

Racine Wastewater Commission Sewer Extension Worksheet

Sewer Extension Request Date:	November 3, 2025
Projected Project Start Date:	Winter 25, Spring 26
Applicant Community:	Caledonia
Community Approval Date:	November 5, 2025
Development Name:	Thomas Farm
Developer:	Bear Development

Project Map Attached	<input checked="" type="checkbox"/>
Flow Calculations Attached	<input checked="" type="checkbox"/>
w/Developer's Agreement	<input type="checkbox"/>
POE in Moritorium?	<input type="checkbox"/> No

Location	Nearest Intersection: 5 Mile Road & October Drive
	Development Acreage: 27.37 Acres
	Total Possible Acreage: 27.37 Acres

Land use	# of Parcels in Development: 62 Lots
	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial
	Development Acreage: 27.37 Acres
	Total Possible Acreage: 27.37 Acres

Technical	Pipe Material: SDR 35 - PVC
	Lenth of Extension: 3,889 feet
	Size of pipe: 8"

Sewershed	Sewershed Point of Entry Name: Cal East 4 1/2 Mile Road aka Central Lift Station
	Allocated Capacity at POE: 2.783 MGD Average Day, 13.074 MGD Peak Hour
	Current Average Flow at POE: 1.763 MGD (2025) 2.119 MGD (2024) (Average Day)
	Wet Weather Maximum at POE: 15.106 MGD (August 10, 2020)
	Anticipated Development Maximum Flow: 0.062 MGD
	Anticipated Development Daily Flow: 0.0155 MGD

Additional Information	Caledonia has been working on its wet weather mitigation plan for this connection point.
	The Central Lift Station Attenuation Basin (3.6 million gallons of wet weather storage) has
	recently received approval by the DNR for construction. Caledonia is looking to go out to
	bid on this project in early 2026.

November 3, 2025

Thomas Farms Sanitary Sewer Anticipated Flow

62 Lots

2.5 residents per lot

100 gallons per day per capita

62 lots x 2.5 residents x 100 gallons per day

15,500 gallons per day

0.0155 Anticipated Flow in MGD

Use peaking factor of 4

0.0620 Anticipated Maximum Flow in MGD

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LEGEND

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

ENGINEERING IMPROVEMENT PLANS

FOR

THOMAS FARMS

CALEDONIA, WISCONSIN

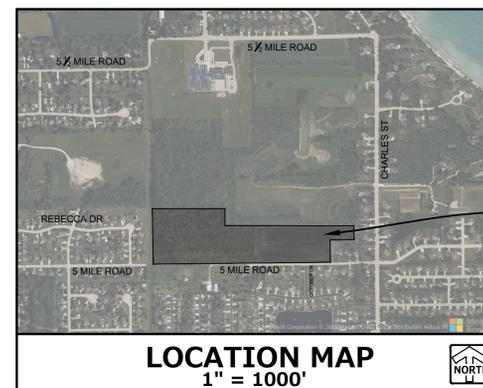
PLANS PREPARED FOR

BEAR DEVELOPMENT, LLC

4011 80TH STREET
KENOSHA, WI 53142

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PROJECT LOCATION

PROJECT TEAM CONTACTS

CIVIL ENGINEER: AARON KOCH PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 MAIN: 262-754-8888 E-MAIL: aekoch@pinnacle-engr.com	APPLICANT: DAN SZCZAP BEAR DEVELOPMENT, LLC 4011 80TH STREET KENOSHA, WI 53142
SURVEYOR: JOHN KONOPACKI PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 MAIN: 262-754-8888 E-MAIL: john.konopacki@pinnacle-engr.com	

GENERAL NOTES

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

COORDINATE SYSTEM:
WISCONSIN STATE PLAN COORDINATE SYSTEM, SOUTH ZONE (NAD83)

VERTICAL DATUM:
NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

REFERENCE BENCHMARK
CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ SECTION 17, TOWN 4 NORTH, RANGE 23 EAST
ELEVATION= 621.02

ABBREVIATIONS

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



**PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION**

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

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

THOMAS FARMS

CALEDONIA, WI

COVER SHEET

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25	—	—
2	PER VILLAGE COMMENTS	10/27/25	—	—

REG JOB No.	3002.00
REG PM	A/E/K
START DATE	08/27/25
SCALE	N.T.S.
SHEET	1
OF	41

PLAN | DESIGN | DELIVER
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