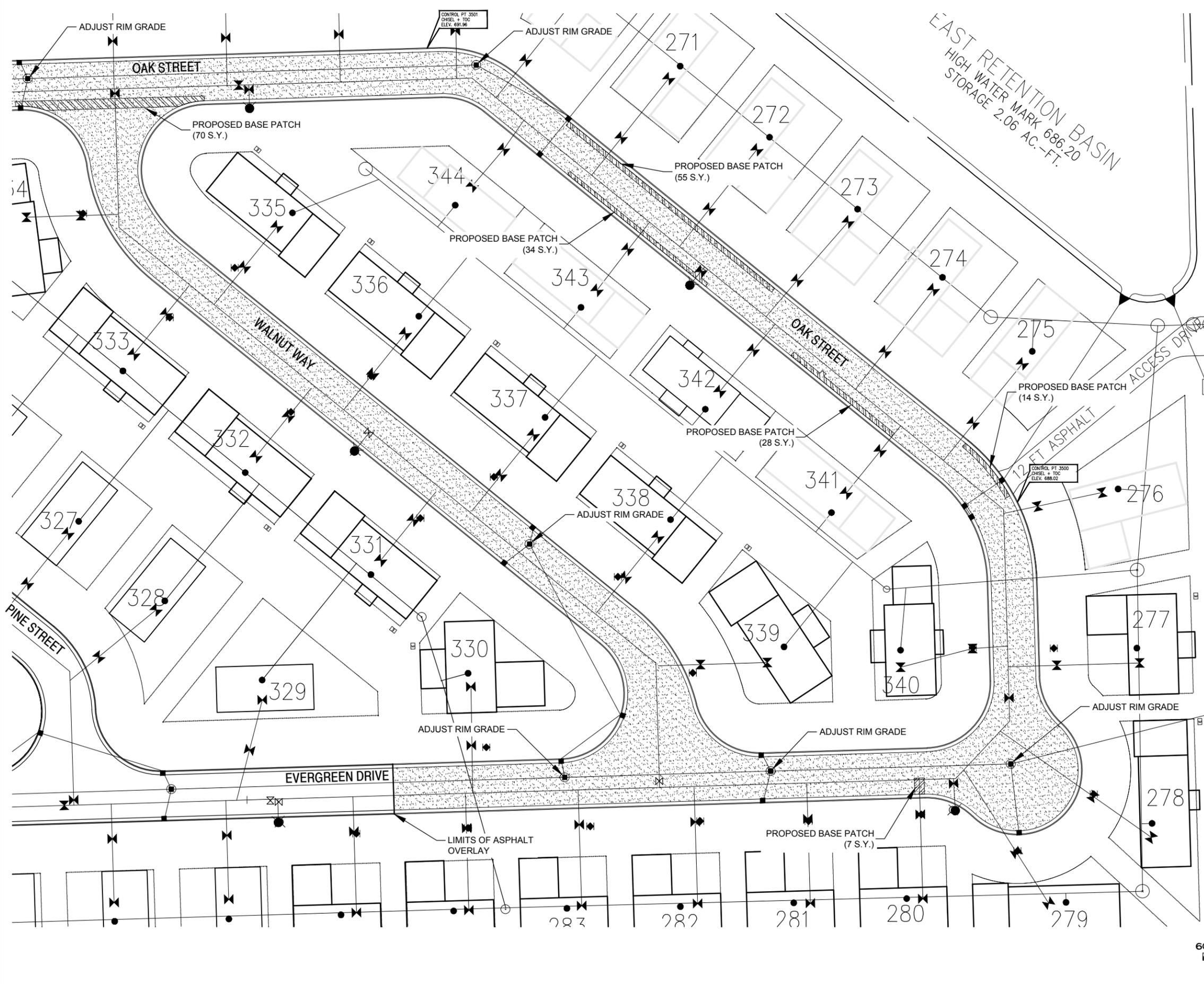
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| DATE: | 5-9-2012 |
| CHECKED: | MDE |
| DATE: | 8-23-12 |

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SHEET
3 OF **19**

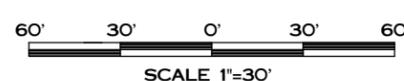
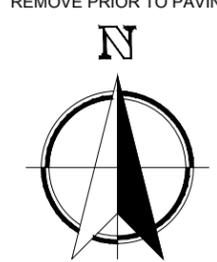


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WESTWOOD ESTATES
WESTWOOD DRIVE
OAK STREET
PAVEMENT REHABILITATION PLAN
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN



- LEGEND**
- BASE PATCH
 - ASPHALT OVERLAY
 - PAVEMENT REPLACEMENT
 - MILLED BUTT JOINT
- PAVEMENT REHABILITATION**
- BASE PATCHING
 - 40 SY (PLAN)
 - 41 SY (UNDISTRIBUTED)
- REMOVE VEGETATION**
THE CONTRACTOR MUST SPRAY ALL VEGETATION WITHIN PAVEMENT CRACKS AND REMOVE PRIOR TO PAVING.



Tuesday, April 14, 2015 3:55:07 PM

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| PROJ. MGR: | MDE |
| DRAFTED: | JJC |
| DATE: | 5-9-2012 |
| CHECKED: | MDE |
| DATE: | 8-23-12 |

2005.0348.19
SHEET
4 OF **19**

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG & RECOGNIZE



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 180012(1924)
REQUIRES MAX. 3 WORK DAYS
NOTICE BEFORE YOU DIG/AVATE

MILWAUKEE AREA 259-1181



EROSION CONTROL NOTES

1. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING / DISTURBANCE TO THE SITE.
2. EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL THE SITE HAS ESTABLISHED VEGETATIVE COVER.
3. GRAVEL ACCESS MATS SHALL BE INSTALLED AT ALL CONSTRUCTION SITE ENTRANCES TO PREVENT TRACKING.
4. AT THE END OF EACH WORKING DAY, TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM ADJACENT PAVED STREETS.
5. ALL STORM MANHOLES, CATCH BASINS & CULVERTS SHALL BE PROTECTED WITH GEOTEXTILE MATERIAL UNTIL VEGETATIVE COVER IS ESTABLISHED.
6. FOLLOWING SOIL DISTURBANCE, RESTORATION OF DISTURBED OR GRADED AREAS SHALL BE STABILIZED WITHIN SEVEN CALENDAR DAYS IF POSSIBLE.
7. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BY THE PROJECT ENGINEER TO MEET SITE CONDITIONS.
8. ENDS OF SILT FENCE ALONG PERIMETER OF SITE TO BE EXTENDED TO HIGH GROUND AT TERMINATION POINTS OF THE FENCE IN ORDER TO PREVENT FLANKING OF THE FENCE DURING HEAVY STORM RUNOFF.

UTILITY NOTES

THE EXACT LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.

PHASE 1 - PLAN SHEETS
THE FOLLOWING SHEETS ARE PART OF PHASE 1 CONSTRUCTION:
1, 4-5, 9-18, 20-24, 34-42, 45-53, 55, 60-62, 66-67.

THE FOLLOWING SHEETS ARE FOR GRADING PURPOSES ONLY:
19, 25-33, 43-44.

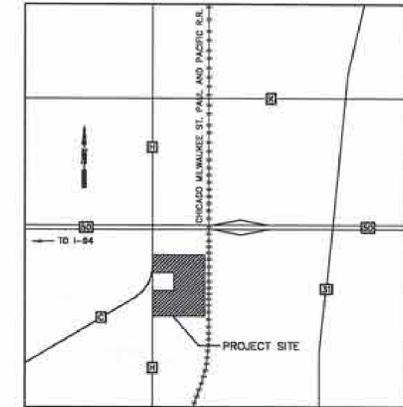
THE FOLLOWING SHEETS ARE NOT PART OF THIS CONTRACT:
2-3, 6-8, 54, 56-59, 63-65.

SITE PLAN

FOR

WESTWOOD ESTATES MANUFACTURED HOME PARK ADDITION

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISC.



LOCATION MAP
VILLAGE OF PLEASANT PRAIRIE, WISC.

CONSTRUCTION PLANS

| PLAN SHEET | SHEET No. |
|---------------------------------|----------------|
| COVER SHEET | 1 |
| LEGAL DESCRIPTIONS & LOT LAYOUT | 2-5 |
| LANDSCAPING & PARK LAYOUT | 6-7 |
| SIGN LAYOUT PLAN | 8 |
| CONSTRUCTION DETAILS | 9-11 10 |
| SITE GRADING & EROSION CONTROL | 12-13 |
| ROAD & STORM SEWER SHEETS | |
| WESTWOOD DRIVE | 14-16 |
| OAK STREET & EVERGREEN DRIVE | 17-27 19,25,27 |
| WALNUT WAY | 28-30 |
| PINE STREET | 31-33 |
| 80th STREET / 85th AVENUE | 34-44 |
| INTERSECTION DETAILS | 45-50 46 |
| SANITARY SEWER PLAN & PROFILE | |
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| LOTS 259-269 | 52 |
| LOTS 276-278 | 53 |
| LOTS 279-292 | 54 |
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| LOTS 324-334 | 56 |
| LOTS 314-323 | 57 |
| LOTS 292-303 | 58 |
| LOTS 304-313 | 59 |
| WATER MAIN PLAN & PROFILE | 60-67 63,65 |

BENCH MARKS

- | | |
|---|---|
| BM #1: CONTROL POINT # 1833 1" IRON PIPE IN RAIL ROAD BED EAST OF EAST RETENTION BASIN ELEVATION: 685.28 | BM #5: CONTROL POINT # 1833 FK NAIL IN ASPHALT PAVEMENT NORTH OF LOT # 240 (MARY ANNE DRIVE) ELEVATION: 692.36 |
| BM #2: CONTROL POINT # 1835 1" IRON PIPE IN RAIL ROAD BED EAST OF LOT # 279 ELEVATION: 685.73 | BM #6: CONTROL POINT # 2090 PK NAIL IN ASPHALT PAVEMENT INTERSECTION OF WESTWOOD & MARY ANNE ELEVATION: 697.07 |
| BM #3: RR SPIKE IN N. FACE OF 12" TREE 125'± SE. OF CONTROL POINT # 1835 ELEVATION: 710.06 | BM #7: RR SPIKE IN 16" TREE 70'± SW OF EXISTING END OF ROADWAY WEST OF LOT # 259 ELEVATION: 701.29 |
| BM #4: RR SPIKE IN S. FACE OF 36" OAK TREE 30'± EAST OF CONTROL POINT # 15 ELEVATION: 722.74 | |



NOTE:
CONSTRUCTION TRAFFIC FOR PHASE 1
SHALL ENTER AND EXIT THE SITE VIA
80TH STREET & 88TH AVENUE.

PROJECT LOCATION

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

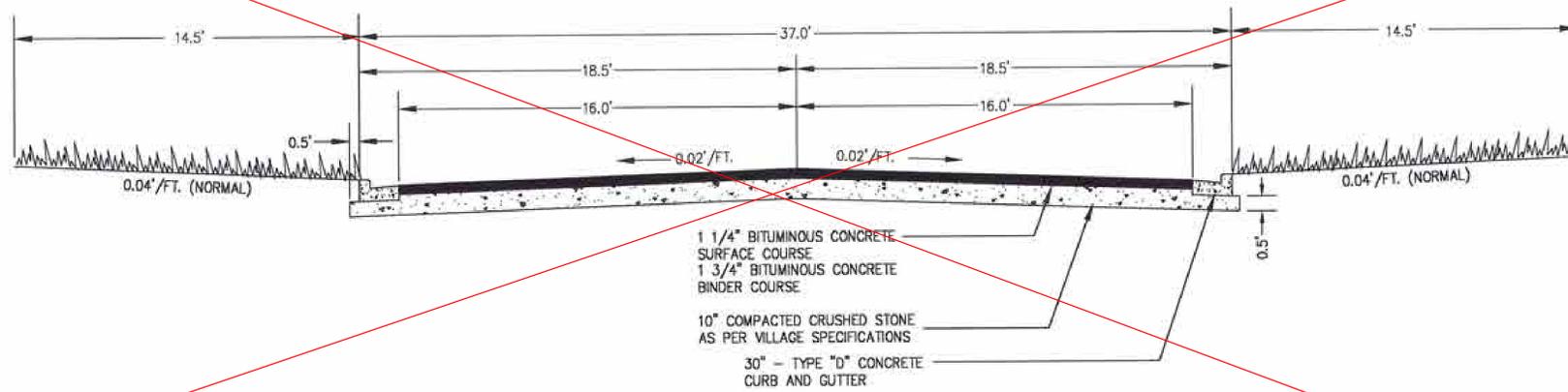
NM & B Nielsen Madsen & Barber S.C.
Consulting Civil Engineers and Land Surveyors
1339 Washington Ave. Racine, WI. 53403
Telephone (414)634-5588 Fax (414)634-5024

WESTWOOD ESTATES ADDITION
SITE & UTILITY
PLANS
VILLAGE OF PLEASANT PRAIRIE, WISC.

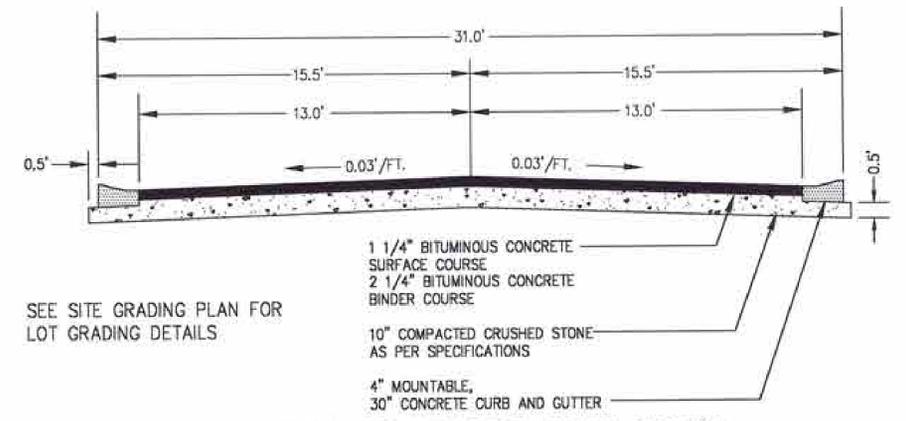
| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|---------------------|-----|----------|
| | | | VILLAGE SUBMITTAL 1 | MDE | 5-5-98 |
| | | | VILLAGE SUBMITTAL 2 | MDE | 12-23-98 |
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

| Drawn By | Date | Drawing Name |
|------------|---------|--------------|
| MDE | 2-2-98 | 97055COV.DWG |
| Field Work | Date | Design By |
| BSH JRN | 5-11-97 | MDE |
| Date | Date | Date |
| | 5-1-98 | |

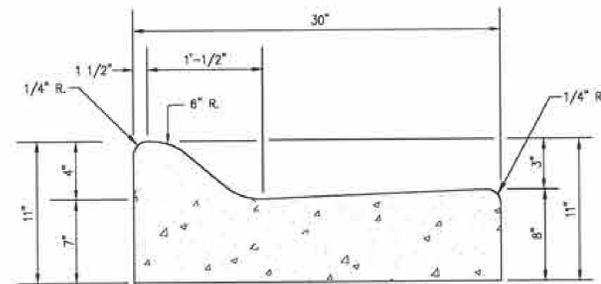
SHEET NO.
1 OF 67
Job No. **97-055**



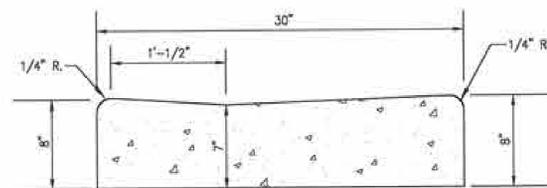
**RESIDENTIAL MINOR STREET (80th STREET / 85th AVENUE)
VILLAGE OF PLEASANT PRAIRIE
PUBLIC ROADS**
NOT TO SCALE



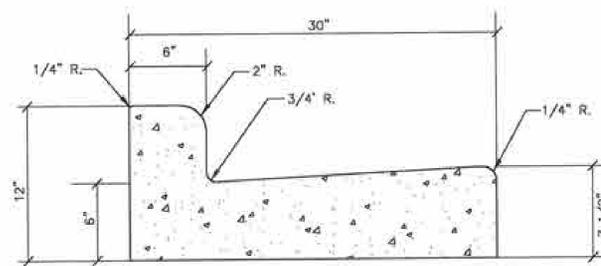
**TYPICAL PRIVATE ROAD CROSS SECTION
WESTWOOD ESTATES**
NOT TO SCALE



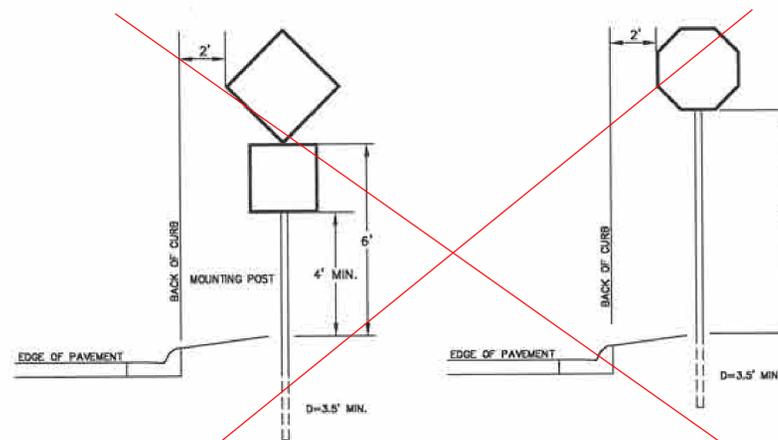
**TYPICAL 4" MOUNTABLE, 30" CONCRETE CURB AND GUTTER
PRIVATE ROADS**
NOT TO SCALE



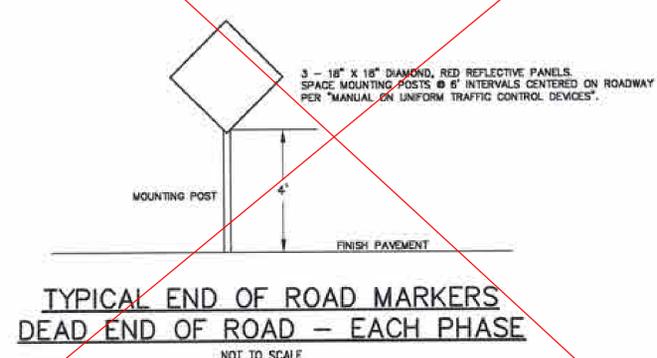
**TYPICAL CROSS ROAD CONCRETE GUTTER
PRIVATE ROADS**
NOT TO SCALE



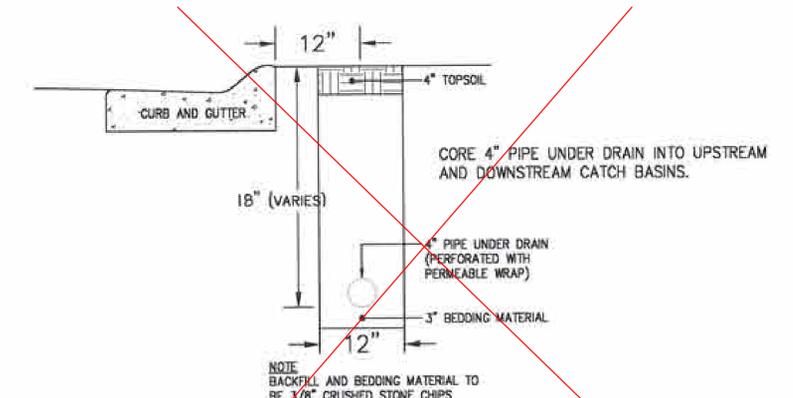
**30" - TYPE "D" CONCRETE CURB & GUTTER
PUBLIC ROADS**
NOT TO SCALE



**TYPICAL SIGN INSTALLATION
PUBLIC AND PRIVATE ROADS**
NOT TO SCALE



**TYPICAL END OF ROAD MARKERS
DEAD END OF ROAD - EACH PHASE**
NOT TO SCALE



**PIPE UNDER DRAIN DETAILS
TYPICAL (ALL PRIVATE ROADS)**
NOT TO SCALE

SITE LEGEND

| | | |
|--------------------|-------------------------|--------------------------|
| • SET 1" IRON PIPE | ⊗ GUARD POST | ⊗ FOUND CHISEL CROSS |
| ○ FOUND IRON PIPE | ⊗ BUSH | ⊗ STANDARD MONUMENT |
| ○ SAN MANHOLE | ⊗ MAILBOX | - T - TELEPHONE LINE |
| □ CATCH BASIN | ⊗ SOIL BORING | - G - GAS LINE |
| ⊗ HYDRANT | ⊗ STORM MANHOLE | - E - ELECTRIC LINE |
| ⊗ POWER POLE | ⊗ ELECTRIC MANHOLE | ⊗ PROP. GRADE |
| ⊗ LIGHT POLE | ⊗ SIGN | - 690 - EXISTING CONTOUR |
| ⊗ TREE | X SET CHISEL CROSS | - 690 - PROPOSED CONTOUR |
| ← GUIDE WIRE | ⊗ SET "PK" NAIL | - SILT - SILT FENCE |
| ⊗ VALVE BOX | ⊗ FOUND "PK" NAIL | ⊗ RIP RAP |
| ⊗ ELECTRIC BOX | ⊗ GAS BOX | ⊗ TELEPHONE BOX |
| ⊗ WATER METER PIT | ⊗ WATER CHECK VALVE PIT | |

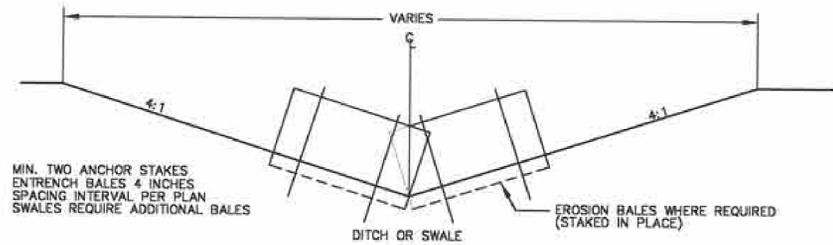
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|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

| Drawn By | Date | Drawing Name | |
|------------|--------|--------------|--------|
| MDE | 5-1-98 | 97055D1.DWG | |
| Field Work | Date | Design By | Date |
| | | MDE | 5-1-98 |

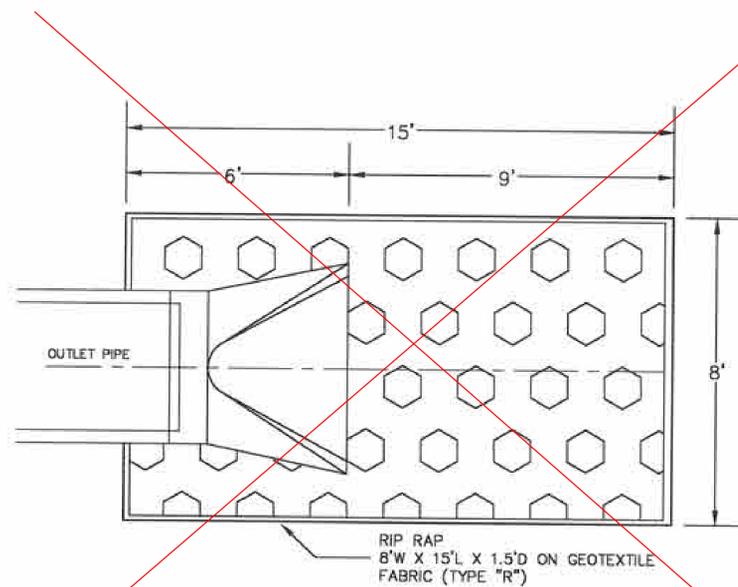
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WESTWOOD ESTATES ADDITION
ROADWAY CONSTRUCTION
DETAILS SHEET
VILLAGE OF PLEASANT PRAIRIE, WISC.

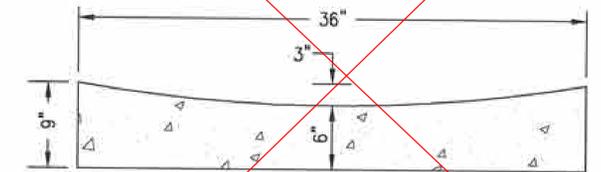
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|-----------|---------|
| SHEET NO. | 9 OF 67 |
| Job No. | 97-055 |



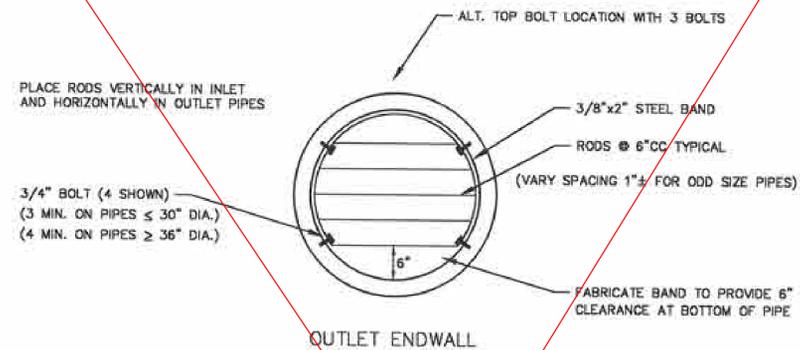
TYPICAL EROSION BALE DETAIL
NOT TO SCALE



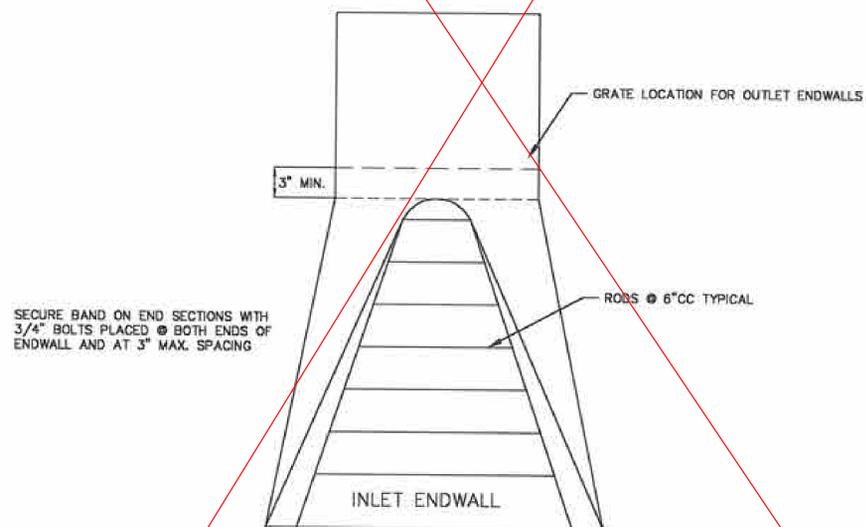
RIP RAP DETAIL
RCP CROSS CULVERT (80TH STREET)
NOT TO SCALE



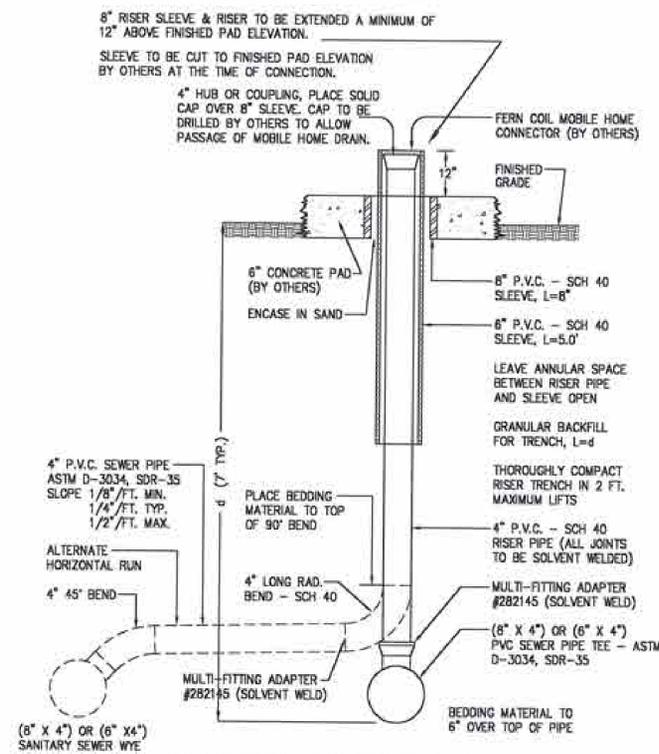
RETENTION BASIN
CONCRETE CHANNEL
NOT TO SCALE



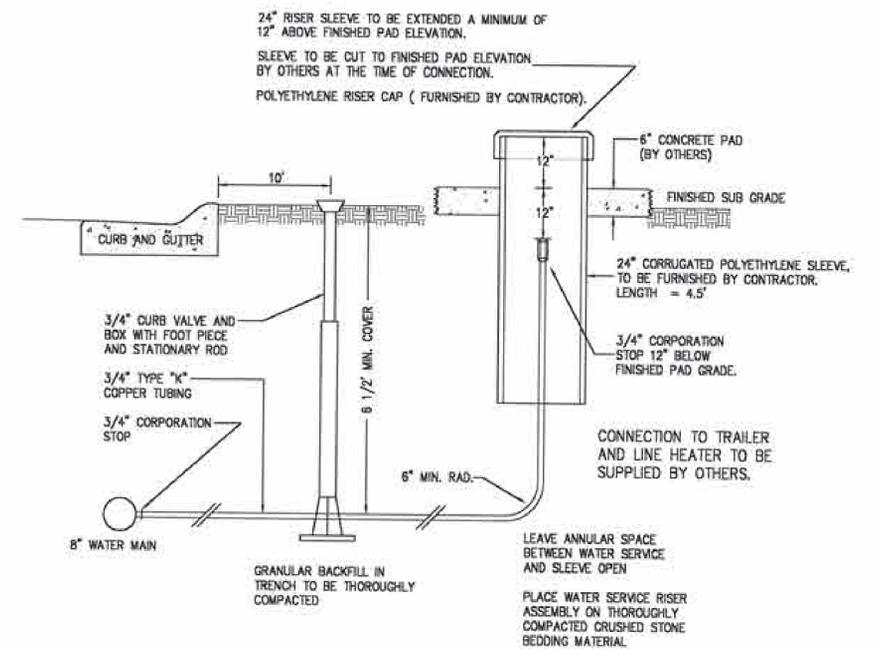
OUTLET ENDWALL



RCP CROSS CULVERT
80th STREET
NOT TO SCALE



4\"/> MOBILE HOME SEWER RISER DETAILS
NOT TO SCALE



3/4\"/> MOBILE HOME WATER SERVICE DETAILS
NOT TO SCALE

| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-98 |
| | | | | | |
| | | | | | |
| | | | | | |

SCALES: HORIZ. 1" = 1'

| Drawn By | Date | Drawing Name |
|------------|--------|--------------|
| MDE | 5-1-98 | 97055D2.DWG |
| Field Work | Date | Design By |
| | | MDE |
| | | 5-1-98 |

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WESTWOOD ESTATES ADDITION
UTILITY CONSTRUCTION
DETAILS SHEET
VILLAGE OF PLEASANT PRAIRIE, WISC.

SHEET NO.

10 OF 67

Job No. 97-055

2005.0348.19
3 OF 15



NOTE:
 THE SITE HAS BEEN ROUGH GRADED UNDER A
 PREVIOUS CONTRACT. THE GRADING PLAN IS
 SHOWN FOR INFORMATIONAL PURPOSES ONLY.

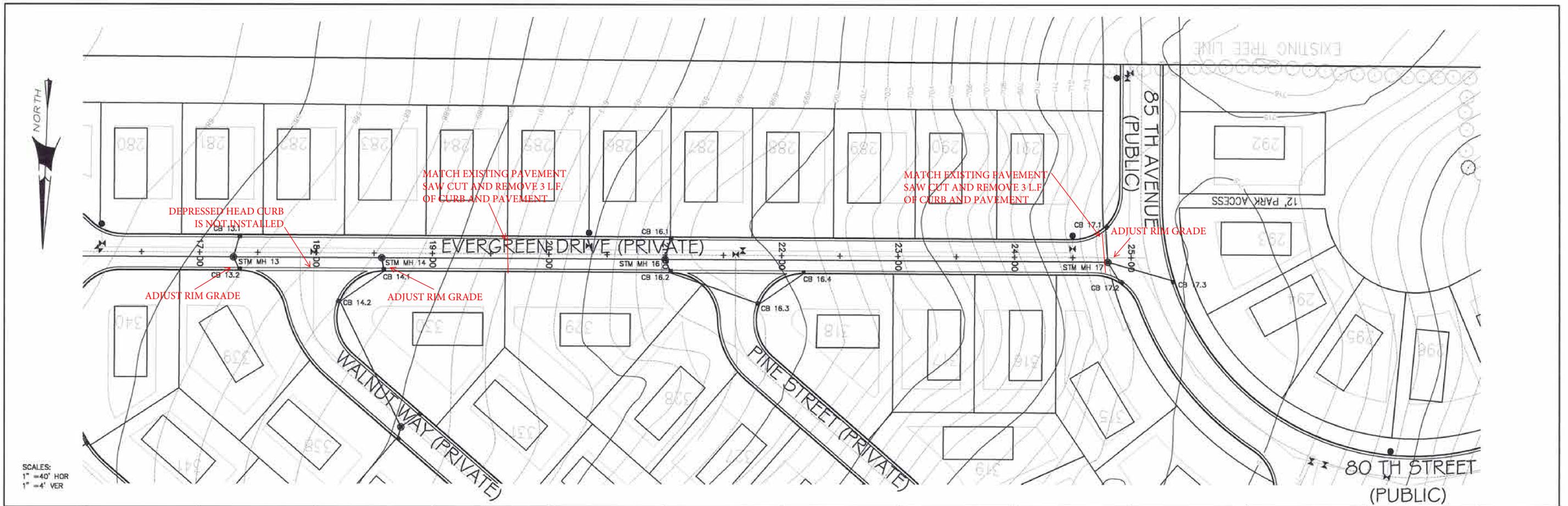
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|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

SCALES: HORIZ. 1" = 40'
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 Field Work: BSH Date: 5-11-97 Design By: MDE Date: 12-10-97

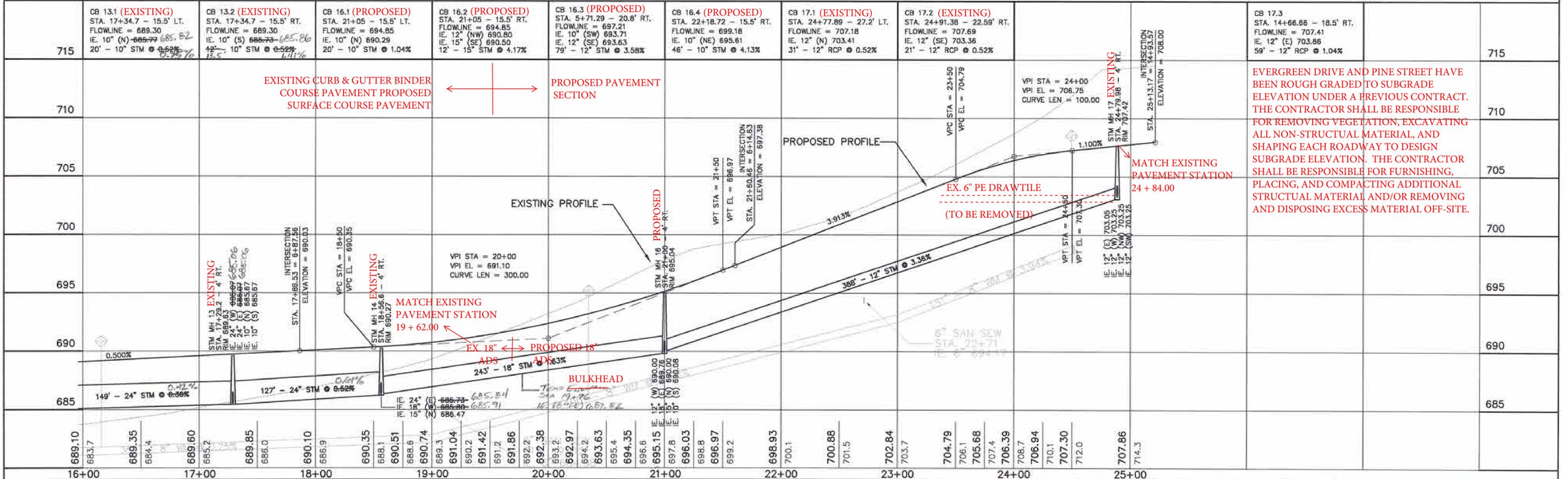
NM & B Nielsen Madsen & Barber S.C.
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WESTWOOD ESTATES ADDITION
 SITE GRADING PLAN
 (EAST)
 VILLAGE OF PLEASANT PRAIRIE, WISC.

SHEET NO. ~~12 OF 67~~
 Job No. 97-055



SCALES:
1" = 40' HOR
1" = 4' VER



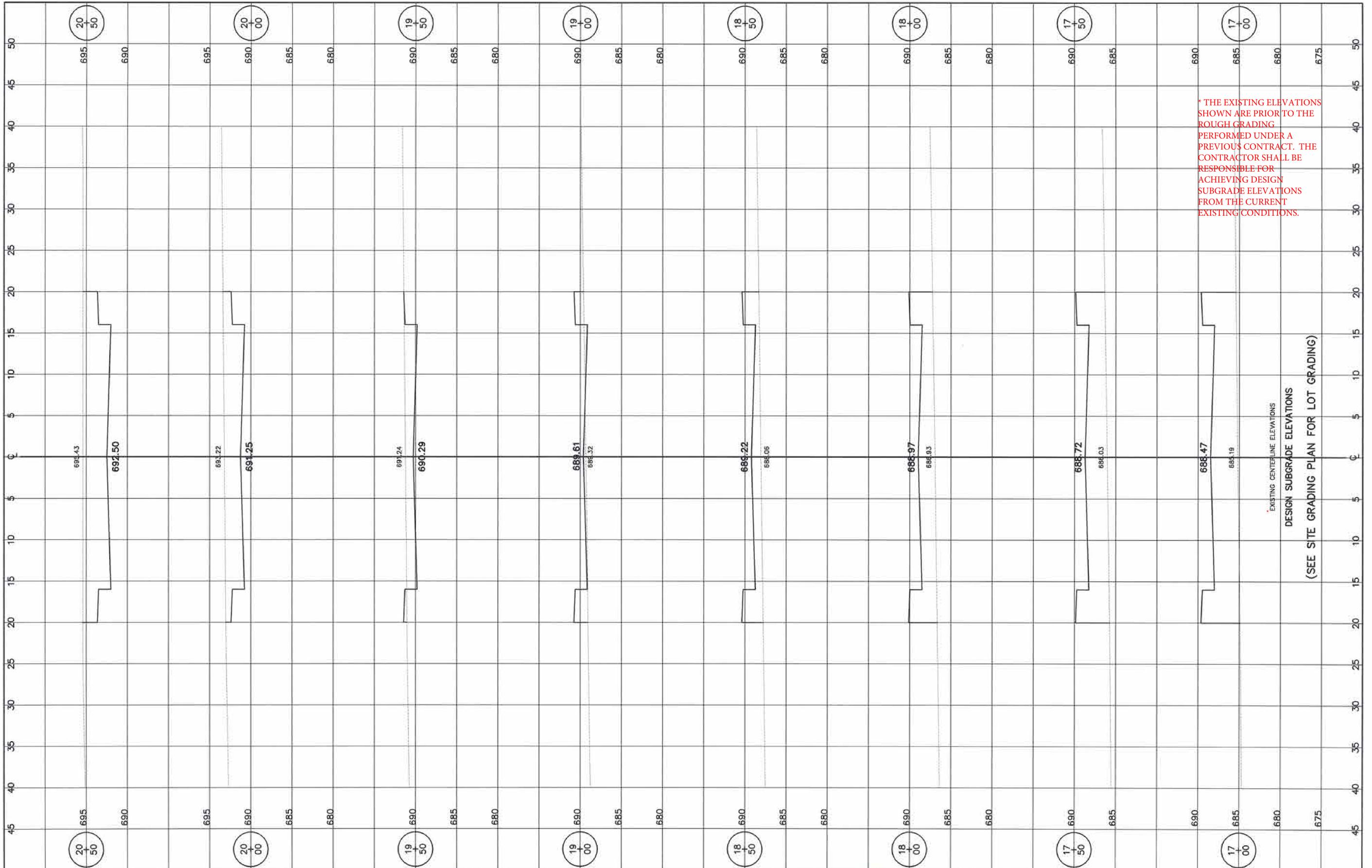
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|-----------|----|------|------------------|-----|---------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |
| | | | SM SAN SEW | RCB | 1-29-00 |

| | | |
|--------------|----------|--------------------|
| SCALES: | HORIZ. | 1" = 40' |
| | VERT. | 1" = 4' |
| Drawn By | Date | Plan Ref. Drawing |
| MDE | 11-12-97 | 97055.DWG |
| Drawing Name | | Prof. Ref. Drawing |
| RCPO3348.DWG | | RCPRF348.DWG |

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WESTWOOD ESTATES ADDITION
EVERGREEN DRIVE
ROAD & STORM SEWER
 VILLAGE OF PLEASANT PRAIRIE, WISC.

| | |
|-----------|----------|
| SHEET NO. | 19 OF 67 |
| Job No. | 97-055 |



* THE EXISTING ELEVATIONS SHOWN ARE PRIOR TO THE ROUGH GRADING PERFORMED UNDER A PREVIOUS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING DESIGN SUBGRADE ELEVATIONS FROM THE CURRENT EXISTING CONDITIONS.

| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|-----------|-----|--------|
| | | | PERMIT | MDE | 4-5-99 |
| | | | | | |
| | | | | | |
| | | | | | |

SCALES: HORIZ. 1" = 5'
VERT. 1" = 5'

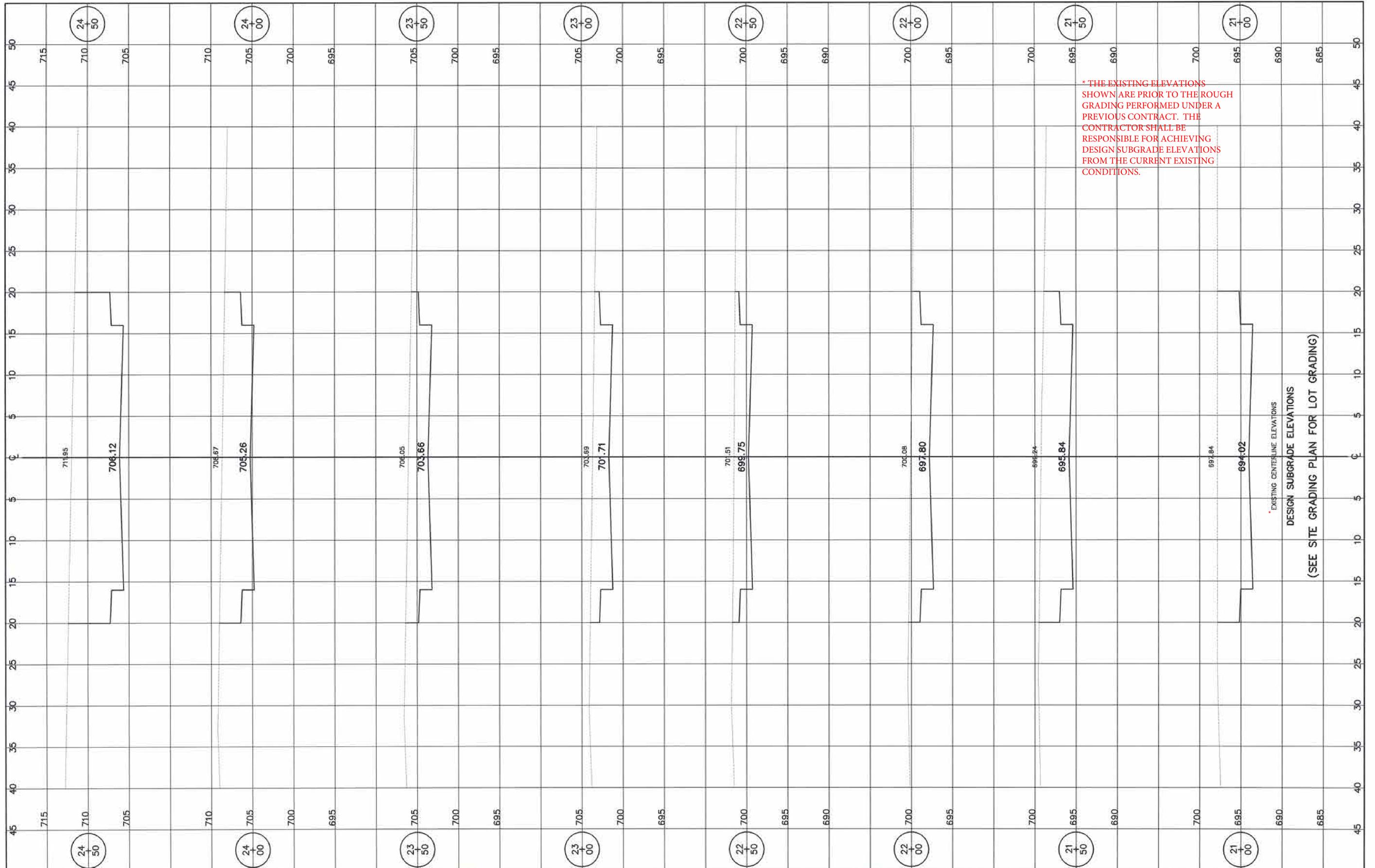
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| MDE | 2-5-98 | MDE | 2-5-98 |

Drawing Name: RC005348.DWG
Xsec. Ref. Drawing: 97055.DWG

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WESTWOOD ESTATES ADDITION
EVERGREEN DRIVE
CROSS SECTIONS
VILLAGE OF PLEASANT PRAIRIE, WISC.

| | |
|-----------|----------|
| SHEET NO. | 25 OF 67 |
| Job No. | 97-055 |



* THE EXISTING ELEVATIONS SHOWN ARE PRIOR TO THE ROUGH GRADING PERFORMED UNDER A PREVIOUS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING DESIGN SUBGRADE ELEVATIONS FROM THE CURRENT EXISTING CONDITIONS.

EXISTING CENTERLINE ELEVATIONS
 DESIGN SUBGRADE ELEVATIONS
 (SEE SITE GRADING PLAN FOR LOT GRADING)

| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|-----------|-----|--------|
| | | | PERMIT | MDE | 4-5-98 |
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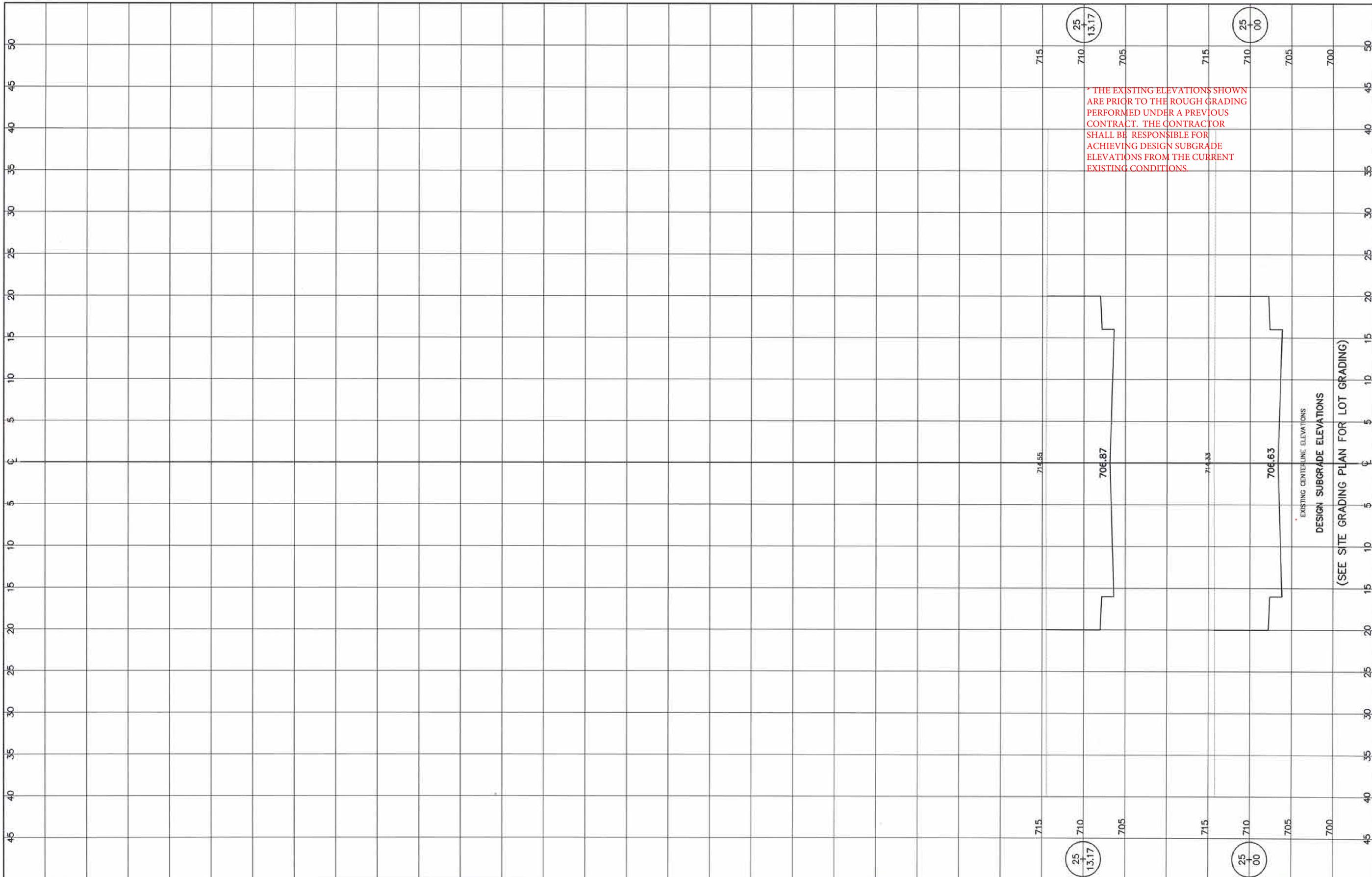
SCALES: HORIZ. 1" = 5'
 VERT. 1" = 5'

| Drawn By | Date | Designed By | Date |
|------------------------------|--------|---------------------------------|--------|
| MDE | 2-5-98 | MDE | 2-5-98 |
| Drawing Name RC006348.DWG | | Xsec. Ref. Drawing 97055.DWG | |

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WESTWOOD ESTATES ADDITION
 EVERGREEN DRIVE
 CROSS SECTIONS
 VILLAGE OF PLEASANT PRAIRIE, WISC.

| | |
|-----------|----------|
| SHEET NO. | 26 OF 67 |
| Job No. | 97-055 |



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|-----------|-----|--------|
| | | | PERMIT | MDE | 4-5-99 |
| | | | | | |
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| | | | | | |

SCALES: HORIZ. 1" = 5'
VERT. 1" = 5'

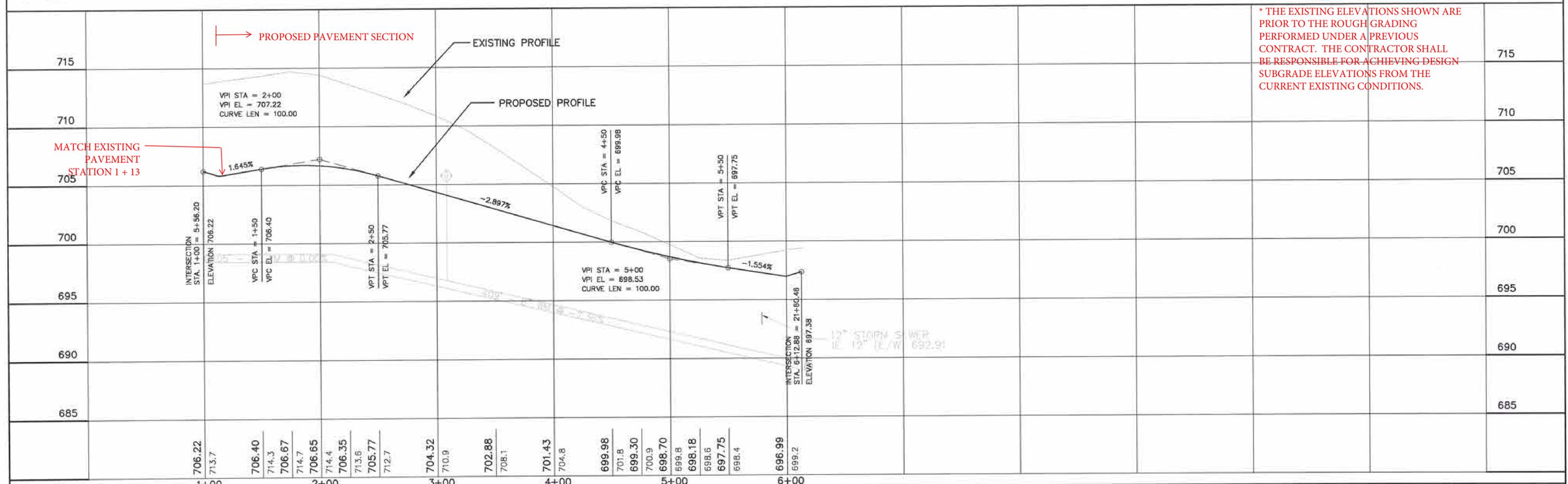
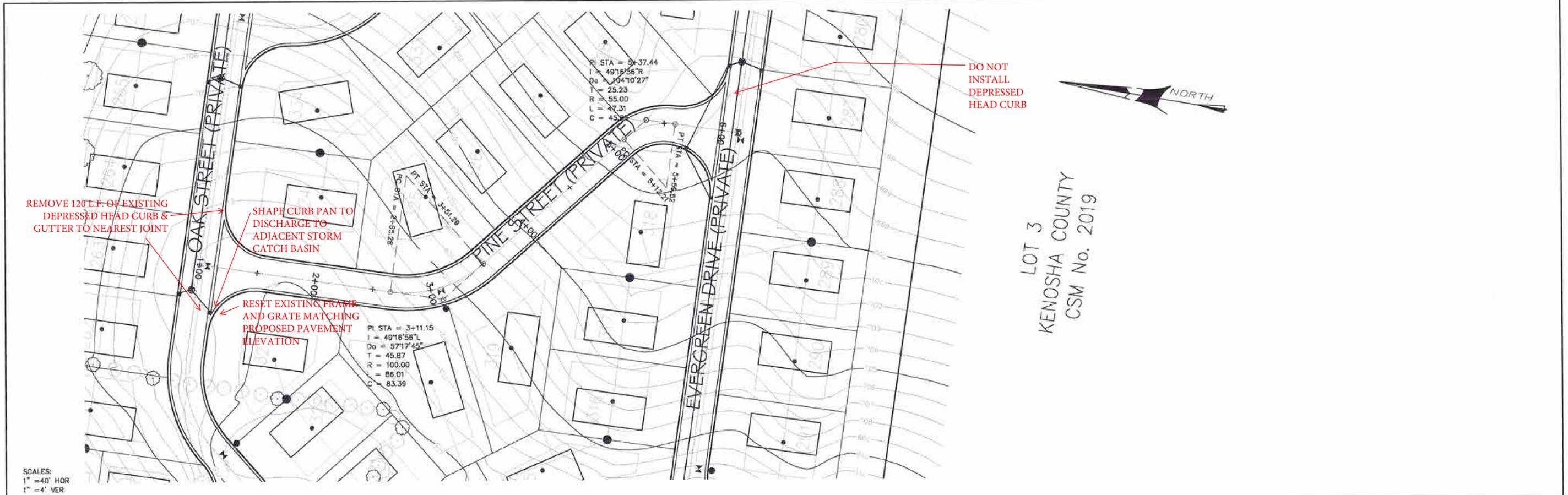
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|----------|--------|-------------|--------|
| MDE | 2-5-98 | MDE | 2-5-98 |

Drawing Name: RC007348.DWG
Xsec. Ref. Drawing: 97055.DWG

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WESTWOOD ESTATES ADDITION
EVERGREEN DRIVE
CROSS SECTIONS
 VILLAGE OF PLEASANT PRAIRIE, WISC.

| | |
|-----------|----------|
| SHEET NO. | 27 OF 67 |
| Job No. | 97-055 |



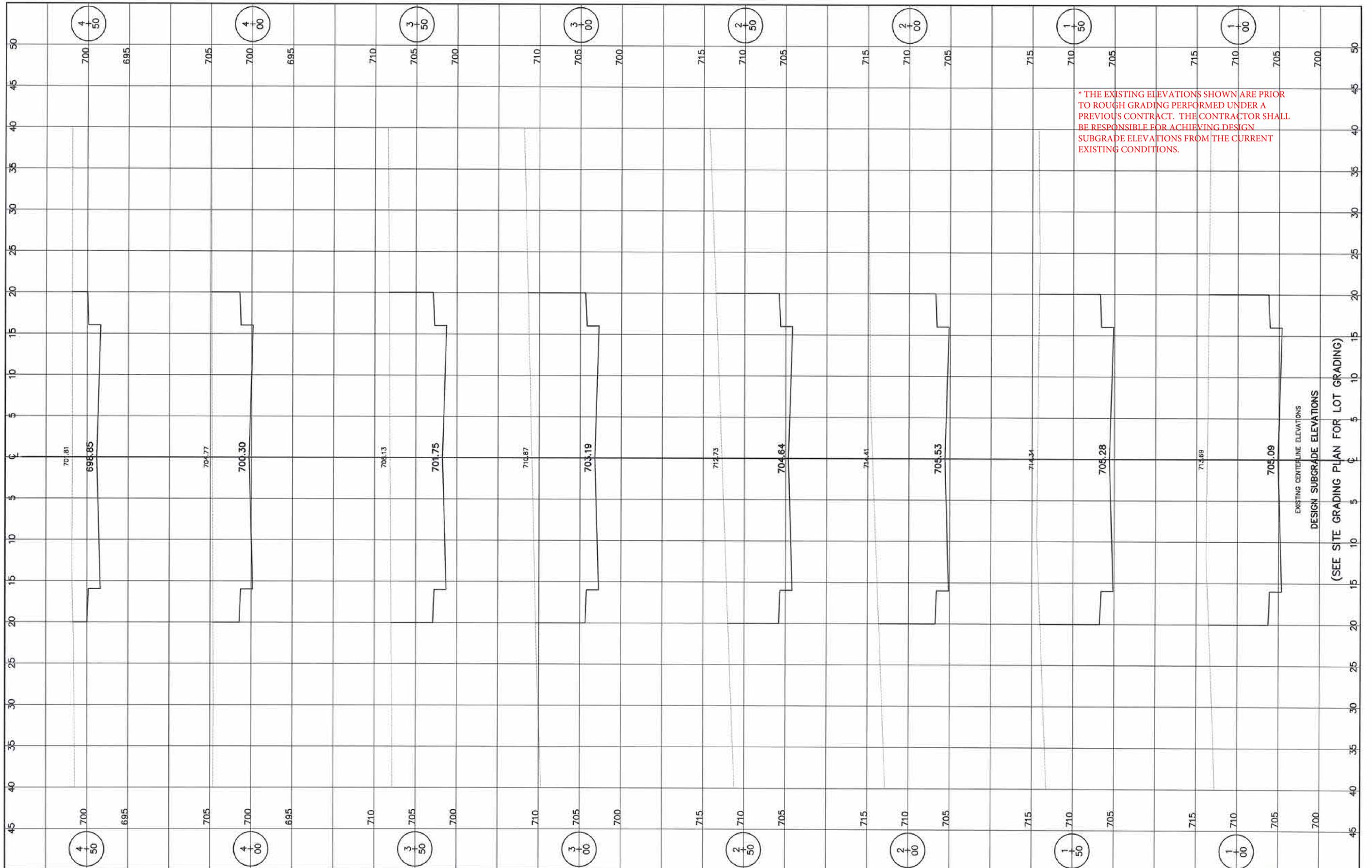
| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

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| 706.22 | 713.7 | 706.40 | 714.3 | 706.67 | 714.7 | 706.65 | 714.4 | 706.35 | 713.6 | 705.77 | 712.7 | 704.32 | 710.9 | 702.88 | 708.1 | 701.43 | 704.8 | 699.98 | 701.8 | 699.30 | 700.9 | 698.70 | 699.8 | 698.18 | 698.6 | 697.75 | 698.4 | 696.99 | 699.2 |
| 1+00 | | 2+00 | | 3+00 | | 4+00 | | 5+00 | | 6+00 | | | | | | | | | | | | | | | | | | | |

| | | |
|--------------|-----------------|--------------------|
| SCALES: | HORIZ. 1" = 40' | |
| | VERT. 1" = 4' | |
| Drawn By | Date | Plan Ref. Drawing |
| MDE | 11-12-97 | 97055.DWG |
| Drawing Name | | Prof. Ref. Drawing |
| RCPO1351.DWG | | RCPRF351.DWG |

| | |
|---|---|
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| Consulting Civil Engineers and Land Surveyors | |
| 1339 Washington Ave. Racine, WI. 53403 | |
| Telephone (414)634-5588 Fax (414)634-5024 | |

| | |
|---|-----------------------|
| WESTWOOD ESTATES ADDITION | SHEET NO. |
| PINE STREET | 31 OF 67 |
| ROAD & STORM SEWER | Job No. 97-055 |
| VILLAGE OF PLEASANT PRAIRIE, WISC. | 9 A8 15 |



* THE EXISTING ELEVATIONS SHOWN ARE PRIOR TO ROUGH GRADING PERFORMED UNDER A PREVIOUS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING DESIGN SUBGRADE ELEVATIONS FROM THE CURRENT EXISTING CONDITIONS.

EXISTING CENTERLINE ELEVATIONS
DESIGN SUBGRADE ELEVATIONS
(SEE SITE GRADING PLAN FOR LOT GRADING)

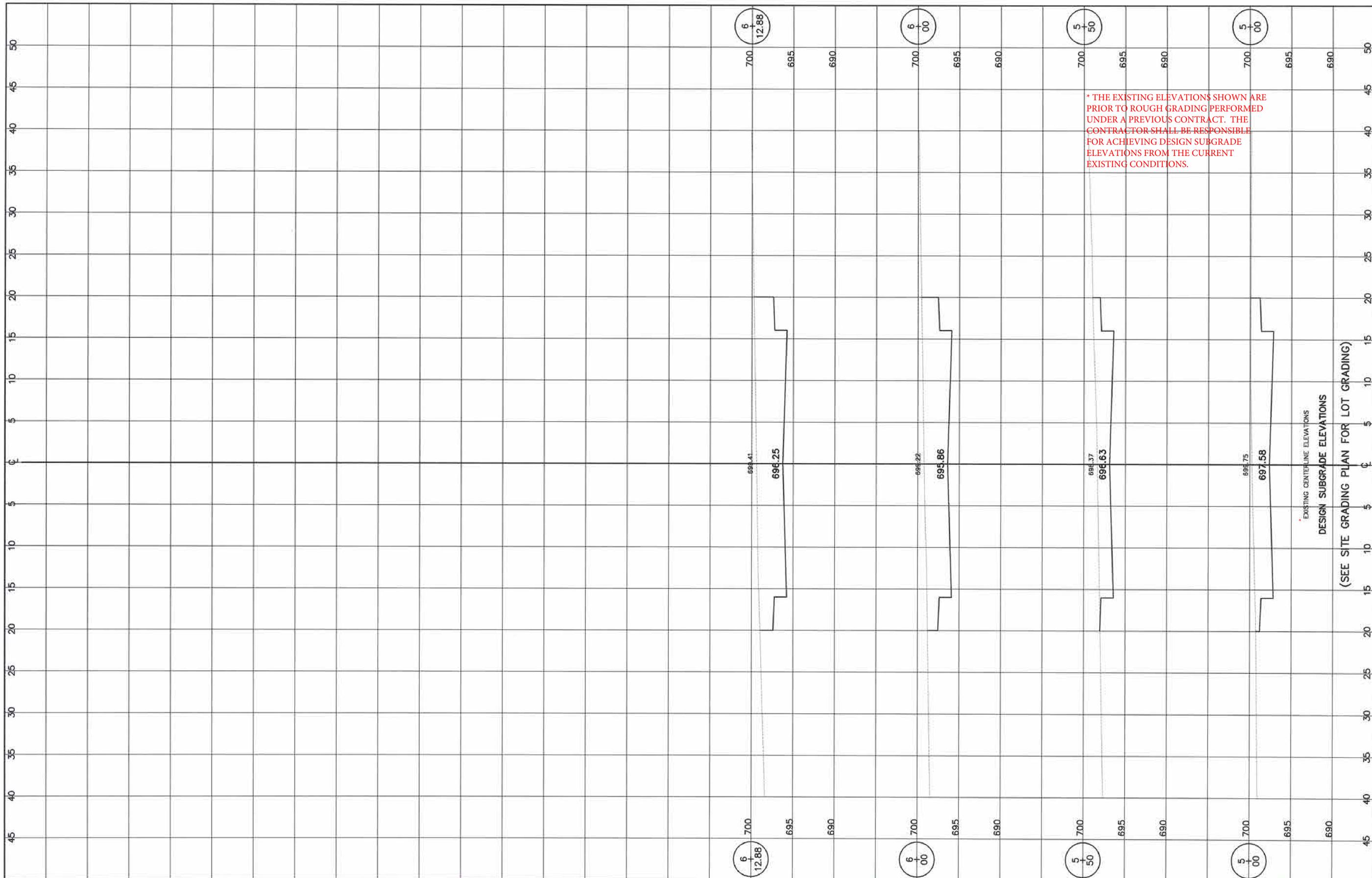
| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|-----------|-----|--------|
| | | | PERMIT | MDE | 4-5-99 |
| | | | | | |
| | | | | | |
| | | | | | |

| SCALES: | | HORIZ. 1" = 5' | |
|--------------|--------------------|----------------|--------|
| | | VERT. 1" = 5' | |
| Drawn By | Date | Designed By | Date |
| MDE | 2-5-98 | MDE | 2-5-98 |
| Drawing Name | Xsec. Ref. Drawing | | |
| RC001351.DWG | 97055.DWG | | |

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WESTWOOD ESTATES ADDITION
 PINE STREET
 CROSS SECTIONS
 VILLAGE OF PLEASANT PRAIRIE, WISC.

SHEET NO. **32 OF 67**
 Job No. **97-055**



* THE EXISTING ELEVATIONS SHOWN ARE PRIOR TO ROUGH GRADING PERFORMED UNDER A PREVIOUS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING DESIGN SUBGRADE ELEVATIONS FROM THE CURRENT EXISTING CONDITIONS.

EXISTING CENTERLINE ELEVATIONS
 DESIGN SUBGRADE ELEVATIONS
 (SEE SITE GRADING PLAN FOR LOT GRADING)

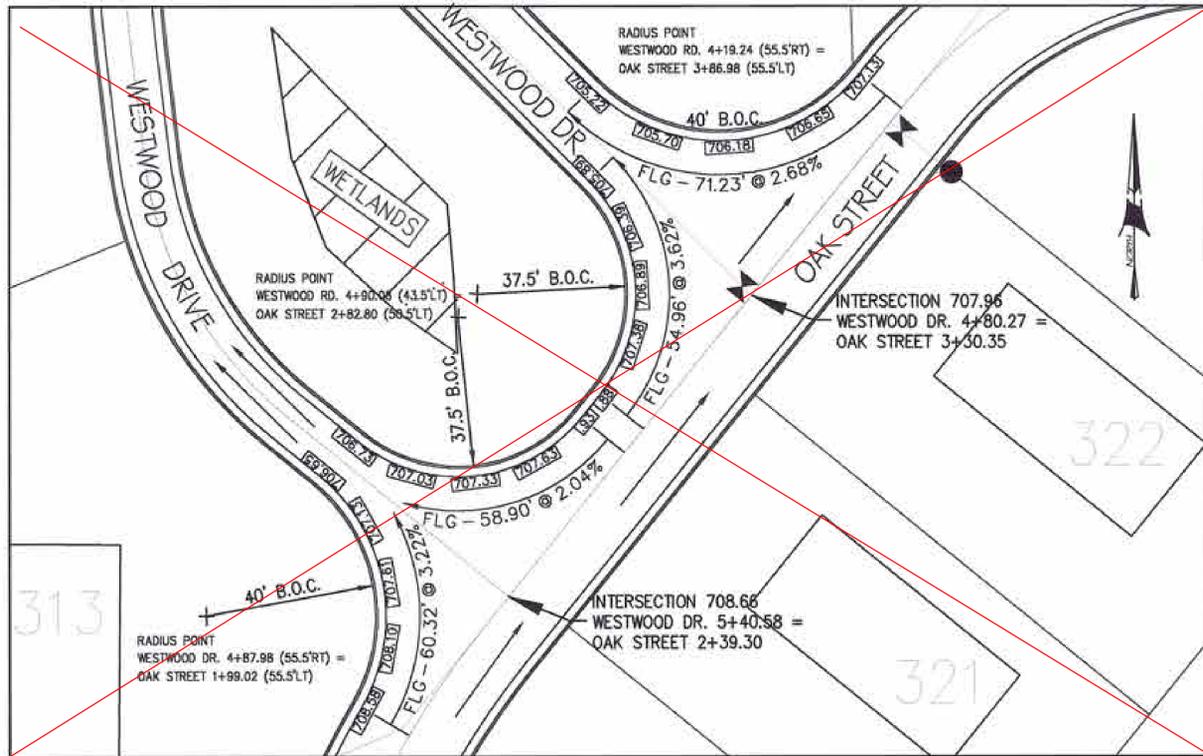
| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|-----------|-----|--------|
| | | | PERMIT | MDE | 4-5-99 |

| SCALES: | | HORIZ. 1" = 5' | | VERT. 1" = 5' | |
|--------------|--------------------|----------------|--------|---------------|--|
| Drawn By | Date | Designed By | Date | | |
| MDE | 2-5-98 | MDE | 2-5-98 | | |
| Drawing Name | Xsec. Ref. Drawing | | | | |
| RC002351.DWG | 97055.DWG | | | | |

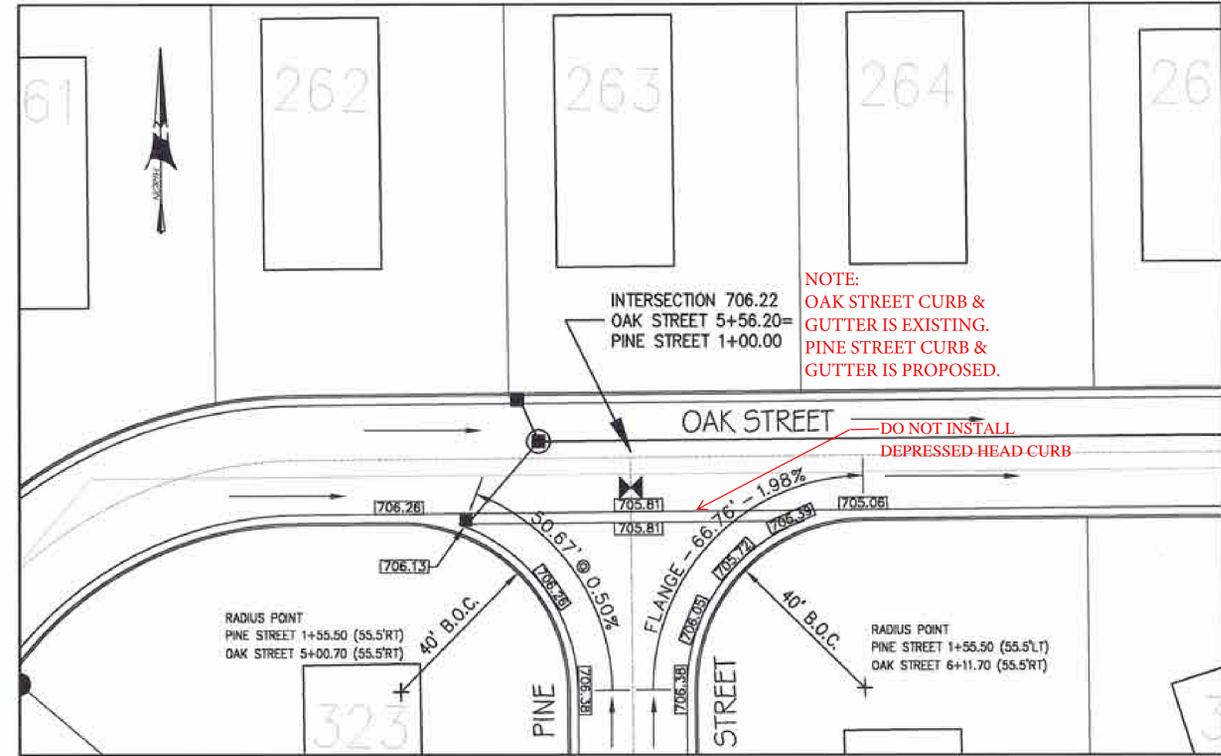
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 Telephone (414)634-5588 Fax (414)634-5024

WESTWOOD ESTATES ADDITION
 PINE STREET
 CROSS SECTIONS
 VILLAGE OF PLEASANT PRAIRIE, WISC.

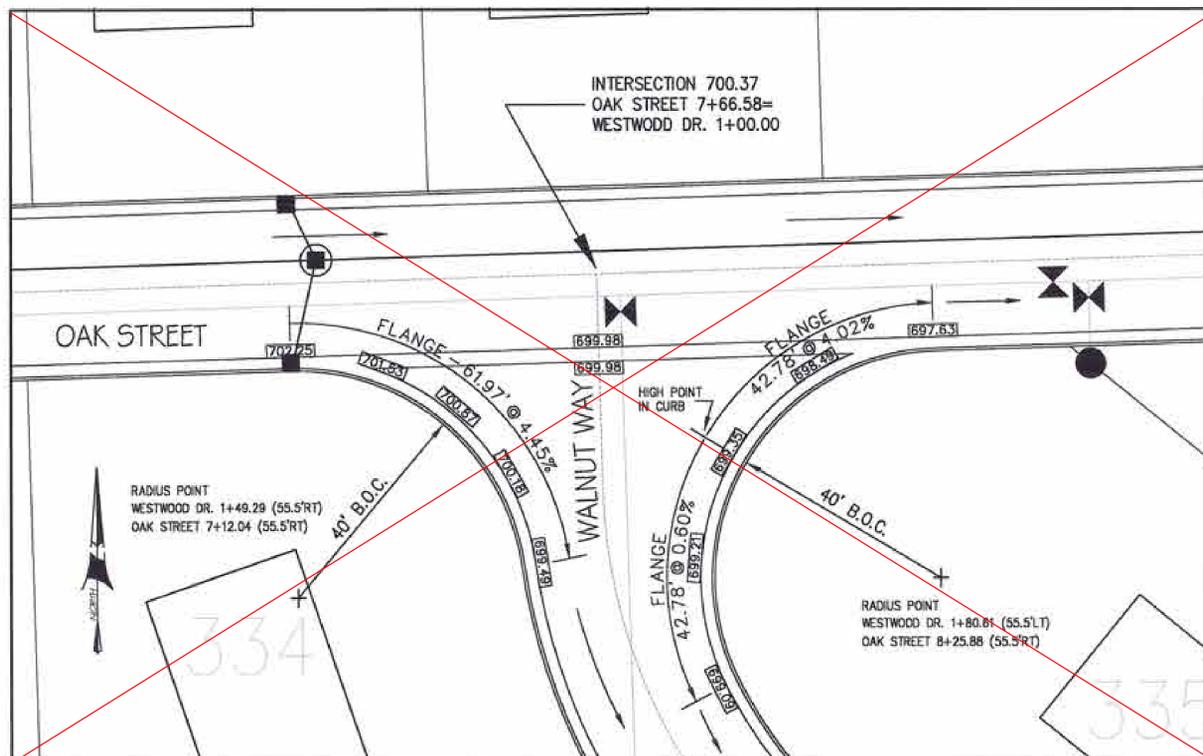
SHEET NO. **33 OF 67**
 Job No. **97-055**



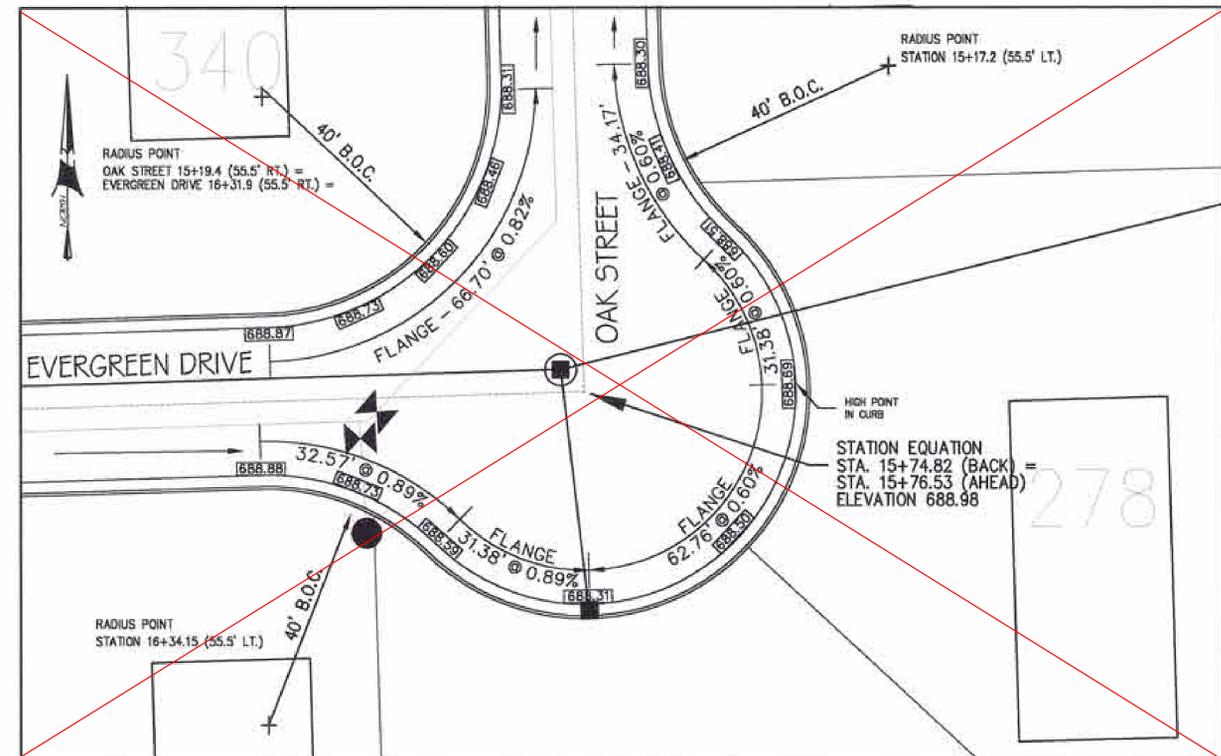
WESTWOOD DRIVE & OAK STREET



OAK STREET & PINE STREET



OAK STREET & WALNUT WAY



OAK STREET & EVERGREEN DRIVE

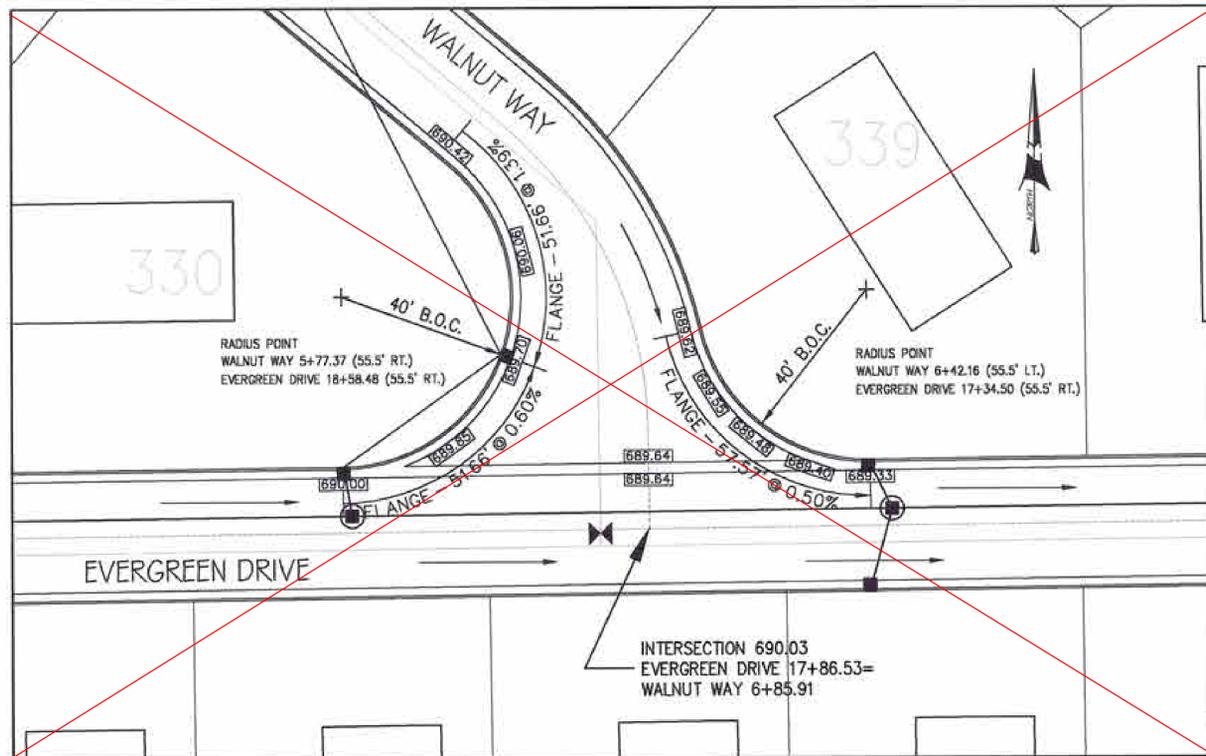
| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|-----------|-----|--------|
| | | | PERMIT | MDE | 4-5-99 |

| Drawn By | Date | Drawing Name | |
|------------|---------|---------------|--------|
| MDE | 2-5-98 | 97055VIEW.DWG | |
| Field Work | Date | Design By | Date |
| BSH JRN | 5-11-97 | MDE | 2-5-98 |

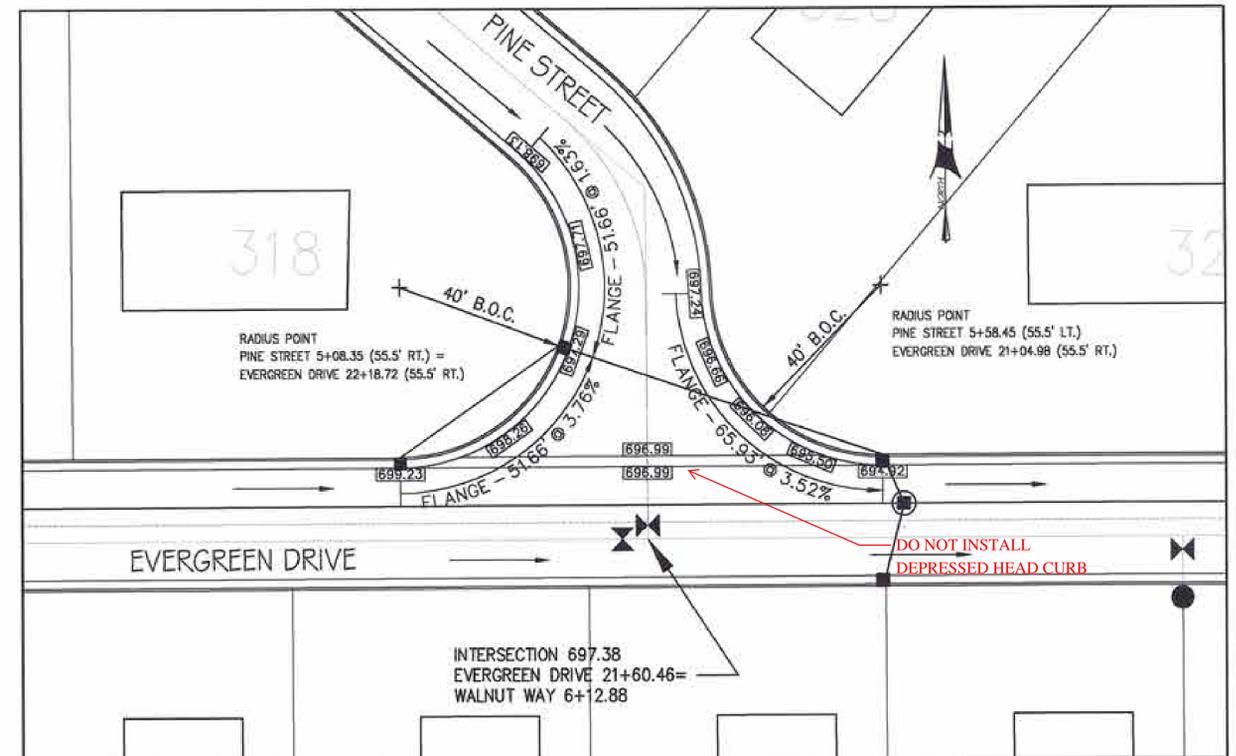
NM & B Nielsen Madsen & Barber S.C.
 Consulting Civil Engineers and Land Surveyors
 1339 Washington Ave. Racine, WI. 53403
 Telephone (414)634-5588 Fax (414)634-5024

WESTWOOD ESTATES ADDITION
 INTERSECTION DETAILS
 VILLAGE OF PLEASANT PRAIRIE, WISC.

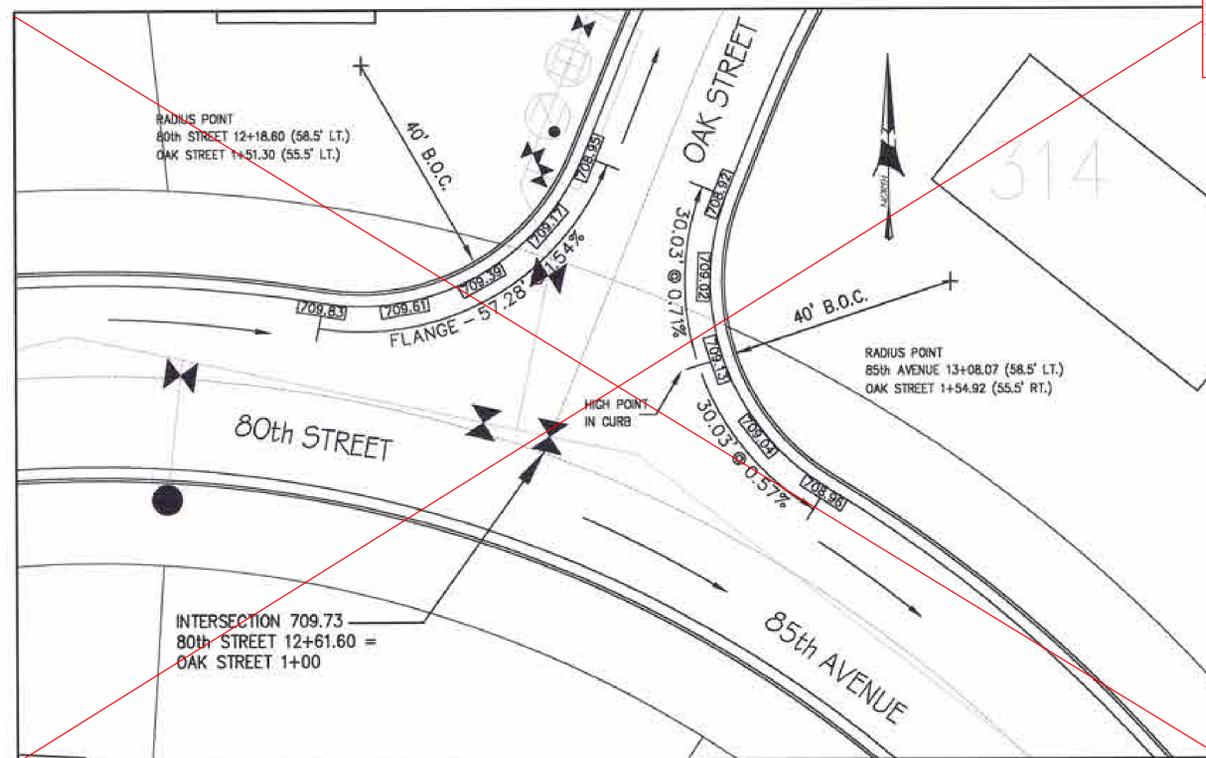
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| SHEET NO. | 45 OF 67 |
| Job No. | 97-055 |



EVERGREEN DRIVE & WALNUT WAY

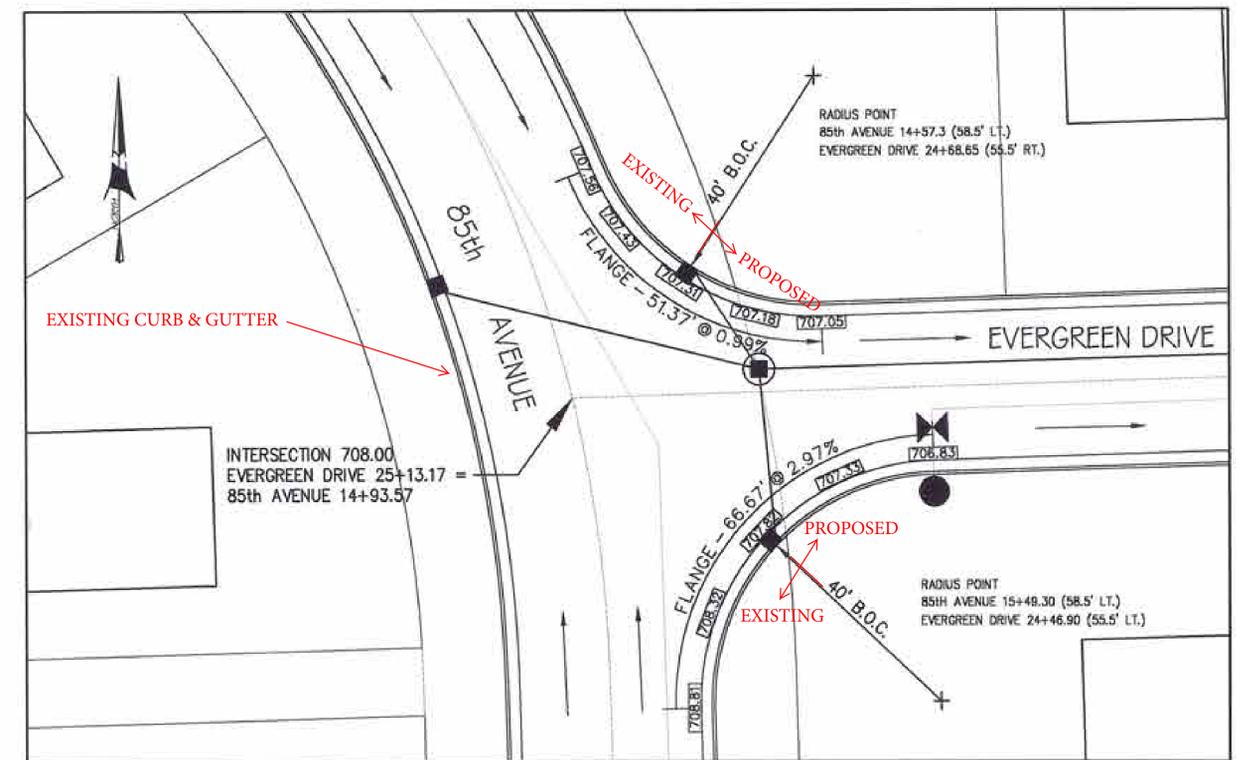


EVERGREEN DRIVE & PINE STREET



80th STREET & 85th AVENUE & OAK STREET

DO NOT INSTALL DEPRESSED HEAD CURB



EVERGREEN DRIVE & 85th AVENUE

| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

SCALES: NOT TO SCALE

| Drawn By | Date | Drawing Name | |
|------------|---------|---------------|--------|
| MDE | 2-5-98 | 97055VIEW.DWG | |
| Field Work | Date | Design By | Date |
| BSH JRN | 5-11-97 | MDE | 2-5-98 |



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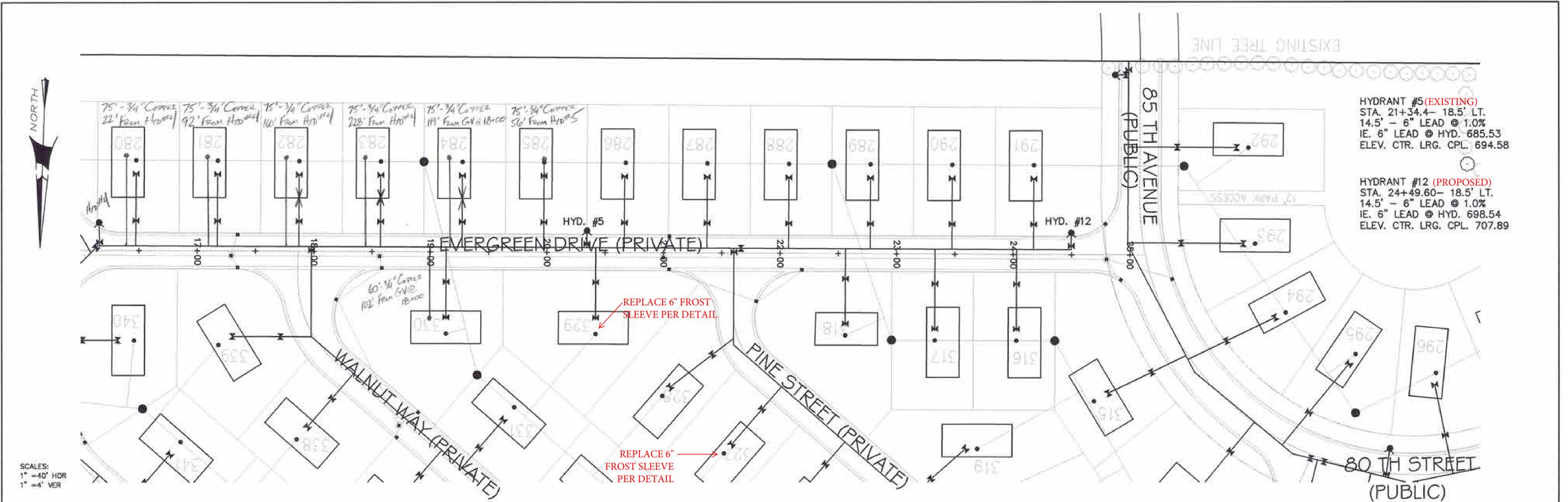
WESTWOOD ESTATES ADDITION
 INTERSECTION DETAILS
 VILLAGE OF PLEASANT PRAIRIE, WISC.

SHEET NO.

46 OF 67

Job No. 97-055

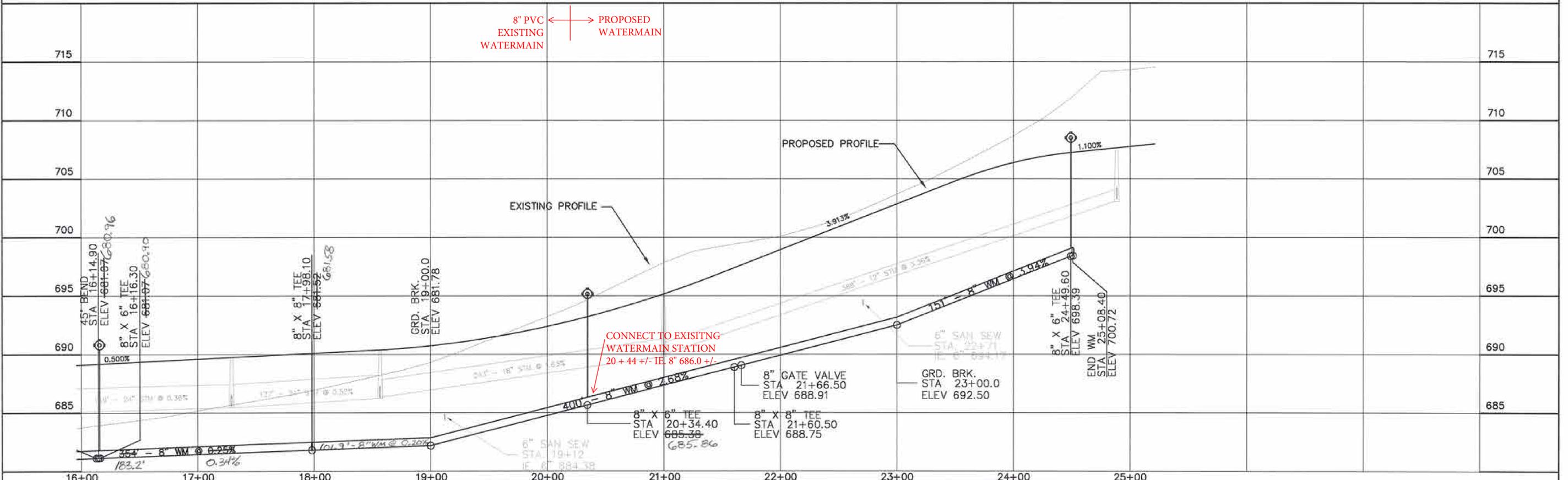
2005.0348.19
 13 OF 15



SCALES:
1" = 40' HOR
1" = 4' VER

HYDRANT #5 (EXISTING)
STA. 21+34.4 - 18.5' LT.
14.5' - 6" LEAD @ 1.0%
IE. 6" LEAD @ HYD. 685.53
ELEV. CTR. LRG. CPL. 694.58

HYDRANT #12 (PROPOSED)
STA. 24+49.60 - 18.5' LT.
14.5' - 6" LEAD @ 1.0%
IE. 6" LEAD @ HYD. 698.54
ELEV. CTR. LRG. CPL. 707.89



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|----------------------|-----|---------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |
| | | | Phase 2k WM Dr. Plan | KCB | 1-22-00 |

SCALES: HORIZ. 1" = 40'
VERT. 1" = 4'

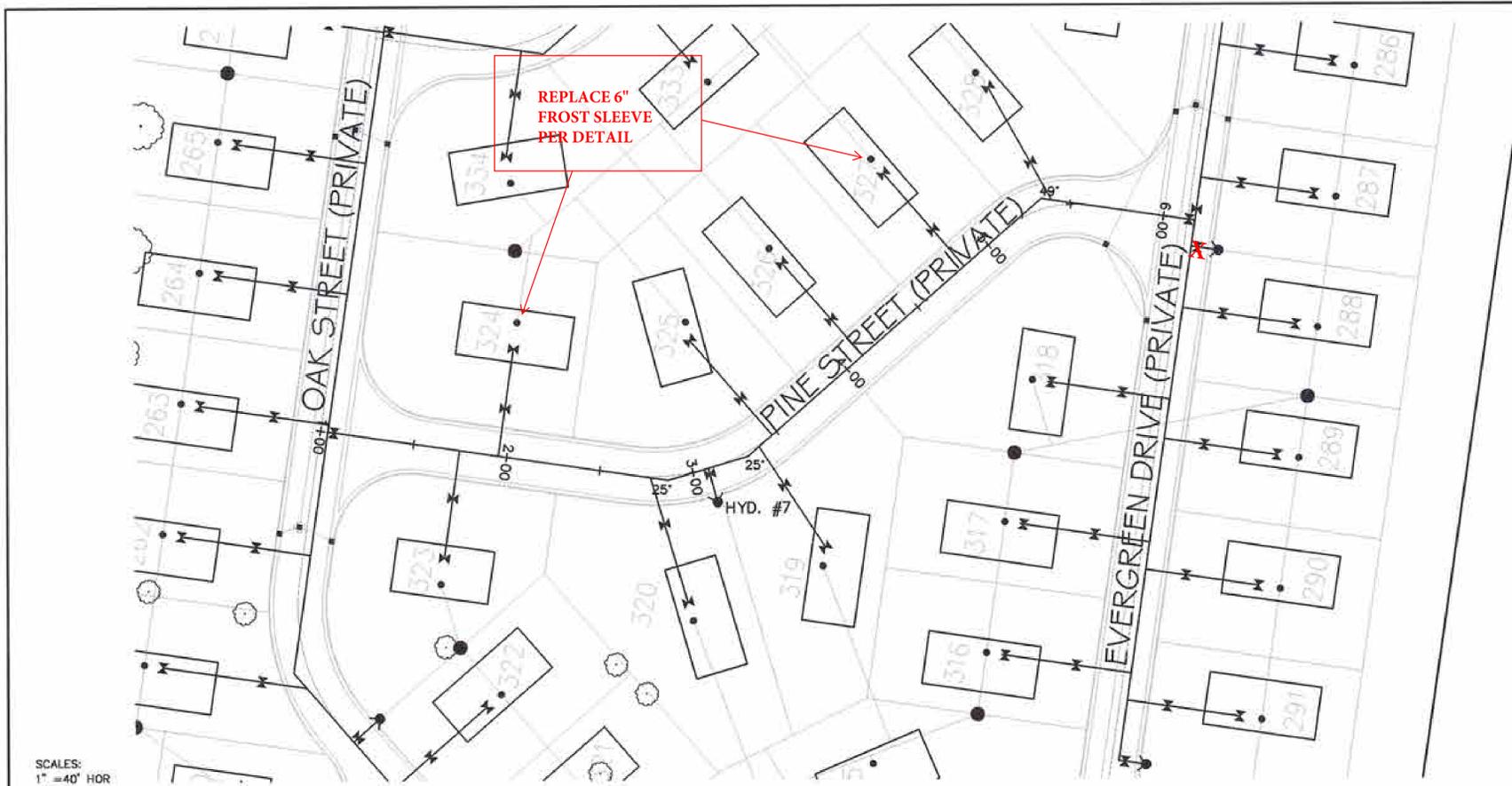
Drawn By: MDE 11-12-97
Date: 11-12-97
Plan Ref. Drawing: 97055.DWG

Drawing Name: RCPO3348.DWG
Prof. Ref. Drawing: RCPRF348.DWG

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1339 Washington Ave. Racine, WI. 53403
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WESTWOOD ESTATES ADDITION
EVERGREEN DRIVE
WATER MAIN PROFILE
VILLAGE OF PLEASANT PRAIRIE, WISC.

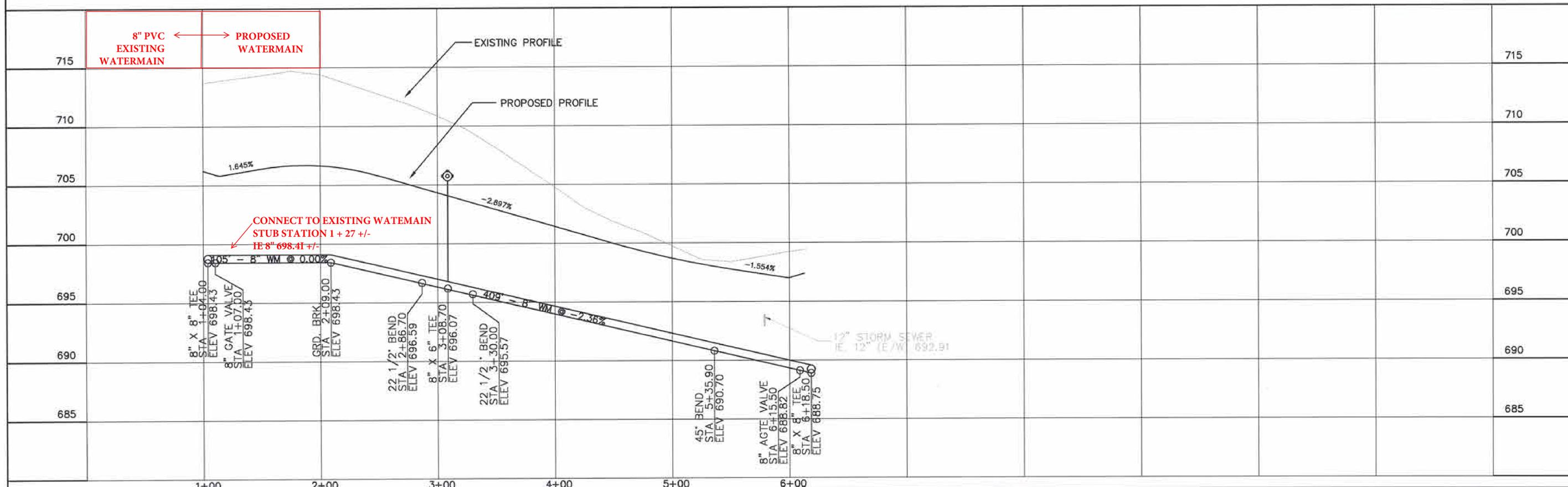
SHEET NO. **63 OF 67**
Job No. **97-055**



LOT 3
KENOSHA COUNTY
CSM No. 2019

HYDRANT #7
STA. 3+08.2 - 18.5' RT.
18.5' - 6" LEAD @ 1.0%
IE. 6" LEAD @ HYD. 696.26
ELEV. CTR. LRG. CPL. 705.74

SCALES:
1" = 40' HOR
1" = 4' VER



| Revisions | By | Date | Revisions | By | Date |
|-----------|----|------|------------------|-----|--------|
| | | | ISSUE FOR PERMIT | MDE | 4-5-99 |

SCALES: HORIZ. 1" = 40'
VERT. 1" = 4'

Drawn By: MDE 11-12-97 Plan Ref. Drawing 97055.DWG
Drawing Name: RCPO1351.DWG Prof. Ref. Drawing RCPRF351.DWG

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1339 Washington Ave. Racine, WI. 53403
Telephone (414)634-5588 Fax (414)634-5024

WESTWOOD ESTATES ADDITION
PINE STREET
WATER MAIN PROFILE
VILLAGE OF PLEASANT PRAIRIE, WISC.

SHEET NO. ~~65 OF 67~~
Job No. 97-055