

SEWER UTILITY
DISTRICT NO.1

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Mount Pleasant, WI
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February 10, 2023

Mr. Nate Tillis—Wastewater Utility Director
Racine Wastewater Utility
800 Center Street, Room 227
Racine, WI 53403

Re: Request for Approval of Sanitary Sewer Extension
Leo Living Development
Village of Mount Pleasant


Dear Mr. Tillis,

The Mount Pleasant Sewer Utility has reviewed and approved the plans for the Leo Living development, a proposed multi-family development in the Village of Mount Pleasant, prepared by Pinnacle Engineering, dated 11-17-2022.

The extension in question includes approximately 3,800 L.F. of 8" diameter sanitary sewer and will serve the new multi-family development west of CTH V and south of CTH C. This extension will drain by gravity into the Mount Pleasant interceptor system.

We politely request that the Racine Wastewater Commission approve the aforementioned extension.

Sincerely,
Mount Pleasant Sewer Utility District #1


Anthony J. Beyer, P.E.
Director of Public Works/Village Engineer

Cc: Mike Gitter, P.E.

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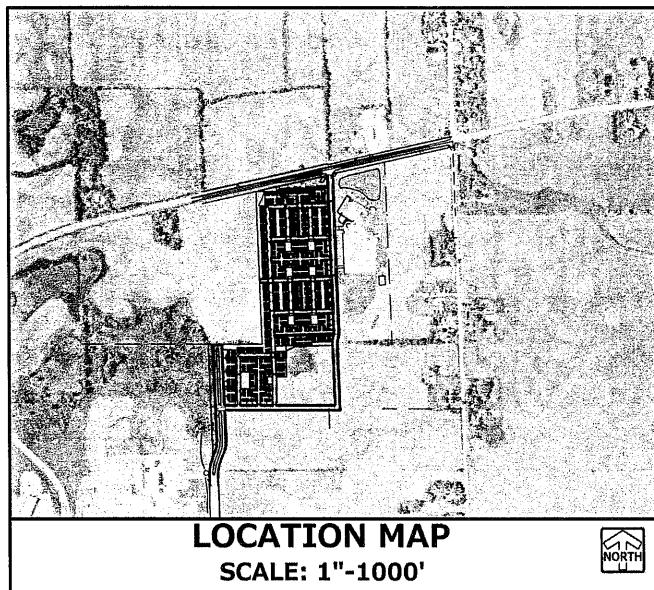
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ROADWAY AND PUBLIC INFRASTRUCTURE

FOR

PUBLIC IMPROVEMENTS FOR LEO LIVING

MOUNT PLEASANT, WISCONSIN PLANS PREPARED FOR ADVENIR-OAKLEY DEVELOPMENT GROUP, LLC



LOCATION MAP
SCALE: 1"=1000'

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	┌
AIR RELEASE ASSEMBLY	⊙
VALVE BOX	⊙
FIRE HYDRANT	⊙
CLEANOUT	⊙
SANITARY SEWER	—
FORCE MAIN	—
STORM SEWER	—
DRAIN TILE	—
WATER MAIN	—
FIRE PROTECTION	— FP
UTILITY CROSSING	—
LIGHTING	⊙
ELECTRICAL CABLE	—
OVERHEAD WIRES	—
CAUTION EXISTING UTILITIES NEARBY	(CAUTION)
ELECTRICAL TRANSFORMER OR PEDESTAL	⊙
POWER POLE	⊙
POWER POLE WITH LIGHT	⊙
GUY WIRE	—
STREET SIGN	⊙
GAS MAIN	—
TELEPHONE LINE	—
CONTOUR	749
SPOT ELEVATION	x(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	—
FENCE LINE, WIRE	—
FENCE LINE, CHAIN LINK OR IRON	—
FENCE LINE, WOOD OR PLASTIC	—
CONCRETE SIDEWALK	—
CURB AND GUTTER	—
DEPRESSED CURB	—
REVERSE PITCH CURB & GUTTER	—
EASEMENT LINE	—

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BENCHMARKS

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

HORIZONTAL DATUM: BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (N.A.D. 1927). THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 22 EAST

REFERENCE BENCHMARK 1: N FLANGE BOLT ON HYDRANT AT CENTER DRIVEWAY ELEV. = 758.36

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.
- A GEOTECHNICAL REPORT HAS BEEN PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. DATED APRIL 13, 2022. 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 THE CONTRACTOR IS 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 DIGGERS 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 THIS PROJECT.
- 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.
- PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING MUST BE HELD AT THE VILLAGE HALL. THE PRECONSTRUCTION MEETING SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD.

DIGGERS HOTLINE

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Hearing Impaired TDD (800) 642-2289
www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

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

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

ABBREVIATIONS

BL	BASE LINE	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
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK

PROJECT TEAM CONTACTS

<p>CIVIL ENGINEER: AARON KOCH, P.E. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888</p> <p>SURVEYOR: JOHN KONOPACKI, P.L.S. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888</p>	<p>APPLICANT: ADVENIR-OAKLEY DEVELOPMENT GROUP 17501 BISCAYNE BOULEVARD SUITE 300 AVENTURA, FL 33160</p> <p>ARCHITECT: NEQUETTE ARCHITECTURE & DESIGN 2227 2ND AVENUE NORTH, 4TH FLOOR BIRMINGHAM, AL 35203 (205) 329-7085</p>
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

PUBLIC IMPROVEMENTS FOR LEO LIVING MOUNT PLEASANT, WISCONSIN

COVER SHEET

REVISIONS		SHEET
		C-1
		C-108

REG JOB No. 1633.00B
REG PR. A-EK
START DATE 11-17-22
SCALE

COVER SHEET

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DESIGNED: PEG
DRAWN: PEG
REVIEWED:

Z:\PROJECTS\2019\1633.008-WI\CAD\SHEETS\OFFSITE\1633.008 SAN PLAN & PROFILE.DWG



- NOTES:**
1. REFER TO LEO LIVING ONSITE PLANS FOR CONTINUATION OF SANITARY SEWER.
 2. PRIVATE IMPROVEMENTS SHOWN ARE FOR REFERENCE ONLY.
 3. ALL SANITARY SEWER WITHIN PUBLIC R.O.W. SHALL HAVE GRANULAR BACKFILL.
 4. SANITARY SEWER LATERALS STUBS THAT WILL NOT BE CONNECTED AS PART OF THE PROPOSED ON-SITE DEVELOPMENT SHALL BE CAPPED.


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PUBLIC IMPROVEMENTS FOR
LEO LIVING
MOUNT PLEASANT, WISCONSIN

SANITARY SEWER PLAN
OVERVIEW

REVISIONS

NO.	DATE	DESCRIPTION

SHEET
C-19
 C-108
 PEG JOB No. 1633.008
 PEG PR. AEK
 START DATE 11-17-22
 SCALE 1" = 120'
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SANITARY SEWER PLAN OVERVIEW