

COM ITEM #5

CONDITIONAL USE / (SITE PLAN REVIEW) APPLICATION

Racine County, Wisconsin

Owner: CONSERV FS INC

Applicant/Agent: CONSERV FS INC (Contact: Stephanie Merdan - ISG)

Town: Town of Dover

Zoning district(s): M-3

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

Continued agricultural co-op (CONSERV FS INC) use to include 6 additional 30,000-gallon fuel tanks with a 2,500 SF containment dike and 3,500 SF truck loading/unloading pad with canopy also with associated containment to be located east of existing tanks and containment dike. No change in use.

AT (site address): 4304 S Beaumont Avenue

Subdivision: Lot(s): Block:

Parcel # 006032034009000 Section(s) 34 T 3 N R 20 E

If served by municipal sewer, check here: Sanitary permit #: N/A

Attached are:

- X zoning permit application
X hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
X 12 SETS: drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11")
X letter of agent status
N/A 3 SETS: landscaping/lighting plan
X 12 SETS: report/cover letter & operations plan abutting property owners' names & mailing addresses other

print name: Thomas Koenecke - Conserv FS Inc e-mail address: tkoenecke@conservfs.com Stephanie.Merdan@ISGInc.com

address: 4304 S Beaumont Avenue Kansasville, WI 53139 telephone #: 262.878.2048

signed: [Signature]

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- The property is all / partially located in the shoreland area.
The project is all / partially located in the shoreland area.
The property is all / partially located in the floodplain.
The project is all / partially located in the floodplain.
The property is all / partially located in the wetland.
The project is all / partially located in the wetland.

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

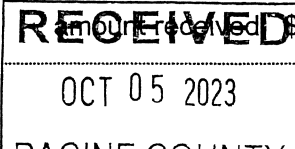
Art IX Div 29 M-3 Heavy Industrial District ; and Sec 20-1115

Accessory regulations Shoreland contract: yes no [checked]

Public hearing date: N/A Site plan review meeting date: 10/16/2023

Submittal received by: JPL Date petition filed: 10/5/2023

cash or check #: 70456 amount received \$ 200.00



APPLICATION FOR ZONING PERMIT

RACINE COUNTY, WISCONSIN (Rev. 02/22)

PERMIT NO. \_\_\_\_\_

DATE PERMIT ISSUED \_\_\_\_\_

OWNER CONSERV FS INC

Mailing \_\_\_\_\_

Address 4304 S Beaumont Avenue

Kansasville WI 53139

City State Zip

Phone 262.878.2048

Email tkoenecke@conservfs.com

Parcel Id. # 006032034009000

Municipality Town of Dover

Lot     Block     Subdivision Name \_\_\_\_\_

Proposed Construction/Use Continued agricultural co-op (CONSERV FS INC) use to include additional

fuel tanks with containment dike and truck loading/unloading pad with canopy to be located east of

existing tanks and containment dike. No change in use.

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size	( <u>50'</u> x <u>70'</u> )	( _____ x _____ )	( _____ x _____ )
Addition	<input type="checkbox"/>	Accessory	Area (sq ft)	( <u>3,500</u> )	( _____ )	( _____ )
Alteration	<input type="checkbox"/>	Deck	Peak Ht. (ft.)	<u>22'-5"</u>	100-Yr. Floodplain Elev.	<u>N/A</u>
Conversion	<input type="checkbox"/>	Sign	Eave Ht. (ft.)	<u>18'-0"</u>	Flood Protection Elev.	<u>N/A</u>
Temporary	<input type="checkbox"/>	Other	Building Ht.-Avg. (ft.)	<u>22'-5"</u>		

Contractor Greystone Construction Est. Value w/Labor \$ 1,800,000 ZONING DISTRICT M-3

Existing Nonconforming? N/A  Yes  No  Yard Setbacks Proposed OK?

Structure in Shoreland? (per map) Yes  No  Street-1<sup>st</sup> \_\_\_\_\_

Mitigation or Buffer Needed? Yes  No  Street-2<sup>nd</sup> \_\_\_\_\_

Structure in Floodplain? (per map) \*Yes  No  Side-1<sup>st</sup> \_\_\_\_\_

\*Structure's Fair Market Value \$ N/A Cumulative %     Side-2<sup>nd</sup> \_\_\_\_\_

\*>50% of Fair Market Value? N/A  Yes  No  Shore \_\_\_\_\_

Structure in Wetland? (per map) Yes  No  Rear \_\_\_\_\_

Substandard Lot? Yes  No  Total Acc. Structures Multiple - please see attached.

BOA Variance Needed? Yes  No  Date of Approval \_\_\_\_\_

Conditional Use/Site Plan Needed? Yes  No  Date of Approval \_\_\_\_\_

Shoreland Contract Needed? Yes  No  Date of Approval \_\_\_\_\_

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes  No  (If "Yes," see back)

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA/Conditional Use/Site Plan Pd: \$ 200.00 [Signature] 10/05/2023  
CC Date/Check#/Cash 70456 Signature of Owner /Applicant/Agent Date

Shoreland Contract Fee Pd: \$ \_\_\_\_\_ Thomas Koenecke - CONSERV FS INC  
CC Date/Check#/Cash \_\_\_\_\_ Print Name(s)

Zoning Permit Fee Pd: \$ \_\_\_\_\_  
CC Date/Check#/Cash \_\_\_\_\_ Notes (revisions, extensions, etc.)

Other: \_\_\_\_\_ Pd: \$ \_\_\_\_\_ JPL

if shoreland erosion review fee is included above Zoning Administrator (Staff Initials)

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

RECEIVED (Staff Initials)

001 05 2023

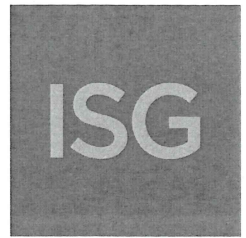
RACINE COUNTY

PN 0060320 - 34-0090000

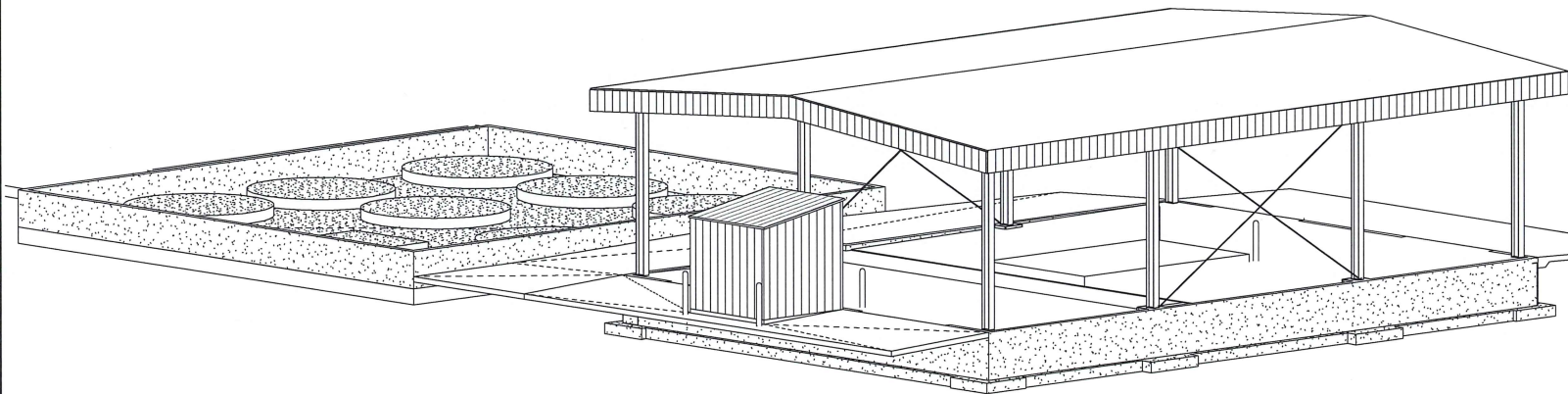
# CONSERV FS KANSASVILLE

KANSASVILLE, WISCONSIN

ISG PROJECT # 23-28114



- PROJECT GENERAL NOTES**
- A. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL AND SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT / ENGINEER.
  - B. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND CORRELATING QUANTITIES AND DIMENSIONS.
  - C. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
  - D. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
  - E. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
  - F. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
  - G. LARGE-SCALE, MORE SPECIFIC DETAILS TAKE PRECEDENCE OVER SMALLER-SCALE, LESS SPECIFIC DETAILS AND INFORMATION. MORE STRINGENT REQUIREMENTS FOR CODE, PRODUCTS AND INSTALLATION TAKE PRECEDENCE OVER LESS STRINGENT REQUIREMENTS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
  - H. PROVIDE CONTINUOUS SEALANT AROUND ALL MATERIALS AT ALL INTERIOR AND EXTERIOR WALL PENETRATIONS. REFER TO SPECIFICATIONS FOR APPROPRIATE SEALANT.
  - I. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
  - J. SEAL ALL OPENINGS IN WALLS, FLOORS, CEILINGS, AND ROOFS, AROUND DUCTS, PIPES, VENTS, TRAPS, CONDUIT AND ALL OTHER PENETRATIONS WITH FIRE STOPPING AS SPECIFIED AND REQUIRED BY CODES. IF FIRE STOPPING IS NOT REQUIRED AT PENETRATIONS PER CODE, SEAL WITH CONTINUOUS SEALANT.
  - K. PROVIDE TEMPORARY WALLS, ENCLOSURES, DUST SHIELDS AND WALK-OFF MATS AS REQUIRED TO SEPARATE DEMOLITION AND CONSTRUCTION FROM EXISTING BUILDING.
  - L. PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT EXISTING STRUCTURE TO REMAIN. PROVIDE SECURE AND WEATHERPROOF ENCLOSURE OF TEMPORARY OPENINGS IN EXTERIOR WALLS. PROTECT ALL BUILDING COMPONENTS FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
  - M. RESTORE ALL EXISTING AREAS AFFECTED BY DEMOLITION AND RELATED NEW CONSTRUCTION TO THEIR ORIGINAL CONDITION, INCLUDING BUT NOT LIMITED TO WALLS, FLOORS, AND CEILINGS AND THEIR ASSOCIATED FINISHES.
  - N. PROVIDE SOLID WALL BACKING WITH METAL OR FIRE-RETARDANT WOOD BLOCKING BEHIND DOOR HARDWARE SUCH AS WALL STOPS, BUMPERS, HOLD OPENS, ETC. AND AT ALL ITEMS REQUIRING FASTENING THROUGH GYP BD. TO BLOCKING
  - O. RENDERED IMAGES MAY NOT BE AN ACCURATE REPRESENTATION OF BUILDING CONDITIONS, REFER TO PLANS AND DETAILS CONTAINED WITHIN FOR SCOPE OF WORK.



**SHEET INDEX**

SHEET #	SHEET TITLE
GENERAL	
G1-10	TITLE SHEET, SHEET INDEX, PROJECT GENERAL NOTES
CIVIL	
C0-10	SITE DATA SHEET
C0-20	SITE SPECIFICATIONS AND DETAILS
C1-10	EROSION CONTROL NOTES
C1-20	EROSION CONTROL DETAILS
C1-30	EROSION CONTROL PLAN
C2-10	EXISTING SITE AND REMOVALS
C3-10	SITE PLAN
C4-10	GRADING PLAN
STRUCTURAL	
S1-00	STRUCTURAL NOTES
S1-01	SPECIAL INSPECTIONS (PER IBC 2015)
S1-05	STRUCTURAL SCHEDULES
S1-11	FOUNDATION PLAN
S1-21	DRAIN TILE & CONTROL JOINT PLAN
S1-31	SLAB PLAN
S2-11	FOUNDATION & SLAB DETAILS
S2-12	FOUNDATION & SLAB DETAILS

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PROJECT

**CONSERV FS KANSASVILLE**

KANSASVILLE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO. 23-28114  
 FILE NAME 28114 Arch R24.rvt  
 DRAWN BY KNM  
 DESIGNED BY OA  
 REVIEWED BY DCM  
 ORIGINAL ISSUE DATE 09/22/23  
 CLIENT PROJECT NO.

**PROJECT INDEX:**

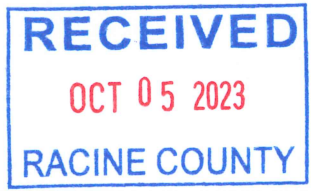
**OWNER:**  
 CONSERV FS  
 JAKE GREGORY  
 MAIN OFFICE, P.O. BOX 1550, 1110  
 MCCONNELL RD,  
 WOODSTOCK, ILLINOIS 60098

**PROJECT ADDRESS:**  
 CONSERV FS  
 4304 S BEAUMONT AVE  
 KANSASVILLE, WISCONSIN 53139

**MANAGING OFFICE:**

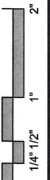


**GREEN BAY OFFICE**  
 115 PINE STREET  
 SUITE 300  
 GREEN BAY, WISCONSIN 54301  
 PHONE: 920.434.2128  
 PROJECT MANAGER: JOHN SHAMLA  
 EMAIL: JOHN.SHAMLA@ISGINC.COM



TITLE  
**TITLE SHEET,  
 SHEET INDEX,  
 PROJECT  
 GENERAL NOTES**

SHEET  
**G1-10**





**LOCATION MAP**



**CIVIL PLAN ABBREVIATIONS:**

AC	ACRE	CJ	CONTROL JOINT	EOF	EMERGENCY OVERFLOW	GL	GUTTER LINE	IPS	IRON PIPE SIZE	NWL	NORMAL WATER LEVEL	RCP	REINFORCED CONCRETE PIPE	THRU	THROUGH
ADA	AMERICANS WITH DISABILITIES ACT	CL	CENTERLINE	EQ	EQUAL	GPM	GALLONS PER MINUTE	J-BOX	JUNCTION BOX	OC	ON CENTER	RD	ROOF DRAIN	TN/H	TOP HUT OF FIRE HYDRANT
ADD	ADDENDUM	CMP	CORRUGATED METAL PIPE	EX	EXISTING	GV	GATE VALVE	JT	JOINT	OCEW	ON CENTER EACH WAY	REBAR	REINFORCING BAR	TRANS	TRANSFORMER
AFF	ABOVE FINISHED FLOOR	CO	CLEANOUT	FDC	FIRE DEPARTMENT CONNECTION	HDPE	HIGH DENSITY POLYETHYLENE	LF	LINEAR FEET	OH	OVERHEAD	REM	REMOVE	TV	TELEVISION
AGG	AGGREGATE	CONC	CONCRETE	FDN	FOUNDATION	HD	HEAVY DUTY	LIN	LINEAR	CHD	OVERHEAD DOOR	ROW	RIGHT OF WAY	T/W	TOP OF WALL
APPROX	APPROXIMATE	CONST	CONSTRUCTION	FES	FLARED END SECTION	HH	HANDHOLE	LPS	LOW PRESSURE STEAM	OZ	OUNCE	R/W	RIGHT OF WAY	TYP	TYPICAL
ARCH	ARCHITECT, ARCHITECTURAL	CONT	CONTINUOUS	FFE	FINISHED FLOOR ELEVATION	HR	HORIZONTAL	LS	LUMP SUM	FED	PEDESTAL, PEDESTRIAN	SAN	SANITARY	UT	UTILITY, UNDERGROUND
BFE	BASEMENT FLOOR ELEVATION	CY	CUBIC YARD	FBM	FEET PER MINUTE	HR	HOUR	LSO	LOWEST STRUCTURAL OPENING	PERF	PERFORATED	SCH	SCHEDULE	UT	UTILITY, UNDERGROUND
BIT	BITUMINOUS	C&G	CURB AND GUTTER	FPS	FEET PER SECOND	HWL	HIGH WATER LEVEL	MAX	MAXIMUM	PL	PROPERTY LINE	SF	SQUARE FOOT	VCP	VITRIFIED CLAY PIPE
CAD	COMPUTER-AIDED DESIGN	DEMO	DEMOLITION	FT	FOOT, FEET	HWY	HIGHWAY	MB	MAIL BOX	PP	POLYPROPYLENE	SPEC	SPECIFICATION	W/O	WITHOUT
CB	CATCH BASIN	DIA	DIAMETER	FTG	FOOTING	HYD	HYDRANT	MECH	MECHANICAL	PSI	POUNDS PER SQUARE INCH	SQ	SQUARE	W/	WITH
CF	CUBIC FEET PER SECOND	DIM	DIMENSION	GAL	GALLON	ID	INSIDE DIAMETER	MH	MANHOLE	PVC	POLYVINYL CHLORIDE	STA	STATION	YD	YARD
CF	CUBIC FOOT	DS	DOWNSPOUT	GAL	GALLON	I	INCH	MIN	MINIMUM	PVMT	PAVEMENT	SY	SQUARE YARD	YR	YEAR
CI	CAST IRON	EA	EACH	GALV	GALVANIZED	IN	INCH	MISC	MISCELLANEOUS	QTY	QUANTITY	T/C	TOP OF CURB		
CIP	CAST IRON PIPE	ELEC	ELECTRICAL	GC	GENERAL CONTRACTOR	INV	INVERT	NO	NUMBER	R	RIM	TEL	TELEPHONE		
CIPC	CAST IN PLACE CONCRETE	ELEV	ELEVATION	GFE	GARAGE FLOOR ELEVATION	IP	IRON PIPE	NTS	NOT TO SCALE	RAD	RADIUS	TEMP	TEMPORARY		



**LEGEND**

EXISTING	
---	CITY LIMITS
---	SECTION LINE
---	QUARTER SECTION LINE
---	RIGHT OF WAY LINE
---	PROPERTY / LOTLINE
---	EASEMENT LINE
---	ACCESS CONTROL
---	WATER EDGE
---	WETLAND BOUNDARY
---	WETLAND / MARSH
---	FENCE LINE
---	CULVERT
---	STORM SEWER
---	SANITARY SEWER
---	SANITARY SEWER FORCEMAIN
---	WATER
---	GAS
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE
---	UNDERGROUND TV
---	OVERHEAD UTILITY
---	UNDERGROUND UTILITY
---	UNDERGROUND FIBER OPTIC
---	CONTOUR (MAJOR)
---	CONTOUR (MINOR)
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	TREE LINE
---	MANHOLE/STRUCTURE
---	CATCH BASIN
---	HYDRANT
---	VALVE
---	CURB STOP
---	POWER POLE
---	UTILITY PEDESTAL / CABINET

PROPOSED	
---	LOT LINE
---	RIGHT OF WAY
---	EASEMENT
---	CULVERT
---	STORM SEWER
---	STORM SEWER (PIPE WIDTH)
---	SANITARY SEWER
---	SANITARY SEWER (PIPE WIDTH)
---	WATER
---	GAS
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TV
---	CONTOUR
---	MANHOLE (STORM, SANITARY)
---	CATCH BASIN
---	HYDRANT
---	VALVE

**PROJECT GENERAL NOTES**

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "DIGGERS HOTLINE" FOR UTILITY LOCATIONS A MINIMUM OF 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (811 OR 1-800-242-8511).



**SPECIFICATIONS REFERENCE**

ALL CONSTRUCTION SHALL COMPLY WITH THE RACINE COUNTY REQUIREMENTS, WISDOT STANDARD SPECIFICATIONS, 2023 EDITION, WISDOT CONSTRUCTION AND MATERIALS MANUAL, CURRENT EDITION, WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STATE PLUMBING CODE, CURRENT EDITION, AND STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, 8th EDITION, UNLESS DIRECTED OTHERWISE.

**PROJECT DATUM**

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT (NAD83(2011)) ON THE WISCONSIN STATE PLANES SOUTH COORDINATE SYSTEM, IN U.S. SURVEY FEET.

**TOPOGRAPHIC SURVEY**

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN NOVEMBER 2022 BY AMBIT LAND SURVEYING.

**B.M. ELEVATION=820.089**

CONCRETE MONUMENT ON NE CORNER OF SEC. 34-3-20 ON NGVD 1929

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PROJECT

**CONSERV FS**

KANSASVILLE WI

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-28114
FILE NAME	28114 C0 SITE DATA SHEET
DRAWN BY	MJE
DESIGNED BY	MJE
REVIEWED BY	KR
ORIGINAL ISSUE DATE	09/20/23
CLIENT PROJECT NO.	-

TITLE

**SITE DATA SHEET**

SHEET

**C0-10**

**SITE WORK SPECIFICATION**

**1 GENERAL:**

**1.1 SCOPE OF THE WORK** - Shall consist of the following:

A. Site Work, including excavation and grading, storm sewer, base aggregate dense, concrete pavement, erosion control, and other incidental items.

**1.2 SPECIFICATIONS WHICH APPLY** - Includes, but is not limited to the following:

- A. State Building Code.
- B. General Conditions, General Requirements, Racine County requirements, WisDOT "Standard Specifications", 2023 edition, WisDOT Construction and Materials Manual, Current Edition, Wisconsin Department of Safety and Professional Services State Plumbing Code, current edition, Standard Specification for Sewer & Water Construction in Wisconsin, 6th edition, and these specifications.

**2 SITE WORK:**

**2.1 GENERAL** - The scope of the work will include excavation and grading of building pads, gravel surfacing areas, and landscaped areas; construction of storm drains; installation of base aggregate dense, concrete pavement, erosion control, landscaping, and other incidental items.

**2.2 CLEARING AND GRUBBING** - All clearing and grubbing shall be considered incidental.

**2.3 GRADING:**

- A. Work Shall Include - Stripping and removal of topsoil and unsuitable soils; installation of engineered fill; and regrading of site to indicated grades.
- B. The Contractor shall maintain drainage through the project area at all times. All materials, piping, pumping, equipment, and labor necessary to maintain drainage (dewatering) shall be considered incidental to the project, unless otherwise specified.

C. Topsoil and unsuitable soils in the building area shall be excavated to a minimum depth of 1'-6". The subgrade shall be examined by a soils engineer prior to placement of fill. The excavation shall be maintained free of water at all times.

D. Topsoil in the areas under the proposed gravel surfacing and concrete pavement shall be excavated to a minimum depth of 1'-6". Areas found to have unsuitable soils within the upper 3' of subgrade shall be excavated to remove the unsuitable soils and the subgrade shall be prepared in accordance with WisDOT Sections 205 and 207.

E. The building area shall be filled to the bottom of the floor slab section using non-organic suitable onsite material or borrow meeting the requirements of WisDOT Section 208. Fill shall be placed and compacted in maximum 8" lifts in accordance with WisDOT Section 207.

F. Where required, the grade shall be raised to the bottom of the pavement section, using non-organic suitable onsite material or borrow meeting the requirements of WisDOT Section 208. The material shall be placed and compacted in max 8" lifts. Compaction shall be by standard compaction methods, in accordance with WisDOT Section 207.

G. Salvaged material shall be used to fill grassed areas, as required, leaving room for 0'-6" minimum of topsoil in the landscaped areas. Unsuitable materials such as rocks, boulders, tree roots, etc. shall be removed from the backfill material and disposed of off site.

H. Topsoil shall be spread, to a minimum depth of 0'-6", over all areas to be sodded or landscaped and shall be graded to the contours shown on the plans, allowing room for any landscaping mulch.

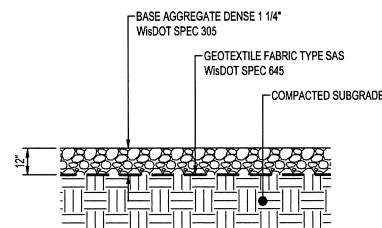
I. All testing during fill placement shall be the responsibility of the contractor.

**2.4 STORM DRAINS:**  
A. Work shall include construction of storm sewer pipe, fittings, and structures as shown on the plans and in accordance with County requirements, State Plumbing Code, and Standard Specifications for Sewer & Water Construction in Wisconsin.

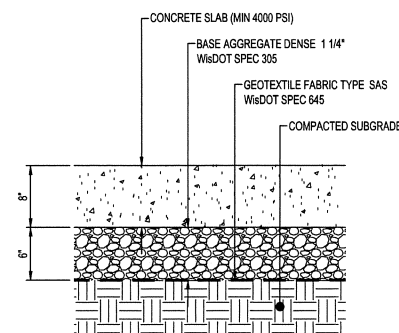
**2.5 CONCRETE PAVEMENT:**  
A. Work shall include preparation of subgrade, installation of foundation material and pavement as shown in the plans and in accordance with WisDOT Sections 211, 301, 305, 415, 416, 501, 505, 601, 602.

**2.6 GRAVEL SURFACING:**  
A. Working shall include preparation of subgrade, installation of geotextile fabric and base course as shown on the plans and in accordance with WisDOT Sections 211, 301, 305, 645.

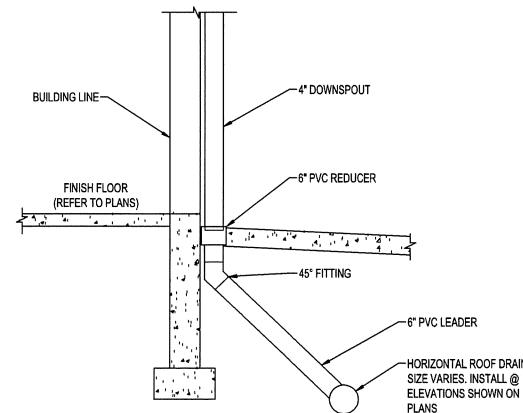
**2.7 EROSION CONTROL:**  
A. Work shall include installation and maintenance of Best Management Practices (BMPs) according to the Erosion Control Plan.  
B. Seed shall be WisDOT Mixture No. 10 and be placed with mulch and fertilizer according to WisDOT Section 627, 629, 630.



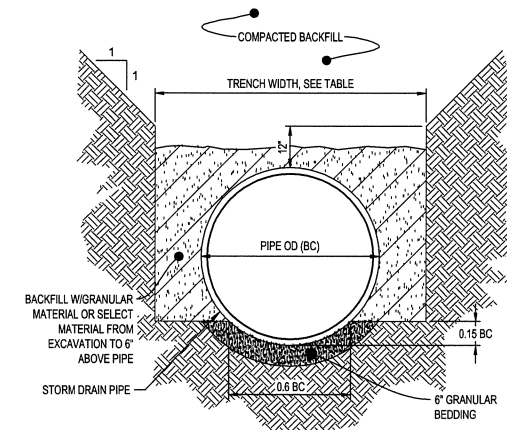
**HEAVY DUTY GRAVEL SURFACE**  
NTS



**HEAVY DUTY CONCRETE PAVEMENT**  
NTS



**VERTICAL RAIN LEADER**  
NTS



TRENCH WIDTH	
PIPE Ø	TRENCH WIDTH
36" OR LESS	BC + 24"
42" TO 54"	1.5 x BC
60" OR OVER	BC + 36"

**NOTES:**  
GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

**NON-CONCRETE STORM DRAIN PIPE BEDDING**  
NTS



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PROJECT

**CONSERV FS**

KANSASVILLE WI

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-28114
FILE NAME	28114 CO DETAILS
DRAWN BY	MJE
DESIGNED BY	MJE
REVIEWED BY	KR
ORIGINAL ISSUE DATE	09/20/23
CLIENT PROJECT NO.	-

**SITE SPECIFICATIONS AND DETAILS**

SHEET  
**C0-20**