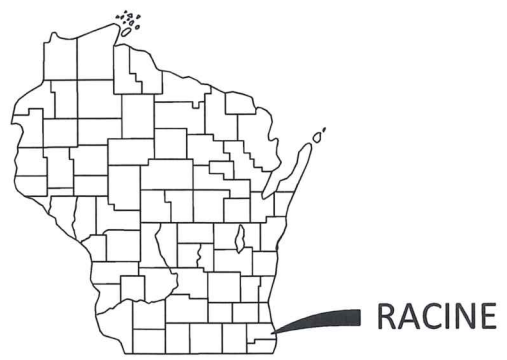


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 Nielsen Madsen + Barber  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 1458 Horizon Blvd., Suite 200, Racine, WI. 53406  
 Tele: (262)634-5588 Website: www.nmbssc.net

# CONSTRUCTION PLANS FOR **SERVICE CENTER BUILDING**

SITE GRADING & EROSION CONTROL IMPROVEMENTS  
 FOR  
**KASTENSON AUTO SERVICE**  
 Town of Dover, Racine County, Wisconsin

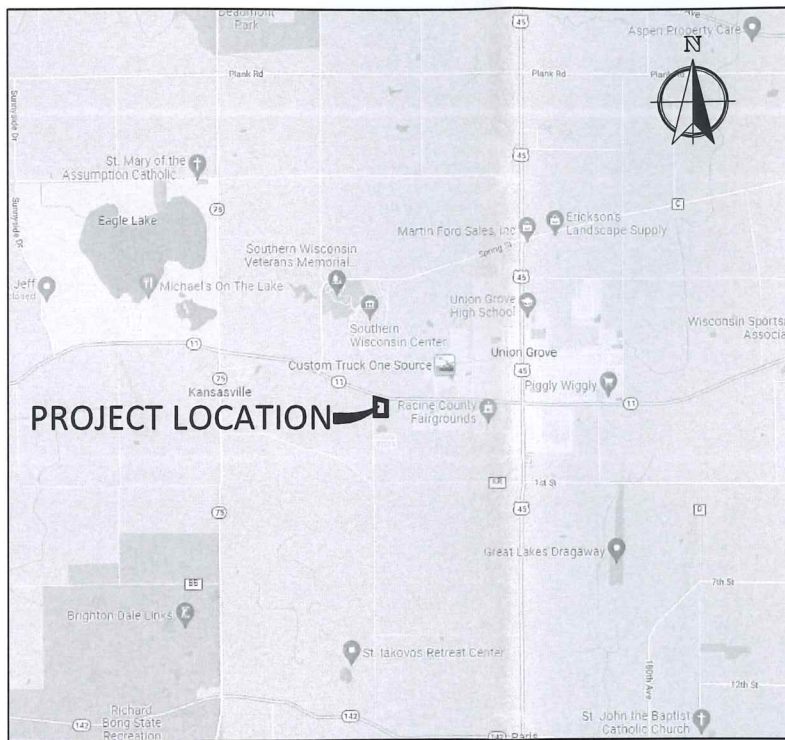


## LEGEND

Description	Existing	Description	Existing	Proposed
EDGE OF WOODS		WATER SHUT OFF		
DECIDUOUS TREE		WATER MAIN VALVE		
DECIDUOUS TREE REMOVAL		HYDRANT		
CONIFEROUS TREE		WATER MAIN REDUCER		
CONIFEROUS TREE REMOVAL		SANITARY MANHOLE		
BUSH		SANITARY CLEAN OUT		
SOIL BORING		STORM MANHOLE		
TELEPHONE BOX		CATCH BASIN		
GUY WIRE		LIGHT POLE		
UTILITY POLE		ENDWALL		
GAS VALVE		STORM SEWER		
GAS METER		SANITARY SEWER		
SEPTIC VENT		WATERMAIN		
ELECTRIC MANHOLE		CONTOURS		
COMMUNICATION MANHOLE		FIRE PROTECTION		
WATER MANHOLE		UTILITY CROSSING		
HVAC UNIT		DITCH OR SWALE		
UNDERGROUND VAULT		CULVERT		
SECTION CORNER		RAILROAD TRACKS		
MAIL BOX		FENCE		
GUARD POST		NO VEHICULAR ACCESS		
STREET SIGN		UNDERGROUND ELECTRIC		
ELECTRIC PEDESTAL		UNDERGROUND GAS MAIN		
ELECTRIC METER		UNDERGROUND COMMUNICATIONS		
PAD MOUNT TRANSFORMER		SILT FENCE		
FOUND IRON PIPE		OVERHEAD ELECTRIC		
SET IRON PIPE		FORCE MAIN		

## ABBREVIATIONS

BASE LINE	BL	INVERT ELEVATION	IE
LONG CURB OF CURVE	CHD	LENGTH OF CURVE	ARC
CURB AND GUTTER	CB&G	MANHOLE	MH
CATCH BASIN	CB	NORMAL WATER LEVEL	NWL
CENTERLINE	CL	POINT OF CURVATURE	PC
EDGE OF PAVEMENT	EOP	POINT OF TANGENCY	PT
FINISHED FIRST FLOOR	FFF	TANGENCY OF CURVE	TAN
FINISHED GRADE	FG	POINT OF VERTICAL INTERSECTION	PVI
FLOW LINE	FL	RADIUS	R
FLOODPLAIN	FP	RIGHT OF WAY	ROW
ORDINARY HIGH WATER MARK	OHWM	SANITARY SEWER	SAN
TOP OF BANK	TOB	STORM SEWER	STM
TOP OF CURB	TOC	TOP OF FOUNDATION	TOF
TOP OF WALK	TOW	WATER MAIN	WM



## 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.

## SHEET INDEX

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TYPICAL SECTIONS & CONSTRUCTION DETAILS	C-8 & C-9

## OWNER

KASTENSON AUTO SERVICE  
 VELMA KASTENSON  
 21445 DURAND AVENUE  
 UNION GROVE, WI 53182  
 OFFICE: 262-878-3945

## GOVERNING AGENCIES CONTACTS

<b>TOWN OF DOVER</b> SAM STRATTON, CHAIRMAN PHONE: 262-206-4843 EMAIL: doverclerk@wi.twcbc.com	<b>TOWN OF DOVER</b> CAMILE GEROU, CLERK/TREASURER PHONE: 262-878-2200 EXT. 10 EMAIL: doverclerk@wi.twcbc.com
MIKE SHENKENBERG, SUPERVISOR #1 PHONE: 262-661-9932 EMAIL: doverclerk@wi.twcbc.com	KIM SPRINGER, DEPUTY CLERK PHONE: 262-878-2200 EMAIL: doverdeputyclerk@wi.twcbc.com
JARED GUILLIEN, SUPERVISOR #2 PHONE: 262-994-6975 EMAIL: doverclerk@wi.twcbc.com	KANSASVILLE FIRE & RESCUE SCOTT REMER, CHIEF PHONE: 262-497-3077 EMAIL: chief.sremer@gmail.com

## PUBLIC UTILITY CONTACTS

TIME WARNER CABLE STEVE CRAMER UTILITY COORDINATOR OFFICE: 414-277-4045 EMAIL: steve.cramer@twcable.com EMERGENCY NUMBER: (800) 627-2288	WE-ENERGIES TOM SCHULTZ OFFICE: 262-552-3229 EMAIL: tom.schultz@we-energies.com
AT&T MIKE TOYEK OFFICE: 262-636-0549 EMAIL: mt1734@att.com	NATURAL GAS EMERGENCY: (800) 261-5325 ELECTRICAL EMERGENCY: (800) 662-4797
TDS TELECOM SOUTHEAST WISCONSIN OFFICE: 877-483-7142	AMERICAN TRANSMISSION COMPANY BRIAN MCGEE OFFICE: 262-506-6895 EMAIL: bmcgee@atcllc.com EMERGENCY NUMBER: (800) 972-5341

**SERVICE CENTER BUILDING**  
 SITE GRADING &  
 EROSION CONTROL IMPROVEMENTS  
 FOR  
**KASTENSON AUTO SERVICE**  
 TOWN OF DOVER, RACINE COUNTY, WISCONSIN

NO.	REVISION	DATE

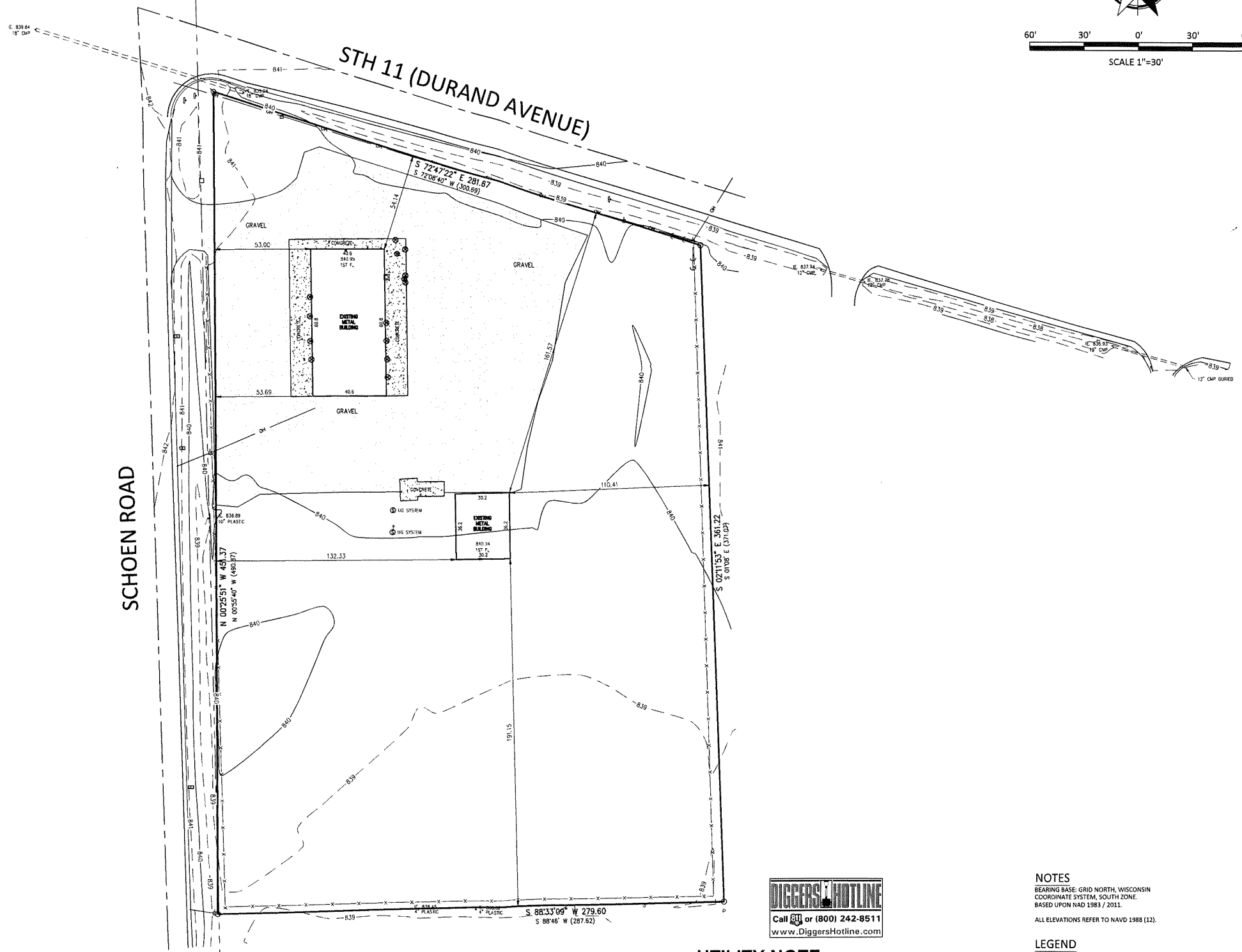
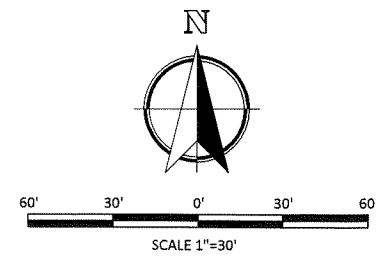
PROJ. MGR: MRM  
 DRAFTED: JWB  
 DATE: 7-21-2022  
 CHECKED: ALL  
 DATE: 9-16-2022

2022.0093.01  
 SHEET  
**C-1**

**ISSUE FOR REVIEW: 9-16-2022**

**LEGAL DESCRIPTION**

A parcel of land located in the Northeast 1/4 of Section 36, Township 3 North, Range 20 East, more particularly described as follows: Begin in the center of said Section; run thence North 0 deg. 55' 40" West 1467.63 feet to the place of beginning of land hereinafter described; run thence North 0 deg. 55' 40" West 490.87 feet; thence South 72 deg. 08' 40" East 300.69 feet; thence South 1 deg. 08' East 371.07 feet; thence South 88 deg. 46' West 287.62 feet to the place of beginning. Said land being in the Town of Dover, County of Racine and State of Wisconsin.



**UTILITY NOTE**

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 THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

**NOTES**

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983 / 2011.  
ALL ELEVATIONS REFER TO NAVD 1988 (12).

**LEGEND**

- ( ) RECORDED AS
- ☐ POWER POLE
- ← GUY WIRE
- ☑ GAS METER
- ☐ COMMUNICATION BOX
- ☐ SIGN
- ☐ MAILBOX
- ☒ 3/8" REBAR FOUND
- 1/2" IRON PIPE FOUND
- ⊙ WELL
- - - FENCE
- - - OVERHEAD WIRES
- ⊙ GUARD POST

Friday, September 16, 2022 9:46:19 AM



Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS  
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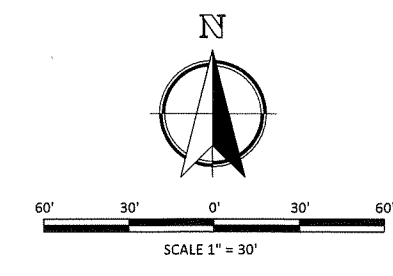
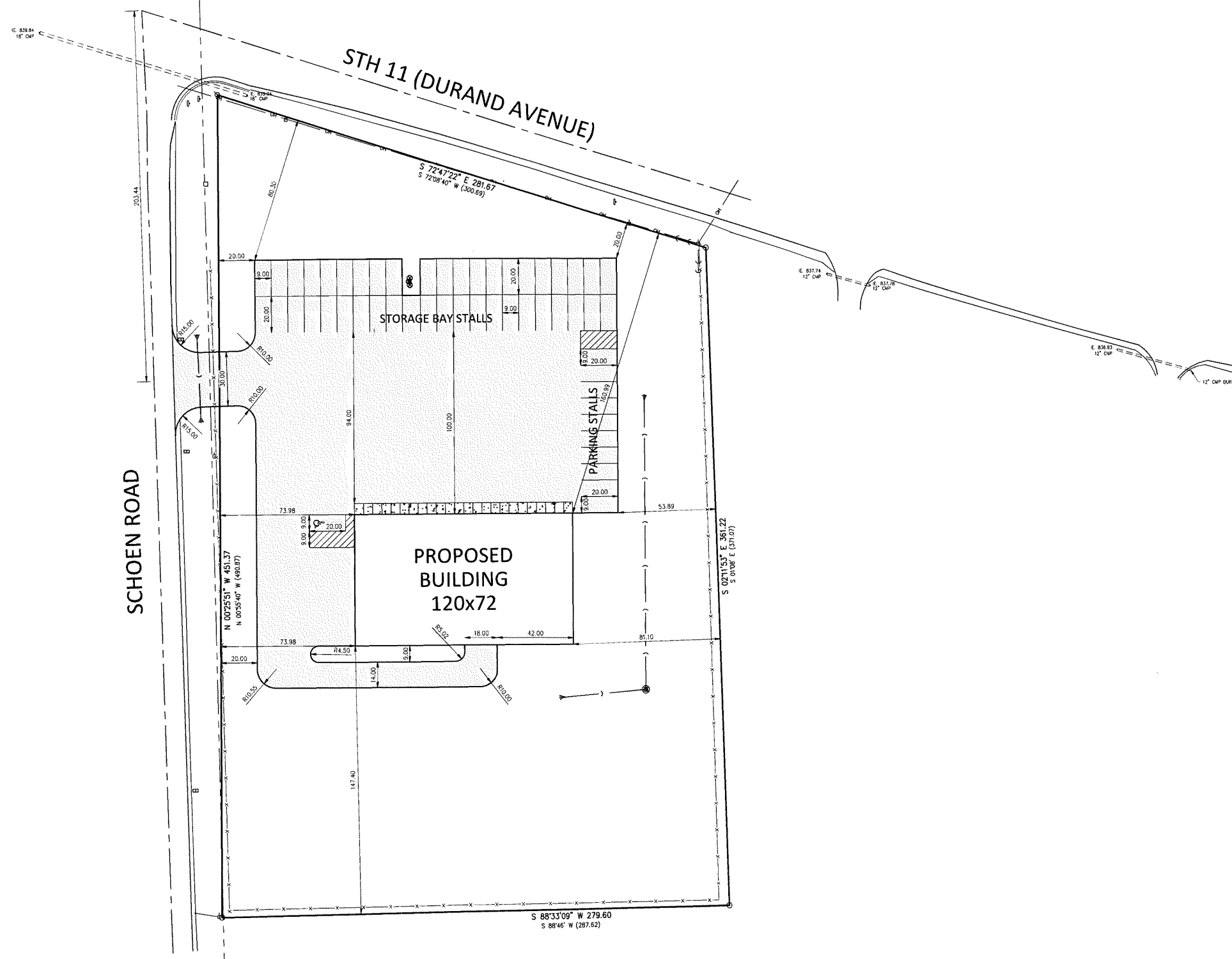
**SERVICE CENTER BUILDING  
EXISTING CONDITIONS  
FOR  
KASTENSON AUTO SERVICE**  
TOWN OF DOVER, RACINE COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MMB
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**LEGEND**

- PROPOSED MEDIUM-DUTY ASPHALT PAVEMENT (4")
- PROPOSED MEDIUM-DUTY CONCRETE PAVEMENT (6")

**LOT IMPERVIOUS AREAS**

EXISTING IMPERVIOUS AREAS	32,640 S.F. = 0.75 AC (29.39%)
EXISTING PERVIOUS AREAS	78,433 S.F. = 1.80 AC (70.61%)
PROPOSED IMPERVIOUS AREAS	43,128 S.F. = 0.99 AC (38.82%)
PROPOSED PERVIOUS AREAS	67,945 S.F. = 1.56 AC (61.18%)

**PARKING INFORMATION**

PROPOSED HANDICAPPED PARKING STALLS	1
PROPOSED STANDARD PARKING STALLS	10
PROPOSED STORAGE BAY PARKING STALLS	43
<b>TOTAL PROPOSED PARKING STALLS</b>	<b>60</b>



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 1458 Horizon Blvd, Suite 200, Racine, WI, 53406  
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**SERVICE CENTER BUILDING**  
 DIMENSIONED SITE PLAN  
 FOR  
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 TOWN OF DOVER, RACINE COUNTY, WISCONSIN

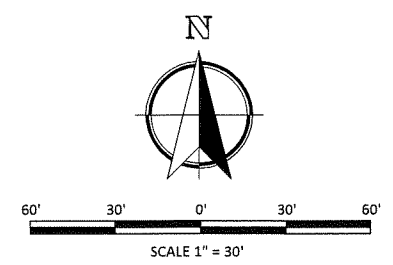
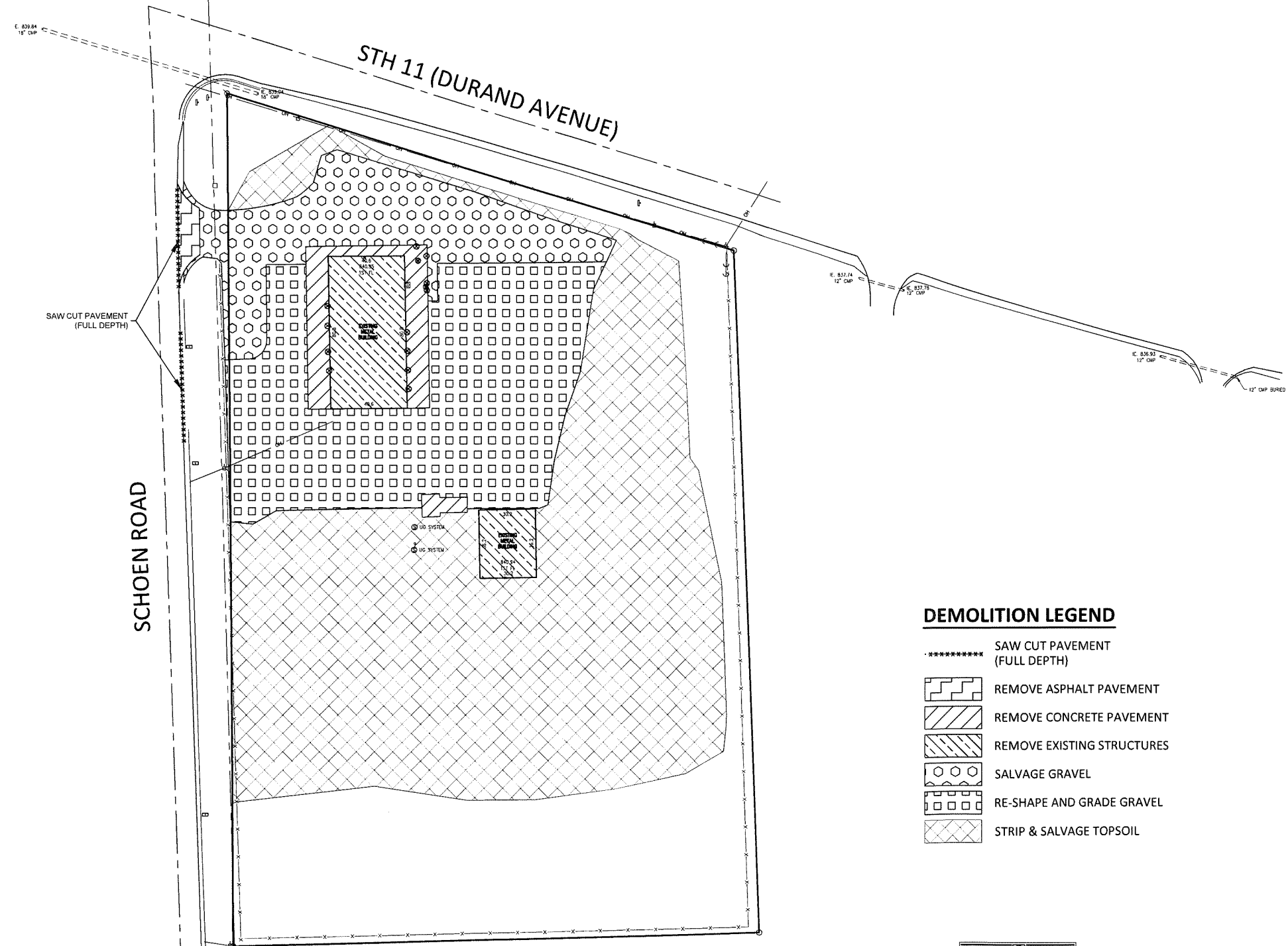
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**REFERENCES**

STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION 2020 EDITION, HEREIN REFERRED TO AS "STATE SPECIFICATIONS." THE CURRENT VERSION OF THE "STATE SPECIFICATIONS" IS AVAILABLE ON THE WisDOT WEBSITE AT <http://roadwaysstandards.dot.wi.gov/standards/standspec/index.htm>

"MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), 2009 EDITION WITH REVISIONS 1 AND 2 INCORPORATED.

EROSION CONTROL, EARTHWORK, SITE GRADING AND PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STATE OF WISCONSIN, STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", 2021 EDITION, HEREIN REFERRED TO AS THE "STATE SPECIFICATIONS".

**GENERAL NOTES**

CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE A MINIMUM OF 3 DAYS BEFORE THE START OF CONSTRUCTION TO IDENTIFY ANY UNDERGROUND UTILITIES PRESENT AT THE SITE. THE LOCATION OF EXISTING PRIVATE UTILITIES MAY NOT BE SHOWN ON THE PLANS AND SHOULD BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

ALL SIDEWALKS OR PAVEMENTS DISTURBED DURING CONSTRUCTION SHALL BE SAW CUT AT THE NEAREST JOINT AND REPLACED IN KIND.

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.

**DEMOLITION NOTES**

THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL AT A LOCATION APPROVED (BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, FADS, WALLS, FLUMES, FOUNDATIONS, PAVEMENTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLY COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, SITE CLEARING, AND DISPOSAL.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LAND SURVEYOR AND ENGINEER OF RECORD ASSUME NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.

ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL DIGGER'S HOTLINE AT 1-800-242-8511 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATION ACTIVITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE AND MARK ALL UNDERGROUND PRIVATE UTILITIES.

CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH SIGNS, FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. TEMPORARY CLOSURE OF ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.

CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE COURSE OF WORK.

PRIOR TO DEMOLITION OCCURRING, THE TOWN OF DOVER EROSION CONTROL PERMIT SHALL BE OBTAINED. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE DEMOLITION CAN OCCUR. ORANGE CONSTRUCTION FENCE TO BE INSTALLED ALONG ALL WETLAND AREAS AS SHOWN ON THE SITE GRADING PLAN.

EXISTING ITEMS TO REMAIN INCLUDING, BUT NOT LIMITED TO, FENCES, SIGNS, UTILITIES, BUILDINGS, TREES, PAVEMENTS, AND LIGHT POLES SHALL BE CAREFULLY PROTECTED DURING THE DEMOLITION PROCESS. ANY DAMAGE SUSTAINED TO ITEMS TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

PROPERTY CORNERS AND BENCHMARKS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL LIMIT PAVEMENT REMOVALS TO ONLY THOSE AREAS WHERE IT IS NECESSARY AS SHOWN ON THESE CONSTRUCTION PLANS. CONCRETE SIDEWALK AND CURB & GUTTER IS TO BE REMOVED TO NEAREST JOINT IN ORDER TO ACCOMMODATE PROPOSED IMPROVEMENTS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENTS AND OR OTHER IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPAIR OF DAMAGED PAVEMENT AND OTHER ITEMS AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR TO REMOVE ALL EXISTING SIGNS WITHIN PROPERTY LIMITS EXCEPT FOR THOSE CALLED TO BE SALVAGED TO THE OWNER OR SALVAGED AND RELOCATED.

IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, OR OTHER ENVIRONMENTAL RELATED CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE PROJECT CONSTRUCTION MANAGER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE CONSTRUCTION MANAGER.

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.

**DEMOLITION LEGEND**

- \*\*\*\*\* SAW CUT PAVEMENT (FULL DEPTH)
- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE EXISTING STRUCTURES
- SALVAGE GRAVEL
- RE-SHAPE AND GRADE GRAVEL
- STRIP & SALVAGE TOPSOIL



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**21445 DURAND AVENUE**  
**SITE DEMOLITION PLAN**  
FOR  
**KASTENSON AUTO SERVICE**  
TOWN OF DOVER, RACINE COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM  
DRAFTED: JWB  
DATE: 7-21-2022  
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