



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

Phone: (608) 437-6884 Fax: (608) 437-3190

Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

PLAN COMMISSION AGENDA **Wednesday, June 26, 2024 at 7:00 PM**

Municipal Building Board Room
138 E. Main Street
Mount Horeb, WI

- 1) Call to order
- 2) Roll call
- 3) Agenda Items
 - a. Consideration of May 22, 2024, Meeting Minutes
 - b. Recommendation: Specific Implementation Plan for a mixed-use building at 1881 Springdale Street
 - c. Recommendation of Specific Implementation Plan: North Design Build LLC, Valley and Adams Townhomes
 - d. Concept Presentaton: Brunsell Lumber Cold Storage Building
- 4) Committee Reports:
 - a. Plan Commission Chair Report
 - b. Village Planner Report
 - c. Building Inspector Report
- 5) Meeting adjournment.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GAFFNEY, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.



AGENDA ITEM REPORT

MEETING DATE

June 26, 2024

PREPARED BY

AGENDA ITEM # 3.a

Consideration of May 22, 2024, Meeting Minutes

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Draft Minutes 05 22 24



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PLAN COMMISSION AGENDA Wednesday, May 22, 2024 at 7:00 PM

DRAFT MEETING MINUTES

- 1) Call to order
The Plan Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair Ryan Czyzewski called the meeting to order at 7:00pm.
- 2) Roll call
Present were Commissioners Andrew Kidd, Destinee Udelhoven and Peggy Zalucha. Nate Gauger and Jill Remmert-Willis were absent. Also present were Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson, and Youth in Government Siobhan Mertz. Sarah Best appeared after roll call.
- 3) Agenda Items
 - a. Consideration of April 24, 2024 Meeting Minutes
Udelhoven Motioned, Zalucha seconded to Consideration of April 24, 2024 Meeting Minutes. Motion carried by unanimous voice vote.
 - b. Presentation by Greater Madison Metropolitan Planning Organization
Alexandra Andros, Director and Transportation Manager for the Greater Madison Metropolitan Planning Organization (MPO), gave a presentation on the Regional Transportation plan. The MPO would require the Village to submit an annual \$3500-\$4000 funding contribution. The Commission questioned how the Village would fit in and the pros and cons of joining the MPO. Owen and Czyzewski informed the Commission that the Safety Committee and Public Works would see the MPO as an asset and the contribution is possible.
 - c. Consider Certified Survey Map for 175 Lillehammer Lane, Grandstay Hotel
Owen gave an overview on the secondary lot 2 for the Grandstay Hotel CSM. Zalucha abstained from the discussion and motion. Czyzewski Motioned, Kidd seconded to Consider Certified Survey Map for 175 Lillehammer Lane, Grandstay Hotel. Motion carried by unanimous voice vote.
 - d. Public Hearing: Conditional Use Permit for 1833 Danny Drive to Operate a Tourist Rooming House

Owen gave an overview of the conditional use permit required. Owen received two surrounding property owner emails: Krista and Brian Krueel expressed concern about the permit and what would happen if the house changed ownership. Dan & Kristen Carlton were not opposed. Erica and Paul Bormann, applicant and owners, gave an overview on why they are requesting the permit. The hearing opened at 8:09pm. Neighbor Kelly Hurda questioned if the permit was transferable, if the owner could rent both sides, and if the zoning would remain R-1 single family. The hearing closed at 8:13pm.

- e. Recommendation on Resolution 20224-09 Tourist Rooming House at 1883 Danny Drive
Rohr stated the permit is not transferable, the renting of property is permitted, and the zoning remains as R-1 single family. The State License was approved, and the operational rules were submitted. The applicant will submit a tax ID number. Udelhoven Motioned to recommendation of the Resolution 2024-09 Tourist Rooming House at 1833 Danny Drive with contingency on the submittal of the tax ID number. Kidd seconded and the Motion carried by unanimous voice vote.
- f. Zoning Code Rewrite Presentation and Discussion
Rohr gave an overview of the presentation and process for the zoning code rewrite. The Commission discussed the key issues to address and questioned how the Commission and the Historic Preservation Commission will be involved and how to avoid conflicting standards. Further discussion took place on setbacks and the processes in development presentations and public communication.

4) Committee Reports:

- a. Plan Commission Chair Report
Czyzewski discussed the ethics policy review and informed the Commission to contact contact Nic Owen if there are questions.
 - 1. Update: New Sign for 209 E Main Street
New sign Bar Manzo replacing the Skal awning/sign. Commission discussed neon lighting and limits.
- b. Village Planner Report
Rohr no report.
- c. Building Inspector Report
No report.

5) Meeting adjournment.

Best Motioned to adjourn at 9:26 pm and Zalucha seconded. The motion passed by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk



AGENDA ITEM REPORT

MEETING DATE

June 26, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.b

Recommendation: Specific Implementation Plan for a mixed-use building at 1881 Springdale Street

BACKGROUND

The applicant is submitting for SIP approval for a mixed-use building consisting of 2 first floor commercial units with 23 apartments above. They received approval for their General Development Plan from the Plan Commission in April and the Village Board in May. The Village Board did not approve the height exemption for the roof of the building. Village Planner Ben Rohr has provided his review comments which are included in your packet.

RECOMMENDATION

ATTACHMENTS

1. Erosion Control and Stormwater Management Permit (PDF)
2. 2024-05-24 1881 Springdale SWMR
3. 1881 Springdale Street SIP_Updated
4. 2024-06-07 SIP Review -Responses
5. 1881 Springdale Street SIP and Design Review Memo for Plan Commission 6.26.24

Village of Mount Horeb Erosion Control and Stormwater Management Permit

Date: 5-23-2024 Permit No : _____

Project Name: Mixed Use Building 1881 Springdale

Project Location: 1881 Springdale St, Mt Horeb, WI 53572

Landowner: MMI LLC Applicant Scott Anderson

Landowner Address: 5701 Voges Road Applicant Address: 5010 Voges Drive

Madison, WI 53718 Madison, WI 53718

Landowner phone: 608-516-8601 Applicant phone: 608-838-0444

Landowner email: tim@airtemperature.com Applicant email: sanderson@synder-associates.com

FEES

Application Fee	\$150.00
Checklist Control Plan Fee (if applicable)	\$200.00
Plan Review and Inspection Fee Deposit:	
0-2 acres \$1,000 2-5 acres \$2,000 5+ acres \$3,500	<u>\$1,000</u>
Public Stormwater Management Facilities Cost	<u>\$0</u>
Regional Stormwater Management Program Fee	<u>\$0</u>
Total Fee	<u><u>\$1,150</u></u>

Permit Conditions:

1. This permit authorizes the activities described in the Erosion Control and Stormwater Management Permit Application for Land Disturbing Activities filed by the Landowner/Applicant, in accordance with such application and in accordance with the approved Erosion Control Plan, the approved Stormwater Management Plan, and any agreement between the Village and the Permittee relating to the project, including but not limited to any development agreement, maintenance easement and agreement, or other applicable agreement.
2. The permittee shall notify the Village Building Inspector at least one (1) working day prior to commencing any land developing or land disturbing activity.

3. The erosion control plan shall be implemented prior to the start of any land-disturbing activity and shall be maintained over the duration of the project. Any stormwater control components of the plan shall be maintained in perpetuity, unless otherwise provided in the stormwater management plan and any applicable stormwater management easement and agreement.
4. The permittee shall be responsible for successful completion of the erosion control plan and the stormwater management plan. The permittee shall be liable for all costs incurred, including environmental restoration costs, resulting from noncompliance with an approved plan.
5. The permittee shall inspect the erosion control measures after each rain of 0.5 inches or more, and at least once each week, and make any needed repairs.
6. The Permittee and landowner authorize the Village or the Village's designee to enter the property to which this permit applies for the purposes of inspection under section 20.08 of the Village Code, or curative action under section 20.15(4) of the Village Code.
7. If required under section 20.11 of the Village Code, the permittee shall pay a proportionate share of the cost of public drainage ways, stream channels or other improvements and control measures servicing or that will serve the property to which this permit applies.
8. All incidental mud-tracking off-site onto adjacent public streets shall be cleaned up and removed by the end of each working day using proper disposal methods.
9. Neither this permit nor the approved Erosion Control Plan or Stormwater Management Plan may be modified without the prior written approval of the Village of Mount Horeb.
10. This permit is not assignable without the prior written approval of the Village of Mount Horeb.
11. Transfer of ownership, possession or control of the property to which this permit applies is subject to the provisions of section 20.07(5) of the Village Code.

Authorized Signature: _____ Date: _____
(If permittee is not the landowner, attach a notarized statement authorizing permittee to act as landowner's agent.)

Zoning Reviewed by: _____ Date: _____

Village Engineer: _____ Date: _____

Permit Issued by: _____ Date: _____

EROSION CONTROL AND STORMWATER MANAGEMENT PERMIT APPLICATION FOR LAND-DISTURBING ACTIVITIES

Chapter 20 Village of Mount Horeb Municipal Ordinances

This application must be completed by anyone wishing to undertake land disturbing or land developing activities meeting the requirements of sections 20.04 or 20.05 of the Village Code of the Village of Mount Horeb. At the time of submitting this application, all applicants must submit the appropriate application fee and any required stormwater and/or erosion control plans.

Application for a permit shall constitute express permission by the landowner and the applicant for the Village or the Village's designee to enter the property for the purposes of inspection or curative action.

ALL NECESSARY INFORMATION MUST BE COMPLETED.

SECTION I: APPLICANT INFORMATION	
Name MMI LLC	Contact Person Tim Neitzel
Mailing Address 5701 Voges Road	Title Owner
City, State, Zip Code Madison, WI 53718	Telephone Number 608-516-8601
SECTION II: CONTRACTOR INFORMATION (when known)	
Name 1848 Construction, Inc.	Contact Person Brad Crowley
Mailing Address 3302 Latham Drive	Title CEO
City, State, Zip Code Madison, WI 53718	Telephone Number 608-833-1848
SECTION III: CONSTRUCTION SITE INFORMATION	
Project Name: Mixed Used Building 1881 Springdale	
Project Address: 1881 Springdale	Zip Code: 53572
Mailing Address: _____	Zip Code: _____
Project Start Date: 7/8/2024	Project End Date: 12/25/2024
If the site is not wholly located within the Village of Mt. Horeb or if the site is not located on a Village Street, complete the following:	
Quarter Quarter: _____ Quarter: _____ Section: _____ Township: _____ N. Range: _____	
Is this site wholly contained on the above quarter section? (Yes or No) _____	
*Use more space if needed to describe site location.	
Total Area of Construction Site: 1.2 Acres	Total Estimated Disturbed Area: 0.97 Acres
Site Impervious Area: (including rooftops)	Before Construction: 0 %
	After Construction: 48.3 %
Type of Construction (check all that apply)	
☒ Residential ☒ Commercial _____ Industrial _____ Reconstruction _____ Demolition _____ Utility	
_____ Transportation (If applicable, list WDOT Project Number _____)	
_____ Other (describe) _____	

Does your construction site's stormwater discharge to: (check all that apply)

- ☒ Storm drain system - infiltrates to groundwater
☒ Storm drain system - discharge to surface water
☐ Directly or indirectly to waters of the state - enter name of stream, river, lake wetland:
☐ Infiltration to groundwater occurs on-site

Has the stormwater discharge leaving the site been sampled and analyzed for pollutants?

(Yes or No) No

SECTION IV: CERTIFICATION

"I certify that this document and attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person, or persons, directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. In addition, I certify that the provision of the permit, including development and implementation of the Construction Site Erosion Control and Stormwater Management Plan, will be complied with. I acknowledge that I have read and understand Chapter 20, Erosion Control and Stormwater Management, Village of Mt. Horeb Municipal Code of Ordinances. I am aware of the enforcement provisions in Chapter 20, and where notice of noncompliance has been given and where corrections are not made within the time periods specified, I understand that corrective action may be taken by the Village, including but not limited to fines and citations and orders of stop work. Where conditions warrant, Village employees are authorized to enter my property to make necessary corrections and clean up, the expense of which will be assessed against my property by the Village to compensate for the total costs and expenses of this action."

Landowner Printed Name Tim Nietzel	Title Owner	Telephone Number 608-516-8601
Landowner Signature	Date Signed	

Please complete if this permit application was prepared by a consultant or someone other than an employee of the site Landowner.

Preparer Printed Name Scott Anderson	Firm Snyder & Associates
Mailing Address 5010 Voges Road	Title Civil Engineer
City, State, Zip Code Madison, WI 53718	Telephone Number 608-838-0444
Signature of Preparer <i>Scott Anderson</i>	Date Signed 5-24-2024

[Please complete the following Section if the Project Site Landowner will be acting through an authorized agent.]

I hereby authorize _____ to serve as my agent in all matters related to the issuance of a stormwater and erosion control permit under the provisions of Chapter 20, Village Code. I understand that I shall be bound to the terms of any permit issued to the agent.

(Landowner's Signature)

STATE OF WISCONSIN

COUNTY OF _____

Subscribed and sworn to before me this
_____ day of _____, 200_____.

Notary Public, State of Wisconsin

My commission expires: _____

Village of Mount Horeb Erosion Control Application Checklist

(If the site is subject to a checklist control plan, please see page 9)

Project Mixed Use Building

Permit No. _____

Date _____

Please check the appropriate box: I=Included; N/A= Non-Applicable (If "N/A" is checked, an explanation must be entered.)

Plan requirement	I	N/A	Explanation/Location in Plan	I	N/A
Limits of disturbed area	X		Plans C400		
Limits of impervious area	X		Plans C300		
Location and types of predominant soils	X		Appendix		
Site topography at a contour level not to exceed 5 feet	X		Plans C200		
Cross sections of and profiles within road ditches		X			
Locations and dimensions of all construction site control measures, including culvert sizes	X		Plans C400 and C500		
Direction of flow of runoff (contours or runoff arrows)	X		Plans C200		
Watershed size for each contributing drainage area	X		Appendix		
Design discharge for ditches and structural measures (flow calculations)	X		Appendix		
Runoff velocities (feet/second, meters/second)	X		Appendix		
Locations and dimensions of all temporary soil stockpiles		X	Haul offsite		
Fertilizer and seeding rates and recommendations (see worksheet, page 11)	X		Landscape Plans		
Time schedules for stabilization of ditches, slopes, and exposed soil (See worksheet, page 11)	X		Plans C400 & USLE		
Description of the methods by which sites are to be developed, including plans for site dewatering		X	No dewatering		
Provision for sequential steps for mitigating erosive effect of land disturbing activities	X		Plans C400		
Provisions to prevent sediment from being tracked onto public or private roadways	X		Plans C400		
Soil loss calculations	X		Appendix USLE		

Plan Requirement (con't)	I	N/A	Explanation/Location in Plan	I	N/A
Any other information necessary to reasonably determine the location, nature and condition of the site	X		See plans		
Application Requirements					
Copies of permits or permit applications or approvals required by any other governmental entity		X	None so far		
Proposed timetable and schedule for completion and installation of all elements of approved plan (see worksheet, page 11)	X		See usle		
Estimate of the cost of completion and installation of all elements of the proposed plan	X		See Appendix		
Evidence of financial responsibility to complete the work proposed in the plan		X			

Village of Mount Horeb Stormwater Control Application Checklist

(If the site is subject to a checklist control plan, please see page 9)

Project Mixed Use Building

Permit No. _____

Date _____

Please check the appropriate box: I=Included; NA= Non-Applicable (If "N/A" is checked, an explanation must be entered.)

Plan Requirement	I	N/A	Explanation/Location in Plan	I	N/A
Narrative describing the proposed project, including implementation schedule for planned practices	X		See Written SWMP		
Identification of the entity responsible for long-term maintenance of the project	X		See SWMA		
Map showing drainage areas for each watershed area	X		See Appendix		
Summary of runoff peak flow rate calculations, by watershed area, including: Pre-existing flow rates	X		See Written SWMP		
Post-construction peak flow rates without detention	X		See Written SWMP		
Post-construction peak flow rates with detention	X		See Written SWMP		
Assumed Runoff Curve Numbers (RCNs)	X		See Appendix Hydrocad		
Time of concentration (T_c) used in calculations	X		See Appendix Hydrocad		
A complete site plan and specifications* including: Soil erosion control and overland runoff control measures, including runoff calculations as appropriate	X		See Project plans		
All existing and proposed drainage features	X		See Project plans		
the location and area of all proposed impervious surfaces	X		See Project plans		
the limits and area of the disturbed area			See Project plans		
Any other information necessary to reasonably determine the location, nature and condition of any physical or environmental features	X		See Project plans		
Detailed construction schedule	X		See USLE		
Copies of permits or permit applications required by any other governmental entities or agencies		X			

Plan Requirement (con't)	I	N/A	Explanation/Location in Plan	I	N/A
Engineered designs for all structural management practices and a narrative describing maintenance practices	X		See project plans		
Description of methods to control oil and grease, or justification for omission	X		Hood with bioskirt		
If required, a plan to control temperature		X			
Easement agreement and as-built plans for all temporary and permanent on-site stormwater management practices (20.12)		X			
A description of the methods to remove temporary stormwater management control measures (if applicable)	X		See erosion control plan		
Compliance with Standards	I	N/A	Explanation/Location in Plan	I	N/A
Sediment Control: New construction: trap 5 microns (80% reduction in TSS)		X	Done at plat level		
Redevelopment: trap 20 microns (40% reduction in TSS)		X	Done at plat level		
Oil & grease control (treat first .5 inches)	X		Hood with bioskirt		
Runoff rate control. Maintain predevelopment peak runoff rates for: 2-year, 24-hour storm event		X	Done at plat level		
10-year, 24-hour storm event		X	Done at plat level		
Safely pass 100-year, 24 hour storm event	X		See SWMP		
Proof of stable outlet capable of carrying the design flow at a non-erosive velocity	X		See SWMP		
Runoff directed to impervious areas where feasible?	X		See project plans		
Thermal control, if applicable		X			
Compliance with Village Comprehensive Stormwater Management Plan, if applicable		X			
Application Requirements	I	N/A	Explanation/Location in Plan	I	N/A
Application fee	X				
Copy of permits or permit applications or approvals required by any other governmental entity		X			

Application Requirement (con't)	I	N/A	Explanation/Location in Plan	I	N/A
Proposed timetable and schedule for completion and installation of all elements of approved plans	X		See Plans		
Estimate of the cost of completion	X		See Appendix		
Evidence of financial responsibility to complete work		X			
If required, payment for applicant's proportionate share of the cost to build any public stormwater management measures		X			
* If applicable, proof of long-term maintenance responsibility for on-site stormwater management measure.	X		See SWMA		

*** Complete site plan and specifications in plan must include the following:**

1. Property lines and lot dimensions.
2. All buildings and outdoor uses, existing and proposed, including all dimensions and setbacks.
3. All public and private roads, interior roads, driveways and parking lots, showing traffic patterns and type of paving and surfacing material.
4. All natural and artificial water features (including OHWM, 100-year flood elevations, and delineated wetland boundaries, if applicable.)
5. Depth to bedrock.
6. Depth to seasonal high water table.
7. The extent and location of all soil types as described in the Dane County Soil Survey, slopes exceeding 12%, and areas of natural woodland or prairie.
8. Existing and proposed elevations (referenced to the North American Vertical Datum of 1988, where available) and existing and proposed contours in the area requiring a grading and filling permit.
9. Elevations, sections, profiles, and details as needed to describe an natural and artificial features of the project.



STORMWATER MANAGEMENT AND EROSION CONTROL PLAN

FOR

Mix Use Development – Mount Horeb

1881 Springdale Street

Village of Mount Horeb, Dane County, Wisconsin

May 24, 2024

Prepared by:
Snyder & Associates
5010 Voges Road
Madison, WI 53718
Phone: (608) 838-0444

Prepared For:
Knothe & Bruce Architects, LLC
8401 Greenway Boulevard, Suite 900
Middleton, WI 53562
Phone: (608) 836-3690

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1. Introduction

The purpose of this stormwater management and erosion control plan is to evaluate the impacts of the proposed new development on stormwater runoff leaving the site. To protect receiving waters and lands, runoff caused by development must be treated and, if appropriate, detain and infiltrated on-site per City, County, and State regulations.

The project site is located at 1881 Springdale Street in the village of Mount Horeb. This parcel is Lot 4 Certified Survey Map 11540. The site is located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 07, in Township 06 N, Range 7 E, Dane County, Wisconsin (See Figure 1). The lot is 0.93 acres and a total of 0.59 acres of the lot is being disturbed.



Figure 1: Site Satellite Photo

The purpose of this project is to construct a new Mix Use Development within the Village of Mount Horeb.

Construction is estimated to start in July of 2024.

2. Stormwater Requirements and Analysis

The disturbed area in its current state contains no impervious area and is currently vacant. Most of the water on the site surface drains from a high point towards the south, southeast and north to into the existing village storm sewer system. The proposed conditions will make the site 53% impervious (0.50 acres). The roof water will be directed to two separate infiltration basins. One will be in the southwest corner of the lot. The other will be in the northeast corner of the lot. The majority of the site will continue to flow to the north as it currently does.

The project will abide by county and state regulations for stormwater management. The stormwater system requirements are:

- Infiltrate 100% of the roof water volume, based on average annual rainfall.
- Effectively treat oil and grease for the first 0.5 inches of runoff during rainfall events.
- Provide sediment control during construction, limiting erosion to 5 tons per acre per year.

a. Pre-Developed and Post Developed Conditions

The soil map referenced in Appendix A indicates the soil throughout the site is silt loam according to Web Soil Survey. The soil on the site consists 49.9% Ashdale Silt Loam (AsC2) with a Hydrologic Soil Group Rating of Type “B” soil and 44.6% of Edmund Silt Loam (EdC2) with a Hydrologic Soil Group Rating of type “D” soil and 5.5% of Sogn Silt Loam (SoD) with a Hydrologic Soil Group Rating of type “D” soil. The post-development drainage map can be seen in Appendix B. The test pit results are in Appendix G.

The site will use two infiltration basins to infiltrate the roof water for the site thus meeting the stormwater requirements. Basin 1P will have 24 inches of engineered soil, 24 inches of sand, and 4 inches of washed stone over the native soil. The native soil has an approximate infiltration rate of 0.5 in/hr and should be confirmed upon excavation. The contractor must deep till or otherwise turn over underlying soils to break up silt seams. Basin 2P is in an area with high bedrock. The contractor will need to excavate through the bedrock to dig this basin. See test pit information and the plans for approximate elevations. The basin will have 24 inches of engineered soil, 12 inches of sand, and 4 inches of washed stone over the bedrock. Since it will be fractured bedrock, a native infiltration rate of 3.6 in/hr was assumed for this basin.

The site is part of the First Addition to the North Cape Commons Plat which has a stormwater management plan approved. According to the Village of Mount Horeb, all peak flow and TSS requirements are met within this plat.

b. Pre-Developed and Post-Developed Peak Discharge Rates

This site has no peak flow requirements since the original stormwater management plan has been approved and covers this. A HydroCAD model was run to ensure that the infiltration basin would be able to control the 100-yr storm event. In the 100-yr event, the water elevation gets up to 1178.37 in the southern basin and 1176.18 in the northern basin. All of the calculations are attached in Appendix D.

c. Water Quality

The site is not required to meet any water quality requirements according to the Village of Mount Horeb, as this is provided by their regional facilities.

d. Infiltration

This site is required to infiltrate 100% of the roof water on the proposed building. This is done by directing the downspouts for the building to an infiltration basin. This modeling was done in WinSLAMM and the calculations are in Appendix E. According to WinSLAMM, a total of 35,742 CF of water runs off the roof. The total volume of water infiltrated through the two basins is 36,220 CF. This is a combination of roof water, grass, and surrounding sidewalks.

e. Oil & Grease Control

Oil and grease will need to be provided on the site for the first 0.5 inches of runoff. This will be done by sending the water from the paved surface to the storm sewer. There will be a snout with a bio-skirt placed in ST-3 which is the final storm structure before the storm sewer outlets to the north. See Appendix C for location and details of the snout and bio-skirt.

f. Thermal Control

The proposed site is required to have thermal control, which is provided through infiltration of the rooftops and stone cribs at the regional basin north of Springdale Street prior to ultimate release to downstream waters.

3. Storm Sewer Design

There is existing storm sewer to the east and north sides of the site. Most of the downspouts are piped to direct the water to the basins. The majority of the proposed storm sewer directs water to the north side of the site into an existing structure. The outlet structure for pond 2P is connected to an inlet northeast of the site. In both cases, the water will flow to regional facilities. The storm sewer on site is designed to convey the 10-year, 5-minute storm event. The sizing spreadsheet is attached in Appendix F.

4. Erosion Control

a. Erosion Control Devices and Practices

The Erosion Control measures are shown on the erosion control plan. The USLE spreadsheet is attached in Appendix I. Silt fence will be installed prior to work commencing. During the period of grading operations through site stabilization, silt fence will be utilized to reduce soil losses to five tons/acre/year or less. Contouring to show the runoff flow on site can be seen in the plans in Appendix C.

The silt fence that will be installed at the bottom of all slopes to stop the sediment from flowing through, as well as sediment logs will be installed for all ditches on the proposed site will be installed and checked regularly to ensure that erosion is controlled on the site.

Erosion control measures occur before any work begins. The Contractors are responsible for putting up and maintaining erosion control devices on the site during the construction phase and

must be regulated throughout the duration of the project according to the specifications on the attached Plan Set.

b. Monitoring and Maintenance

The owner will be directly responsible for implementation and maintenance of all post-development best management practices installed.

The owner shall be responsible for all post-development maintenance. All stormwater components are to be inspected at a minimum semiannually in early spring and early fall. Repairs shall be performed whenever the performance of a stormwater component is compromised. A draft maintenance agreement is in Appendix H.

Appendix A: Soil Map

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1. Introduction

The purpose of this stormwater management and erosion control plan is to evaluate the impacts of the proposed new development on stormwater runoff leaving the site. To protect receiving waters and lands, runoff caused by development must be treated and, if appropriate, detain and infiltrated on-site per City, County, and State regulations.

The project site is located at 1881 Springdale Street in the village of Mount Horeb. This parcel is Lot 4 Certified Survey Map 11540. The site is located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 07, in Township 06 N, Range 7 E, Dane County, Wisconsin (See Figure 1). The lot is 0.93 acres and a total of 0.59 acres of the lot is being disturbed.



Figure 1: Site Satellite Photo

The purpose of this project is to construct a new Mix Use Development within the Village of Mount Horeb.

Construction is estimated to start in July of 2024.

2. Stormwater Requirements and Analysis

The disturbed area in its current state contains no impervious area and is currently vacant. Most of the water on the site surface drains from a high point towards the south, southeast and north to into the existing village storm sewer system. The proposed conditions will make the site 53% impervious (0.50 acres). The roof water will be directed to two separate infiltration basins. One will be in the southwest corner of the lot. The other will be in the northeast corner of the lot. The majority of the site will continue to flow to the north as it currently does.

The project will abide by county and state regulations for stormwater management. The stormwater system requirements are:

- Infiltrate 100% of the roof water volume, based on average annual rainfall.
- Effectively treat oil and grease for the first 0.5 inches of runoff during rainfall events.
- Provide sediment control during construction, limiting erosion to 5 tons per acre per year.

a. Pre-Developed and Post Developed Conditions

The soil map referenced in Appendix A indicates the soil throughout the site is silt loam according to Web Soil Survey. The soil on the site consists 49.9% Ashdale Silt Loam (AsC2) with a Hydrologic Soil Group Rating of Type “B” soil and 44.6% of Edmund Silt Loam (EdC2) with a Hydrologic Soil Group Rating of type “D” soil and 5.5% of Sogn Silt Loam (SoD) with a Hydrologic Soil Group Rating of type “D” soil. The post-development drainage map can be seen in Appendix B. The test pit results are in Appendix G.

The site will use two infiltration basins to infiltrate the roof water for the site thus meeting the stormwater requirements. Basin 1P will have 24 inches of engineered soil, 24 inches of sand, and 4 inches of washed stone over the native soil. The native soil has an approximate infiltration rate of 0.5 in/hr and should be confirmed upon excavation. The contractor must deep till or otherwise turn over underlying soils to break up silt seams. Basin 2P is in an area with high bedrock. The contractor will need to excavate through the bedrock to dig this basin. See test pit information and the plans for approximate elevations. The basin will have 24 inches of engineered soil, 12 inches of sand, and 4 inches of washed stone over the bedrock. Since it will be fractured bedrock, a native infiltration rate of 3.6 in/hr was assumed for this basin.

The site is part of the First Addition to the North Cape Commons Plat which has a stormwater management plan approved. According to the Village of Mount Horeb, all peak flow and TSS requirements are met within this plat.

b. Pre-Developed and Post-Developed Peak Discharge Rates

This site has no peak flow requirements since the original stormwater management plan has been approved and covers this. A HydroCAD model was run to ensure that the infiltration basin would be able to control the 100-yr storm event. In the 100-yr event, the water elevation gets up to 1178.37 in the southern basin and 1176.18 in the northern basin. All of the calculations are attached in Appendix D.

c. Water Quality

The site is not required to meet any water quality requirements according to the Village of Mount Horeb, as this is provided by their regional facilities.

d. Infiltration

This site is required to infiltrate 100% of the roof water on the proposed building. This is done by directing the downspouts for the building to an infiltration basin. This modeling was done in WinSLAMM and the calculations are in Appendix E. According to WinSLAMM, a total of 35,742 CF of water runs off the roof. The total volume of water infiltrated through the two basins is 36,220 CF. This is a combination of roof water, grass, and surrounding sidewalks.

e. Oil & Grease Control

Oil and grease will need to be provided on the site for the first 0.5 inches of runoff. This will be done by sending the water from the paved surface to the storm sewer. There will be a snout with a bio-skirt placed in ST-3 which is the final storm structure before the storm sewer outlets to the north. See Appendix C for location and details of the snout and bio-skirt.

f. Thermal Control

The proposed site is required to have thermal control, which is provided through infiltration of the rooftops and stone cribs at the regional basin north of Springdale Street prior to ultimate release to downstream waters.

3. Storm Sewer Design

There is existing storm sewer to the east and north sides of the site. Most of the downspouts are piped to direct the water to the basins. The majority of the proposed storm sewer directs water to the north side of the site into an existing structure. The outlet structure for pond 2P is connected to an inlet northeast of the site. In both cases, the water will flow to regional facilities. The storm sewer on site is designed to convey the 10-year, 5-minute storm event. The sizing spreadsheet is attached in Appendix F.

4. Erosion Control

a. Erosion Control Devices and Practices

The Erosion Control measures are shown on the erosion control plan. The USLE spreadsheet is attached in Appendix I. Silt fence will be installed prior to work commencing. During the period of grading operations through site stabilization, silt fence will be utilized to reduce soil losses to five tons/acre/year or less. Contouring to show the runoff flow on site can be seen in the plans in Appendix C.

The silt fence that will be installed at the bottom of all slopes to stop the sediment from flowing through, as well as sediment logs will be installed for all ditches on the proposed site will be installed and checked regularly to ensure that erosion is controlled on the site.

Erosion control measures occur before any work begins. The Contractors are responsible for putting up and maintaining erosion control devices on the site during the construction phase and

must be regulated throughout the duration of the project according to the specifications on the attached Plan Set.

b. Monitoring and Maintenance

The owner will be directly responsible for implementation and maintenance of all post-development best management practices installed.

The owner shall be responsible for all post-development maintenance. All stormwater components are to be inspected at a minimum semiannually in early spring and early fall. Repairs shall be performed whenever the performance of a stormwater component is compromised. A draft maintenance agreement is in Appendix H.

Appendix A: Soil Map

Soil Map—Dane County, Wisconsin
(1881 Springdale Street)



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils



Soil Map Unit Polygons



Soil Map Unit Lines



Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin

Survey Area Data: Version 22, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 13, 2020—Jun 18, 2020

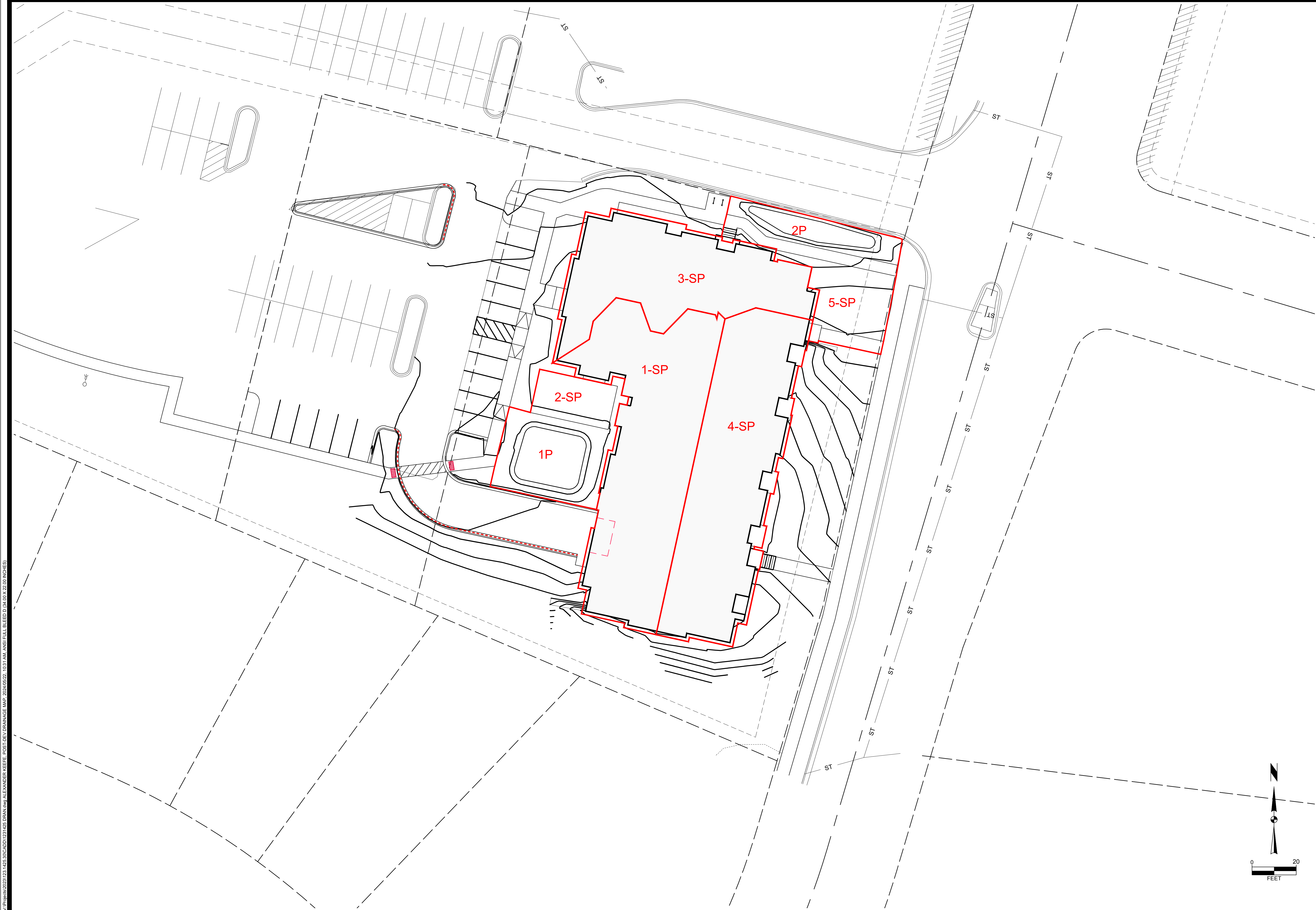
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol		Map Unit Name	Acres in AOI	Percent of AOI
AsC2	B	Ashdale silt loam, 6 to 12 percent slopes, eroded	0.4	49.9%
EdC2	D	Edmund silt loam, 6 to 12 percent slopes, eroded	0.4	44.6%
SoD	D	Sogn silt loam, 2 to 20 percent slopes	0.0	5.5%
Totals for Area of Interest			0.8	100.0%

Appendix B: Post-Development Drainage Map

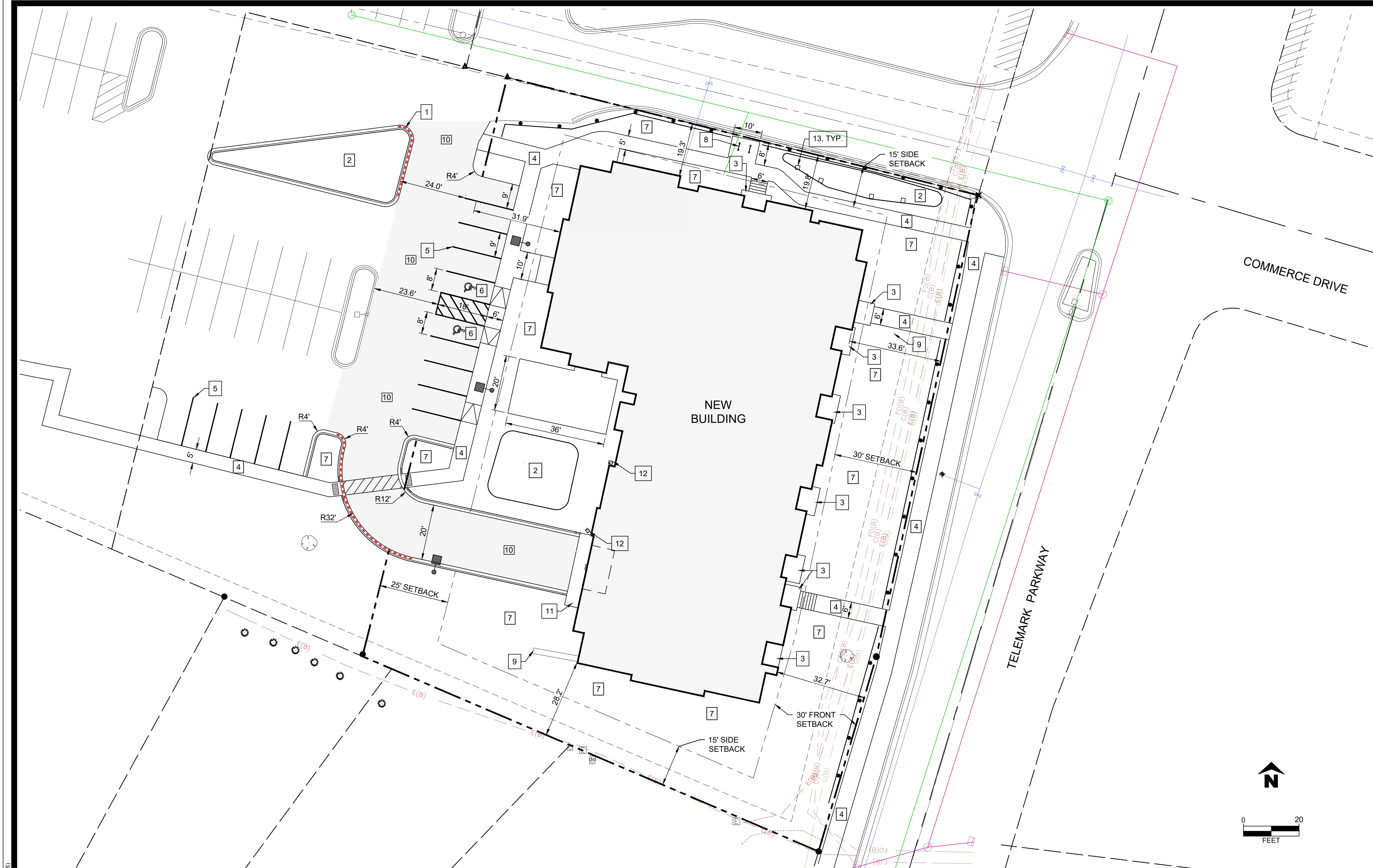
V:\Projects\2023\123.1425.30\ADD\123.1425.DRAIN.dwg, ALEXANDER, KEEFE, POST-DEV DRAINAGE MAP, 2024/05/22, 10:31 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



 SNYDER & ASSOCIATES	1881 SPRINGDALE STREET	
	POST-DEV DRAINAGE MAP	
Project No: 123.1425.30		
Sheet DRAN		
MT HOREB, DANE COUNTY, WI		
SNYDER & ASSOCIATES, INC.		
5010 VOEGES ROAD MADISON, WISCONSIN 53718 608-838-0444 www.snyder-associates.com		
Project No: 123.1425.30		
Sheet DRAN		
MARK: _____		
Engineer: SJA		
Checked By: CHKD		
Date: 05-24-2024		
T-R-S: TTN-RRW-SS		
DATE: _____		
BY: _____		
Scale: 1" = 20'		
T-R-S: TTN-RRW-SS		

Appendix C: Construction Plan Set

V:\Project\2023\123_1425_30\CAD\1231425 PLAN.dwg ANDREW BERGMANN, SITE PLAN, 2024/05/24, 3:34 PM, ARCH FULL BLEED (36.00 X 24.00 INCHES)



CONNECTING SIDEWALK ROUTE
SCALE : 1" = 30'

SITE INFORMATION SUMMARY

ZONING DISTRICT: PD-1 - PLANNED DEVELOPMENT
TOTAL SITE AREA: 40,445 SF (0.93 AC) TOTAL DISTURBED AREA : 42,169 SF (0.97)
BUILDING FOOTPRINT: 15,061 SF (0.35 AC)
PATIO AREA: 736 SF (0.02 AC)
SIDEWALK AREA: 2,065 SF (0.05 AC)
PAVED AREA: 6,552 SF (0.15 AC)
PROPOSED IMPERVIOUS AREA: 21,055 SF (48.33%)

UTILITY COMPANY INFORMATION

ELECTRICITY - ALLIANT ENERGY - 800-255-4268
NATURAL GAS - ALLIANT ENERGY - 800-255-4268
CABLE - SPECTRUM - 855-829-0255
SANITARY SEWER - VILLAGE OF MT. HOREB - 608-839-5813
WATER SERVICE - VILLAGE OF MT. HOREB - 608-839-5813

PARKING STALL COUNT

STANDARD PARKING: 14 STALLS (9'X18')
2 ADA STALLS WITH LOADING ZONE
UNDERGROUND PARKING: 22 STALLS (9'X18')
1 ADA STALL WITH LOADING ZONE

FIRE LANE:

COMMERCE DRIVE WILL ACT AS THE FIRE LANE ACCESS TO THE BUILDINGS.

NOTE:

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ON AND ADJACENT TO THE SITE PRIOR TO THE START OF THE PROJECT.
RADII ARE FROM FACE OF CURB
DIMENSIONS ARE FROM FACE OF CURB

SITE PLAN KEYNOTES:

- 1 18" STANDARD CURB AND GUTTER
- 2 PROPOSED INFILTRATION BASIN
- 3 CONCRETE STOOP
- 4 CONCRETE SIDEWALK
- 5 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR: YELLOW
PAINT SHALL BE SHERWIN WILLIAMS SETFAST PREMIUM ALKYD ZONE MARKING PAINT
- 6 A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS. 8' X 18' SPACES
- 7 LANDSCAPING AREA
- 8 INVERTED "U" BIKE RACKS
- 9 RETAINING WALL
- 10 NEW ASPHALT PAVEMENT
- 11 CONCRETE APRON (5' WIDE)
- 12 SPLASH BLOCKS FOR DOWNSPOUTS
- 13 RIP RAP PADS FOR STORM SEWER, 2'X2'

1881 SPRINGDALE STREET		MT HOREB, DANE COUNTY, WI		Sheet C 300	
SITE PLAN		REVISION		BY	
		Checked By: CHKD		Scale: 1" = 20'	
		Engineer: SJA		Date: 05-24-2024	
		Technician: AJK		T-R-S: T6N-R7E-S7	
		Project No: 123.1425.30			

SNYDER & ASSOCIATES

Project No: 123.1425.30

Sheet C 300

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MADISON, WISCONSIN 53718
515-964-2020 | www.snyder-associates.com

V:\Projects\2023\123.1425.30\CAD\123.1425.30\PLAN.dwg ANDREW BERGMANN, SPOT ELEVATION PLAN, 2024.05.24, 3:34 PM, ARCH. RULL BLEED D (36.00 X 24.00 INCHES)

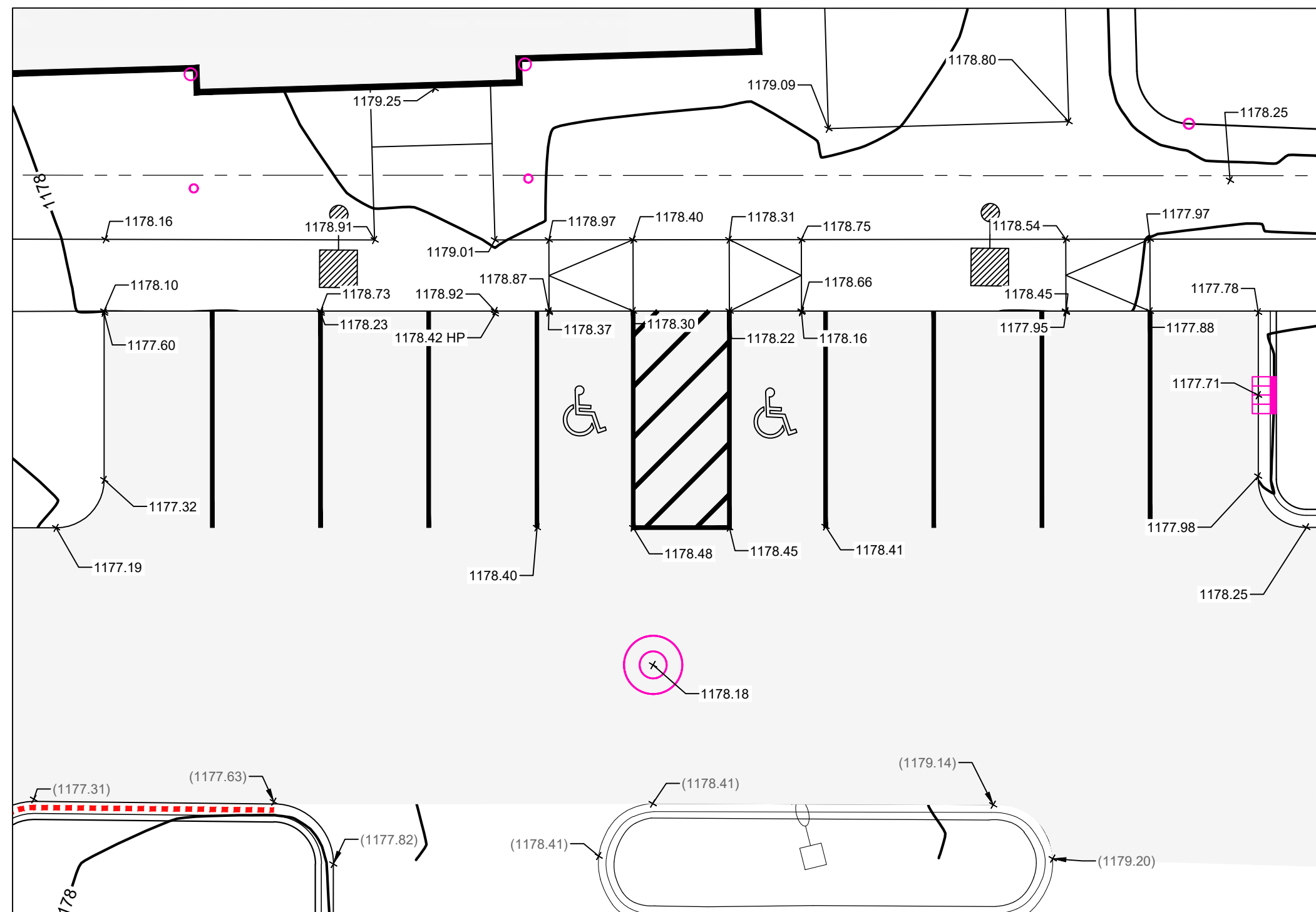
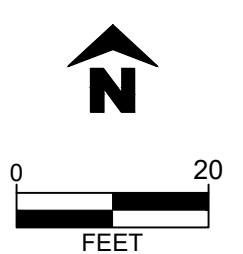


SEE ENLARGED DETAIL BELOW

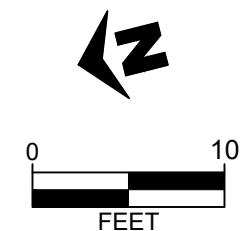
NEW BUILDING
1ST FLR = 1179.25

COMMERCE DRIVE

TELEMARK PARKWAY



ENLARGED ENTRY DETAIL



CONSTRUCTION SEQUENCE

- START DATE: MARCH 4, 2024
- *INSTALL EROSION/SEDIMENT CONTROL MEASURES
- *INSTALL STORMWATER MANAGEMENT SEDIMENT BASINS
- *INSTALL STORM SEWER
- *INSTALL STRUCTURES
- *INSTALL PAVEMENTS
- *INSTALL LAWN/ LANDSCAPE
- STABILIZATION BY: JUNE 14, 2024
- *FLUSH STORM SEWER
- *REMOVE EROSION CONTROL MEASURES ONLY AFTER ALL PAVEMENTS HAVE BEEN INSTALLED AND ALL SOILS HAVE BEEN STABILIZED

NOTES:

- ENGINEER TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT PRIOR TO BEGINNING SITE WORK.
- CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATION AND APPROPRIATE SIGNAGE LOCATION.
- PLAN PREPARED FROM TOPOGRAPHIC SURVEY BY:
- SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WI 53718
608-838-0444 EXT. 236
- CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK NOTIFY THE OWNER OF ANY POTENTIAL CONFLICTS.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN. PARTICULARLY WITH WALK, AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.
- AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM OF 4" DEPTH COMPACTED TOPSOIL.
- CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRIVES IN R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL R.O.W.
- REFER TO OWNERS SPECIFICATIONS FOR CURB, APPROACH, AND CONCRETE PROFILES AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.
- EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS

NOTE FOR GRADING CONTRACTOR:

- ANY PROPERTY IRONS THAT ARE DISTURBED IN THE GRADING PROCESS SHALL BE RESET BY A LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.

NOTES:

- HP = HIGH POINT FOR DRAINAGE
- LP = LOW POINT FOR DRAINAGE
- BC = BACK OF CURB
- (XXX.XX) = EXISTING GRADE SPOT ELEVATION
- XXX.XX = PROPOSED GRADE SPOT ELEVATION
- ALL SPOT ELEVATIONS ARE AT THE EDGE OF PAVEMENT (FLAG OF CURB)
- HATCHED CURB AND GUTTER DEPICTS REJECT CURB LOCATIONS
- ALL LANDSCAPE AND SOD AREAS SHALL HAVE POSITIVE DRAINAGE

1881 SPRINGDALE STREET

SPOT ELEVATION PLAN

SNYDER & ASSOCIATES, INC. |



Project No: 123.1425.30

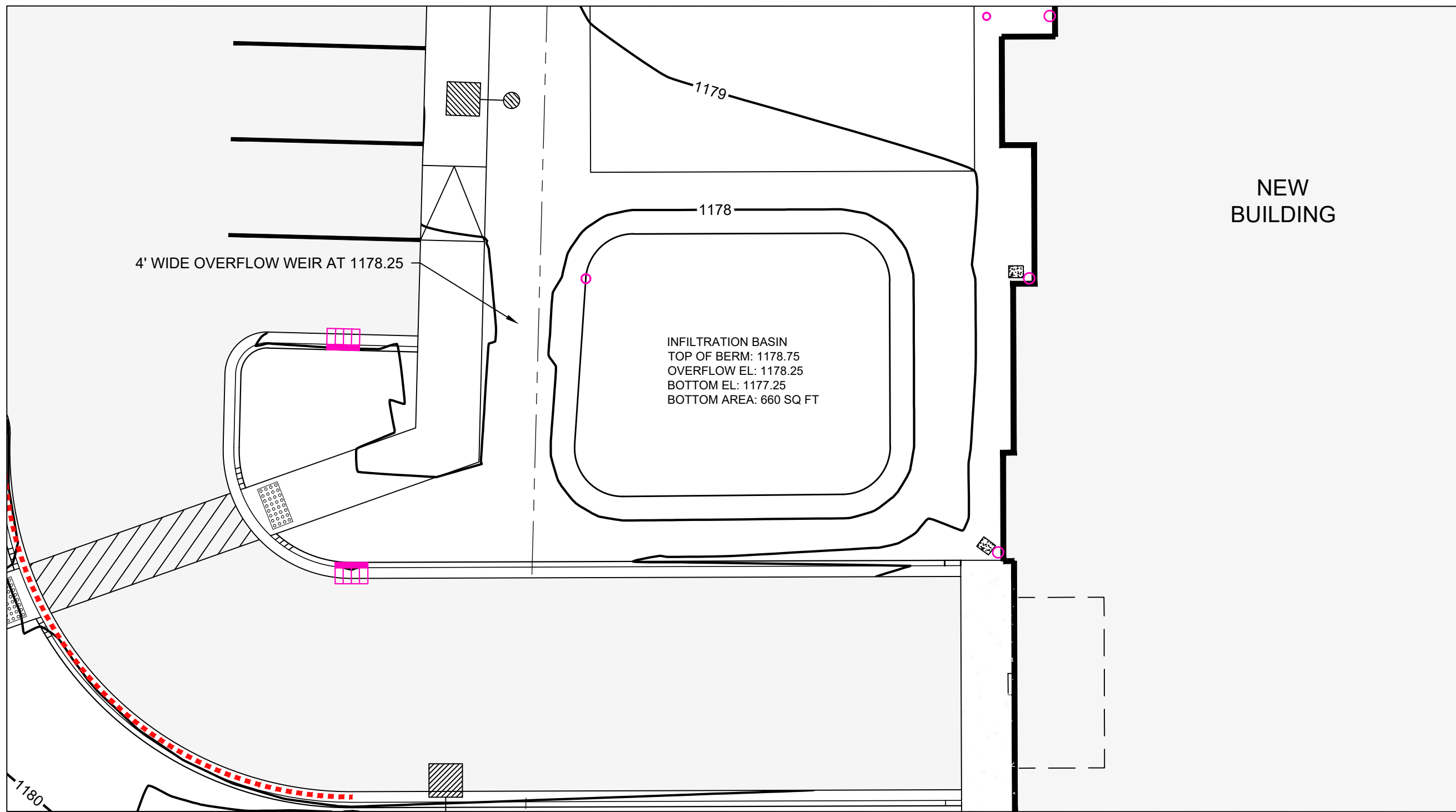
Sheet C 401

MT HOREB, DANE COUNTY, WI

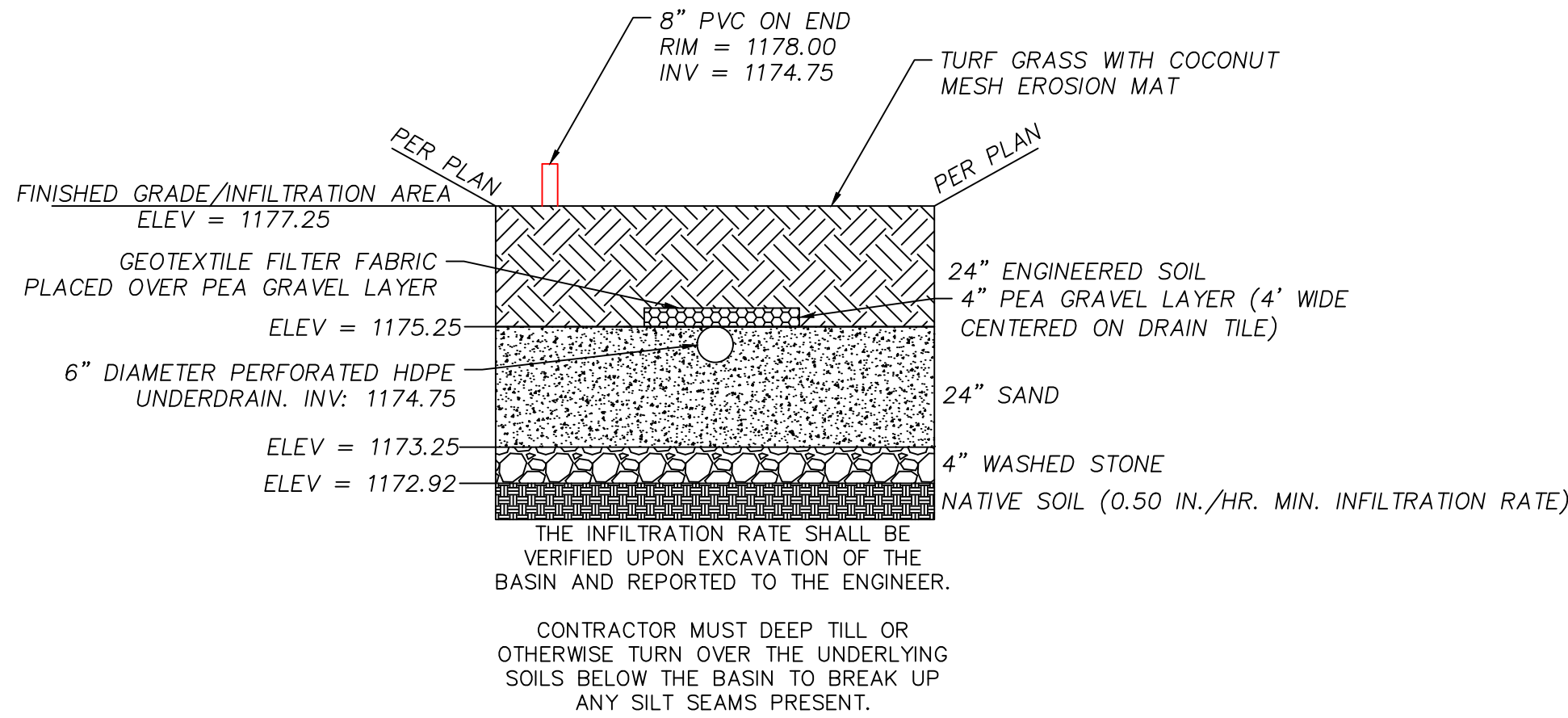
5010 VOGES ROAD
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Sheet C 401

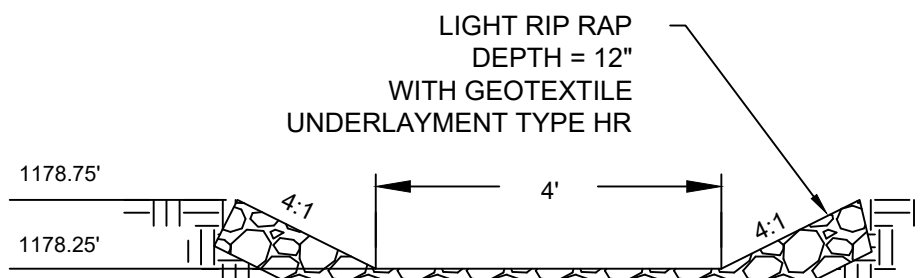
MARK	REVISION	DATE	BY
Engineer: SJA	Checked By: CHKD	Scale: "1" = 10'	T-R-S: T&N-RYE-SY
Technician: AJK	Date: 05-24-2024		Project No: 123.1425.30



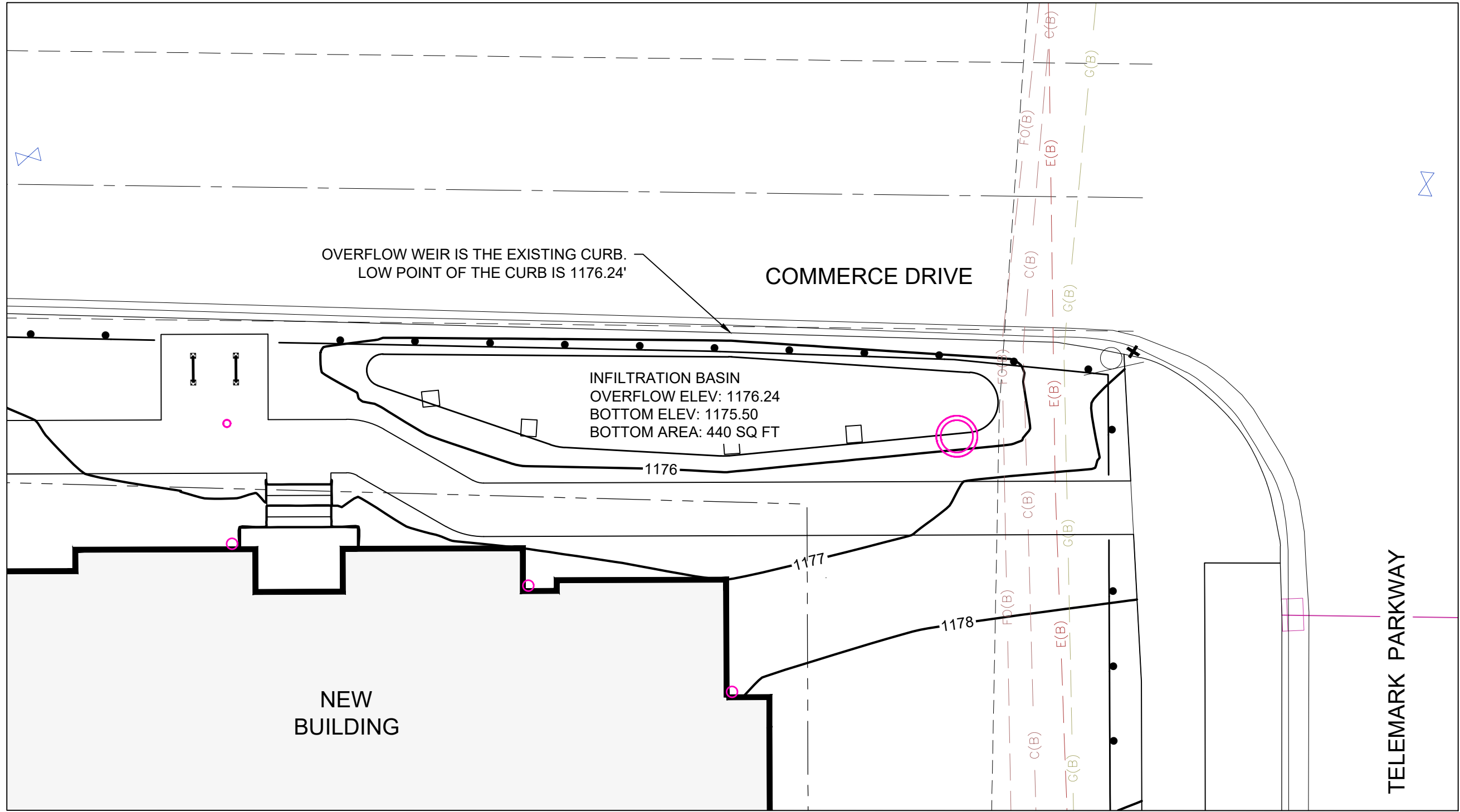
INfiltration BASIN 1P
SCALE : 1" = 10'



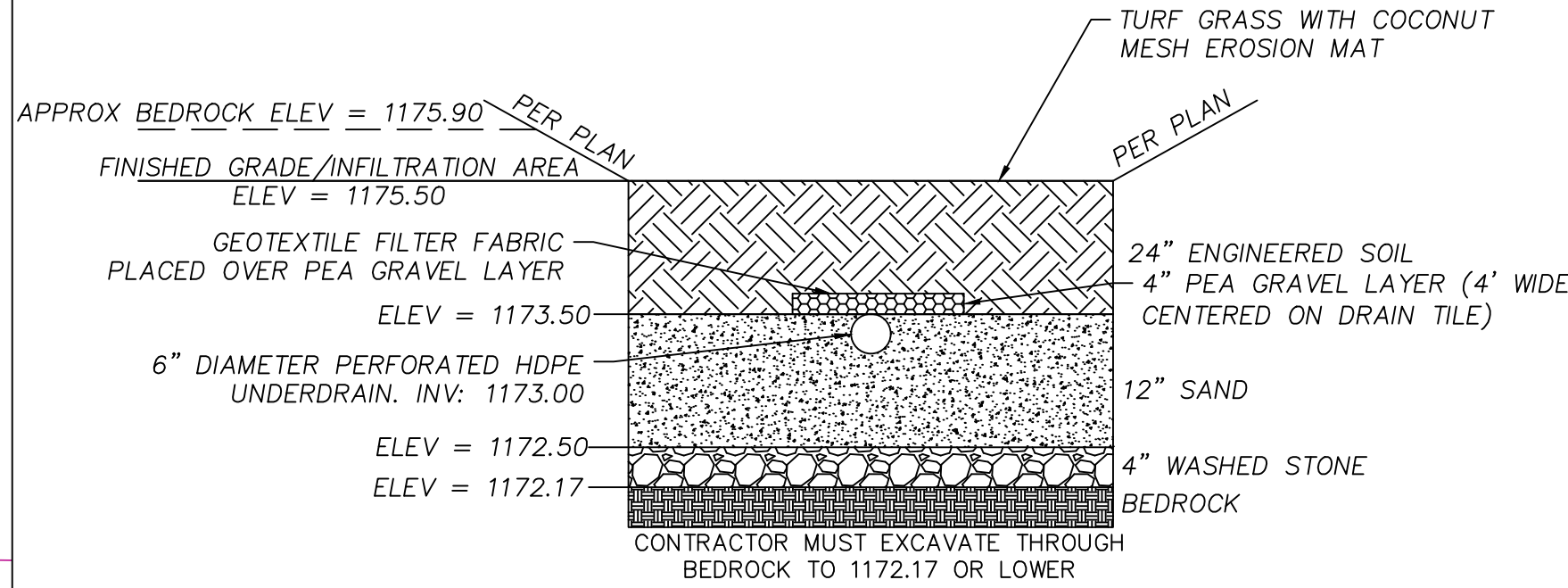
INfiltration BASIN CROSS SECTION



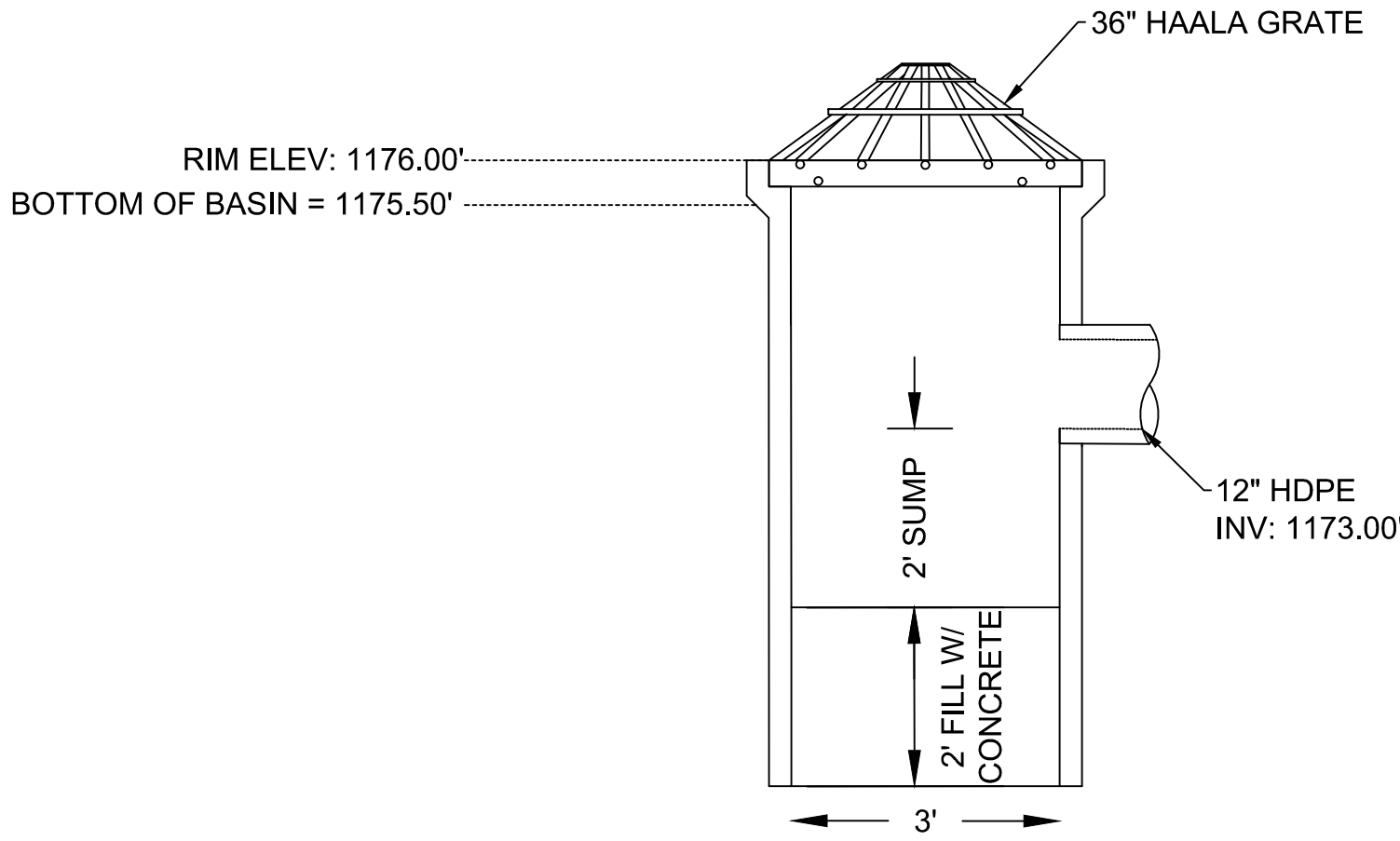
OVERFLOW WEIR DETAIL



INfiltration BASIN 2P
SCALE : 1" = 10'



INfiltration BASIN CROSS SECTION

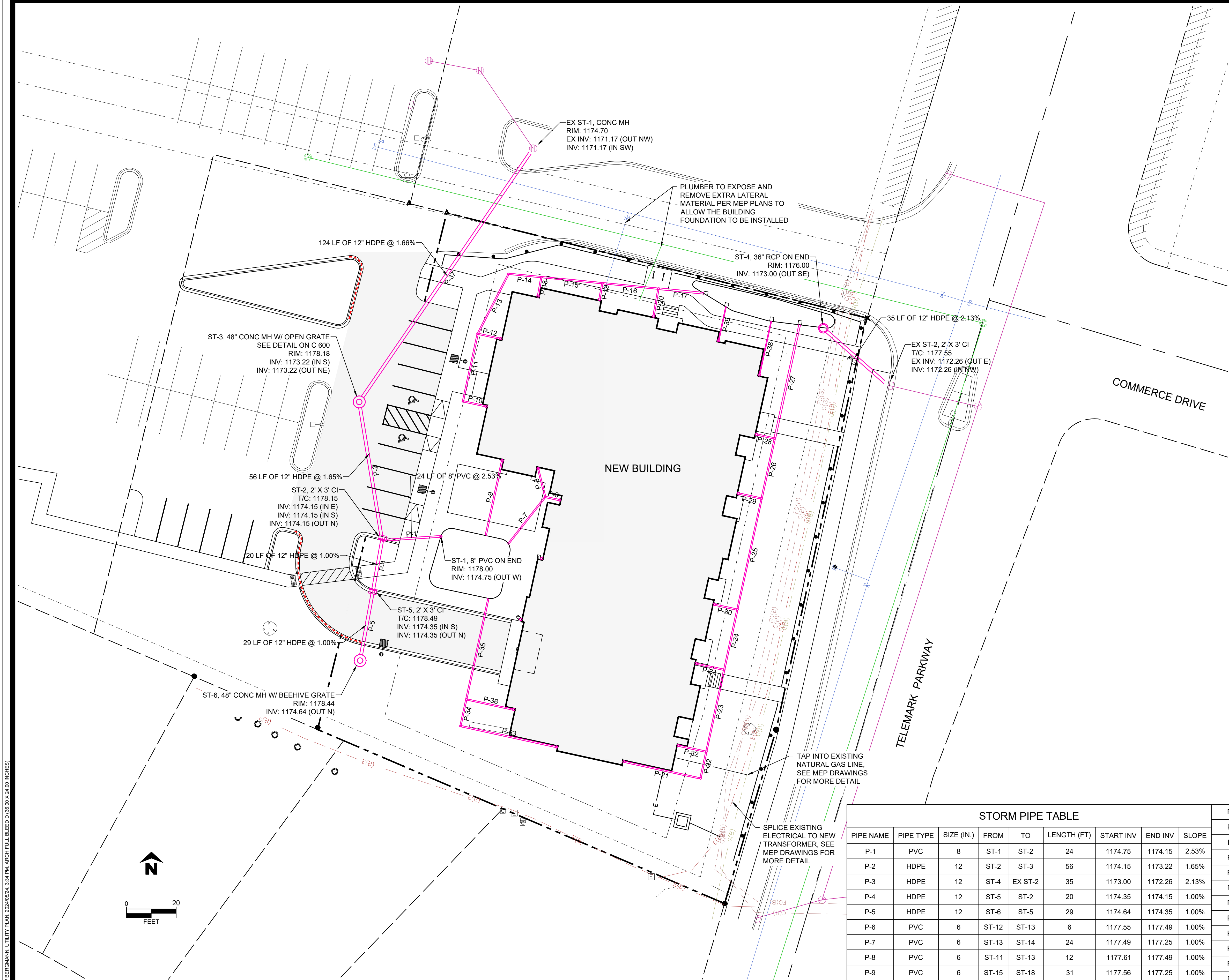


OUTLET STRUCTURE DETAIL
36" RCP ON END

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1881 SPRINGDALE STREET		STORMWATER PLAN		MT HOREB, DANE COUNTY, WI		Sheet C 402	
SNYDER & ASSOCIATES		SNYDER & ASSOCIATES		SNYDER & ASSOCIATES		SNYDER & ASSOCIATES	
Project No: 123.1425.30		Sheet C 402		Project No: 123.1425.30		Sheet C 402	
5010 VOSES ROAD MADISON, WISCONSIN 53718 515-964-2020 www.snyder-associates.com		5010 VOSES ROAD MADISON, WISCONSIN 53718 515-964-2020 www.snyder-associates.com		5010 VOSES ROAD MADISON, WISCONSIN 53718 515-964-2020 www.snyder-associates.com		5010 VOSES ROAD MADISON, WISCONSIN 53718 515-964-2020 www.snyder-associates.com	

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WATER DISTRIBUTION NOTES

- BRING ALL SITE UTILITIES TO 5' OUTSIDE OF THE BUILDING LINE WITH THE EXCEPTION OF THE WATER SERVICE. EXTEND WATER SERVICE INTO THE BUILDING AND UP TO THE FLANGE FOR THE WATER METER.
- SEPARATION OF WATER AND SEWER: PROVIDE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET BETWEEN ALL WATER AND SEWER LINES. PROVIDE A MINIMUM SEPARATION OF 18 INCHES AT ALL WATER LINE AND SEWER LINE CROSSINGS.
- WATERMAIN DEPTH: MAINTAIN 7.0 FEET OF COVER OVER THE TOP OF THE WATER LINES TO THE FINISHED GRADE. VERIFY ELEVATION OF PROPOSED AND EXISTING WATER LINES AT ALL UTILITY CROSSINGS. INSTALL THE WATER LINES AT GREATER DEPTHS IN ORDER TO CLEAR STORM SEWERS, SANITARY SEWERS, OR OTHER UTILITIES AS REQUIRED. INCLUDE COSTS TO LOWER WATER LINES IN THE BASE BID.
- WATERMAIN AND LATERALS 4" OR LARGER FOR THE SITE SHALL BE CLASS 52 DUCTILE IRON THAT CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST, FOR WATER (ANSI/AWWA C151/A21.51 - LATEST REVISION).
- COORDINATE BUILDING UTILITY CONNECTION LOCATIONS AT 5 FT. OUT FROM THE PROPOSED BUILDING WITH THE INTERIOR PLUMBING CONTRACTOR PRIOR TO CONSTRUCTION. VERIFY WATER AND SEWER SERVICE LOCATIONS AND ELEVATIONS WITH THE MECHANICAL ENGINEER PRIOR TO CONSTRUCTION.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE FROM RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THAT ALL EXISTING UTILITIES ARE SHOWN OR, IF SHOWN, EXIST IN THE LOCATIONS INDICATED ON THE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE FINAL VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES (INCLUDING WATER AND SEWER LINES AND APPURTENANCES). NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

SANITARY SEWER NOTES:

- PIPE: USE SOLID-CORE, SDR-35, ASTM D3034 (OR APPROVED EQUAL) POLYVINYL CHLORIDE (PVC) PLASTIC PIPE FOR ALL DESIGNATED PVC SANITARY SEWER SERVICES. JOINTS FOR ALL SANITARY SEWER SHALL HAVE PUSH-ON JOINTS WITH ELASTOMERIC GASKETS. USE OF SOLVENT CEMENT JOINTS IS ALLOWED FOR BUILDING SERVICES. SOLVENT CEMENT JOINTS IN PVC PIPE MUST INCLUDE USE OF A PRIMER WHICH IS OF CONTRASTING COLOR TO THE PIPE AND CEMENT. PIPE WITH SOLVENT CEMENT JOINTS SHALL BE JOINED WITH PVC CEMENT CONFORMING TO ASTM D2564. LAY ALL PVC PIPE ON A CONTINUOUS GRANULAR BED. INSTALLATION MUST COMPLY WITH ASTM D2321.
- CLEANOUTS: INSTALL CLEANOUTS ON ALL SANITARY SEWER SERVICES. THE DISTANCE BETWEEN CLEANOUTS IN HORIZONTAL PIPING SHALL NOT EXCEED 100 FEET FOR PIPES 4-INCH AND OVER IN SIZE. CLEANOUTS SHALL BE OF THE SAME NOMINAL SIZE AS THE PIPES THEY SERVE. INCLUDE FROST SLEEVES AND CONCRETE FRAME AND PIPE SUPPORT. INSTALL A METER BOX FRAME AND SOLID LID (NEENAH R-1914-A, OR APPROVED EQUAL) OVER ALL CLEANOUTS.
- THE MINIMUM DEPTH OF COVER FOR SANITARY SEWER WITHOUT INSULATION IS 5 FEET. INSULATE SANITARY SEWER SERVICES AT LOCATIONS WHERE THE DEPTH OF COVER IS LESS THAN 5 FEET. PROVIDE A MINIMUM INSULATION THICKNESS OF 2 INCHES. THE INSULATION MUST BE AT LEAST 4 FEET WIDE AND CENTERED ON THE PIPE. INSTALL THE INSULATION BOARDS 6 INCHES ABOVE THE TOPS OF THE PIPES ON MECHANICALLY COMPACTED AND LEVELED PIPE BEDDING MATERIAL. USE HIGH DENSITY, CLOSED CELL, RIGID BOARD MATERIAL EQUIVALENT TO DOW STYROFOAM HI-40 PLASTIC FOAM INSULATION.
- TRACER WIRE: LOCATING REQUIREMENTS - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THE WISCONSIN STATUTES 182.0175(2R) AND THE WISCONSIN DEPARTMENT OF COMMERCE COMM 82.30(11)(H).

STORM DRAINAGE NOTES:

- UNLESS OTHERWISE INDICATED, USE REINFORCED, PRECAST, CONCRETE MAINTENANCE HOLES AND CATCHBASINS CONFORMING TO ASTM C478, FURNISHED WITH WATER STOP RUBBER GASKETS AND PRECAST BASES. JOINTS FOR ALL PRECAST MAINTENANCE HOLE SECTIONS SHALL HAVE CONFINED, RUBBER O-RING GASKETS IN ACCORDANCE WITH ASTM C923. THE INSIDE BARREL DIAMETER SHALL NOT BE LESS THAN 48 INCHES.
- ALL JOINTS AND CONNECTIONS TO CATCHBASINS OR MANHOLES SHALL BE WATERTIGHT. USE RESILIENT RUBBER SEALS, WATERSTOP GASKETS, OR APPROVED EQUAL. CEMENT MORTAR JOINTS ARE NOT ALLOWED.
- USE HDPE SOLID WALL PIPE WHEN CALLED OUT ON THE PLANS.
- PVC PIPE: USE SOLID-CORE, SDR-35, ASTM D3034 POLYVINYL CHLORIDE (PVC) PIPE FOR DESIGNATED PVC STORM SEWER SERVICES 4 TO 15-INCHES IN DIAMETER. USE SOLID-CORE, SDR-35, ASTM D3034 POLYVINYL CHLORIDE (PVC) PIPE FOR DESIGNATED PVC STORM SEWER SERVICES 18 TO 27-INCHES IN DIAMETER. JOINTS FOR ALL STORM SEWER SHALL HAVE PUSH-ON JOINTS WITH ELASTOMERIC GASKETS. USE OF SOLVENT CEMENT JOINTS IS ALLOWED FOR BUILDING SERVICES. SOLVENT CEMENT JOINTS IN PVC PIPE MUST INCLUDE USE OF A PRIMER WHICH IS OF CONTRASTING COLOR TO THE PIPE AND CEMENT. PIPE WITH SOLVENT CEMENT JOINTS SHALL BE JOINED WITH PVC CEMENT CONFORMING TO ASTM D2564. LAY ALL PVC PIPE ON A CONTINUOUS GRANULAR BED. INSTALLATION MUST COMPLY WITH ASTM D2321.
- INSTALL DETECTABLE UNDERGROUND MARKING TAPE DIRECTLY ABOVE ALL PVC, POLYETHYLENE, AND OTHER NONCONDUCTIVE UNDERGROUND UTILITIES AT A DEPTH OF 457 MM (18 INCHES) BELOW FINISHED GRADE. UNLESS OTHERWISE INDICATED, BRING THE TAPE TO THE SURFACE AT VARIOUS LOCATIONS IN ORDER TO PROVIDE CONNECTION POINTS FOR LOCATING UNDERGROUND UTILITIES. INSTALL BLUE RHINO TRIVIEW FLEX TEST STATIONS, OR APPROVED EQUAL, WITH BLACK CAPS AT EACH SURFACE LOCATION.
- TRACER WIRE: LOCATING REQUIREMENTS - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0175(2R) OF THE STATUTES.

STORM PIPE TABLE

PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P-1	PVC	8	ST-1	ST-2	24	1174.75	1174.15	2.53%
P-2	HDPE	12	ST-2	ST-3	56	1174.15	1173.22	1.65%
P-3	HDPE	12	ST-4	EX ST-2	35	1173.00	1172.26	2.13%
P-4	HDPE	12	ST-5	ST-2	20	1174.35	1174.15	1.00%
P-5	HDPE	12	ST-6	ST-5	29	1174.64	1174.35	1.00%
P-6	PVC	6	ST-12	ST-13	6	1177.55	1177.49	1.00%
P-7	PVC	6	ST-13	ST-14	24	1177.49	1177.25	1.00%
P-8	PVC	6	ST-11	ST-13	12	1177.61	1177.49	1.00%
P-9	PVC	6	ST-15	ST-18	31	1177.56	1177.25	1.00%
P-10	PVC	6	ST-17	ST-16	9	1176.26	1176.21	0.50%
P-11	PVC	6	ST-16	ST-20	28	1176.21	1176.07	0.50%
P-12	PVC	6	ST-19	ST-20	10	1176.12	1176.07	0.50%
P-13	PVC	6	ST-20	ST-21	27	1176.07	1175.93	0.50%
P-14	PVC	6	ST-21	ST-22	13	1175.93	1175.86	0.50%
P-15	PVC	6	ST-22	ST-23	25	1175.82	1175.70	0.50%
P-16	PVC	6	ST-23	ST-24	23	1175.70	1175.59	0.50%
P-17	PVC	8	ST-24	ST-25	18	1175.59	1175.50	0.50%
P-18	PVC	6	ST-26	ST-22	8	1175.86	1175.82	0.50%
P-19	PVC	6	ST-27	ST-23	7	1175.73	1175.70	0.50%
P-20	PVC	6	ST-28	ST-24	11	1175.65	1175.59	0.50%
P-21	PVC	6	ST-29	ST-30	31	1183.25	1181.99	4.00%
P-22	PVC	6	ST-30	ST-31	11	1181.99	1181.55	4.00%
P-23	PVC	6	ST-31	ST-32	34	1181.55	1180.20	4.00%
P-24	PVC	6	ST-32	ST-33	25	1180.22	1179.23	4.00%
P-25	PVC	6	ST-33	ST-34	46	1179.26	1177.43	4.00%
P-26	PVC	6	ST-34	ST-35	25	1177.43	1176.44	4.00%
P-27	PVC	8	ST-35	ST-36	47	1176.44	1175.50	2.00%
P-28	PVC	6	ST-37	ST-35	7	1176.74	1176.44	4.00%
P-29	PVC	6	ST-38	ST-34	9	1177.81	1177.43	4.00%
P-30	PVC	6	ST-39	ST-33	9	1179.64	1179.26	4.00%
P-31	PVC	6	ST-40	ST-32	11	1180.68	1180.22	4.00%
P-32	PVC	6	ST-41	ST-31	11	1182.01	1181.55	4.00%
P-33	PVC	6	ST-42	ST-43	40	1178.18	1177.78	1.00%
P-34	PVC	6	ST-43	ST-44	11	1177.78	1177.67	1.00%
P-35	PVC	6	ST-44	ST-45	42	1177.67	1177.25	1.00%
P-36	PVC	6	ST-46	ST-44	20	1177.87	1177.67	1.00%
P-37	HDPE	12	ST-3	EX ST-1	124	1173.22	1171.17	1.66%
P-38	PVC	4	ST-48		22	1175.61	1175.50	0.50%
P-39	PVC	4	ST-47		14	1175.57	1175.50	0.50%

1881 SPRINGDALE STREET

UTILITY PLAN

MT HOREB, DANE COUNTY, WI



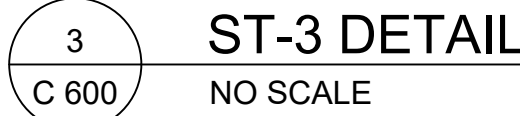
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- UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
2. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
5. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
6. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
7. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
8. LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
9. PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
10. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
11. ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
12. CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
14. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
15. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL. IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION, RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
16. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
17. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION, MAINLINE AND LATERAL LOCATIONS. IF IRRIGATION IS INCLUDED, COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
18. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
19. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12".
20. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST.
21. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
22. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
23. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
24. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.

25. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
26. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE FIBRIC RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
27. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDDED AND RESTORED WITH SPECIFIED SEED MIX.
28. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
29. WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
30. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
31. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.

BUILDING FOUNDATION
REGULATION: A MINIMUM TEN-FOOT-WIDE LANDSCAPING BED OR PLANTER SHALL BE PROVIDED ALONG AT LEAST 50% OF EACH WALL FACING A STREET, DRIVE OR PARKING AREA, EXCEPT WITHIN THE DOWNTOWN AREA.

STREET FRONTAGE

REGULATION: A MINIMUM TEN-FOOT-WIDE LANDSCAPED AREA SHALL BE PROVIDED ADJACENT TO THE FRONTAGE OF ALL STREETS AND DRIVES, EXCEPT WITHIN THE DOWNTOWN AREA

PROVIDED: 10' WIDE BEDS PROVIDED ALONG TELEMAR PARKWAY AND
COMMERCE DRIVE

REGULATION: AT MINIMUM, ONE CANOPY-TYPE STREET TREE SHALL BE REQUIRED FOR EVERY 50 FEET OF STREET OF DRIVE FRONTAGE, EXCEPT WITHIN THE DOWNTOWN AREA.

TELEMARK PARKWAY: 246' FRONTAGE/50' = 4.92
PROVIDED: 5 STREET TREES

PARKING AREA

REGULATION: ALL OFF-STREET VEHICULAR PARKING AREAS WITH MORE THAN SIX VEHICLES SHALL PROVIDE AND MAINTAIN ONE CANOPY-TYPE TREE FOR EACH 12 PARKING SPACES

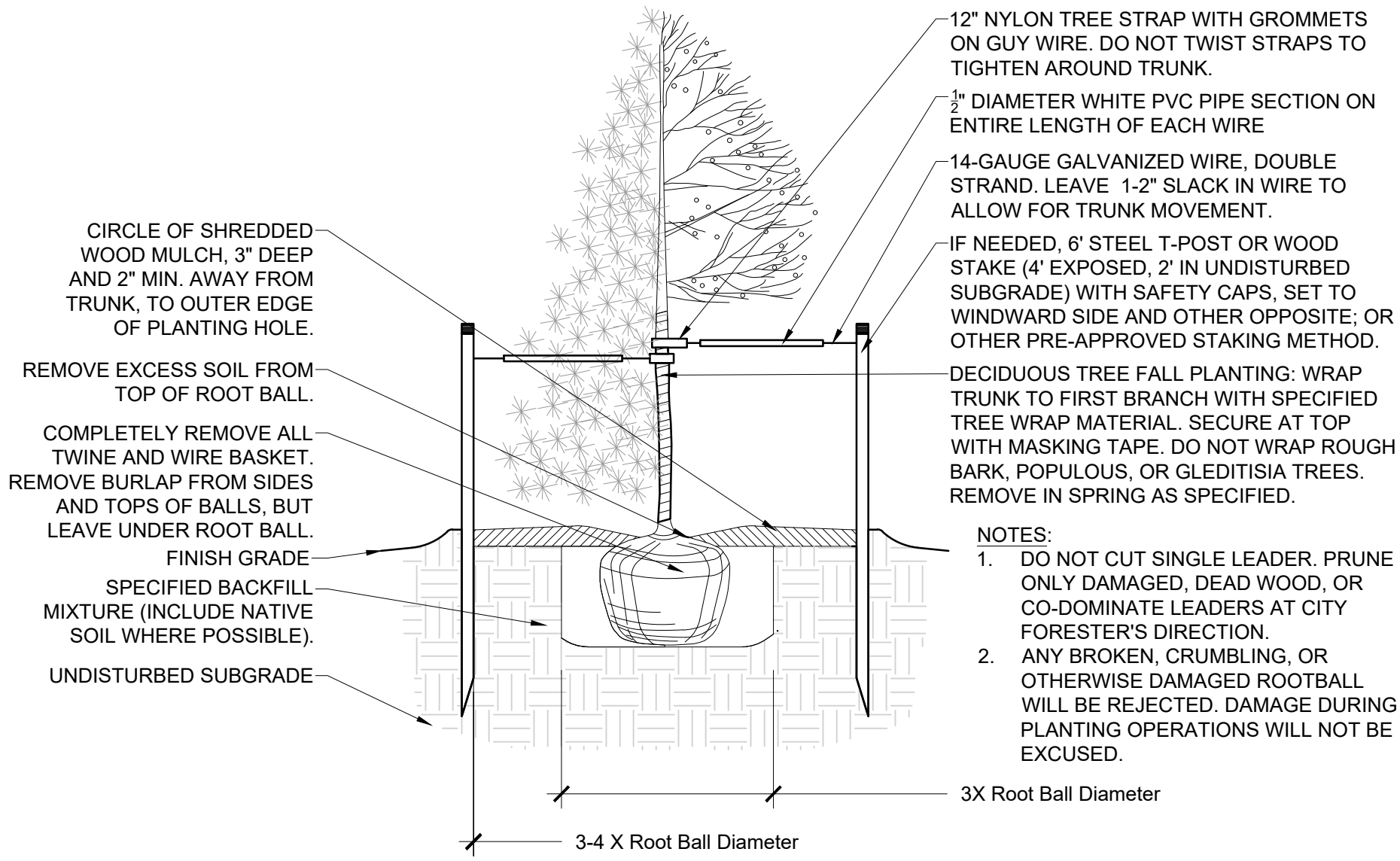
TOTAL PARKING SPACES: 15 STALLS
15 PARKING STALLS / 12 = 1.25 TREES
PROVIDED: 4 CANOPY TREE

REGULATION: THERE SHALL BE A SCREENING BARRIER WHERE AN OFF-STREET PARKING AREA FOR FOUR OR MORE VEHICLES ABUTS WITHIN 25 FEET OF AN ADJOINING LOT LINE IN ANY RESIDENTIAL ZONING DISTRICTS.

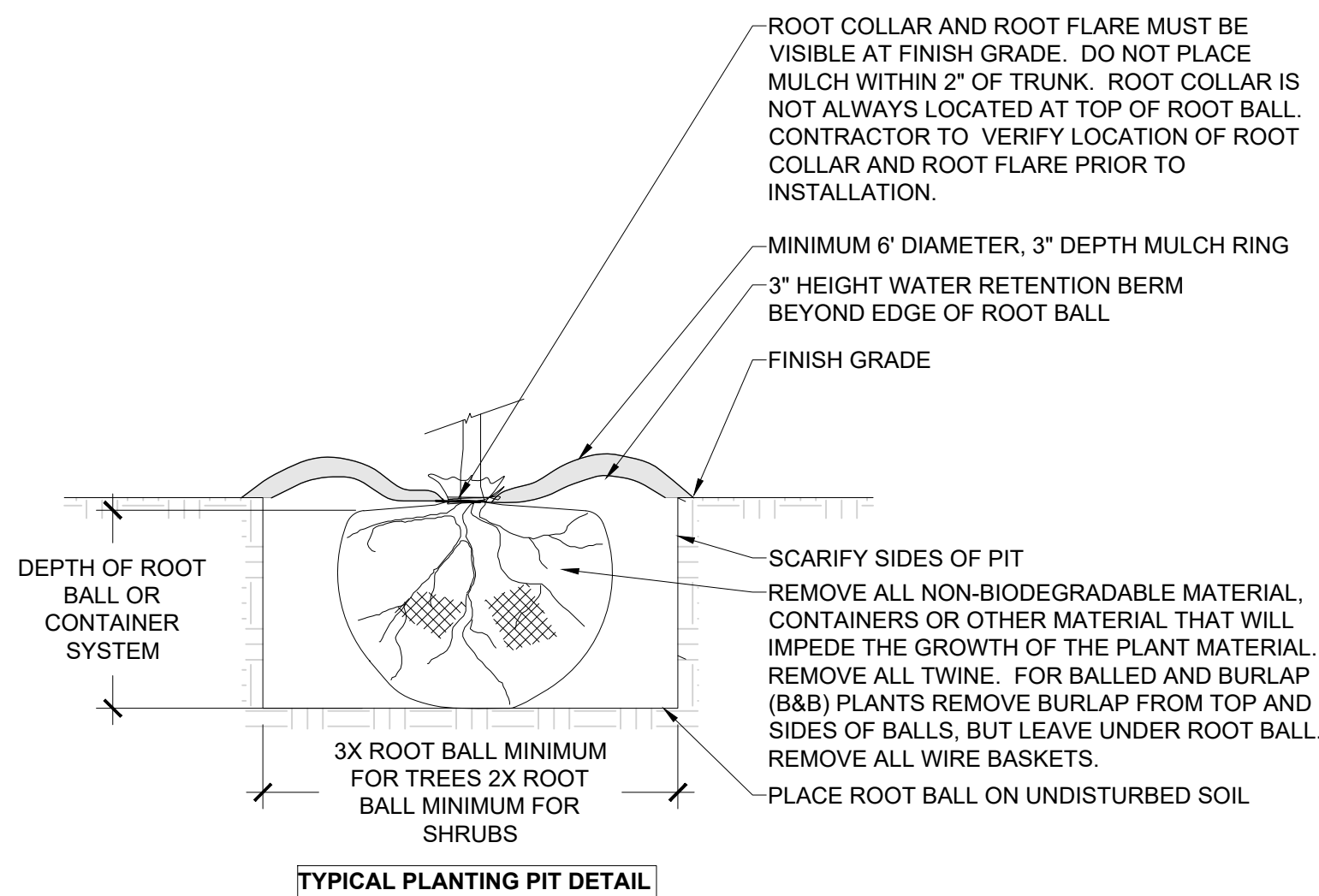
PROVIDED: PLANT BEDS ADJACENT TO PARKING LOT FORM THE SCREENING BARRIER

REGULATION: ALL PARKING AREAS SHALL BE REQUIRED TO ACCUMULATE A MINIMUM NUMBER OF POINTS. PARKING AREAS FOR FOUR OR MORE VEHICLES ARE REQUIRED TO ACCUMULATE 15 POINTS FOR EACH SPACE.

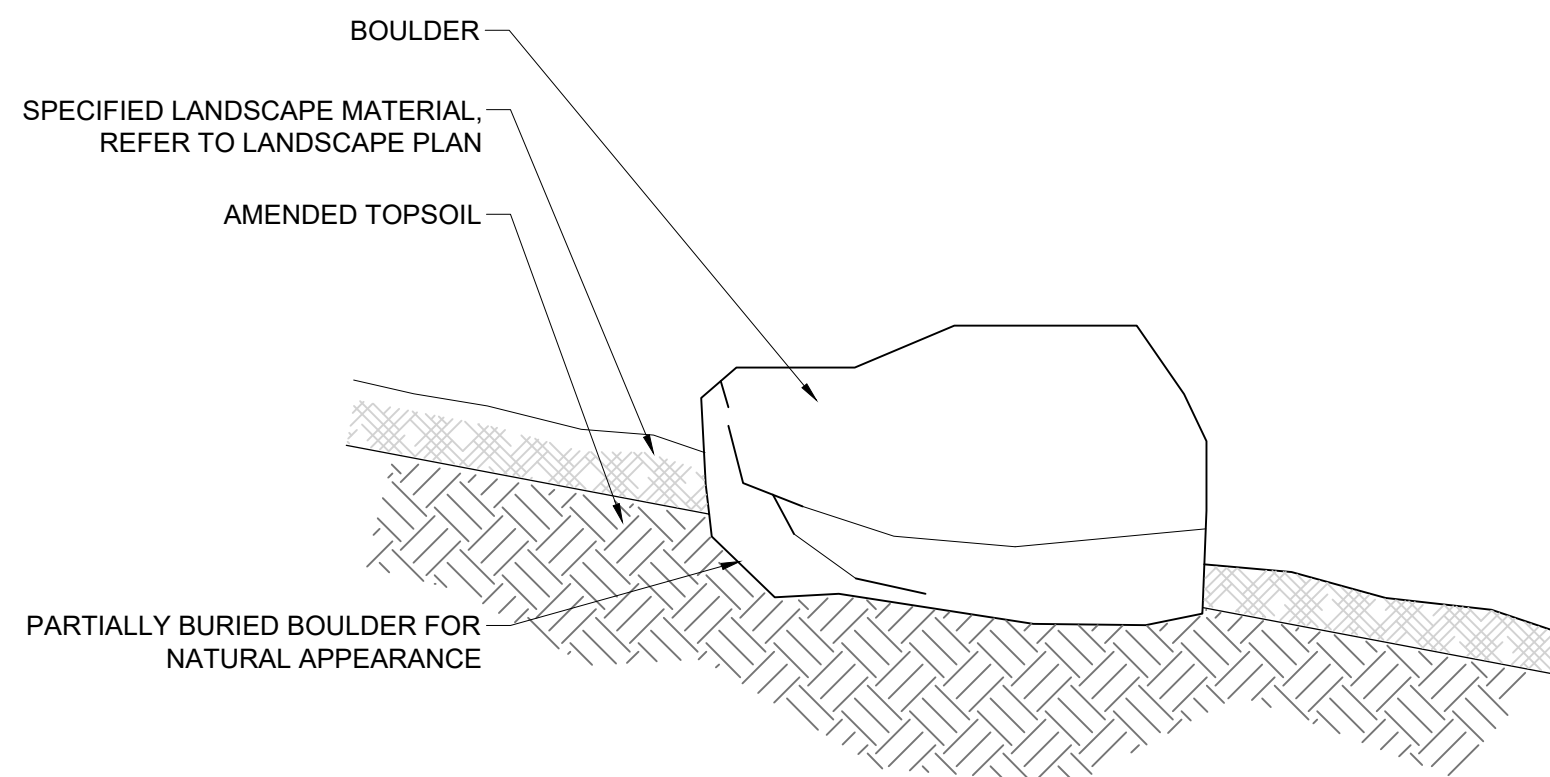
15 STALLS = 225 POINTS
 PROVIDED: 280 POINTS (2 CANOPY TREES AT 100 POINTS 2 CANOPY TREES
 AT 60 POINTS AND 4 EVERGREEN TREES AT 120 POINTS)



SCALE: 1/2" = 1'-0"

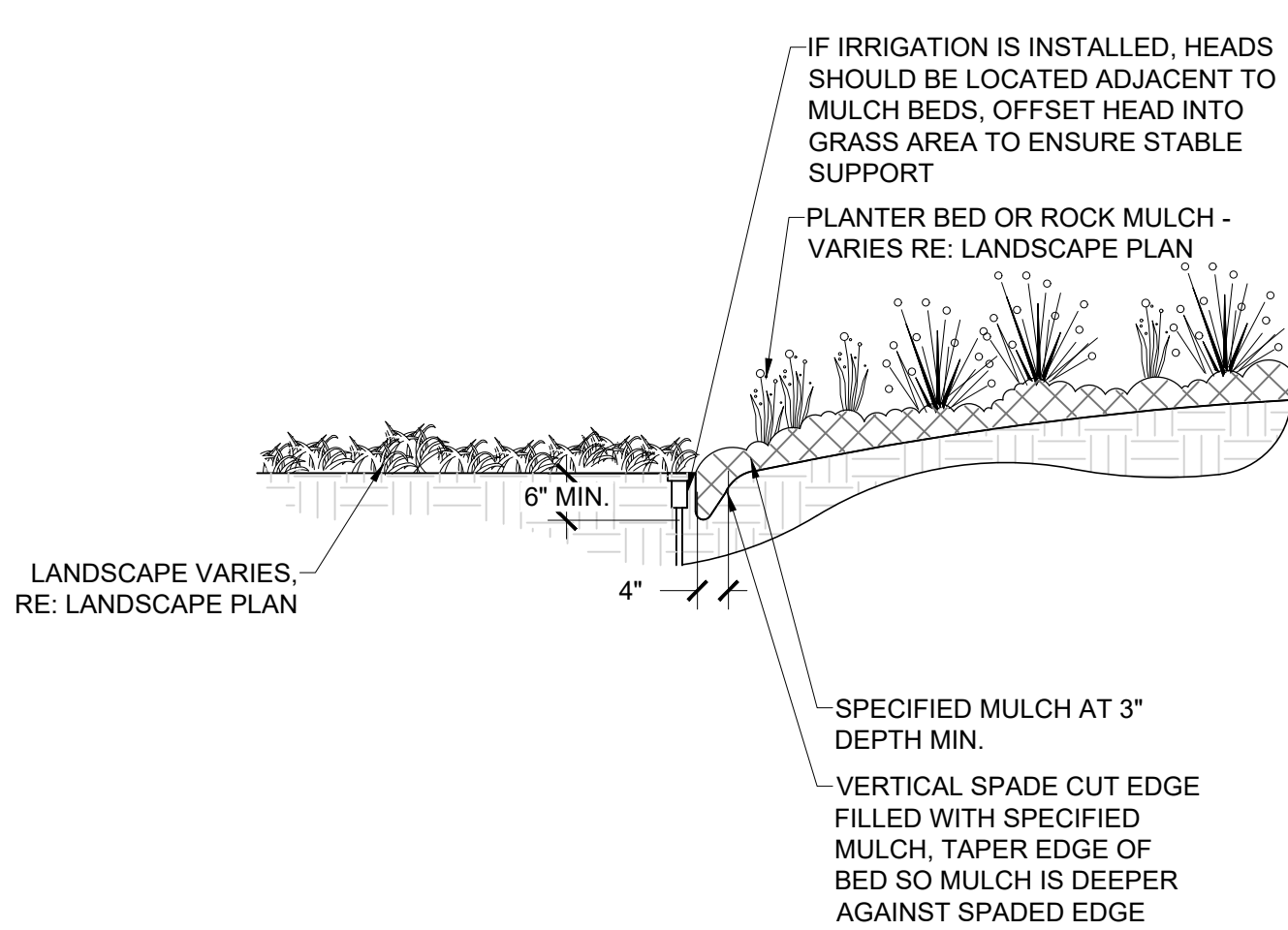


TYPICAL PLANTING PIT DETAIL



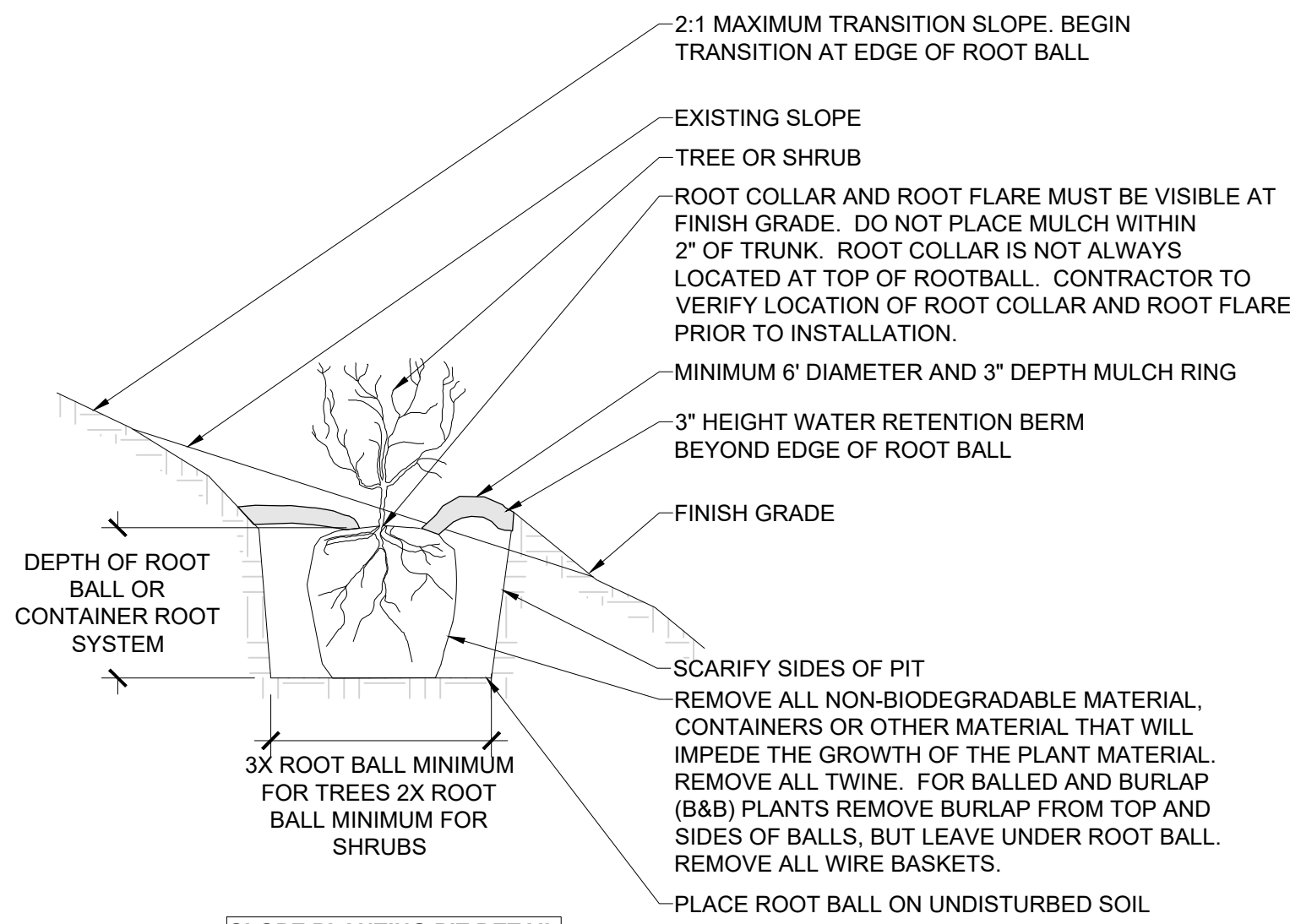
1. REFER TO PLANS FOR LOCATIONS.
2. LANDSCAPE ARCHITECT TO FIELD VERIFY LOCATIONS AND QUANTITY PRIOR TO FINAL INSTALLATION.
3. BOULDER MIN SIZE 2'X2'X2'

SCALE: 3/4" = 1'-0'



NOTE:
1. IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS,
OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

SCALE: 1/2" = 1'-0"



NO SCALE

[illegible]

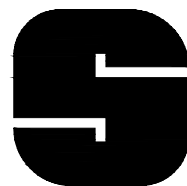
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1881 SPRINGDALE STREET

LANDSCAPE NOTES

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Sheet L100

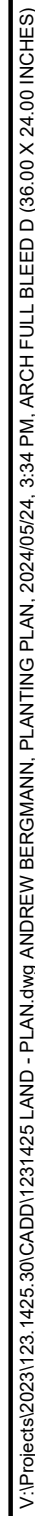


SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GROUND COVERS					
	SB2	4,156 sf	SEE CONSTRUCTION NOTES FOR TYPE	Wood Mulch	---
	RM	1,037 sf	SEE CONSTRUCTION NOTES FOR TYPE	Rock Mulch	---
	TD	7,939 sf	SEE CONSTRUCTION NOTES FOR TYPE	Turf Seed	seed
	TB2	8,971 sf	SEE CONSTRUCTION NOTES FOR TYPE	Sod	sod

1. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH IN ALL PLANTING BED AREAS OVER GEOTEXTILE WEED FABRIC. MULCH LANDSCAPE BEDS SHALL HAVE A SPADE CUT EDGER WHEN PERIMETER IS NOT CONCRETE CURB. PROVIDE 2" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES AT A MIN. 3-FOOT PERIMETER FROM TREE TRUNKS AND 18" FROM WALKWAYS.
2. ROCK MULCH TO MATCH EXISTING ROCK MULCH ON SITE
3. TURF SEED SHALL BE SUN AND SHADY GRASS SEED PROVIDED BY CIRCLE B (<https://circleonline.com/>) OR APPROVED EQUAL.
4. SOD SHALL BE BLACK BEAUTY - TALL FESCUE KENTUCKY BLUEGRASS PROVIDED BY PAUL'S TURF AND TREE (www.paulsturfandtree.com/) OR APPROVED EQUAL.
5. SPADE CUT EDGER - DETAIL ON L110
6. LANDSCAPE BOULDER - WEATHERED (HOLEY) PROVIDED BY MIDWEST DECORATIVE STONE (<https://www.midwestdecorativestone.com/>) OR APPROVED EQUAL, RE: DETAIL ON L100

— — — — — SPADE CUT EDGE

 LANDSCAPE BOULDER



MARK	REVISION	DATE	BY
Engineer: SJA	Checked By: CHKD	Scale: 1" = ##'	
Technician: A/JK	Date: 05-24-2024	T-R-S: TGN-RTE-S7	

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Project No: 123.1425.30

MT HOREB, DANE COUNTY, WI

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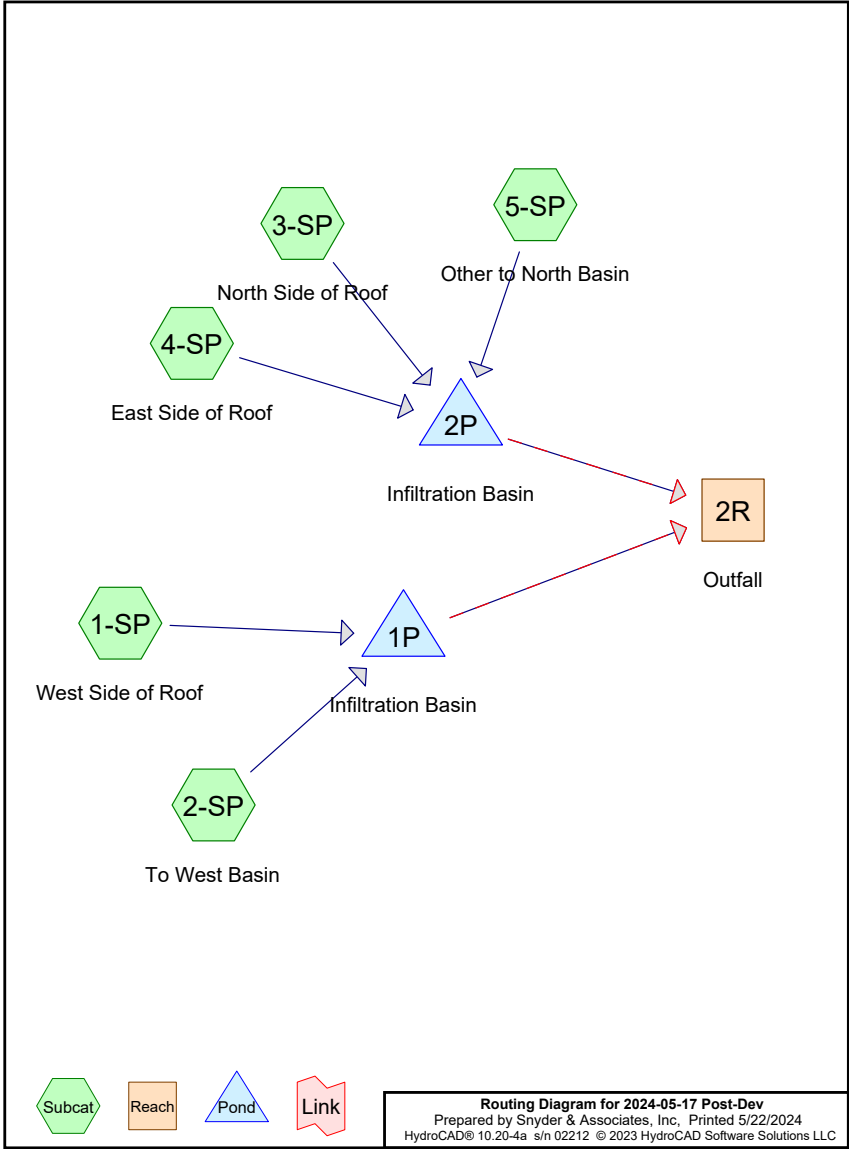
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Appendix D: Post-Development Hydrology



Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	100-yr. Dane	MSE 24-hr	4	Default	24.00	1	6.66	2

Area Listing (all nodes)		
Area (acres)	CN	Description (subcatchment-numbers)
0.067	80	>75% Grass cover, Good, HSG D (2-SP, 5-SP)
0.026	100	Infiltration Area (2-SP, 5-SP)
0.373	98	Roofs, HSG D (1-SP, 3-SP, 4-SP)
0.032	98	Unconnected pavement, HSG D (2-SP, 5-SP)

Soil Listing (all nodes)		
Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.471	HSG D	1-SP, 2-SP, 3-SP, 4-SP, 5-SP
0.026	Other	2-SP, 5-SP

Ground Covers (all nodes)							
HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.067	0.000	0.067	>75% Grass cover, Good	2-SP, 5-SP
0.000	0.000	0.000	0.000	0.026	0.026	Infiltration Area	2-SP, 5-SP
0.000	0.000	0.000	0.373	0.000	0.373	Roofs	1-SP, 3-SP, 4-SP
0.000	0.000	0.000	0.032	0.000	0.032	Unconnected pavement	2-SP, 5-SP

Pipe Listing (all nodes)										
Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	1P	1,174.75	1,174.15	23.7	0.0253	0.010	0.0	8.0	0.0	
2	2P	1,173.00	1,172.26	34.8	0.0213	0.013	0.0	12.0	0.0	

Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1-SP: West Side of Roof	Runoff Area=6,165 sf 100.00% Impervious Runoff Depth=6.42" Tc=6.0 min CN=98 Runoff=1.19 cfs 0.076 af
Subcatchment2-SP: To West Basin	Runoff Area=2,595 sf 54.53% Impervious Runoff Depth=5.49" Tc=6.0 min CN=90 Runoff=0.47 cfs 0.027 af
Subcatchment3-SP: North Side of Roof	Runoff Area=4,301 sf 100.00% Impervious Runoff Depth=6.42" Tc=6.0 min CN=98 Runoff=0.83 cfs 0.053 af
Subcatchment4-SP: East Side of Roof	Runoff Area=5,770 sf 100.00% Impervious Runoff Depth=6.42" Tc=6.0 min CN=98 Runoff=1.11 cfs 0.071 af
Subcatchment5-SP: Other to North Basin	Runoff Area=2,809 sf 38.38% Impervious Runoff Depth=5.15" Tc=6.0 min CN=87 Runoff=0.49 cfs 0.028 af

Reach 2R: Outfall
Inflow=3.82 cfs 0.175 af
Outflow=3.82 cfs 0.175 af

Pond 1P: Infiltration Basin
Peak Elev=1,178.37' Storage=930 cf Inflow=1.66 cfs 0.103 af
Discarded=0.01 cfs 0.027 af Primary=1.03 cfs 0.072 af Secondary=0.44 cfs 0.004 af Outflow=1.47 cfs 0.103 af

Pond 2P: Infiltration Basin
Peak Elev=1,176.18' Storage=382 cf Inflow=2.43 cfs 0.151 af
Discarded=0.03 cfs 0.053 af Primary=2.39 cfs 0.098 af Secondary=0.00 cfs 0.000 af Outflow=2.42 cfs 0.151 af

Summary for Subcatchment 1-SP: West Side of Roof

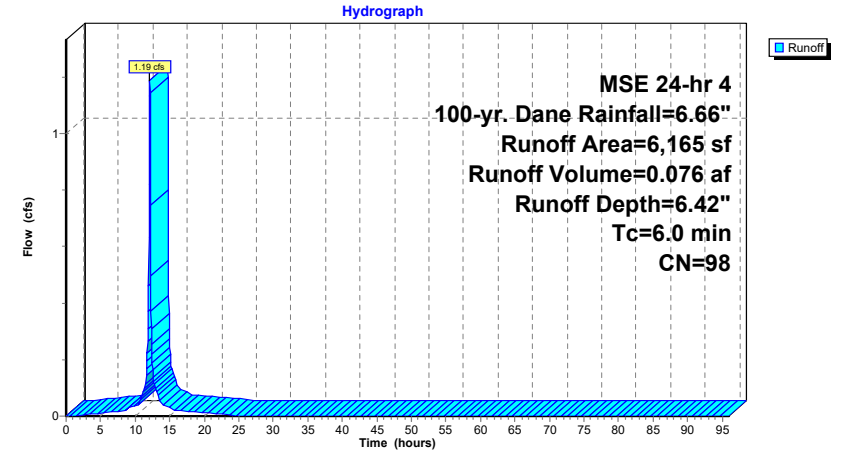
Runoff = 1.19 cfs @ 12.13 hrs, Volume= 0.076 af, Depth= 6.42"
Routed to Pond 1P : Infiltration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-yr. Dane Rainfall=6.66"

Area (sf)	CN	Description
6,165	98	Roofs, HSG D
6,165		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1-SP: West Side of Roof



Summary for Subcatchment 2-SP: To West Basin

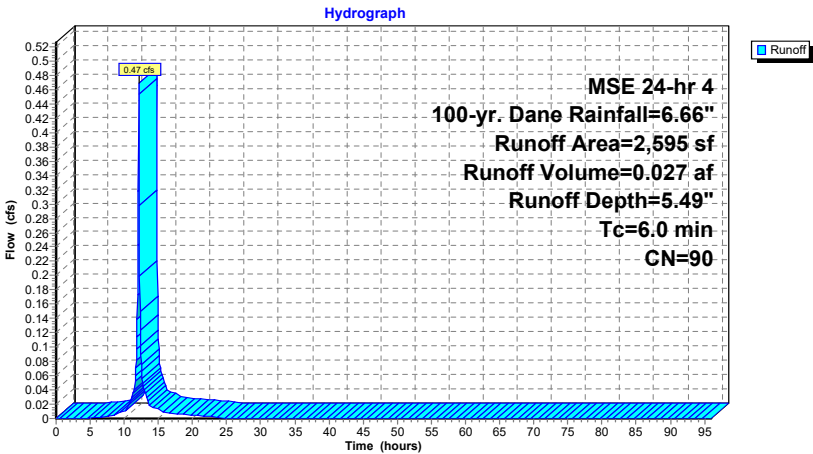
Runoff = 0.47 cfs @ 12.13 hrs, Volume= 0.027 af, Depth= 5.49"
Routed to Pond 1P : Infiltration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-yr. Dane Rainfall=6.66"

Area (sf)	CN	Description
* 695	100	Infiltration Area
1,180	80	>75% Grass cover, Good, HSG D
720	98	Unconnected pavement, HSG D
2,595	90	Weighted Average
1,180		45.47% Pervious Area
1,415		54.53% Impervious Area
720		50.88% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2-SP: To West Basin



Summary for Subcatchment 3-SP: North Side of Roof

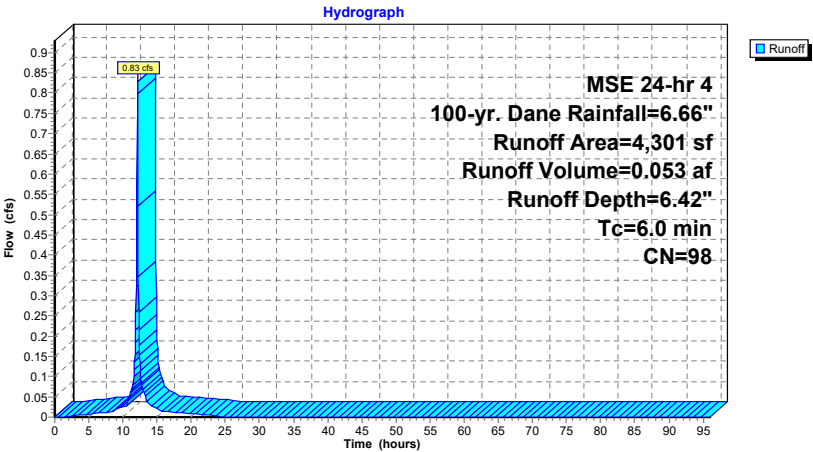
Runoff = 0.83 cfs @ 12.13 hrs, Volume= 0.053 af, Depth= 6.42"
Routed to Pond 2P : Infiltration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-yr. Dane Rainfall=6.66"

Area (sf)	CN	Description
4,301	98	Roofs, HSG D
4,301		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 3-SP: North Side of Roof



Summary for Subcatchment 4-SP: East Side of Roof

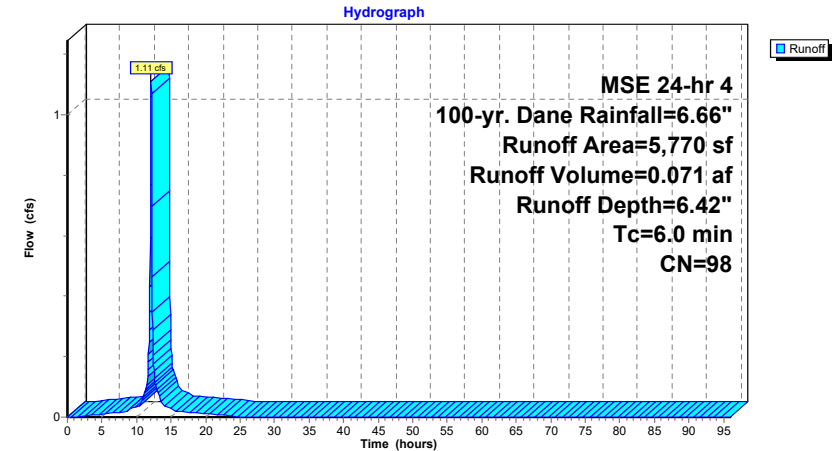
Runoff = 1.11 cfs @ 12.13 hrs, Volume= 0.071 af, Depth= 6.42"
Routed to Pond 2P : Infiltration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-yr. Dane Rainfall=6.66"

Area (sf)	CN	Description
5,770	98	Roofs, HSG D
5,770		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 4-SP: East Side of Roof



Summary for Subcatchment 5-SP: Other to North Basin

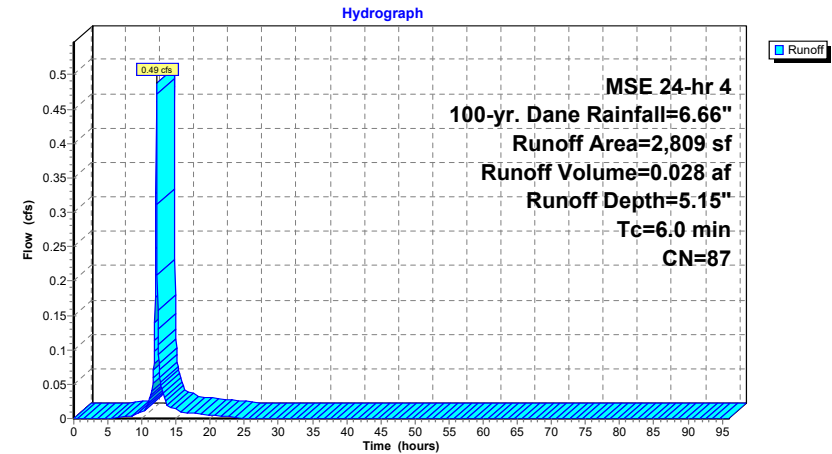
Runoff = 0.49 cfs @ 12.13 hrs, Volume= 0.028 af, Depth= 5.15"
Routed to Pond 2P : Infiltration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-yr. Dane Rainfall=6.66"

Area (sf)	CN	Description
420	100	Infiltration Area
658	98	Unconnected pavement, HSG D
1,731	80	>75% Grass cover, Good, HSG D
2,809	87	Weighted Average
1,731		61.62% Pervious Area
1,078		38.38% Impervious Area
658		61.04% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

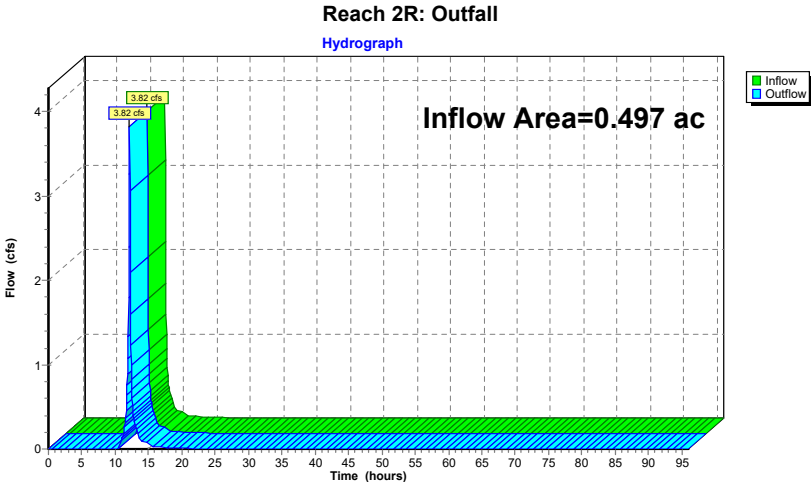
Subcatchment 5-SP: Other to North Basin



Summary for Reach 2R: Outfall

Inflow Area = 0.497 ac, 86.55% Impervious, Inflow Depth = 4.22" for 100-yr. Dane event
Inflow = 3.82 cfs @ 12.15 hrs, Volume= 0.175 af
Outflow = 3.82 cfs @ 12.15 hrs, Volume= 0.175 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs



Summary for Pond 1P: Infiltration Basin

Inflow Area = 0.201 ac, 86.53% Impervious, Inflow Depth = 6.15" for 100-yr. Dane event
Inflow = 1.66 cfs @ 12.13 hrs, Volume= 0.103 af
Outflow = 1.47 cfs @ 12.16 hrs, Volume= 0.103 af, Atten= 11%, Lag= 2.2 min
Discarded = 0.01 cfs @ 5.15 hrs, Volume= 0.027 af
Primary = 1.03 cfs @ 12.16 hrs, Volume= 0.072 af
Routed to Reach 2R : Outfall
Secondary = 0.44 cfs @ 12.16 hrs, Volume= 0.004 af
Routed to Reach 2R : Outfall

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
Peak Elev= 1,178.37' @ 12.16 hrs Surf.Area= 1,012 sf Storage= 930 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 197.8 min (949.1 - 751.3)

Volume	Invert	Avail.Storage	Storage Description
#1	1,177.25'	1,335 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

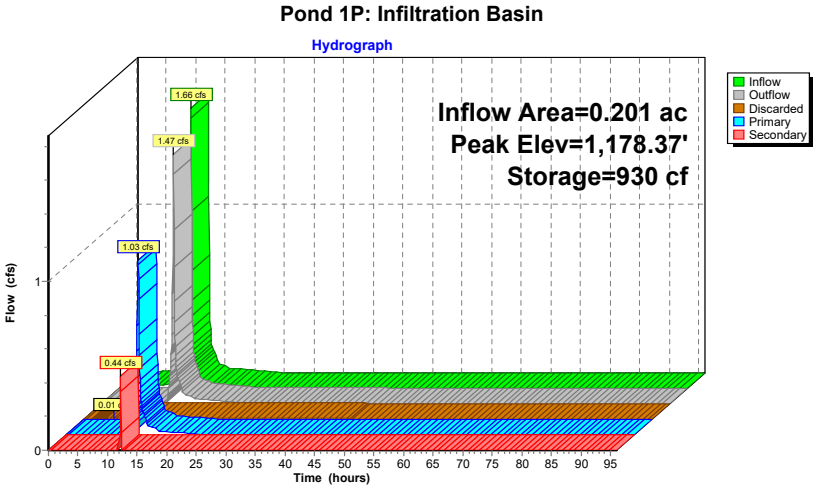
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,177.25	660	0	0
1,177.75	800	365	365
1,178.75	1,140	970	1,335

Device	Routing	Invert	Outlet Devices
#1	Discarded	1,177.25'	0.500 in/hr Exfiltration over Surface area from 1,177.24' - 1,177.26' Excluded Surface area = 0 sf
#2	Primary	1,174.75'	8.0" Round 8" PVC L= 23.7' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 1,174.75' / 1,174.15' S= 0.0253 ' / ' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#3	Device 2	1,178.00'	8.0" Horiz. 8" PVC ON END C= 0.600 Limited to weir flow at low heads
#4	Secondary	1,178.25'	4.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

Discarded OutFlow Max=0.01 cfs @ 5.15 hrs HW=1,177.27' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=1.02 cfs @ 12.16 hrs HW=1,178.37' TW=0.00' (Dynamic Tailwater)
2=8" PVC (Passes 1.02 cfs of 2.40 cfs potential flow)
3=8" PVC ON END (Orifice Controls 1.02 cfs @ 2.92 fps)

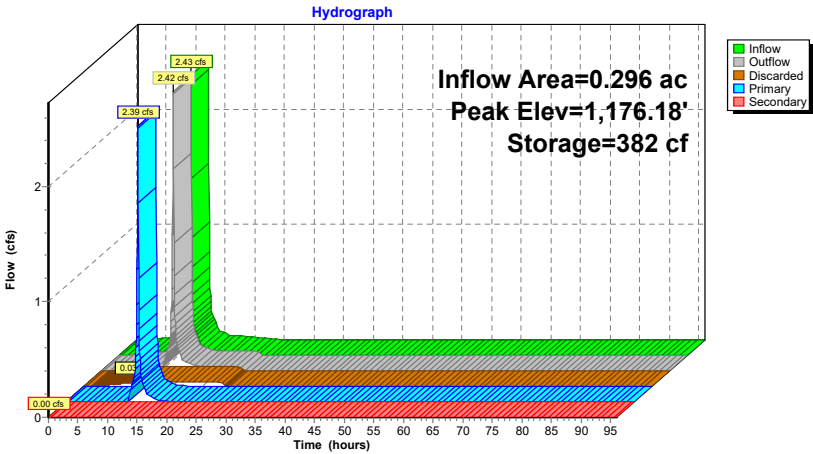
Secondary OutFlow Max=0.41 cfs @ 12.16 hrs HW=1,178.37' TW=0.00' (Dynamic Tailwater)
4=Broad-Crested Rectangular Weir (Weir Controls 0.41 cfs @ 0.87 fps)



Summary for Pond 2P: Infiltration Basin

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Pond 2P: Infiltration Basin



Appendix E: Water Quality and Infiltration

Data file name: V:\Projects\2023\123.1425.30\Design\StormwaterModels\Winslamm\2024-05-16_Proposed Site.mdb

WinSLAMM Version 10.5.0

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations

Seed for random number generator: -42

Study period starting date: 01/01/81

Study period ending date: 12/31/81

Start of Winter Season: 12/02

End of Winter Season: 03/12

Date: 05-22-2024

Time: 16:04:47

Site information:

LU# 1 - Commercial: 4-SP East Side of Roof Total area (ac): 0.132

1 - Roofs 1: 0.132 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Commercial: 1-SP West Side of Roof Total area (ac): 0.142

1 - Roofs 1: 0.142 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Commercial: 2-SP Other Areas to Basin Total area (ac): 0.059

31 - Sidewalks 1: 0.016 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

51 - Small Landscaped Areas 1: 0.027 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

70 - Water Body Areas: 0.016 ac. PSD File: C:\WinSLAMM Files\Commercial Land Use Source Area PSD File: C:\WinSLAMM Files\Commercial Land Use

LU# 4 - Commercial: 3-SP North Side of Roof Total area (ac): 0.099

1 - Roofs 1: 0.099 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 5 - Commercial: 5-SP Other Areas To Basin Total area (ac): 0.065

31 - Sidewalks 1: 0.015 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

51 - Small Landscaped Areas 1: 0.040 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

70 - Water Body Areas: 0.010 ac. PSD File: C:\WinSLAMM Files\Commercial Land Use Source Area PSD File: C:\WinSLAMM Files\Commercial Land Use

Control Practice 1: Biofilter CP# 1 (DS) - 2P

1. Top area (square feet) = 780

2. Bottom area (square feet) = 400

3. Depth (ft): 4.14

4. Biofilter width (ft) - for Cost Purposes Only: 10

5. Infiltration rate (in/hr) = 3.6

6. Random infiltration rate generation? No

7. Infiltration rate fraction (side): 0.001

8. Infiltration rate fraction (bottom): 1

9. Depth of biofilter that is rock filled (ft) 1.33

10. Porosity of rock filled volume = 0.33

11. Engineered soil infiltration rate: 3.6

12. Engineered soil depth (ft) = 2

13. Engineered soil porosity = 0.27

14. Percent solids reduction due to flow through engineered soil = 0

15. Biofilter peak to average flow ratio = 3.8

16. Number of biofiltration control devices = 1

17. Particle size distribution file: Not needed - calculated by program

18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

Loamy Sand 0.750

Compost 0.250

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 4

2. Weir crest width (ft): 2

3. Height of datum to bottom of weir opening: 4.07

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 3

2. Stand pipe height above datum (ft): 3.83

Outlet type: Drain Tile/Underdrain

1. Underdrain outlet diameter (ft): 0.5

2. Invert elevation above datum (ft): 0.83

3. Number of underdrain outlets: 1

Control Practice 2: Biofilter CP# 2 (DS) - 1P

1. Top area (square feet) = 1140
2. Bottom area (square feet) = 660
3. Depth (ft): 5.83
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0.5
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.001
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 2.33
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 0
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data	Soil Type Fraction in Eng. Soil
Loamy Sand	0.750
Compost	0.250

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 4
2. Weir crest width (ft): 2
3. Height of datum to bottom of weir opening: 5.33

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 0.67
2. Stand pipe height above datum (ft): 5.08

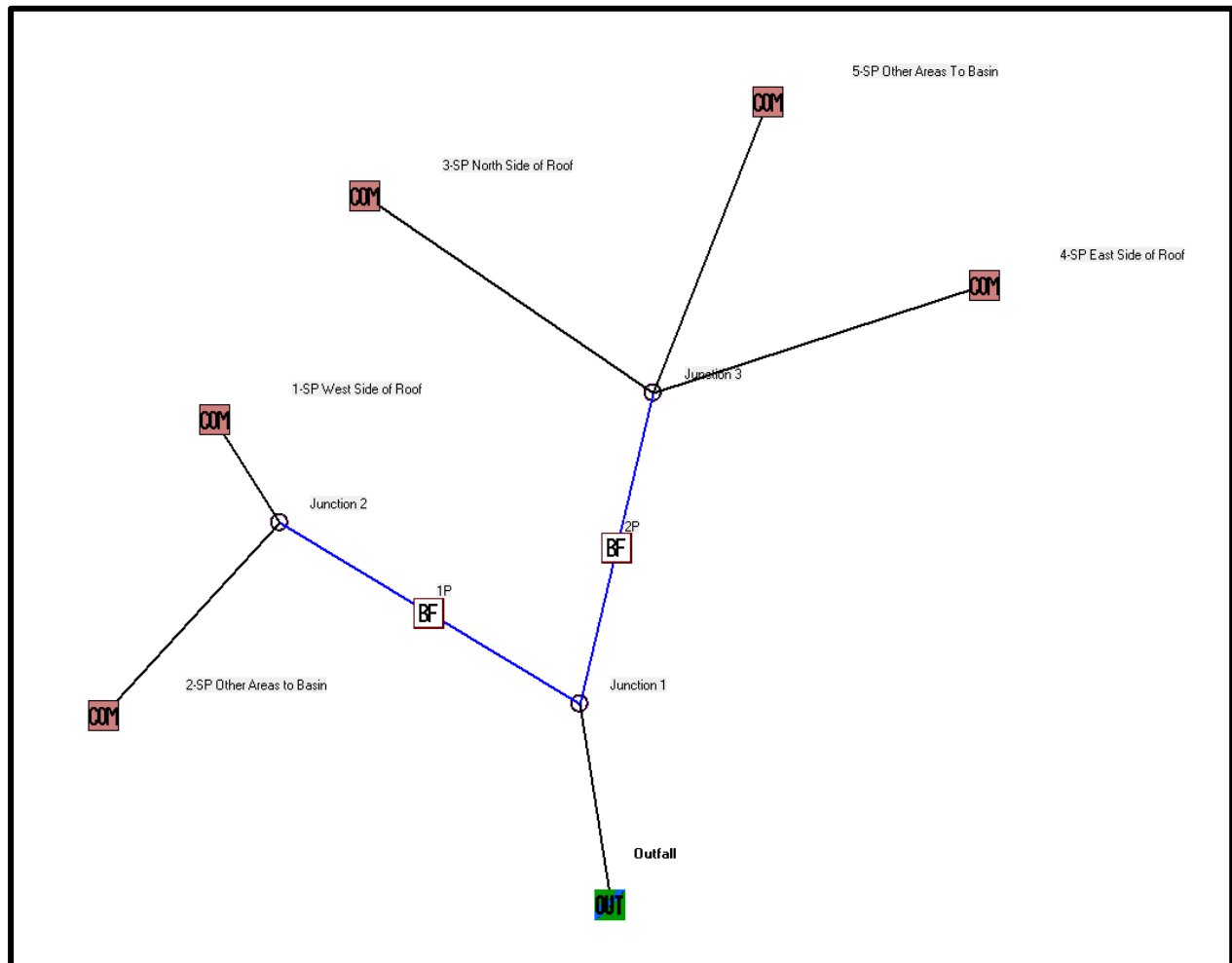
Outlet type: Drain Tile/Underdrain

1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 1.83
3. Number of underdrain outlets: 1

WinSLAMM Model Input Data - Screen Captures

Post-Development WinSLAMM Model:

Routing Diagram:



File Data:

Current File Data

SLAMM Data File Name:
V:\Projects\2023\123.1425.30\Design\StormwaterModels\Winslamm\2024-05-16_Proposed Site.mdb

Site Descript.:

Edit Seed:

Edit Rain File: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Edit Start Date: ☒ Winter Season Range
Edit End Date: Start of Winter (mm/dd) End of Winter (mm/dd)

Edit Pollutant Probability Distribution File: C:\WinSLAMM Files\WI_GE003.ppdX

Edit Runoff Coefficient File: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Edit Particulate Solids Concentration File: C:\WinSLAMM Files\w10.1 WI_AVG01.pscx

Edit Street Delivery File (Select LU)
☒ Residential LU ☐ Other Urban LU
☐ Institutional LU ☐ Freeways
☐ Commercial LU
☐ Industrial LU

Edit Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

☐ Use Cost Estimation Option

Overall Land Uses:

Land Use #	Land Use Type	Land Use Label	Land Use Area (acres)
1	Commercial	4-SP East Side of Roof	0.132
2	Commercial	1-SP West Side of Roof	0.142
3	Commercial	2-SP Other Areas to Basin	0.059
4	Commercial	3-SP North Side of Roof	0.099
5	Commercial	5-SP Other Areas To Basin	0.065

Individual Land Uses:

Land Use #1 4-SP:

Land Use:					
4-SP East Side of Roof					
Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.132			
1	Roofs 1	0.132	Entered	-- ▾	-- ▾
	Parking	0.000			
	Driveways/Sidewalks	0.000			
	Streets	0.000			
	Landscaped Areas	0.000			
	Other Areas	0.000			

Land Use #2 1-SP:

Land Use:					
1-SP West Side of Roof					
Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.142			
1	Roofs 1	0.142	Entered	-- ▾	-- ▾
	Parking	0.000			
	Driveways/Sidewalks	0.000			
	Streets	0.000			
	Landscaped Areas	0.000			
	Other Areas	0.000			

Land Use #3 2-SP:

Land Use:					
2-SP Other Areas to Basin					
Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.000			
	Parking	0.000			
	Driveways/Sidewalks	0.016			
31	Sidewalks 1	0.016	Entered	-- ▾	-- ▾
	Streets	0.000			
	Landscaped Areas	0.027			
51	Small Landscaped Areas 1	0.027	Entered	-- ▾	-- ▾
	Other Areas	0.016			
70	Water Body Areas	0.016	Entered	--	--

Land Use #4 3-SP:

Land Use:					
3-SP North Side of Roof					
Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.099			
1	Roofs 1	0.099	Entered	-- ▾	-- ▾
	Parking	0.000			
	Driveways/Sidewalks	0.000			
	Streets	0.000			
	Landscaped Areas	0.000			
	Other Areas	0.000			

Land Use #5 5-SP:

Land Use:					
5-SP Other Areas To Basin					
Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.000			
	Parking	0.000			
	Driveways/Sidewalks	0.015			
31	Sidewalks 1	0.015	Entered	-- ▾	-- ▾
	Streets	0.000			
	Landscaped Areas	0.040			
51	Small Landscaped Areas 1	0.040	Entered	-- ▾	-- ▾
	Other Areas	0.010			
70	Water Body Areas	0.010	Entered	--	--

Overall Control Practices:

CP #	Control Practice Type	Control Practice Name or Location
1	Biofilter	2P
2	Biofilter	1P

Individual Control Practices:

Control Practice #1 – 2P (Infiltration Basin):

Biofiltration Control Device

Drainage System Control Practice

Device Properties **Biofilter Number 1**

Top Area (sf) 780
 Bottom Area (sf) 400
 Total Depth (ft) 4.14
 Typical Width (ft) (Cost est. only) 10.00
 Native Soil Infiltration Rate (in/hr) 3.600
 Native Soil Infiltration Rate COV N/A
 Infil. Rate Fraction-Bottom (0.001-1) 1.000
 Infil. Rate Fraction-Sides (0.001-1) 0.001
 Rock Filled Depth (ft) 1.33
 Rock Fill Porosity (0-1) 0.33
 Engineered Media Type Media Data
 Engineered Media Infiltration Rate 3.60
 Engineered Media Infiltration Rate COV N/A
 Engineered Media Depth (ft) 2.00
 Engineered Media Porosity (0-1) 0.27
 Percent solids reduction due to Engineered Media (0-100) N/A
 Inflow Hydrograph Peak to Average Flow Ratio 3.80
 Number of Devices in Source Area or Upstream Drainage System 1

☐ Activate Pipe or Box Storage ☐ Pipe ☐ Box

Diameter (ft)
 Length (ft)
 Within Biofilter (check if Yes) ☐
 Perforated (check if Yes) ☐
 Bottom Elevation (ft above datum)
 Discharge Orifice Diameter (ft)

Select Native Soil Infiltration Rate

☐ Sand - 8 in/hr ☐ Clay loam - 0.1 in/hr
☐ Loamy sand - 2.5 in/hr ☐ Silty clay loam - 0.05 in/hr
☐ Sandy loam - 1.0 in/hr ☐ Sandy clay - 0.05 in/hr
☐ Loam - 0.5 in/hr ☐ Silty clay - 0.04 in/hr
☐ Silt loam - 0.3 in/hr ☐ Clay - 0.02 in/hr
☐ Sandy silt loam - 0.2 in/hr ☐ Rain Barrel/Cistern - 0.00 in/hr

☐ Use Random Number Generation to Account for Infiltration Rate Uncertainty

Copy Biofilter Data
 Paste Biofilter Data

Estimated Surface Drain Time = 1.67 hrs.

Save or Delete Biofilter Data to Database File
 Get Biofilter Data From Database File

Control Practice #: 1 CP Index #: 1

Add Sharp Crested Weir

Weir Length (ft)
 Height from datum to bottom of weir opening (ft)

Remove Broad Crested Weir-Reqd

Weir crest length (ft) 4.00
 Weir crest width (ft) 2.00
 Height from datum to bottom of weir opening (ft) 4.07

Remove Vertical Stand Pipe

Pipe diameter (ft) 3.00
 Height above datum (ft) 3.83

Add Surface Discharge Pipe

Pipe Diameter (ft)
 Invert elevation above datum (ft)
 Number of pipes at invert elev.

Remove Drain Tile/Underdrain

Pipe Diameter (ft) 0.50
 Invert elevation above datum (ft) 0.83
 Number of pipes at invert elev. 1

Add Other Outlet

Stage Number	Stage (ft)	Other Outflow Rate (cfs)
1		
2		
3		
4		
5		

Add Evapotranspiration

Soil porosity (saturation moisture content, 0-1)
 Soil field moisture capacity (0-1)
 Permanent wilting point (0-1)
 Supplemental irrigation used? ☐
 Fraction of available capacity when irrigation starts (0-1)
 Fraction of available capacity when irrigation stops (0-1)
 Fraction of biofilter that is vegetated
 Plant type
 Root depth (ft)
 ET Crop Adjustment Factor

Evaporation

Month	Evapotranspiration (in/day)	Evaporation (in/day)
Jan		
Feb		
Mar		
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		

Plant Types

1	2	3	4

Biofilter Geometry Schematic Refresh Schematic

Press 'F1' for Help

To Delete This Practice, Right Mouse Click on Icon and Select Delete

Cancel Continue

Control Practice #2 – 1P (Infiltration Basin):

Biofiltration Control Device

Drainage System Control Practice

Device Properties **Biofilter Number 2**

Top Area (sf)	1140
Bottom Area (sf)	660
Total Depth (ft)	5.83
Typical Width (ft) (Cost est. only)	10.00
Native Soil Infiltration Rate (in/hr)	0.500
Native Soil Infiltration Rate COV	N/A
Infil. Rate Fraction-Bottom (0.001-1)	1.000
Infil. Rate Fraction-Sides (0.001-1)	0.001
Rock Filled Depth (ft)	2.33
Rock Fill Porosity (0-1)	0.33
Engineered Media Type	Media Data
Engineered Media Infiltration Rate	3.60
Engineered Media Infiltration Rate COV	N/A
Engineered Media Depth (ft)	2.00
Engineered Media Porosity (0-1)	0.27
Percent solids reduction due to Engineered Media (0-100)	N/A
Inflow Hydrograph Peak to Average Flow Ratio	3.80
Number of Devices in Source Area or Upstream Drainage System	1

☐ Activate Pipe or Box Storage ☐ Pipe ☐ Box

Diameter (ft)

Length (ft)

Within Biofilter (check if Yes) ☐

Perforated (check if Yes) ☐

Bottom Elevation (ft above datum)

Discharge Orifice Diameter (ft)

Select Native Soil Infiltration Rate

☐ Sand - 8 in/hr ☐ Clay loam - 0.1 in/hr
☐ Loamy sand - 2.5 in/hr ☐ Silty clay loam - 0.05 in/hr
☐ Sandy loam - 1.0 in/hr ☐ Sandy clay - 0.05 in/hr
☐ Loam - 0.5 in/hr ☐ Silty clay - 0.04 in/hr
☐ Silt loam - 0.3 in/hr ☐ Clay - 0.02 in/hr
☐ Sandy silt loam - 0.2 in/hr ☐ Rain Barrel/Cistern - 0.00 in/hr

☐ Use Random Number Generation to Account for Infiltration Rate Uncertainty

Copy Biofilter Data

Paste Biofilter Data

Estimated Surface Drain Time = 2.50 hrs.

Save or Delete Biofilter Data to Database File

Get Biofilter Data From Database File

Control Practice #: 2 CP Index #: 2

Add **Sharp Crested Weir**

Weir Length (ft)

Height from datum to bottom of weir opening (ft)

Remove **Broad Crested Weir-Reqd**

Weir crest length (ft) 4.00

Weir crest width (ft) 2.00

Height from datum to bottom of weir opening (ft) 5.33

Remove **Vertical Stand Pipe**

Pipe diameter (ft) 0.67

Height above datum (ft) 5.08

Add **Surface Discharge Pipe**

Pipe Diameter (ft)

Invert elevation above datum (ft)

Number of pipes at invert elev.

Remove **Drain Tile/Underdrain**

Pipe Diameter (ft) 0.50

Invert elevation above datum (ft) 1.83

Number of pipes at invert elev. 1

Add **Other Outlet**

Stage Number	Stage (ft)	Other Outflow Rate (cfs)
1		
2		
3		
4		
5		

Add **Evapotranspiration**

Soil porosity (saturation moisture content, 0-1)

Soil field moisture capacity (0-1)

Permanent wilting point (0-1)

Supplemental irrigation used? ☐

Fraction of available capacity when irrigation starts (0-1)

Fraction of available capacity when irrigation stops (0-1)

Fraction of biofilter that is vegetated

Plant type

Root depth (ft)

ET Crop Adjustment Factor

Evaporation **Add**

Month	Evapotranspiration (in/day)	Evaporation (in/day)
Jan		
Feb		
Mar		
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		

Plant Types

1	2	3	4

Biofilter Geometry Schematic **Refresh Schematic**

Press 'F1' for Help

To Delete This Practice, Right Mouse Click on Icon and Select Delete

Cancel Continue

Control Practices Output:

Data File: V:\Projects\2023\123.1425.30\Design\Stormwater\Appendix_WinSLAMM\2024-05-16_Proposec Site.mdb																		
Rain File: WisFlag - Madison VI 1981.RAN																		
Date: 05/22/24, Time: 4:01:23 PM																		
Site Description:																		
Col #:	2	3	4	5	6	7	8	9	10	11	12	13	14	15	18	19		
Control Practice No.	Control Practice Type	Control Practice Name or Location	Total Inflow Volume (cf)	Total Outflow Volume (cf)	Percent Volume Reduction	Total Influent Load (lbs)	Total Effluent Load (lbs)	Percent Load Reduction	Flow Weighted Influent Conc (mg/L)	Flow Weighted Effluent Conc (mg/L)	Percent Conc. Reduction	Influent Median Part. Size (microns)	Effluent Median Part. Size (microns)	Notes	Maximum Stage (ft)	Hydraulic Volume Out (cf)		
1	Bioretter	2P	24641	3111	87.78	55.40	7.122	87.14	36.01	37.88	-5.198	7.80	7.80	1.80 No Bioretter Overflows	3.90	2558		
2	Bioretter	1P	16711	2290	86.30	36.73	1.913	94.79	35.21	13.38	61.999	7.80	2.40 No Bioretter Overflows	2.93	2290			

Data File: V:\Projects\2023\123.1425.30\Design\Stormwater\Appendix_WinSLAMM\2024-05-16_Proposec Site.mdb																		
Rain File: WisFlag - Madison VI 1981.RAN																		
Date: 05/22/24, Time: 4:01:23 PM																		
Site Description:																		
Col #:	2	27	28	29	30	31	32	33	34	35	36	39	61	62	63	64	65	91
Control Practice No.	Control Practice Type	Maximum Surface Ponding Time (hrs)	Maximum Subsurface Ponding Time (hrs)	Volume Infiltrated (cf)	Infiltration Depth (ft)	Flow Through Volume (cf)	Minimum Soil Mass (lb)	Surface Discharge Bypass Vol (cf)	Flow Through Vol (cf)	Volume Suppl. Infiltr. (cf)	Final Subsoil Infiltration Rate (in/hr)	Surface Ponding Events > 72 hrs (rain)	Residence Time in Media (hrs)	T1 Mass Topped in Media (lbs)	T1 Mass Infiltrated (lbs)	Annual Allowable Clog Rate (lbs/yr)	First Year Clog Rate (lbs/yr)	Runoff Producing Events, IT Rate
1	Bioretter	75.9	3.74	21752.34	0	2290		2557.73	0.00		5.430	1	1.89	48.32	3.04	0.256	0.121	21.19
2	Bioretter	75.1	17.35	14468.52	2290						5.532	1	1.63	31.75	3.03	0.256	0.148	53.2

Runoff Volume:

Data File: V:\Projects\2023\123.1425.30\Design\StormwaterModels\Winslamm\2024-05-16_Proposed Site.mdb							
Rain File: WisReg - Madison WI 1981.RAN							
Date: 05-22-24 Time: 4:01:23 PM							
Site Description:							
Runoff Volume Total (cf) at the Outfall							
Rain Number	Start Date	Rain Total (in)	Outfall Total (cf)	Rv	Total Losses (in.)	Calculated CN*	Event Peak Flow (cfs)
73	08/28/81	0.04	0	0.000	0.04	n/a	0.000
74	08/31/81	0.03	0	0.000	0.03	n/a	0.000
75	08/31/81	1.52	278.8	0.102	1.37	74.0	0.056
76	09/07/81	0.89	38.98	0.024	0.87	76.3	0.038
77	09/11/81	0.08	0	0.000	0.08	n/a	0.000
78	09/16/81	0.03	0	0.000	0.03	n/a	0.000
79	09/21/81	0.45	0	0.000	0.45	n/a	0.000
80	09/24/81	0.90	0	0.000	0.90	n/a	0.000
81	09/26/81	0.12	0	0.000	0.12	n/a	0.000
82	09/28/81	0.10	0	0.000	0.10	n/a	0.000
83	09/29/81	0.16	0	0.000	0.16	n/a	0.000
84	09/30/81	0.36	0	0.000	0.36	n/a	0.000
85	10/01/81	0.01	0	0.000	0.01	n/a	0.000
86	10/04/81	0.15	0	0.000	0.15	n/a	0.000
87	10/05/81	0.04	0	0.000	0.04	n/a	0.000
88	10/05/81	0.02	0	0.000	0.02	n/a	0.000
89	10/09/81	0.14	0	0.000	0.14	n/a	0.000
90	10/13/81	1.20	0	0.000	1.20	n/a	0.000
91	10/15/81	0.02	0	0.000	0.02	n/a	0.000
92	10/17/81	0.95	0	0.000	0.95	n/a	0.000
93	10/18/81	0.06	0	0.000	0.06	n/a	0.000
94	10/21/81	0.06	0	0.000	0.06	n/a	0.000
95	10/21/81	0.01	0	0.000	0.01	n/a	0.000
96	10/24/81	0.01	0	0.000	0.01	n/a	0.000
97	10/31/81	0.01	0	0.000	0.01	n/a	0.000
98	11/05/81	0.04	0	0.000	0.04	n/a	0.000
99	11/15/81	0.07	0	0.000	0.07	n/a	0.000
100	11/18/81	0.05	0	0.000	0.05	n/a	0.000
101	11/19/81	0.26	0	0.000	0.26	n/a	0.000
102	11/23/81	0.18	0	0.000	0.18	n/a	0.000
103	11/25/81	0.89	0	0.000	0.89	n/a	0.000
104	11/30/81	0.37	0	0.000	0.37	n/a	0.000
105	12/03/81	-	-	-	-	-	-
106	12/14/81	-	-	-	-	-	-
107	12/20/81	-	-	-	-	-	-
108	12/26/81	-	-	-	-	-	-
109	12/31/81	-	-	-	-	-	-
Minimum:		0.00	0	0.000	0.01	74.0	0.000
Maximum:		2.59	2003	0.520	1.65	92.6	0.492
Average:		0.26	48.64	0.017	0.24	84.6	0.289
Total:		28.81	5302		25.87		
* Note: NRCS does not recommend using CN method for rains < 0.5 in.							
See 'PreDevelopment Areas and CN' Help for more info.							

Output Summary:

File Name:
V:\Projects\2023\123.1425.30\Design\StormwaterModels\WinSlamm\2024-05-16_Proposed Site.mdb

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	41352		0.71	35.69	92.13	
Outfall Total with Controls	5302	87.18 %	0.09	27.30	9.036	90.19 %
Current File Output: Annualized Total After Outfall Controls	5316		Years in Model Run:	1.00	9.060	

Print Output Summary to .csv File
Print Output Summary to Text File
Print Output Summary to Printer

Total Area Modeled (ac)
0.497

A biofilter will clog. Review biofilter control practice summary tab to determine which biofilter it is.

Total Control Practice Costs

Capital Cost	N/A
Land Cost	N/A
Annual Maintenance Cost	N/A
Present Value of All Costs	N/A
Annualized Value of All Costs	N/A

Perform Outfall
Flow Duration
Curve Calculations

Receiving Water Impacts Due To Stormwater Runoff

(CwP Impervious Cover Model)

	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.71	Poor
With Controls	0.09	Good

Appendix F: Storm Sewer Calculations

PROJECT: 1881 Springdale Street

DATE: 5/24/2024

SUBJECT: DRAINAGE AREA SUMMARY AND CALCULATIONS

NO.: 123.1425.30

BY: ADB

CK:

PG: 1

OF: 3

Storm Recurrence Interval: 10-year

ToC: 5 min

Intensity: 7.68 in/hr

Drainage Area ID	Location On-site Off-site	Impervious Area (SF) C= 0.95	Pervious Area (SF) C= 0.2	Total Area (SF)	Total Area (AC)	Composite Runoff Coeff., C	Q = CIA (CFS)
1	on	0	16629	16629	0.382	0.20	0.586
2	on	2466	389	2855	0.066	0.85	0.427
3	on	2636	886	3522	0.081	0.76	0.473
4	on	631	0	631	0.014	0.95	0.106
5	on	338	0	338	0.008	0.95	0.057
6	on	527	0	527	0.012	0.95	0.088
7	on	527	0	527	0.012	0.95	0.09
8	on	338	0	338	0.008	0.95	0.06
9	on	1595	0	1595	0.037	0.95	0.27
10	on	1181	0	1181	0.027	0.95	0.20
11	on	1067	0	1067	0.024	0.95	0.18
12	on	1062	0	1062	0.024	0.95	0.18
13	on	478	0	478	0.011	0.95	0.08
14	on	484	0	484	0.011	0.95	0.08
15	on	663	0	663	0.015	0.95	0.11
16	on	1339	0	1339	0.031	0.95	0.22
17	on	338	0	338	0.008	0.95	0.06
18	on	535	0	535	0.012	0.95	0.09
19	on	463	0	463	0.011	0.95	0.08
20	on	194	0	194	0.004	0.95	0.03
21	on	1080	0	1080	0.025	0.95	0.18
22	on	1840	0	1840	0.042	0.95	0.31
23	on	576	0	576	0.013	0.95	0.10
24	on	1612	0	1612	0.037	0.95	0.27

PROJECT: 1881 Springdale Street

DATE: 5/24/2024

SUBJECT: HYDROCAD OUTPUT SUMMARY

NO.: 123.1425.30

BY: ADB

CK:

PG: 2

OF: 3

Storm Recurrence Interval: 10-year

ToC: 5 min

Intensity: 7.68 in/hr

HydroCAD Area ID	Location On-site Off-site	To model Storm Sewer leaving retainment areas, the following areas have flow calculated from the HydroCAD model based of the same Storm Recurrence Interval and Intensity as above Description of Area:	Q = (CFS)
1	On	Primary Output from 10 Year Storm in HydroCAD Model (1P)	1.410
2	On	Primary Output from 10 Year Storm in HydroCAD Model (2P)	0.85

PROJECT: 1881 Springdale Street

DATE: 5/24/2024

SUBJECT: STORM SEWER DESIGN

NO.: 123.1425.30

BY: ADB

CK:

PG: 3

OF: 3

Storm Recurrence Interval: 10-year

ToC: 5 min

Intensity: 7.68 in/hr

Pipe ID	Pipe Name	Drainage Area ID In	HydroCAD ID In	Pipe ID #1 In	Pipe #1 Name	Pipe ID #2 In	Pipe #2 Name	Pipe ID #3 In	Pipe #3 Name	Total Runoff (CFS)	Total Runoff (GPM)	Pipe Length (ft)	Pipe Slope (%)	Pipe Size "D" (in)	Type of Pipe	Full Flow Velocity (fps)	Full Flow Capacity (CFS)	Full Flow Capacity (gpm)	Time in section (min)	Req'd Pipe Size "D" (in)
1	P-1		1							1.410	633	24	2.53%	8	PVC	6.51	2.27	1020	0.06	6.7
2	P-2	3		1	P-1	4	P-4			2.896	1300	57	1.65%	12	HDPE	6.89	5.41	2428	0.14	9.5
3	P-3		2							0.850	382	35	2.13%	12	HDPE	7.82	6.15	2758	0.07	5.7
4	P-4	2		5	P-5					1.013	455	20	1.00%	12	HDPE	5.36	4.21	1890	0.06	7.0
5	P-5	1								0.586	263	29	1.00%	12	HDPE	5.36	4.21	1890	0.09	5.7
6	P-6	22								0.308	138	6	1.00%	6	PVC	3.38	0.66	298	0.03	4.5
7	P-7			6	P-6	8	P-8			0.489	220	24	1.00%	6	PVC	3.38	0.66	298	0.12	5.4
8	P-8	21								0.181	81	12	1.00%	6	PVC	3.38	0.66	298	0.06	3.7
9	P-9	20								0.032	15	31	1.00%	6	PVC	3.38	0.66	298	0.15	1.9
10	P-10	19								0.078	35	10	0.50%	6	PVC	2.39	0.47	210	0.07	3.1
11	P-11			10	P-10					0.078	35	28	0.50%	6	PVC	2.39	0.47	210	0.19	3.1
12	P-12	18								0.090	40	10	0.50%	6	PVC	2.39	0.47	210	0.07	3.2
13	P-13			11	P-11	12	P-12			0.167	75	27	0.50%	6	PVC	2.39	0.47	210	0.19	4.1
14	P-14			13	P-13					0.167	75	13	0.50%	6	PVC	2.39	0.47	210	0.09	4.1
15	P-15			14	P-14	18	P-18			0.224	100	25	0.50%	6	PVC	2.39	0.47	210	0.17	4.5
16	P-16			15	P-15	19	P-19			0.448	201	23	0.50%	6	PVC	2.39	0.47	210	0.16	5.9
17	P-17			16	P-16	20	P-20			0.559	251	18	0.50%	8	PVC	2.89	1.01	453	0.11	6.4
18	P-18	17								0.057	25	8	0.50%	6	PVC	2.39	0.47	210	0.05	2.7
19	P-19	16								0.224	101	7	0.50%	6	PVC	2.39	0.47	210	0.05	4.6
20	P-20	15								0.111	50	11	0.50%	6	PVC	2.39	0.47	210	0.08	3.5
21	P-21	7								0.088	40	32	4.00%	6	PVC	6.75	1.33	595	0.08	2.2
22	P-22			21	P-21					0.088	40	11	4.00%	6	PVC	6.75	1.33	595	0.03	2.2
23	P-23			22	P-22	32	P-32			0.145	65	34	4.00%	6	PVC	6.75	1.33	595	0.08	2.6
24	P-24			23	P-23	31	P-31			0.412	185	25	4.00%	6	PVC	6.75	1.33	595	0.06	3.9
25	P-25			24	P-24	30	P-30			0.610	274	46	4.00%	6	PVC	6.75	1.33	595	0.11	4.5
26	P-26			25	P-25	29	P-29			0.789	354	25	4.00%	6	PVC	6.75	1.33	595	0.06	4.9
27	P-27			26	P-26	28	P-28			0.966	434	47	2.00%	8	PVC	5.79	2.02	907	0.14	6.1
28	P-28	12								0.178	80	8	4.00%	6	PVC	6.75	1.33	595	0.02	2.8
29	P-29	11								0.179	80	10	4.00%	6	PVC	6.75	1.33	595	0.02	2.8
30	P-30	10								0.198	89	10	4.00%	6	PVC	6.75	1.33	595	0.02	2.9
31	P-31	9								0.267	120	12	4.00%	6	PVC	6.75	1.33	595	0.03	3.3
32	P-32	8								0.057	25	12	4.00%	6	PVC	6.75	1.33	595	0.03	1.8
33	P-33	6								0.088	40	40	1.00%	6	PVC	3.38	0.66	298	0.20	2.8
34	P-34			33	P-33					0.088	40	11	1.00%	6	PVC	3.38	0.66	298	0.05	2.8
35	P-35			34	P-34	36	P-36			0.145	65	42	1.00%	6	PVC	3.38	0.66	298	0.21	3.4
36	P-36	5								0.057	25	20	1.00%	6	PVC	3.38	0.66	298	0.10	2.4
37	P-37	4		2	P-2					3.002	1347	124	1.66%	12	HDPE	6.91	5.42	2435	0.30	9.6
38	P-38	13								0.080	36	22	0.50%	4	PVC	1.82	0.16	71	0.20	3.1
39	P-39	14								0.081	36	14	0.50%	4	PVC	1.82	0.16	71	0.13	3.1

Appendix G: Test Pits



Division of Industry Services
P.O. Box 2658
Madison, Wisconsin 53701

Attachment 2:

SOIL AND SITE EVALUATION - STORM

In accordance with SPS 382.365, 385, Wis. Adm. Code, and WDNR Standard 1002

Page 1 of 1

Attach a complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent of slope, scale or dimensions, north arrow, and BM referenced to nearest road Please print all information Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)]	County	Dane
	Parcel I.D.	157/0607-073-0429-1
	Reviewed by: Date:	

Property Owner [current owner]	Property Location Govt. Lot NE 1/4 SW 1/4 S 7 T 6 N R 7 E		
Property Owner's Mail Address 5301 Voges Rd	Lot # 4	Block#	Subd. Name or CSM # CSM 11540
City State Zip Code Phone Number Madison WI 53718	☐ City ☒ Village ☐ Town Mount Horeb		Nearest Road 1881 Springdale St
Drainage area _____ ☐ sq ft ☐ acres Test site suitable for (check all that apply): ☐ Site not suitable; ☐ Bioretention; ☐ Subsurface Dispersal System; ☐ Reuse; ☐ Irrigation; ☐ Other _____	Hydraulic Application Test Method ☒ Morphological Evaluation ☐ Double Ring Infiltrometer ☐ Other: (specify) _____		Soil Moisture Date of soil borings: _____ USDA-NRCS WETS Value: ☐ Dry = 1; ☐ Normal = 2; ☐ Wet = 3.

TP-1 #OBS. ☒ Pit ☐ Boring Ground surface elevation 1178.5 ft. Elevation of limiting factor 1171.5 ft. (Poss. Bedrock)

Horizon	Approx. Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines (P200)	Hydraulic App Rate Inches/Hr
1	0-8	10YR 2/1	none	SiL (fill)	2mabk	mfr	gs	<5		0.13
2	8-19	10YR 5/3	none	SiCL (fill)	2mabk	mfi	gs	5-15		0.04
3	19-43	7.5YR 6/6	none	GRCL, FS Seams (fill)	0m	mvfi	gs	15-25		0.03
4	43-84	7.5YR 6/3	c2d 7.5YR 6/8	SiCL	2mabk	mfi	gs	<5		0.04
5	84-180	10YR 7/3	none	GRSL, SiCL Seams ⁽¹⁾	0sg	ml	n/a	15-25		0.04-0.50 ⁽²⁾

Comments: Groundwater was not encountered during or upon the completion of excavating. Redox in Horizon 4 is assumed to be a result of periodically infiltrating surface water and the restrictive permeability of these soils.

⁽¹⁾ Horizon 5 was classified as possible weathered dolomite bedrock (including rock fragments), or possible fill.

⁽²⁾ Vertical infiltration rate is expected to be controlled by scattered silty clay loam seams, but can likely be improved by excavating/turning over the granular deposit to break up the lower-permeability seams; samples should be collected during construction to check that the texture of the blended soil is consistent with the design infiltration rate.

TP-2 #OBS. ☒ Pit ☐ Boring Ground surface elevation 1176.9 ft. Elevation of limiting factor 1175.9 ft. (Bedrock)

Horizon	Approx. Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines (P200)	Hydraulic App Rate Inches/Hr
1	0-12	10YR 2/1	none	SiL	2fgr	mfr	gs	<5		0.13
2	12-21	Apparent weathered dolomite bedrock; excavator bucket refusal on flat rock shelf at 21 in.								

Comments: Groundwater was not encountered during or upon the completion of excavating.

Name (Please Print)	Tim F. Gassenheimer	Signature	Credential Number
			SP-011900004
Address	129 Milky Way, Madison, WI 53718	Date Evaluation Conducted	Telephone Number
		May 20, 2024	(608) 288-4100



Legend

Denotes Test Pit
Location and Number

N

Graphic Scale:
Approx. 30 ft

TP-1

TP-2

Notes

1. Test pits were excavated by HBE and logged in the field by CGC on May 20, 2024.
2. Test pit locations are approximate.
3. Base map was obtained via DCiMap.

Job No.: C24240		TEST PIT LOCATION EXHIBIT Proposed Stormwater Management 1881 Springdale Street Mt. Horeb, Wisconsin	
Date: May 2024			

Page 76 of 164

Appendix H: Draft Maintenance Agreement

DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR
MAINTENANCE OF STORMWATER MANAGEMENT MEASURES

RECITALS:

- A. Tim Neitzel (“Owner”) is the owner of the particularly property described on Exhibit A attached hereto (the “Property”).
- B. Owner desires to construct stormwater management measures on the Property in accordance with certain plans and specifications approved by the Village of Mount Horeb (the “Village”).
- C. The Village requires Owner to record this Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures (this “Declaration”) regarding maintenance of certain stormwater management measures (“Stormwater Management Measures”) to be located on the Property all as more particularly described on Exhibit B. Owner agrees to maintain the Stormwater Management Measures and to grant to the Village the rights set forth below.

NOW, THEREFORE, in consideration of the declarations herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the owner agrees as follows:

1. Maintenance. Owner and its successors and assigns shall be responsible to repair and maintain the Stormwater Management Measures located on the Property in good condition and in working order and such that the measures comply with approved plans on file with the Village. Said maintenance shall be solely at the Owner’s cost and expense. Owner will conduct such maintenance or repair work in accordance with all applicable laws, codes, regulations, and similar requirements. *Any specific maintenance tasks and their schedules shall be conducted in accordance with Exhibit B.*
2. Easement to Village. If Owner fails to maintain the Stormwater Management Measures as required in Section 1, then the Village shall have the right, after providing Owner with written notice of the maintenance issue (each, a “Maintenance Notice”) and thirty (30) days to comply with the Village’s Maintenance Notice, to enter the Property in order to conduct the maintenance specified in the Maintenance Notice. The Village will conduct such maintenance work in accordance with all applicable laws, codes, regulations, and similar requirements and will not unreasonably interfere with Owner’s use of Property. All costs and expenses incurred by the Village in conducting such maintenance may be charged to Owner by placing the amount on the tax roll for the Property as a special assessment in accordance with Section 66.0703, Wis. Stats.
3. Term/Termination. The term of this Declaration shall commence on the date that this Declaration is filed of record with the Register of Deeds Office for Dane County, Wisconsin, and except as otherwise herein specifically provided, shall continue in perpetuity. Notwithstanding the foregoing, this Declaration may be terminated by recording with the Register of Deeds Office for Dane County, Wisconsin, a written instrument of termination signed by the Village and all of the then-owners of the Property.
4. Miscellaneous.
 - (a) Notices. Any notice, request or demand required or permitted under this Declaration shall be in writing and shall be deemed given when personally served or three (3) days after the same has been deposited with the United States Post Office, registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

If to Owner: Tim Neitzel
5301 Voges Rd
Madison, WI 53718

If to the Village: Village of Mount Horeb
Attn: Village Engineer
138 E Main Street
Mount Horeb, WI 53572

Any party may change its address for the receipt of notice by written notice to the other.

This space reserved for recording data.

Return to:

Village of Mount Horeb
138 E Main Street
Mount Horeb, WI 53572

PIN#: 157-0607-073-0429-1

LEGAL DESCRIPTION

LOT 4 OF CSM 11540, DOCUMENT NUMBER 4113718. BEING A DIVISION OF PART OF LOT 3, NORTH CAPE COMMONS, AS RECORDED IN VOLUME 58-057A OF PLATS, ON PAGES 303-308, AS DOC. NO. 3965915, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 7 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

STORM WATER FACILITY SYSTEM COMPONENTS

The stormwater facility system components include the following:

- All on-site storm sewer pipes, inlets, and outfalls are designed to be collected and convey stormwater runoff to the infiltration basin and offsite.

INSPECTION AND MAINTENANCE

All components of the stormwater management system shall be inspected at least semiannually in early spring and early autumn. Repairs will be made whenever the performance of the system is compromised as described below.

- Inlets and pipes.
 - These types of structures shall be inspected monthly for obstructions that may reduce their hydraulic capacity. Structure openings should immediately be cleared of any accumulated debris. Evidence of structural or foundation material failure should be repaired immediately.
- Infiltration Basin
 - Infiltration surface shall be protected from construction sediment with staging or through the use of erosion control measures. Basin shall be inspected upon completion to confirm that clogging due to construction sediment has not occurred.
 - In the first Spring and Summer after construction, water the area once per week during the first 8 weeks if rainfall has not occurred within the previous 7 days. At least 1 inch of water is necessary per week.
 - Remove emergency drawdown plug (if present) for first growing season in basin. This will allow plugs to establish and minimized the risk of plant failure.
 - Inspect the area at the beginning and end of each growing season or after every rainstorm greater than 2.5 inches. If the system fails visibly due to sustained sediment loading, the upper soil layer should be replaced and re-vegetated. Growing, native vegetation may be salvaged prior to replacing the upper soil layer. Visible failure is when standing water remains in the infiltration area longer than 24 hours after the termination of previous rainfall event.
 - If compromised, Basin shall be restored per specifications of originally approved plan or modified as approved by Village Engineer.
 - All vehicular or equipment is prohibited from driving onto or across basin
 - Pedestrian traffic is prohibited from crossing basin
 - Snow shall not be dumped directly onto the infiltration surface.
- Snout and Bio-Skirt
 - Monthly inspections to ensure that the devices are functioning properly.
 - Clean the snout and Bio-Skirt if there is any spill or other incident causing large amounts of pollutants to accumulate in the structure.
 - Remove sediment from the structure when the sump is half full.
 - Replace the Bio-Skirt when more than 2/3 of the boom is submerged, indicating a nearly saturated state. Typical pollutant-loading suggests Bio-Skirts be replaced annually.

The owner shall maintain records of the dates and findings of inspections of the stormwater management system and the cleaning and replacement of system components. The owner shall provide copies of all records to the Village of Mount Horeb upon request.

Appendix I: USLE



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)



YEAR 1

Developer: Tim Neitzel

Project: 1881 Springdale - Mt Horeb Apartments

Date: 05/23/24

County: Dane

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	07/15/24	07/22/24	4.5%	150	Silt Loam	0.43	3.4%	88	0.32	1.00	0.9	0.984	Silt Fence	0.6
Bare Ground	07/22/24	10/25/24	38.8%	150	Silt Loam	0.43	5.6%	31	0.34	1.00	8.6	0.812	Silt Fence	4.2
Seed with Mulch or Er	10/25/24	12/25/24	4.1%	150	Silt Loam	0.43	5.6%	47	0.42	0.10	0.1	0.843		0.1
End	12/25/24	-----	-----	-----	-----	-----	5.6%	47	0.42	-----	-----	0.000		0.0
		-----	-----	-----	-----	-----	5.6%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-----	-----	0.0%	0	-----	-----	-----	0.000		0.0
TOTAL											9.6		TOTAL	4.8
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

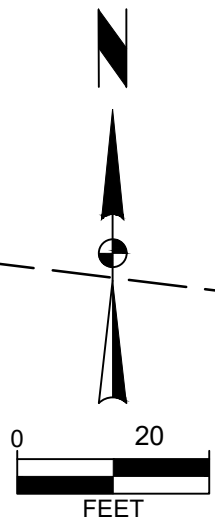
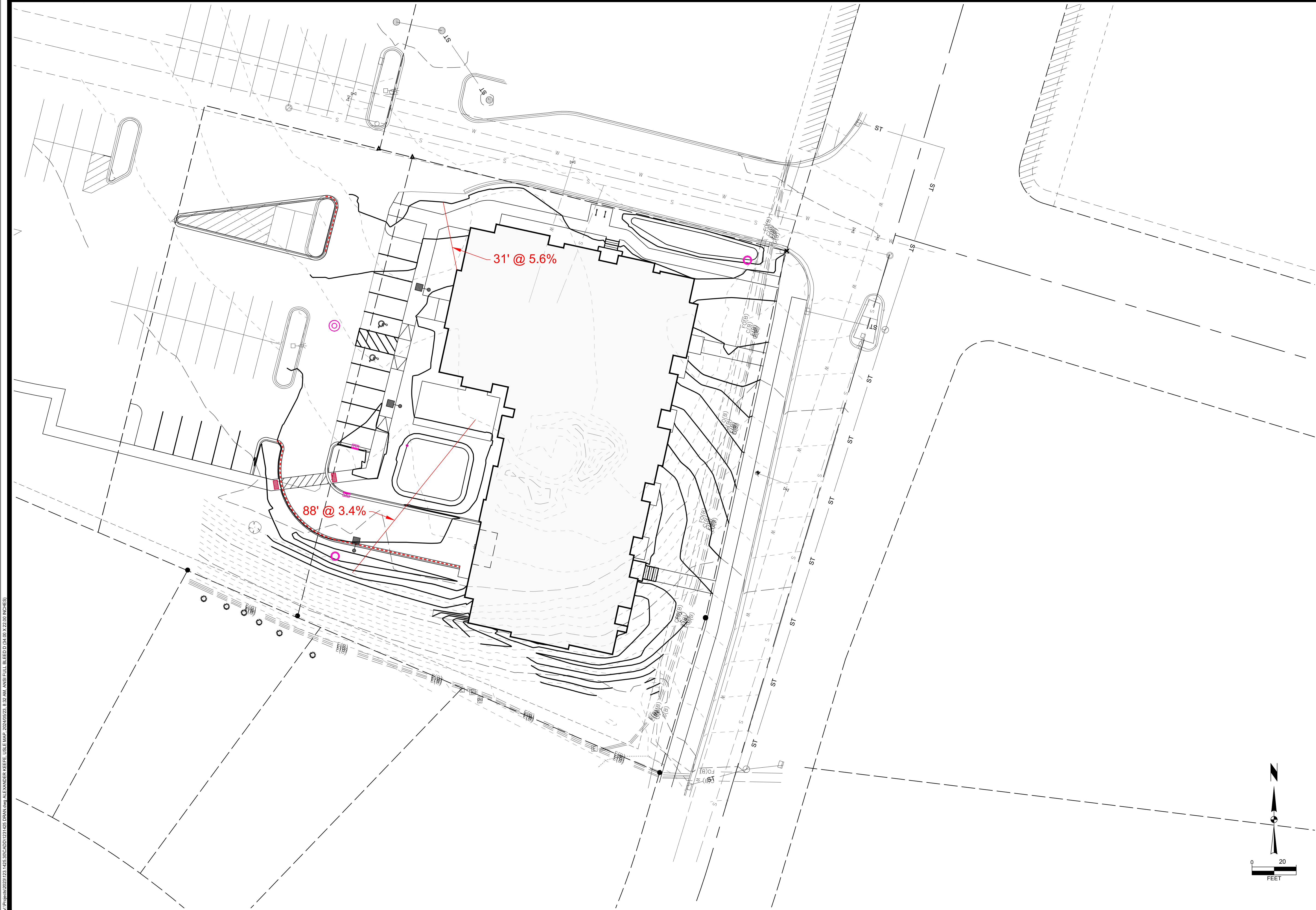
NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/1-5/15 and 8/7-8/29 Turf, introduced grasses and legumes
Thaw-6/30 Native Grasses, forbs, and legumes

Designed By:	Alex Keefe
Date	5/23/2024

V:\Projects\2023\123.1425.30\ADD\123.1425.DRAIN.dwg, ALEXANDER, KEEFE, USLE MAP, 2024/05/23, 8:32 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



Project No: 123.1425.30
Sheet USLE

1881 SPRINGDALE STREET

USLE MAP

MT HOREB, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: SJA	Checked By: CHKD	Scale: 1" = ##'	
Technician: AJK	Date: 05-24-2024	T-R-S: TTN-RRW-SS	
Project No: 123.1425.30			Sheet USLE

Appendix J - Cost Estimate

COST ESTIMATE

EROSION CONTROL CONSTRUCTION

ITEM NO.	DESCRIPTION	EST. QUANT.	UNIT	UNIT PRICE	AMOUNT
1	Silt Fence	370	LF	\$ 2.00	\$ 740.00
2	Erosion Control Matting	895	SY	\$ 1.50	\$ 1,342.50
3	Concrete Washout, Install & Maintain	1	EA	\$ 1,000.00	\$ 1,000.00
4	Inlet Protection, Install & Maintain	5	EA	\$ 200.00	\$ 1,000.00
5	Rip Rap Pads	9	EA	\$ 250.00	\$ 2,250.00
6	Site Restoration	1	LS	\$ 2,500.00	\$ 2,500.00
TOTAL:					\$ 8,832.50

NOTES: All prices include material, installation, maintenance, and removal of measures

COST ESTIMATE

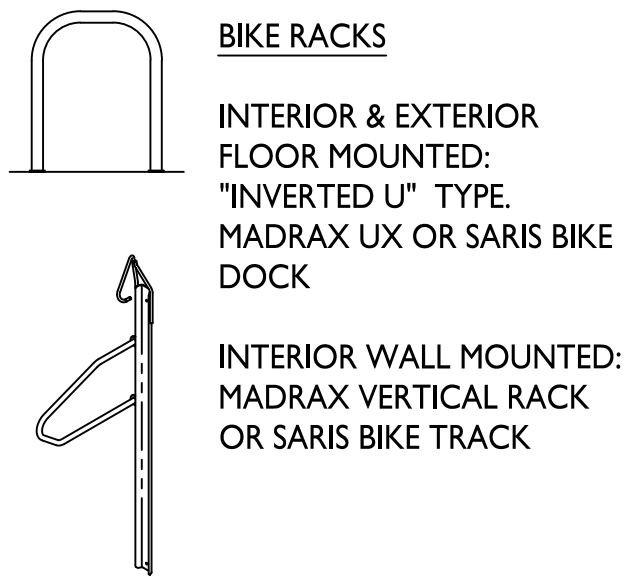
STORM SEWER CONSTRUCTION

ITEM NO.	DESCRIPTION	EST. QUANT.	UNIT	UNIT PRICE	AMOUNT
1	4" PVC	36	LF	\$ 25.00	\$ 900.00
2	6" PVC	566	LF	\$ 20.00	\$ 11,320.00
3	8" PVC	89	LF	\$ 20.00	\$ 1,780.00
4	12" HDPE	264	LF	\$ 60.00	\$ 15,840.00
5	48" ST MH	3	EA	\$ 2,000.00	\$ 6,000.00
6	BMP Snout with Bioskirt	1	EA	\$ 1,000.00	\$ 1,000.00
7	2' X 3' CI	2	EA	\$ 2,150.00	\$ 4,300.00
8	Infiltration Basin Construction	2	EA	\$ 5,000.00	\$ 10,000.00
TOTAL:					\$ 51,140.00

NOTES: 1881 Springdale Street



Site Development Data:	
Zoning	SIP/PD
Densities:	
Lot Area	40,445 S.F./0.93 ACRES
Dwelling Units	23 units
Lot Area / D.U.	1,758 S.F./ D.U.
Density	25 units/Acre
Lot Coverage:	
Building Footprint	15,061 S.F.
Community Patio/ Stoops	1,187 S.F.
Sidewalk Area	2,410 S.F.
Paving Footprint	3,405 S.F.
Total Impervious	22,063 S.F. (54.55%)
Building Height	3 stories, +/- 45'-0"
Floor Area Calculations:	
First Floor	5,211 S.F.
Second Floor	14,361 S.F.
Third Floor	11,733 S.F.
Total:	31,305 S.F.
Parking Garage	9,850 S.F.
Commercial Area	2,240 S.F.
Dwelling Unit Mix:	
Studio	4 (17%)
One Bedroom	8 (35%)
Two Bedroom	11 (48%)
Total Dwelling Units	23
Vehicle Parking Stalls:	
Parking Garage	23
Surface	5
Commercial	5
Total	33 stalls
Parking Ratio	1.43 stalls/unit



SITE PLAN

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

SIP SUBMITTAL | 06.07.2024 | #2363



FEATURES & SPECIFICATIONS

INTENDED USE — The OLCS provides years of maintenance-free general illumination for residential and commercial outdoor applications such as walkways, doorways/entrances, columns, and stairways.

CONSTRUCTION — Rugged cast-aluminum housing is protected by a thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

Polycarbonate LED lens/cover protects LEDs.

Fixture weight = 2.4 lbs.

OPTICS — 48 high-performance LEDs produce up to 513 lumens and maintain 70% of light output at 50,000 hours of service.

(LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.)

White polycarbonate diffuser provides a soft white light at 4000K CCT.

See Lighting Facts Labels for specific fixture performance.

ELECTRICAL — Fixture operates at 120 volts, 60 Hz.

Standard input = 8.9 watts.

Operating temperature : -30°C to 40°C.

Amps @ 120V = .076.

Surge protection = 2.5kV.

INSTALLATION — Mounts easily to recessed junction box (by others).

LISTINGS — UL Listed to U.S. and Canadian safety standards for wet locations.

Designed for wall mounting more than 4' above the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

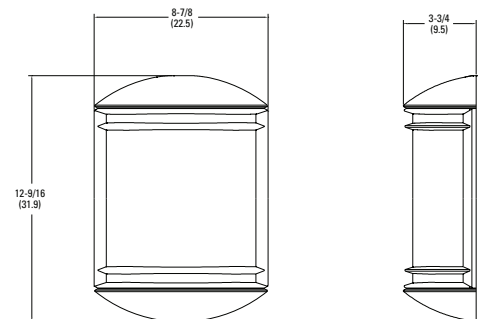
Catalog Number
Notes
Type Type C



Outdoor General Purpose

OLCS

OUTDOOR LED CAST SCONCE



All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION

All configurations of this product are considered "standard" and have short lead times.

Example: OLCS 8 DDB

Series	Light engines	Color temperature (CCT) ¹	Voltage	Finish
OLCS	8	(blank) 4000K	(blank) 120V	DDB Dark bronze WH White

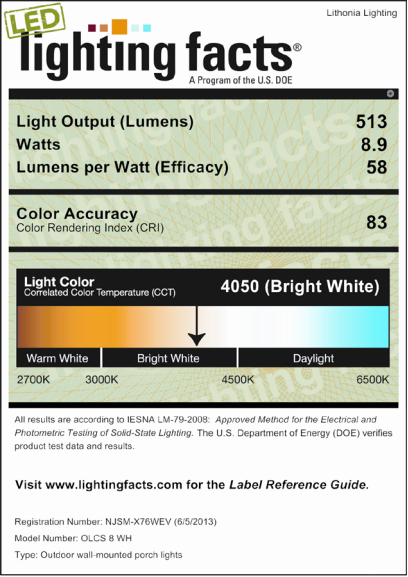
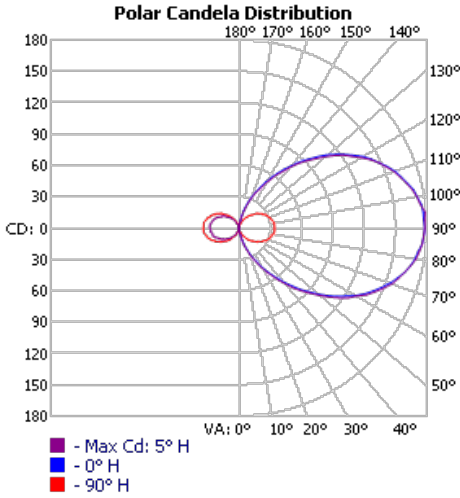
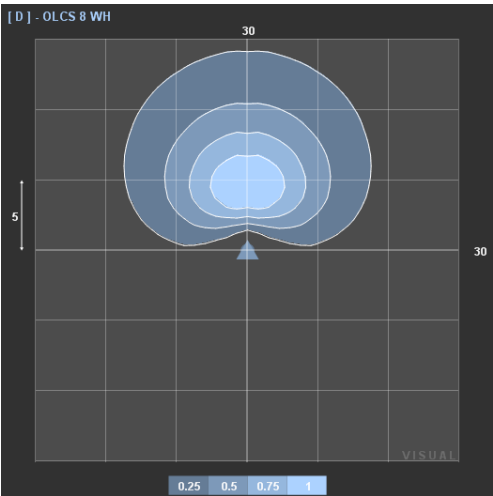
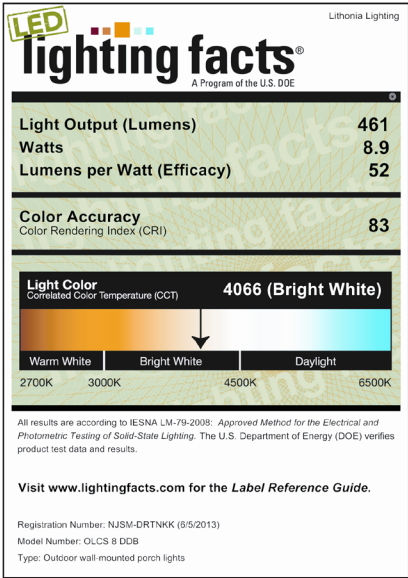
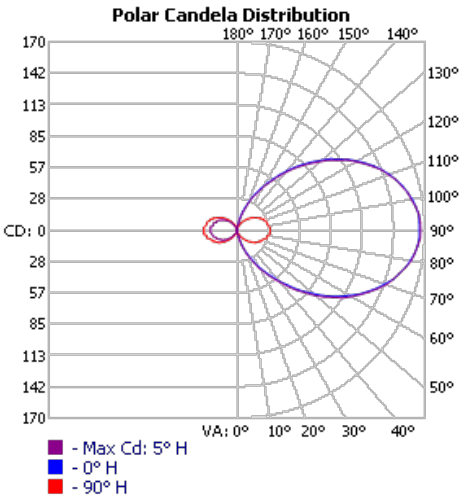
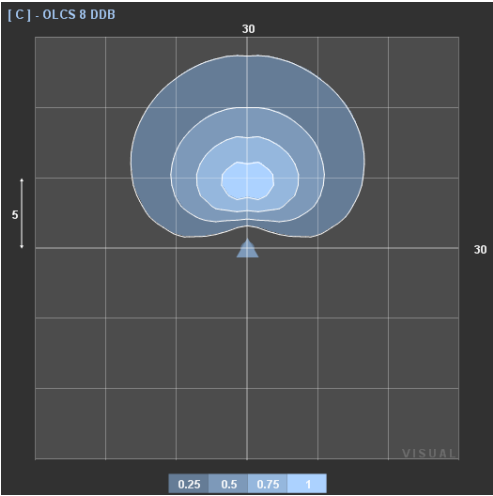
Notes

1 Nominal Correlated Color Temperature (CCT) per ANSI C78.377-2008.

PHOTOMETRIC DIAGRAMS

To see complete photometric reports or download .ies files for this product,visit www.Lithonia.com. Tested in accordance with IESNA LM-79 and LM-80 standards.

OLCS





knothe • bruce
ARCHITECTS

Phone: 608.836.3690 8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Issued for SIP Submittal - May 28, 2024

PROJECT TITLE
Mixed-Use
Development

1881 Springdale Street,
Mount Horeb, WI
SHEET TITLE
Site Lighting Plan

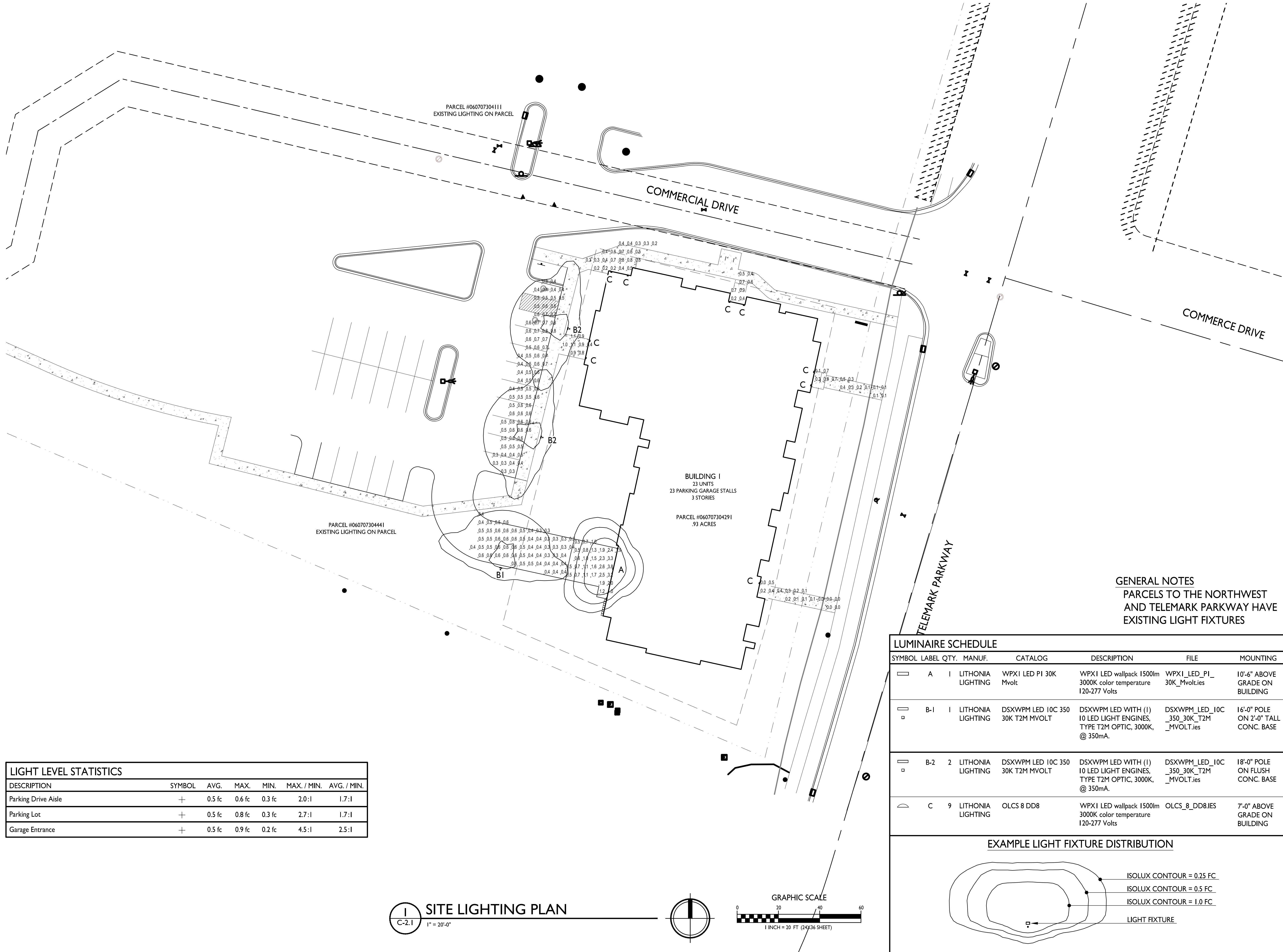
SHEET NUMBER

C-2.1

PROJECT NO. 2363

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Page 91 of 164

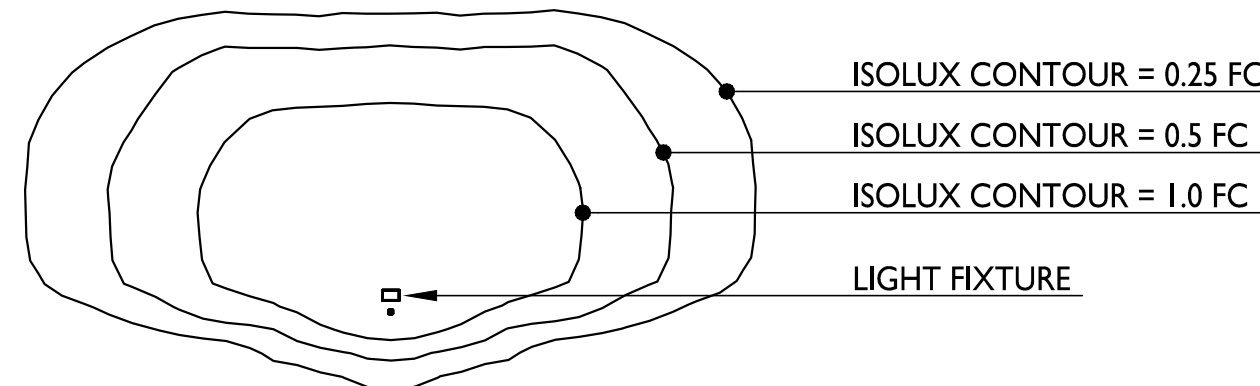


LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Drive Aisle	+	0.5 fc	0.6 fc	0.3 fc	2.0:1	1.7:1
Parking Lot	+	0.5 fc	0.8 fc	0.3 fc	2.7:1	1.7:1
Garage Entrance	+	0.5 fc	0.9 fc	0.2 fc	4.5:1	2.5:1

GENERAL NOTES
PARCELS TO THE NORTHWEST
AND TELEMARK PARKWAY HAVE
EXISTING LIGHT FIXTURES

LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE
	A	1	LITHONIA LIGHTING	WPXI LED P1 30K Mvolt	WPXI LED wallpack 1500lm 3000K color temperature 120-277 Volts	WPXI_LED_P1_30K_Mvolt.ies
	B-1	1	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T2M MVOLT	DSXWPM LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 3000K, @ 350mA.	DSXWPM_LED_10C_350_30K_T2M_MVOLT.ies
	B-2	2	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T2M MVOLT	DSXWPM LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 3000K, @ 350mA.	DSXWPM_LED_10C_350_30K_T2M_MVOLT.ies
	C	9	LITHONIA LIGHTING	OLCS 8 DD8	WPXI LED wallpack 1500lm 3000K color temperature 120-277 Volts	OLCS_8_DD8.IES

EXAMPLE LIGHT FIXTURE DISTRIBUTION



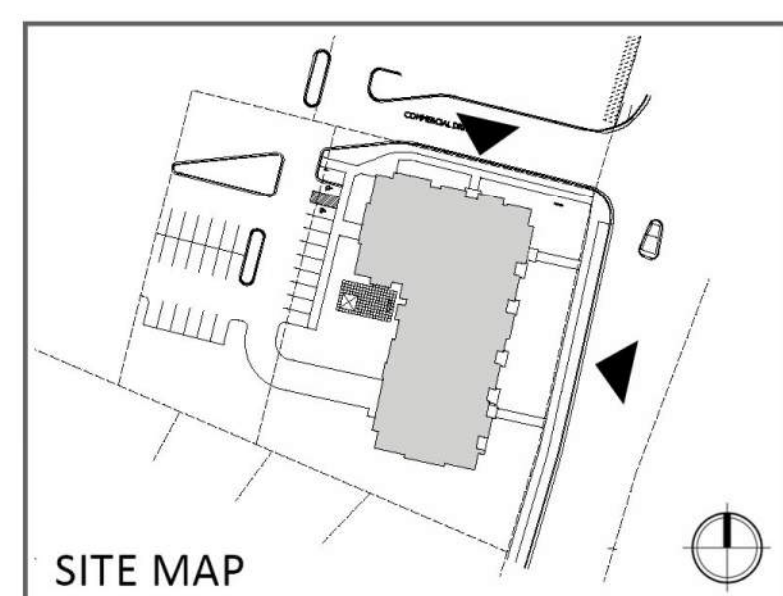


EAST ELEVATION ALONG TELEMAR PARKWAY



NORTH ELEVATION

ELEVATIONS



0 2' 4' 8' 16' 32'
GRAPHIC SCALE

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

SIP SUBMITTAL | 06.07.2024 | #2363

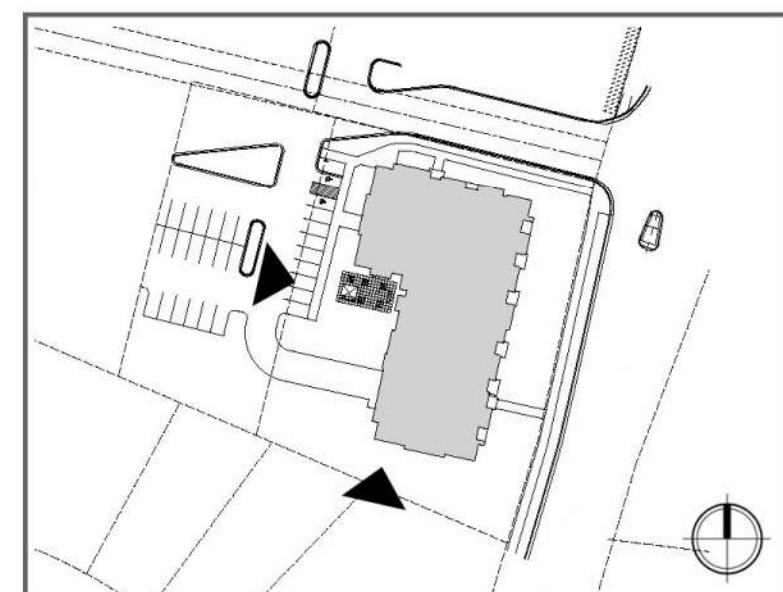


WEST ELEVATION



SOUTH ELEVATION

SITE MAP



0 2' 4' 8' 16' 32'
GRAPHIC SCALE

ELEVATIONS

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

SIP SUBMITTAL | 06.07.2024 | #2363

Village Planner SIP Review: Applicant Questions 6.3.24

Applicant notes in red 06-07-24

Building Design: What is the height of stone veneer around the base of the structure? Looks like the minimum 40" height is provided for this on most of the facades, but may not be on the south elevation due to the grade change. Please indicate this measurement on the plans.

We have updated the exterior elevations to comply with the 40" minimum masonry height.

Exterior Mechanicals: Outside of the electric meters indicated on the plans, are there any other exterior mechanicals planned on the exterior of the structure?

Apartment mechanicals will primarily be handled by magic-pack/ in-wall units located on the side walls of the balcony recesses. Some units will require a ductless split unit with remote condenser. Most of these condensers will be located in garage, but several will be on grade at the exterior as shown in the site plan. Landscaping will be adjusted to accommodate and screen outdoor condensers.

Residential Patio: Do you have a design elevation and height for the gazebo yet? If so, please include that with the packet. Is there a fence proposed around the patio or stormwater retention areas? If so, please include a design elevation and height for that fence.

The gazebo has been revised to a trellis structure. The height is indicated on the West elevation view. There is not a planned fence for the patio space or stormwater retention area.

Lighting Plan: Please update the lighting plan to show all of the on-building lighting proposed and the photometrics associated with those fixtures (only garage entry door shown now).

Lighting plan has been updated with additional scone lights at the entrances to the building. Balcony lighting will be side-wall mounted wall sconces not to exceed 500 lumens.

Signage Plan: I'm assuming you're not seeking approval of any signs right now. That's fine. Just want to confirm that's the case.

Correct. No signage approvals are requested in this application.

Commercial Outdoor Use: I'm assuming there are no planned outdoor spaces associated with the commercial tenants (outdoor dining, sales, etc.). Please confirm.

Correct. No outdoor spaces are planned for the commercial tenants at this time.

New Sidewalk: Thank you for adding the ped connection to the grocery store. Where that sidewalk crosses the in-building vehicle parking access drive, are there plans for pavement markings or use of a different type of material in that area?

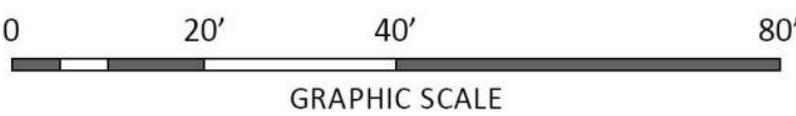
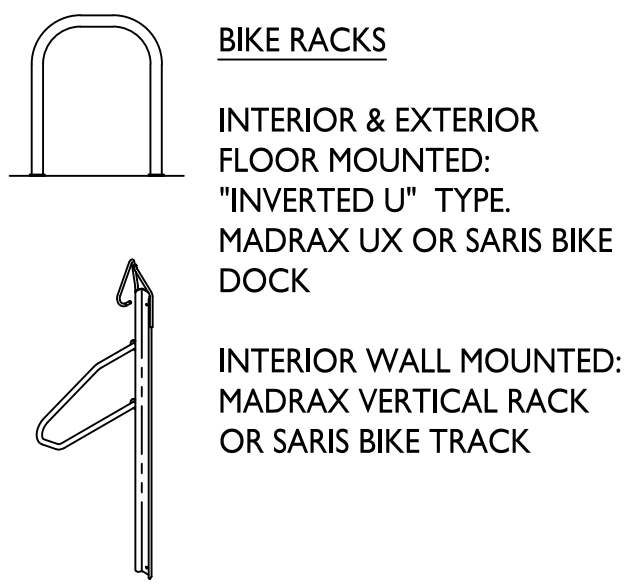
Pavement markings have been shown on the site plan.

Bike Parking: On Sheet C-1.1, two biking parking stalls are shown on the north side of the building. A minimum of 6 will be required for the development. Please include additional bicycle parking within the plans and if any are planned to be outside of the building, please include an elevation view plan.

(6) long term bicycle parking stalls have been added to the garage space. The two outdoor bike stalls for the commercial tenant use remain in the plan as previously shown. The bike rack style will be an inverted U style. An axonometric view is shown on the site plan.



Site Development Data:	
Zoning	SIP/PD
Densities:	
Lot Area	40,445 S.F./0.93 ACRES
Dwelling Units	23 units
Lot Area / D.U.	1,758 S.F./ D.U.
Density	25 units/Acre
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Third Floor	11,733 S.F.
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One Bedroom	8 (35%)
Two Bedroom	11 (48%)
Total Dwelling Units	23
Vehicle Parking Stalls:	
Parking Garage	23
Surface	5
Commercial	5
Total	33 stalls
Parking Ratio	1.43 stalls/unit



SITE PLAN

FEATURES & SPECIFICATIONS

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Surge protection = 2.5kV.

INSTALLATION — Mounts easily to recessed junction box (by others).

LISTINGS — UL Listed to U.S. and Canadian safety standards for wet locations.

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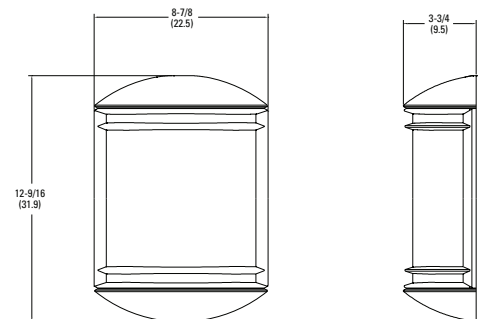
Catalog Number
Notes
Type Type C



Outdoor General Purpose

OLCS

OUTDOOR LED CAST SCONCE



All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION

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Example: OLCS 8 DDB

Series	Light engines	Color temperature (CCT) ¹	Voltage	Finish
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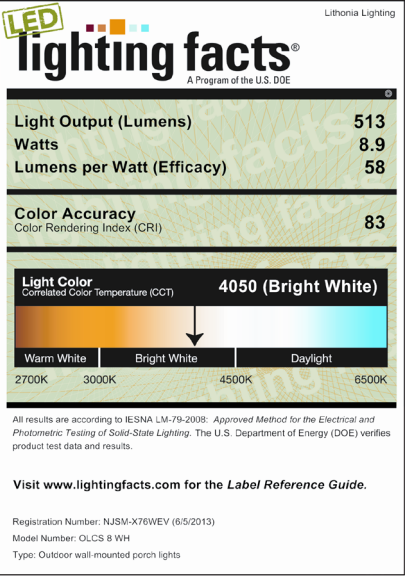
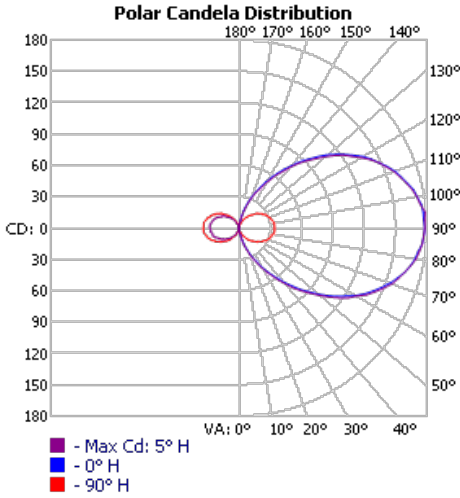
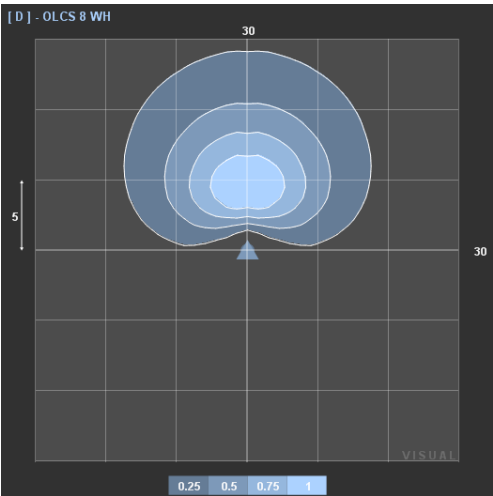
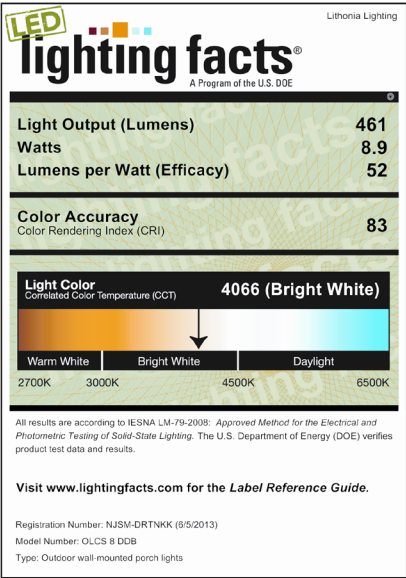
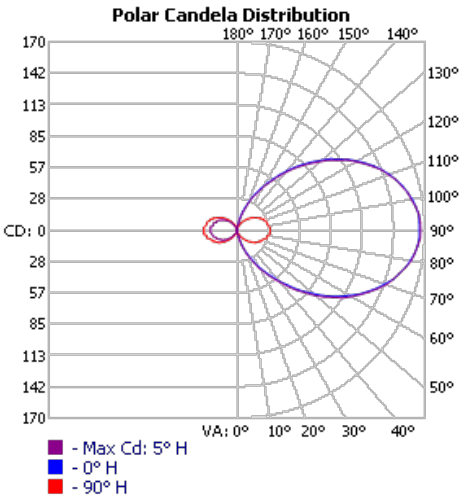
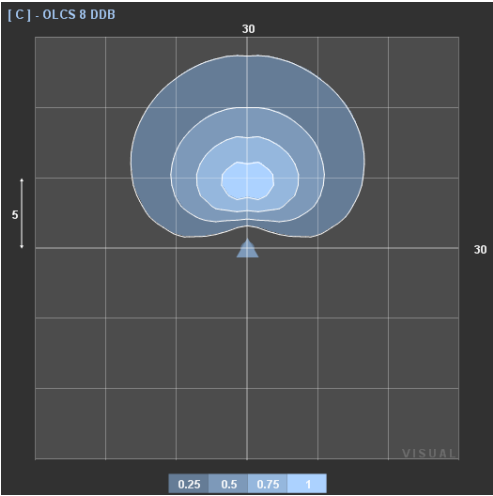
Notes

1 Nominal Correlated Color Temperature (CCT) per ANSI C78.377-2008.

PHOTOMETRIC DIAGRAMS

To see complete photometric reports or download .ies files for this product,visit www.Lithonia.com. Tested in accordance with IESNA LM-79 and LM-80 standards.

OLCS





knothe • bruce
ARCHITECTS

Phone: 608.836.3690 8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Issued for SIP Submittal - May 28, 2024

PROJECT TITLE
Mixed-Use
Development

1881 Springdale Street,
Mount Horeb, WI
SHEET TITLE
Site Lighting Plan

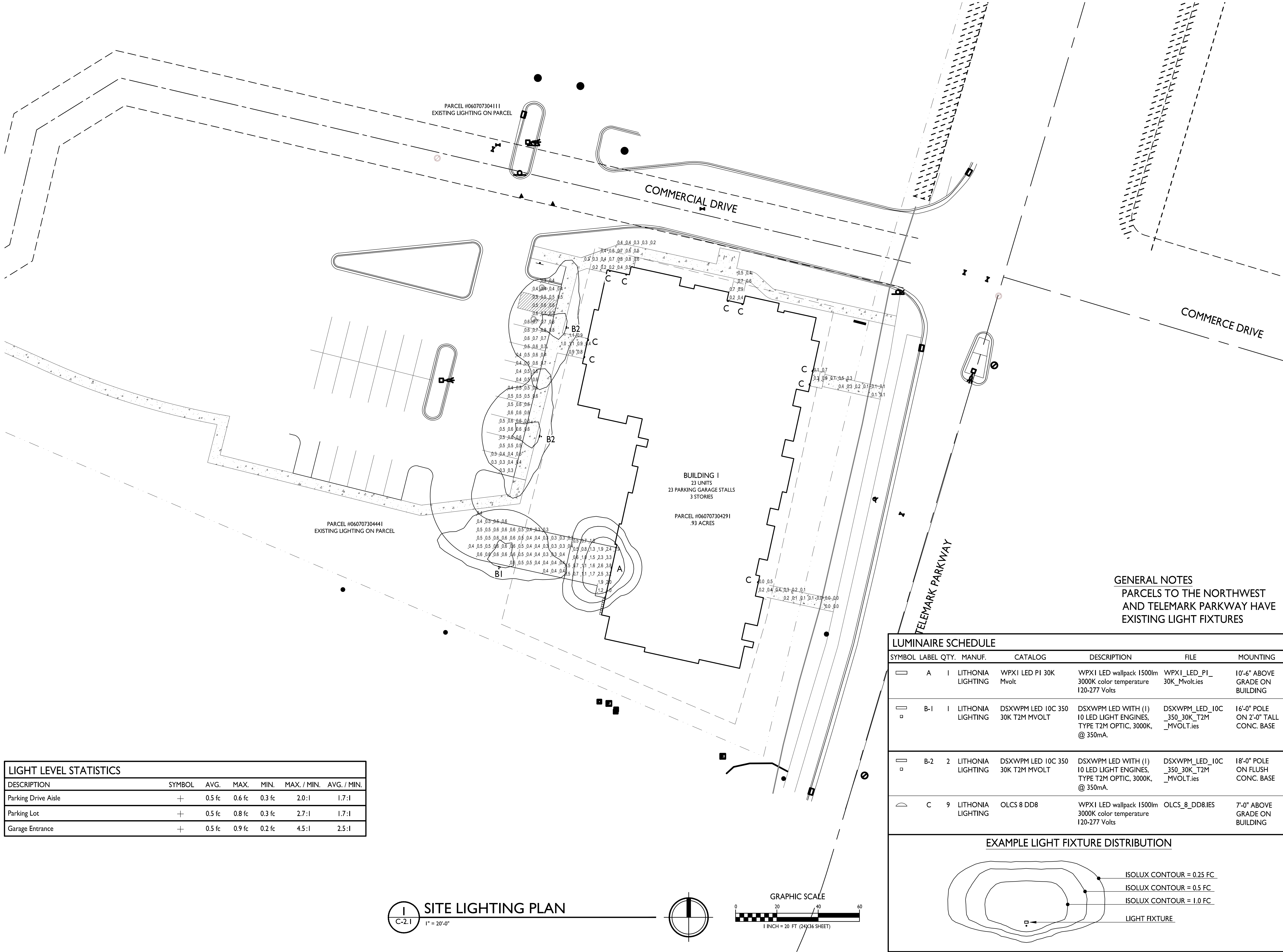
SHEET NUMBER

C-2.1

PROJECT NO. 2363

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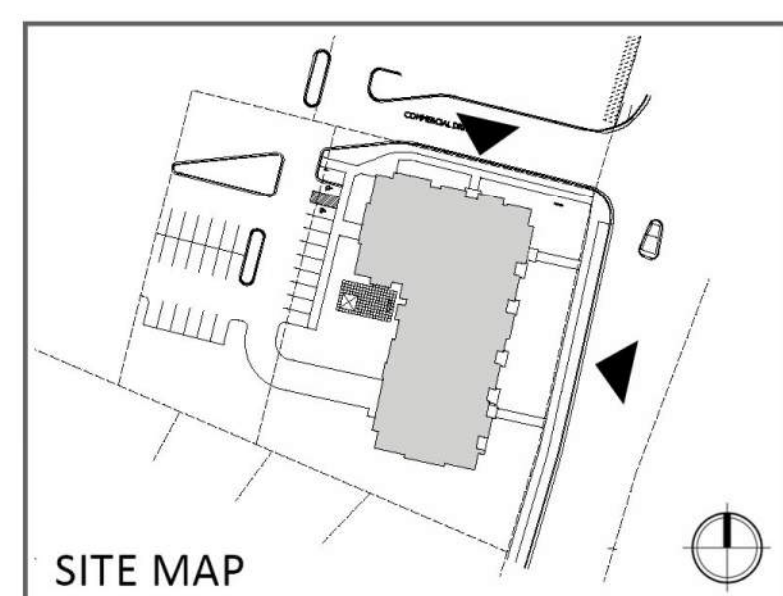


EAST ELEVATION ALONG TELEMAR PARKWAY



NORTH ELEVATION

ELEVATIONS



0 2' 4' 8' 16' 32'
GRAPHIC SCALE

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

SIP SUBMITTAL | 06.07.2024 | #2363

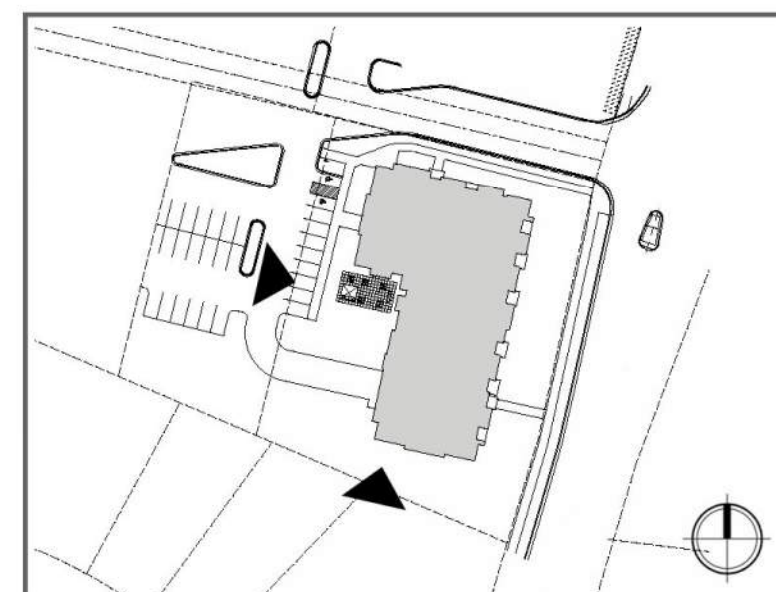


WEST ELEVATION



SOUTH ELEVATION

SITE MAP



0 2' 4' 8' 16' 32'
GRAPHIC SCALE

ELEVATIONS

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

SIP SUBMITTAL | 06.07.2024 | #2363





MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner: Ben Rohr, AICP
Date: June 26, 2023
Re: Specific Implementation Plan (SIP) and Design Review for a Proposed 3-Story Mixed-Use Building at 1881 Springdale Street for MMI, LLC.

Introduction

MMI, LLC (Tim Neitzel) has submitted the Specific Implementation Plan (SIP) for 1881 Springdale Street for Plan Commission review. The project is proposed on the west side of Telemark Parkway within the Miller & Sons Supermarket shopping center complex. One property is currently a vacant greenfield site, and the other is currently utilized as overflow parking for the shopping center. This project received General Development Plan (GDP) zoning approval at the April meeting and the applicant has formally submitted the proposed SIP for Plan Commission consideration at the June meeting. The SIP is consistent with the approved GDP.

Plan Commission feedback summary from previous meetings:

- Explore roof adjustments such as lowering the proposed pitch to minimize roof impacts on properties to the south (see elevations)
 - The roof height and pitch have been lowered to 34' on the south elevation and 45' on the north elevation. Previously these figures were 36' and 47' in height.
- Provide connectivity for pedestrians across the larger site (see submittal pages C-1.1 and C 300)
 - A pedestrian sidewalk connection is provided south of the building and shopping center parking areas to connect the proposed mixed-use building to the grocery store.
- Traffic concerns on Telemark Parkway for pedestrians
 - No changes have been made in relationship to pedestrians crossing Telemark Parkway. Several pedestrian connections will be provided between the proposed mixed-use building and the existing sidewalk. An existing pedestrian crossing island is located within the center of Telemark Parkway to provide additional safety for those crossing at the Commerce Drive intersection.

The Planned Development is proposed to accommodate a three-story mixed-use building with 23 market rate multi-family apartments (4 studio units, 8 one-bedroom units, and 11 two-bedroom units) and leased commercial space (2,240 sf). The mixed-use building will include a shared upper-story outdoor patio,

exercise room, and rear yard greenspace/patio for the residential tenants. In-building (23 stalls) and surface vehicle parking (28 stalls) are provided for both uses. Pedestrians can access the site from a planned sidewalk connection to Telemark Parkway that extends the full length of the northern property line and another sidewalk further to the south.

Other notable changes from the GDP submittal include:

- Commercial floor area size is slightly reduced from 2,325 sf to now be 2,240 sf
- Commercial tenant bicycle parking is provided north of the proposed building
- One electric-vehicle-ready parking space has been added within the in-building parking garage on the first floor of the structure
- Provided proposed elevation plans for the west and south facades, in addition to Landscaping, Lighting, Stormwater Management, Erosion Control, and Grading Plans

To receive final Village approval of the Planned Development, this project requires approval of the SIP and Design Review by the Plan Commission and the Village Board. This report addresses the SIP first, followed by the Design Review.

Specific Implementation Plan Review

MMI, LLC and their design team have been working with Village Staff and the Plan Commission to refine their design over the past several months through multiple rounds of meeting discussions. At the April and May Plan Commission and Village Board meeting, the project received General Development Plan approval. The SIP must meet the zoning requirements, inclusive of the zoning flexibilities approved in the GDP.

Specific SIP Flexibilities Consistent with the Approved GDP include:

1. Allowable Land Uses: The GDP approved multiple by-right principal land uses for the property – Apartments (Multi-Family) and Commercial (to be determined). The SIP is consistent with the approved GDP.
2. Number of Dwelling Units in Building: The GDP approved a building with up to 23 dwelling units. The SIP is consistent with the approved GDP.
3. Apartment Land Use Setbacks: The GDP approved minimum setbacks less than 30 feet from the northern property line (15 feet). The SIP is consistent with the approved GDP.
4. Floor Area Ratio: The GDP approved greater minimum floor area ratios for the property (0.77). The SIP is consistent with the approved GDP.
5. Building Height: The GDP approved a building up to 47 feet in height. The SIP is consistent with the approved GDP.
6. Pavement Setbacks: The GDP approved minimum pavement setbacks less than 10 feet on the western (0 feet) and northern (5 feet) property lines. The SIP is consistent with the approved GDP.

Planner's Recommendation for the Specific Implementation Plan:

I recommend the Plan Commission recommend the SIP for 1881 Springdale Street for approval by the Village Board, subject to the waivers and requirements addressed at the end of this report, as discussed and approved by the Plan Commission.

Design Review Requirements per Section 17-14:

Design Review by the Plan Commission is required under Section 17.14 of the Zoning Ordinance. Design Review is required for all development projects in the Village, except residential development with three or fewer dwelling units. The Design Review requirements in Section 17.14(4)(b) identify 27 Design Directives. The Plan Commission has the ability to waive any Design Directive or add additional design requirements upon a finding that the additional design requirement would improve the project.

This review is based on the plan set provided by the applicant. This project complies with most Design Review requirements. Any items that do not comply with the Design Directives or requires Plan Commission discussion have been identified with underlined text.

1. Site Grading:

- a. The grading plan shall preserve existing grades to the greatest extent possible, particularly at the perimeter of the site.
 - This requirement is met. The existing site has 16' of grade change between the north and south property lines, which is proposed to remain. The Grading Plan works within the existing grade changes on-site today and maintains the site's topography to the extent possible.
- b. In no instance shall proposed grading create transitions to adjoining properties or rights-of-way that are unsafe, unstable or create drainage problems.
 - This requirement is met. Existing grade transitions to adjacent properties are maintained to the extent possible.
- c. Site grading shall also preserve or create an attractive site appearance in conjunction with the proposed development.
 - This requirement is met. Existing site grades are maintained to the extent possible.

2. Existing Site Vegetation and Other Natural Features:

- a. The grading and development plans shall preserve, protect, and maintain important existing site vegetation as identified by the Plan Commission. Examples include hedgerows, groves and individual specimen trees.
 - This requirement is met. One property is currently a paved parking lot with little to no existing vegetation and the other is a vacant grass lot.
- b. Topsoil used at the development site should be from on site, to the extent possible, particularly in areas under the drip line of preserved vegetation.
 - This requirement is met. The proposed development works within the site's existing topography to limit grading impacts to the extent possible.

3. Site Layout Relation to Abutting Streets:

- a. In general, the layout of buildings, structures, pavement, parking and landscaping shall be compatible with the general pattern for similar land uses in the vicinity, as determined by the Plan Commission.
 - This requirement is met. The project acts as a transition between the existing homes to the south and commercial development to the west and north. The pitched roof and building materials are generally reflective of the housing designs and the proposed development utilizes a portion of the larger commercial area's surface parking area. The existing topography in this area of the Village creates a situation where the building will appear taller

from the roundabout at Telemark Parkway and Springdale Street, but as the grade changes further south on Telemark, the building height then appears consistent with the homes behind (south) the proposed development. No new vehicle access points are proposed, as the development will utilize the existing shopping center's ingress/egress point from Telemark Parkway to serve the new building.

- b. The general site layout shall result in an attractive appearance to all abutting streets, as determined by the Plan Commission.

- This requirement is met. Same as 3.a., above.

4. Building Setbacks:

- a. Building setbacks shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 4.b. and 4.c.

- This requirement is met. The SIP is consistent with the approved setbacks in the GDP. All other building setbacks are met.

- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, the entire street side of buildings shall be located at or within 3 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process.

- This requirement is not applicable, as the subject property is not located in the specified area.

- c. Within the CTH ID corridor between STH 78 and USH 151, the entire street side of buildings shall be located at or within 30 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process. Parking shall not be permitted in this area. Drives for one-way circulation and/or emergency vehicle access may be permitted through the conditional use process.

- This requirement is not applicable, as the subject property is not located in the specified area. However, the building is designed to mirror these requirements along the front façade that faces Telemark Parkway, with parking in the rear (west side).

5. Building Height:

- a. Building heights shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 5.b. and 5.c.

- This requirement is met. The SIP is consistent with the approved building height in the GDP. Additionally, the applicant has lowered the roof pitch height to reflect public and Plan Commission comments on the south (36' down to 34') and north sides (47' down to 45').

- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, building heights shall be a minimum of 20 feet and shall be a minimum of 2 stories, unless an exception is granted through the conditional use process.

- This requirement is not applicable, as the subject property is not located in the specified area.

- c. Within the CTH ID corridor between STH 78 and USH 151, building heights shall provide a functional or decorative building tower or related architectural feature that exceeds the height of the majority of the building facade by at least 7 feet, unless an exception is granted

through the conditional use process. Roofs, and roof appurtenances such as cupolas, shall not count toward this requirement.

- This requirement is not applicable, as the subject property is not located in the specified area. However, the design of the proposed new structure does provide varying roof pitches that create architectural interest and are generally consistent with this requirement.

6. Building Mass:

- a. Buildings over 5,000 square feet of gross floor area shall be subject to the requirements for large developments.
 - The building exceeds 5,000 square feet of gross floor area, and complies with all requirements for large developments.

7. Building Facades:

- a. Long building facades shall be visually broken up and variegated with staggers and offsets as determined appropriate by the Plan Commission.
 - This requirement is met by regularly spaced building staggers and roof pitches, changes in building façade materials, patios, and differentiated window sizes along all facades.
- b. All building facades facing streets, drives or parking areas shall provide regularly spaced openings for windows and doors, and regularly spaced decorative elements such as piers and columns. The size and spacing of these features shall be compatible with nearby structures that meet this requirement, as determined by the Plan Commission.
 - This requirement is met. Same as 7.a., above.
- c. All building facades facing streets, drives or parking areas shall provide a pattern of upper story openings that is compatible with the pattern established by the ground floor, as determined by the Plan Commission.
 - This requirement is met with regularly spaced windows on the upper stories of all facades. To note, portions of the ground floor façade do not include window openings due to the in-building parking location, but much of this façade is not visible from Telemark Parkway due to grade changes on-site and where possible, the applicant has integrated some ground floor openings.
- d. Within the downtown zoning district, and particularly along Main Street and the commercially developed portions of intersecting streets, building facades shall employ traditional storefront design by providing pilasters, transom windows, cornices, lintels and related decorative details to highlight transitions between the ground floor and upper stories and between upper stories and the parapet.
 - This requirement is not applicable, as the subject property is not located in the specified area.

8. Exterior Building Materials:

- a. Exterior materials for multi-family, office, or commercial buildings may not include metal wall panels, concrete panels, plain concrete block, asphalt, or spandrel window panels, unless an exception is granted through the conditional use process.

- This requirement is met. Proposed building materials include lap siding, composite trims, aluminum balconies, and a stone veneer base on all four facades.
- b. Hard and durable materials including decorative block, brick or stone, shall be required on all exterior portions of the structure within 40 inches of the adjacent grade.
 - This requirement is met. Brick and stone are proposed along the base of all four facades the full length of the first floor. The decorative base is 4' in height or taller on each facade.

9. Exterior Building Colors:

- a. Exterior colors of all buildings, structures, appurtenances and paving shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.
 - i. Within the downtown area, the Victorian color palette shall be used, or other colors must be approved by the Plan Commission.
 - This requirement is not applicable, as the subject property is not located in the specified area.
 - ii. Throughout the rest of the Village, primary colors including red, blue, green, yellow, black, and fluorescent colors shall not be permitted. Where an integral part of site design, muted versions of these colors may be used, as approved by the Plan Commission.
 - This requirement is met. The proposed exterior building material colors include varying types of grey, white, and stone.
 - iii. High gloss paints and other exterior finishes are not permitted.
 - This requirement is met on all portions of the building.
 - iv. Color patterns shall be used consistently throughout the property, as determined by the Plan Commission.
 - This requirement is met on all portions of the building with a consistent use of neutral colors proposed.

10. Exterior Doors:

- a. All exterior doors visible from streets, drives or parking areas shall provide decorative design elements.
 - This requirement is mostly met. All doors on the east, west, and north facades are proposed to be glass with metal framing. The only exception is along the west side of the structure where the non-decorative garage door and service door to access the in-building parking are provided. I recommend waiving this requirement for those two doors along the western facade.

11. Windows:

- a. Spandrel panels, mirrored glass or heavily-tinted windows are not permitted. Where screening is desired, vertical or horizontal strip blinds may be used.
 - This requirement is met. No such windows are proposed.
- b. Windows may not be obscured by paper or other attached materials on more than 5% of any individual window panel.

- This requirement is met. No such windows are proposed.

12. Roofs:

- Roof forms and materials shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.
 - This requirement should be discussed by the Plan Commission. The proposed pitched roof structure is consistent with the design of the existing homes to the south, but the commercial structures within the shopping center to the west and north consist of mostly flat roof designs. Additionally, this was a discussion topic at several of the past Plan Commission meetings. The applicant has revised the roof plans from previous versions to reduce the height of structure on the north and south sides of the structure.
- Metal roofs shall not be used for multifamily, office or commercial buildings, unless an exception is granted through the conditional use process.
 - This requirement is met. A shingled roof is proposed.
- Roof forms shall be designed to accommodate the requirements in subparagraphs 5.c. and 7.d., above.
 - This requirement is met.
- Rooftop mechanical equipment shall not exceed the elevation of the lowest point of the surrounding building parapet or roof.
 - This requirement is met. No rooftop mechanicals are proposed.

13. Exterior Building Appurtenances:

- Building facades shall be uncluttered by the minimal use and careful placement of brackets, wiring, meter boxes, antennae, gutters, downspouts and other appurtenances. Where necessary, such features shall be colored to blend in, rather than contrast, with the immediately adjacent building exterior.
 - This requirement is not met. As indicated by the applicant, meter boxes will be required to serve the units on the western elevation but are proposed to be screened by the site's grade changes and landscaping. Most of the mechanicals for each unit will be within the structure or hidden from public view within the recessed porch area of each unit. However, 10 ground-mounted mechanicals are indicated on the Site Plan. Several of the ground-mounted mechanical locations conflict with the location of proposed plantings on the Landscaping Plan. It is the applicant's desire to screen these mechanicals with landscaping, but the Landscaping Plan needs to be updated to reflect this approach.

14. Awnings:

- Awnings, where approved by the Plan Commission, shall complement the character of the building.
 - This requirement is met. Six awnings are proposed 1) east elevation over the two entry doors, 2) north elevation over the two commercial space entry doors, 3) west elevation over the entry door, and 4) south elevation over the trash collection access door. Each are consistent on all sides of the structure, match the color scheme, and are reflective of the materials of the building.

- b. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation may be used. Metal canopies are prohibited.
 - This requirement is not met. Each awning is proposed to be metal and match the color scheme and materials of the building. I recommend that this requirement be waived.
- c. Backlighting is prohibited.
 - This requirement is met.

15. Trash Containment Structures:

- a. Trash containment structures shall be designed to fully conceal trash storage.
 - This requirement is met. The trash containment structure is proposed to be located within the first-floor structured parking area (southwest corner).
- b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.
 - This requirement is not applicable, as the structure will be located within the building.
- c. Wood or synthetic wood gates shall be used and shall be arranged in a pattern to provide complete opacity. Metal panel gates and metal fence gates with strips are prohibited.
 - This requirement is not applicable, as the structure will be located within the building.

16. Freestanding Canopy Structures:

- a. Freestanding canopy structures, such as those providing shelter at a gas station or drive-up banking station, shall be designed to complement the design of the principal building, as determined by the Plan Commission.
 - This requirement is not applicable. There are no freestanding canopy structures proposed.
- b. Canopy roofs shall employ the same pitch, materials and colors as the roof of the principal building, unless an exception is granted through the conditional use process.
 - This requirement is not applicable. There are no freestanding canopy structures proposed.
- c. Canopy supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.
 - This requirement is not applicable. There are no freestanding canopy structures proposed.

17. Other Structures:

- a. Outbuildings shall employ the same high-quality exterior building materials as used on the principal building.
 - This requirement is met. A proposed pergola/trellis structure is proposed on the west side of the building in the residential patio area. The patio area also includes a grill and seating area for residential tenants on a paved surface. No outdoor commercial tenant activity is proposed (i.e. outdoor dining, outdoor sales, etc.).
- b. Walls and fences shall employ high-quality materials such as metal pickets, stone, decorative block or brick which complement the principal building, as determined by the Plan Commission.
 - This requirement is not applicable. There are no fences proposed.

18. Exterior Lighting:

- a. All exterior lighting shall use decorative fixtures, as approved by the Plan Commission. Such fixtures shall be consistent in design theme throughout the site.
 - This requirement is met. All fixtures are decorative and consistent with the proposed design of the structure.
- b. All exterior light bulbs shall not be visible from beyond any property line. Directional or cutoff fixtures shall be used to meet this requirement.
 - This requirement is met. All fixtures are downward facing and directional in nature.
- c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.
 - This requirement is met.
- d. Maximum lighting shall not exceed 10.0 footcandles on the site, except in areas serving in-vehicle uses such as drive-up windows and fueling areas. In such locations, maximum lighting shall not exceed 25.0 footcandles.
 - This requirement is met.
- e. Freestanding light fixtures shall not exceed a total height of 20 feet.
 - This requirement is met. The freestanding lighting fixtures proposed are 16' and 18' in height.

19. Exterior Signage:

- a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.
 - It is unknown if this requirement is met. Signage is indicated both on-building and ground-mounted, but no signage details have been provided by the applicant at this time.
- b. Freestanding sign supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.
 - It is unknown if this requirement is met. Signage is indicated both on-building and ground-mounted, but no signage details have been provided by the applicant at this time.

20. Outdoor Display or Storage:

- a. All outdoor display and/or storage areas must be clearly depicted and labeled on an approved site plan. Said label shall specify the general types of materials to be displayed or stored, including: retail or rental display; retail or rental vehicle display; long-term business vehicle storage; equipment storage; refuse storage; scrap equipment or vehicle storage.
 - This requirement is not applicable, as there is no outdoor commercial tenant activity proposed (i.e. outdoor dining, outdoor sales, etc.).
- b. Outdoor storage areas shall be adequately screened from view from adjacent properties and streets, drives and parking areas, as determined by the Plan Commission.
 - This requirement is not applicable, as there is no outdoor commercial tenant activity proposed (i.e. outdoor dining, outdoor sales, etc.).

21. Pavement Materials:

- a. All traffic circulation, parking and pedestrian areas shall be provided with a hard, durable surface such as concrete, asphalt, pavement blocks or bricks. Gravel is not acceptable.
 - This requirement is met throughout the site.
- b. Durable, porous pavement techniques are encouraged, and the overall coverage of pavement on all sites should be minimized so as to reduce stormwater runoff.
 - This requirement is met. The stormwater management plan will be reviewed by the Village Engineer and be subject to meeting all applicable requirements.

22. Pedestrian Facilities:

- a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.
 - This requirement is met. Two sidewalks are provided to access the building from the existing sidewalk along Telemark Parkway and two new sidewalks will be provided (north side of the structure and southwest side connection to grocery store).
- b. Paved pedestrian connections are required between all street frontage pedestrian facilities and public doorways. Said connections shall be a minimum of 5 feet wide.
 - This requirement is met. See 22.a. above.
- c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.
 - This requirement is met. The proposed sidewalk connection from the building to the grocery store crosses the vehicle access drive to the in-building parking. The sidewalk includes markings where the pedestrian path crosses the vehicle access drive.

23. Traffic Circulation:

- a. Traffic circulation patterns shall be safe and understandable by vehicle operators, as determined by the Plan Commission.
 - This requirement is met. No new access points to Telemark Parkway will be created and access to the new structure will be provided via the existing access point to the shopping center. Additionally, the grocery store delivery truck route previously approved under a different Planned Development will be retained and improved on the western lot.
- b. Traffic patterns which are determined as too complicated by the Plan Commission shall be prohibited. Complications may be identified due to steep grades, inadequate throat depths, offset intersections, too many intersections within a particular area, dangerous and conflicting traffic movements, movements compromised by limited visibility, or restricted turning radii for the types of vehicles likely present on the site.
 - This requirement is met. Access and traffic patterns work well within the existing site and shopping center configuration.
- c. No traffic circulation shall be permitted within 10 feet of a street or drive right-of-way or easement, nor within 5 feet of any other property line, except within the downtown area, or as approved as through the conditional use process.

- This requirement is not met. Traffic circulation will cross over the property lines of the two parcels. I recommend waiving this requirement due to existing conditions and configurations of the shopping center parking area.
- d. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding limitations on drives located adjacent to street rights-of-way.
- This requirement is not applicable, as the subject property is not located in the specified area.

24. Parking:

- a. All parking areas located within required principal building setback areas shall be visually screened from streets by a continuous landscaped hedge, fence, wall or berm with a minimum height of 40 inches over the elevation of the adjacent portion of the parking lot at time of installation. Gaps in this hedge are permitted for pavement approved as part of the site design.
- This requirement is met. Surface parking is visually screened from the street by the building.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, parking shall not be located along a street frontage unless an exception is granted through the conditional use process.
- This requirement is not applicable, as the subject property is not located in the specified area.
- c. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding the prohibition of parking adjacent to street rights-of-way.
- This requirement is not applicable, as the subject property is not located in the specified area.
- d. Bicycle parking shall be provided at a rate of one bicycle space for every 10 vehicle parking spaces up to a total of 20 bicycle spaces.
- This requirement is met. Two bicycle parking spaces are provided on the north side of the structure to serve the commercial tenants and six wall-mounted racks are proposed within the parking garage to serve residential tenants. However, the location of the garage bicycle parking has not been provided and should be added to the interior building floorplans.

25. Building Foundation Landscaping:

- a. A minimum 10-foot wide landscaping bed or planter shall be provided along at least 50% of each wall facing a street, drive or parking area, except within the downtown area.
- This requirement is met.
- b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.
- This requirement is met.
- c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.
- This requirement is met.

26. Street Frontage Landscaping:

- a. A minimum 10-foot wide landscaped area shall be provided adjacent to the frontage of all streets and drives, except within the downtown area.
 - This requirement is met.
- b. This area shall be landscaped appropriately as determined by the Plan Commission. At minimum, one canopy-type street tree (maple, oak, hickory, ginkgo, honey locust or similar species) shall be required for every 50 feet of street or drive frontage, except within the downtown area. Said trees shall be a minimum 2-inch to 2.5-inch caliper.
 - This requirement is met.

27. Parking Lot Landscaping:

- a. Parking lot landscaping shall comply with the requirements of §17.136
 - This requirement met.
- b. Subsection 24.a., above, shall also apply along street and drive frontages.
 - This requirement is met.
- c. Subsection 24.c., above, shall also apply along CTH ID.
 - This requirement is not applicable, as the subject property is not located in the specified area.

Village Planner's Recommendations:

I recommend the Plan Commission consider and approve the following requirements for the approval of the Specific Implementation Plan for 1881 Springdale Street:

1. A recommendation to the Village Board that the Specific Implementation Plan for 1881 Springdale Street be approved, subject to any and all requirements identified by the Plan Commission under Design Review.
2. A recommendation to the Village Board that the Site Plan packet be approved, subject to any and all requirements identified by the Plan Commission under Design Review.
3. Design Review as submitted to the Village, including waivers from the Design Review requirements approved by the Plan Commission, including:
 - a. 10.a. for the non-decorative service and garage doors on the western façade for the in-building parking entry, as depicted.
 - b. 14.b. for the metal awnings to be permitted on each façade, as depicted.
 - c. 23.c. for on-site traffic circulation to occur within 5 feet of a property line due to the shared parking situation occurring on both existing properties, as depicted.
4. Village staff review and approval of the following that meets all Design Review requirements. If any waivers are requested by the applicant from the Design Review requirements, the proposed plans must be reviewed and approved by the Plan Commission.
 - a. 13.a. Require the proposed Landscaping Plan to be updated to reflect the locations of the proposed ground-mounted mechanicals and to incorporate adequate screening around each.
 - b. 19.a. and b. Require detailed signage plans for all proposed signs.

- c. 24.d. Require the floor plans be updated to show the location and number of residential tenant bicycling parking spaces provided.
- 5. Plan Commission Discussion and Action on either (related to requirement 12.a.):
 - a. Finding that the proposed pitched roof is compatible and harmonious with those of existing buildings in the immediate area.
 - b. Requiring resubmittal with an alternative roof design that is determined to be compatible and harmonious with the existing buildings in the immediate area.
- 6. The applicant shall obtain a cross-access easement between parcel 06070730441 and 060707304291 to allow residential and commercial parking to be permitted on both properties.
- 7. Village Engineer review and approval of the proposed Stormwater Management and Grading Plans.
- 8. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.



AGENDA ITEM REPORT

MEETING DATE

June 26, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.c

Recommendation of Specific Implementation Plan: North Design Build LLC, Valley and Adams Townhomes

BACKGROUND

North Design Build is applying for approval of a SIP for their 11 unit Townhome Development at the intersection of Valley Drive and Adams Street. The Plan Commission and the Village Board have previously approved a CSM to combine the three lots into one and the General Development Plan to rezone the lot to PD-Planned Development. Village Planner Ben Rohr and Village Engineer Rob Wright have provided reviews which are included in your packets. The biggest outstanding issue that needs to be addressed is storm water management, but staff are comfortable with approval of the SIP contingent on staff approval of the stormwater management plan.

RECOMMENDATION

ATTACHMENTS

1. Rick North SIP Materials
2. Adams and Valley Townhomes SIP and Design Review Memo for Plan Commission 6.26.24

26 May 2024

Nicholas Owen
Village of Mount Horeb
138 E Main Street
Mt Horeb Wi 53572

Re: Valley Drive and Adams Street: Rezone

Dear Mr. Owen:

North Design Build has purchased 3 duplex lots on Valley and Adams with the intent to build 11 townhomes (2-4 units and 1-3 unit). They will be between 1,200 and 1,500 sq ft at an affordable market price. Each home will have 2 bedrooms and 2 baths. The lower level can be finished at a later date. Each home has a large single car garage. It is our goal to provide affordable homes for the first time buyer and to add value to the neighborhood and the community of Mt. Horeb.

Parcel Area = 28,136 Sqft

Building Area = 9,752

Drives, walks, Patio = 4,632

Green area/space = 14,022 (49.8%)

Please see supporting documentation included with this written narrative for more details.

Sincerely,

North Design Build LLC

A handwritten signature in black ink that reads "Rick North". The signature is written in a cursive, flowing style.

Rick North



VILLAGE OF MOUNT HOREB
Zoning Administrator 608-437-9409
138 East Main Street
Mount Horeb, WI 53572

PLAN COMMISSION APPLICATION

PROJECT NAME: Valley Dive Townhomes

Project Address 107, 111 Valley Dr 300 Adams

Parcel Number: _____

[Access Dane Link](#)

Zoning Map

Current Zoning R 3

[\(select zoning layer in map\)](#)

Future Land Use Zoning: PPD

[\(select future land use layer in map\)](#)

APPLICANT: North Design Build LLC

ADDRESS: 702 North HighPoint Road Madison, WI 53717

PHONE: 608- 220-9548

EMAIL: rick@northdb.com

OWNER: Above Contact: Rick North

ADDRESS: _____

PHONE: Above

EMAIL: Above

PROJECT DESCRIPTION: The construction of 11 townhomes with 2 bdrm 2 full bath between 1,200 and 1,500 sqft and each home has a large single car garage

OWNER/APPLICANT SIGNATURE: _____

DATE: 5-26-2024

FEES & DEPOSITS: (CHECK ALL THAT APPLY)

Application		Fee	Public Hearing-	Developer Deposit: An escrow deposit is required in accordance with the Development Application Agreement. Total Fee Paid: _____ Date: _____ Fee Waived By: _____
☐	Certificate of Appropriateness (for Central Business Zoning)	No Fee		
☐	Certified Survey Map (CSM) <i>scroll to Section 18.61 in schedule</i>	Schedule		
☐	Certified Survey Map Extraterritorial <i>scroll to Section 18.61 in schedule</i>	Schedule		
☐	Comprehensive Plan Amendment	\$150.00	Class One	
☐	Conditional Use Permit (changes in USE of property)	\$150.00	Class Two	
☐	Conditional Use Permit (planned development district)	\$200.00	Class Two	
☐	Design Review	\$100.00		
☐	General Development Plan (GDP)	\$200.00		
☐	Specific Improvement Plan (SIP)	\$300.00		
☐	Zoning Amendment (changes in zoning)	\$150.00	Class Two	
☐	Zoning Amendment (planned development district)	\$200.00	Class Two	

The Village of Mount Horeb Plan Commission meets the fourth Wednesday of the month, unless noted on calendar. A schedule of deadlines can be found on the Zoning page of the Village website: [Plan Commission Calendar](#). **Consultation with the Village Administrator is highly encouraged to discuss procedure and necessary forms prior to any submittal.**

Note: applications requiring a public hearing will be scheduled for a hearing according to the publication deadline, with action considered at the scheduled Plan Commission meeting following the public hearing. Applicants are encouraged to contact the Village Administrator for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.

Class One = Published in newspaper for one week / Class Two = Published in newspaper for two weeks

Application submittals should include:

- 1) Fully executed **Plan Commission Application**
- 2) Fully executed **Development Application Agreement** (attached)
 - A development agreement is a voluntary contract between a local jurisdiction and a person who owns or controls property within the jurisdiction, detailing the obligations of both parties and specifying the standards and conditions that will govern development.
- 3) Full payment for all associated fees
- 4) Written narrative of the proposed project
- 5) One electronic copy of **full submittal**
 - emailed to (2 parties) Nic.Owen@mounthorebwi.info and mhbuildinginspector@mounthorebwi.info,
 - or provided to our offices on a USB device or submitted via downloaded file

All **submittals** must contain the following to be considered complete:

- 1) Written narrative must include:
 - a. Owner and/or developer names and addresses
 - b. Where applicable; architect and/or engineer names and addresses
 - c. Description of proposed uses
 - d. Calculation indicating total site size, building floor area, number of parking stalls, amount of impervious surface, and amount of non-impervious green space
- 2) A scaled site plan which must include:
 - a. Name of project and date of plan preparation
 - b. Scale of drawing and north arrow
 - c. Property boundaries
 - d. Where applicable; both the one hundred (100) year recurrence interval floodplain and the floodway delineations
 - e. Where applicable; wetlands as delineated in the WDNR Wetland Inventory and 75' setback line from such wetlands
 - f. Existing and proposed easements on the subject property
 - g. Adjoining public street rights-of-way, street pavements, and sidewalk locations; existing and proposed driveways and curb cuts; and parking and loading areas
 - h. Location of existing and proposed building footprints with building and yard setback lines indicated
 - i. Location and size of any existing or proposed signs and fencing
 - j. Location and type of all outdoor lighting proposed to illuminate the site; including a photometrics plan of the site ([See Village Code Chapter 17.14 \(4\)](#))

- 3) Building Plans which must include:
 - a. Elevation drawing of each new or remodeled building façade, indicating height, materials and building dimensions
 - b. Colored renderings of all façades of the principal building showing the proposed colors
 - c. Building materials samples (upon request)
- 4) Grading and Stormwater Management Plan, including:
 - a. Existing and proposed topography shown at a contour interval of not less than two (2) feet at National Geodetic Vertical Datum
 - b. Location and dimension of Stormwater retention or detention basins and/or stormwater conveyances
- 5) Landscape Plan that meets all landscaping standards ([See Village Code Chapter 17.14\(25-27\)](#))
- 6) Parking Calculations
- 7) Escrow fees as outlined in the Development Application Agreement
- 8) Erosion Control and Stormwater Management Application and fees. *No person may begin a land disturbing construction activity or land developing activity subject to this division until the person has paid the Erosion Control Review and Inspection fee.
- 9) Erosion Control Plan
- 10) Signage Plan ([Village Code Chapter 17.171](#))
- 11) Design Review guideline ([See Village Code Chapter 17.14](#))
- 12) Refer to [Mount Horeb Village Code Chapter 17-Zoning Code](#) for all supporting details of required documentation.

DEVELOPMENT APPLICATION AGREEMENT

This Development Application Agreement (the "Agreement") is made and entered into this 26 day of May, 2024, by and between the Village of Mount Horeb, a Wisconsin municipal corporation (the "Village"), and North Design Build LLC (the "Applicant").

RECITALS

- A. The Applicant plans to file, or has filed, an application for approval by the Village of one or more of the following activities within the Village's jurisdiction: site plan / conditional use permit / rezone / variance / other development (hereinafter referred to as the "Development").
- B. The Village desires to review and take action on the Development in a timely manner in accordance with all applicable federal, state and local laws and regulations, and without unreasonable expense to Village taxpayers.
- C. The Applicant agrees and acknowledges that decisions and approvals regarding the Development are legislative determinations to be made in the Village's discretion and that the Applicant's compliance with this Agreement does not, in any way, entitle the Applicant to approval of the Development.
- D. The process of reviewing the plans and documents associated with the Development will cause the Village to incur direct and indirect expenses including, but not limited to, staff time and fees and expenses incurred by the Village for outside consultant services related to review of the Development (e.g., engineers, attorneys, accountants, planners, and other professionals).

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for good and valuable consideration, the Village and the Applicant agree as follows:

- 1. *Recitals.* The representations and recitations set forth in the foregoing paragraphs are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this paragraph.
- 2. *Applicant to Reimburse Village Review Costs.* The Applicant shall reimburse the Village for all direct and indirect costs and expenses related to the Village's review of the Development. The direct and indirect costs and expenses include, but are not limited to, staff time and fees and expenses incurred by the Village for outside consultant services (e.g., engineers, attorneys, accountants, planners, and other professionals). For purposes of this Agreement, the direct and indirect costs and expenses shall be referred to as "Review Costs." Village staff time shall be charged at current rates.

3. *Deposit Required to Fund Reimbursement Account.*

- a. To ensure that funds are readily available to the Village for reimbursement of the Review Costs as provided in paragraph 2 above, the Applicant shall deposit with the Village an amount determined by the Village Zoning Administrator to be used to pay the Review Costs (the "Deposit"). The Village Zoning Administrator shall use the following table as a guide to determine the amount of the Deposit:
- (1) Small additions (<2,500 sf) shall require a \$1,500 Deposit.
 - (2) Small-sized projects (<5,000 sf) shall require a \$3,500 Deposit.
 - (3) Medium-sized projects (<10,000 sf) shall require a \$5,500 Deposit.
 - (4) Large-sized projects (>10,000 sf) shall require a \$10,000 Deposit.
 - (5) In addition to the amounts identified in (1) through (4), any Development that requires a development agreement or tax incremental financing assistance from the Village shall require an additional \$5,000 to \$10,000 Deposit.

All Deposit amounts shall be determined by the Village Zoning Administrator in his/her sole discretion and are not subject to challenge by the Applicant. Generally small additions will be less than 2,500 square feet, small projects less than 5,000 square feet, medium projects less than 10,000 square feet and large projects are over 10,000 square feet.

- b. The Applicant is responsible for payment of all Review Costs regardless of whether the amount exceeds the amount initially deposited with the Village. The Village reserves the right to require the Applicant to deposit additional amounts if the Village Zoning Administrator determines that additional amounts are necessary because of the size of the Development or because the Reimbursement Account (defined below) has been depleted.
- c. The Deposit may be provided in the form of cash, a certified check, cashier's check, personal check, or some other form as approved by the Village.
- d. The required Deposit must be made by the Applicant upon execution of this Agreement.
- e. The Applicant agrees and acknowledges that the Village will not process the application(s) associated with the Development and that the Village may suspend or otherwise stop activities associated with the Development if the Applicant fails to comply with this Agreement.
- f. The Village shall place and maintain the Deposit in a segregated, non-interest-bearing account to be used solely for the purpose of reimbursing the Review Costs in accordance with paragraph 4 below (the "Reimbursement Account").

4. *Village Withdrawals from the Reimbursement Account.*
- a. After complying with the notification requirements of paragraph 4.b. below, the Village is entitled to make withdrawals from the Reimbursement Account to pay Review Costs in accordance with paragraph 2 above.
 - b. Not less than 5 days prior to making any withdrawal from the Reimbursement Account, the Village shall provide the Applicant with an itemized invoice for Review Costs incurred, together with a written notice of the Village's intent to withdraw such funds from the Reimbursement Account.
 - c. Withdrawals from the Reimbursement Account may be made as often as necessary to reimburse the Review Costs. In the event that the balance of Applicant's Reimbursement Account reaches \$1,000 or less, the Village shall have the discretion to continue withdrawing funds from the Reimbursement Account; to invoice the Applicant directly for payment; or to require the Applicant to pay additional monies to the Village, which monies shall be deposited in the Reimbursement Account. Payments for directly invoiced bills shall be due 30 days from the date the invoice is mailed to the Applicant.
 - d. Any amounts remaining in the Reimbursement Account after the Village as taken final action on the Development and all Review Costs have been paid shall be promptly refunded to the Applicant.
5. *Authority/Binding Effect.* The parties agree that the undersigned signatories to this Agreement have full power and authority to act on behalf of the Village and the Applicant, and that all necessary and enabling resolutions have been enacted. This Agreement shall bind the heirs, successors and assigns of the Applicant and the Village.
6. *Notification of Parties.*

Any notices to be provided under this Agreement may be made by delivery in person, by First Class mail, or by electronic mail (request a read receipt required) as provided below:

To Village: Village of Mount Horeb
Village Administrator
138 East Main Street
Mount Horeb, WI 53572
Email: Nic.Owen@mounthorebwi.info

To Applicant:

North Design Build LLC

702 North Highpoint Road

Madison, WI 53717

C/O Rick North

Email: rick@northdb.com

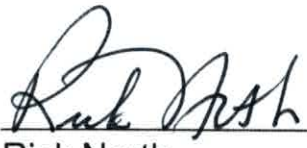
7. *Severability.* If any provision of this Agreement is deemed invalid, then the invalidity of said provision shall not affect the validity of any other provision hereof.
8. *Amendment, Withdrawal, or Release.* This Agreement may be withdrawn, amended or released only by a written document duly executed by both parties.
9. *Effective Date.* This Agreement shall be effective commencing on the date indicated in the first paragraph above.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by the duly authorized individuals and officers below.

VILLAGE OF MOUNT HOREB

By: _____
Nicholas W Owen
Administrator

APPLICANT

By:  _____
Print name: Rick North
Title: Member

VALLEY DRIVE TOWNHOUSES

4 UNIT TOWNHOUSE

MT. HOREB, WISCONSIN

DESIGN CODE

IBC 2015 WITH WISCONSIN AMENDMENTS

DESIGN CRITERIA

1. ROOF LOAD

GROUND SNOW LOAD / ROOF SNOW LOAD

30 PSF / 25 PSF

IMPORTANCE FACTOR (I)

1.0

EXPOSURE FACTOR (Ce)

0.9

THERMAL FACTOR (Ct)

1.0
2. WIND LOAD,

METHOD: SIMPLIFIED PROVISION FOR LOW-RISE BUILDING

BUILDING ENCLOSURE: FULLY ENCLOSED

COMPONENTS AND CLADDING,

MAIN WIND FORCE RESISTING SYSTEM

15 PSF

EDGE STRIP WIDTH

10%

WALL INTERIOR ZONE

+16 / -17 PSF

WALL EDGE ZONE

+16 / -21 PSF

ROOF LIFT (NET)

10 PSF

WIND SPEED

90 MPH

IMPORTANCE FACTOR

1.0

EXPOSURE CATEGORY

C
3. SEISMIC,

ANALYSIS PROCEDURE: "SIMPLIFIED"

IMPORTANCE FACTOR

1.0

SEIZMIC USE GROUP

11

SOIL SITE CLASS

D

SEISMIC DESIGN CATEGORY

A

BASIC SIESMIC FORCE RESISTING SYSTEM:

A. BRACED FRAME SYSTEM

B. LIGHT FRAME SHEAR WALL

MAX. BASE SHEAR

400 PSF

C₃

.013

R₃

6.5

C₃

.013

R₃

6.5
4. FLOOR LOADS

PUBLIC AND COMMERCIAL

100 PSF
5. MATERIALS

CONCRETE (FULLY CURED @ 28 DAYS)

FOOTINGS

FOUNDATION WALLS & STOOPS

3,500 PSF

4,000 PSF
- REINFORCED STEEL (Fy),

REBAR

WELDED WIRE FABRIC
- ASTM A615/A775, GRADE 60

ASTM A185, PLAIN
- STRUCTURAL STEEL (Fy):

ALL STEEL SHAPES

HOLLOW STRUCTURAL STEEL SHAPES

HIGH STRENGHT BOLTS

HEADED ANCHOR BOLTS

WELDING ELECTRODES
- ASTM A572, GRADE 50

ASTM A500B

ASTM A325N

ASTM A307, GRADE A

E70XX
- WOOD FRAMING

TRUSSES

STUDS

ENGINEERED LUMBER PRESSURE

LAMINATED VENEER LUMBER (LVL)
- S.P.F. #1/ #2

S.P.F #1, OR HEM. FIR #2

Fb = 2,950 1.9E
6. SOIL BEARING PRESSURE

TO BE SITE VERIFIED BY CONTRACTOR

2,000 PSF

DRAWING INDEX

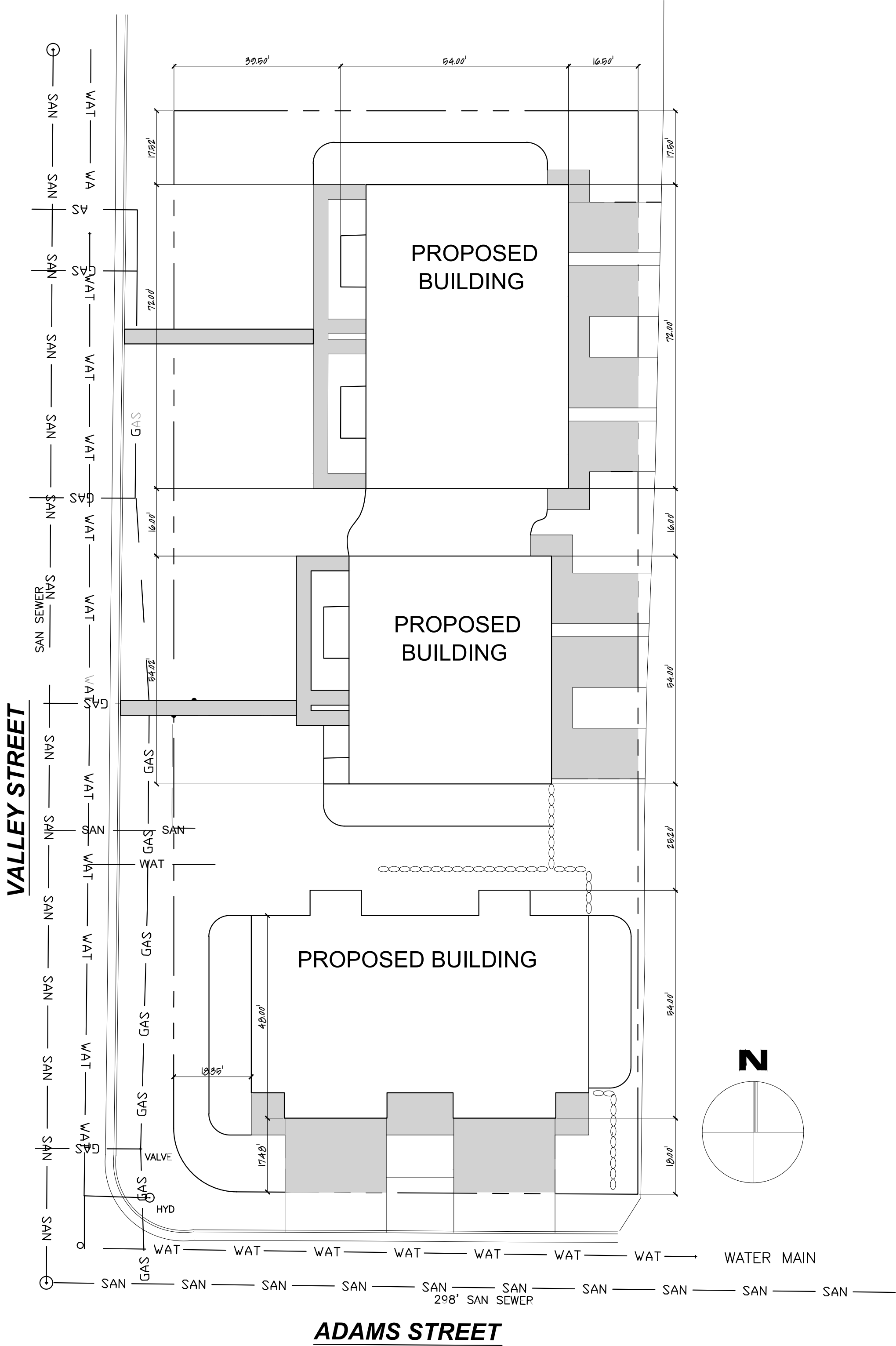
- A1 DESIGN CODE, PROJECT INFO, INDEX
- A2 SEWER/WATER CONNECTIONS
- A3 GRADING PLAN
- A4 SITE / LANDSCAPE PLAN
- A5 EROSION CONTROL PLAN
- A6 ELEVATIONS, WALL DETAILS
- A7 ELEVATIONS, CROSS SECTION
- A8 FOUNDATION PLAN, DETAILS
- A9 FLOOR PLAN, DOOR SCHEDULE
- A10 FLOOR PLAN, DOOR SCHEDULE
- A11 FLOOR PLAN, DOOR SCHEDULE
- A12 MAIN FLOOR I-JOIST LAYOUT
- A13 SECOND FLOOR TRUSS LAYOUT
- A13 ROOF TRUSS LAYOUT

PROJECT INFORMATION

CONSTRUCTION TYPE:	TYPE
	.
	.
OCCUPANCY:	.
BUILDING FOOT PRINT (EA)	4252 /sf
NO. OF FLOORS	2 WITH EXPOSED BASEMENT
SPRINKLED	X
	X

NOTES

1. 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.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF JANESVILLE SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 382.
4. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. THE CONTRACTOR SHALL CONTACT THE CITY OF JANESVILLE PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
7. THE CONTRACTOR IS TO CONFIRM THAT THE LATERAL IS IN GOOD OPERATING CONDITION BEFORE CONNECTING TO IT.



SITE SEWER & WATER LATERALS

1
A1

NOT TO SCALE

ISSUE DATE	
6.10.2024	OWNER REVIEW
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DIGITAL REPRODUCTIONS DUE TO THE USE OF ELECTRONIC DISTRIBUTION, THESE DOCUMENTS MAY NOT BE PRINTED TO THE SCALE INDICATED ON THE PLANS AS NOTED. DO NOT SCALE THESE OR USE THE NOTED SCALE TO DETERMINE DIMENSIONS OR SIZES. PLEASE VERIFY ALL THESE AS REQUIRED.	
DISCLAIMER THE ORIGINAL PLAN WAS CRAFTED BY ANOTHER DESIGN FIRM. THE OWNER OF THE PLAN AUTHORIZED CHANGES TO THE PLAN FOR CONSTRUCTION. OWNER AS RESPONSIBLE FOR ALL CHANGES MADE TO THE ORIGINAL PLAN. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. THE DESIGNER MAKING CHANGES SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCIENCES, PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.	
EXISTING CONDITIONS ALL EXISTING CONDITIONS WERE ARRIVED BY SITE MEASUREMENT OR TAKEN FROM AN EXISTING BLUEPRINT PROVIDED BY THE OWNER. ALTHOUGH EVERY EFFORT HAS BEEN MADE FOR ACCURACY IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS/SUPPLIER TO COMPLETE A SITE VISIT AND CONFIRM ALL EXISTING CONDITIONS FOR MEASUREMENTS AND PLACEMENT OF EXISTING MECHANICALS AND/OR STRUCTURAL COMPONENTS THAT EFFECT THE WORK AREAS.	

VALLEY DRIVE TOWNHOUSES

MT. HOREB, WISCONSIN

NORTH DESIGN BUILD LLC

608.405.2297

608.220.9548

NB

MECHANICAL NOTE
ALL MECHANICAL LOCATION ARE SUGGESTED AND PLACEMENT WILL BE DETERMINED BY THEIR RESPECTIVE CONTRACTORS FOR MAXIMUM EFFICIENCY. PROJECT WILL BE COMPLETED AS A DESIGN-BUILD PROJECT AND EACH CONTRACTOR SHALL PROVIDE ALL DESIGNED SHOP DRAWINGS AS REQUIRED PRIOR TO START OF CONSTRUCTION FOR ANALYSIS BY GC AND/OR OWNER FOR EVALUATION. ANY PLAN REVISIONS MUST BE COMPLETED PRIOR TO START OF CONSTRUCTION. MECHANICAL CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ALL FINAL SHOP DRAWINGS, CALCULATIONS, FEES, ETC. TO SECURE ALL REQUIRED PERMITS.

FILE
MOUNT HOREB APTS - DWG
SHEET

A1

VALLEY DRIVE TOWNHOUSES

4 UNIT TOWNHOUSE

MT. HOREB, WISCONSIN

DESIGN CODE

IBC 2015 WITH WISCONSIN AMENDMENTS

DESIGN CRITERIA

1. ROOF LOAD		
GROUND SNOW LOAD / ROOF SNOW LOAD	30 PSF / 25 PSF	
IMPORTANCE FACTOR (I)	1.0	
EXPOSURE FACTOR (Ce)	0.9	
THERMAL FACTOR (Ct)	1.0	
2. WIND LOAD,		
METHOD: SIMPLIFIED PROVISION FOR LOW-RISE BUILDING		
BUILDING ENCLOSURE: FULLY ENCLOSED		
COMPONENTS AND CLADDING,		
MAIN WIND FORCE RESISTING SYSTEM	15 PSF	
EDGE STRIP WIDTH	10%	
WALL INTERIOR ZONE	+16 / -17 PSF	
WALL EDGE ZONE	+16 / - 21 PSF	
ROOF LIFT (NET)	10 PSF	
WIND SPEED	90 MPH	
IMPORTANCE FACTOR	1.0	
EXPOSURE CATEGORY	C	
3. SEISMIC,		
ANALYSIS PROCEDURE: "SIMPLIFIED"		
IMPORTANCE FACTOR	1.0	
SEIZMIC USE GROUP	11	
SOIL SITE CLASS	D	
SEISMIC DESIGN CATEGORY	A	
BASIC SIESMIC FORCE RESISTING SYSTEM:		
A. BRACED FRAME SYSTEM		
B. LIGHT FRAME SHEAR WALL		
MAX. BASE SHEAR	400 PSF	
C ₃	.013	
R ^a	6.5	
C ₃	.013	
R ^a	6.5	
4. FLOOR LOADS		
PUBLIC AND COMMERCIAL	100 PSF	
5. MATERIALS		
CONCRETE (FULLY CURED @ 28 DAYS)		
FOOTINGS	3,500 PSF	
FOUNDATION WALLS & STOOPS	4,000 PSF	
REINFORCED STEEL (Fy),		
REBAR	ASTM A615/A775, GRADE 60	
WELDED WIRE FABRIC	ASTM A185, PLAIN	
STRUCTURAL STEEL (Fy):		
ALL STEEL SHAPES	ASTM A572, GRADE 50	
HOLLOW STRUCTURAL STEEL SHAPES	ASTM A500B	
HIGH STRENGHT BOLTS	ASTM A325N	
HEADED ANCHOR BOLTS	ASTM A307, GRADE A	
WELDING ELECTRODES	E70XX	
WOOD FRAMING		
TRUSSES	S.P.F. #1/ #2	
STUDS	S.P.F #1, OR HEM. FIR #2	
ENGINEERED LUMBER PRESSURE		
LAMINATED VENEER LUMBER (LVL)	Fb = 2,950 1.9E	
6. SOIL BEARING PRESSURE		
TO BE SITE VERIFIED BY CONTRACTOR	2,000 PSF	

DRAWING INDEX

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A9	FLOOR PLAN, DOOR SCHEDULE
A10	FLOOR PLAN, DOOR SCHEDULE
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A12	SECOND FLOOR TRUSS LAYOUT
A13	ROOF TRUSS LAYOUT

PROJECT INFORMATION

CONSTRUCTION TYPE:	TYPE
	.
	.
OCCUPANCY:	.
BUILDING FOOT PRINT (EA)	4252 /sf
NO. OF FLOORS	2 WITH EXPOSED BASEMENT
SPRINKLED	X
	X

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ISSUE DATE

6.10.2024OWNER REVIEW

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THE DESIGNER MAKING CHANGES SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

EXISTING CONDITIONS

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VALLEY DRIVE TOWNHOUSES

MT. HOREB, WISCONSIN

NORTH DESIGN BUILD LLC

608.405.2297
608.220.9548



MECHANICAL NOTE

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FILE

MOUNT HOREB APTS - DWG

SHEET

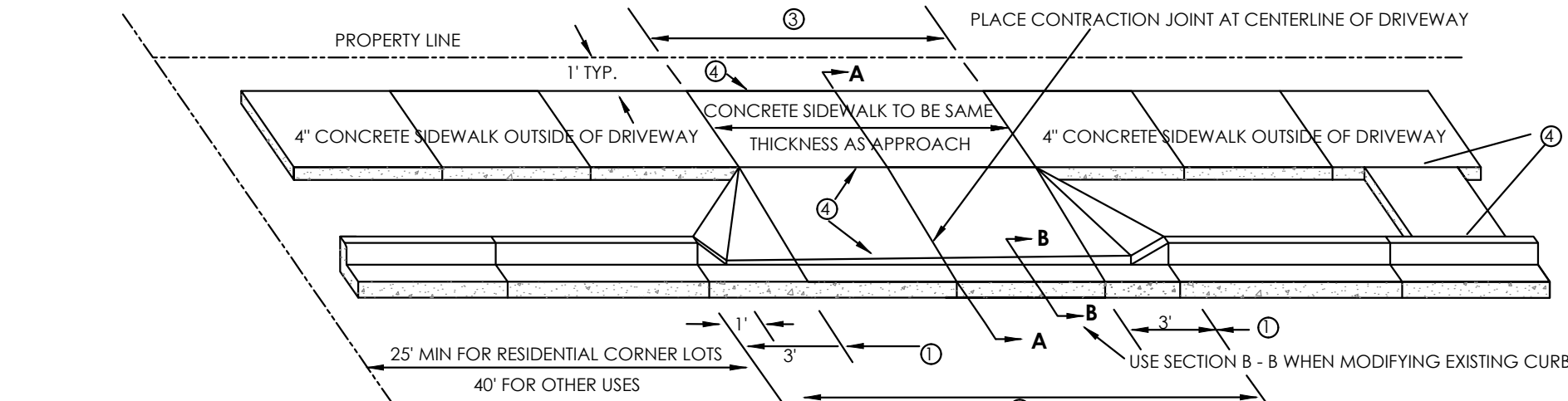
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SITE SEWER & WATER LATERALS

NOT TO SCALE

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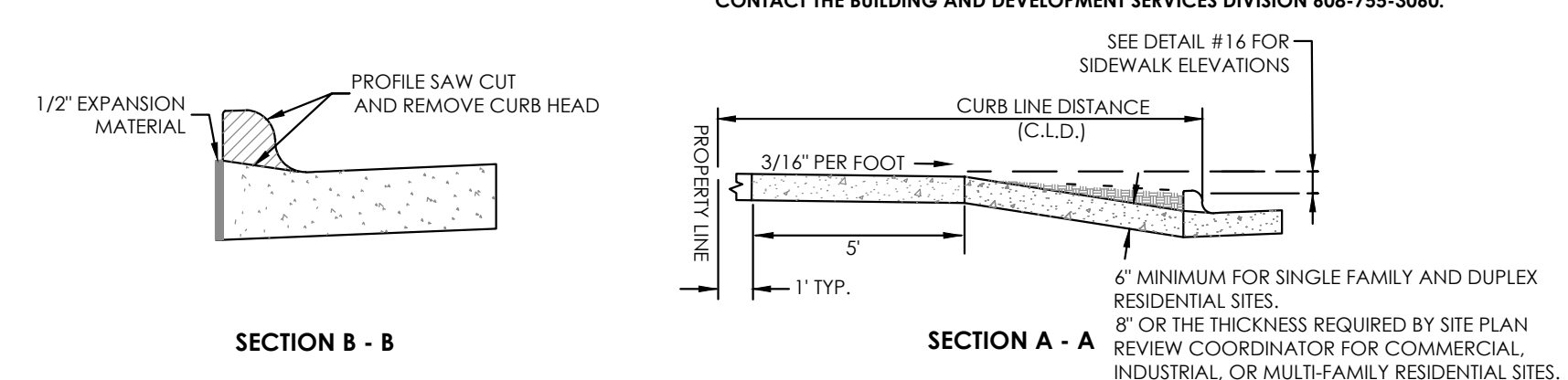


THESE STANDARDS APPLY FOR SINGLE OR DOUBLE DRIVEWAYS. DOUBLE DRIVEWAYS SHALL HAVE AT LEAST 10' ON EACH PROPERTY. APPROACHES SHALL BE 6" CONCRETE OR 2" ASPHALT (MIN) FOR SINGLE FAMILY AND DUPLEX RESIDENTIAL DRIVEWAYS. APPROACHES FOR COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL SITES MAY NEED TO BE 8" CONCRETE OR THICKER.

THE SITE PLAN REVIEW COORDINATOR AND CITY ENGINEER MAY APPROVE WIDER OPENINGS FOR SPECIAL CONDITIONS.

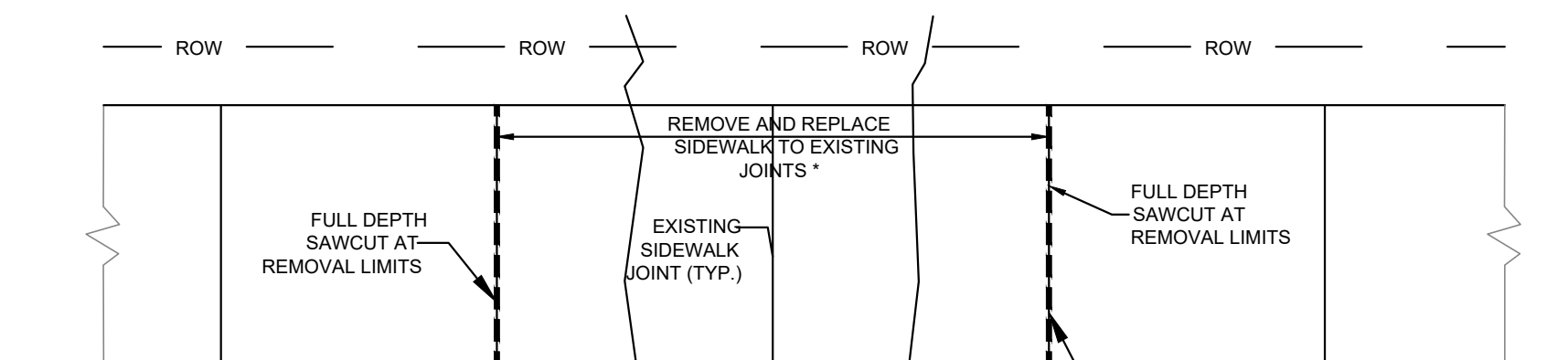
REMOVE AND REPLACE THE ENTIRE CURB AND GUTTER THROUGH THE DRIVEWAY OPENING OR PROFILE SAW CUT AND REMOVE THE CURB HEAD USING A CONCRETE SAW DESIGNED FOR THIS PURPOSE.

- ① DRIVEWAY FLARE ON EACH SIDE SHALL EQUAL 0.6 TIMES THE DISTANCE BETWEEN THE WALK AND THE BACK OF THE CURB, BUT NOT TO EXCEED 3 FEET.
- ② 30' MAX RESIDENTIAL WITH 1 OR 2 CAR GARAGE
36' MAX RESIDENTIAL WITH 3 CAR GARAGE AND USES OTHER THAN RESIDENTIAL
42' MAX DUPLEX 2 CAR SIDE-BY-SIDE
PER APPROVED SITE PLAN FOR COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL SITES
- ③ 34' MAX RESIDENTIAL WITH 1 OR 2 CAR GARAGE
30' MAX RESIDENTIAL WITH 3 CAR GARAGE AND USES OTHER THAN RESIDENTIAL
36' MAX DUPLEX 2 CAR SIDE-BY-SIDE
- ④ EXPANSION JOINT MATERIAL
- NOTE: A CURB OPENING PERMIT IS REQUIRED FOR SINGLE FAMILY AND DUPLEX RESIDENTIAL SITES. SITE PLAN APPROVAL IS REQUIRED FOR COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL SITES. CONTACT THE BUILDING AND DEVELOPMENT SERVICES DIVISION 608-755-3060.**



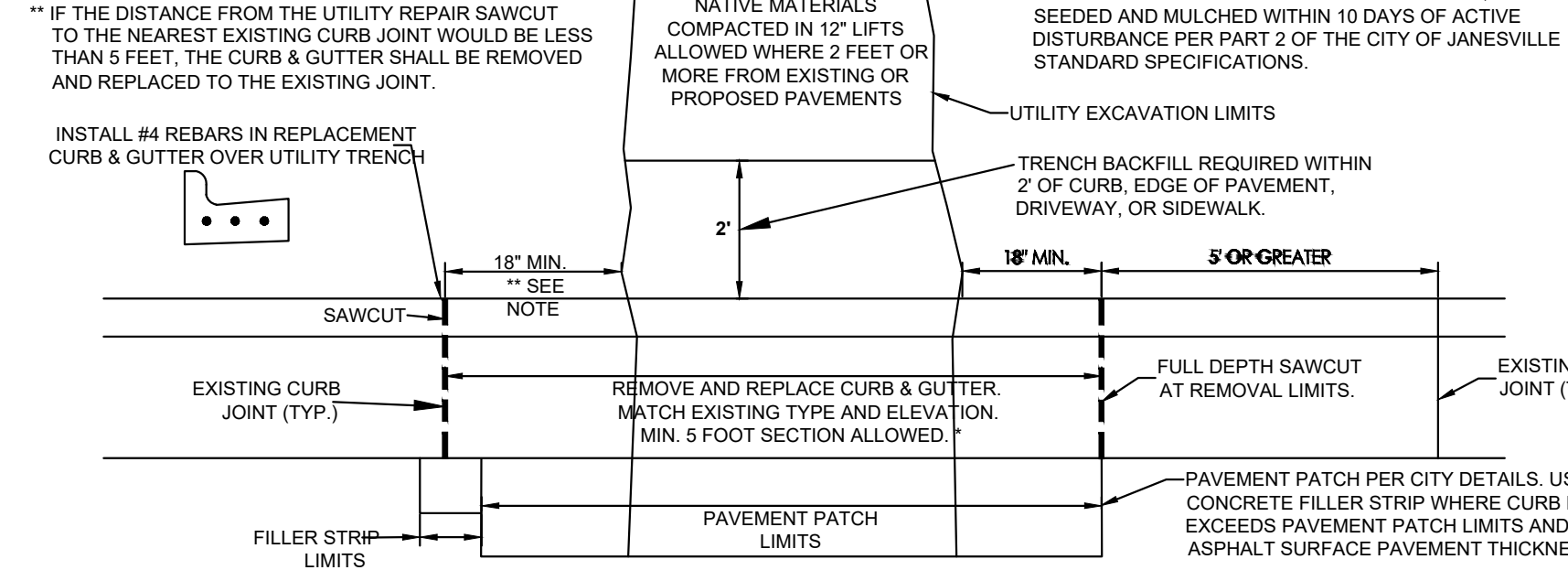
1 DRIVEWAY APPROACH

A3 NOT TO SCALE



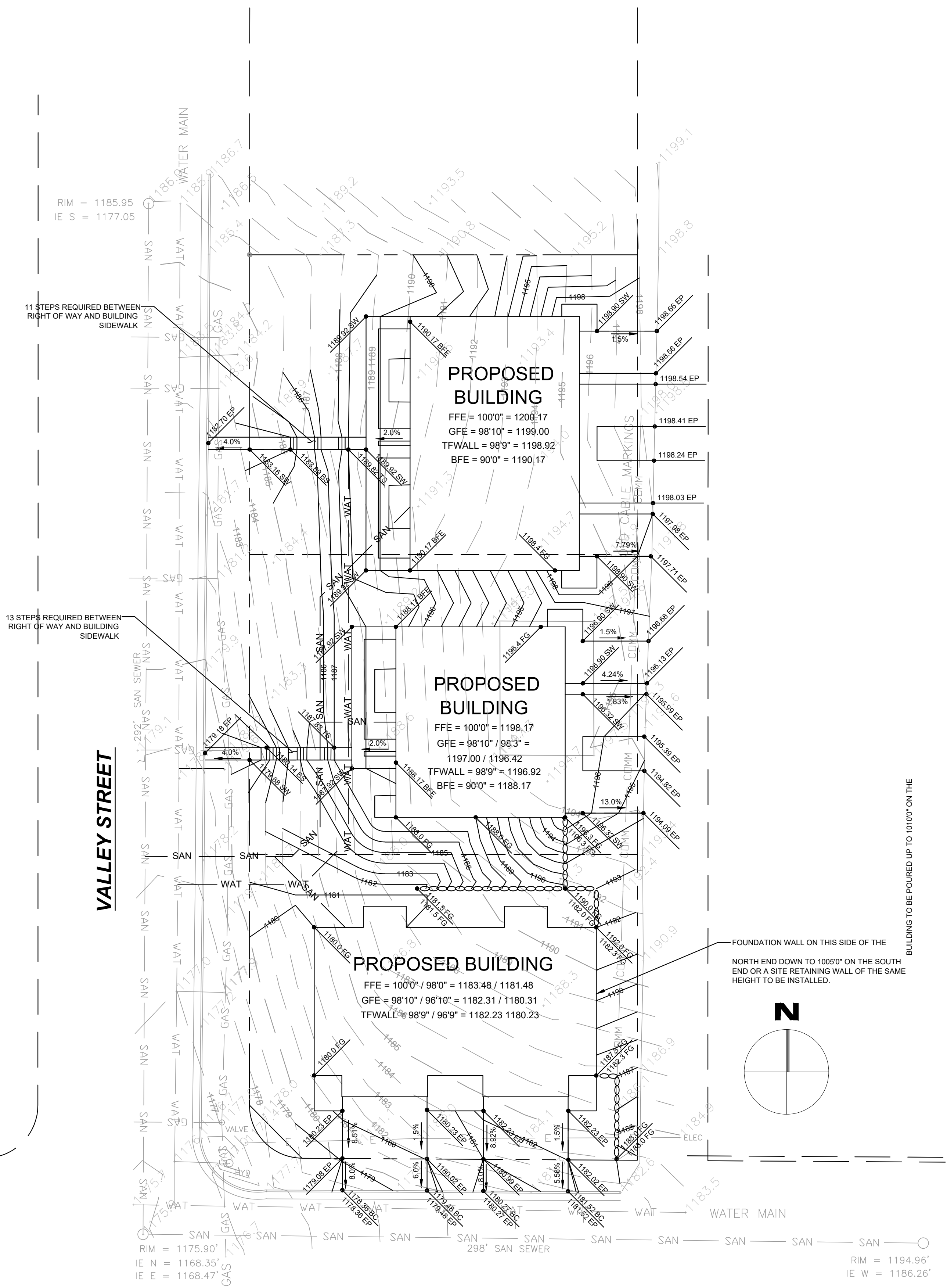
* UNDER NO CIRCUMSTANCES IS TUNNELING UNDER CURB OR SIDEWALK ALLOWED IN THE CITY. REMOVAL AND REPLACEMENT IS REQUIRED.

** IF THE DISTANCE FROM THE UTILITY REPAIR SAWCUT TO THE NEAREST EXISTING CURB JOINT WOULD BE LESS THAN 5 FEET, THE CURB & GUTTER SHALL BE REMOVED AND REPLACED TO THE EXISTING JOINT.



2 CURB & GUTTER AND SIDEWALK PATCH

A3 NOT TO SCALE



1 SITE PLAN

A1 SCALE: 1" = 20'-0"

ISSUE DATE
6.10.2024 OWNER REVIEW

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DISCLAIMER
THE ORIGINAL PLAN WAS CRAFTED BY ANOTHER DESIGN FIRM. THE OWNER OF THE PLAN AUTHORIZED CHANGES TO THE PLAN FOR CONSTRUCTION. OWNER AS RESPONSIBLE FOR ALL CHANGES MADE TO THE ORIGINAL PLAN.
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.
THE DESIGNER MAKING CHANGES SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

EXISTING CONDITIONS
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VALLEY DRIVE TOWNHOUSES
MT. HOREB, WISCONSIN

NORTH DESIGN BUILD LLC
608.405.2297
608.220.9548

MECHANICAL NOTE
ALL MECHANICAL LOCATION ARE SUGGESTED AND PLACEMENT WILL BE DETERMINED BY THEIR RESPECTIVE CONTRACTORS FOR MAXIMUM EFFICIENCY. PROJECT WILL BE COMPLETED AS A DISASSEMBLED PROJECT AND EACH CONTRACTOR SHALL PROVIDE ALL DESIGNED SHOP DRAWINGS AS REQUIRED PRIOR TO START OF CONSTRUCTION FOR REVIEW BY GC AND/OR OWNER FOR EVALUATION. ANY PLAN REVISIONS MUST BE COMPLETED PRIOR TO START OF CONSTRUCTION. MECHANICAL CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ALL FINAL SHOP DRAWINGS, CALCULATIONS, FEES, ETC. TO SECURE ALL REQUIRED PERMITS.

FILE
MOUNT HOREB APTS - DWG

SHEET

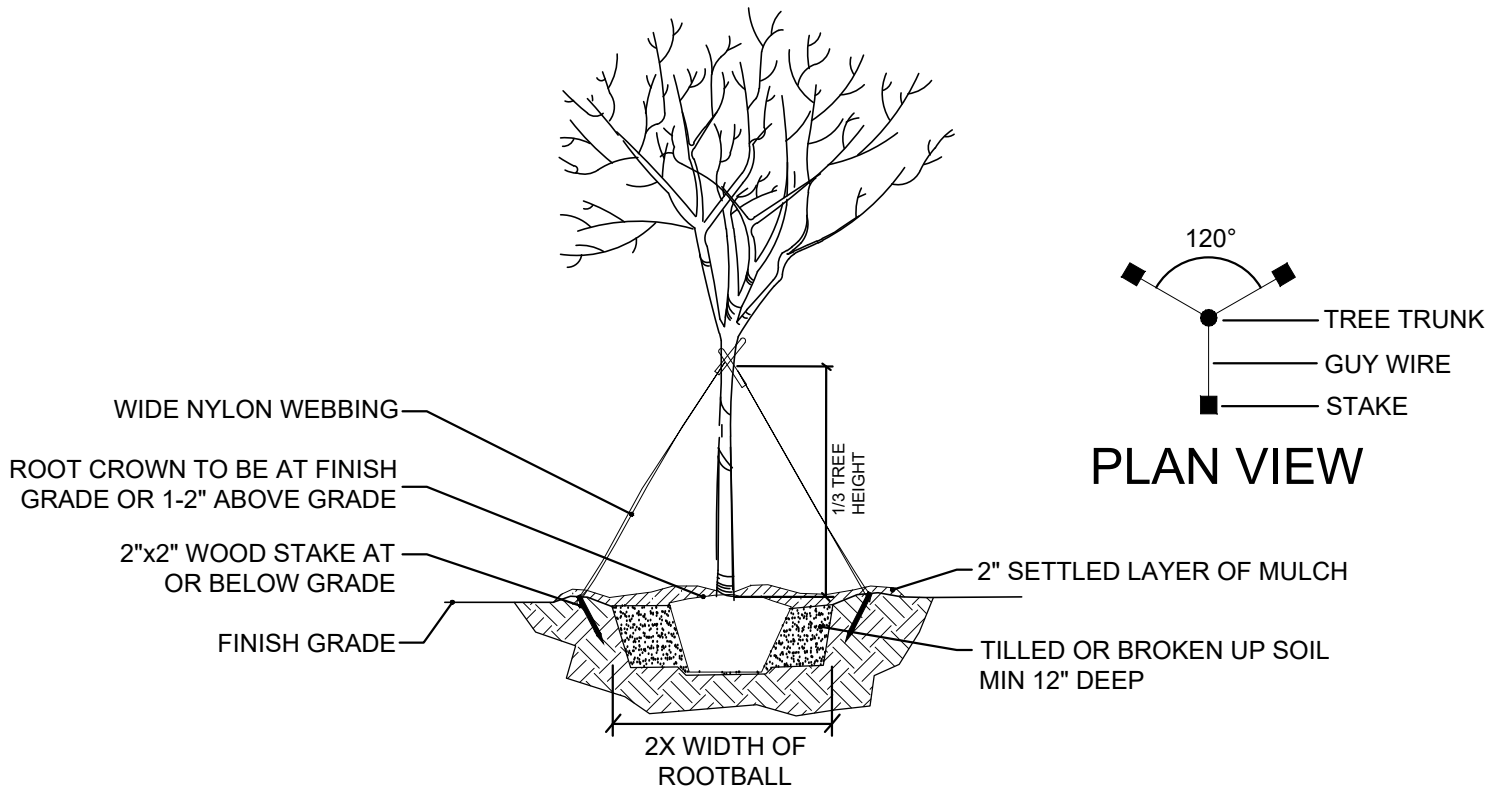
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DIGGERS HOTLINE
CALL TOLL FREE 1-800-242-8511
MILWAUKEE AREA 414-259-1181
FAX A LOCATE 1-800-338-3860
TDD (HEARING IMPAIRED) 1-800-542-2289
ONLINE: www.DiggersHotline.com
PROVISION STATE: 10/11/17 (17) REQUIRED A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO CANCELLATION.

LANDSCAPE PLANT SCHEDULE

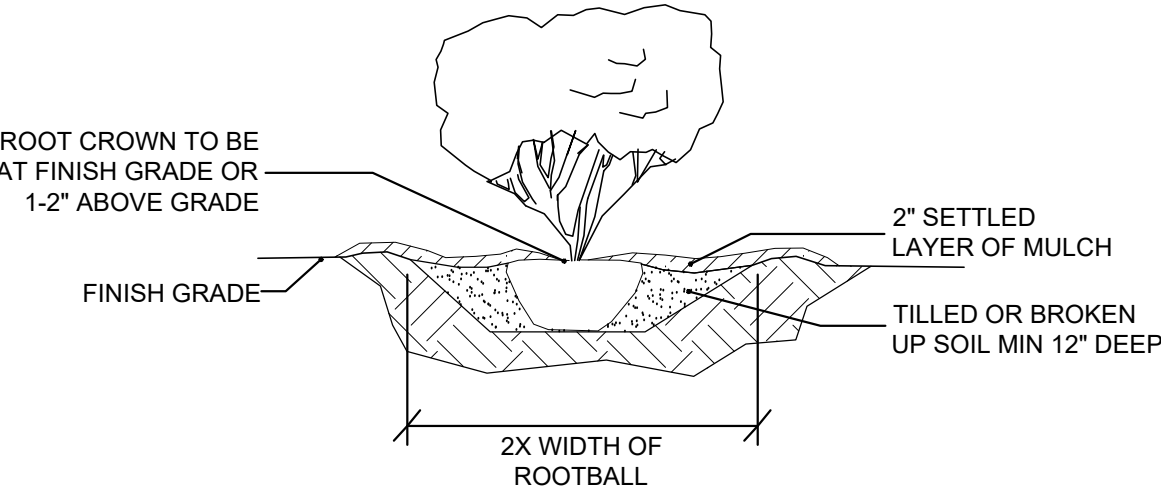
	SYMBOL	TAG	COMMON NAME	INSTALL SIZE	ROOT	MATURE SIZE	QTY.	NOTES
TREES		AB	AUTUMN BLAZE MAPLE	2-1/2" CAL. MIN.	B.B.	50' HIGH x 30' WIDE		
		WP	WHITE PINE	2-1/2" CAL. MIN.	B.B.	15' HIGH x 8'-10' WIDE		
SHRUBS		HBC	HIGH BUSH CRANBERRY	18-24" HIGH	5 GALLON	60" HIGH x 36" WIDE		
		BW	BOXWOOD	18"-24" HIGH	5 GALLON	24" HIGH x 18" WIDE		
		SP	SPIREA	12"-18" HIGH	1 GALLON	18" HIGH x 12" WIDE		
		BB	BURNING BUSH	24"-30" HIGH	5 GALLON	30" HIGH x 24" WIDE		
MISC.		1	BADGER PREMIUM SEED MIX @ 5lbs PER 1,000 /sf					

SITE DATA		
LOT FOOTAGE	28,136	Sq. Ft.
BUILDINGS (3)	9,846	Sq. Ft.
DRIVEWAYS, SIDEWALKS	3,578	Sq. Ft.
TOTAL GREEN AREA	14,712	Sq. Ft.
	52%	



- NOTES: TREE PLANTING (>2" CAL.)
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS OR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
 2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
 3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
 4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
 5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
 6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
 7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
 8. USE THREE 2" x 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
 9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
 10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
 11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
 12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

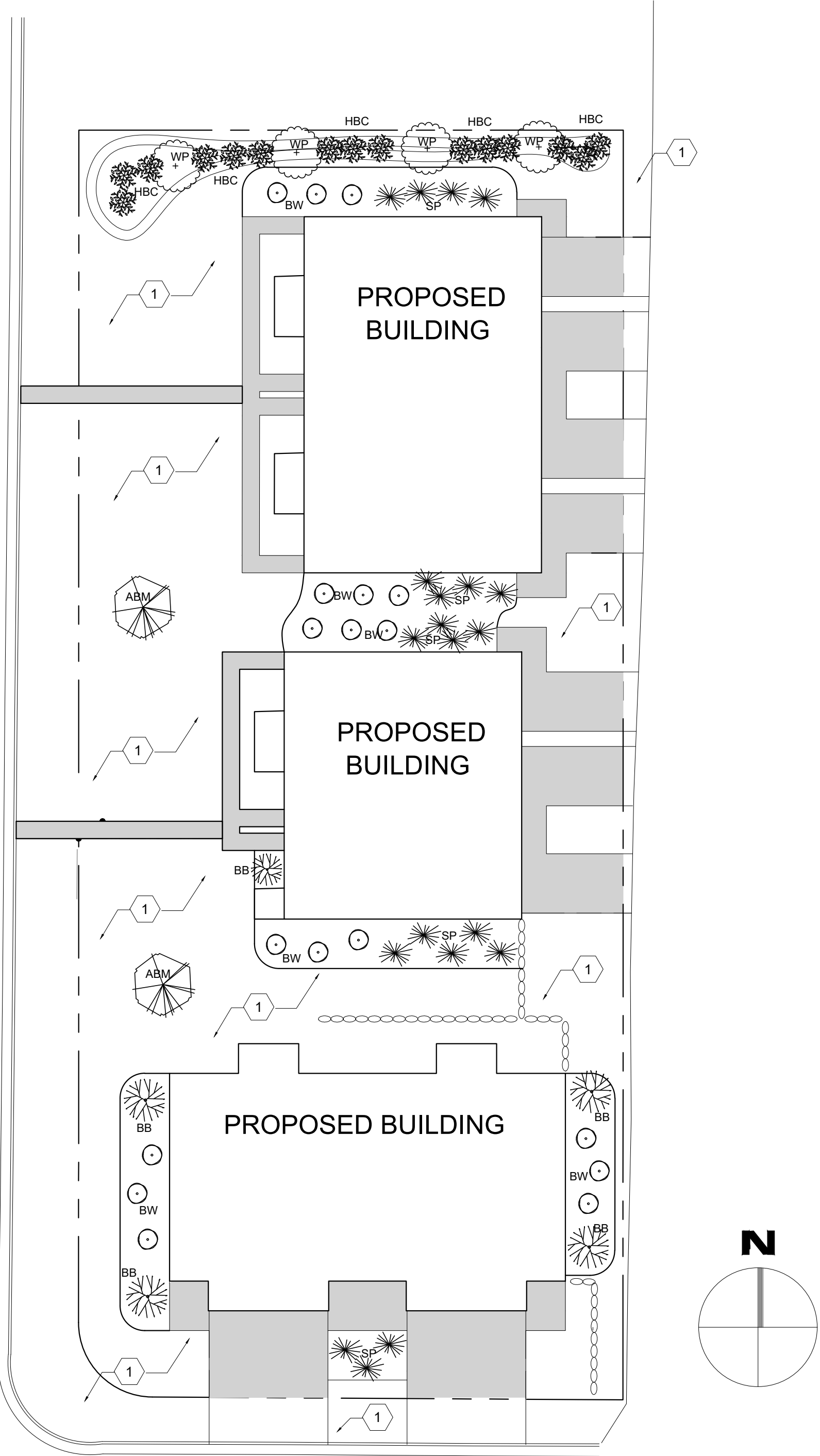
TREE PLANTING (>2" CAL.)



TYP. SHRUB PLANTING:
INDIVIDUAL PLANTING HOLE

- NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE.
1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
 2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
 3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
 4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
 5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
 6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
 7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

VALLEY STREET



ADAMS STREET

1
A2

SITE / LANDSCAPING PLAN

SCALE: 1" = 20'-0"

NOTE: NO SIGN PROPOSED FOR SITE AT THIS TIME.

NOTE: TRASH & RECYCLING ENCLOSURE TO BE LOCATED IN EACH INDIVIDUAL UNITS. THERE WILL BE NO OUTSIDE STORAGE OF TRASH OR RECYCLABLES.

ISSUE DATE	
6.10.2024	OWNER REVIEW
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VALLEY DRIVE TOWNHOUSES

MT. HOREB, WISCONSIN

NORTH
DESIGN
BUILD LLC

608.405.2267
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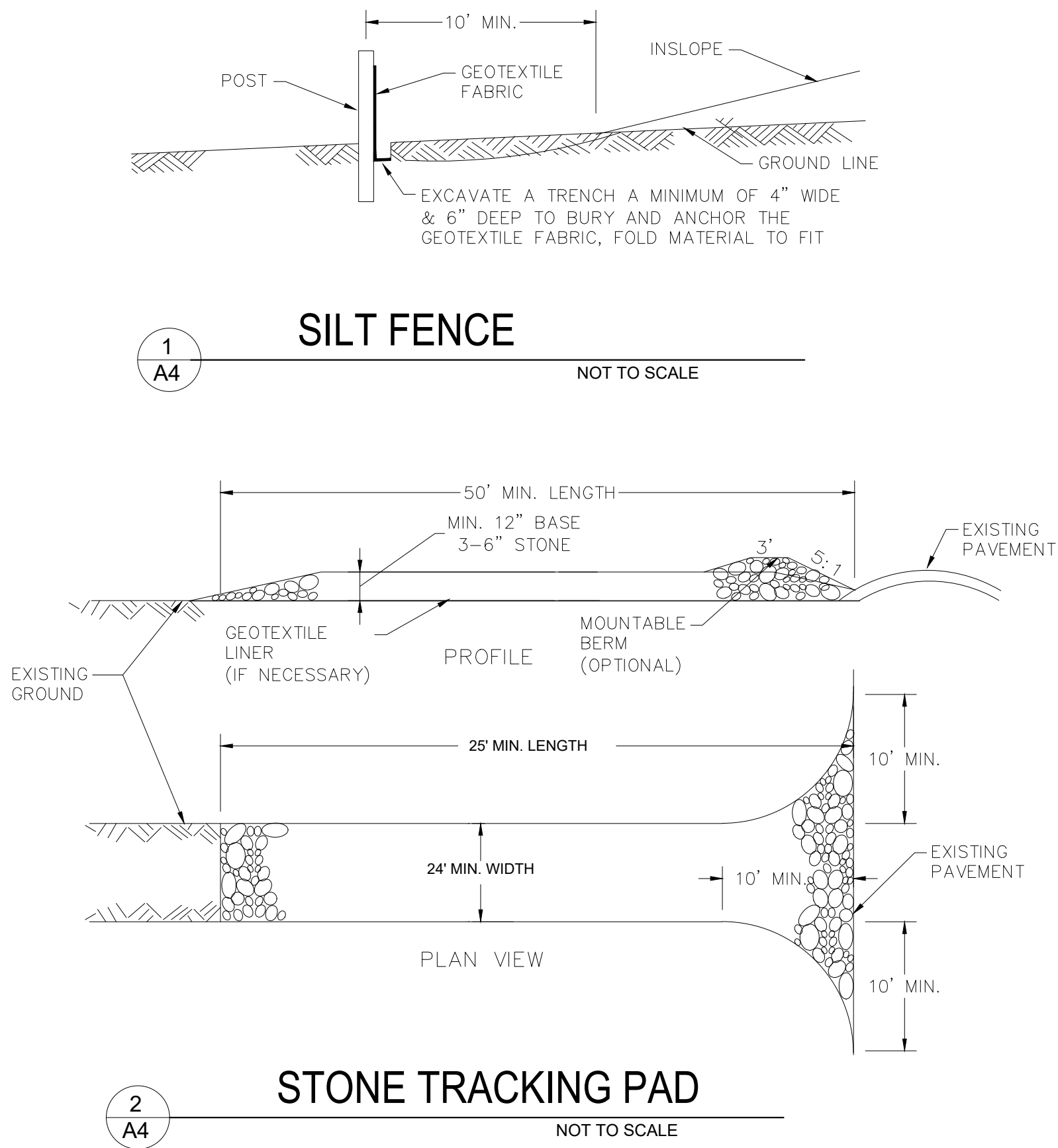
FILE

MOUNT HOREB APTS - DWG

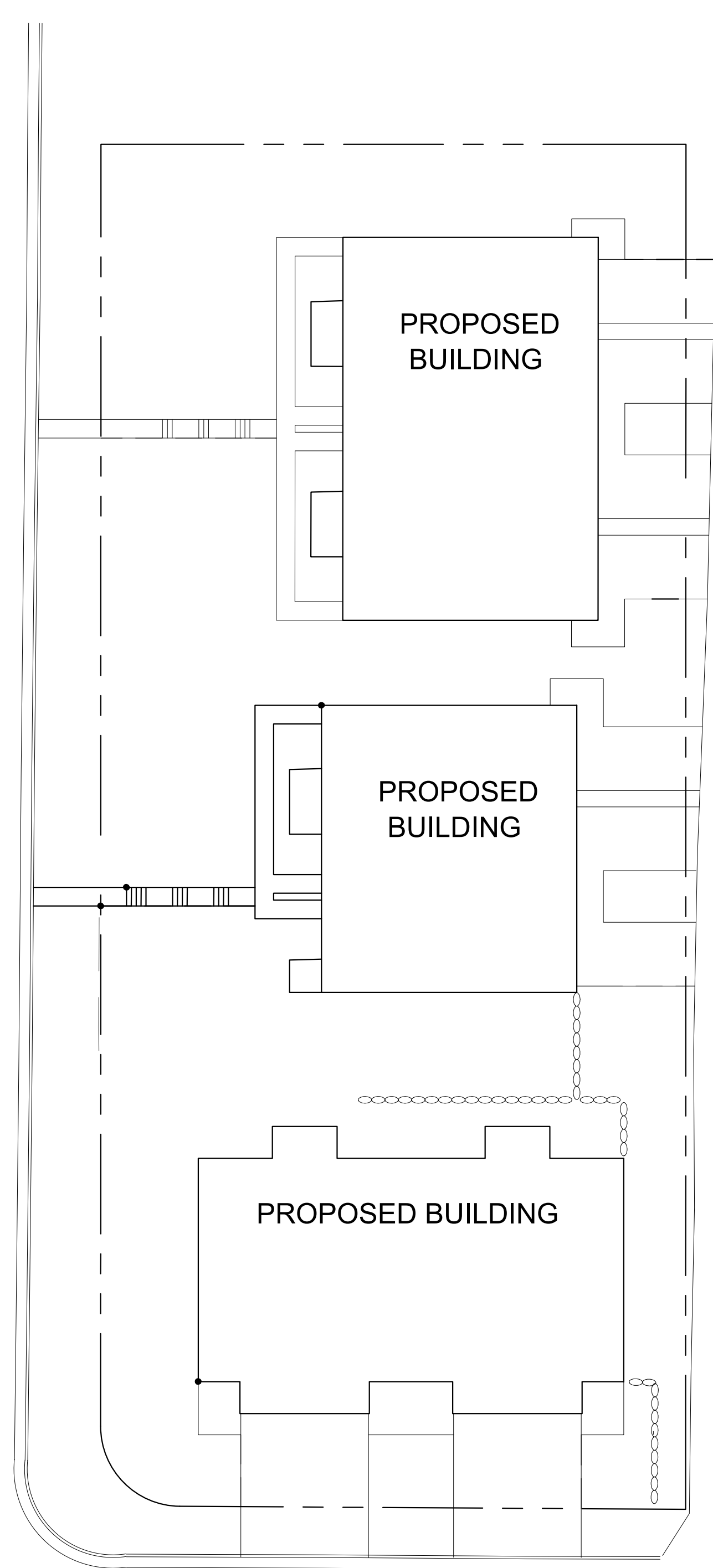
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A3

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PROFESSIONAL STATUS: 163,577,170,171,172,173,174,175,176,177,178,179,180,181,182,183,184,185,186,187,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,225,226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241,242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000,1001,1002,1003,1004,1005,1006,1007,1008,1009,1010,1011,1012,1013,1014,1015,1016,1017,1018,1019,1020,1021,1022,1023,1024,1025,1026,1027,1028,1029,1030,1031,1032,1033,1034,1035,1036,1037,1038,1039,1040,1041,1042,1043,1044,1045,1046,1047,1048,1049,1050,1051,1052,1053,1054,1055,1056,1057,1058,1059,1060,1061,1062,1063,1064,1065,1066,1067,1068,1069,1070,1071,1072,1073,1074,1075,1076,1077,1078,1079,1080,1081,1082,1083,1084,1085,1086,1087,1088,1089,1090,1091,1092,1093,1094,1095,1096,1097,1098,1099,1100,1101,1102,1103,1104,1105,1106,1107,1108,1109,1110,1111,1112,1113,1114,1115,1116,1117,1118,1119,1120,1121,1122,1123,1124,1125,1126,1127,1128,1129,1130,1131,1132,1133,1134,1135,1136,1137,1138,1139,1140,1141,1142,1143,1144,1145,1146,1147,1148,1149,1150,1151,1152,1153,1154,1155,1156,1157,1158,1159,1160,1161,1162,1163,1164,1165,1166,1167,1168,1169,1170,1171,1172,1173,1174,1175,1176,1177,1178,1179,1180,1181,1182,1183,1184,1185,1186,1187,1188,1189,1190,1191,1192,1193,1194,1195,1196,1197,1198,1199,1200,1201,1202,1203,1204,1205,1206,1207,1208,1209,1210,1211,1212,1213,1214,1215,1216,1217,1218,1219,1220,1221,1222,1223,1224,1225,1226,1227,1228,1229,1230,1231,1232,1233,1234,1235,1236,1237,1238,1239,1240,1241,1242,1243,1244,1245,1246,1247,1248,1249,1250,1251,1252,1253,1254,1255,1256,1257,1258,1259,1260,1261,1262,1263,1264,1265,1266,1267,1268,1269,1270,1271,1272,1273,1274,1275,1276,1277,1278,1279,1280,1281,1282,1283,1284,1285,1286,1287,1288,1289,1290,1291,1292,1293,1294,1295,1296,1297,1298,1299,1300,1301,1302,1303,1304,1305,1306,1307,1308,1309,1310,1311,1312,1313,1314,1315,1316,1317,1318,1319,1320,1321,1322,1323,1324,1325,1326,1327,1328,1329,1330,1331,1332,1333,13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VALLEY STREET



ADAMS STREET

1
A1

EROSION CONTROL PLAN

SCALE: 1" = 20'-0"

DIGGERSHOTLINE

CALL TOLL FREE 1-800-242-8511
MILWAUKEE AREA 414-259-1181
FAX A LOCATE 1-800-338-3860
TDD (HEARING IMPAIRED) 1-800-542-2289
ONLINE: www.DiggersHotline.com
MILWAUKEE TOWN: 1-800-242-8511
OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCLUSION

ISSUE DATE	
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NORTH DESIGN BUILD LLC 608.405.2297 608.220.9548	
NB	
MECHANICAL NOTE ALL MECHANICAL LOCATION ARE SUGGESTED AND PLACEMENT WILL BE DETERMINED BY THEIR RESPECTIVE CONTRACTORS FOR MAXIMUM EFFICIENCY. PROJECT WILL BE COMPLETED AS A DESIGN-BUILD PROJECT AND EACH CONTRACTOR SHALL PROVIDE ALL DESIGNED SHOP DRAWINGS AS REQUIRED PRIOR TO START OF CONSTRUCTION FOR ANALYSIS BY BY GC AND/OR OWNER FOR EVALUATION. ANY PLAN REVISIONS MUST BE COMPLETED PRIOR TO START OF CONSTRUCTION. MECHANICAL CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ALL FINAL SHOP DRAWINGS, CALCULATIONS, FEES, ETC. TO SECURE ALL REQUIRED PERMITS.	
FILE MOUNT HOREB APTS - DWG	
SHEET	
A4	



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES

- 1XXXXXXXXXXXXX SIDING AND ACCESSORIES.
XXXXXXXXX CORNERS
- 2BRICK / STONE VENEER AS SHOWN ON ELEVATIONS. CONFIRM ALL SUPPORT
SYSTEM REQUIRED FOR VENEER PRIOR TO START OF CONSTRUCTION
- 3ALUMINUM FASCIA AND SOFFIT (50% VENTING)
- 4ROOF VENTING AS REQUIRED BY MANUFACTURE OF SELECTED
SYSTEM TO MEET CODE REQUIREMENTS.
- 5ALL FLUES, STACKS, AND GUTTERS/DOWNSPOUTS NOT SHOWN ON
ELEVATIONS.
- 6ALL ROOFING TO BE ASPHALT SHINGLES OVER 15# FELT. USE 90# FELT
AND METAL AT ALL VALLEYS AND FLASHING AS REQUIRED
ICE AND WATER SHIELD AT ALL ROOF EDGES PER CODE
- 7PROTECTIVE COVER REQUIRED OVER ANY EXPOSED BASEMENT
INSULATING BOARD.
- 8ALL LANDSCAPED RETAINING WALLS AND/OR TREATED WOOD NAILING
STRIPS IN CONCRETE WALLS SHALL BE SITE VERIFIED BY GENERAL
CONTRACTOR AT TIME OF WALL POUR.

ISSUE DATE
6.10.2024 OWNER REVIEW

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DISCLAIMER
THE ORIGINAL PLAN WAS DRAFTED BY ANOTHER
DESIGN FIRM. THE OWNER OF THE PLAN AUTHORIZED
CHANGES TO THE PLAN FOR CONSTRUCTION. OWNER
AS RESPONSIBLE FOR ALL CHANGES MADE TO THE
ORIGINAL PLAN.

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN
PREPARING THESE PLANS AND CHECKING THEM FOR
ACCURACY, THE CONTRACTOR MUST CHECK ALL
DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR
THE SAME.

THE DESIGNER MAKING CHANGES SHALL NOT BE
RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS,
TECHNIQUES, SCIENCES, PROCEDURES OR SAFETY
PRECAUTIONS AND PROGRAMS IN CONNECTION WITH
THE WORK.

EXISTING CONDITIONS
ALL EXISTING CONDITIONS WERE ARRIVED BY SITE
MEASUREMENT OR TAKEN FROM AN EXISTING
BLUEPRINT PROVIDED BY THE OWNER. ALTHOUGH
EVERY EFFORT HAS BEEN MADE FOR ACCURACY IT IS
THE RESPONSIBILITY OF THE GENERAL CONTRACTOR
AND THEIR SUB-CONTRACTORS(SUBJECT TO
COMPLETE A SITE VISIT AND CONFIRM ALL EXISTING
CONDITIONS FOR MEASUREMENTS AND PLACEMENT OF
EXISTING MECHANICALS AND/OR STRUCTURAL
COMPONENTS THAT EFFECT THE WORK AREAS.

VALLEY DRIVE TOWNHOUSES
MT. HOREB, WISCONSIN

NORTH
DESIGN
BUILD LLC

NB

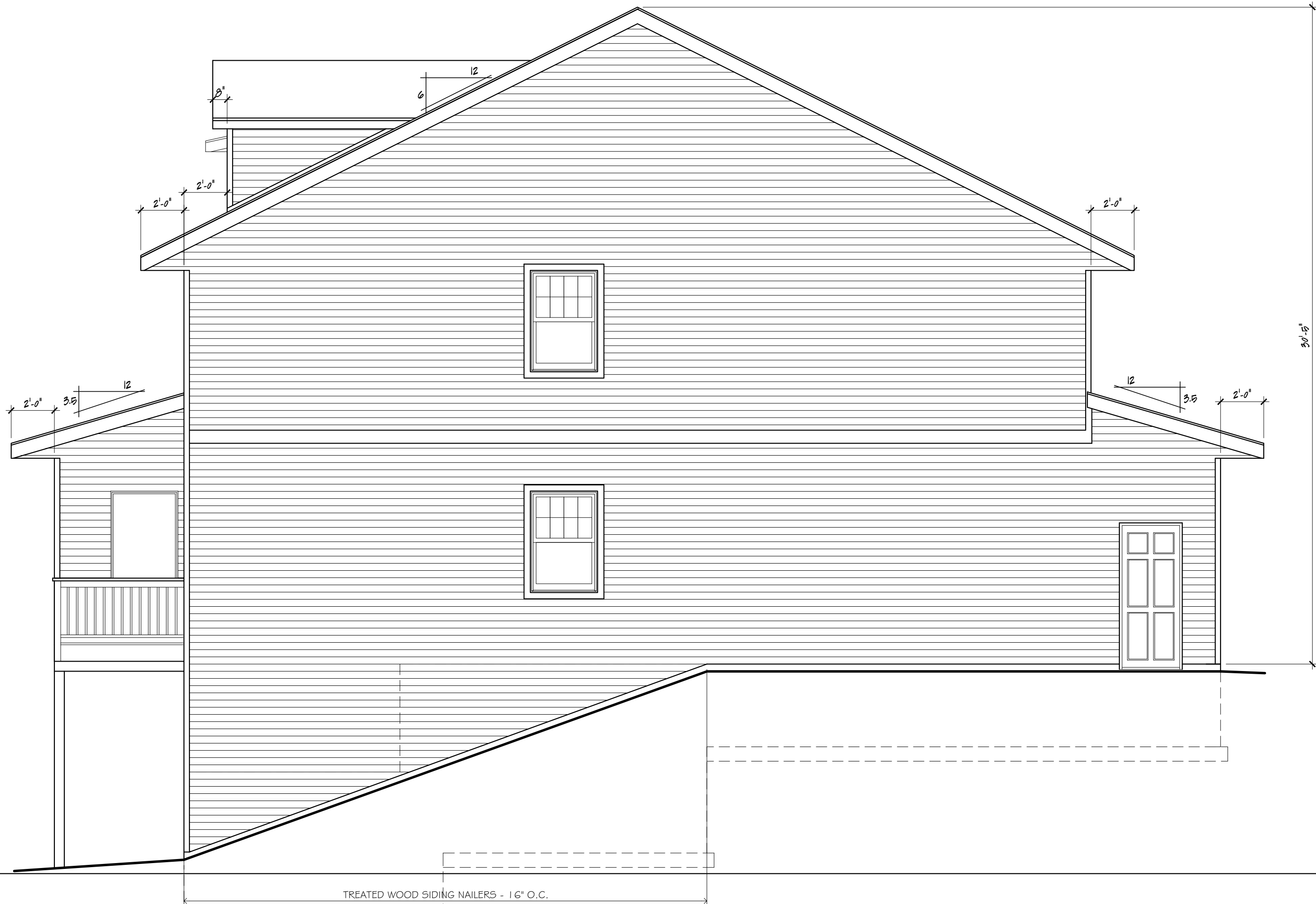
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CONSTRUCTION. MECHANICAL CONTRACTOR IS ALSO
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REQUIRED PERMITS.

FILE
MOUNT HOREB APTS - DWG

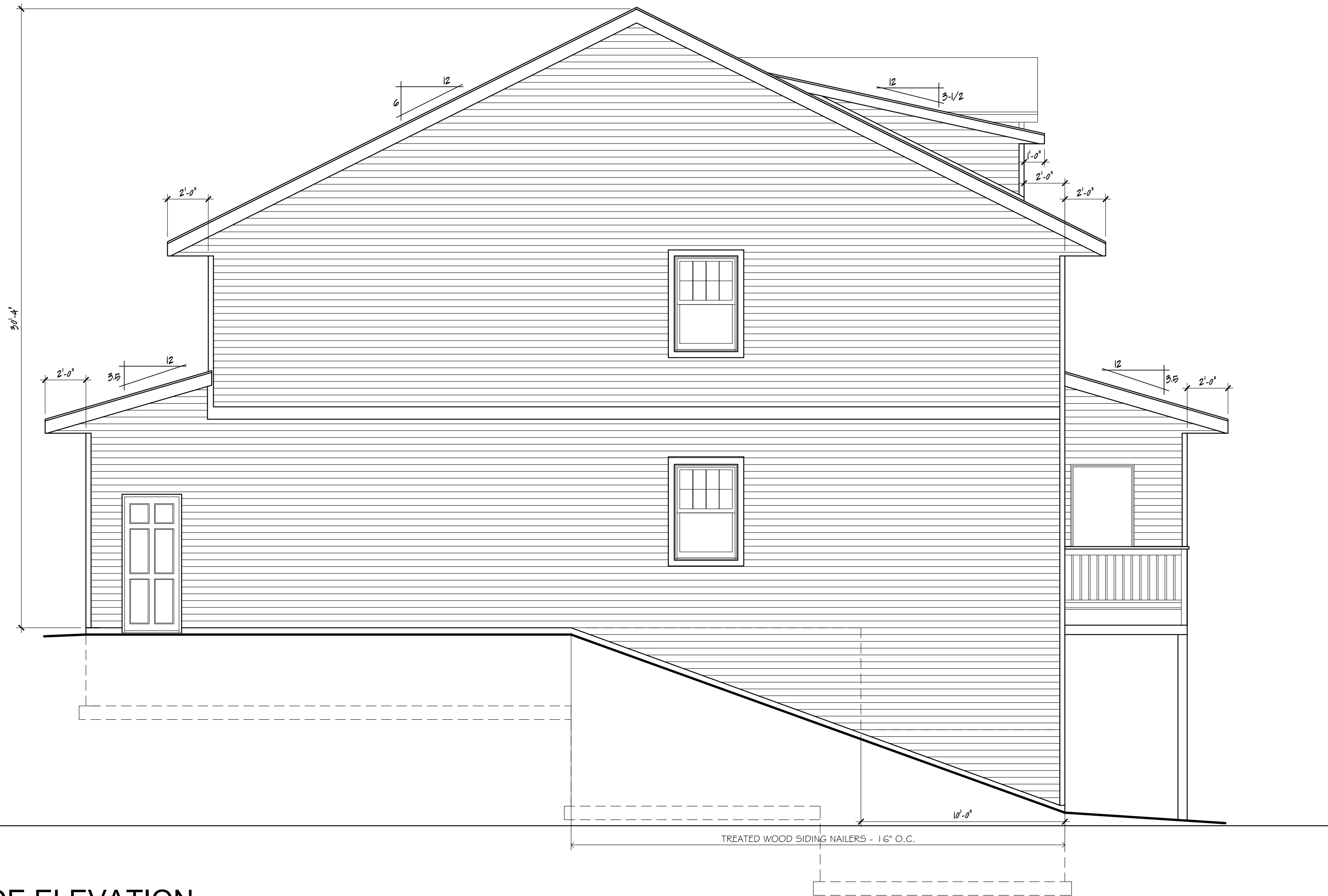
SHEET

A5



RIGHT SIDE ELEVATION (LEFT SIMILAR)

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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DESIGN
BUILD LLC

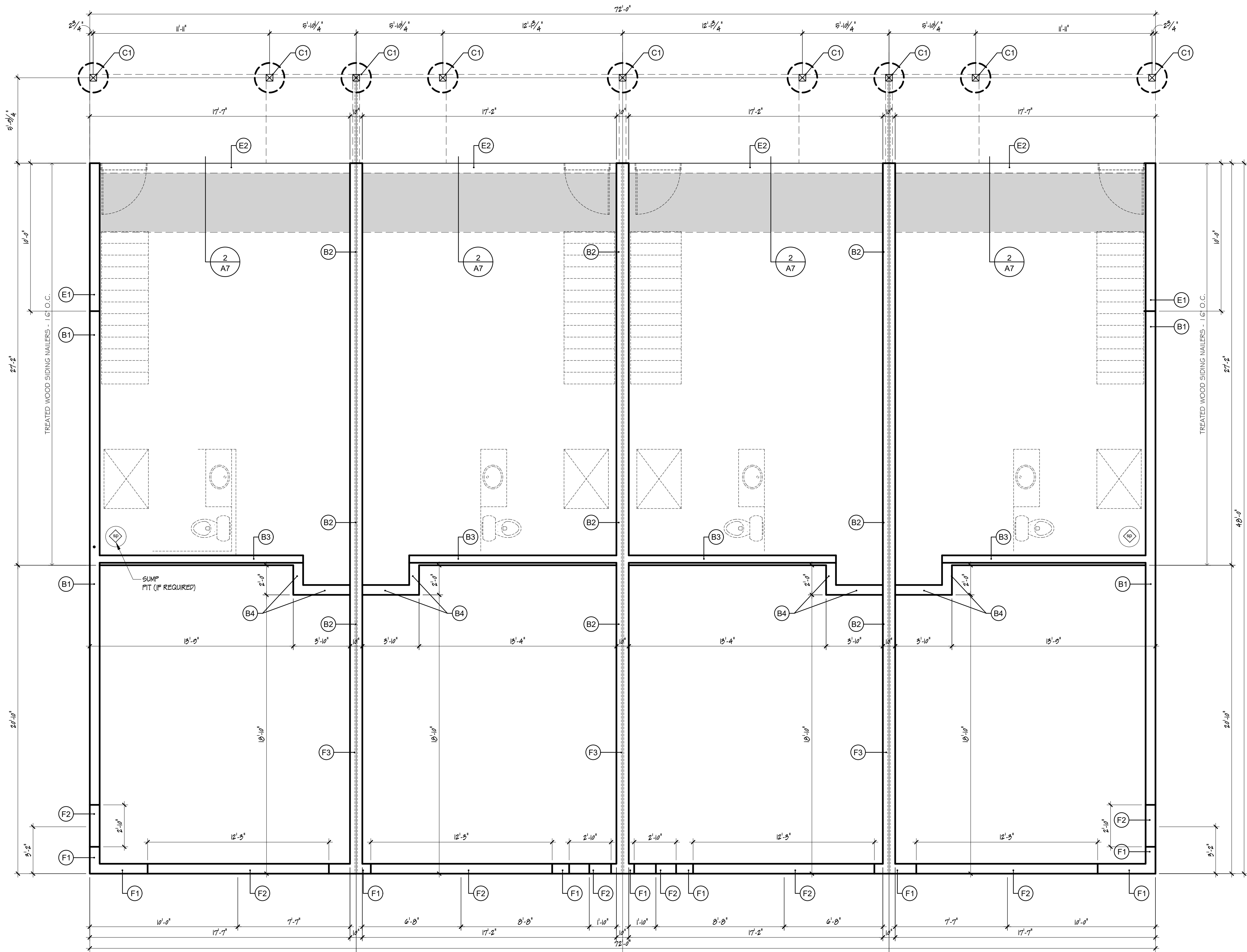
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VALLEY DRIVE TOWNHOUSES

MT. HOREB, WISCONSIN

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FILE MOUNT HOREB APTS. DWG
SHEET
A6



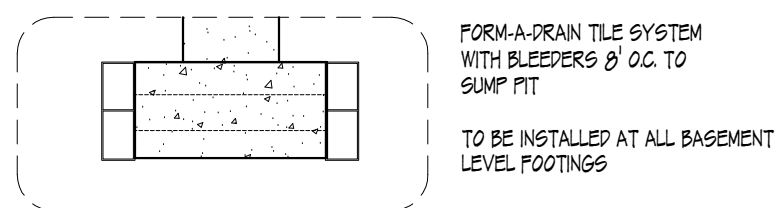
UNIT A
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

UNIT B

UNIT C

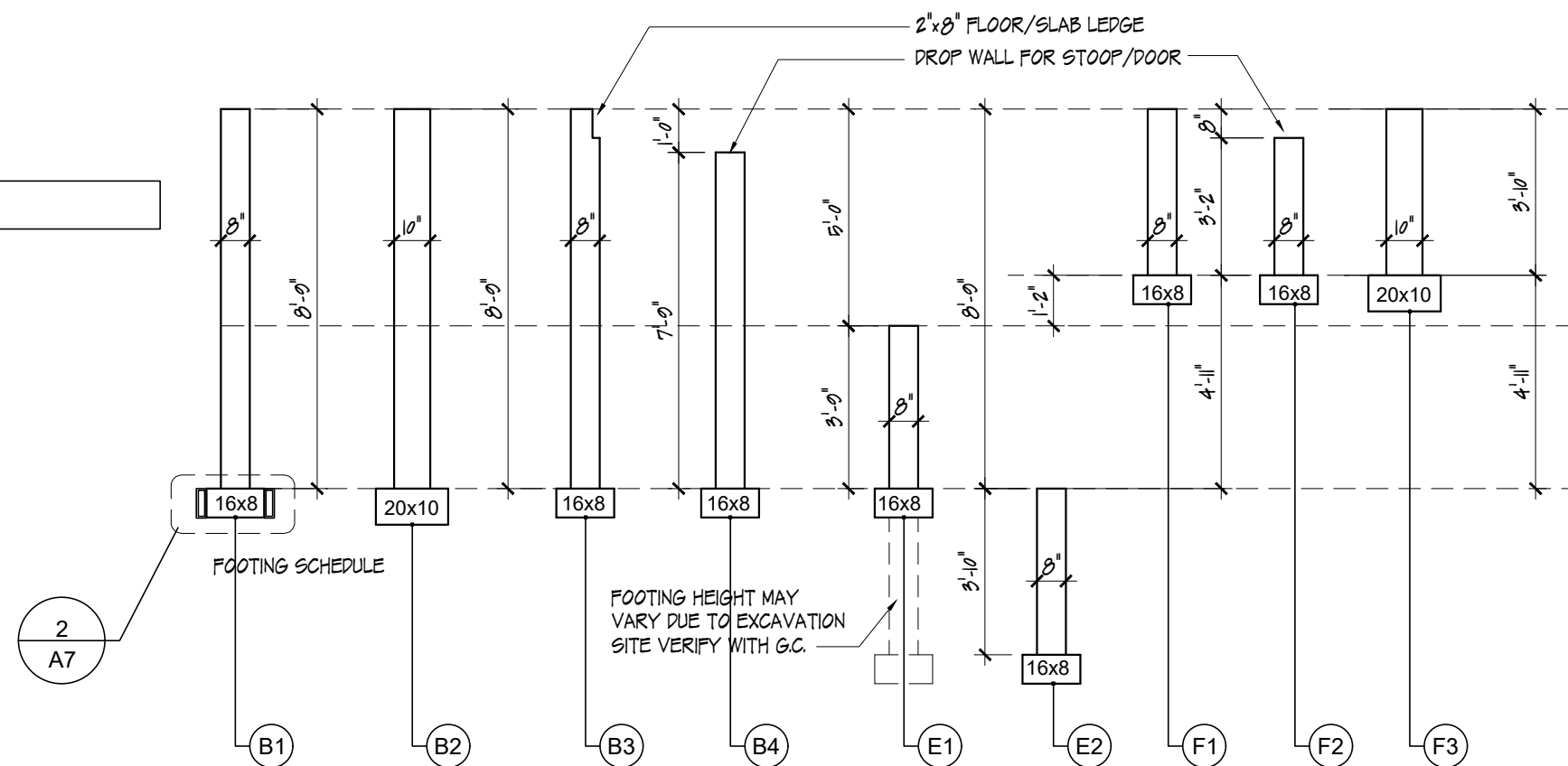
UNIT D



USE 2x4 FOOTING KEYWAY OR #5 RODS @ 6' O/C TO SECURE WALL TO FOOTING (VIF)

NOTE: 1/2" Ø ANCHOR BOLTS @ 6' O.C. AS REQ.

FORM-A-DRAIN TILE SYSTEM WITH BLEEDERS @ 6' O/C TO SUMP PIT TO BE INSTALLED AT ALL BASEMENT LEVELS, FOOTINGS



TYPICAL FORM-A-DRAIN TILING SYSTEM

SCALE: 3/4" = 1'-0"

GENERAL FOUNDATION NOTES

- BASEMENT WALLS TO BE INSULATED PER TYPICAL BUILDING SECTION USE PROTECTIVE COVER OVER ANY EXPOSED INSULATING BOARDS
- USE A 2X6 PRESSURE TREATED SILL PLATE WITH SILL SEALER, SECURED WITH 1/2" Ø ANCHOR BOLTS (7" MIN. EMBEDMENT), 72" O.C. AND MIN. 18" FROM CORNERS. (ANCHOR STRAPS MAY BE USED IF APPROVED BY LOCAL INSPECTOR).
- ALL FOUNDATION WALLS SHALL BE POURED CONCRETE PER PLAN TAG WITH POURED CONCRETE FOOTINGS (WITH KEY OR BARS) AS FOLLOWS:
8" WALLS 16"x8" / 10" WALL 20"x10" / 12" WALLS 24"x12"
- ALL WALL/FOOTING HEIGHTS TO BE SITE ADJUSTED BY EXCAVATOR AND CONCRETE WALL CONTRACTOR TO PROVIDE A MINIMUM OF 48" FROST PROTECTION. BRICK LEDGES TO BE STEPPED AS GRADE REQUIRES, VERIFIED BY GC IN FIELD...
- ALL WOOD IN CONTACT WITH CONCRETE SURFACE SHALL BE PRESSURE TREATED MATERIAL
- ALL LANDSCAPED RETAINING WALLS AND/OR TREATED WOOD NAILING STRIPS (MIN. 2x2) IN CONCRETE WALLS SHALL TREATED MATERIAL AND BE SITE VERIFIED BY GC AT TIME OF WALL POUR. (NAILERS TP BE PLACED MIN. 16" OC).
- ALL STEEL I-BEAMS AND LVL STRUCTURAL MEMBERS TO BE SIZED AND ENGINEERED BY SUPPLIER PRIOR TO INSTALLATION. STRUCTURAL ENGINEERING MAY BE OBTAINED UNDER SEPERATE COVER
- ALL TJI JOISTS OR RAFTERS TO BE SIZED AND ENGINEERED PER MANUFACTURER'S REQUIREMENTS. INSTALLATION TO BE VERIFIED BY MANUFACTURER SYSTEM REQUIREMENTS AND VERIFIED BY GC AND SUPPLIER PRIOR TO START OF CONSTRUCTION

STRUCTURAL SCHEDULES

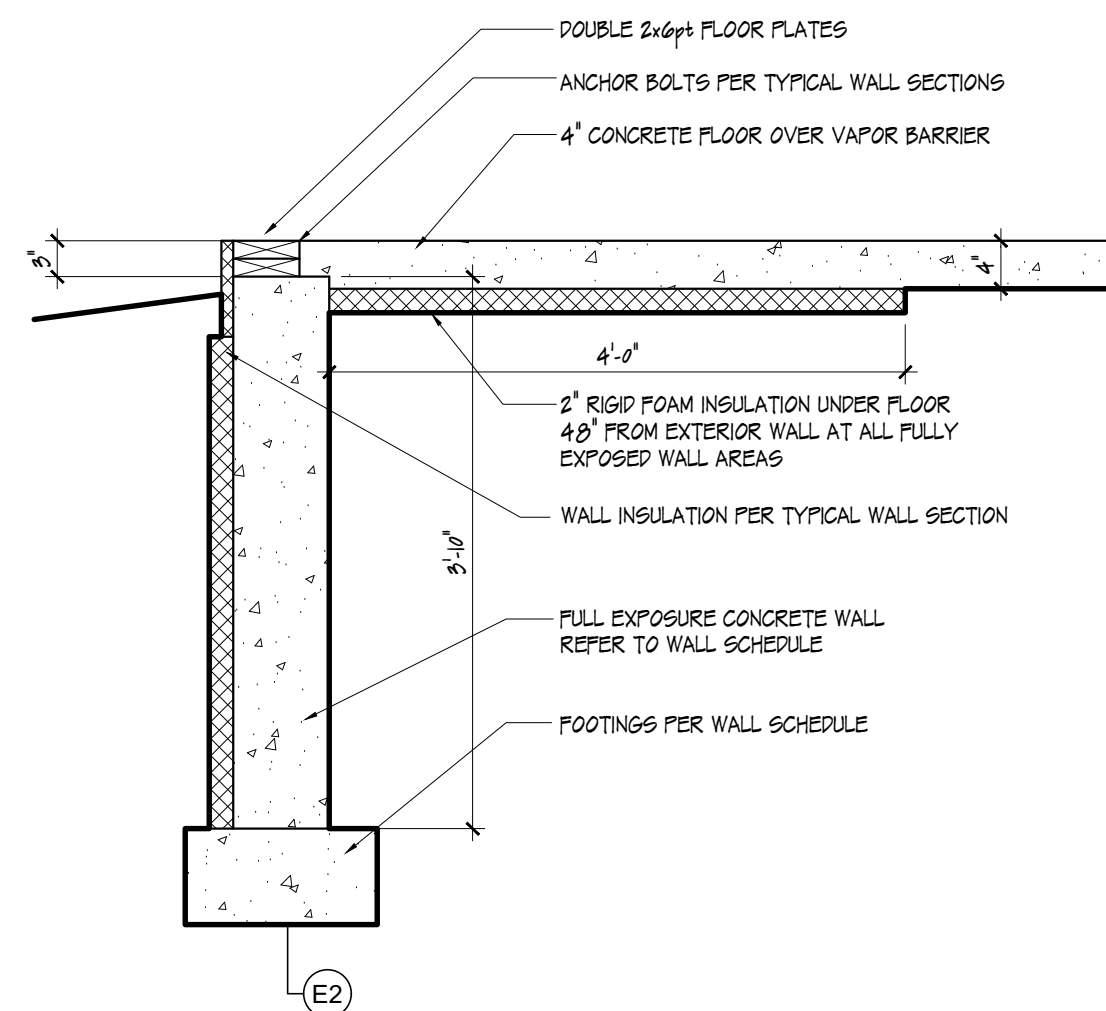
PIER SCHEDULE

- P1 24" x 24" x 48" (MIN) CONCRETE SUPPORT PIER (MIN. 48" BELOW FINISHED GRADE)

COLUMN SCHEDULE

NOTE: REFER TO FOOTING SCHEDULE FOR ALL COLUMN PAD SIZES

- C1 6x8 PI COLUMN WITH SIMPSON ABA66Z COLUMN ANCHOR SET ATOP POURED CONCRETE PIERS SECURED TO BEAM ABOVE AS REQUIRED.



FULL EXPOSED WALL DETAIL

SCALE: 3/4" = 1'-0"

ISSUE DATE

6.10.2024 OWNER REVIEW

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EXISTING CONDITIONS

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VALLEY DRIVE TOWNHOUSES

MT. HOREB, WISCONSIN

NORTH
DESIGN
BUILD LLC

608.405.2297
608.220.9548



MECHANICAL NOTE

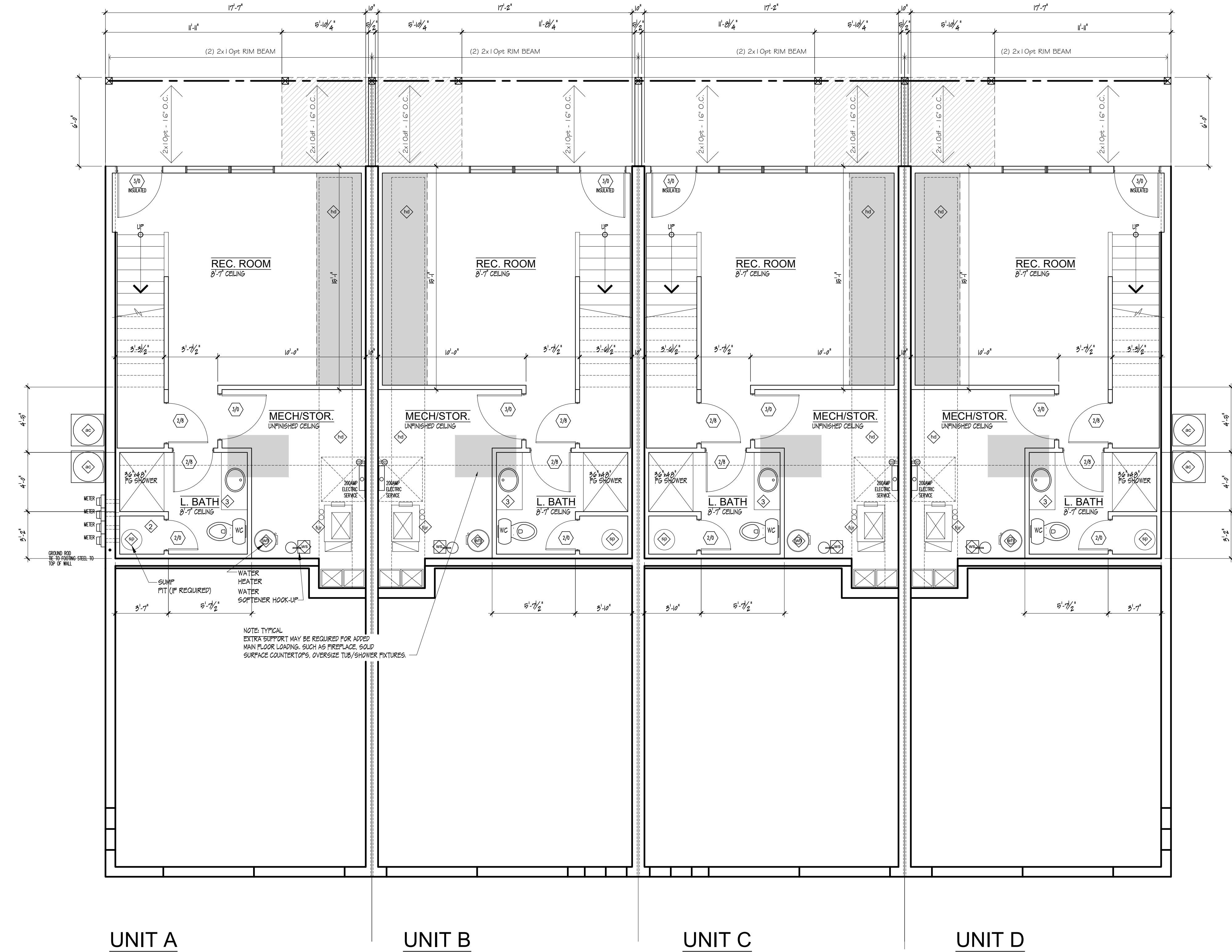
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FILE

MOUNT HOREB APTS. DWG

SHEET

A7



LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

WINDOW TAG INFO

WINDOW MANUFACTURER: TBD
NUMBERS ARE GENERIC FOR BIDDING/SELECTION

- 15 WINDOW NUMBER - REFER TO WINDOW SHOP DRAWINGS
- DH3660 TYPE AND SIZE
- BOH - BOTTOM OF HEADER APT NO NUMBER - STANDARD HPR APT (ABOVE FINISHED FLOOR) - 6'-4" SUGGESTED HEADER SIZE

REINFORCING/SPECIAL
(L) LEFT (R) RIGHT (S) STATIONARY (V) VENTING (T) TEMPERED
SIZE
IN INCHES (WIDTH THAN HEIGHT) EX. 24" x 48"
(C) CASSETT (DH) DOUBLE-HUNG (SH) SINGLE-HUNG (A) AWNING (P) PICTURE (G) GLIDER

GENERAL FINISHED LOWER LEVEL NOTES

- REFER TO FOUNDATION PLAN FOR ALL STRUCTURAL NOTES. TYPICAL WALL HEIGHT SCHEDULE AND FOUNDATION INSULATION REQUIREMENTS.
- USE A 2x6 PRESSURE TREATED SILL PLATE WITH SILL SEALER, SECURED WITH 1/2" O ANCHOR BOLTS (7" MIN. EMBEDMENT), 72" O.C. AND MIN. 18" FROM CORNERS. (ANCHOR STRAPS MAY BE USED IF APPROVED BY LOCAL INSPECTOR).
- ALL WOOD IN CONTACT WITH CONCRETE SURFACE SHALL BE PRESSURE TREATED MATERIAL.
- ALL STEEL I-BEAMS AND LVL STRUCTURAL MEMBERS TO BE SIZED AND ENGINEERED BY SUPPLIER PRIOR TO INSTALLATION. STRUCTURAL ENGINEERING MAY BE OBTAINED UNDER SEPERATE COVER
- ALL TJI JOISTS OR RAFTERS TO BE SIZED AND ENGINEERED PER MANUFACTURER'S REQUIREMENTS. INSTALLATION TO BE VERIFIED BY MANUFACTURER SYSTEM REQUIREMENTS AND VERIFIED BY GC AND SUPPLIER PRIOR TO START OF CONSTRUCTION
- FRAME ALL INTERIOR PERIMETER WALL WITH 2x4. SINGLE TOP PLATE, SINGLE TREATED PLATE. INSULATE WALLS PER TYPICAL WALL SCHEDULE. WALL THICKNESS AND TYPE MAY VARY. REFER TO FLOOR PLAN FOR ACTUAL SIZES
- ALL CEILINGS IN FINISHED AREAS TO FURRED TO ALL MECHANICALS AS REQUIRED. ALL BOXING AND CONCEALING OF ALL MECHANICALS IN FINISHED AREAS TO BE SITE VERIFIED PRIOR TO EXECUTION OF WORK.
- PLACE ALL MECHANICALS IN SUCH MANNER TO ACCOMODATE FUTURE LOWER LEVEL FINISH WITH MIN. TALL CEILING AREA BEING EFFECTED
- CONSULT GC PRIOR TO ALL FINAL MECHANICAL PLACEMENTS.
- ALL EXTERIOR WALLS FRAMED WITH 2x6'S - 16" OC WITH 7/16" OSB SHEATHING OVER AT ENTIRE STRUCTURE. WALL BRACING PER LOCAL CODE INTERPETATION. INSULATE WALLS PER TYPICAL BUILDING SECTION

GENERAL FOUNDATION/LOWER LEVEL FINISH TAGS

- HVAC DUCTWORK (ENGINEERING & LAYOUT BY HVAC CONTRACTOR (HC)).
- FURNACE (FURN): PLACEMENT MAY VARY PER HVAC CONTRACTOR (HC) REQUIREMENTS/RECOMMENDATIONS. VENT FURNACE PIPES AS REQUIRED BY MFGR. AVOIDING PLACEMENT ON ELEVATIONS VEIWALE FROM STREET. PLUMBING CONTRACTOR (PC) TO PROVIDE A CONDENSATION DRAIN (CD) IF BASEMENT FLOOR DRAIN (FD) IS NOT WITH-IN 36" OF HEATING/AC UNIT.
- AIR-CONDITIONING (AC) UNIT. PLACEMENT MAY VARY PER HC REQUIREMENTS. PLACE ON ELEVATION THAT WILL MAINTAIN THE LEAST AMOUNT OF VISIBILITY FROM MAJOR STREET AND FAMILY AREAS. AND PLACEMENT UNDER BEDROOM WINDOWS IS NOT RECOMMENDED. HC TO PROVIDE MOUNTING DEVICES AS REQUIRED. FINAL PLACEMENT MUST BE APPROVED BY THE OWNER VIA THE GENERAL CONTRACTOR (GC).
- WATER HEATER (WH): ACTUAL PLACEMENT TO BE DETERMINED BY PC AT TIME OF UNDER-FLOOR ROUGH PLUMBING IS SET. WHEN EVER POSSIBLE, A CLASS "B" FLUE IS TO BE PLACED BY HC TO RUN THROUGH BUILDING AND VENT THROUGH ROOF TO BACK SIDE OF HOME. IF A FLUE IS NOT POSSIBLE, THEN PLACEMENT OF A DIRECT-VENT (DV) WATER HEATER WILL BE DETERMINED BY PC. PC TO PROVIDE ALL VENTING OPTIONS TO GC PRIOR TO INSTALLATION.
- WATER SOFTENER. ACTUAL PLACEMENT TO BE DETERMINED BY PC AND APPROVED BY OWNER. PROVIDE ACCESS TO SALT STORAGE TANK AS REQUIRED FOR RE-FILLS IS TO BE PLACED BY HC TO RUN THROUGH BUILDING AND VENT THROUGH ROOF TO

GENERAL FLOOR PLAN TAGS

- SHELF & POLE PER CONTRACT OR OWNER DIRECTION - SUPPLY BLOCKING AS REQUIRED
- LINEN/PANTRY - (4) SHELVES, AS WIDE (UP TO 24") AS ALLOWED BY CLOSET DEPTH (VIF)
- KITCHEN, BATH, LAUNDRY CABINERTY - LAYOUTS PROVIDED BY SUPPLIER
ALL CABINET LAYOUT AND DESIGN TO BE SUPPLIED BY SUPPLIER AND TO BE SITE VERIFIED AFTER FRAMING. SPECIAL BLOCKING LOCATIONS TO BE PROVIDED BY CABINET SUPPLIER.

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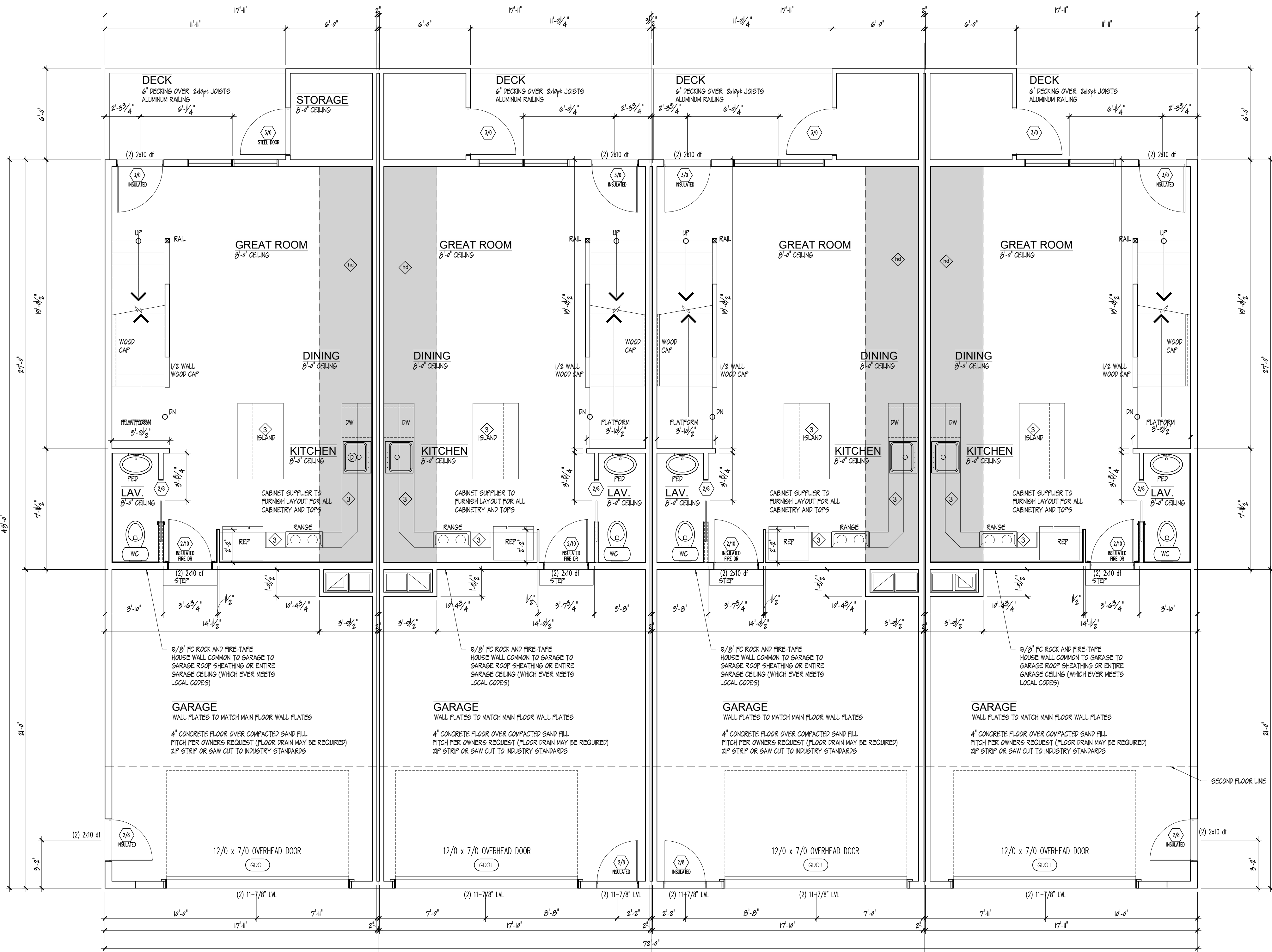
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FILE
MOUNT HOREB APTS DWG
SHEET

A8



UNIT A
MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

FIRST FLOOR	486 /sf
SECOND FLOOR	720 /sf
GARAGE	378 /sf
STORAGE	36 /sf
DECK	72 /sf

WINDOW TAG INFO

WINDOW MANUFACTURER: TBD
NUMBERS ARE GENERIC FOR BIDDING/SELECTION

- 15 — WINDOW NUMBER - REFER TO WINDOW SHOP DRAWINGS
- DNH3660 — TYPE AND SIZE
- BOH — BOTTOM OF HEADER AFF NO NUMBER - STANDARD HDR AFF (ABOVE FINISHED FLR) - 6'-11" — SUGGESTED HEADER SIZE

— SIKKING/SPECIAL
(L) LEFT (R) RIGHT (S) STATIONARY (V) VENTING (T) TEMPERED

— SIZES
IN INCHES (WIDTH X HEIGHT) EX. 24" X 48"

— STYLES OF WINDOW
(C) CASEMENT (DH) DOUBLE-HUNG (SH) SINGLE-HUNG (A) AWNING (P) PICTURE (G) GLIDER

GENERAL MAIN FLOOR NOTES

- ALL EXTERIOR WALLS FRAMED WITH 2x6'S -16" OC WITH 7/16" OSB SHEATHING OVER AT ENTIRE STRUCTURE. WALL BRACING PER LOCAL CODE INTERPETATION. INSULATE WALLS PER TYPICAL BUILDING SECTION
- FRAME ALL GARAGE WALLS WITH 2x6'S -16" O/C WITH TREATED BOTTOM PLATE TO CONCRETE AND 7/16" OSB WALL SHEATHING.
- VENT ALL BATH FANS TO EXTERIOR THROUGH ROOF VENT OR THROUGH SOFFIT. (SOFFIT VENTING MUST TERMINATE TO EXTERIOR VIA UNDERMOUNT SOFFIT VENT).
- ALL EXTERIOR DOORS SHALL BE STEEL INSULATED (STI) OR EQUAL WITH WEATHERSTIP.
- ALL WINDOW CODE NUMBERS ARE GENERIC NUMBERS UNLESS OTHERWISE NOTED. UNITS TO INCLUDE SCREENS AND EXTENSION JAMBS AS REQ. SUPPLIER TO CONFIRM UNIT NUMBERS AND SIZINGS W/ GENERAL CONTRACTOR (GC) PRIOR TO FRAMING. WINDOW SUPPLIER TO VERIFY AT LEAST (1) ONE WINDOW IN ALL BEDROOMS TO MEET EGRESS CODE, WITH SILL HEIGHT NOT GREATER THAN 48" ABOVE FINISHED FLOOR. ALL HABITABLE ROOMS TO HAVE A MIN. OF 8% NATURAL LIGHT OF FLOOR AREA. BEDROOM AND/OR SLEEPING AREAS TO HAVE MIN. 3.5% VENTILATION OF FLOOR AREA.
- SAFETY GLAZING TO BE INSTALLED IN ANY DWELLING WINDOW THAT IS PART OF A TUB AND/OR SHOWER ENCLOSURE AND WITHIN 5' (60") VERTICALLY OF THE TUB OR SHOWER DRAIN.
- SAFETY GLAZING BE INSTALLED IN ANY WINDOW THAT IS WITHIN 4' (48") VERTICALLY AND 1' (12") HORIZONTALLY OF A STAIRWAY TREAD OR LANDING TO ADDRESS FALLS ON STAIRWAYS.
- ALL ROOF TRUSS ENGINEERING AND LAYOUT IS TO BE COMPLETED BY TRUSS MANUFACTURE AND CONFIRMED BY GC PRIOR TO FRAMING. COPY OF TRUSS DRAWINGS AND LAYOUTS TO BE AVAILABLE ON SITE UNTIL FRAMING INSPECTION IS COMPLETED.
- ALL ROOF FRAMING MEMBERS SPANNING MORE THAN 6' (72") TO BE ANCHORED TO BEARING TOP WALL PLATES WITH ENGINEERED CLIPS, STRAPS OR HANGERS. (NOTE: TOE-NAILING IS NOT SUFFICIENT.)
- ALL TJI JOISTS OR RAFTERS TO BE SIZED AND ENGINEERED PER MANUFACTURER'S REQUIREMENTS. INSTALLATION TO BE VERIFIED BY MANUFACTURER SYSTEM REQUIREMENTS AND VERIFIED BY GC AND SUPPLIER PRIOR TO START OF CONSTRUCTION
- ALL ANGLED WALLS ARE AT 45°, UNLESS OTHERWISE NOTED OR DIMENSIONED.
- SMOKE DETECTORS TO BE PROVIDED AT ALL LEVELS INCLUDING BASEMENT, AND ALL BEDROOMS. DETECTORS TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACK-UP.

GENERAL FLOOR PLAN TAGS

- SHELF & POLE PER CONTRACT OR OWNER DIRECTION - SUPPLY BLOCKING AS REQUIRED
- LINEN/PANTRY - (4) SHELVES, AS WIDE (UP TO 24") AS ALLOWED BY CLOSET DEPTH (VIF)
- KITCHEN, BATH, LAUNDRY CABINERTY - LAYOUTS PROVIDED BY SUPPLIER. ALL CABINET LAYOUT AND DESIGN TO BE SUPPLIED BY SUPPLIER AND TO BE SITE VERIFIED AFTER FRAMING. SPECIAL BLOCKING LOCATIONS TO BE PROVIDED BY CABINET SUPPLIER.
- SPECIAL BUILT-IN CABINERTY - LAYOUTS PROVIDED UNDER SEPERATE COVER OR PROVIDED BY OWNER PRIOR TO FRAMING. ANY DETAILING PROVIDED BY DESIGNER IS A SUGGESTION ONLY AND MUST BE FINALIZED PRIOR TO ACTUAL CONSTRUCTION.....
- ALL DOORS BETWEEN GARAGE AREAS AND HOUSE AREAS TO HAVE MIN. 20 MIN. LABEL FOR BOTH DOOR AND FRAME.... THIS INCLUDES DOORS AT BOTTOM OF STAIRS FROM GARAGE TO BASEMENT AREAS.....
- ATTIC ACCESS SCUTTLES TO BE JAMBED AND CASED. ACCESS PANELS ON INTERIOR SPACES TO ATTIC AREAS NOT ACCESSIBLE FROM GARAGE MUST BE WEATHER STRIPPED AND PANEL

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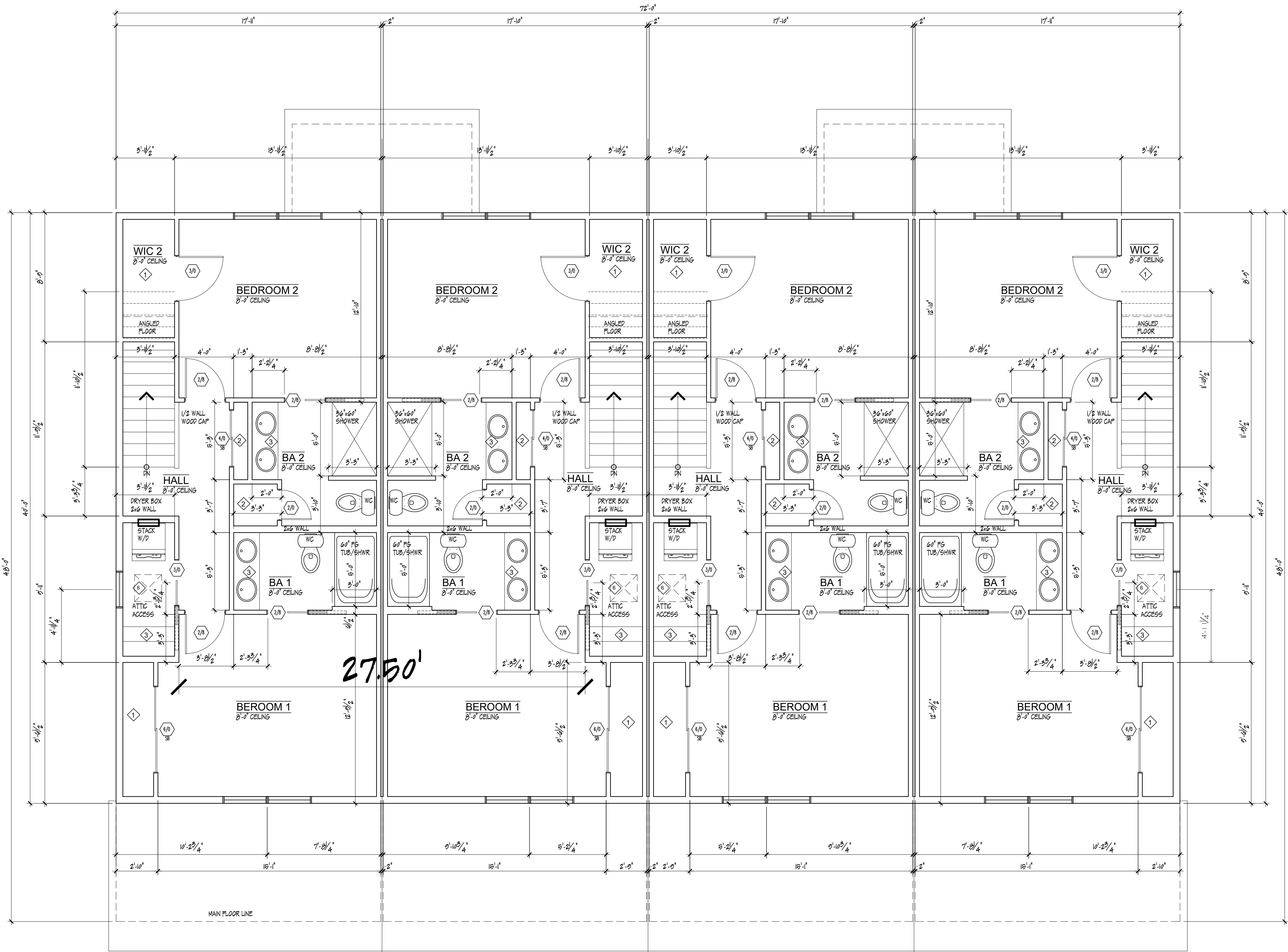


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FILE
MOUNT HOREB APTS. DWG

SHEET

A9



UNIT A
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

UNIT B

UNIT C

UNIT D

WINDOW TAG INFO

WINDOW MANUFACTURER: TBD
NUMBERS ARE GENERIC FOR BIDDER/SELECTION

- 15 WINDOW NUMBER - REFER TO WINDOW SHOP DRAWINGS
- 303660 TYPE AND SIZE
- BOH 6'-11" BOH - BOTTOM OF HEADER APP NO NUMBER - STANDARD HSR APP (ABOVE FINISHED FLOOR) - 6'-4" SUGGESTED HEADER SIZE

REMARKS/SPECIFICATIONS
(L) LEFT (R) RIGHT (S) STATIONARY (V) VENTING (T) TEMPERED
SIZE IN INCHES (WIDTH THAN HEIGHT) EX. 24" x 48"
CELLS OR WINDOW TYPES
(C) CASEMENT (DH) DOUBLE-HUNG (SH) SINGLE-HUNG (A) AWNING (P) PICTURE (G) GLIDER

GENERAL SECOND FLOOR FLOOR NOTES

- ALL EXTERIOR WALLS FRAMED WITH 2x6'S -16" OC WITH 7/16" OSB SHEATHING OVER AT ENTIRE STRUCTURE. WALL BRACING PER LOCAL CODE INTERPETATION. INSULATE WALLS PER TYPICAL BUILDING SECTION
- ALL ANGLED WALLS ARE AT 45°, UNLESS OTHERWISE NOTED OR DIMENSIONED.
- VENT ALL BATH FANS TO EXTERIOR THROUGH ROOF VENT OR THROUGH SOFFIT. (SOFFIT VENTING MUST TERMINATE TO EXTERIOR VIA UNDERMOUNT SOFFIT VENT).
- ALL EXTERIOR DOORS SHALL BE STEEL INSULATED (STI) OR EQUAL WITH WEATHERSTIP.
- ALL WINDOW CODE NUMBERS ARE GENERIC NUMBERS UNLESS OTHERWISE NOTED. UNITS TO INCLUDE SCREENS AND EXTENSION JAMBS AS REQ. SUPPLIER TO CONFIRM UNIT NUMBERS AND SIZINGS W/ GENERAL CONTRACTOR (GC) PRIOR TO FRAMING. WINDOW SUPPLIER TO VERIFY AT LEAST (1) ONE WINDOW IN ALL BEDROOMS TO MEET EGRESS CODE, WITH SILL HEIGHT NOT GREATER THAN 46" ABOVE FINISHED FLOOR. ALL HABITABLE ROOMS TO HAVE A MIN. OF 8% NATURAL LIGHT OF FLOOR AREA. BEDROOM AND/OR SLEEPING AREAS TO HAVE MIN. 3.5% VENTILATION OF FLOOR AREA.
- SAFETY GLAZING TO BE INSTALLED IN ANY DWELLING WINDOW THAT IS PART OF A TUB AND/OR SHOWER ENCLOSURE AND WITHIN 5' (60") VERTICALLY OF THE TUB OR SHOWER DRAIN.
- SAFETY GLAZING BE INSTALLED IN ANY WINDOW THAT IS WITHIN 4' (48") VERTICALLY AND 1' (12") HORIZONTALLY OF A STAIRWAY TREAD OR LANDING TO ADDRESS FALLS ON STAIRWAYS.
- ALL ROOF TRUSS ENGINEERING AND LAYOUT IS TO BE COMPLETED BY TRUSS MANUFACTURE AND CONFIRMED BY GC PRIOR TO FRAMING. COPY OF TRUSS DRAWINGS AND LAYOUTS TO BE AVAILABLE ON SITE UNTIL FRAMING INSPECTION IS COMPLETED.
- ALL ROOF FRAMING MEMBERS SPANNING MORE THAN 8' (72") TO BE ANCHORED TO BEARING TOP WALL PLATES WITH ENGINEERED CLIPS, STRAPS OR HANGERS. (NOTE: TOE-NAILING IS NOT SUFFICIENT.)
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- SMOKE DETECTORS TO BE PROVIDED AT ALL LEVELS INCLUDING BASEMENT, AND ALL BEDROOMS. DETECTORS TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACK-UP.

GENERAL FLOOR PLAN TAGS

- 1 SHELF & POLE PER CONTRACT OR OWNER DIRECTION - SUPPLY BLOCKING AS REQUIRED
- 2 LINEN/PANTRY - (4) SHELVES, AS WIDE (UP TO 24") AS ALLOWED BY CLOSET DEPTH (VIF)
- 3 KITCHEN, BATH, LAUNDRY CABINERTY - LAYOUTS PROVIDED BY SUPPLIER. ALL CABINET LAYOUT AND DESIGN TO BE SUPPLIED BY SUPPLIER AND TO BE SITE VERIFIED AFTER FRAMING. SPECIAL BLOCKING LOCATIONS TO BE PROVIDED BY CABINET SUPPLIER.
- 4 ATTIC ACCESS SCUTTLLES TO BE JAMBED AND CASED. ACCESS PANELS ON INTERIOR SPACES TO ATTIC AREAS NOT ACCESSIBLE FROM GARAGE MUST BE WEATHER STRIPPED AND PANEL

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ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

EXISTING CONDITIONS
ALL EXISTING CONDITIONS WERE ARRIVED BY SITE MEASUREMENT OR TAKEN FROM AN EXISTING BLUEPRINT PROVIDED BY THE OWNER. ALTHOUGH EVERY EFFORT HAS BEEN MADE FOR ACCURACY IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS/SUPPLIER TO COMPLETE A SITE VISIT AND CONFIRM ALL EXISTING CONDITIONS FOR MEASUREMENTS AND PLACEMENT OF EXISTING MECHANICALS AND/OR STRUCTURAL COMPONENTS THAT EFFECT THE WORK AREAS.

VALLEY DRIVE TOWNHOUSES
MT. HOREB, WISCONSIN

NORTH
DESIGN
BUILD LLC
608.405.2297
608.250.9548

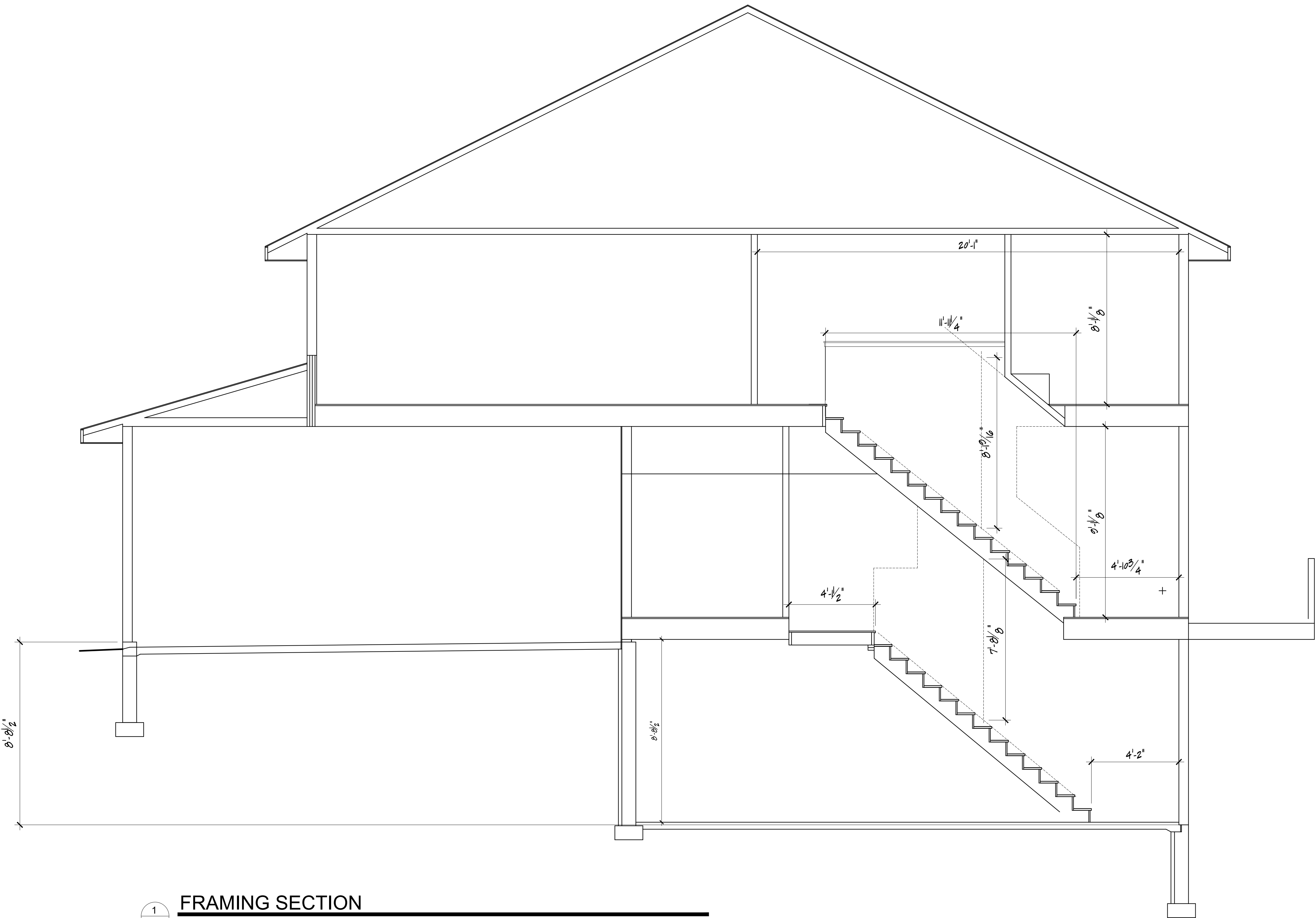


MECHANICAL NOTE
ALL MECHANICAL LOCATION ARE SUGGESTED AND PLACEMENT WILL BE DETERMINED BY THEIR RESPECTIVE CONTRACTORS FOR MAXIMUM EFFICIENCY. PROJECT WILL BE COMPLETED AS A DESIGN-BUILD PROJECT AND EACH CONTRACTOR SHALL PROVIDE ALL DESIGNED SHOP DRAWINGS AS REQUIRED PRIOR TO START OF CONSTRUCTION FOR ANALYSIS BY GC AND/OR OWNER FOR EVALUATION. ANY PLAN REVISIONS MUST BE COMPLETED PRIOR TO START OF CONSTRUCTION. MECHANICAL CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ALL FINAL SHOP DRAWINGS, CALCULATIONS, FEES, ETC. TO SECURE ALL REQUIRED PERMITS.

FILE
MOUNT HOREB APTS. DWG

SHEET

A10



1
A11

FRAMING SECTION

SCALE: 3/8" = 1'-0"

ISSUE DATE	
6.10.2024	OWNER REVIEW
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EXISTING CONDITIONS ALL EXISTING CONDITIONS WERE OBSERVED BY SITE MEASUREMENT OR TAKEN FROM AN EXISTING BLUEPRINT PROVIDED BY THE OWNER. ALTHOUGH EVERY EFFORT HAS BEEN MADE FOR ACCURACY IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS/SUPPLIER TO COMPLETE A SITE VISIT AND CONFIRM ALL EXISTING CONDITIONS FOR MEASUREMENTS AND PLACEMENT OF EXISTING MECHANICALS AND/OR STRUCTURAL COMPONENTS THAT EFFECT THE WORK AREAS.	

VALLEY DRIVE TOWNHOUSES
MT. HOREB, WISCONSIN

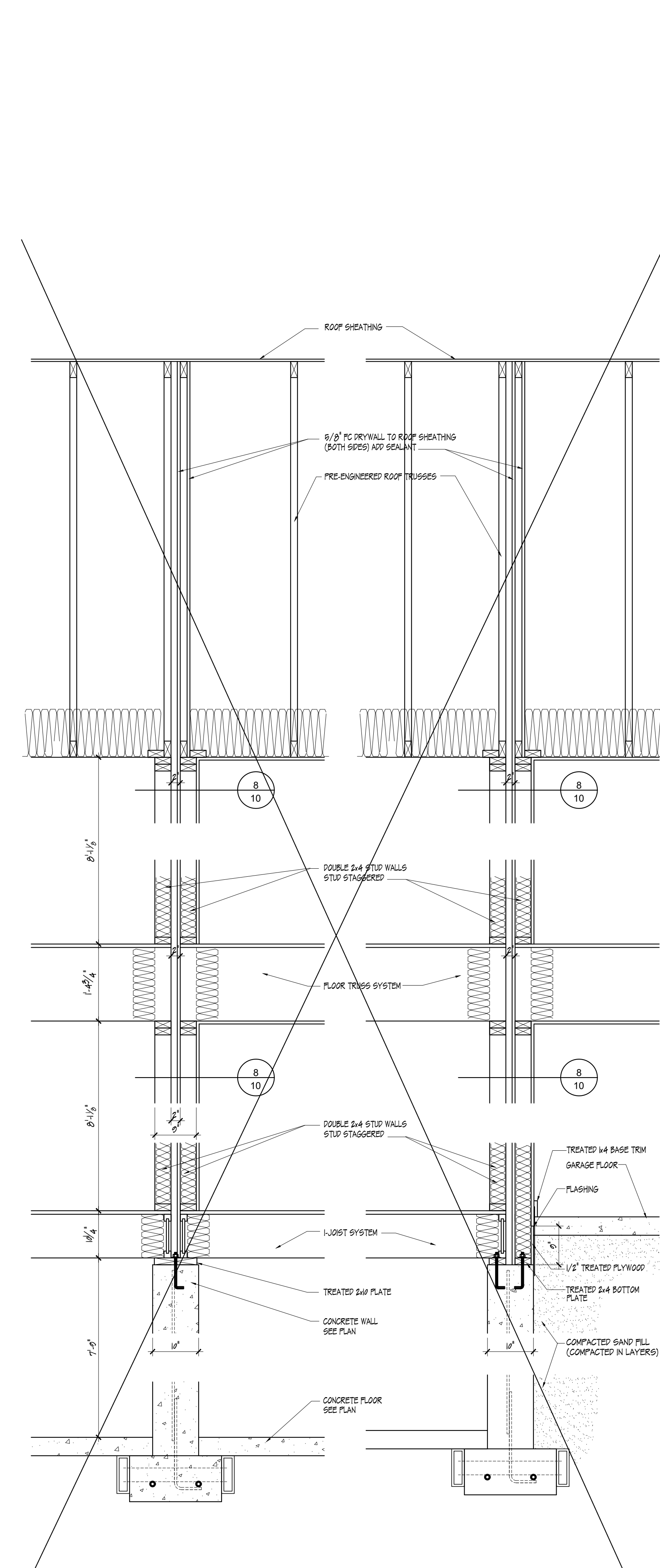
NORTH
DESIGN
BUILD LLC

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608.405.2297
608.220.9548

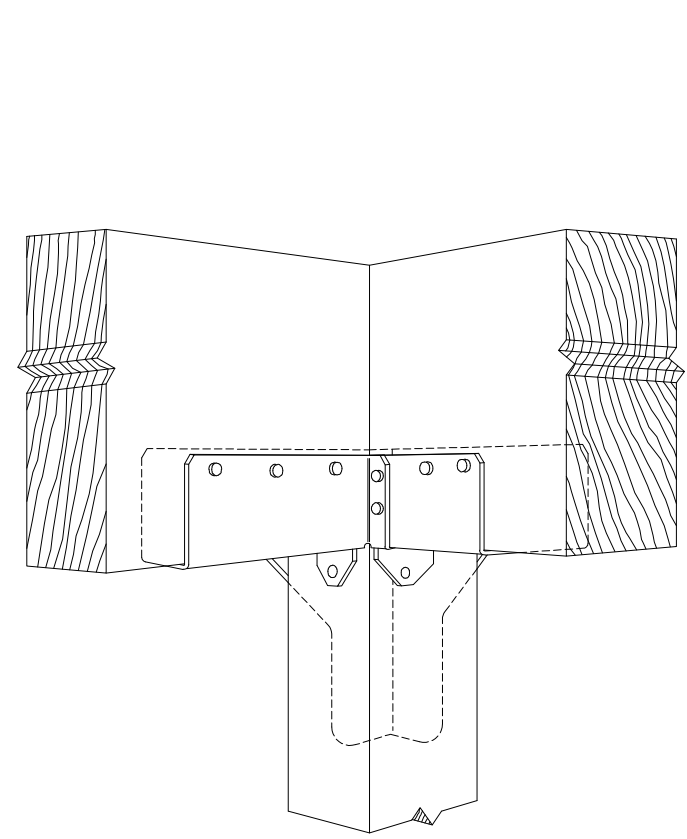
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FILE
MOUNT HOREB APTS. DWG
SHEET
A11



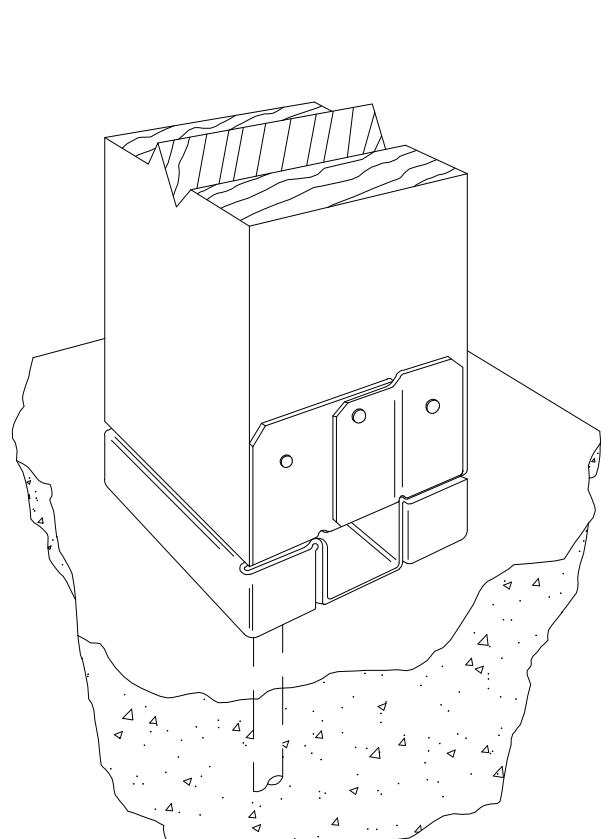
BETWEEN UNIT FIREWALL
SCALE: 3/4" = 1'-0"

BETWEEN UNIT AND GARAGES FIREWALL
SCALE: 3/4" = 1'-0"



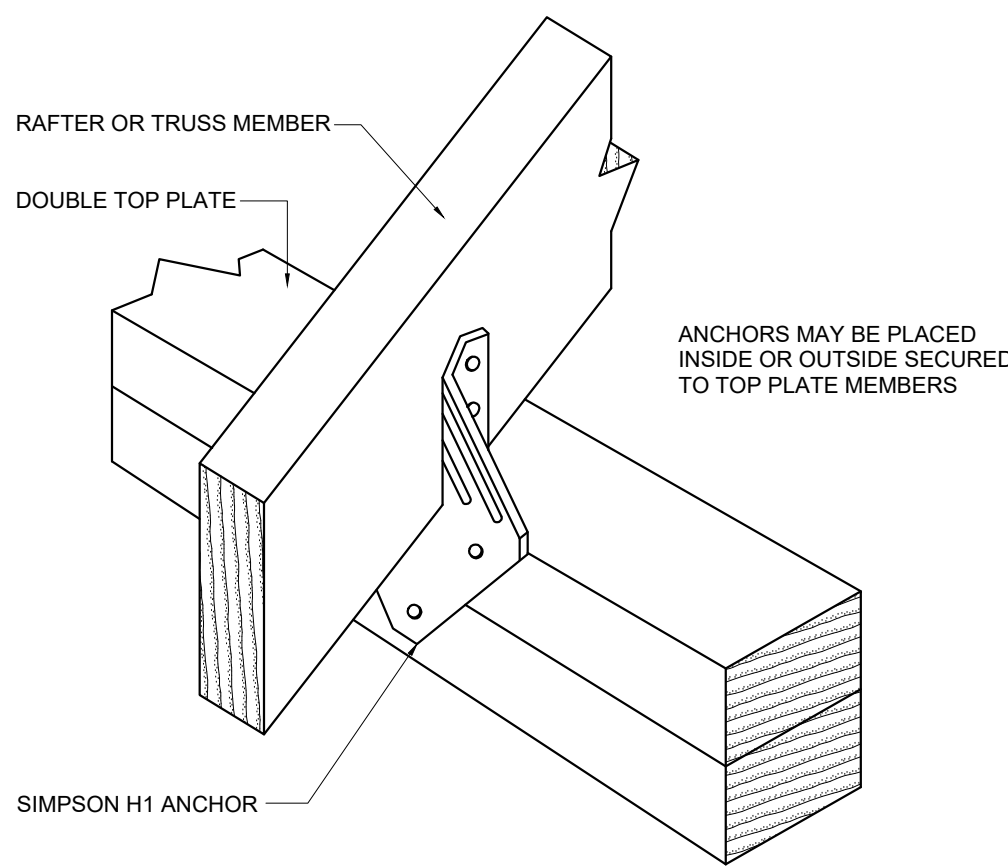
SIMPSON RTC44

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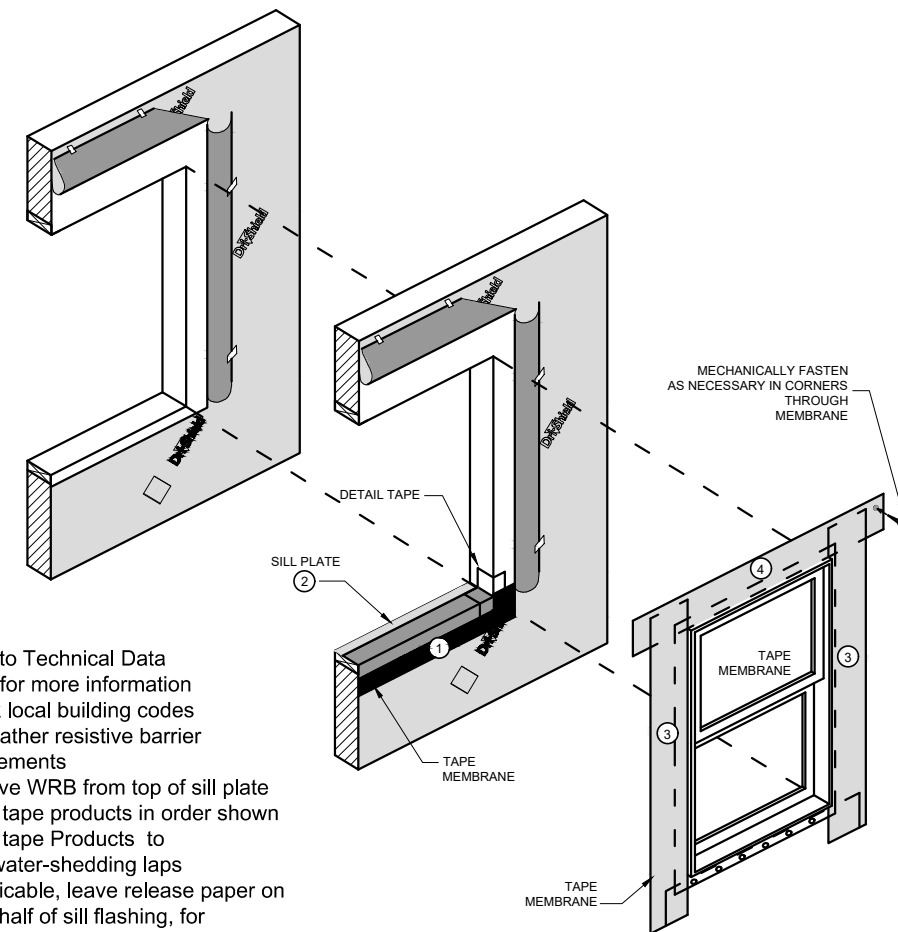
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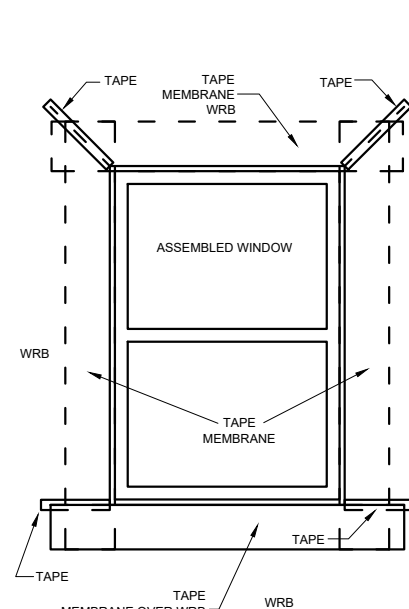
RAFTER / TRUSS ANCHOR

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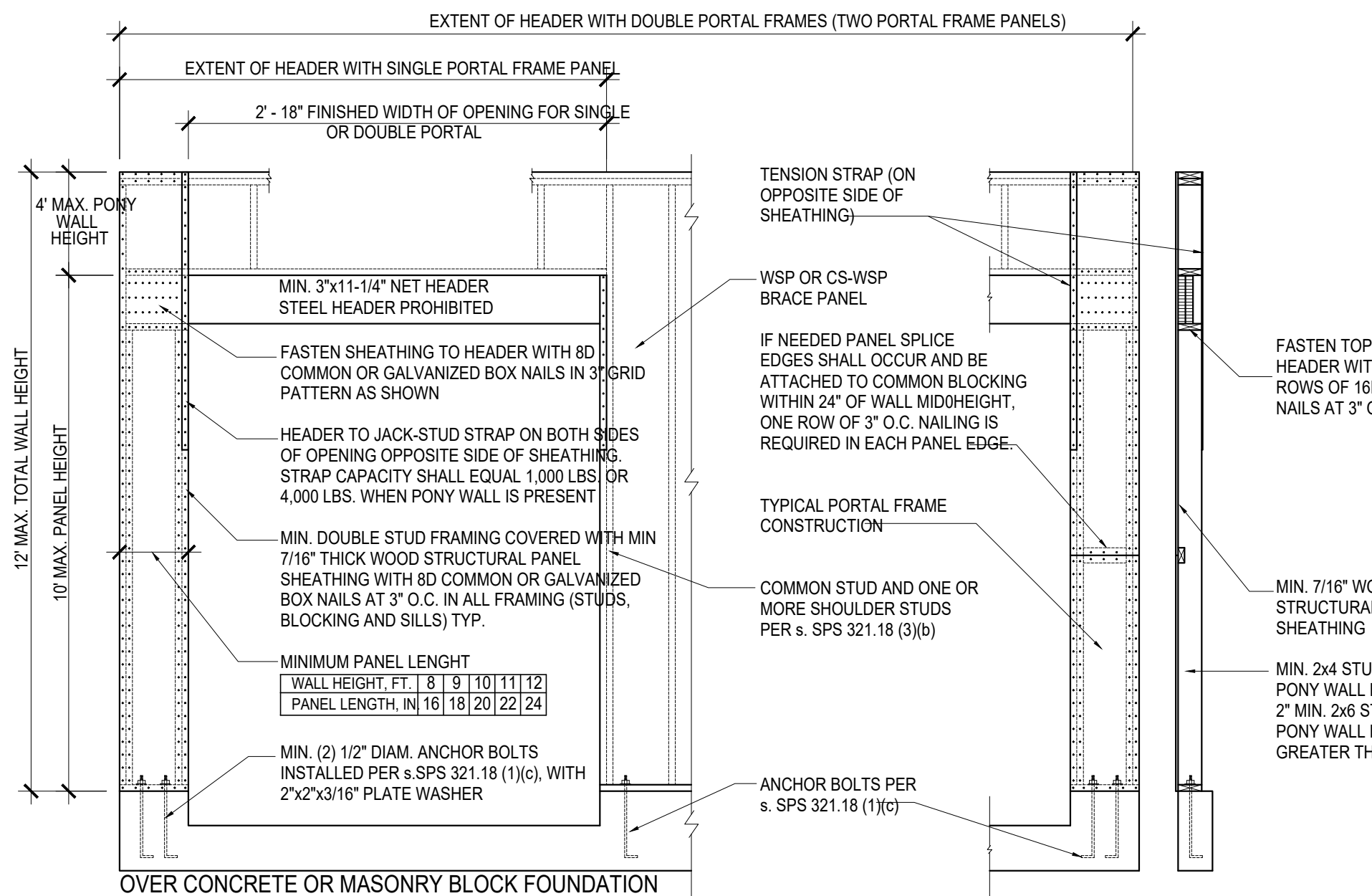


TYPICAL WINDOW TAPE DETAIL

SCALE: NONE

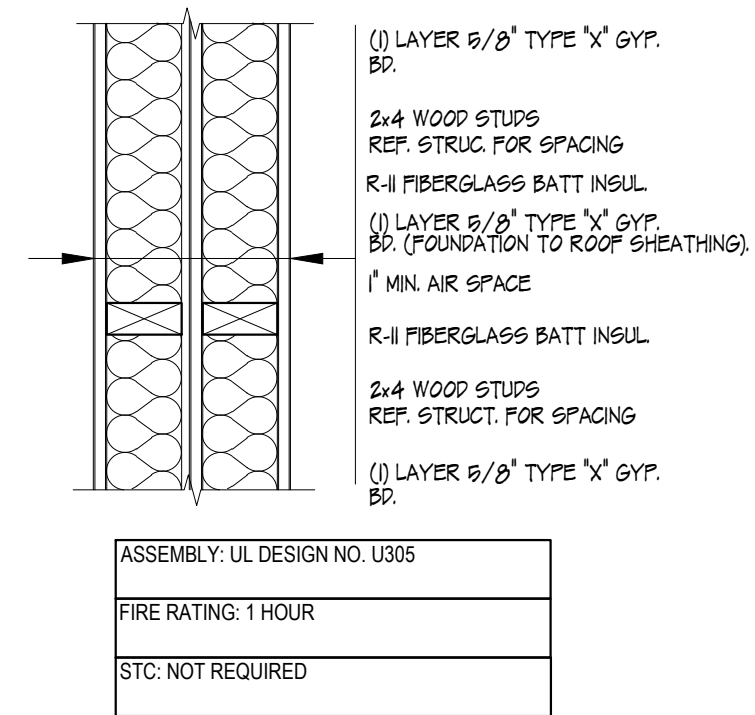


WRB
A. Cut, fold up and temporarily secure weather resistive barrier above header, and down sides, to allow for flashing installation
B. Install Tape Membrane under WRB along header, and down sides
C. Fold WRB back over head flashing and side flashing, and seal with tape, as shown

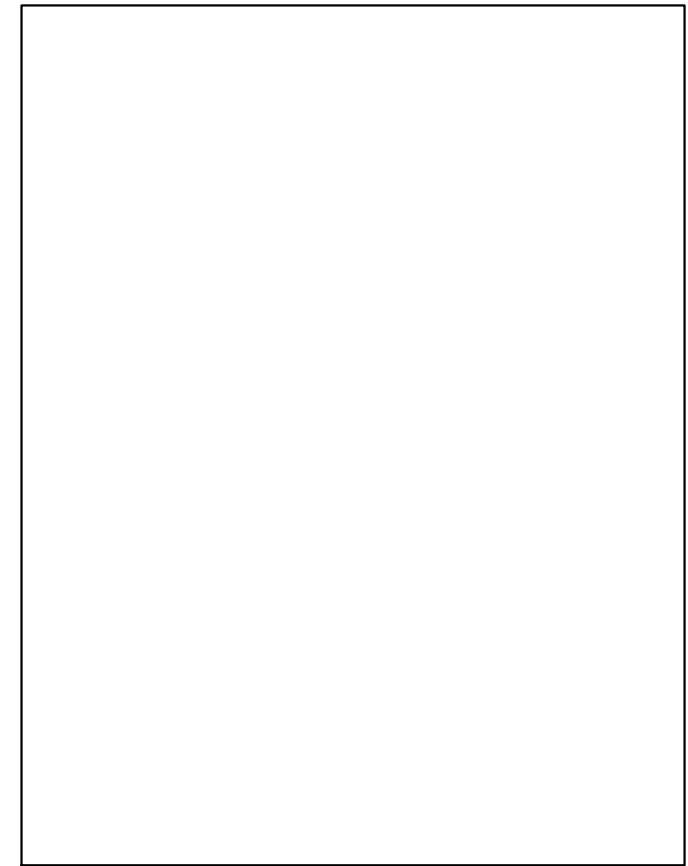


PORTAL FRAME BRACE CONSTRUCTION

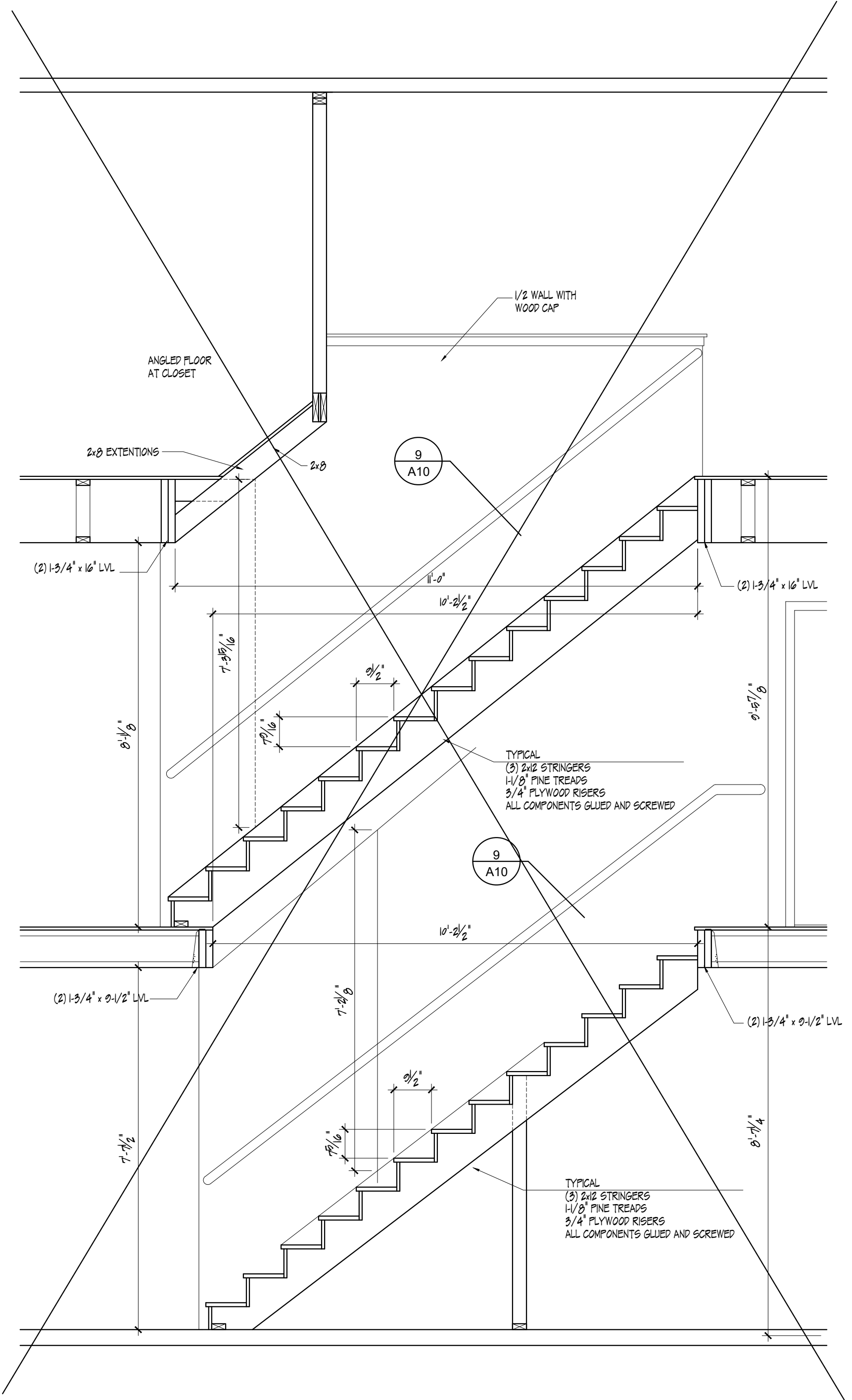
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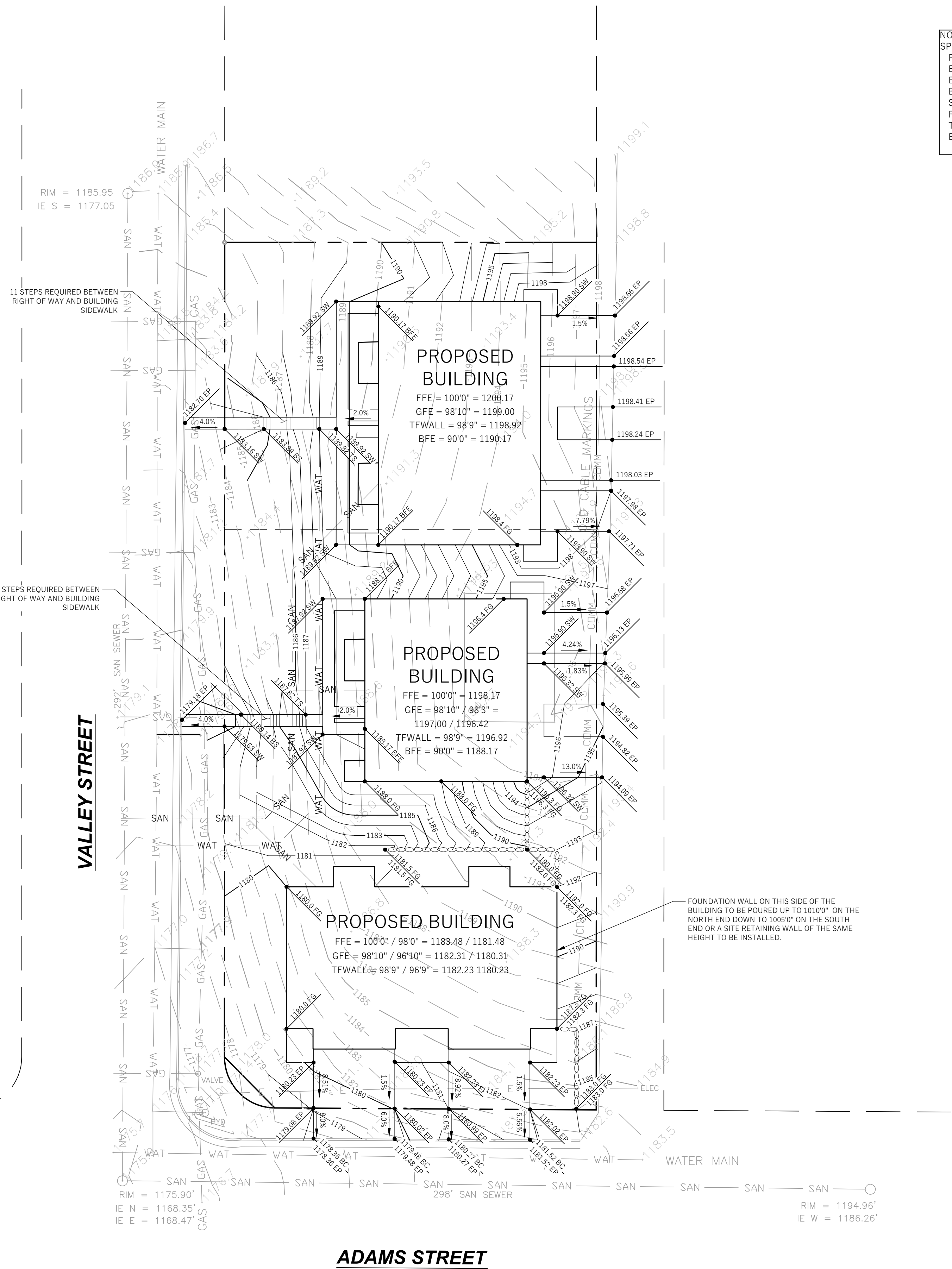
BETWEEN UNIT PLAN
SCALE: NONE



HANDRAIL DETAIL
SCALE: NONE



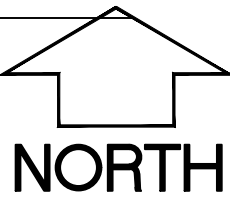
TYPICAL STAIR SECTION
SCALE: 1/2" = 1'-0"



NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER
- STM
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK
- SPOT GRADE
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW



GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- POST WDNR CERTIFICATE OF PERMIT COVERAGE AND MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- ENGINEER / VILLAGE OF MOUNT HOREB / DANE COUNTY LAND CONSERVATION / WDNR HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE VILLAGE OF MOUNT HOREB BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
- SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
- PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
- COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1065.
- CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1064.
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE RECEIVING CHANNEL BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING SUPPLIES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INCLUDE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR 24-HOUR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS.
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONFINED CHANNELS, PROVIDE EROSION CONTROL MEASURES SUCH AS MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD EROSION CONTROL MEASURES FOR NON-CHANNELIZED FLOW #1069.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONFINED CHANNELS, PROVIDE EROSION CONTROL MEASURES SUCH AS MATTING. OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD EROSION CONTROL MEASURES FOR CHANNELIZED FLOW #1070.
- MAKE PROVISIONS FOR WATERING DURING THE FLOW OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED SOILS AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED SOILS AND WASTE MANAGEMENT INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: <http://dnr.wi.gov/botbr/>.
- INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: <https://www3.epa.gov/nrdes/pubs/concretestwashout.pdf>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED ON CONCRETE MIXING. EVAPORATED OR DISPOSED OF AS REQUIRED.

WYSER
ENGINEERING

xxxx
xxxx, WI 53xxx

xxx, xxx COUNTY, WI

Sheet Title:

GRADING & EROSION CONTROL PLAN

Revisions:

No.	Date	Description:
1	05/24/2024	Initial Design
2	05/24/2024	Revised Design
3	05/24/2024	Revised Design
4	05/24/2024	Revised Design
5	05/24/2024	Revised Design
6	05/24/2024	Revised Design
7	05/24/2024	Revised Design
8	05/24/2024	Revised Design
9	05/24/2024	Revised Design
10	05/24/2024	Revised Design
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28	05/24/2024	Revised Design
29	05/24/2024	Revised Design
30	05/24/2024	Revised Design
31	05/24/2024	Revised Design

Graphic Scale: 0' 5' 10' 20' 30'

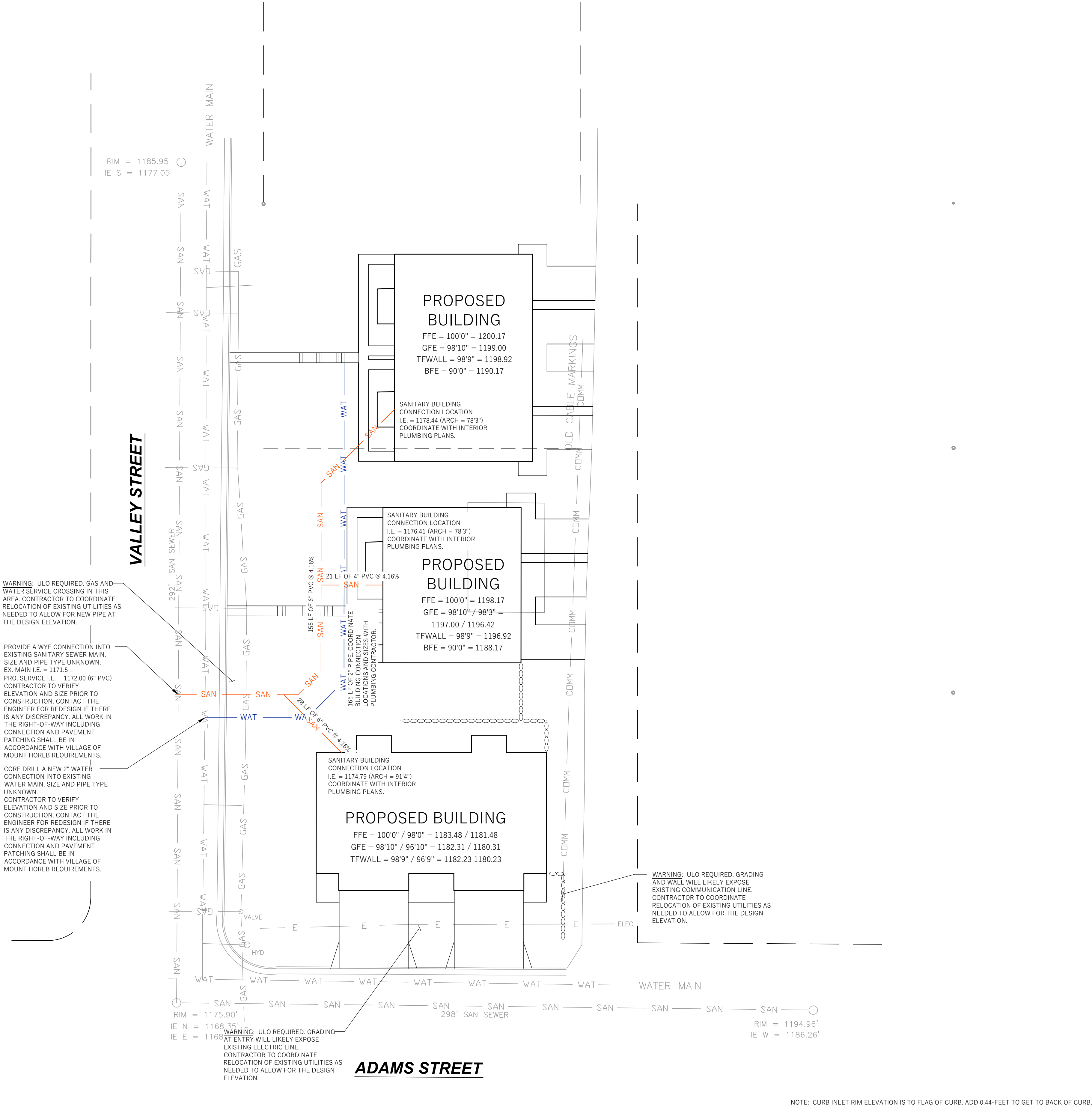
WYSER ENGINEERING
1233
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Type
SCHEMATIC

Date: 05/24/2024
Sheet: 1233

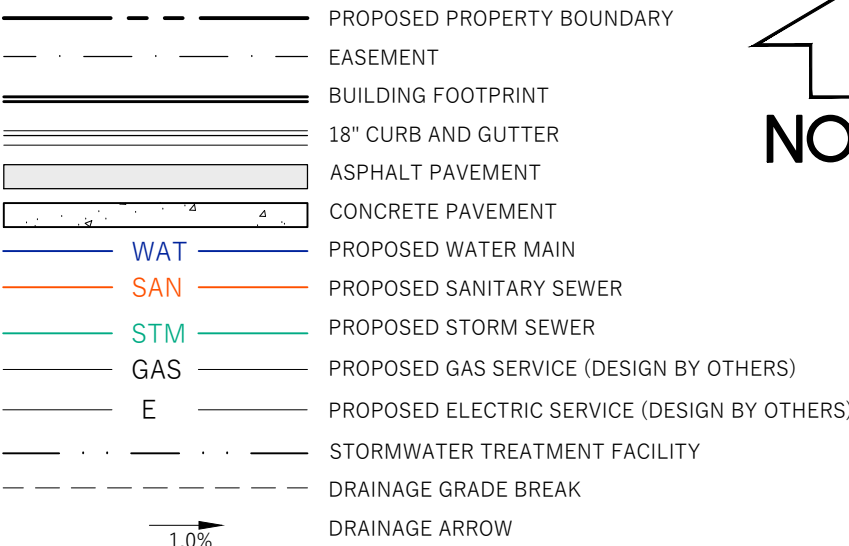
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www.DiggerHotline.com

File: W:\2024\241233_North Design Build - Valley Drive Townhomes, Mt Horeb\dwg\24-1233_Civil Design.dwg Layout: Utility Plan User: Dan Plotted: May 24, 2024 - 3:33pm



LEGEND (PROPOSED)



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UTILITY NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDSPS, AND WDNR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
- ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6' MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
- CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
- ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)b AND SPS 384.30(2)(c).
- ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
- ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
- ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(3).
- THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
- INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IS IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
- THE CURB INLET SHALL HAVE A CATCH-ALL HR-I OIL AND GREASE FILTER OR APPROVED EQUIVALENT INSTALLED WITHIN THEM.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE VILLAGE EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

WYSER
ENGINEERING

XXXX
XXXX, WI 53xxx

XXXX

XXX, XXX COUNTY, WI

Sheet Title:
UTILITY PLAN

Revisions:

No.	Date:	Description:

Graphic Scale

0' 5' 10' 20' 30'

Wyser Number

24-1233

Set Type

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Date Issued

05/10/2024

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FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES

- XXXXXXXXXXXX SIDING AND ACCESSORIES.
XXXXXXXXX CORNERS
- BRICK/STONE VENEER AS SHOWN ON ELEVATIONS. CONFIRM ALL SUPPORT SYSTEM REQUIRED FOR VENEER PRIOR TO START OF CONSTRUCTION
- ALUMINUM FASCIA AND SOFFIT (50% VENTING)
- ROOF VENTING AS REQUIRED BY MANUFACTURE OF SELECTED SYSTEM TO MEET CODE REQUIREMENTS.
- ALL FLUES, STACKS, AND GUTTERS/DOWNSPOUTS NOT SHOWN ON ELEVATIONS
- ALL ROOFING TO BE ASPHALT SHINGLES OVER 15# FELT, USE 90# FELT ICE AND WATER SHIELD AT ALL ROOF EDGES PER CODE
- PROTECTIVE COVER REQUIRED OVER ANY EXPOSED BASEMENT INSULATING BOARD.
- ALL LANDSCAPED RETAINING WALLS AND/OR TREATED WOOD NAILING STRIPS IN CONCRETE WALLS SHALL BE SITE VERIFIED BY GENERAL CONTRACTOR AT TIME OF WALL POUR.



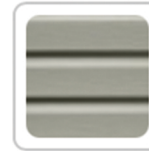
Owens Corning-
DRIFTWOOD SHINGLES



Bone White



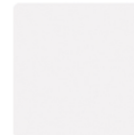
Quality Edge-
BONE WHITE- FASCIA/ GUTTERS



Cernteinteed-
SEAGRASS- SIDING



Cernteinteed-
HERRINGBONE- SIDING CORNERS



LP Smart Side-
SNOWSCAPE WHITE- WINDOW WRAP/ BAND



Garaga-
GARAGE DOORS



Sherwin Williams-
SW- PORPOISE- PAINT DOORS



SIDE LIGHTS / OVER DOOR LIGHTS



Regal Ideas-
DECK RAILINGS

ISSUE DATE	
0.0.0000	OWNER REVIEW

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FILE
MOUNT HOREB APTS 0000

SHEET
A5

VALLEY DRIVE TOWNHOUSES
MT. HOREB, WISCONSIN



**NORTH
DESIGN
BUILD LLC**
508.405.2297
508.280.9549

From: [Rick North](#)
To: [Benjamin Rohr](#)
Subject: Valley and Adams
Date: Thursday, June 13, 2024 11:31:06 AM
Attachments: [MOUNT HOREB APTS 6-12-2024.pdf](#)

Good Morning Ben

Enclosed the updated plan please review and let know if there are any concerns also email also attached response for Dan at Madison Lighting

Hello Rick

I have reviewed your request for a photometirics/ footcandle for your lighting project on Valley and Adams. We can not provide any measure for you. The project will be using residential down lighting for exit doors which are not measurable and you have no parking lot or large expanse too measure.

Thank you
Dan Bauhs
Madison Lighting Outside Sales

Rick North

Stark Company Realtors

Cell: (608) 220-9548

Fax: (608) 836-3744

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MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner: Ben Rohr, AICP
Date: April 24, 2024
Re: Specific Implementation Plan (SIP) and Design Review for Proposed 11-Unit Townhome Development at 107 Valley Drive, 111 Valley Drive, and 300 Adams Street for Rick North.

Introduction

Rick North has submitted a Specific Implementation Plan (SIP) for Plan Commission review. The project is proposed at the corner of Valley Drive and Adams Street on an existing vacant property. This project received approval of a Certified Survey Map to combine the previous three separate parcels into one and a Comprehensive Plan Amendment to Multi-Family Residential to allow for the proposed land use in March. Further, the General Development Plan (GDP) was approved by the Plan Commission at the April meeting. The SIP is consistent with the proposed GDP.

The Planned Development is proposed to accommodate 11 townhome-style units within three separate buildings that each feature individual entries, garages, and access. Each unit ranges from 1,200-1,500 square feet in size and includes a one-car garage, two bedrooms, living areas, and two bathrooms. Additionally, the developer is planning to create and establish a condominium plat for the property which will enable each unit to be sold separately and a new condominium association will be formed to fund and perform maintenance within the common areas and ensure architectural and aesthetic consistency across the development long-term.

To receive final Village approval of the Planned Development, this project requires approval of the SIP and Design Review by the Plan Commission and the Village Board. This report addresses the SIP first, followed by the Design Review.

Specific Implementation Plan Review

Rick North has been working with Village Staff and the Plan Commission to refine the design over the past several months. At the April and May meetings, the project's General Development Plan was approved by the Plan Commission and Village Board. The SIP must meet the zoning requirements, inclusive of the zoning flexibilities approved in the GDP.

Specific SIP Flexibilities Consistent with the approved GDP include:

1. Townhome Land Use Setbacks: The approved GDP has minimum setbacks less than 30 feet from all property lines consistent with item 2. below. The SIP is consistent with the proposed GDP.
2. Building Setbacks: The approved GDP includes maximum 11-foot setbacks from the eastern property line, 18-foot setbacks from the southern property line, 17-foot setbacks from the northern property line, and 18-foot setbacks from the western property line. The SIP is consistent with the proposed GDP.
3. Lot Area: The approved GDP has a minimum lot area of 28,192 square feet. The SIP is consistent with the proposed GDP.
4. Landscape Area and Impervious Area: The approved GDP has a minimum landscape surface area ratio of 49% and a maximum impervious surface area ratio of 51%. The SIP is consistent with the proposed GDP.
5. Building Height: The approved GDP has a maximum building height of 40 feet. The SIP is consistent with the proposed GDP.

Planner's Recommendation for the Specific Implementation Plan:

I recommend the Plan Commission recommend the SIP for 107 Valley Drive, 111 Valley Drive, and 300 Adams Street for approval by the Village Board, subject to the waivers and requirements addressed at the end of this report, as discussed and approved by the Plan Commission.

Design Review Requirements per Section 17-14:

Design Review by the Plan Commission is required under Section 17.14 of the Zoning Ordinance. Design Review is required for all development projects in the Village, except residential development with three or fewer dwelling units. The Design Review requirements in Section 17.14(4)(b) identify 27 Design Directives. The Plan Commission has the ability to waive any Design Directive or add additional design requirements upon a finding that the additional design requirement would improve the project.

This review is based on the plan set provided by the applicant. This project complies with most Design Review requirements. Any items that do not comply with the Design Directives or requires Plan Commission discussion have been identified with underlined text.

1. Site Grading:

- a. The grading plan shall preserve existing grades to the greatest extent possible, particularly at the perimeter of the site.
 - This requirement is met. The Grading Plan works within the existing topography of the site to maintain grades to adjacent properties, provide flatter building pads in the center of the site, and accommodate steep grade changes with retaining walls.
- b. In no instance shall proposed grading create transitions to adjoining properties or rights-of-way that are unsafe, unstable or create drainage problems.
 - This requirement is met. Existing grade transitions to adjacent properties are maintained to the extent possible.
- c. Site grading shall also preserve or create an attractive site appearance in conjunction with the proposed development.

- This requirement is met. The Grading Plan works within the existing topography of the site to maintain grades to adjacent properties, provide flatter building pads in the center of the site, and accommodate steep grade changes with retaining walls.

2. Existing Site Vegetation and Other Natural Features:

- a. The grading and development plans shall preserve, protect, and maintain important existing site vegetation as identified by the Plan Commission. Examples include hedgerows, groves and individual specimen trees.
 - This requirement is met, outside of the removal of one large specimen tree on the south side of the site. The balance of the property is turf grass today. I recommend waiving this requirement to allow for the proposed building in this location and replacement of the tree with several new, planned trees within the property.
- b. Topsoil used at the development site should be from on site, to the extent possible, particularly in areas under the drip line of preserved vegetation.
 - This requirement is met.

3. Site Layout Relation to Abutting Streets:

- a. In general, the layout of buildings, structures, pavement, parking and landscaping shall be compatible with the general pattern for similar land uses in the vicinity, as determined by the Plan Commission.
 - This requirement is met. There are various types of residential development within this neighborhood including single-family, two-family, and multi-family. While there are no examples of a side-by-side townhome like the project proposed, the development reflects the general residential development style and patterns through the use of a pitched roof, individual driveways and walk-ups, and has been approved via the GDP for the taller structures proposed.
- b. The general site layout shall result in an attractive appearance to all abutting streets, as determined by the Plan Commission.
 - This requirement is met. While the two buildings parallel to Valley Drive take vehicle access from the rear-alley and the view from Valley Drive will be the rear of these structures, the applicant has provided individual walk-ups to each unit and design features to replicate the front of a residential structure (patios, porches, doors, windows, etc.). The units fronting Adams are also reflective of the residential structures in the area.

4. Building Setbacks:

- a. Building setbacks shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 4.b. and 4.c.
 - This requirement is met. The SIP is consistent with the approved setbacks in the GDP. All other building setbacks are met.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, the entire street side of buildings shall be located at or within 3 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process.
 - This requirement is not applicable, as the subject property is not located in the specified area.

- c. Within the CTH ID corridor between STH 78 and USH 151, the entire street side of buildings shall be located at or within 30 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process. Parking shall not be permitted in this area. Drives for one-way circulation and/or emergency vehicle access may be permitted through the conditional use process.

- This requirement is not applicable, as the subject property is not located in the specified area.

5. Building Height:

- a. Building heights shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 5.b. and 5.c.
 - This requirement is met. The SIP is consistent with the approved building height in the GDP.

- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, building heights shall be a minimum of 20 feet and shall be a minimum of 2 stories, unless an exception is granted through the conditional use process.

- This requirement is not applicable, as the subject property is not located in the specified area.

- c. Within the CTH ID corridor between STH 78 and USH 151, building heights shall provide a functional or decorative building tower or related architectural feature that exceeds the height of the majority of the building facade by at least 7 feet, unless an exception is granted through the conditional use process. Roofs, and roof appurtenances such as cupolas, shall not count toward this requirement.

- This requirement is not applicable, as the subject property is not located in the specified area.

6. Building Mass:

- a. Buildings over 5,000 square feet of gross floor area shall be subject to the requirements for large developments.

- The total area of the structures exceeds 5,000 square feet of gross floor area, and I recommend this requirement be waived because the large development standards aren't applicable for an infill development within an existing residential neighborhood.

7. Building Facades:

- a. Long building facades shall be visually broken up and variegated with staggers and offsets as determined appropriate by the Plan Commission.

- This requirement is met on the front and rear facades of each building through the use of varying door, window, and porch openings, different roof pitches, and variation in materials and articulation. I recommend waiving this requirement for the sides of each structure, which will only contain a small number of doors and windows within limited variation in articulation and materials.

- b. All building facades facing streets, drives or parking areas shall provide regularly spaced openings for windows and doors, and regularly spaced decorative elements such as piers and

columns. The size and spacing of these features shall be compatible with nearby structures that meet this requirement, as determined by the Plan Commission.

- This requirement is met. Same as 7.a., above.
- c. All building facades facing streets, drives or parking areas shall provide a pattern of upper story openings that is compatible with the pattern established by the ground floor, as determined by the Plan Commission.
 - This requirement is met with regularly spaced windows on both the ground floor and upper stories.
- d. Within the downtown zoning district, and particularly along Main Street and the commercially developed portions of intersecting streets, building facades shall employ traditional storefront design by providing pilasters, transom windows, cornices, lintels and related decorative details to highlight transitions between the ground floor and upper stories and between upper stories and the parapet.
 - This requirement is not applicable, as the subject property is not located in the specified area.

8. Exterior Building Materials:

- a. Exterior materials for multi-family, office, or commercial buildings may not include metal wall panels, concrete panels, plain concrete block, asphalt, or spandrel window panels, unless an exception is granted through the conditional use process.
 - This requirement is met. Proposed building materials include varying colored siding, glass windows and doors, metal deck railings for each patio, and shingled roofs.
- b. Hard and durable materials including decorative block, brick or stone, shall be required on all exterior portions of the structure within 40 inches of the adjacent grade.
 - This requirement is not met. No decorative base materials are proposed on the façades of each structure. I recommend waiving this because very few (if any) other existing structures in this neighborhood include such a design feature.

9. Exterior Building Colors:

- a. Exterior colors of all buildings, structures, appurtenances and paving shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.
 - i. Within the downtown area, the Victorian color palette shall be used, or other colors must be approved by the Plan Commission.
 - This requirement is not applicable, as the subject property is not located in the specified area.
 - ii. Throughout the rest of the Village, primary colors including red, blue, green, yellow, black, and fluorescent colors shall not be permitted. Where an integral part of site design, muted versions of these colors may be used, as approved by the Plan Commission.
 - This requirement is met. The colors proposed include neutral browns and tans.
 - iii. High gloss paints and other exterior finishes are not permitted.
 - This requirement is met on all portions of the building.

- iv. Color patterns shall be used consistently throughout the property, as determined by the Plan Commission.
 - This requirement is met on all portions of the building with a consistent use of neutral colors proposed.

10. Exterior Doors:

- a. All exterior doors visible from streets, drives or parking areas shall provide decorative design elements.
 - This requirement is met. All doors are decorative in nature.

11. Windows:

- a. Spandrel panels, mirrored glass or heavily-tinted windows are not permitted. Where screening is desired, vertical or horizontal strip blinds may be used.
 - This requirement is met. None proposed.
- b. Windows may not be obscured by paper or other attached materials on more than 5% of any individual window panel.
 - This requirement is met. None proposed.

12. Roofs:

- a. Roof forms and materials shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.
 - This requirement is met. The proposed pitched roof matches most of the neighborhood building pattern.
- b. Metal roofs shall not be used for multifamily, office or commercial buildings, unless an exception is granted through the conditional use process.
 - This requirement is met. A shingled roof is proposed.
- c. Roof forms shall be designed to accommodate the requirements in subparagraphs 5.c. and 7.d., above.
 - This requirement is met.
- d. Rooftop mechanical equipment shall not exceed the elevation of the lowest point of the surrounding building parapet or roof.
 - This requirement is met. No rooftop mechanicals are proposed.

13. Exterior Building Appurtenances:

- a. Building facades shall be uncluttered by the minimal use and careful placement of brackets, wiring, meter boxes, antennae, gutters, downspouts and other appurtenances. Where necessary, such features shall be colored to blend in, rather than contrast, with the immediately adjacent building exterior.
 - This requirement is met.

14. Awnings:

- a. Awnings, where approved by the Plan Commission, shall complement the character of the building.

- This requirement is met. None proposed.
- b. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation may be used. Metal canopies are prohibited.
 - This requirement is met. None proposed.
- c. Backlighting is prohibited.
 - This requirement is met. None proposed.

15. Trash Containment Structures:

- a. Trash containment structures shall be designed to fully conceal trash storage.
 - This requirement is met. Each unit will have individual trash cans that will be stored indoors.
- b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.
 - This requirement is not applicable, as trash containers will be located within the building.
- c. Wood or synthetic wood gates shall be used and shall be arranged in a pattern to provide complete opacity. Metal panel gates and metal fence gates with strips are prohibited.
 - This requirement is not applicable, as trash containers will be located within the building.

16. Freestanding Canopy Structures:

- a. Freestanding canopy structures, such as those providing shelter at a gas station or drive-up banking station, shall be designed to complement the design of the principal building, as determined by the Plan Commission.
 - This requirement is not applicable. There are no freestanding canopy structures proposed.
- b. Canopy roofs shall employ the same pitch, materials and colors as the roof of the principal building, unless an exception is granted through the conditional use process.
 - This requirement is not applicable. There are no freestanding canopy structures proposed.
- c. Canopy supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.
 - This requirement is not applicable. There are no freestanding canopy structures proposed.

17. Other Structures:

- a. Outbuildings shall employ the same high-quality exterior building materials as used on the principal building.
 - This requirement is not applicable. There are no outbuildings proposed.
- b. Walls and fences shall employ high-quality materials such as metal pickets, stone, decorative block or brick which complement the principal building, as determined by the Plan Commission.
 - This requirement is met. No fencing is proposed, and the retaining walls will be constructed out of natural stone material.

18. Exterior Lighting:

- a. All exterior lighting shall use decorative fixtures, as approved by the Plan Commission. Such fixtures shall be consistent in design theme throughout the site.

- This requirement is met. On-building lighting fixtures are decorative in nature.
- b. All exterior light bulbs shall not be visible from beyond any property line. Directional or cutoff fixtures shall be used to meet this requirement.
 - This requirement is met. On-building lighting fixtures are downward facing in nature.
- c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.
 - I recommend waiving this requirement because commercial-grade lighting is not proposed and thus cannot be measured via a photometrics plan. The residential-grade lighting fixtures proposed produce low light volumes that match the character of the residential neighborhood and will not create a lighting nuisance at the property line.
- d. Maximum lighting shall not exceed 10.0 footcandles on the site, except in areas serving in-vehicle uses such as drive-up windows and fueling areas. In such locations, maximum lighting shall not exceed 25.0 footcandles.
 - See 18.c. above.
- e. Freestanding light fixtures shall not exceed a total height of 20 feet.
 - This requirement is not applicable. There are no freestanding lighting fixtures proposed.

19. Exterior Signage:

- a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.
 - This requirement is met. No signage is proposed.
- b. Freestanding sign supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.
 - This requirement is met. No signage is proposed.

20. Outdoor Display or Storage:

- a. All outdoor display and/or storage areas must be clearly depicted and labeled on an approved site plan. Said label shall specify the general types of materials to be displayed or stored, including: retail or rental display; retail or rental vehicle display; long-term business vehicle storage; equipment storage; refuse storage; scrap equipment or vehicle storage.
 - This requirement is not applicable, as there are no outdoor display or storage areas proposed.
- b. Outdoor storage areas shall be adequately screened from view from adjacent properties and streets, drives and parking areas, as determined by the Plan Commission.
 - This requirement is not applicable, as there are no outdoor display or storage areas proposed.

21. Pavement Materials:

- a. All traffic circulation, parking and pedestrian areas shall be provided with a hard, durable surface such as concrete, asphalt, pavement blocks or bricks. Gravel is not acceptable.
 - This requirement is met throughout the site.

- b. Durable, porous pavement techniques are encouraged, and the overall coverage of pavement on all sites should be minimized so as to reduce stormwater runoff.
 - This requirement is met. The stormwater management plan will be reviewed by the Village Engineer and be subject to meeting all applicable requirements.

22. Pedestrian Facilities:

- a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.
 - This requirement is met. Sidewalks are included on the Valley Drive facades connecting to the proposed building and the driveways will function as sidewalk connections to the units along Adams Street.
- b. Paved pedestrian connections are required between all street frontage pedestrian facilities and public doorways. Said connections shall be a minimum of 5 feet wide.
 - This requirement is met. See 22.a above.
- c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.
 - This requirement is not applicable. There are no such crossing situations proposed.

23. Traffic Circulation:

- a. Traffic circulation patterns shall be safe and understandable by vehicle operators, as determined by the Plan Commission.
 - This requirement is met. Each individual unit will take access from either the rear-alley or Adams Street depending on the configuration of the structure.
- b. Traffic patterns which are determined as too complicated by the Plan Commission shall be prohibited. Complications may be identified due to steep grades, inadequate throat depths, offset intersections, too many intersections within a particular area, dangerous and conflicting traffic movements, movements compromised by limited visibility, or restricted turning radii for the types of vehicles likely present on the site.
 - This requirement is met. Each individual unit will take access from either the rear-alley or Adams Street depending on the configuration of the structure.
- c. No traffic circulation shall be permitted within 10 feet of a street or drive right-of-way or easement, nor within 5 feet of any other property line, except within the downtown area, or as approved as through the conditional use process.
 - This requirement is met. No traffic circulation is proposed within those setback areas.
- d. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding limitations on drives located adjacent to street rights-of-way.
 - This requirement is not applicable, as the subject property is not located in the specified area.

24. Parking:

- a. All parking areas located within required principal building setback areas shall be visually screened from streets by a continuous landscaped hedge, fence, wall or berm with a minimum height of 40 inches over the elevation of the adjacent portion of the parking lot at

time of installation. Gaps in this hedge are permitted for pavement approved as part of the site design.

- This requirement is not applicable, as there are no parking lots proposed. To note, the proposed Landscaping Plan includes shrubs and trees along the northern property line to act as a buffer between the buildings/driveways and the neighboring home to the north.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, parking shall not be located along a street frontage unless an exception is granted through the conditional use process.
 - This requirement is not applicable, as the subject property is not located in the specified area.
- c. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding the prohibition of parking adjacent to street rights-of-way.
 - This requirement is not applicable, as the subject property is not located in the specified area.
- d. Bicycle parking shall be provided at a rate of one bicycle space for every 10 vehicle parking spaces up to a total of 20 bicycle spaces.
 - This requirement is not met. No bicycle parking is proposed. I recommend waiving this requirement because each individual unit will have a garage that can be used to store personal bicycles.

25. Building Foundation Landscaping:

- a. A minimum 10-foot wide landscaping bed or planter shall be provided along at least 50% of each wall facing a street, drive or parking area, except within the downtown area.
 - This requirement is met. Landscaping beds are proposed on multiple sides of the structures within the development and will be visible from both Valley Drive and Adams Street.
- b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.
 - This requirement is met. Landscaping beds are proposed adjacent to the building foundation on each of the structures.
- c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.
 - This requirement is met. Landscaping beds include multiple types of shrubs.

26. Street Frontage Landscaping:

- a. A minimum 10-foot wide landscaped area shall be provided adjacent to the frontage of all streets and drives, except within the downtown area.
 - This requirement is met. Grass lawn areas and trees are proposed along the Valley Drive frontage and grass lawn areas and bushes are proposed along the Adams Street frontage.
- b. This area shall be landscaped appropriately as determined by the Plan Commission. At minimum, one canopy-type street tree (maple, oak, hickory, ginkgo, honey locust or similar species) shall be required for every 50 feet of street or drive frontage, except within the downtown area. Said trees shall be a minimum 2-inch to 2.5-inch caliper.
 - This requirement is met. See requirements 26.a. above.

27. Parking Lot Landscaping:

- a. Parking lot landscaping shall comply with the requirements of §17.136
 - This requirement is not applicable, as there are no parking lots proposed. To note, the proposed Landscaping Plan includes shrubs and pine trees along the northern property line to act as a buffer between the buildings/driveways and the neighboring home to the north.
- b. Subsection 24.a., above, shall also apply along street and drive frontages.
 - This requirement is not applicable, as there is no parking lot proposed.
- c. Subsection 24.c., above, shall also apply along CTH ID.
 - This requirement is not applicable, as the subject property is not located in the specified area.

Village Planner's Recommendations:

I recommend the Plan Commission consider and approve the following requirements for the approval of the Specific Implementation Plan for 107 Valley Drive, 111 Valley Drive, and 300 Adams Street:

1. A recommendation to the Village Board that the Specific Implementation Plan for 107 Valley Drive, 111 Valley Drive, and 300 Adams Street be approved, subject to any and all requirements identified by the Plan Commission under Design Review.
2. A recommendation to the Village Board that the Site Plan packet be approved, subject to any and all requirements identified by the Plan Commission under Design Review.
3. Design Review as submitted to the Village, including waivers from the Design Review requirements approved by the Plan Commission, including:
 - a. 2.a. for the removal of one existing mature tree on the southern portion of the site to accommodate a new structure and multiple planned new trees to replace it within the site's new layout, as depicted.
 - b. 6.a. for the proposed development to not be required to meet the Village's large development requirements which aren't applicable for an infill development within a predominantly residential neighborhood, as depicted.
 - c. 7.a. for the unarticulated side walls of each structure because this style of development reflects that of the rest of the neighborhood, as depicted.
 - d. 8.b. for the lack of a 40" decorative material base on the façade of each structure because this style of development reflects that of the rest of the neighborhood, as depicted.
 - e. 18.c. and 18.d. for the proposed development to not be required to provide a photometrics plan because residential-grade, low volume lighting is proposed to match the neighborhood surroundings and will not create a lighting nuisance at the property line.
 - f. 24.d. for no bicycle parking to be required because individual units will have a garage provided to store bicycles, as depicted.
4. Village Engineer review and approval of the proposed grading, erosion control, and stormwater management plan.

5. The applicant shall establish a condominium plat for the property and establish a condominium association for the property to be reviewed and approved by staff.
6. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.



AGENDA ITEM REPORT

MEETING DATE

June 26, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.d

Concept Presentaton: Brunsell Lumber Cold Storage Building

BACKGROUND

Brunsell Lumber is considering the addition of a new cold storage building and would like direction from the Plan Commission prior to proceeding.

RECOMMENDATION

ATTACHMENTS

1. REVISED Rezoning Application_1204 E Lincoln St
2. 2024-05-28_Brunsell Lumber-Civil Design
3. 23051-240528-Brunsell-Progress Plans-32' wall height-Rev3

Application & Procedure

([Parcel Number Search](#) 157/060X-XXX-XXXX-X)

Legal Hardship or Unusual Circumstances

Describe below the legal hardship or unusual circumstances which justify issuing a variance in accord with Village of Mt. Horeb Zoning Ordinance Chapter 17.24 and State of Wisconsin statutes 62.23(7)(e): (General standards for such are enumerated below)

Chapter 17.27 states, (1) "A request for a variance may be made when an aggrieved party can submit proof that strict adherence to the provisions of this Zoning Code would cause him undue hardship or create conditions causing greater harmful effects than the initial condition. A variance granted to nonconforming use brings that use into conformance with the district and zoning requirements. (2) The Board of Appeals may authorize upon appeal, in specific cases, such variance from the terms of the Zoning Code as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provision of the Zoning Code shall result in unnecessary hardship and so that the spirit of the Zoning Code shall be observed and substantial justice done. No variance shall have the effect of allowing in any district uses prohibited in that district, permit a lower degree of flood protection that the flood protections elevation for the particular area or permit standards lower than those required by state law. (3) For the purposes of this section, "unnecessary hardship" shall be defined as an unusual or extreme decrease in the adaptability of the property to the uses permitted by the zoning district which is caused by facts, such as rough terrain or soil conditions, uniquely applicable to the particular piece of property as distinguished from those applicable to most or all property in the same zoning district".

General standards followed by the Village of Mt. Horeb Zoning Board of Appeals in considering variance applications:

1. It is the responsibility of the applicant who is seeking the variance to provide "proof" that enforcement of the Zoning Code will result in a legal hardship. A variance cannot be granted as a convenience to the property owner.
2. The legal hardship must come from the Zoning Code. A self-imposed hardship cannot serve as justification for a variance; i.e., the problem was self-created by the action or negligence of the applicant or previous owners; the applicant commenced work on a project without required permits or had failed to inform himself of permit requirements; alterations which do not conform to current zoning standards are desired for a conforming structure; etc.
3. The legal hardship or difficulty stated as the reason why a variance is necessary must be peculiar to the zoning parcel in question and different from that of other area parcels. The applicant for a

variance must clearly show the Board that the request is due to the very unusual qualities of his property.

4. The expenditure of money does not constitute a hardship. The courts do not recognize financial hardship as a basis upon which a Board of Appeals may grant a variance. The erection of a structure in violation of the Zoning Code or an error in planning caught after a structure has been erected does not constitute a hardship and does not justify the granting of a variance. The fact that a structure erected erroneously would be expensive to move or that building in an alternate location on the property would be more expensive does not constitute a hardship. The courts have uniformly held that when a hardship was created by the applicant's own acts, he is not entitled to relief.
5. Zoning Code violations by others in the area, nonconformity of structures on other properties or other variances granted in the area do not automatically entitle an applicant to approval of a variance request. What constitutes a legal hardship and substantial justice is a matter to be determined by the Board based upon the facts presented and the individual circumstances of each appeal.
6. In granting variances, the Board of Appeals may impose special conditions to ensure that the public welfare will not be unduly damaged.
7. Under certain circumstances, a variance may be approved on the basis that it is necessary in order to secure that applicant the right or rights that are enjoyed by other property owners in the same area.
8. A variance will not be granted simply because there is no objection to it or on the basis of the number of persons in favor or opposed to the variance request.

The following information must be submitted at the time of application:

1. This application form filled out entirely along with the application fee.
2. A site plan showing the affected property, all structures on the property, location of all utilities and easements, and any landscaping that may be pertinent to making the variance decision.
3. Building plans including a floor plan of the proposed structure or alterations to the structure and elevations showing height and roof line considerations.

Zoning Board approvals expire after 6 months if not acted upon.

The Zoning Board of Appeals meets on as needed basis

This form, along with all other required forms must be submitted to the Village Building Inspector a minimum of **30** days prior to the desired meeting date.

Desired meeting date: June 26, 2024

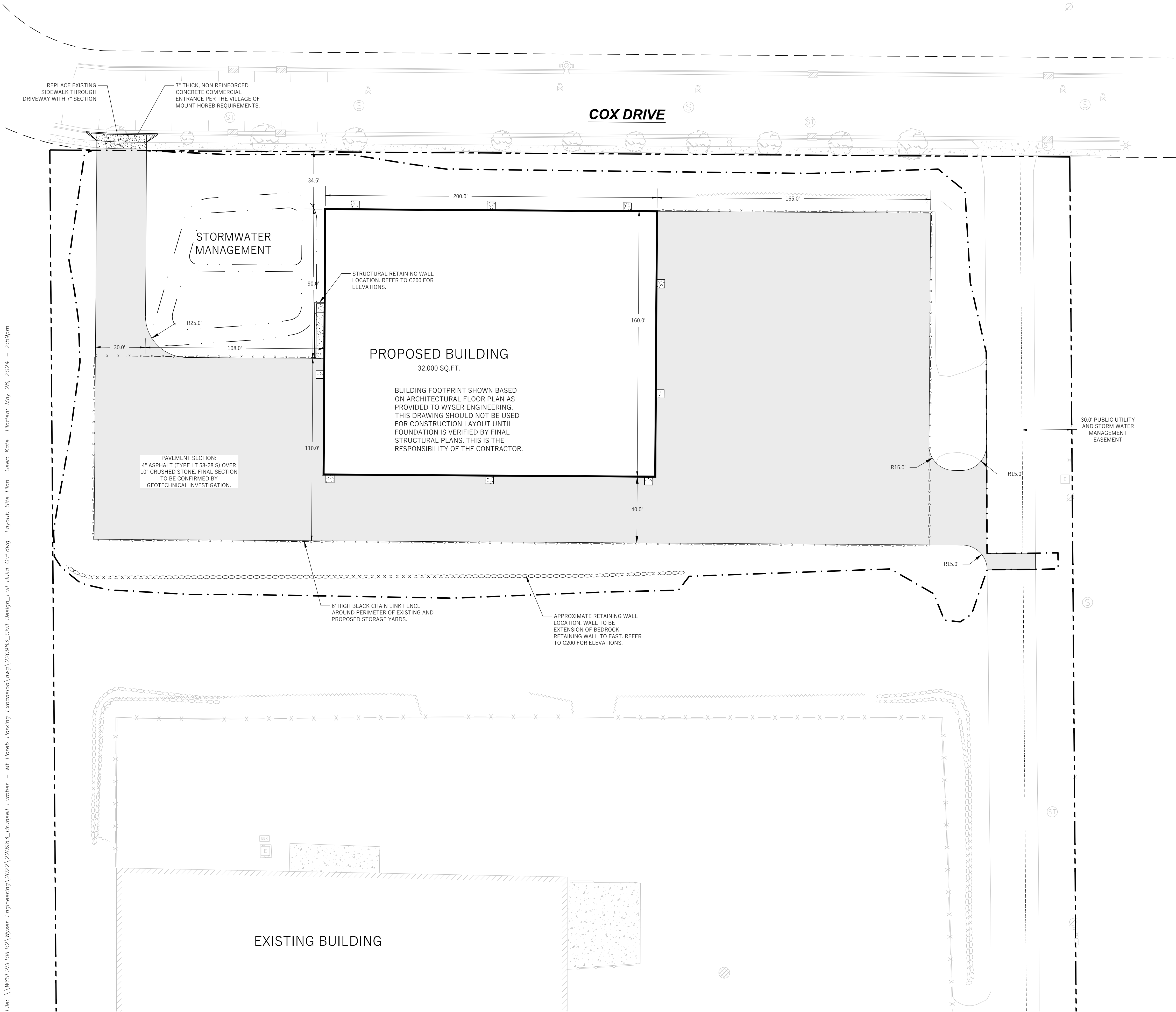
Date of Application: May 28, 2024

Date of Public Hearing: _____

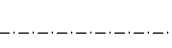
Action of Zoning Board of Appeals: Approved _____ Denied _____

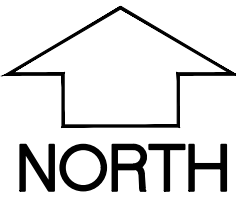
Office Use:

Fee Paid \$ _____ Date: _____ Receipt # _____



LEGEND (PROPOSED)

- 
 PROPERTY BOUNDARY
 EASEMENT
 APPROXIMATE DISTURBANCE LIMIT
 CHAIN LINK FENCING
 BUILDING FOOTPRINT
 ASPHALT PAVEMENT
 CONCRETE PAVEMENT
 STORMWATER TREATMENT FACILITY



GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF NOVEMBER 2, 2022. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS.

SITE INFORMATION BLOCK:

SITE ADDRESS: 1204 E LINCOLN STREET
SITE ACREAGE: 9.52 AC
USE OF PROPERTY: WOOD MANUFACTURING PLANT/STORAGE
ZONING: GENERAL INDUSTRIAL (I-2) TO BE REZONED PD-1

SETBACKS:

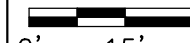
FRONT YARD: 10 FEET
REAR YARD: 20 FEET
SIDE YARD: 30 FEET

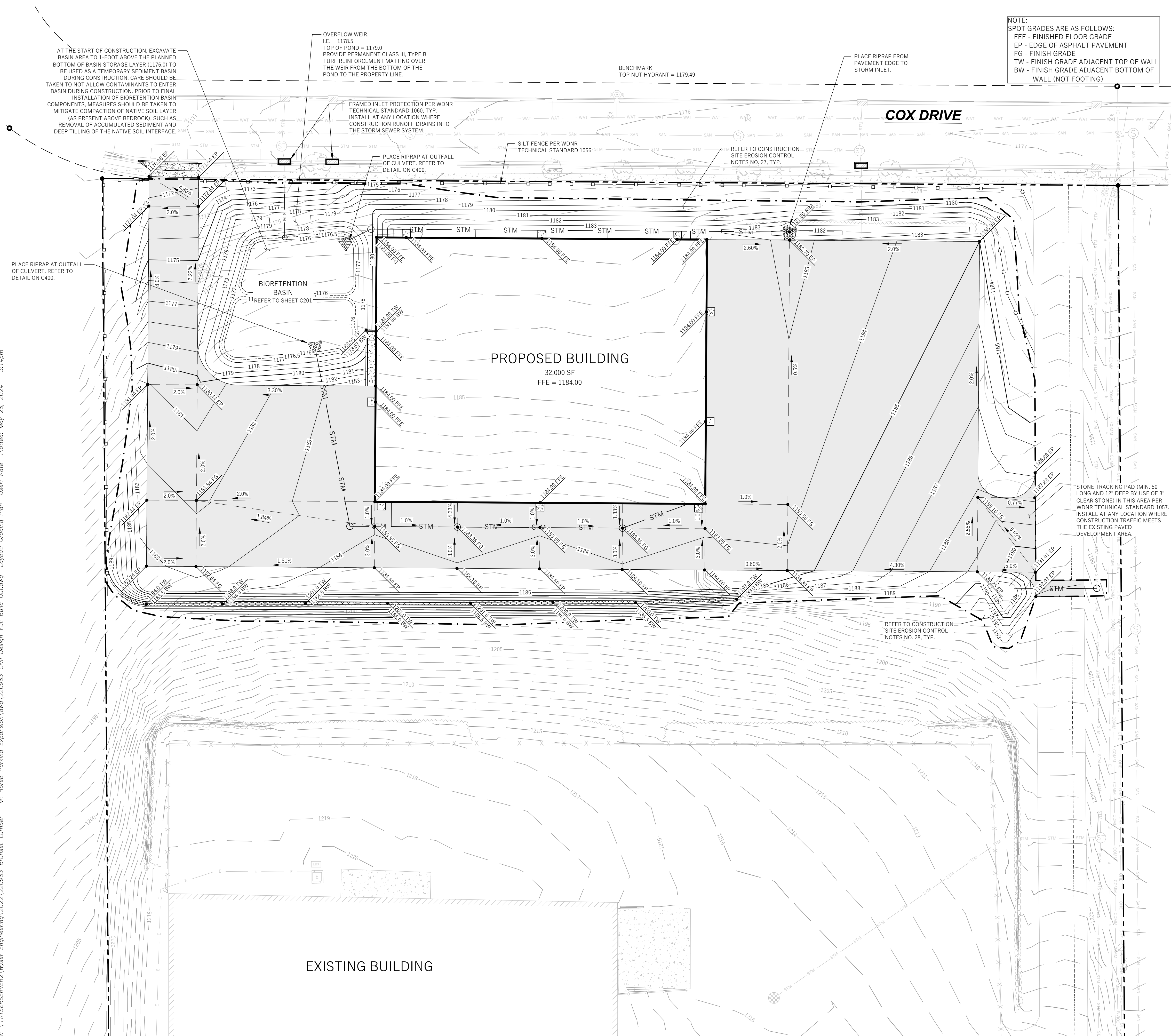
EXISTING IMPERVIOUS SURFACE AREA: 202,590 SQ.FT.
ROOFTOP: 45,220 SQ.FT.
PAVED: 157,370 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 62,510 SQ.FT.
ROOFTOP: 32,000 SQ.FT.
PAVED: 30,510 SQ.FT.

TOTAL PROPOSED LOT IMPERVIOUS SURFACE AREA: 265,100 SQ.FT.
TOTAL PROPOSED IMPERVIOUS SURFACE COVERAGE: 63.9%

DISTURBANCE LIMITS: 140,750 SQ.FT.

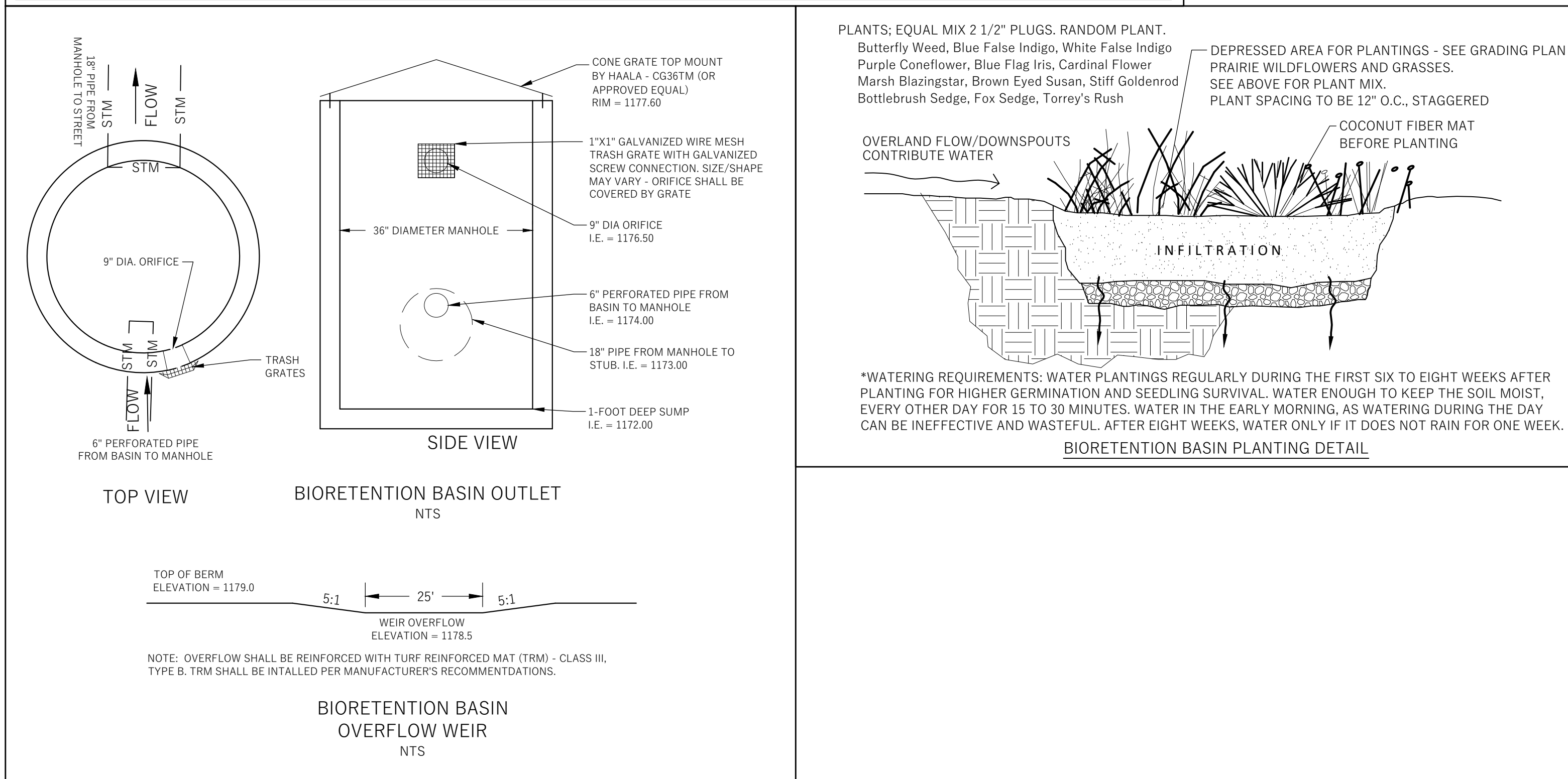
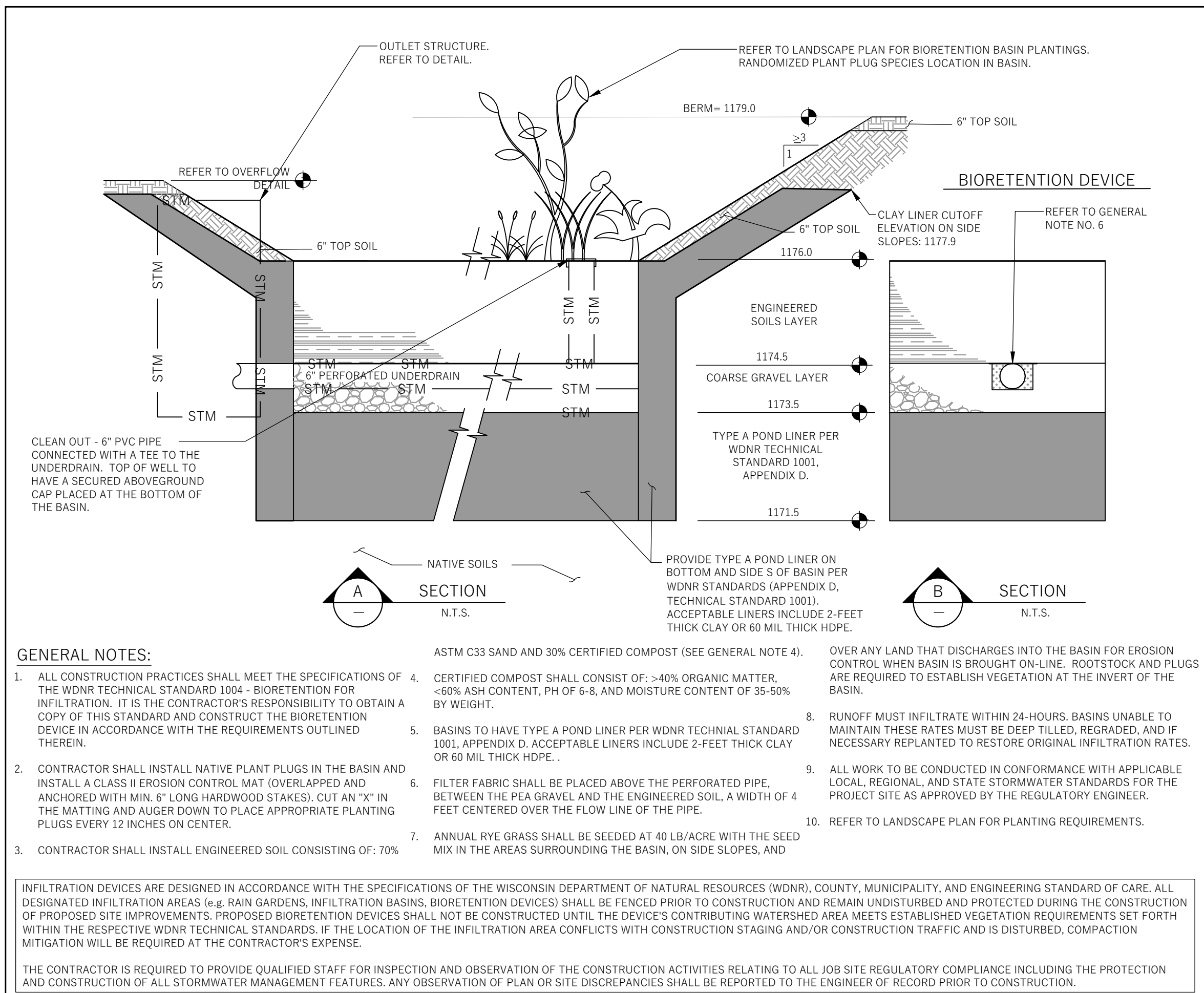
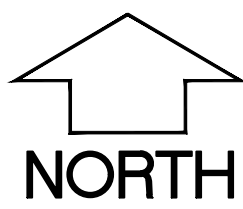
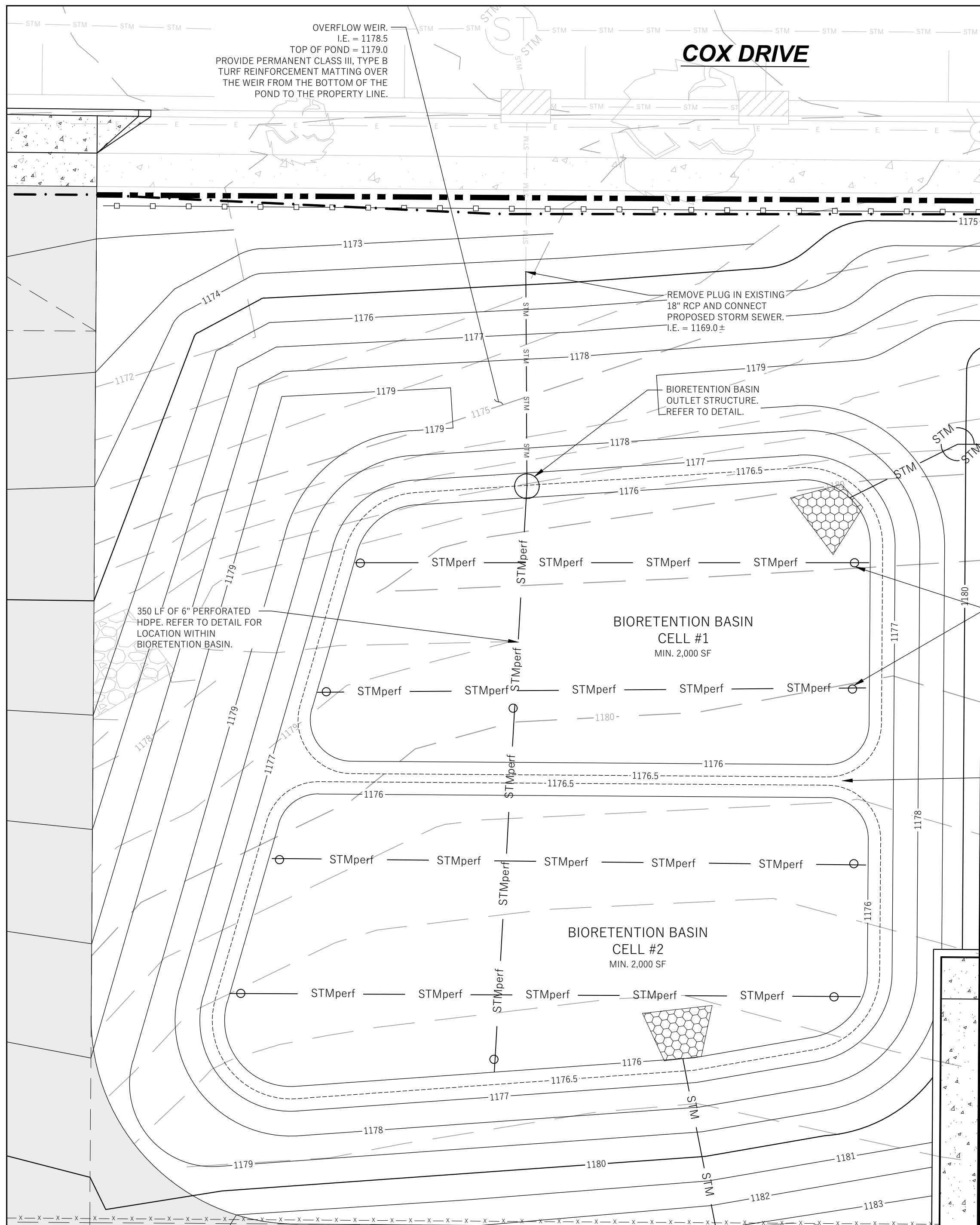
WYSER ENGINEERING											
BRUNSELL LUMBER - STORAGE YARD EXPANSION						VILLAGE OF MOUNT HOREB, DANE COUNTY, WI					
						Sheet Title: SITE PLAN					
						1204 E LINCOLN STREET MOUNT HOREB, WI 53572					
Revisions:											
No.	Date:	Description:									
Graphic Scale											
Wyser Number		22-0983									
Set Type		DESIGN REVIEW									
Date Issued		05/28/2024									
Sheet Number		C100									



GENERAL NOTES

1. UNDERLYING SITE CONDITIONS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF NOVEMBER 2, 2022. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
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WYSER ENGINEERING			
		1204 E LINCOLN STREET MOUNT HOREB, WI 53572	
BRUNSELL LUMBER - STORAGE YARD EXPANSION		VILLAGE OF MOUNT HOREB, DANE COUNTY, WI	
		Sheet Title: GRADING & EROSION CONTROL PLAN	
Revisions:			
No.	Date:	Description:	



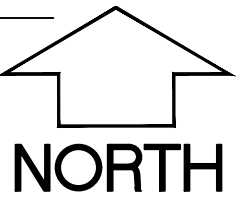
File: \\WYSESERVER2\Wyser_Engineering\2022\220983_Brunsell_Lumber - Mt Horeb Parking Expansion\dwg\220983_Civil_Design_Full_Build_Out.dwg Layout: Utility Plan User: Kate Plotted: May 28, 2024 3:15pm

PROPOSED STORM SEWER / CULVERT PIPE SCHEDULE										
PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEV. (FT)	DISCHARGE ELEV. (FT)	SLOPE (%)	PIPE SIZE & TYPE	MANNING'S NUMBER	DESIGN RUNOFF (GPM)	PIPE CAPACITY (GPM)
P - 1	STM MH NO. 2	EX STUB NO. 1	26	1173.00	1169.00	15.38%	18" RCP	0.013	6409.31	18492.48
P - 2	STM MH NO. 4	STM AES NO. 3	107	1178.15	1176.00	2.00%	18" HDPE	0.012	4820.02	7223.19
P - 3	STM INL NO. 5	STM MH NO. 4	65	1179.12	1178.15	1.50%	18" HDPE	0.012	4820.02	6255.46
P - 4	STM INL NO. 6	STM INL NO. 5	100	1180.37	1179.37	1.00%	15" HDPE	0.012	2239.43	3140.97
P - 5	STM AES NO. 8	STM MH NO. 7	50	1187.50	1187.00	1.00%	15" HDPE	0.012	2957.69	3147.25
P - 6	STM MH NO. 10	STM AES NO. 9	15	1176.11	1176.00	0.75%	24" HDPE	0.012	8595.47	9526.09
P - 7	STM INL NO. 11	STM MH NO. 10	253	1178.01	1176.11	0.75%	24" HDPE	0.012	8595.47	9526.09
RD - 100	ROOF DRAIN SW	P - 3	15	1179.09	1178.94	1.00%	8" PVC	0.010	571.24	705.09
RD - 101	ROOF DRAIN SE	STM INL NO. 6	43	1181.39	1180.96	1.00%	8" PVC	0.010	571.24	705.09

PROPOSED STORM SEWER STRUCTURES SCHEDULE					
LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
STM MH NO. 2	1173.00	1177.60	4.60	36" MANHOLE	HAALA CG36TM, CONE GRATE TRASHRACK
STM MH NO. 4	1178.15	1183.63	5.48	48" MANHOLE	R-1550, SOLID LID
STM INL NO. 5	1179.12	1183.35	4.23	48" MANHOLE	R-2050, TYPE A GRATE
STM INL NO. 6	1180.37	1183.35	2.98	48" MANHOLE	R-2050, TYPE A GRATE
STM MH NO. 7	1186.64	1191.50	4.86	48" MANHOLE	R-1550, SOLID LID
STM MH NO. 10	1176.11	1180.00	3.89	48" MANHOLE	R-1550, SOLID LID
STM INL NO. 11	1178.01	1181.80	3.79	48" MANHOLE	R-2561, BEEHIVE GRATE

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STM
- PROPOSED STORM SEWER
- STORMWATER TREATMENT FACILITY



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UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDSPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:

• EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.

• OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.

• VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.

• NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.

• NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
11. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
13. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
14. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
15. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)(b) AND SPS 384.30(2)(c).
16. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
17. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
18. ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
19. THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
20. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
21. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE VILLAGE EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

BRUNSELL LUMBER -
STORAGE YARD EXPANSION

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title:
UTILITY PLAN

1204 E LINCOLN STREET
MOUNT HOREB, WI 53572

Revisions:

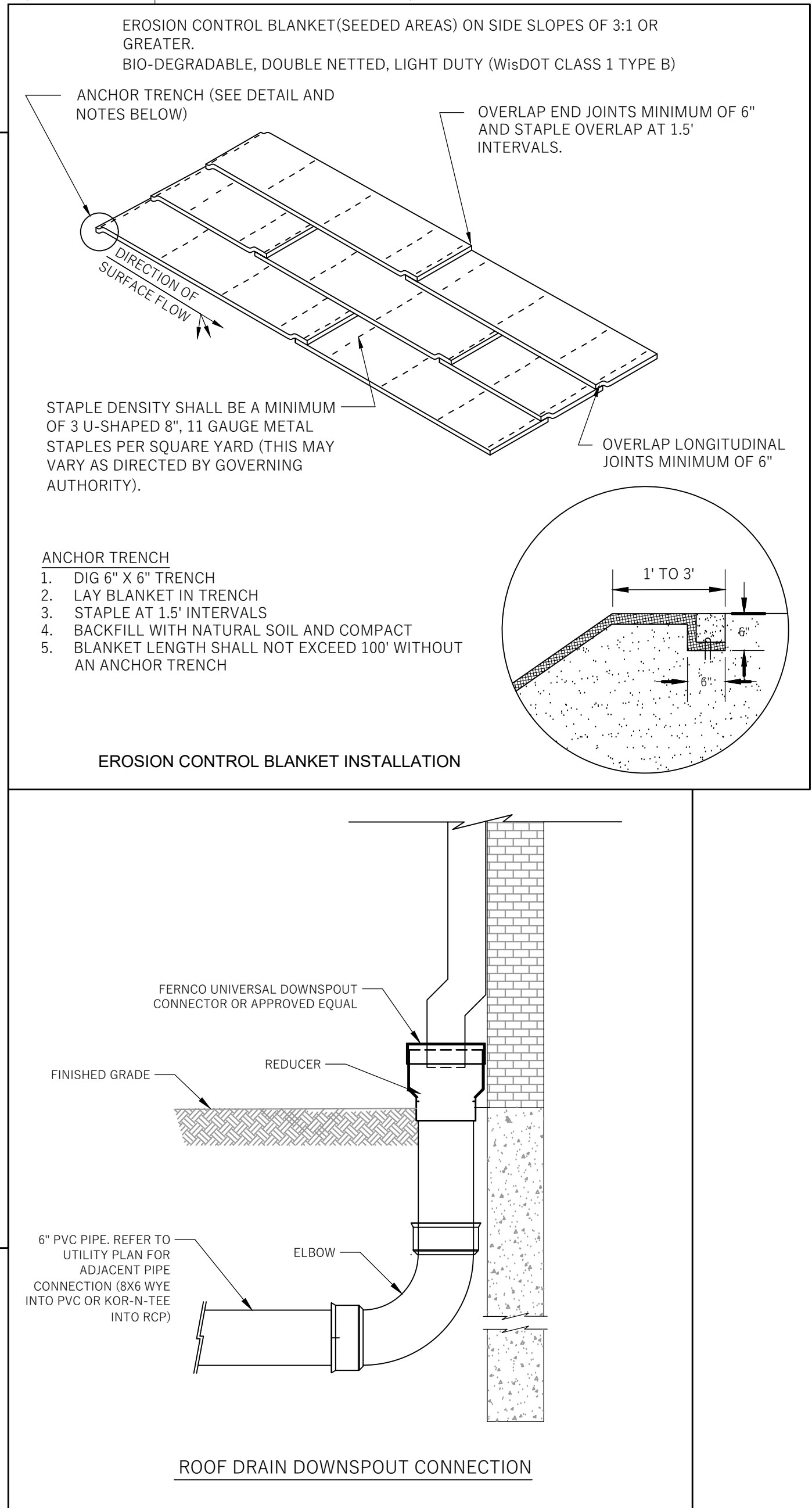
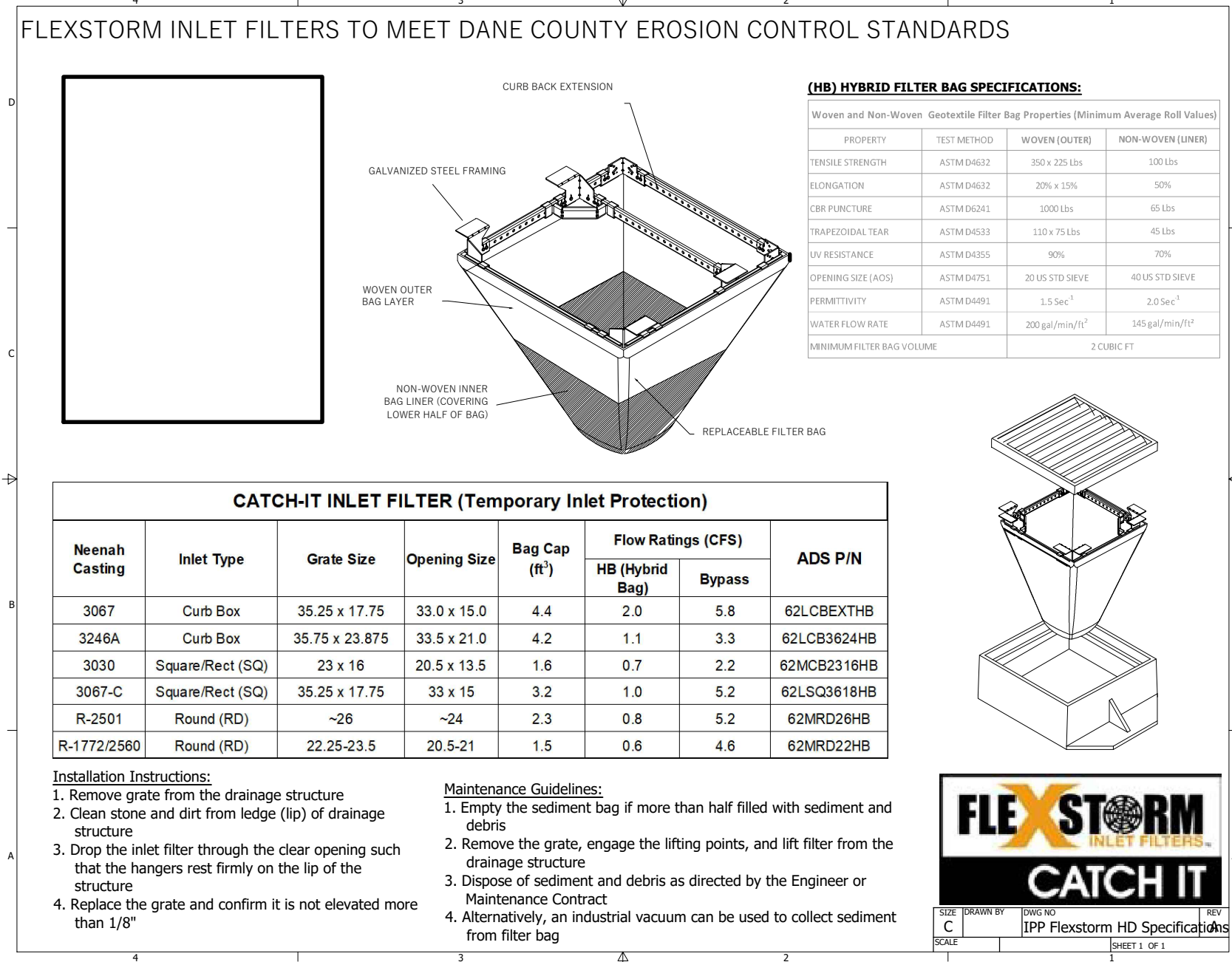
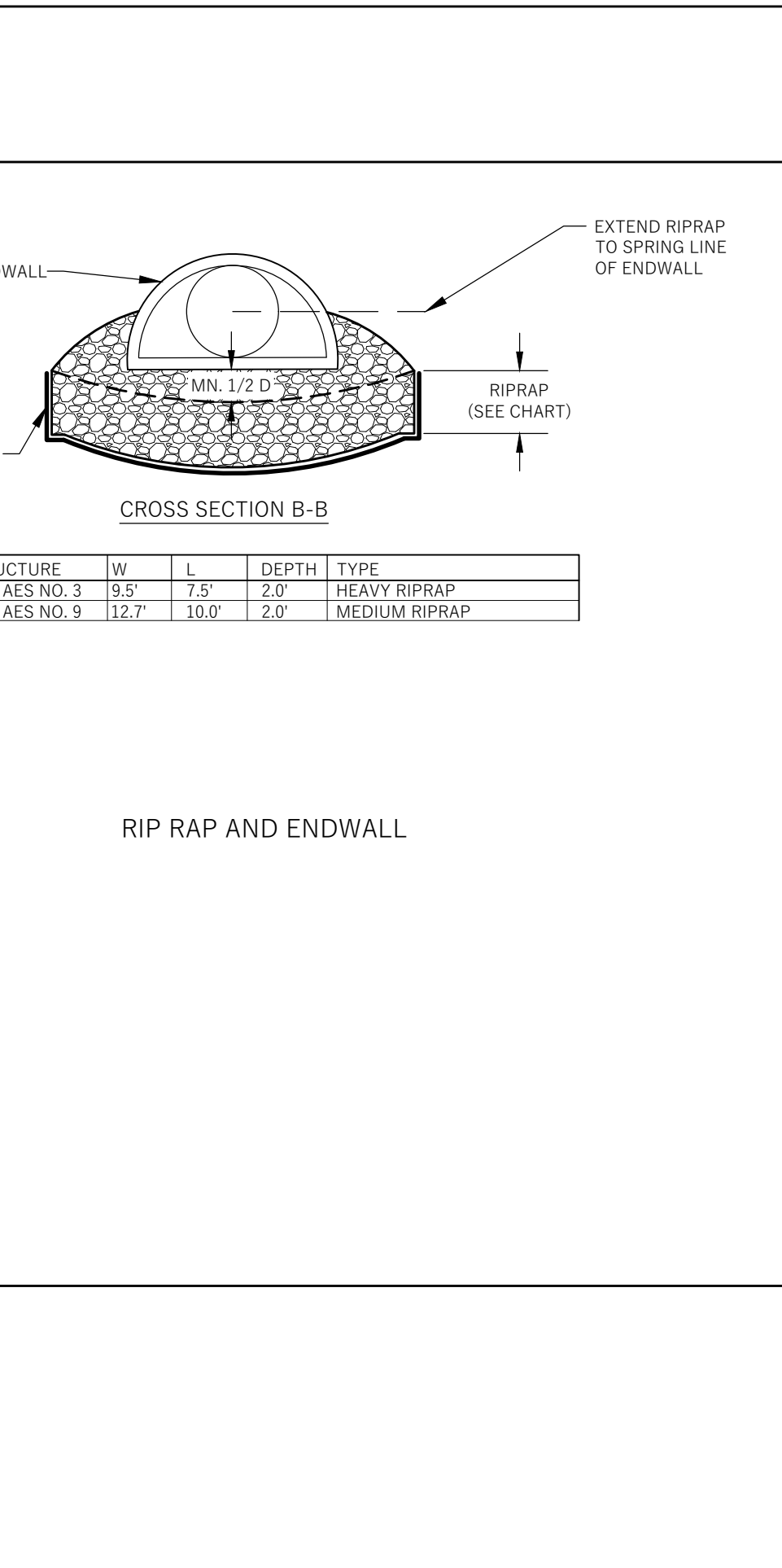
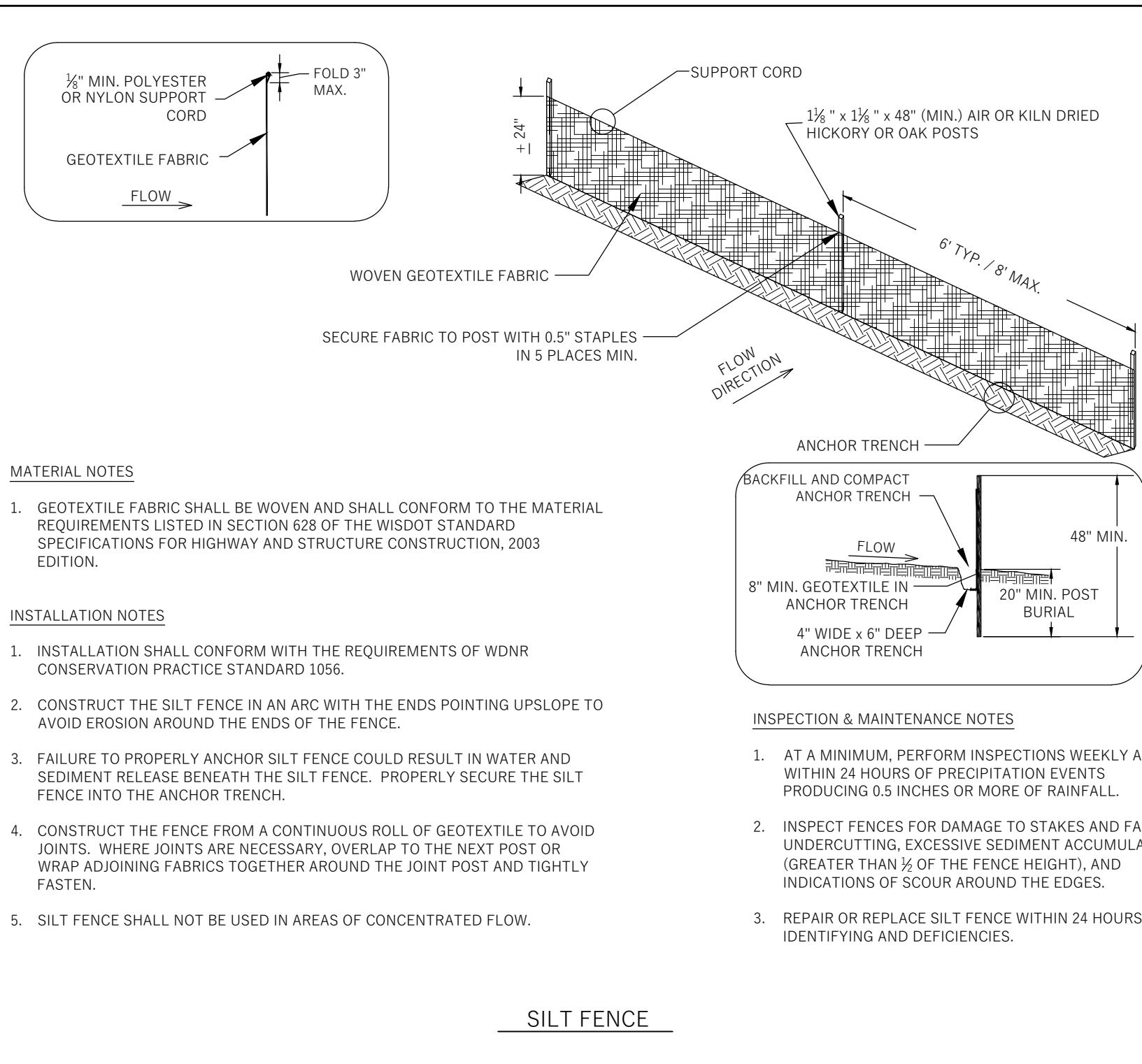
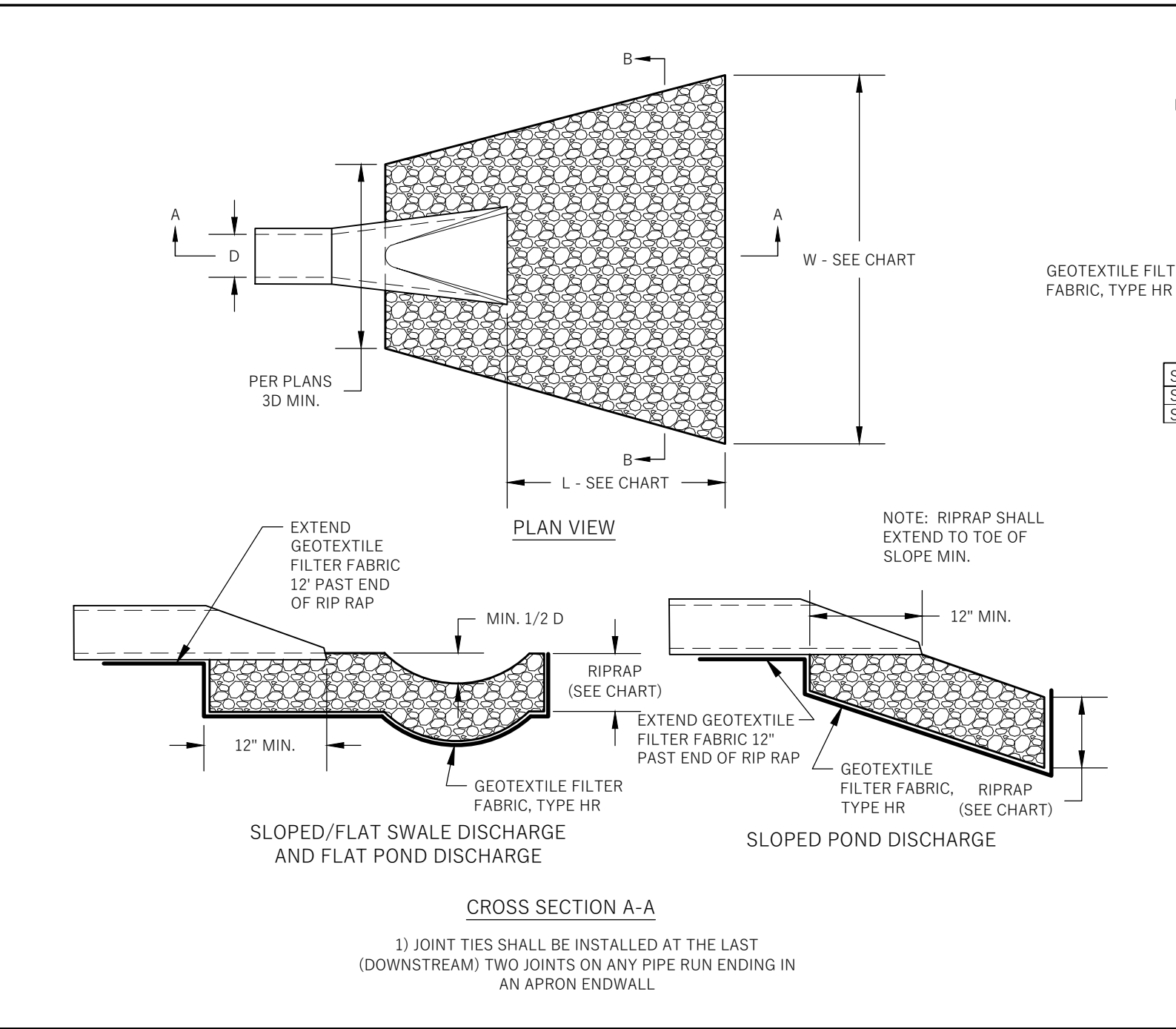
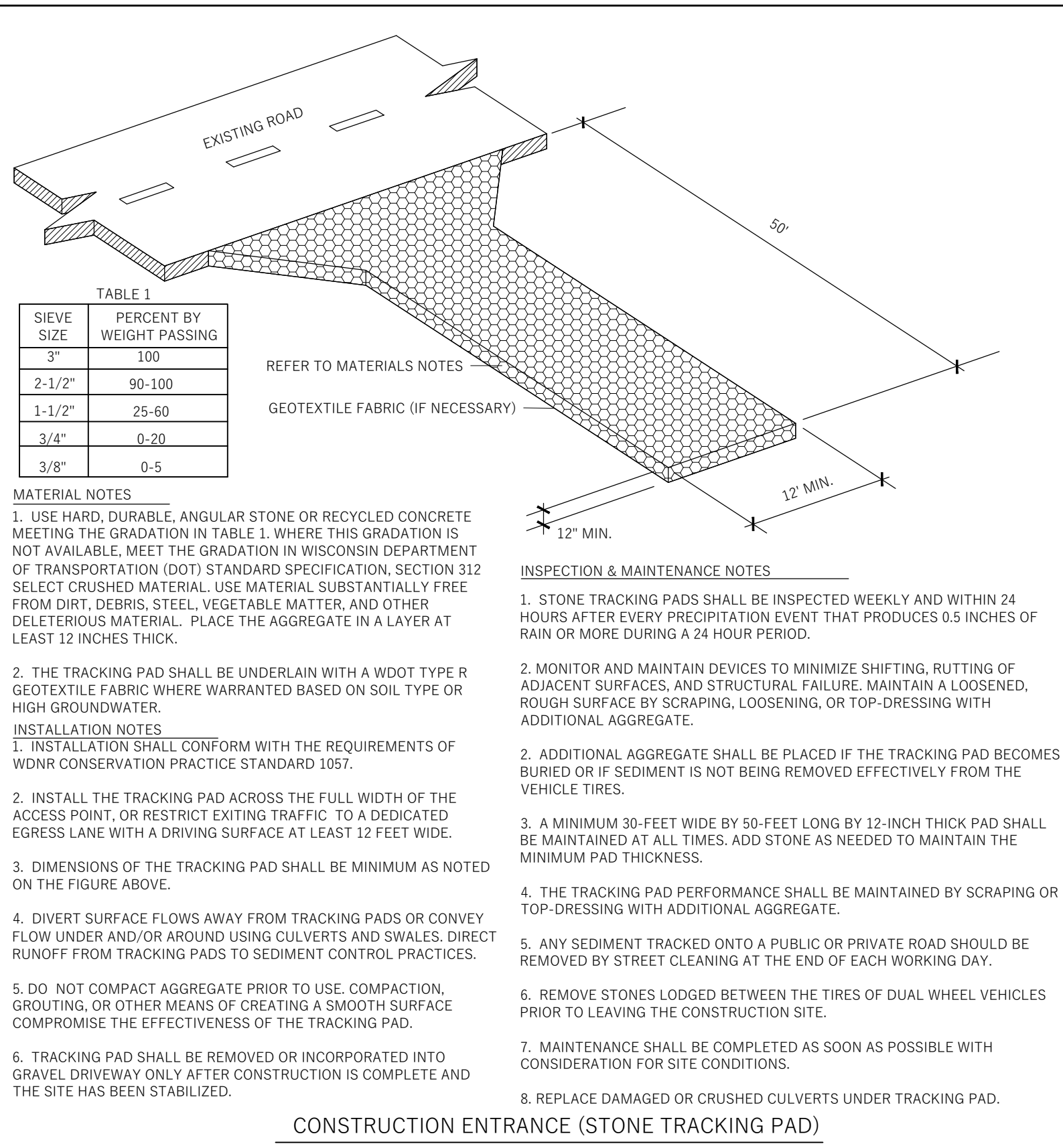
No.	Date:	Description:

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Wyser Number	22-0983
Set Type	DESIGN REVIEW
Date Issued	05/28/2024
Sheet Number	C300

DIGGERS

HOTLINE

Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



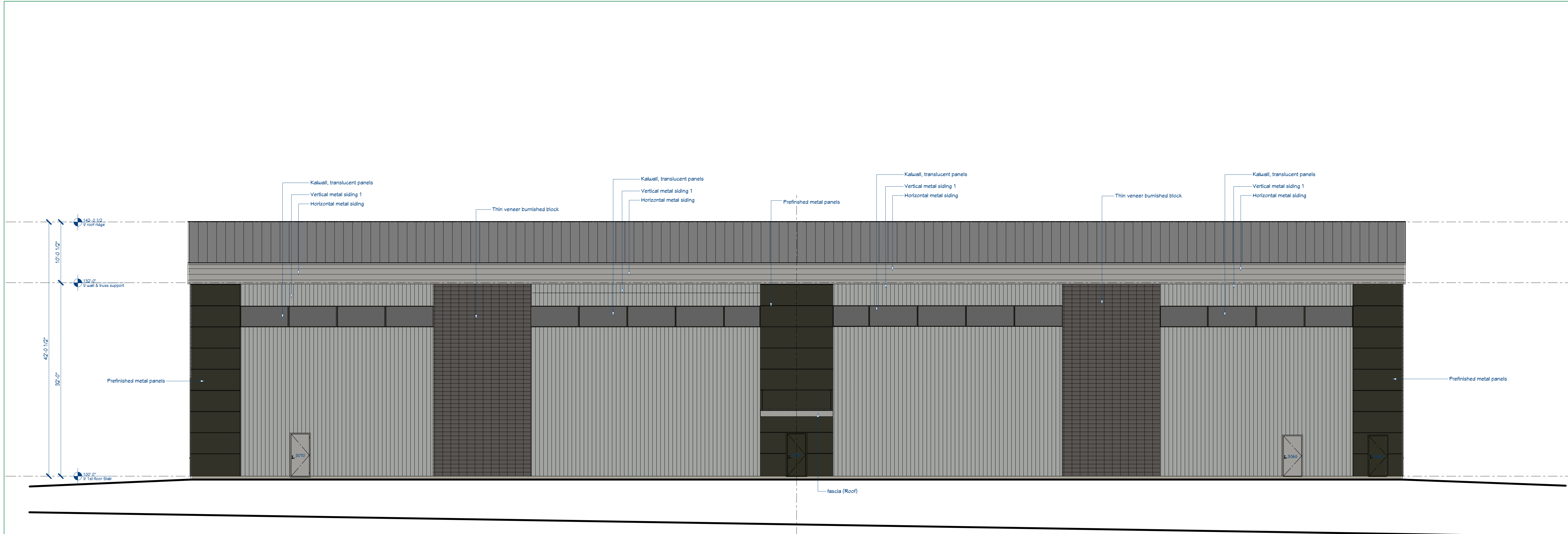
A101

Progress drawings
32' wall height
Preliminary not for
construction

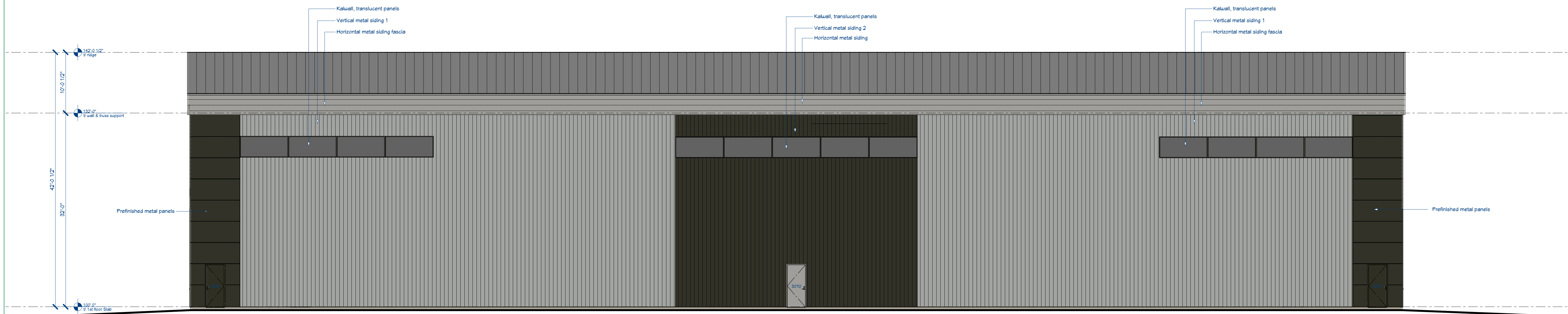
New Cold storage Bldg for for
Brunsell Lumber
1204 E. Lincoln St
Mount Horeb, WI 53572, USA

project:
date: 5/28/24
drawn by:

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1 North Exterior Elevation (Cox Drive)



2 South Exterior Elevation

SCALE: 1/8" = 1'-0"

Progress drawings
32' wall height
Preliminary not for

New Cold storage Bldg for for
Brunsell Lumber
1204 E. Lincoln St

project:
date: 5/28/24
drawn by:

Village of Mount Horeb, Building Inspection

Dept. Building Inspector's Report

May 2024

Month to Date

116- Building permits have been issued for general construction since Jan. 1st 6- new UDC permit

Year to Date

116-General permits since Jan. 1st
6- New UDC single family homes
since Jan. 1st

Large Commercial projects currently active

- Upland Hills Permits
have been issued
- MARC Project started
- Dental Clinic/
Commerce St

- First Choice Dental
Permits have been issued