

Somers Market Center, LLC
10 South Wacker, Suite 2935
Chicago, IL 60606

SHEET 1-9	DRAWINGS
SHEET 10	CERTIFICATES
SHEET 11	WATERMAIN EASEMENT
SHEET 12	SOILS MAP

NOTES:

1. Outlots 1, 2, 3, and 4 are designated as non-fillable non-buildable detention areas, EXCEPT that streets and utilities may be constructed and maintained to the extent that they are so designated as "easement" herein. The construction of buildings for human habitation or the installation of soil absorption systems on the outlots in this plat is prohibited. Ownership will be held by Somers Market Center, LLC.
2. The attached site is located on the Federal Emergency Management Agency Flood Insurance Maps for the County of Kenosha, Wisconsin (unincorporated areas), Panel No. 550523--005 B, with and effective date of December 5, 1996 that all of the property described above is located within Zone C, (areas of minimal flooding).
3. All circular curve distances are chord distances unless otherwise noted.
4. Outlot 2 is a Conservation Easement, and is for the preservation of a wetland area. There is a required 10 foot setback from the delineated wetlands.
5. The private Storm Sewer and Sanitary Sewer easements will be held by Somers Market Center, LLC.
6. Zoning is B-4 with P.U.D.
7. The 30' landscape buffer shall be reserved for the planting of trees and shrubs, and the building of all structures (i.e. fences, sheds, etc.) excepting public and private utility structures, is prohibited.
8. Wetland limits as delineated by Wetland & Waterway Consulting, LLC on October 19, 2004.
9. The 20 foot watermain easement (20' WME) and the public sanitary sewer easements are conveyed to the Town of Somers. All lots will be served by sewer and water.
10. There shall be no moving of existing homes or structures onto any lot in this subdivision.
11. The lot line for streets which front on private streets is the centerline of the street, Lot areas are calculated to the center of the private street
12. The Town of Somers has unlimited access to all sanitary sewer sampling and metering manholes located within the subdivision.

ACCESS RESTRICTION NOTE:

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of (S.T.H. 31) GREEN BAY ROAD, (C.T.H. "S") 38th STREET, 31st STREET, AND 35th STREET; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.29, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

HIGHWAY SETBACK RESTRICTION NOTE:

No improvements or structures are allowed between the right-of-way and the highway setback line, 30 feet. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls, except by waiver of damage. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

NOISE NOTATION:

The lots of this land division may experience noise at levels exceeding levels in s.Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

VISION CORNER NOTATION:

Planting of berms, fences, signs and any other structures shall not exceed 30 inches in height above the intersection elevation, except for necessary highway traffic signs, public utility lines, nor shall any driveways be permitted within said vision corner.

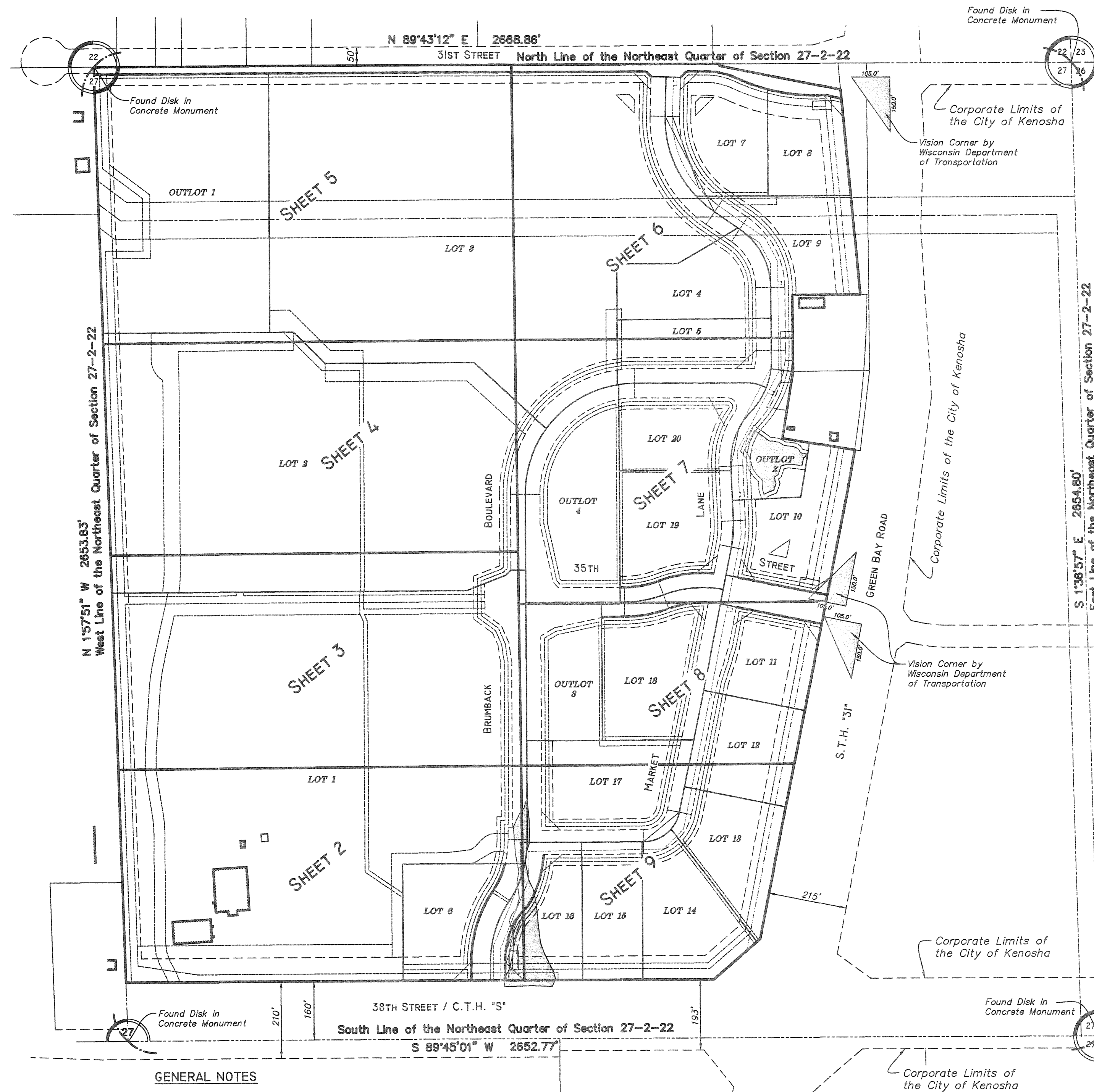
UTILITY EASEMENT RESTRICTION:

No utility pole, pedestal or cable shall be placed so as to disturb any survey monument or obstruct vision along any lot of street line. The unauthorized disturbance of a survey monument is a violation of s.236.32 of Wisconsin Statutes. Utility easements set forth herein are for the use of public bodies and private public utilities having the right to serve this subdivision.

LEGEND

[illegible]

All block corners and P.C. and P.T. shown thus—●—weighing 3.65 lbs./lin. ft. are monumented with a No. 10 rebar, 3 feet long. All other lot corners are monumented with a 3/4" solid pin 4 feet long weighing 1.13 lbs./lin. ft.



TYPICAL LOT
ETBACK DIAGRAM

VISION CORNER
Wisconsin Department
of Transportation


There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified August 8th, 20 07
Renee M. Pomeroy
 Department of Administration

VISION TRIANGLE
DETAIL Section 12.13-1(a)
Kenosha County
FOR FEDERAL, STATE, OR COUNTY TRUNK HIGHWAY

FOR FEDERAL, STATE, OR COUNTY TRUNK HIGHWAY

S 07°15'25" W 125.37'
(N 12°34'56" E) (256.89')




D
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HORIZONTAL CONTROL IS BASED ON NAD 83 (1997), WISCONSIN SOUTH ZONE, BEARINGS REFER TO GRID NORTH.

BEARINGS REFERENCE OF N 1°57'51" W IS ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 27-2-22.

SHEET REVIEW		REVISIONS		
AGENCY	DATE	NO.	ITEM	DATE
Dept. of Administration Plat Review	6/11/2007	1	Revise Plat	6/18/2007
Dept. of Administration Plat Review	6/27/2007	2	Revise Plat	6/28/2007
		3	Revise Plat/Kenosha & Somers comments	7/18/2007

SCALE:	1" = 1'
DRAWN BY:	RGT
CHECKED BY:	JWH
DATE:	May 11, 2007

 **McClure**
Engineering Associates, Inc.

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Rockford, Illinois 6107-5837
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SOMERS MARKET CENTER SUBDIVISION

38TH STREET TO 31ST STREET AT GREEN BAY ROAD		SOMERS, WISCONSIN
FILE: \\04-058-SOMERS-WM\SURVEYING\DRAWINGS\04-058 SOMERS MARKET CENTER SUBD.DWG		JOB: 04-15-04-058

SHEET NO.
1
OF
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