



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, August 28, 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 July 24, 2024 Meeting Minutes
 - b. Concept Presentation for new building at Beehive Homes, 325 N 8th Street
- 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

August 28, 2024

PREPARED BY

AGENDA ITEM # 3.a

Consideration of July 24, 2024 Meeting Minutes

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Draft Minutes 07 24 24



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PLAN COMMISSION AGENDA Wednesday, July 24, 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 Sarah Best, 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.
- 3) Agenda Items
 - a. Consideration of June 26, 2024 Meeting Minutes
Czyzewski moved to Consideration of June 26, 2024 Meeting Minutes with the change to item 3d the applicant may continue with the application process removing the word approved. Motion carried by unanimous voice vote.
 - b. Consider recommendation of Ordinance 2024-12 "An Ordinance Providing for the Direct Annexation of a Portion of the Town of Blue Mounds to the Village of Mount Horeb, Dane County, Wisconsin"
Owen gave an overview, Czyzewski moved to Consider recommendation of Ordinance 2024-12 "An Ordinance Providing for the Direct Annexation of a Portion of the Town of Blue Mounds to the Village of Mount Horeb, Dane County, Wisconsin" with correction to payment made to the Town of Blue Mounds and not Springdale. Best Seconded. Motion carried by unanimous voice vote.
 - c. Recommendation of Certified Survey Map for T Robert and Janet M Ibinger Rev Trust, 920 Norsk Ridge
Owen gave an overview of the division of one lot into two lots. The second lot requires an easement for future sanitary sewer. Udelhoven motioned to Recommendation of Certified Survey Map for T Robert and Janet M Ibinger Rev Trust, 920 Norsk Ridge contingent on staff approval of the easement. Zalucha seconded. Motion carried by unanimous voice vote.

- d. Recommendation of Extraterritorial Jurisdiction Certified Survey Map James Leuzinger, Z&L Properties LLC, Red Fox Drive
Owen gave an overview of the lot division for the Town of Blue Mounds. Best Motioned to Recommendation of Extraterritorial Jurisdiction Certified Survey Map James Leuzinger, Z&L Properties LLC, Red Fox Drive. Czyzewski seconded. Motion carried by unanimous voice vote.
- e. Concept Presentation: 301 W Main Street
Owen gave an overview of the proposed raze of the former Mount Horeb Animal Hospital and construction of a laundromat with a dog wash and a single apartment above. Rohr stated the property is zoned Central Business and will need a conditional use related to a setback and there were no downtown parking requirements. Property owner Matt Lust spoke about the project design, parking, normal business operating hours and tentative plan to start next year. The Commission gave positive feedback and for staff to continue working on the process with the applicant.
- f. Recommendation on MPO Membership
Owen gave an overview of the May presentation by the Greater Madison Metropolitan Planning Organization (MPO). The membership would be beneficial to the Village staff on future projects. The possibility of grants could outweigh the estimated membership fee of \$4000 annually. Zalucha Motioned to Recommendation on MPO Membership. Best Seconded. Motion carried by unanimous voice vote.

4) Committee Reports:

- a. Plan Commission Chair Report
No Report.
- b. Village Planner Report

1. Zoning Code Rewrite Update

Rohr gave an overview of the draft code and tables. The review focused on the establishment and elimination of a few zoning districts, land use and bulk regulations. Discussion took place on density approach, Main Street and downtown building height, garage setbacks, and increasing impervious surface ratios.

- c. Building Inspector Report
Report in the packet.

5) Meeting adjournment.

Zalucha Motioned, Best seconded to Meeting adjournment at 8:36pm. Motion carried by unanimous voice vote.

Minutes by Jean Culberson



AGENDA ITEM REPORT

MEETING DATE

August 28, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.b

Concept Presentation for new building at Beehive Homes, 325 N 8th Street

BACKGROUND

The new owners of Bee Hive Homes are planning to add another building to the existing facility. The original plans for the site from the previous owners were to add two additional buildings. The new owners are modifying the plans for one additional building with more rooms. In review of the proposed amendment to the plan, Village Planner Ben Rohr determined that an amendment to both the General Development Plan (GDP) and Specific Implementation Plan (SIP) to the original Planned Development will be needed. This month we will review the proposed expansion and provide feedback to the owners and hold a public hearing and take action on both the GDP and SIP amendments.

RECOMMENDATION

ATTACHMENTS

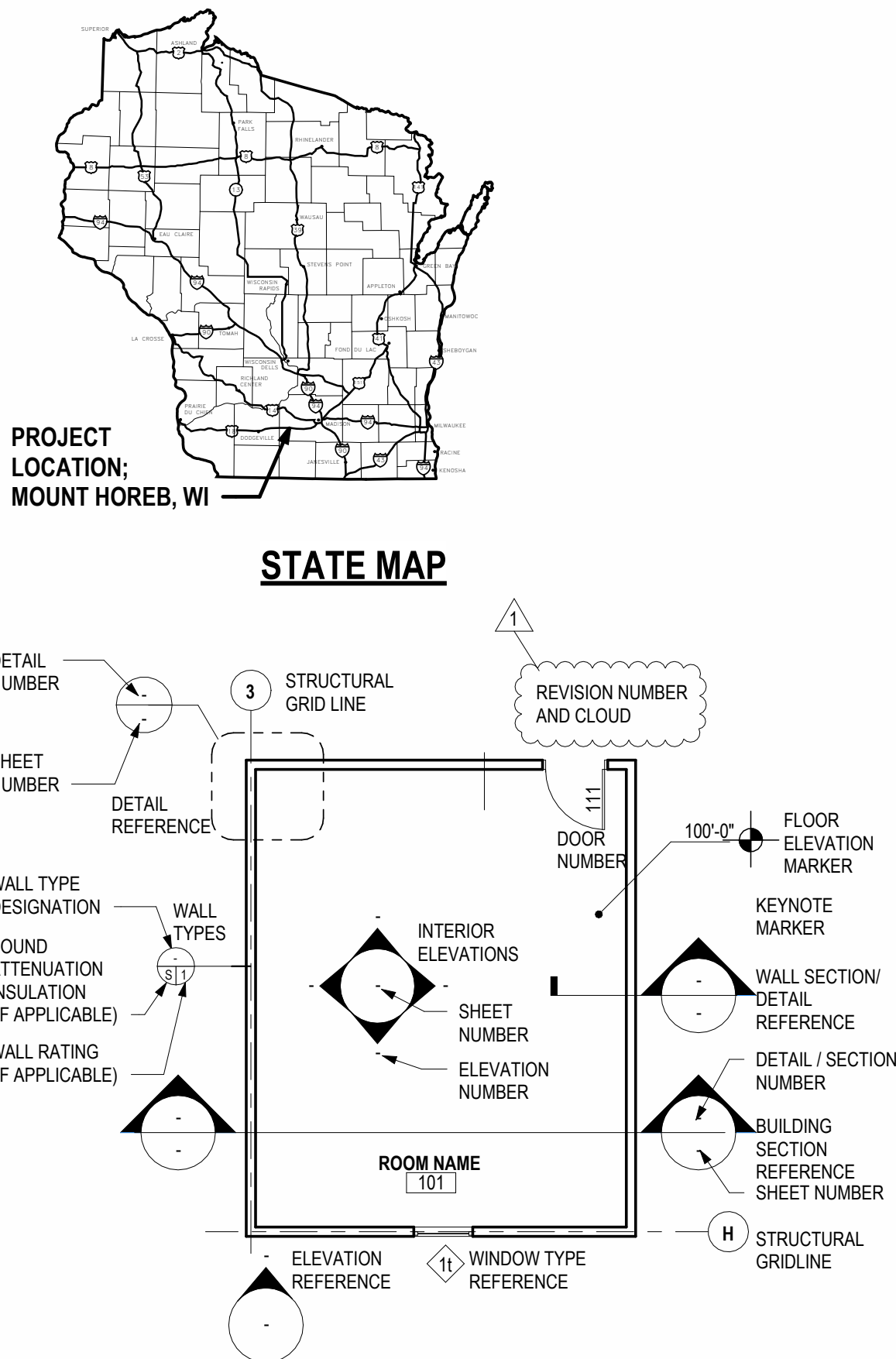
1. 24043 - Beehive Housing - NewConstruction_7.30.2024
2. 240730 Beehive PC Narrative Submittal
3. 22520001 Beehive Phase 2 Civil 24-07-26
4. Development Application Agreement
5. Light Fixture cut sheet
6. Photometric Plan
7. Plan Commission Application
8. SWMP_Report_07-25-24



325 N. 8th Street
Mount Horeb, WI 53572



+	- AND	FND	- FOUNDATION	PREFAB	- PREFABRICATED
@	- AT	FOM	- FACE OF MASONRY	PERIM	- PERIMETER
AB	- ANCHOR BOLT	FOS	- FACE OF STUD	PC	- PLUMBING CONTRACTOR
AFF	- ABOVE FINISH FLOOR	FTG	- FOOTING	P/C	- PRECAST / PRESTRESSED
ALT	- ALTERNATE	FUT	- FUTURE	PNL	- PROVIDED NATURAL LIGHT
ALUM	- ALUMINUM	FV	- FIELD VERIFY	PIT	- POST TENSIONED
ARCH	- ARCHITECT / ARCHITECTURAL	GA	- GAUGE	PT	- PRESSURE TREATED
BRD	- BOARD	GALV	- GALVANIZED		
BLK	- BLOCK (CMU)	GB	- GRAB BAR	R	- RADIUS
BOT	- BOTTOM	GC	- GENERAL CONTRACTOR	RD	- ROOF DRAIN
		GYP	- GYPSUM	REINF	- REINFORCING
CB	- CATCH BASIN			REQD	- REQUIRED
CIP	- CAST-IN-PLACE	HC	- HVAC CONTRACTOR	RM	- ROOM
C	- CONSTRUCTION JOINT	HM	- HOLLOW METAL	RNL	- REQUIRED NATURAL LIGHT
CL	- CENTERLINE	HORIZ	- HORIZONTAL	RNV	- REQUIRED NATURAL VENTILATION
CLG	- CEILING	HT	- HEIGHT		
CLJ	- CONTROL JOINT	HVAC	- HEATING, VENTILATION & AIR CONDITIONING	SCHED	- SCHEDULE
CLR	- CLEAR DISTANCE	HR	- HOUR	SH	- SHEET
CMU	- CONCRETE MASONRY UNIT			SIM	- SIMILAR
CO	- CASSED OPENING	ID	- INSIDE DIAMETER	SOG	- SLAB ON GRADE
COL	- COLUMN	I.F.	- INSIDE FACE	SPEC	- SPECIFICATION
CONC	- CONCRETE	INSUL	- INSULATION	SQ	- SQUARE
CONF	- CONTINUOUS	INT	- INTERIOR	SS	- STAINLESS STEEL
CU	- CUBIC	JBE	- JOIST BEARING ELEVATION	STL	- STEEL
		JB	- JOINT	STR	- STRUCTURAL
DBL	- DOUBLE				
DF	- DRINKING FOUNTAIN			THK	- THICKNESS
DIM	- DIAMETER	L	- STEEL ANGLE DESIGNATION	TOL	- TOP OF LEDGE ELEVATION
DN	- DOWN	LAM	- LAMINATE	TOP	- TOP OF PIER ELEVATION
DS	- DOWN SPOUT	LVL	- LAMINATED VENEER LUMBER	TP	- TOILET PAPER DISPENSER
DTL	- DETAIL			TS	- (SEE HIGH STRENGTH STEEL DESIGNATION)
DWG	- DRAWING	MAX	- MAXIMUM	TYP	- TYPICAL
		MBW	- MASONRY BEARING WALL	TOW	- TOP OF WALL ELEVATION
EA	- EACH	MFG	- MANUFACTURER		
EC	- ELECTRICAL CONTRACTOR	MIN	- MINIMUM		
EFS	- EXTERIOR INSULATION FINISH SYSTEM	MO	- MASONRY OPENING	UL	- UNDERWRITERS LAB
EL	- ELEVATION	MTL	- METAL	UNO	- UNLESS NOTED OTHERWISE
ELEV	- ELEVATOR				
ENG	- ENGINEER	NIC	- NOT IN CONTRACT	VB	- VAPOR BARRIER
EQ	- EQUAL	NOM	- NOMINAL	VERT	- VERTICAL
EXIST	- EXISTING	NTS	- NOT TO SCALE	VIF	- VERIFY IN FIELD
EXP	- EXPANSION	NO	- NUMBER		
EXT	- EXTERIOR			W	- WIDTH
		OC	- ON CENTER	WI	- WITH
FD	- FLOOR DRAIN	OD	- OUTSIDE DIAMETER	W/O	- WITHOUT
FND	- FOUNDATION	O.F.	- OUTSIDE FACE	WC	- WATER CLOSET
FE	- FIRE EXTINGUISHER	OH	- OVERHEAD	WD	- WOOD
FE	- FIRE EXTINGUISHER CABINET	OPCI	- OWNER PROVIDED, CONTRACTOR INSTALLED	WRB	- WEATHER RESISTANT BARRIER
FF	- FINISH FLOOR	OPOI	- OWNER PROVIDED, OWNER INSTALLED	WWF	- WELDED WIRE FABRIC
FIN	- FINISH	OPNG	- OPENING		
FLR	- FLOOR	OPP	- OPPOSITE		



PROJECT/BUILDING DATA

BUILDING AREAS
TOTAL BUILDING AREA = 11,622 SQFT

UNIT COUNT
TOTAL UNITS = 20 UNITS

PARKING COUNTS
EXISTING PARKING SPACES = 9 (1 ACCESSIBLE)
NEW PARKING SPACES = 19 (3 ACCESSIBLE)

TOTAL PARKING SPACES = 19

CODE INFORMATION SUMMARY

APPlicable CODE

2015 INTERNATIONAL BUILDING CODE WITH WI AMMENDMENTS
2015 INTERNATIONAL EXISTING BUILDING CODE WITH WI AMMENDMENTS
2009 AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A11.7

OCcupANCy CLASSIFICATION - IBC 2015-CHAPTER 3

I-1 - INSTITUTIONAL - CBRR ASSISTED LIVING FACILITY
CONDITION 2 - ANY PERSONS RECEIVING CUSTODIAL CARE WHO REQUIRE LIMITED LIVING, OR PHYSICAL ASSISTANCE WHILE RESPONDING TO AN EMERGENCY SITUATION TO COMPLETE BUILDING EVACUATION

A CLASS C NON-AMBULATORY CBRR SERVES RESIDENTS WHO ARE AMBULATORY, SEMI-AMBULATORY OR NON-AMBULATORY, BUT ONE OR MORE OF WHOM ARE NOT PHYSICALLY OR MENTALLY CAPABLE OF RESPONDING TO A FIRE ALARM BY EXITING THE CBRR WITHOUT HELP OR VERBAL OR PHYSICAL PROMPTING

ALLOWABLE HEIGHTS & AREAS - IBC 2015-CHAPTER 5

ALLOWABLE HEIGHT ABOVE GRADE PLANE = 50' (SEE IBC 2015 - § 504.3)
ACTUAL BUILDING HEIGHT ABOVE GRADE PLANE = 24'
ALLOWABLE STORIES ABOVE GRADE PLANE = 1 (SEE IBC 2015 - § 504.4)
ACTUAL BUILDING STORIES ABOVE GRADE PLANE = 1
ALLOWABLE FLOOR AREA = 38,000 SF (SEE IBC 2015 - § 506)
ACTUAL BUILDING FLOOR AREA = 11,736 SF

CONSTRUCTION TYPE & FIRE RESISTANCE RATINGS - IBC 2015-CHAPTER 6

TYPE-VA - WOOD FRAME PROTECTED
STRUCTURAL FRAME = 1 HOUR
INTERIOR BEARING WALLS = 1 HOUR
INTERIOR BEARING WALLS = 1 HOUR
FLOOR ASSEMBLIES = 1 HOUR
ROOF ASSEMBLIES = 1 HOUR

FIRE & SMOKE PROTECTION FIRE RATINGS - CHAPTER 7

FIRE PARTITION (SEE IBC 2015 § 708.3)
SMOKE PARTITION (SEE IBC 2015 §710.3)
CORRIDOR WALL: 1 HOUR
DWELLING UNIT SEPARATION: 1 HOUR (WITH EXCEPTIONS, SEE §708.3)
ATTIC DRAFT STOPPING: (SEE IBC 2015: § 718.4.2 & §718.4.3)
FIREBLOCKING IN CONCEALED WALL SPACES: VERTICALLY AT CEILING AND FLOOR LEVELS, HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT.

FIRE SPRINKLER - IBC 2015 - CHAPTER 9

BUILDING IS FULLY SPRINKLERED
NFA 13 = ENTIRE BUILDING

SEE CODE COMPLIANCE PLANS FOR ADDITIONAL INFORMATION

General Contractor:

Civil Engineering:

6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

455 S. Junction Road, Madison, WI 53719
p: 608.230.7383 www.nationalconstructioninc.com

4000 Ice Harbor Drive, Dubuque, IA 52001
p: 563.582.3973 www.msa-ps.com

LIST OF DRAWINGS	
SHEET NO.	SHEET NAME
GENERAL	
G0.1	COVER SHEET
CIVIL	
G1	CIVIL TITLE SHEET
G2	DETAILS
G3	DETAILS
G4	DETAILS
G5	DETAILS
G6	DETAILS
G7	SITE PLAN
G8	GRADING AND EROSION CONTROL PLAN
G9	UTILITY PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN ENLARGEMENTS
L3	LANDSCAPE DETAILS
SP1	SITE PHOTOMETRIC PLAN
ARCHITECTURAL	
A1.1	FIRST FLOOR PLAN
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR RENDERINGS

PLAN COMMISSION SUBMITTAL

PROJECT # 24043

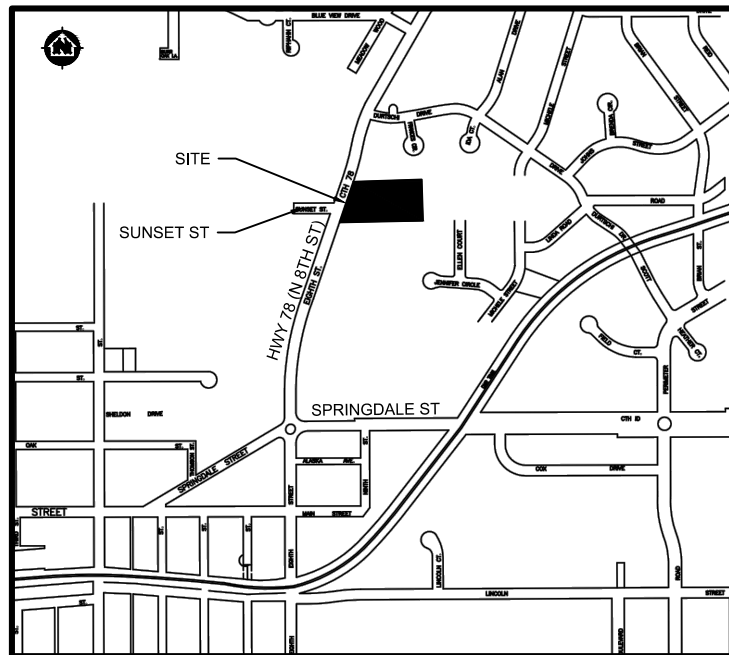
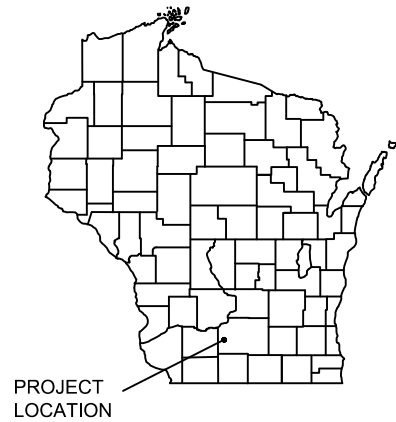
GO.1

BEEHIVE HOMES

ASSISTED LIVING COMMUNITY

VILLAGE OF MOUNT HOREB

DANE COUNTY. WISCONSIN



LOCATION MAP
NOT TO SCALE

SHEET INDEX

- G 1 TITLE SHEET
- G 2 DETAILS
- G 3 DETAILS
- G 4 DETAILS
- G 5 DETAILS
- G 6 DETAILS
- G 7 SITE PLAN
- G 8 GRADING AND EROSION CONTROL PLAN
- G 9 UTILITY PLAN
- L 1 LANDSCAPING PLAN
- L 2 LANDSCAPING ENLARGEMENTS
- L 3 LANDSCAPING DETAILS

LEGEND

	EXISTING WATER MAIN
	EXISTING GATE VALVE & HYDRANT
	WATER SERVICE & CURB STOP
	PROPOSED WATERMAIN, VALVE, & HYDRANT
	PROPOSED WATER SERVICE & CURB STOP
	EXISTING SANITARY SEWER & MANHOLE
	EXISTING FORCEMAIN
	EXISTING STORM SEWER & INLET
	PROPOSED STORM SEWER & INLET
	PROPOSED STORM SEWER & MANHOLE
	PROPOSED SANITARY SEWER & MANHOLE
	BURIED ELECTRIC
	BURIED GAS & VALVE
	BURIED CABLE TELEVISION
	BURIED TELEPHONE
	BURIED FIBER OPTICS
	OVERHEAD UTILITY
	RAILROAD TRACKS
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	EXISTING CULVERT PIPE
	PROPOSED CULVERT PIPE
	FENCE LINE
	DRAINAGE ARROW
	SILT FENCE
	RIGHT-OF-WAY
	BASELINE
	PROPERTY LINE
	TREE LINE
	BENCHMARK
	IRON PIPE
	IRON ROD
	CONTROL POINT
	UTILITY POLE & GUY
	SOIL BORING
	LIGHT POLE
	PEDESTAL
	STREET SIGN
	MAILBOX
	FLAGPOLE
	TREE - DECIDUOUS
	TREE - CONIFEROUS
	TREE TO BE REMOVED

UTILITIES

GAS:

Madison Gas & Electric
Utility Service
1.608.252.7373

ELECTRIC:

MOUNT HOREB WATER & ELECTRIC
DAVE HERFEL
1.608.437.3300

TELEPHONE:

MOUNT HOREB TELEPHONE
(MHTC)
1.608.437.5551

SEWER & WATER:

MOUNT HOREB WATER &
ELECTRIC
DAVE HERFEL
1.608.437.3300

MOUNT HOREB WATER &
ELECTRIC
JOHN KLEIN
1.608.437.3101

CATV:

CHARTER
1.844.805.0502

or

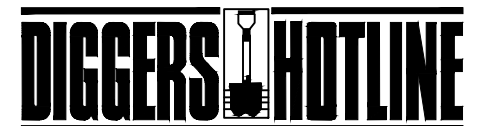
MOUNT HOREB TELEPHONE (MHTC)
1.608.437.5551

FIRE

EMERGENCY
911
NON-EMERGENCY
MOUNT HOREB FIRE DEPARTMENT
1.608.437.5571

POLICE

EMERGENCY
911
NON-EMERGENCY
MOUNT HOREB POLICE DEPARTMENT
1.608.437.5522



Dial **811** or (800) 242-8511

www.DiggersHotline.com

NOTE:
UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND CONTRACTOR
SHALL HAVE APPROPRIATE UTILITY MARK EXACT LOCATIONS PRIOR TO
CONSTRUCTION.

PROJECT DATE	DRAWN BY	NO.	DATE	REVISION	BY
	Init	.	.	.	.
	DESIGNED BY	Init	.	.	.
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PLOT DATE: 7/26/2024 11:42 AM, G:\22\22520\22520001\CADD\Construction Documents\22520001 Title Sheet.dwg					

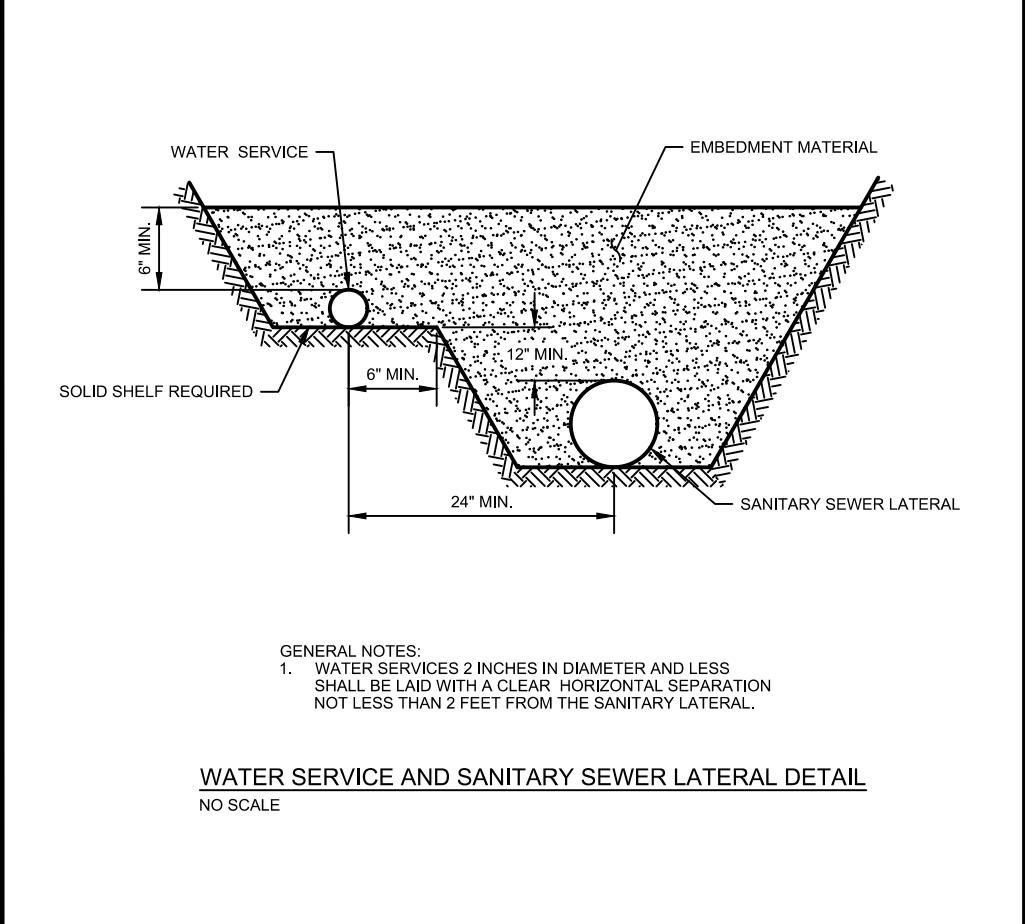
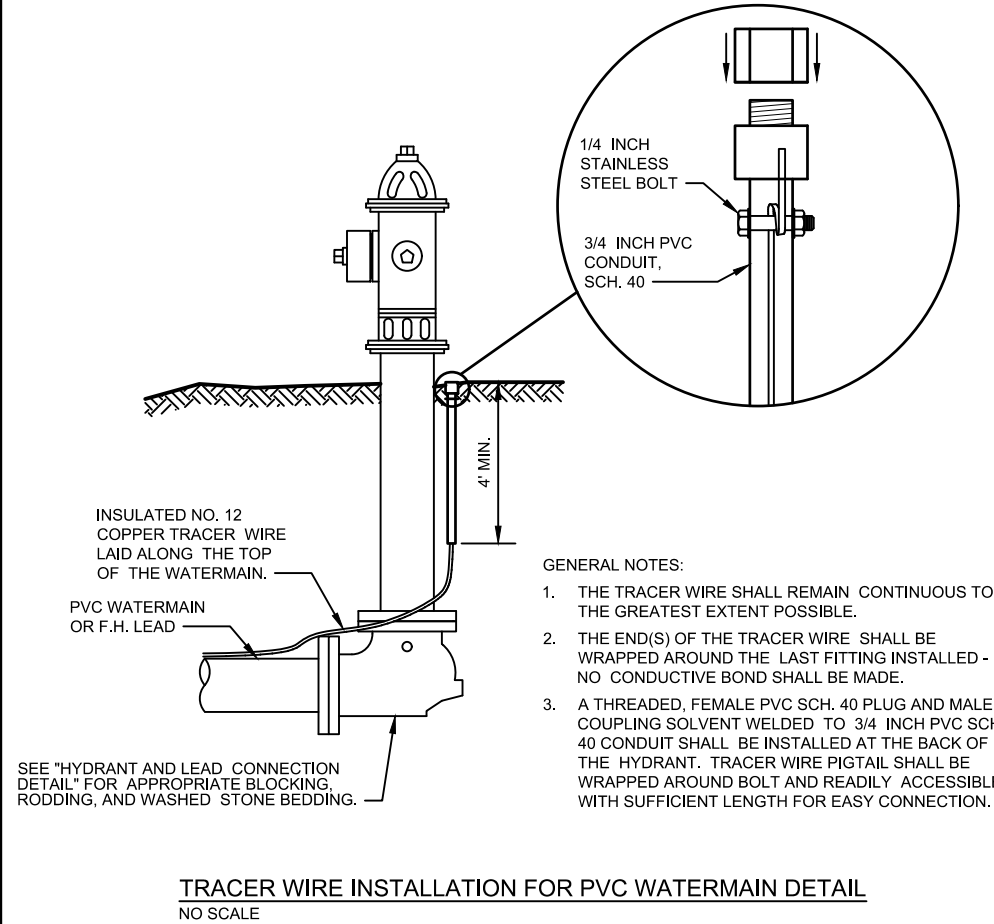
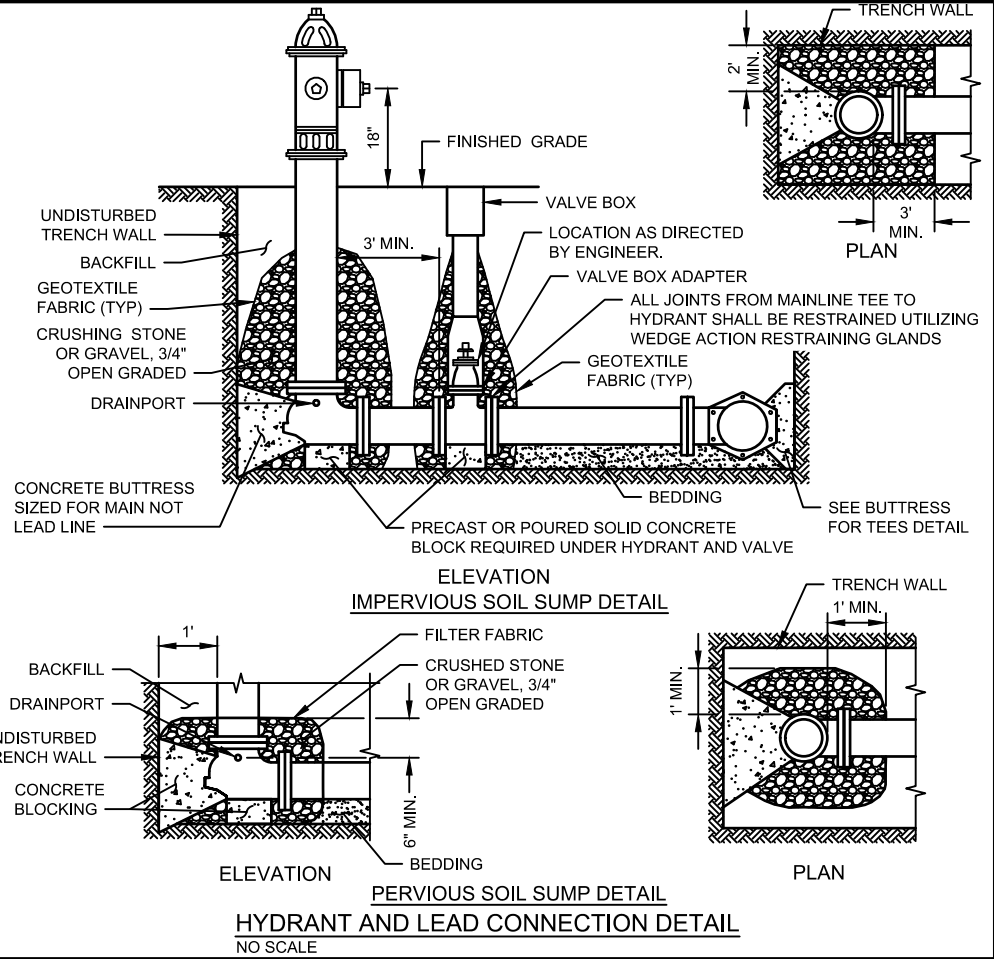
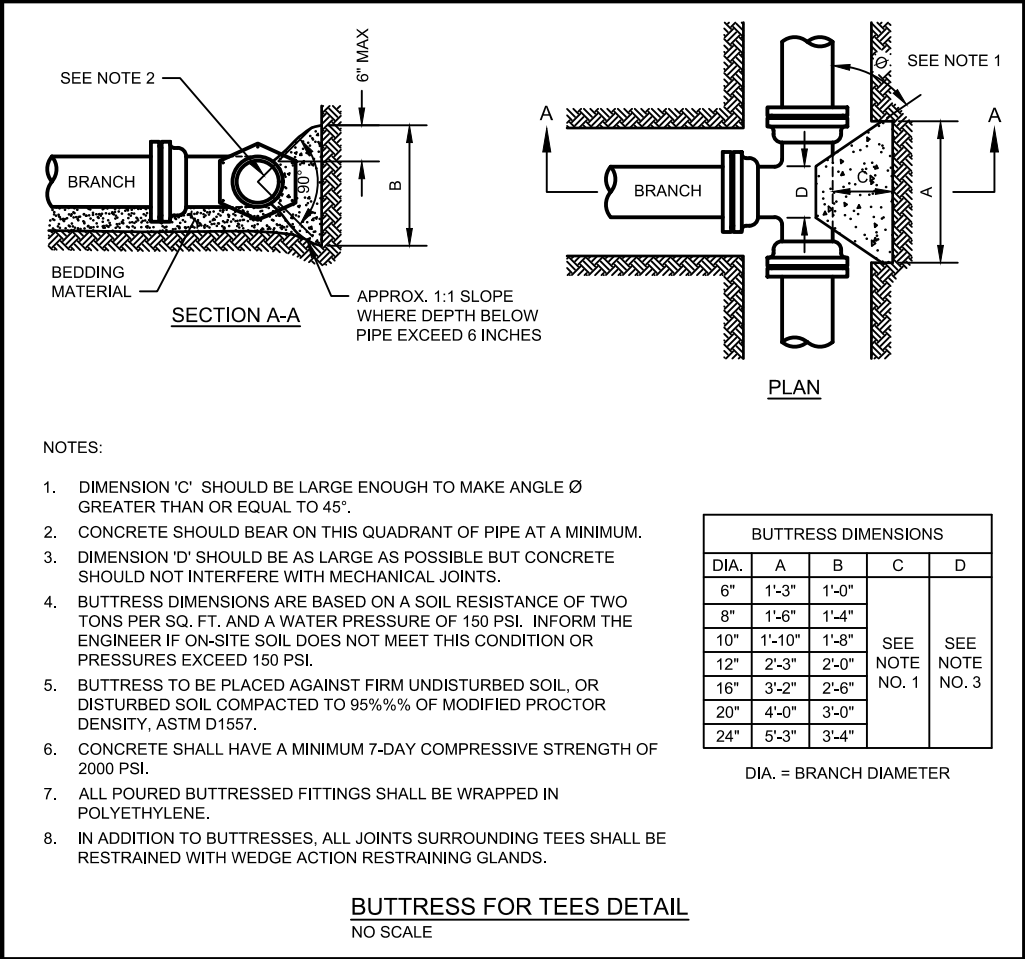
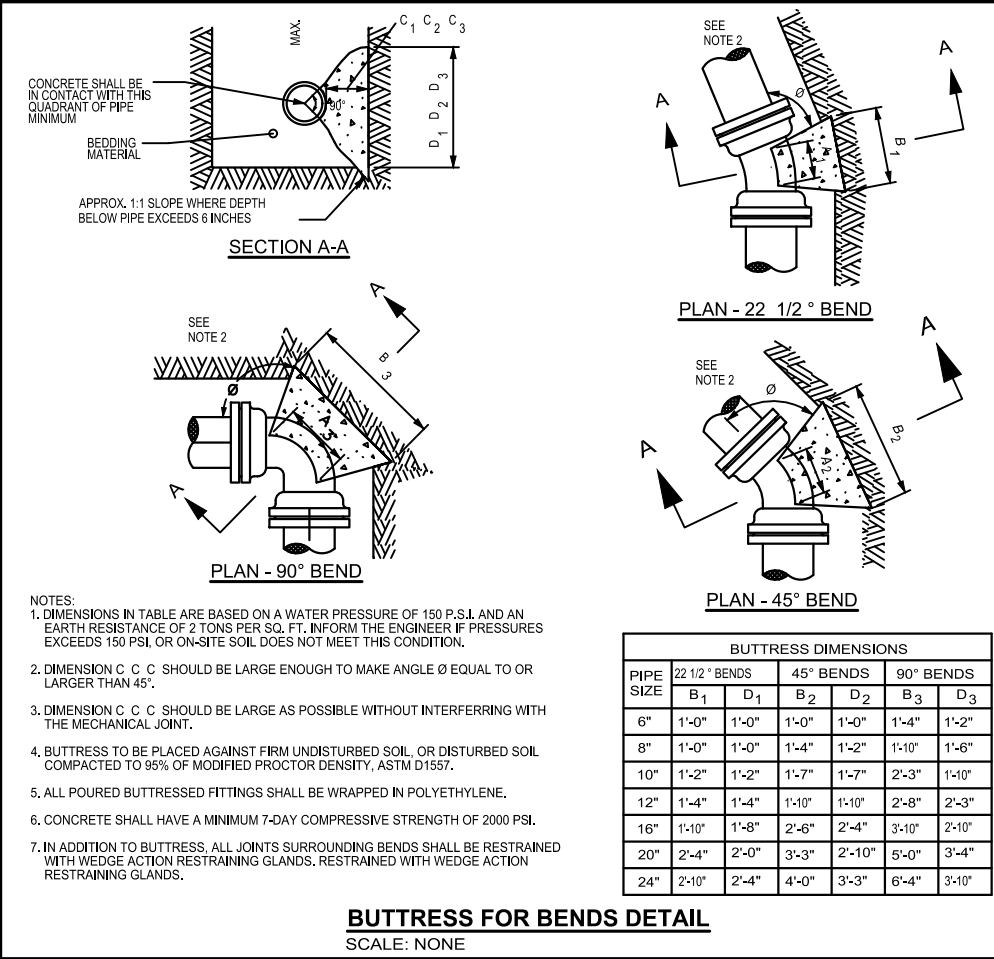


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BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

TITLE SHEET

PROJECT NO.
22520001
SHEET
G1

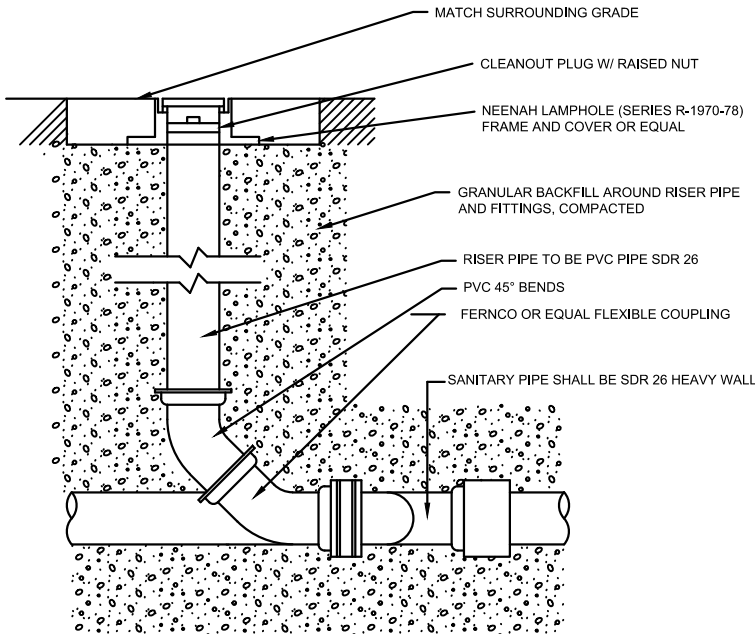


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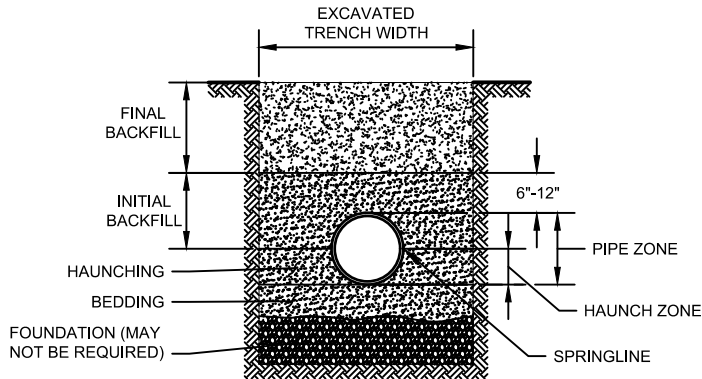
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SANITARY SEWER AND WATER MAIN NOTES

1. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL PROPER BARRICADES, LIGHTS, SIGNAGE AND WATCHMEN, OR OTHER TRAFFIC CONTROL MEASURES NECESSARY TO PROPERLY PROTECT PERSONS, ANIMALS AND PROPERTY DURING ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION.
2. ALL OPEN CUT TRENCHES SHALL BE PROTECTED IN ACCORDANCE WITH APPLICABLE RULES, LAWS AND REGULATIONS OF FEDERAL, STATE AND MUNICIPAL ORDINANCES, BUT SHALL NOT BE LESS THAN THE STANDARDS AND REGULATIONS ESTABLISHED BY THE DEPARTMENT OF LABOR, OSHA 29 CFR, PART 1926.
3. ALL OPEN TRENCHES SHALL BE BACK FILLED AT THE END OF EACH WORKING DAY, UNLESS THE TRENCH IS SUITABLY BARRICADED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS ESTABLISHED BY THE DEPARTMENT OF LABOR, OSHA 29 CFR, PART 1926.
4. INSTALL ALL BOUNDARY SILT FENCE AND EROSION BALES FOR EROSION CONTROL IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. INSTALL ALL BOUNDARY SILT FENCE PRIOR TO ANY CONSTRUCTION WORK.
5. SANITARY SEWER SHALL BE CONSTRUCTED WITH COVER INDICATED. INSTANCES WHERE COVER CANNOT BE PROVIDED DUE TO PHYSICAL CONSTRAINTS OR CONFLICTS SHALL BE EVALUATED AND MODIFIED BY THE ENGINEER.
6. CONTRACTOR SHALL PERFORM LOW PRESSURE AIR AND DEFLECTION TESTS FOR ACCEPTANCE IN THE PRESENCE OF THE ENGINEER, IN ACCORDANCE WITH THE GREAT LAKES-UPPER MISSISSIPPI RIVER BOARD OF STATE AND PROVISIONAL PUBLIC HEALTH AND ENVIRONMENTAL MANAGERS DESIGN STANDARDS, CURRENT EDITION. (TEN STATES STANDARDS)
7. ALL SANITARY SEWER AND LATERAL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE TEN STATES STANDARDS.

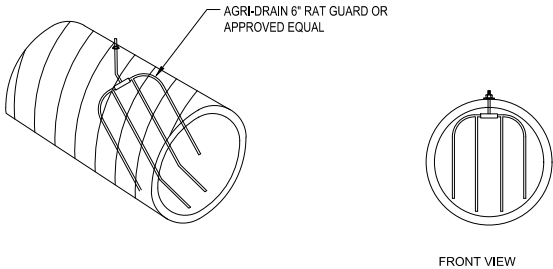


SANITARY SEWER CLEANOUT

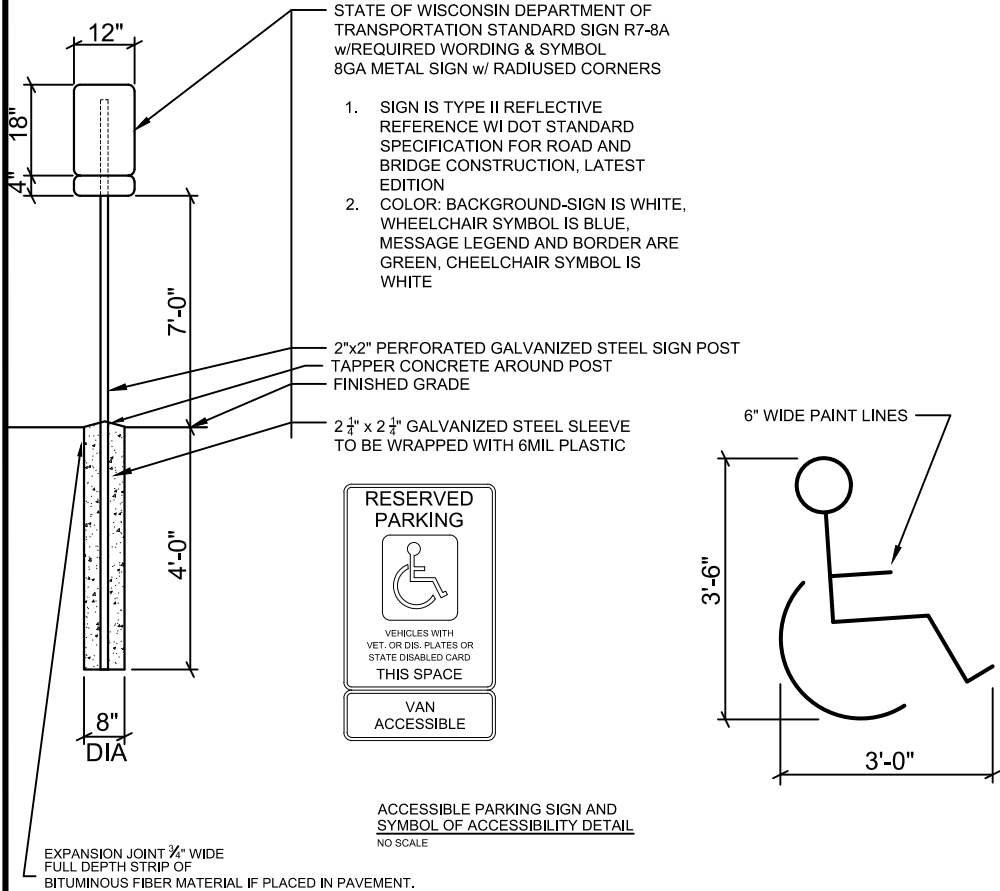


- GENERAL NOTES:
1. DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO ASTM D2321.
2. CLASS II EMBEDMENT MATERIAL SHALL BE CLEAN, COARSE-GRAINED SOILS WITH LITTLE TO NO FINES. NO PARTICLES LARGER THAN 1 1/2 -INCHES SHALL BE USED IN THE PIPE EMBEDMENT.
3. WHERE HYDRAULIC GRADIENT EXISTS USE A WELL-GRADED MIXTURE TO MINIMIZE MIGRATION OF FINES FROM ADJACENT SOIL.
4. CLASS II MATERIAL IS SUITABLE AS A FOUNDATION AND FOR REPLACING OVER- EXCAVATED AND UNSTABLE TRENCH BOTTOM. INSTALL AND COMPACT IN 6-INCH MAXIMUM LAYERS.
5. INSTALL AND COMPACT BEDDING IN 6-INCH MAXIMUM LAYERS. LEVEL FINAL GRADE BY HAND. MINIMUM DEPTH 4 INCH (6 INCH IN ROCK CUTS.)
6. INSTALL AND COMPACT HAUNCHING IN 6-INCH MAXIMUM LAYERS. WORK IN AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT.
7. INSTALL AND COMPACT INITIAL BACKFILL TO A MINIMUM OF 6 INCH ABOVE PIPE CROWN.
8. EMBEDMENT COMPACTION:
MINIMUM DENSITY 85% STANDARD PROCTOR. USE HAND TAMPERS OR VIBRATORY COMPACTORS.

CLASS II - FLEXIBLE PIPE EMBEDMENT DETAIL
NO SCALE



RODENT GUARD DETAIL AT PIPE DAYLIGHT
SCALE: NONE



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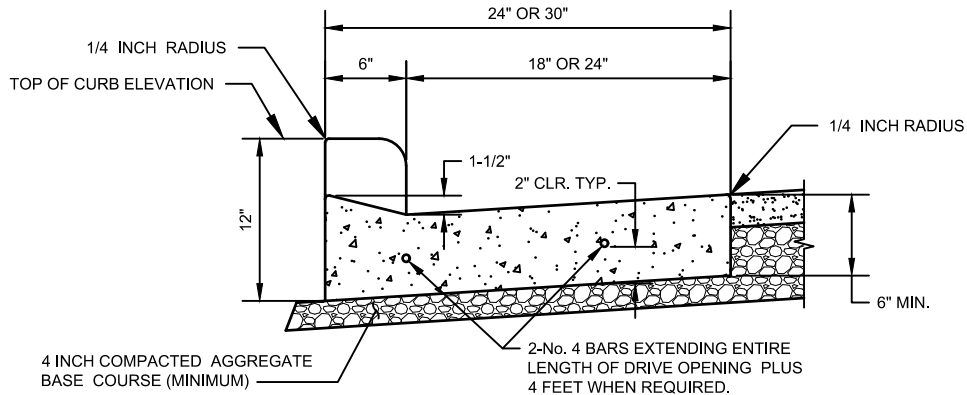
BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

DETAILS

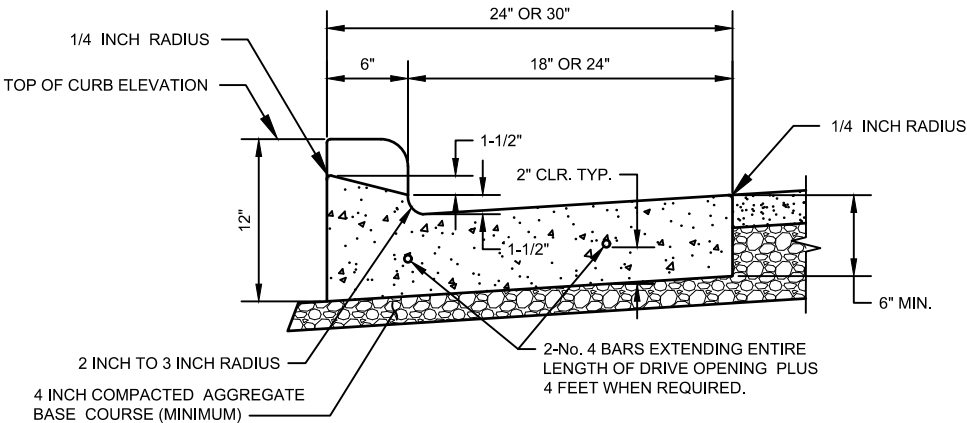
PROJECT NO:
22520001
SHEET
G3

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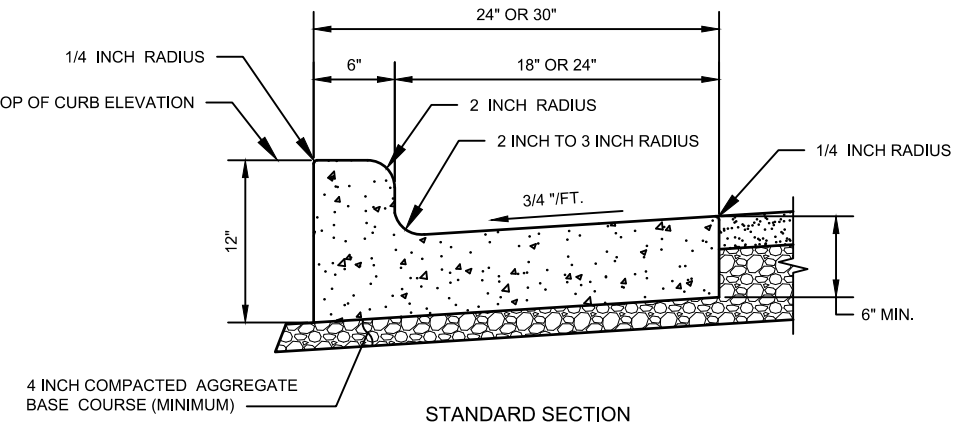
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DRIVEWAY SECTION

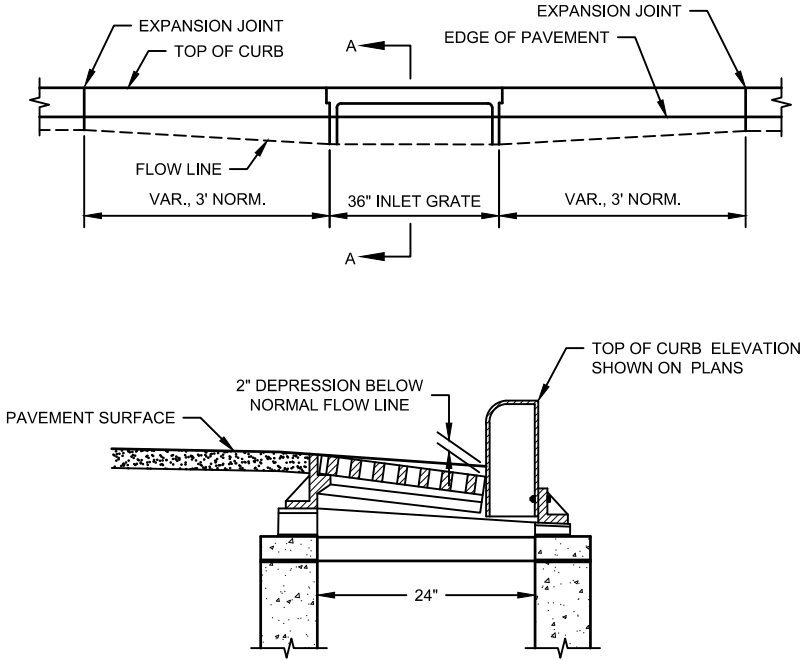


SPECIAL DRIVEWAY SECTION



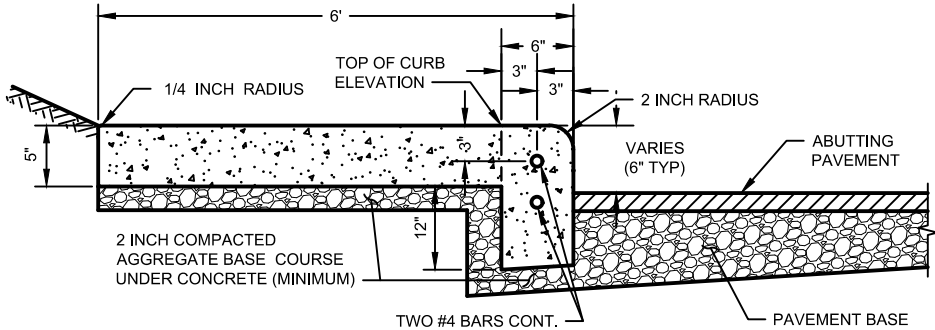
STANDARD SECTION

TYPE L CURB AND GUTTER DETAIL
NO SCALE



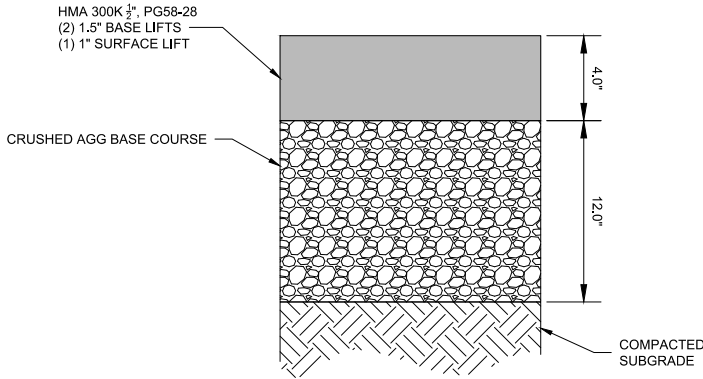
SECTION A-A

CURB AND GUTTER AT INLETS DETAIL
NO SCALE

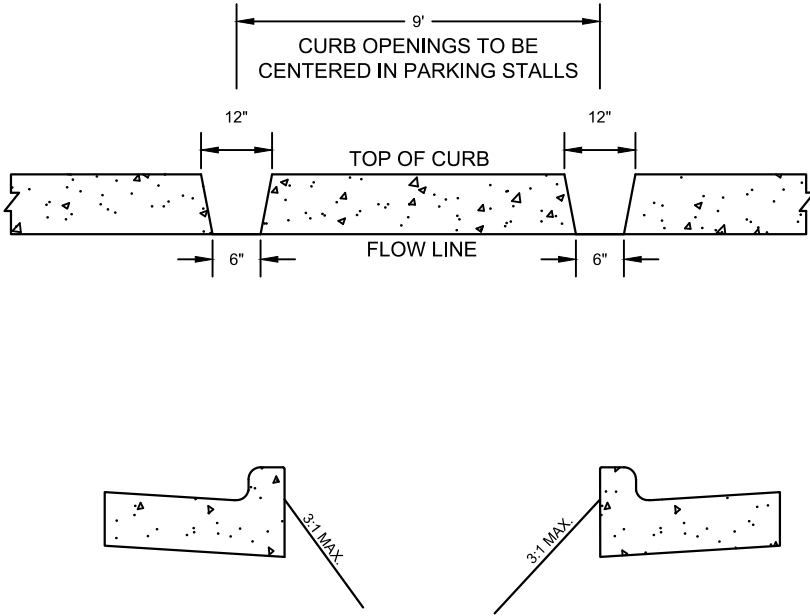


STANDARD SECTION

TYPE INTEGRAL CURB AND WALK DETAIL
NO SCALE



HMA PAVEMENT SECTION
SCALE: NONE



ISLAND DETAIL
SCALE: NONE

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BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

DETAILS

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G4

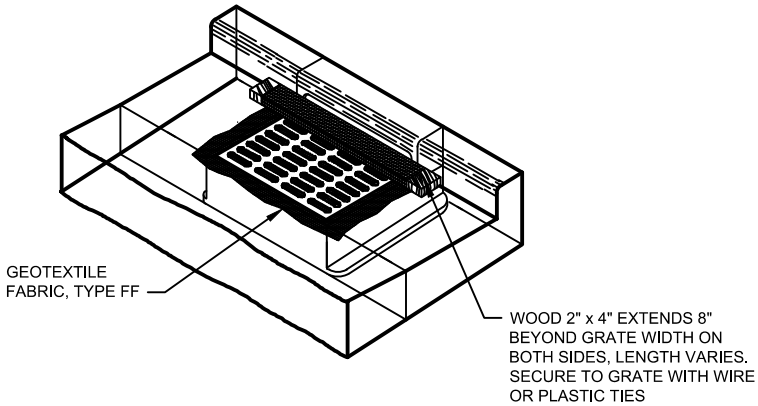
CONSTRUCTION SITE
EROSION CONTROL REQUIREMENTS

- 1.) SECTION NR216.46 OF WISCONSIN STATE ADMINISTRATIVE CODE IDENTIFIES REQUIREMENTS FOR CONSTRUCTION SITE AND POST-CONSTRUCTION EROSION CONTROL. IT IS THE INTENT OF THESE PLANS TO SATISFY THESE REQUIREMENTS. THE METHODS AND STRUCTURES USED TO CONTROL EROSION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL IMPLEMENT AN APPROPRIATE MEANS OF CONTROLLING EROSION DURING SITE OPERATION AND UNTIL THE VEGETATION IS RE-ESTABLISHED. ADJUSTMENTS TO THE CONTROL SYSTEM SHALL BE MADE AS REQUIRED.
- 2.) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WISCONSIN DNR'S CONSERVATION PRACTICE STANDARDS. THESE STANDARDS ARE PERIODICALLY UPDATED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REFERENCE THE MOST RECENTLY RELEASED STANDARD.
- 3.) THIS INFORMATION IS ONLY ONE PART OF THE OVERALL EROSION CONTROL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY ALSO BE SHOWN ON THE CONTRACT DRAWINGS AND IN THE ACCOMPANYING SPECIFICATIONS.
- 4.) ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE OWNER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- 5.) THE AREA OF EROSION LAND EXPOSED TO THE ELEMENTS BY GRUBBING, EXCAVATION, TRENCHING, BORROW AND FILL OPERATIONS AT ANY ONE TIME SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING. ALL DISTURBED AREAS SHALL BE TREATED WITH PERMANENT STABILIZATION MEASURES WITHIN 3 WORKING DAYS OF FINAL GRADING.
- 6.) ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN HAS OCCURRED. ALL NECESSARY REPAIR AND MAINTENANCE WILL BE DONE AT THIS INSPECTION TIME.
- 7.) ALL EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE PROPERLY INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS WITHIN THEIR RESPECTIVE DRAINAGE AREAS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
- 8.) ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SOIL DISTURBANCE.
- 9.) ANY SLOPES STEEPER THAN 3H:1V SHALL BE STAKED WITH EROSION CONTROL FABRIC UNLESS INDICATED ON THE PLAN.
- 10.) ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- 11.) WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH, OR A TACKING AGENT MAY BE REQUIRED TO PROTECT NEARBY RESIDENCES AND WATER RESOURCES.
- 12.) CHANNELIZED RUNOFF ENTERING THE PROJECT SITE FROM ADJOINING LANDS SHALL BE DIVERTED THROUGH NATURALLY OR ARTIFICIALLY EROSION-RESISTANT CONVEYANCES. IF CHANNELIZED RUNOFF CANNOT BE DIVERTED, SITE BEST MANAGEMENT PRACTICES MUST ACCOUNT FOR THE ADDITIONAL FLOW RATES AND EROSION POTENTIAL THAT SUCH RUNOFF PRESENTS.
- 13.) THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPPED (NOT FLUSHED) PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST.
- 14.) EROSION CONTROLS SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF TEMPORARY STOCKPILES. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING. ALL STOCK PILES SHALL BE PLACED AT LEAST 75 FEET FROM STREAMS OR WETLANDS.
- 15.) ADDITIONAL EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) SHALL INCLUDE THE FOLLOWING:
- a. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
- b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
- c. DISCHARGE OF TRENCH WATER OR DEWATERING EFFLUENT MUST BE PROPERLY TREATED TO REMOVE SEDIMENT IN ACCORDANCE WITH THE WDNR CONSERVATION PRACTICE STANDARD 1061 - DEWATERING OR A SUBSEQUENT WDNR DEWATERING STANDARD PRIOR TO DISCHARGE INTO A STORM SEWER, DITCH, DRAINAGEWAY, OR WETLAND OR LAKE.
- 16.) ALL DRAINAGE CULVERTS, STORM DRAIN INLETS, MANHOLES, OR ANY OTHER EXISTING STRUCTURES THAT COULD BE DAMAGED BY SEDIMENTATION SHALL BE PROTECTED ACCORDING TO THE VARIOUS METHODS PROVIDED IN THE PRINTED CONSERVATION PRACTICE STANDARDS.
- 17.) ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
- 18.) DURING THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION OF A DISTURBED WATERING OF ALL NEWLY SEEDED AND MULCHED AREAS SHALL BE PROVIDED WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- 19.) WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BMP'S SUCH AS SILT FENCES, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED AND THESE AREAS STABILIZED.
- 20.) ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
- 21.) ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED AND MULCH UNLESS OTHERWISE SPECIFIED. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.

GENERAL NOTES - INLET PROTECTION

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

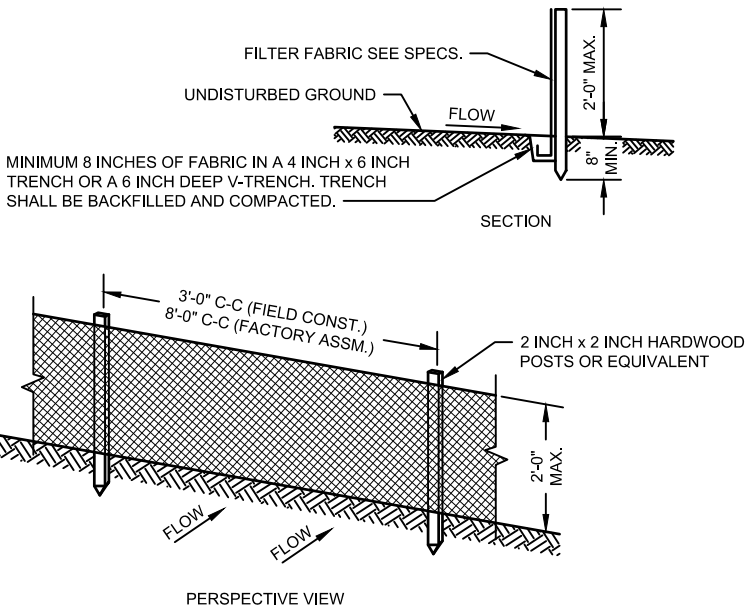
- 1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- 2) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- 3) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.



INSTALLATION NOTES:

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

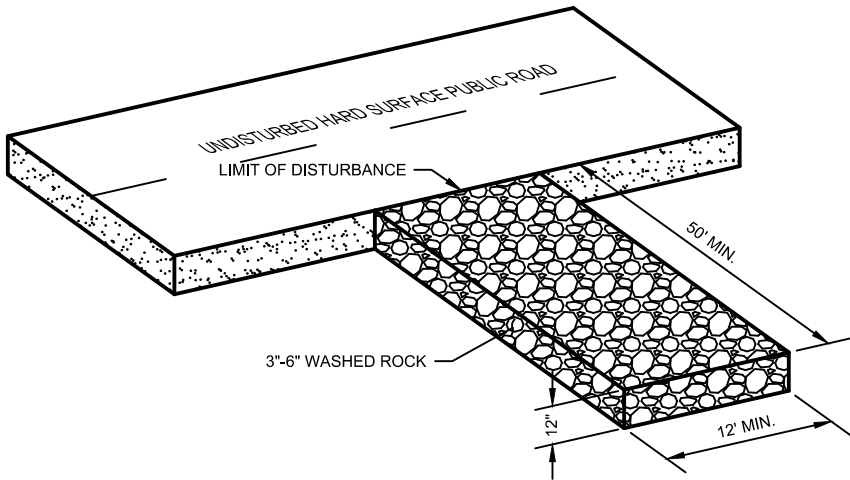
INLET PROTECTION, TYPE C
NO SCALE



GENERAL NOTES:

1. ENDS OF FENCE SHALL BE TURNED UPSLOPE 1 TO 2 FEET IN ELEVATION TO PREVENT FLANKING.
2. STAPLE FABRIC WITH 1/2 INCH (MINIMUM) STAPLES TO THE UPSLOPE SIDE OF THE POSTS.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

TYPICAL SILT FENCE INSTALLATION AT SITE PERIMETER DETAIL
NO SCALE



VEHICLE TRACKING PAD
NO SCALE

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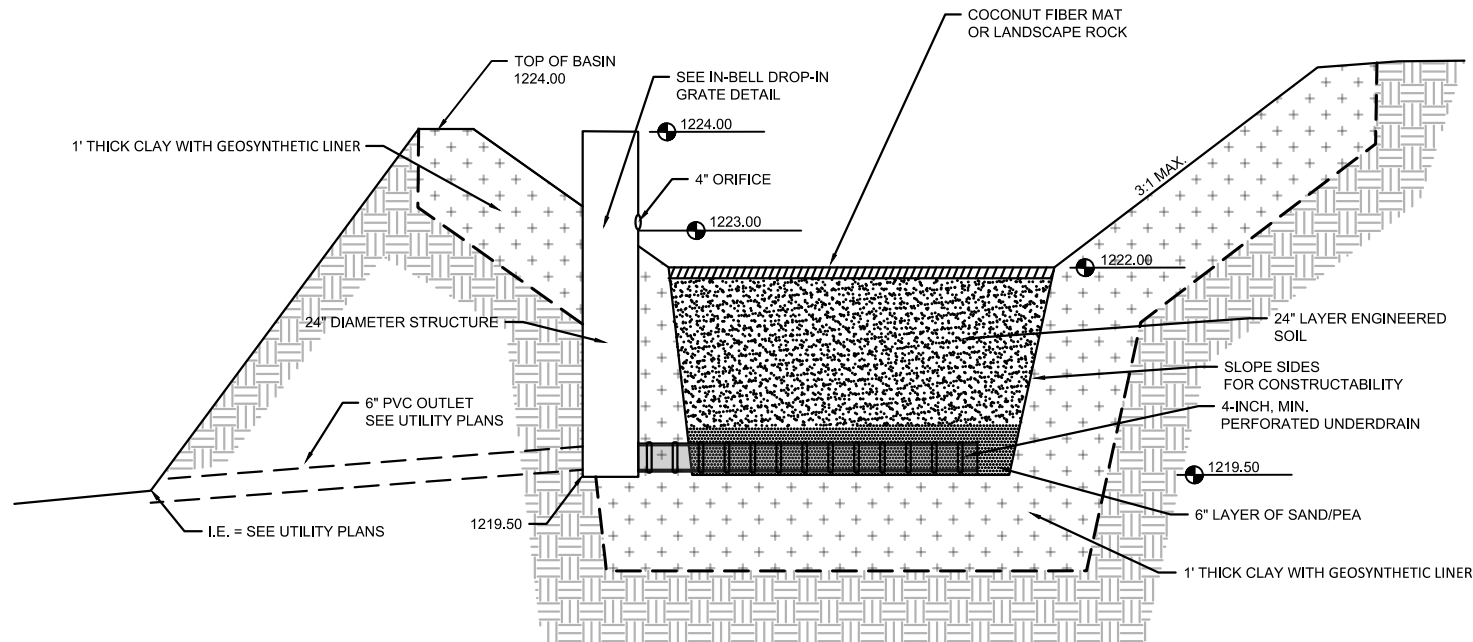


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BEEHIVE HOMES PHASE 2
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EROSION CONTROL DETAILS

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22520001
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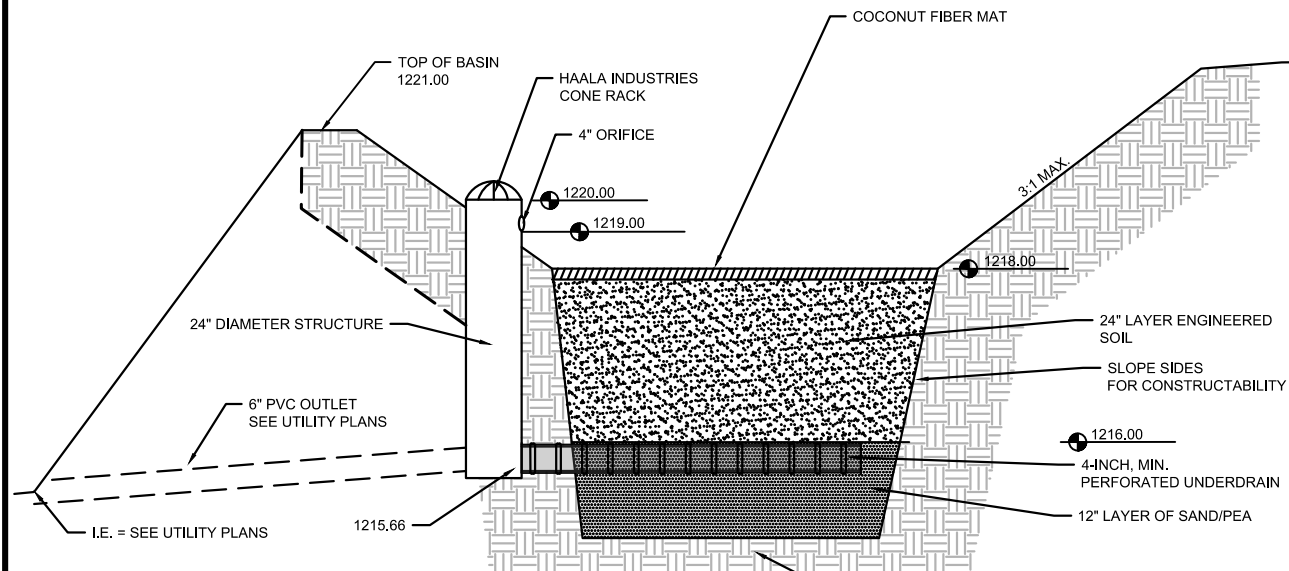


WEST BIOFILTRATION BASIN DETAIL
NO SCALE

BIOFILTRATION BASINS CONSTRUCTION REQUIREMENTS REQUIRED AT BOTH BASINS

- BIOFILTRATION FACILITIES WILL ACT AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
 - GRADE FACILITY TO BOTTOM OF ENGINEERED SOIL MIX, PROVIDING A 3" DEEP SEDIMENT STORAGE SUMP DURING CONSTRUCTION.
 - AFTER INFRASTRUCTURE CONSTRUCTION IS COMPLETE AND TURF AREAS ARE RESTORED, REMOVE ACCUMULATED SEDIMENT AND EXCAVATE TO BOTTOM OF PEA GRAVEL LAYER.
 - INSTALL PEA GRAVEL, UNDERDRAIN, ENGINEERED SOIL MIX, AND RESTORE W/PLUGS.
- ENGINEERED SOIL SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST. COMPOST SHALL BE CERTIFIED ACCORDING TO WDNR SPECIFICATION S100. ENGINEER SHALL APPROVE MATERIAL SOURCE PRIOR TO INSTALLATION.
- CONSTRUCTION METHODS SHALL FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1004.
- FILTER FABRIC SHALL BE INSTALLED OVER THE UNDERDRAIN PIPE AND SHALL NOT EXTEND MORE THAN TWO FEET FROM EITHER SIDE OF THE PIPE.
- ENGINEERED SOIL SHALL BE PRE-MIXED PRIOR TO PLACEMENT AND THE MOISTURE CONTENT SHALL BE LOW TO AVOID COMPACTION AND CLUMPING. THE ENGINEERED SOIL SHALL BE PLACED IN MULTIPLE LIFTS, EACH APPROXIMATELY 12-INCHES IN DEPTH. ENGINEERED SOIL CAN BE CAREFULLY TAPPED WITH A BUCKET OR SIMILAR METHOD TO PROVIDE FIRM SURFACE FOR SEEDING BUT COMPACTION WITH HEAVY EQUIPMENT OR VIBRATING PLATE-STYLE COMPACTORS SHALL NOT BE USED.
- FINISHED BIOFILTRATION AREA SURFACE SHALL BE LEVEL WITHING +/- 0.1 FEET.
- BIOFILTRATION AREAS ARE TO BE PLANTED WITH NATIVE PLUGS AT 1' SPACING. PLANTS SHALL BE CONSISTENT WITH AGRECOL'S RAINWATER RENEWAL MIX OR APPROVED SUBSTITUTE, APPLIED PER THE MANUFACTURE'S RECOMMENDED RATE.
- IF AT ANY TIME DURING CONSTRUCTION OF THE BIOFILTRATION AREA, THE CONTRACTOR COMPACTS THE BIOFILTRATION AREA BEYOND THE ENGINEER'S SPECIFICATION, THE CONTRACTOR SHALL REWORK, REPLACE, AND/OR REPAIR THE INFILTRATION AREA TO THE ENGINEERS APPROVAL.

BASIN BUILT IN PHASE 1 CONTRACTOR TO PROTECT BASIN AND MODIFY STRUCTURE ONLY



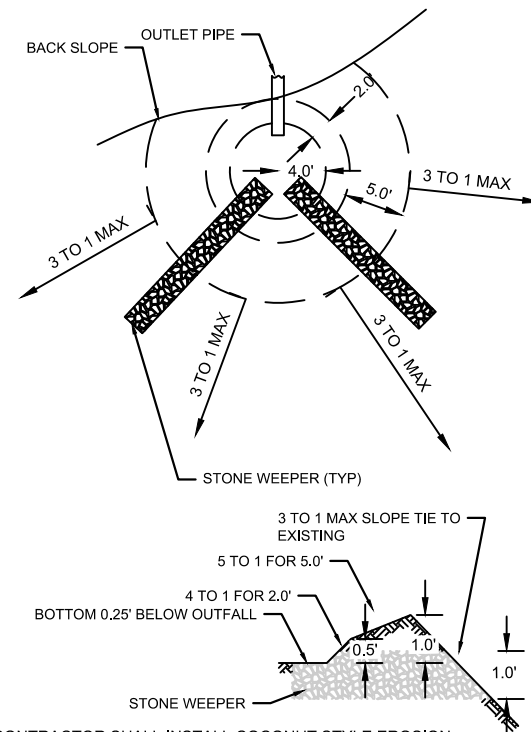
NORTHEAST BIOFILTRATION BASIN DETAIL
NO SCALE

BIOFILTRATION BASINS CONSTRUCTION REQUIREMENTS REQUIRED AT BOTH BASINS

- BIOFILTRATION FACILITIES WILL ACT AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
 - GRADE FACILITY TO BOTTOM OF ENGINEERED SOIL MIX, PROVIDING A 3" DEEP SEDIMENT STORAGE SUMP DURING CONSTRUCTION.
 - AFTER INFRASTRUCTURE CONSTRUCTION IS COMPLETE AND TURF AREAS ARE RESTORED, REMOVE ACCUMULATED SEDIMENT AND EXCAVATE TO BOTTOM OF PEA GRAVEL LAYER.
 - INSTALL PEA GRAVEL, UNDERDRAIN, ENGINEERED SOIL MIX, AND RESTORE W/PLUGS.
- ENGINEERED SOIL SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST. COMPOST SHALL BE CERTIFIED ACCORDING TO WDNR SPECIFICATION S100. ENGINEER SHALL APPROVE MATERIAL SOURCE PRIOR TO INSTALLATION.
- CONSTRUCTION METHODS SHALL FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1004.
- FILTER FABRIC SHALL BE INSTALLED OVER THE UNDERDRAIN PIPE AND SHALL NOT EXTEND MORE THAN TWO FEET FROM EITHER SIDE OF THE PIPE.
- ENGINEERED SOIL SHALL BE PRE-MIXED PRIOR TO PLACEMENT AND THE MOISTURE CONTENT SHALL BE LOW TO AVOID COMPACTION AND CLUMPING. THE ENGINEERED SOIL SHALL BE PLACED IN MULTIPLE LIFTS, EACH APPROXIMATELY 12-INCHES IN DEPTH. ENGINEERED SOIL CAN BE CAREFULLY TAPPED WITH A BUCKET OR SIMILAR METHOD TO PROVIDE FIRM SURFACE FOR SEEDING BUT COMPACTION WITH HEAVY EQUIPMENT OR VIBRATING PLATE-STYLE COMPACTORS SHALL NOT BE USED.
- FINISHED BIOFILTRATION AREA SURFACE SHALL BE LEVEL WITHING +/- 0.1 FEET.
- BIOFILTRATION AREAS ARE TO BE PLANTED WITH NATIVE PLUGS AT 1' SPACING. PLANTS SHALL BE CONSISTENT WITH AGRECOL'S RAINWATER RENEWAL MIX OR APPROVED SUBSTITUTE, APPLIED PER THE MANUFACTURE'S RECOMMENDED RATE.
- IF AT ANY TIME DURING CONSTRUCTION OF THE BIOFILTRATION AREA, THE CONTRACTOR COMPACTS THE BIOFILTRATION AREA BEYOND THE ENGINEER'S SPECIFICATION, THE CONTRACTOR SHALL REWORK, REPLACE, AND/OR REPAIR THE INFILTRATION AREA TO THE ENGINEERS APPROVAL.

NOTES

- A PROBE TO BEDROCK SHALL BE CONDUCTED IN THE MIDDLE OF THE BOTTOM OF THE NE BIOFILTRATION FACILITY. IF BEDROCK IS FOUND WITHIN FIVE FEET OF THE BOTTOM OF THE BIOFILTER (BOTTOM OF PEA GRAVEL LAYER) THE TOP LAYER OF BEDROCK SHALL BE FRACTURED TO A DEPTH OF AT LEAST FIVE FEET BELOW THE BOTTOM OF THE BIOFILTER.
- ANY NATURAL SOIL BETWEEN BEDROCK AND THE BOTTOM OF THE BIOFILTER THAN DOES NOT HAVE A TEXTURE OF SAND OR COARSER SHALL BE REMOVED AND REPLACED WITH SAND.



CONTRACTOR SHALL INSTALL COCONUT STYLE EROSION CONTROL MATTING ON ENTIRE LEVEL SPREADER INCLUDING TIE IN SLOPES

STONE WEEPERS SHALL BE 2" CLEAN STONE INCASED IN FABRIC. STONE WEEPER SHALL BE 1.0' x 1.0' RECTANGULAR STONE CHANNEL AT AN ELEVATION 0.75 FEET BELOW OUTFALL EXTENDING UNTIL IT REACHES THE TIE IN SLOPES OR DAYLIGHT.

LEVEL SPREADER NO SCALE

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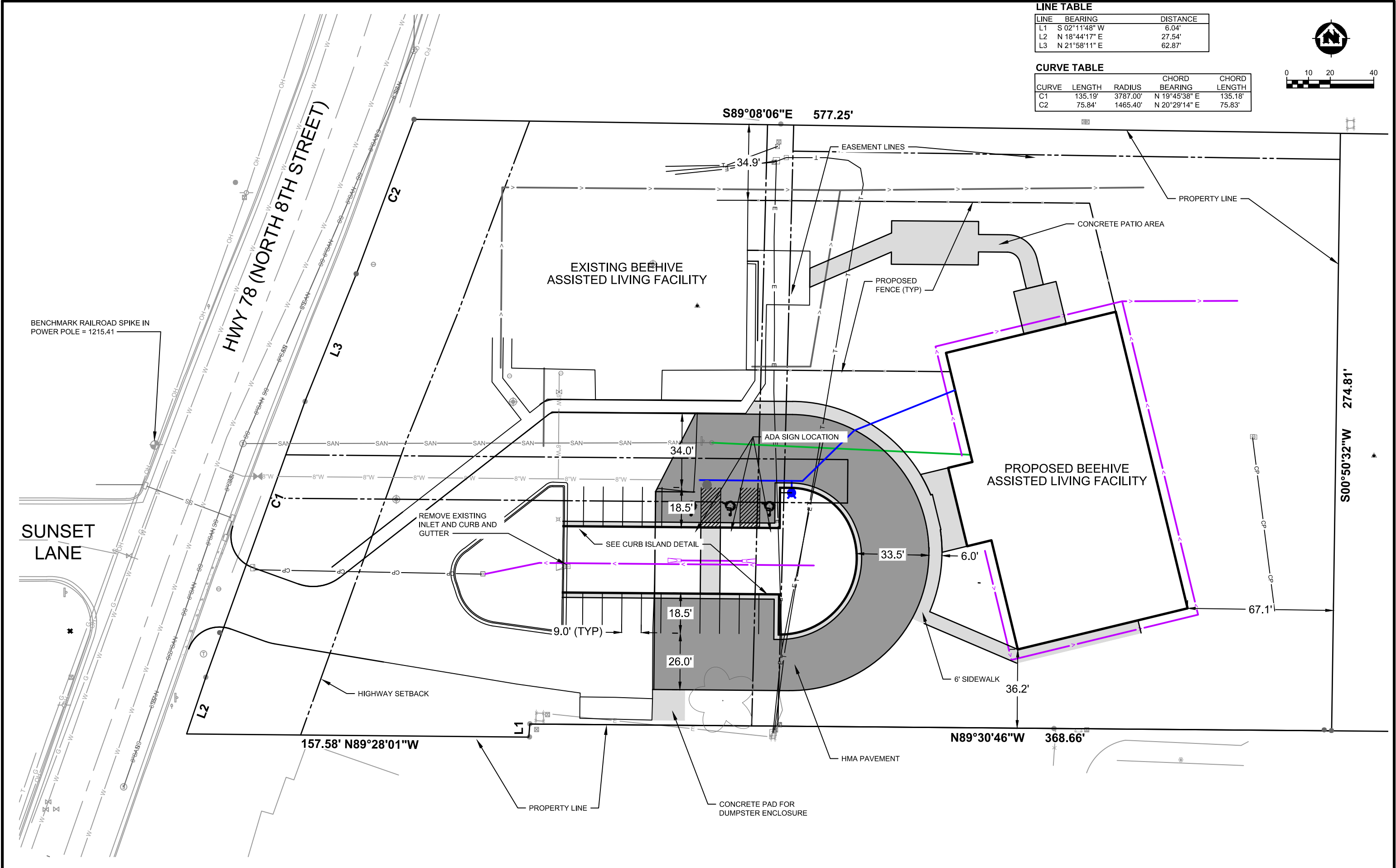


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MOUNT HOREB, WI

BIOFILTER DETAILS

PROJECT NO.
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SHEET
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°11'48" W	6.04'
L2	N 18°44'17" E	27.54'
L3	N 21°58'11" E	62.87'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	135.19'	3787.00'	N 19°45'38" E	135.18'
C2	75.84'	1465.40'	N 20°29'14" E	75.83'



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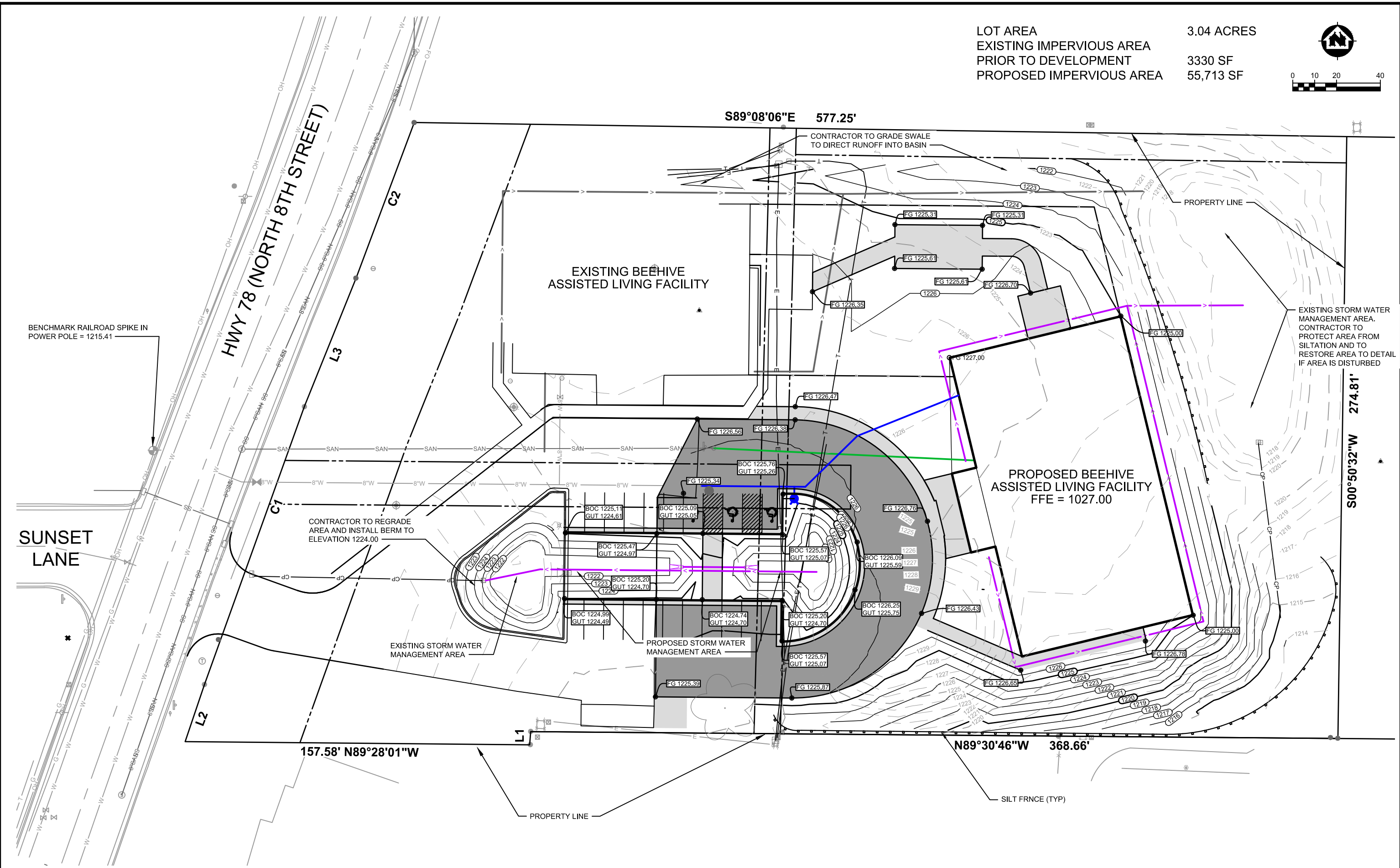
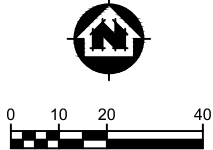
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BEEHIVE HOMES PHASE 2
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SITE PLAN

PROJECT NO. 22520001
SHEET G7

LOT AREA 3.04 ACRES
EXISTING IMPERVIOUS AREA 3330 SF
PRIOR TO DEVELOPMENT
PROPOSED IMPERVIOUS AREA 55,713 SF



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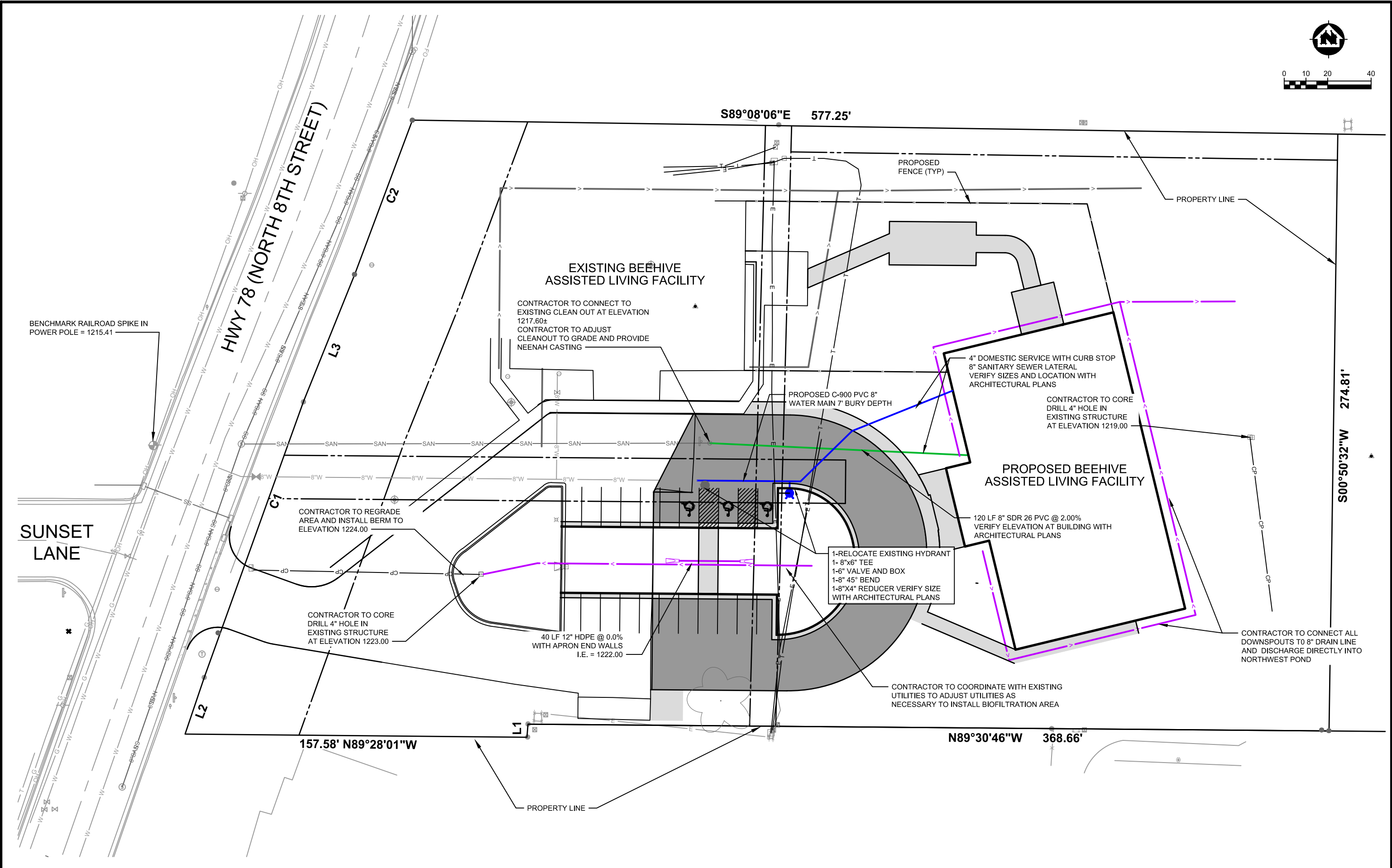


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GRADING AND EROSION CONTROL PLAN

PROJECT NO. 22520001
SHEET G8



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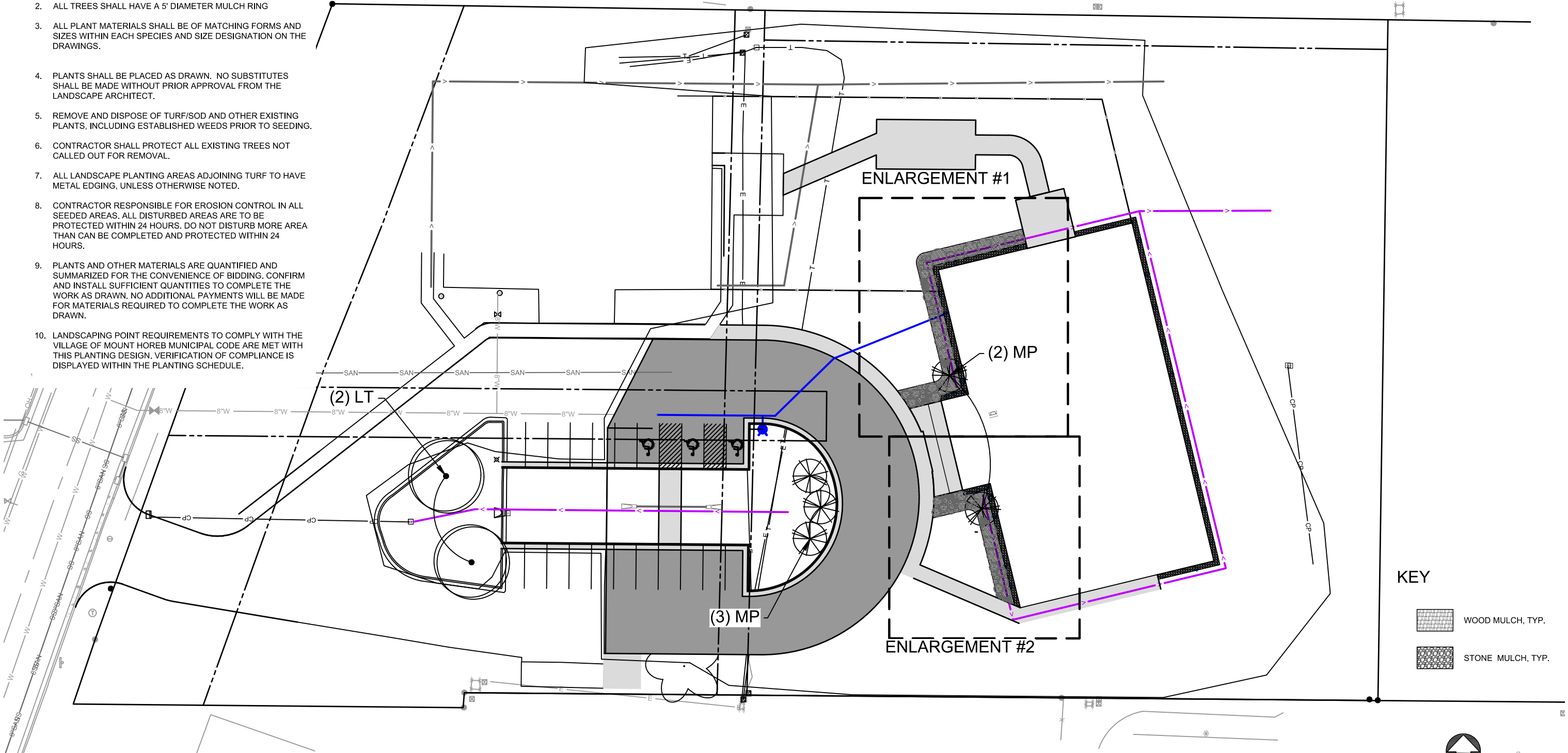
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MOUNT HOREB, WI

UTILITY PLAN

PROJECT NO.
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SHEET
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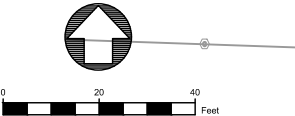
NOTES:

1. CONTRACTOR SHALL STAKE ALL PROPOSED TREE LOCATIONS PRIOR TO PLANTING. CONTRACTOR SHALL THEN NOTIFY THE FIELD ENGINEER AND OWNER ONCE THE STAKING IS COMPLETE FOR A WALK THRU REVIEW OF THE TREE LOCATIONS. FINAL TREE LOCATIONS ARE SUBJECT TO MOVING PER FINAL CONSTRUCTION AND LAYOUT. TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ANY WALK OR PAVED EDGE.
2. ALL TREES SHALL HAVE A 5' DIAMETER MULCH RING
3. ALL PLANT MATERIALS SHALL BE OF MATCHING FORMS AND SIZES WITHIN EACH SPECIES AND SIZE DESIGNATION ON THE DRAWINGS.
4. PLANTS SHALL BE PLACED AS DRAWN. NO SUBSTITUTES SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
5. REMOVE AND DISPOSE OF TURF/SOD AND OTHER EXISTING PLANTS, INCLUDING ESTABLISHED WEEDS PRIOR TO SEEDING.
6. CONTRACTOR SHALL PROTECT ALL EXISTING TREES NOT CALLED OUT FOR REMOVAL.
7. ALL LANDSCAPE PLANTING AREAS ADJOINING TURF TO HAVE METAL EDGING, UNLESS OTHERWISE NOTED.
8. CONTRACTOR RESPONSIBLE FOR EROSION CONTROL IN ALL SEEDED AREAS. ALL DISTURBED AREAS ARE TO BE PROTECTED WITHIN 24 HOURS. DO NOT DISTURB MORE AREA THAN CAN BE COMPLETED AND PROTECTED WITHIN 24 HOURS.
9. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF BIDDING. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN. NO ADDITIONAL PAYMENTS WILL BE MADE FOR MATERIALS REQUIRED TO COMPLETE THE WORK AS DRAWN.
10. LANDSCAPING POINT REQUIREMENTS TO COMPLY WITH THE VILLAGE OF MOUNT HOREB MUNICIPAL CODE ARE MET WITH THIS PLANTING DESIGN. VERIFICATION OF COMPLIANCE IS DISPLAYED WITHIN THE PLANTING SCHEDULE.



KEY

- WOOD MULCH, TYP.
- STONE MULCH, TYP.



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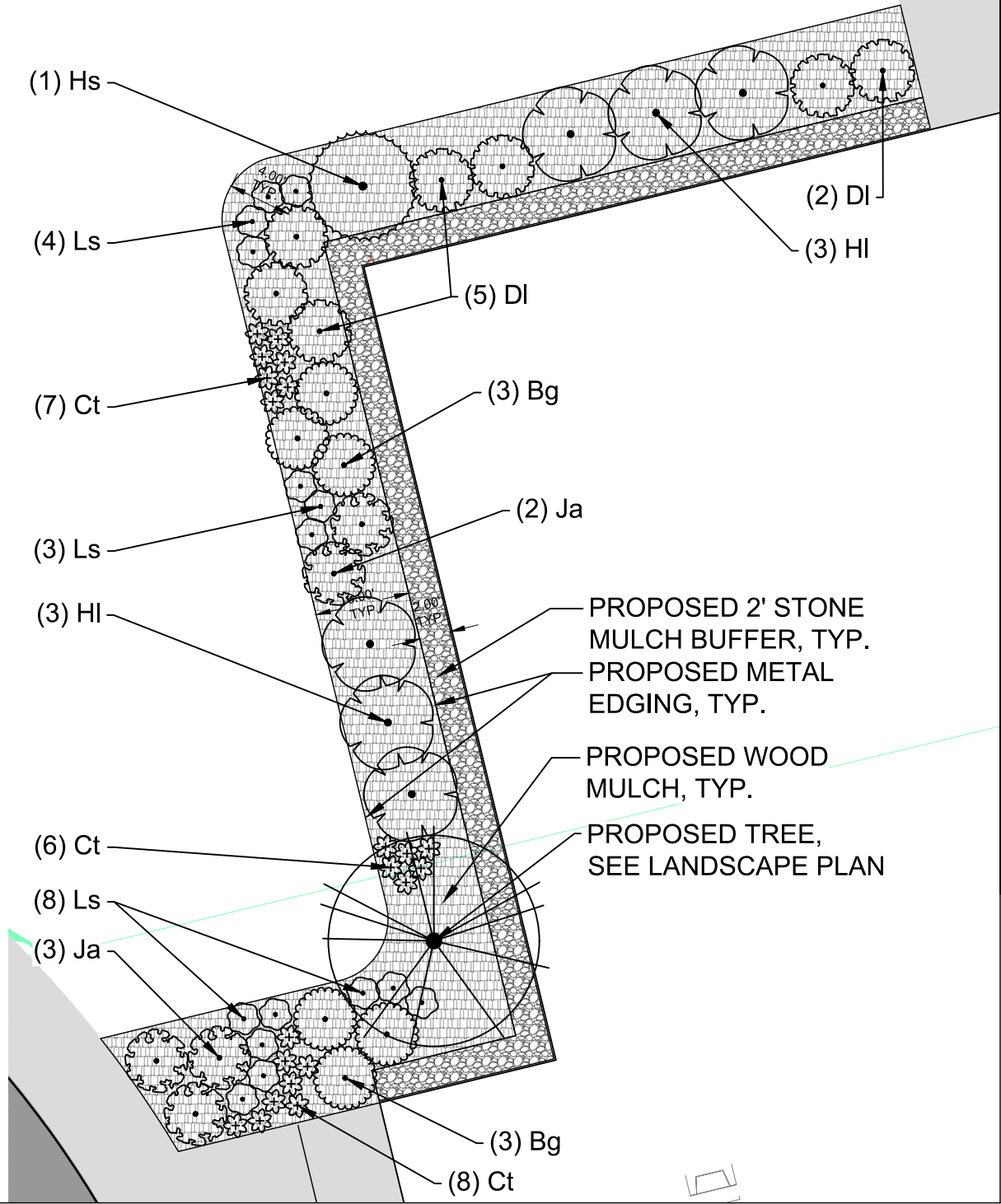
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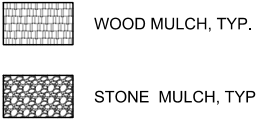
LANDSCAPE PLAN

PROJECT NO.
22520001
SHEET
L1

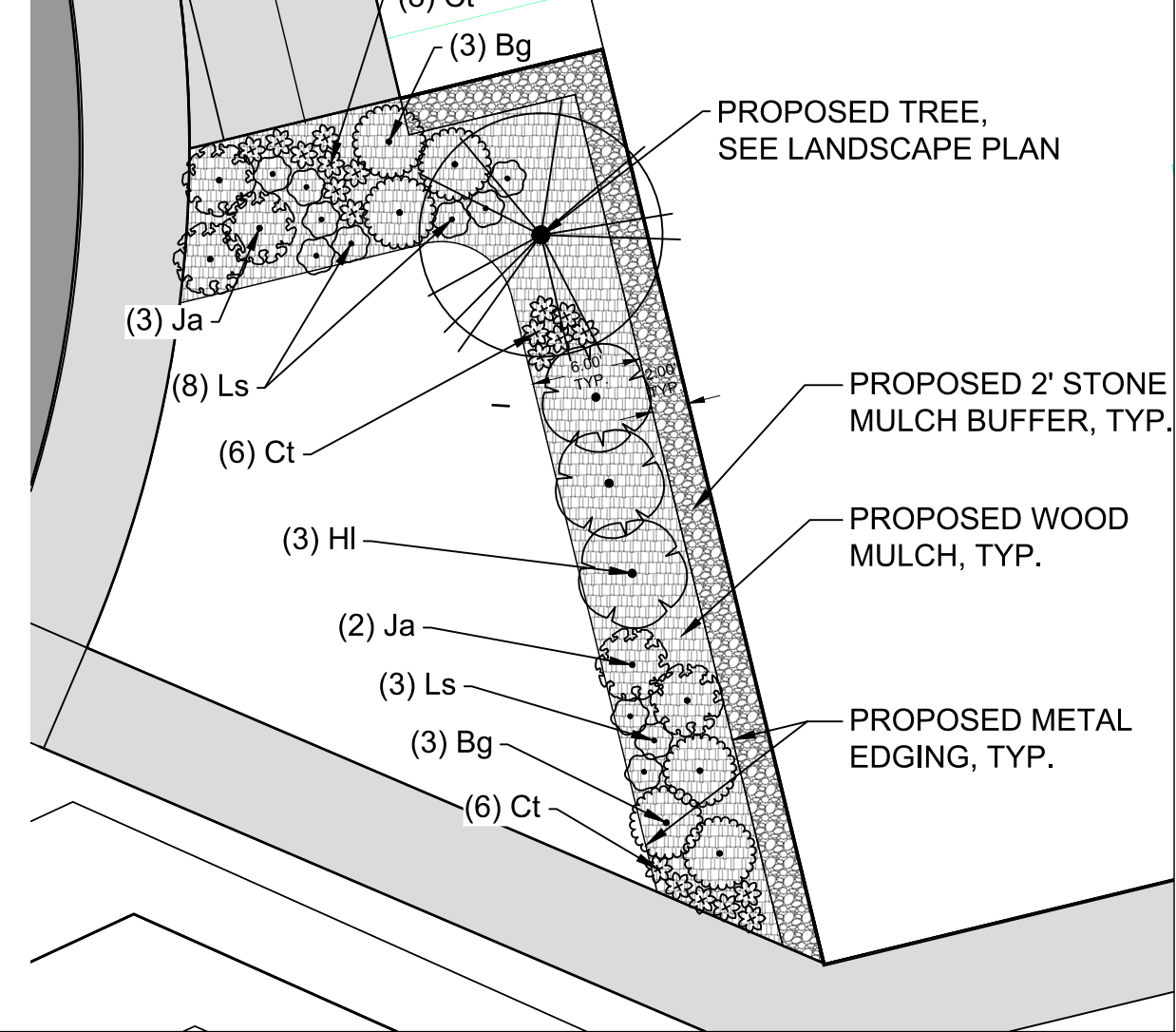
ENLARGEMENT #1



KEY



ENLARGEMENT #2



PLANTING SCHEDULE

Mount Horeb, Wisconsin

DECIDUOUS CANOPY TREES									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CLASSIFICATION	POINTS	QUANTITY	POINTS
LT	Liriodendron tulipifera	Tulip Tree	2" Cal.	B&B		Canopy Tree	50	2	N/A
DECIDUOUS ORNAMENTAL TREES									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CLASSIFICATION	POINTS	QUANTITY	POINTS
MP	Malus 'Prairifire'	Prairifire Crabapple	5'	B&B		Low Ornamental Tree	20	5	100
SHRUBS									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CLASSIFICATION	POINTS	QUANTITY	POINTS
HI	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	#5 CONT.	CONT.		Tall Shrub	9	9	81
Bg	Buxus 'Green Velvet'	Green Velvet Boxwood	#3 CONT.	CONT.		Medium Shrub	6	12	72
Hs	Hibiscus syriacus	Rose of Sharon	#5 CONT.	CONT.		Tall Shrub	9	1	9
DI	Diervilla lonicera	Dwarf Bush Honeysuckle	#3 CONT.	CONT.		Medium Shrub	6	7	42
EVERGREEN SHRUBS									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CLASSIFICATION	POINTS	QUANTITY	POINTS
Ja	Juniperus sabina 'Arcadia'	Arcadia Juniper	#3 CONT.	CONT.		Low Shrub	3	10	30
PERENNIALS									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CLASSIFICATION	POINTS	QUANTITY	POINTS
Ct	Coreopsis tinctoria	Plains coreopsis	#1 CONT.	CONT.		N/A	N/A	41	N/A
Ls	Liatris spicata	Blazing Star	#1 CONT.	CONT.		N/A	N/A	26	N/A

ORDINANCE

1 Tree per 12 spaces
15pts/parking space (full development)
Plan Commission - Foundation Planting

Required:

2 Canopy Trees
300 pts
Planting along parking edge of building, no point requirements

MET

2
334
x

PROJECT DATE	DRAWN BY	NO.	DATE	REVISION	BY
	Init	.	.	.	.
	DESIGNED BY	Init	.	.	.
	CHECKED BY	Init	.	.	.



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BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

LANDSCAPE ENLARGEMENT

PROJECT NO.
22520001
SHEET
L2

DO NOT REMOVE CENTRAL LEADER. PRUNE ONLY TO ENCOURAGE GROWTH OF CENTRAL LEADER.

REMOVE BROKEN BRANCHES, TREE TAGS AND/OR RIBBONS, UPON PLANT APPROVAL.

MAINTAIN ROOT FLARE EXPOSURE, DO NOT PLACE TOPSOIL ON TOP OF ROOTBALL. IF ROOT FLARE IS NOT EXPOSED, REMOVE EXCESS SOIL CAREFULLY. SET ROOT FLARE 2" ABOVE LEVEL OF FINISHED GRADE.

3" MINIMUM MULCH THICKNESS, HOLD BACK 3" MIN, 6" MAX FROM TRUNK.

CUT AND REMOVE ALL CORDS AROUND ROOT BALL AND TREE TRUNK. REMOVE ENTIRE WIRE BASKET AND ALL BURLAP.

3" MINIMUM HEIGHT OF SAUCER AROUND TREE PIT FOR WATERING.

PLANTING PIT SIZE SHALL BE TWICE AS WIDE AS THE ROOTBALL. BACKFILL PIT WITH 1/3 AMENDED TOPSOIL AND 2/3 EXCAVATED MATERIAL.

FINISHED GRADE

PLACE ROOTBALL ON UNDISTURBED OR PROPERLY COMPACTED SUBGRADE. ADD AND COMPACT ADDITIONAL FILL IN THE EVENT THE HOLE IS TOO DEEP.

SUBGRADE

2X BALL WIDTH, MIN.

DO NOT REMOVE CENTRAL LEADER. PRUNE ONLY TO ENCOURAGE GROWTH OF CENTRAL LEADER.

REMOVE BROKEN BRANCHES, TREE TAGS AND/OR RIBBONS, UPON PLANT APPROVAL.

MAINTAIN ROOT FLARE EXPOSURE, DO NOT PLACE TOPSOIL ON TOP OF ROOTBALL. IF ROOT FLARE IS NOT EXPOSED, REMOVE EXCESS SOIL CAREFULLY. SET ROOT BALL 2" ABOVE LEVEL OF FINISHED GRADE.

3" MIN. MULCH, HOLD BACK 3" MIN, 6" MAX FROM TRUNK.

CUT AND REMOVE ALL CORDS AROUND ROOT BALL AND TREE TRUNK. REMOVE ENTIRE WIRE BASKET AND ALL BURLAP.

3" MINIMUM HEIGHT OF SAUCER AROUND TREE PIT FOR WATERING.

PLANTING PIT SIZE SHALL BE TWICE AS WIDE AS THE ROOTBALL. BACKFILL PIT WITH 1/3 AMENDED TOPSOIL AND 2/3 EXCAVATED MATERIAL.

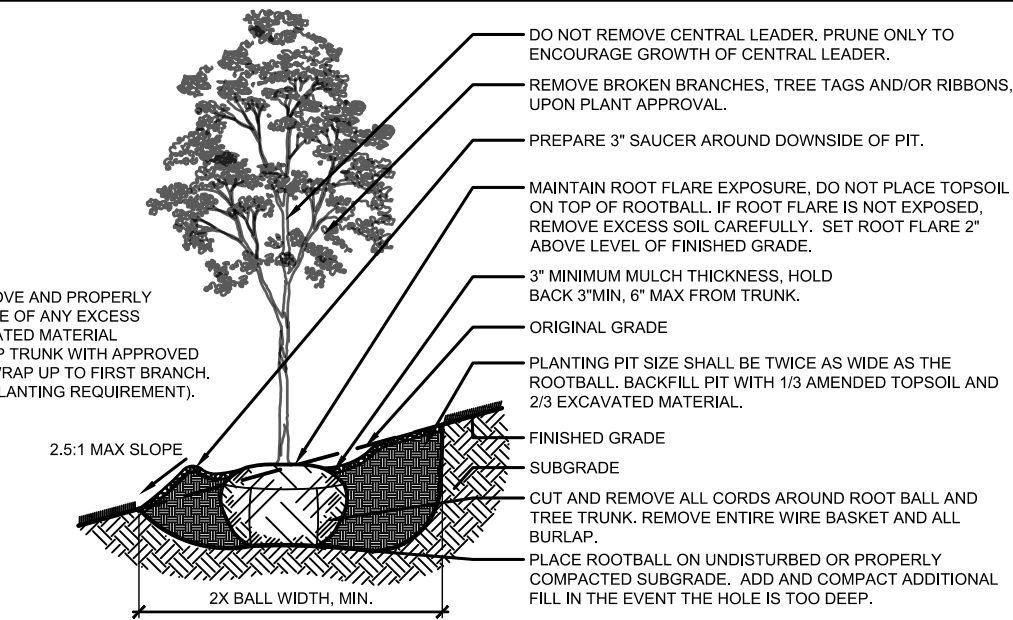
FINISHED GRADE

PLACE ROOTBALL ON UNDISTURBED OR PROPERLY COMPACTED SUBGRADE. ADD AND COMPACT ADDITIONAL FILL IN THE EVENT THE HOLE IS TOO DEEP.

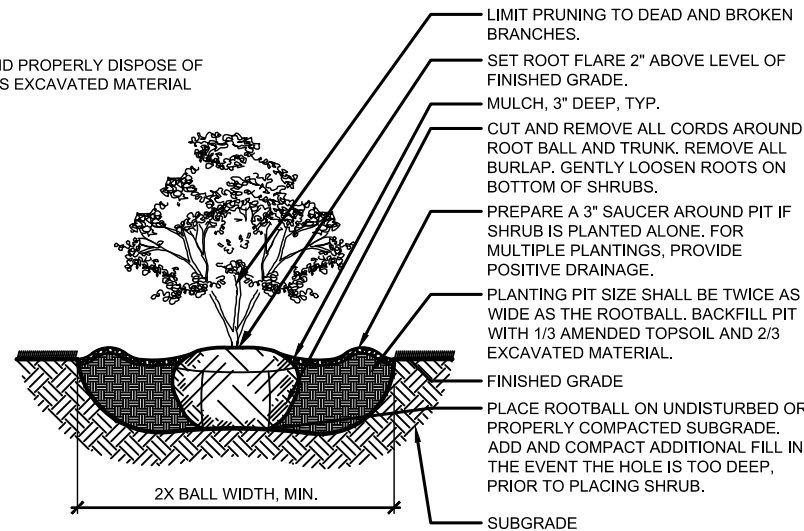
SUBGRADE

2X BALL WIDTH, MIN.

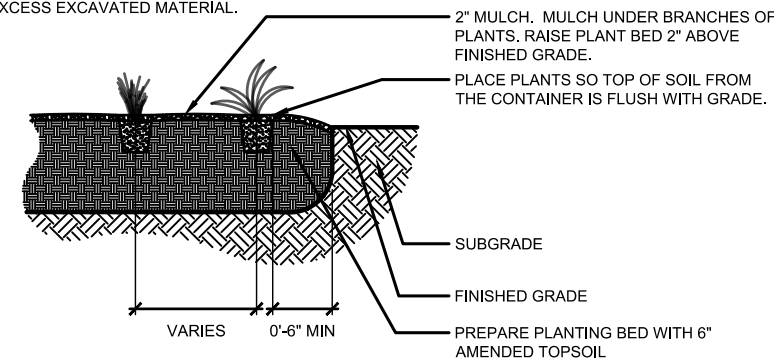
NOTE:
1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL
2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).



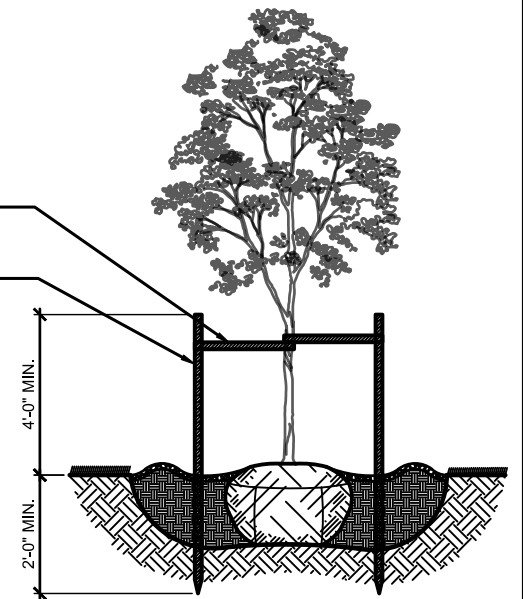
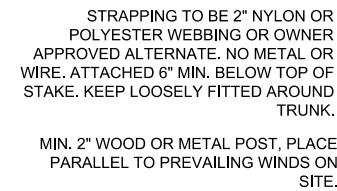
NOTE:
REMOVE AND PROPERLY DISPOSE OF
ANY EXCESS EXCAVATED MATERIAL



NOTE:
REMOVE AND PROPERLY DISPOSE OF
ANY EXCESS EXCAVATED MATERIAL.



- DO NOT REMOVE CENTRAL LEADER. PRUNE ONLY TO ENCOURAGE GROWTH OF CENTRAL LEADER.
- REMOVE BROKEN BRANCHES, TREE TAGS AND/OR RIBBONS, UPON PLANT APPROVAL.
- PREPARE 3" SAUCER AROUND DOWNSIDE OF PIT.
- MAINTAIN ROOT FLARE EXPOSURE, DO NOT PLACE TOPSOIL ON TOP OF ROOTBALL. IF ROOT FLARE IS NOT EXPOSED, REMOVE EXCESS SOIL CAREFULLY. SET ROOT FLARE 2" ABOVE LEVEL OF FINISHED GRADE.
- 3" MINIMUM MULCH THICKNESS, HOLD BACK 3" MIN, 6" MAX FROM TRUNK.
- ORIGINAL GRADE
- PLANTING PIT SIZE SHALL BE TWICE AS WIDE AS THE ROOTBALL. BACKFILL PIT WITH 1/3 AMENDED TOPSOIL AND 2/3 EXCAVATED MATERIAL.
- FINISHED GRADE
- SUBGRADE
- CUT AND REMOVE ALL CORDS AROUND ROOT BALL AND TREE TRUNK. REMOVE ENTIRE WIRE BASKET AND ALL BURLAP.
- PLACE ROOTBALL ON UNDISTURBED OR PROPERLY COMPACTED SUBGRADE. ADD AND COMPACT ADDITIONAL FILL IN THE EVENT THE HOLE IS TOO DEEP.



FINISHED GRADE

VARIES, SEE PLAN

1/2" MAX

BUILDING OR OTHER STRUCTURE

SPECIFIED WOOD OR STONE MULCH

NON-WOVEN GEOTEXTILE, 'TYPAR' 3401G OR EQUIVALENT, CONTINUOUS, 1'-0" MIN OVERLAP, USED IN APPLICATIONS WITH STONE MULCH ONLY.

METAL EDGING, INSTALL PER MFG SPECS, CONTINUOUS ALONG PLANTING BED, SEE PLAN

7

MULCH AT STRUCTURE DETAIL

		NO.	DATE	REVISION	BY
PROJECT DATE: .	DRAWN BY: Init	.	.	.	.
	DESIGNED BY: Init	.	.	.	.
	CHECKED BY: Init	.	.	.	.

PLOT DATE: 7/26/2024 11:43 AM. G:\22\22520\22520001\CADD\Construction Documents\22520001 Landscape Plan.dwg



LANDSCAPE DETAILS

PROJECT NO.
2520001

SHEET
L3

BEEHIVE- BLD 2,
20 RESIDENT CBRF -
CNA

325 N. 8th Street
Mount Horeb, WI 53572

PLAN
COMMISSION
SUBMITTAL

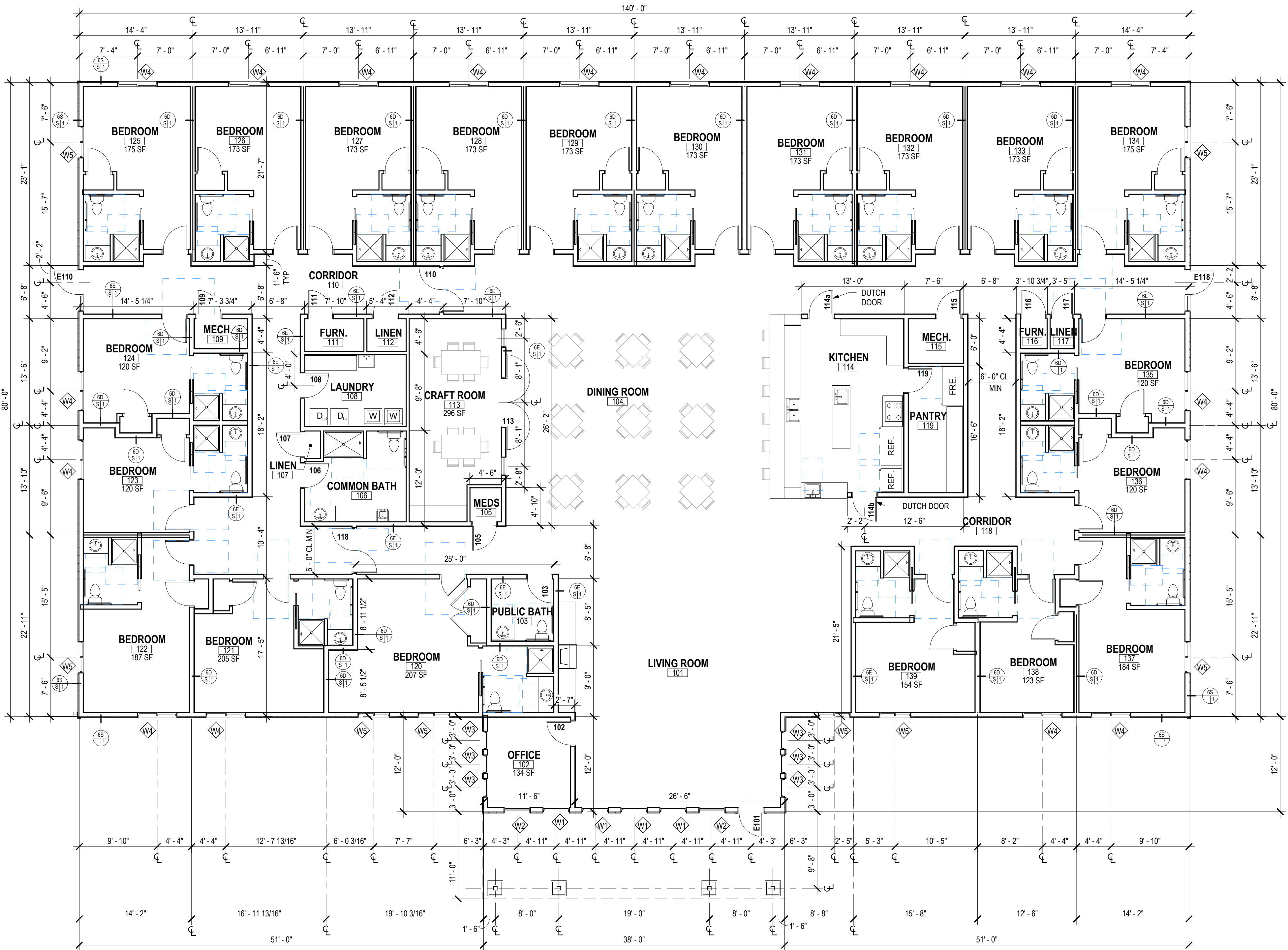
DATE OF ISSUE: 07/29/2024

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CONSTRUCTION

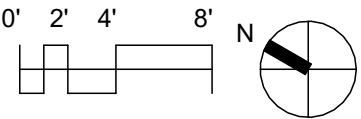
PROJECT # 24043

FIRST FLOOR PLAN

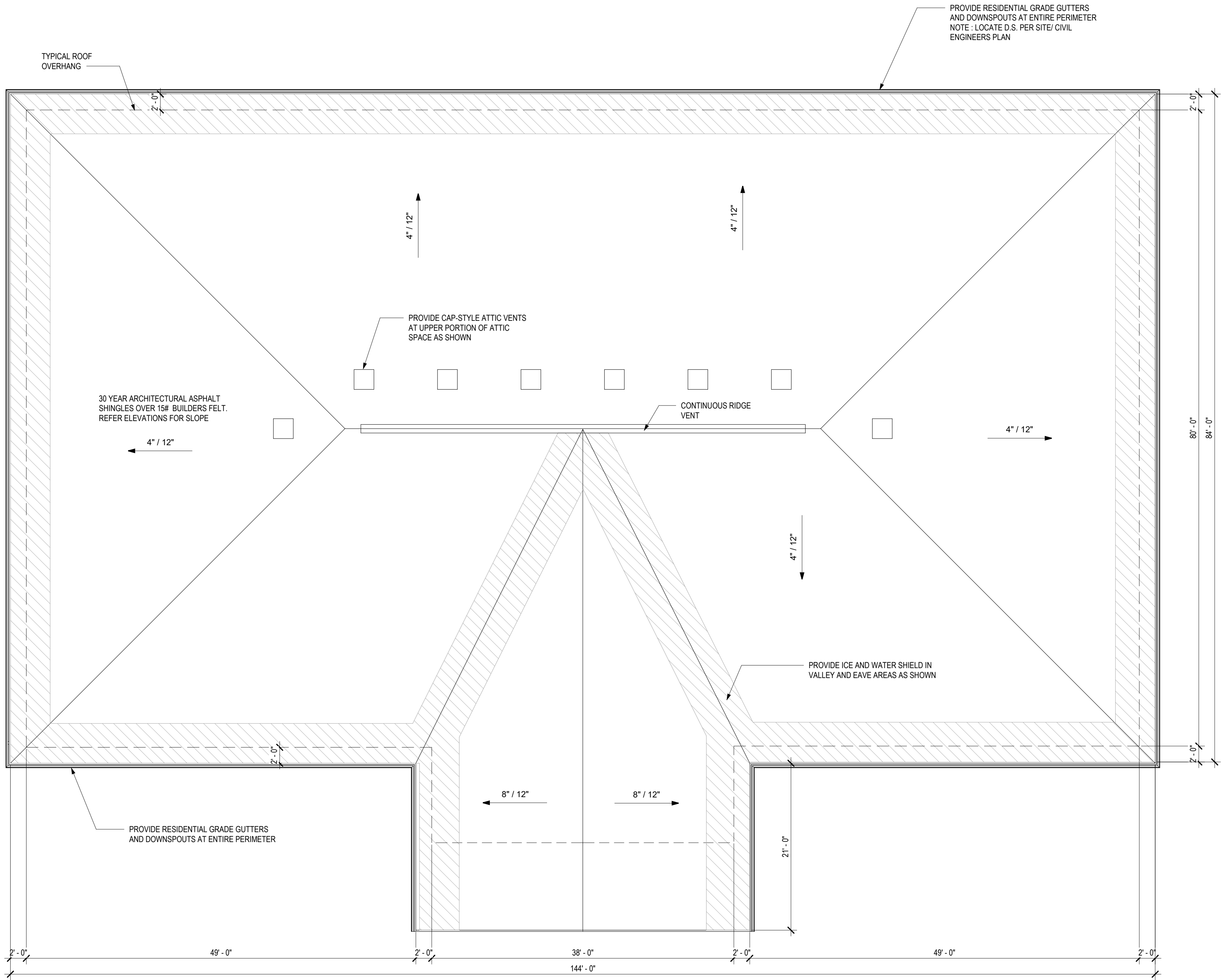
A1.1



1 FIRST FLOOR PLAN
1/8" = 1'-0"



7/30/2024 9:45:55 AM Autodesk Docs: /24043 - Beehive Housing NewConstruction24043 - Beehive Housing - NewConstruction.rvt



- ROOF PLAN GENERAL NOTES
- A.

ROOFING TO BE ASPHALT SHINGLES - REFER TO ROOF TYPE R50.
- B.

ROOF PLUMBING VENT PIPE PENETRATIONS NOT SHOWN. COORDINATE QUANTITY AND LOCATIONS WITH PLUMBING CONTRACTOR.
- C.

PROVIDE ICE & WATER SHIELD @ ALL EAVES 3' BEYOND EXTERIOR WALL.
- D.

PROVIDE ICE & WATER SHIELD @ ALL VALLEYS 3' ON EACH SIDE OF VALLEY.
- E.

COORDINATE DOWNSPOUT CONNECTIONS TO SEWER W/ CIVIL PLANS. PROVIDE SPLASH BLOCKS @ DOWNSPOUTS THAT SPILL ONTO GRADE.



BEEHIVE- BLD 2,
20 RESIDENT CBRF -
CNA

325 N. 8th Street
Mount Horeb, WI 53572

PLAN
COMMISSION
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DATE OF ISSUE: 07/29/2024

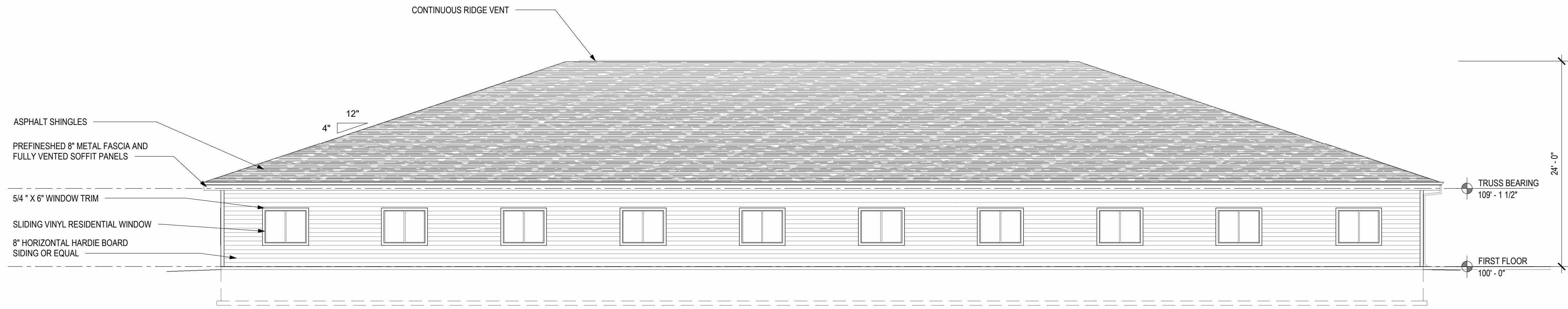
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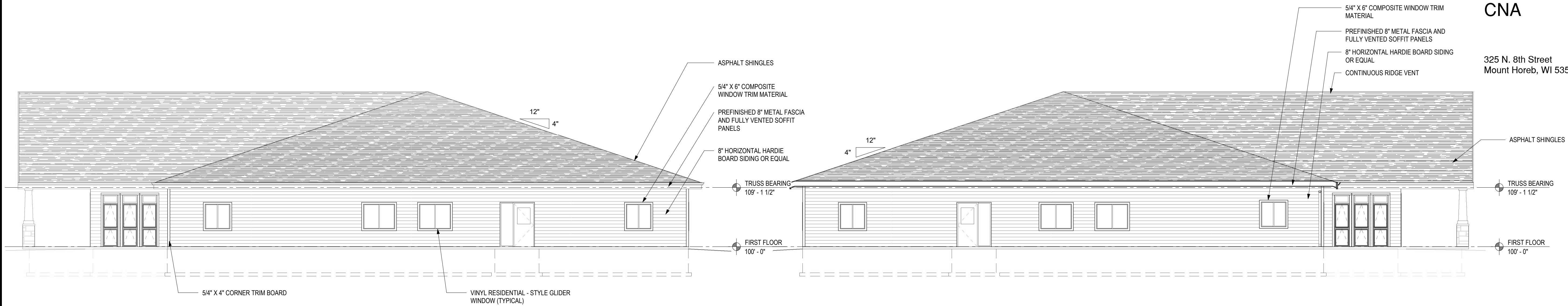
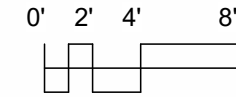
ROOF PLAN

A1.3

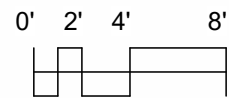
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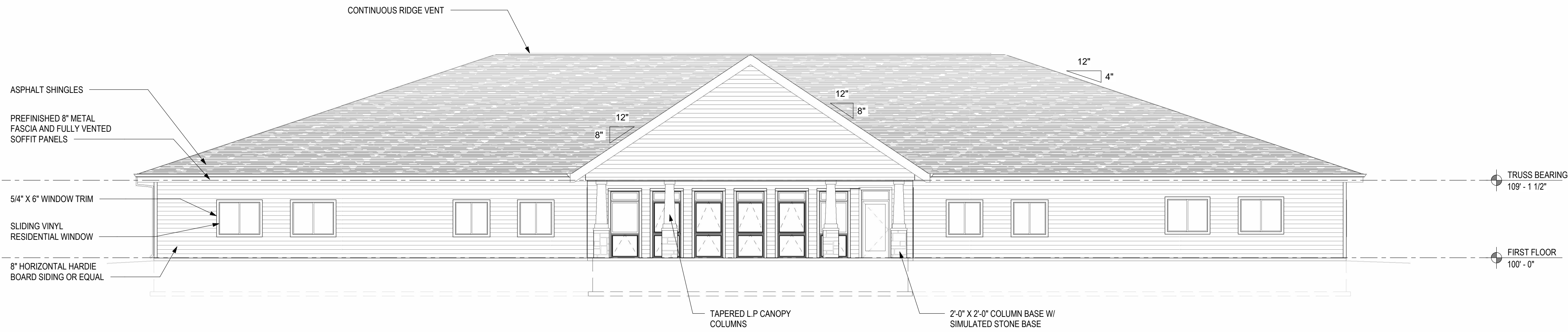
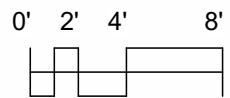
3 NORTH ELEVATION
1/8" = 1'-0"



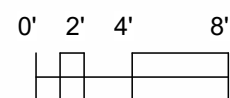
4 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



DIMENSION IV
Madison Design Group

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Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

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INCORPORATED**

455 S. Junction Rd. Madison, Wisconsin 53719
p608.230.7383 nationalconstructioninc.com

**BEEHIVE- BLD 2,
20 RESIDENT CBRF -
CNA**

325 N. 8th Street
Mount Horeb, WI 53572

DATE OF ISSUE: 07/29/2024

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PROJECT # 24043

**EXTERIOR
ELEVATIONS**

A2.0

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1 Front View - Mountain Sage



2 Back View - Mountain Sage

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325 N. 8th Street
Mount Horeb, WI 53572

DATE OF ISSUE: 07/29/2024

PRELIMINARY
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CONSTRUCTION

PROJECT # 24043

EXTERIOR
RENDERINGS

A2.1

Date: July 30, 2024

Plan Commission Application Submittal

Written Narrative

1.a. Owner name Amber and Adam Gates
Gates Village LLC
325 North 8th Street
Mt. Horeb, WI 53572

1.b. Architect Name Jerry Bourquin and Carl
Dimension IV – Madison
6515 Grand Teton Plaza, Suite 120
Madison, WI 53719

Civil Engineer Name Nick Lange
MSA Professional Services
4000 Ice Harbor Drive
Dubuque, IA 52001

1.c. Description of Proposed Uses

This new 20-bed Beehive Facility will be licensed as a CBRF with a CNA classification.

1.d. Total Site Size 132,422 sf/3.04 acres
Building Floor Area 11,622 sf
Number of Parking Stalls 9 existing + 19 new = 28 stalls (4 ADA)
Impervious Surface 55,713 sf
Non-impervious Surface 76,709 sf

2a. Plans are attached to the application to fulfill the requirements a., b., c., d. non-applicable, e., non-applicable, f., g., h., of the Plan Commission Submittal form.

2.i. The existing signage is appropriate for this new facility. The proposed fencing is shown on the submitted plans.

2.j. There is a fixture cutsheet and photometric plan included in the Plan Commission submittal.

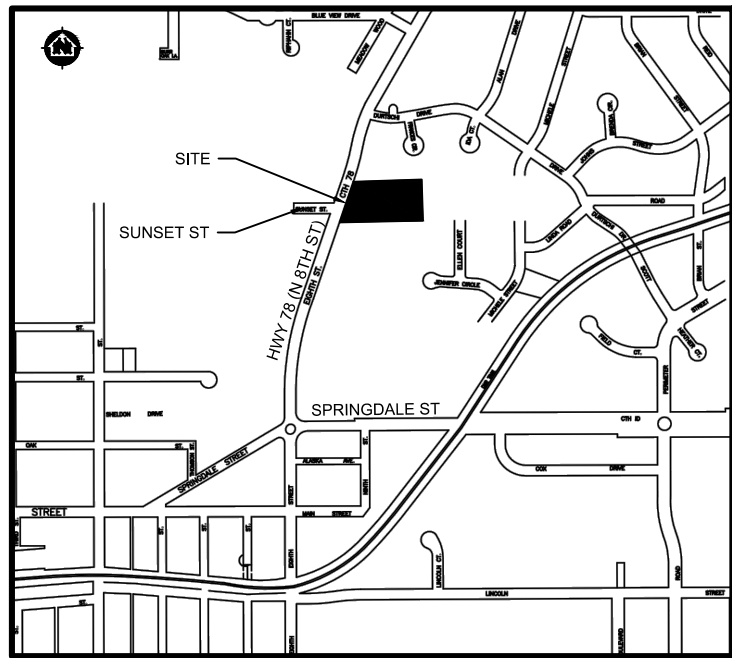
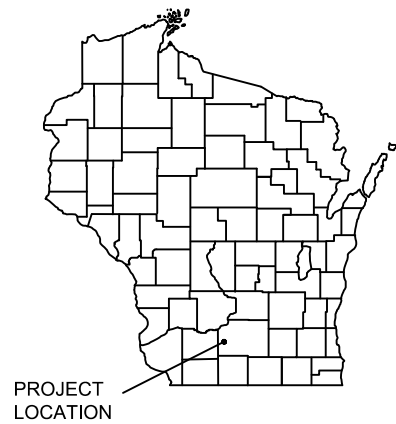
3.0 – 10.0 information is included in the attached plan documents

BEEHIVE HOMES

ASSISTED LIVING COMMUNITY

VILLAGE OF MOUNT HOREB

DANE COUNTY. WISCONSIN



LOCATION MAP
NOT TO SCALE

SHEET INDEX

- G 1 TITLE SHEET
- G 2 DETAILS
- G 3 DETAILS
- G 4 DETAILS
- G 5 DETAILS
- G 6 DETAILS
- G 7 SITE PLAN
- G 8 GRADING AND EROSION CONTROL PLAN
- G 9 UTILITY PLAN
- L 1 LANDSCAPING PLAN
- L 2 LANDSCAPING ENLARGEMENTS
- L 3 LANDSCAPING DETAILS

LEGEND

	EXISTING WATER MAIN
	EXISTING GATE VALVE & HYDRANT
	WATER SERVICE & CURB STOP
	PROPOSED WATERMAIN, VALVE, & HYDRANT
	PROPOSED WATER SERVICE & CURB STOP
	EXISTING SANITARY SEWER & MANHOLE
	EXISTING FORCEMAIN
	EXISTING STORM SEWER & INLET
	PROPOSED STORM SEWER & INLET
	PROPOSED STORM SEWER & MANHOLE
	PROPOSED SANITARY SEWER & MANHOLE
	BURIED ELECTRIC
	BURIED GAS & VALVE
	BURIED CABLE TELEVISION
	BURIED TELEPHONE
	BURIED FIBER OPTICS
	OVERHEAD UTILITY
	RAILROAD TRACKS
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	EXISTING CULVERT PIPE
	PROPOSED CULVERT PIPE
	FENCE LINE
	DRAINAGE ARROW
	SILT FENCE
	RIGHT-OF-WAY
	BASELINE
	PROPERTY LINE
	TREE LINE
	BENCHMARK
	IRON PIPE
	IRON ROD
	CONTROL POINT
	UTILITY POLE & GUY
	SOIL BORING
	LIGHT POLE
	PEDESTAL
	STREET SIGN
	MAILBOX
	FLAGPOLE
	TREE - DECIDUOUS
	TREE - CONIFEROUS
	TREE TO BE REMOVED

UTILITIES

GAS:

Madison Gas & Electric
Utility Service
1.608.252.7373

ELECTRIC:

MOUNT HOREB WATER & ELECTRIC
DAVE HERFEL
1.608.437.3300

TELEPHONE:

MOUNT HOREB TELEPHONE
(MHTC)
1.608.437.5551

SEWER & WATER:

MOUNT HOREB WATER &
ELECTRIC
DAVE HERFEL
1.608.437.3300

MOUNT HOREB WATER &
ELECTRIC
JOHN KLEIN
1.608.437.3101

CATV:

CHARTER
1.844.805.0502

or

MOUNT HOREB TELEPHONE (MHTC)
1.608.437.5551

FIRE

EMERGENCY
911
NON-EMERGENCY
MOUNT HOREB FIRE DEPARTMENT
1.608.437.5571

POLICE

EMERGENCY
911
NON-EMERGENCY
MOUNT HOREB POLICE DEPARTMENT
1.608.437.5522



NOTE:
UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND CONTRACTOR
SHALL HAVE APPROPRIATE UTILITY MARK EXACT LOCATIONS PRIOR TO
CONSTRUCTION.

PROJECT DATE	DRAWN BY	NO.	DATE	REVISION	BY
	Init	.	.	.	.
	DESIGNED BY	Init	.	.	.
	CHECKED BY	Init	.	.	.
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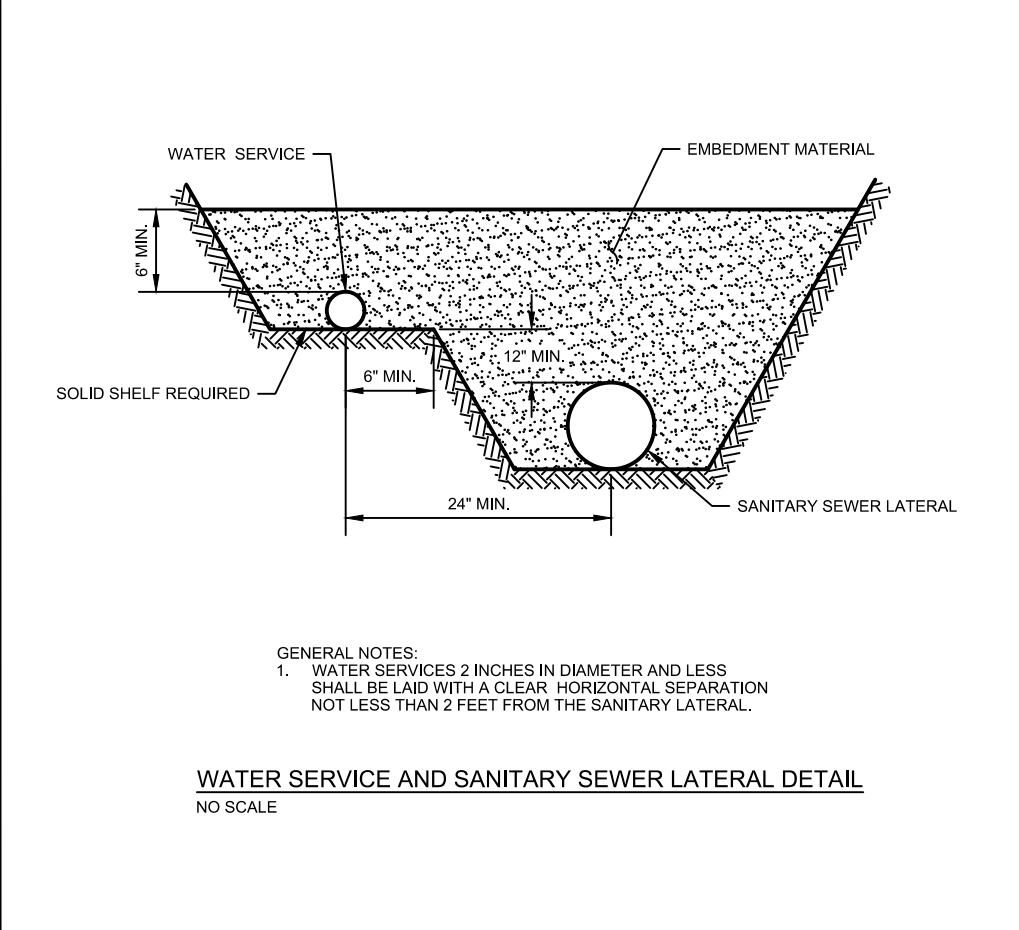
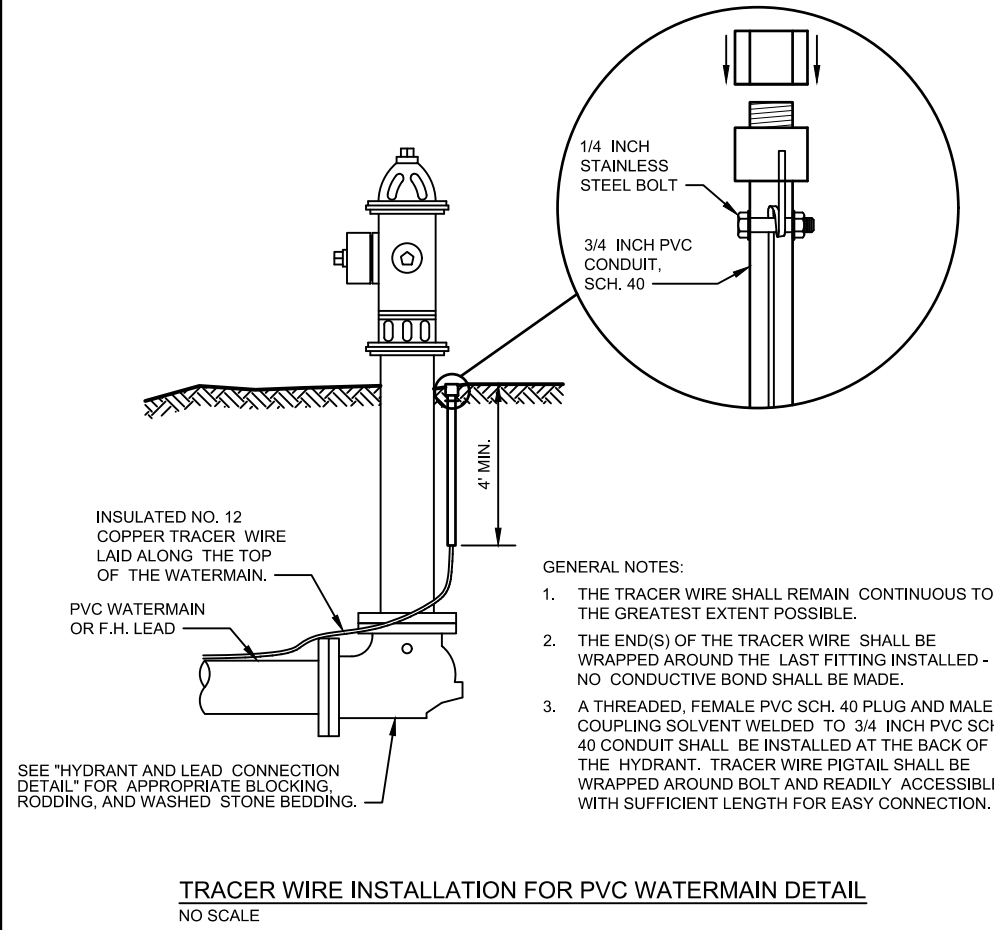
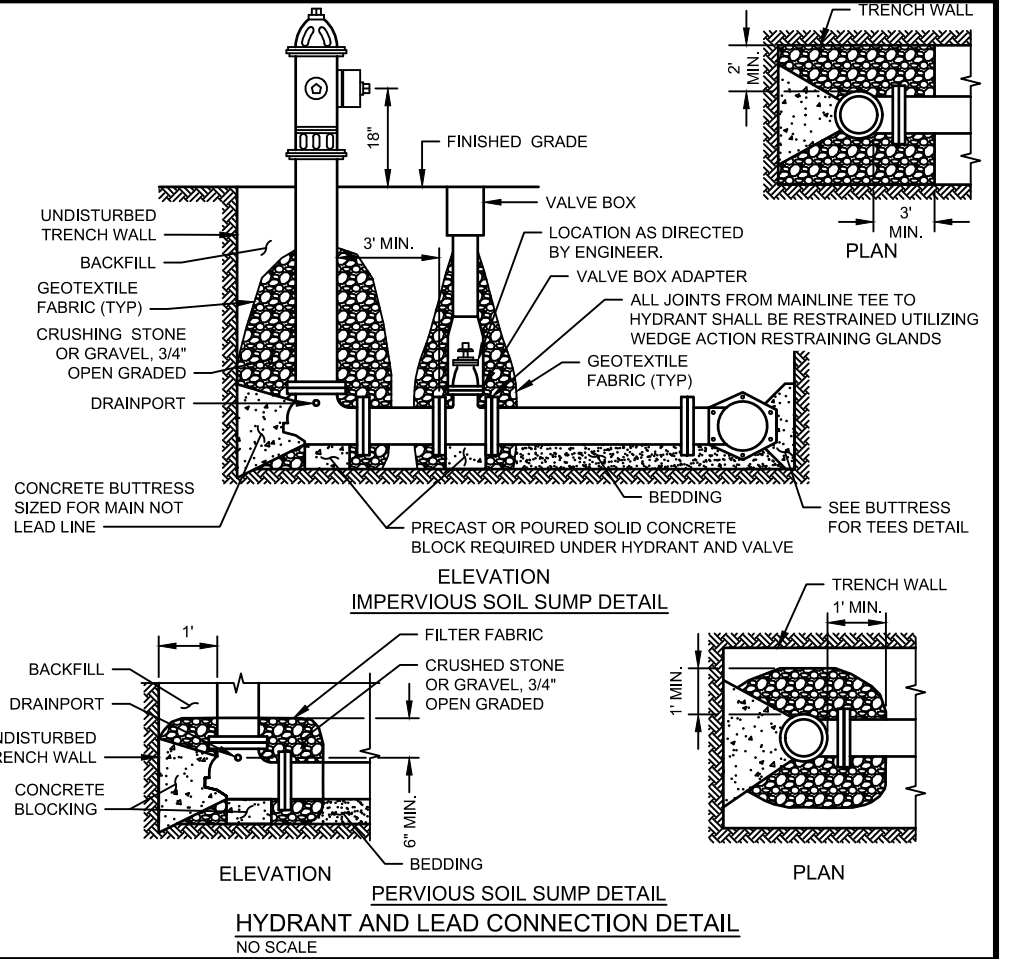
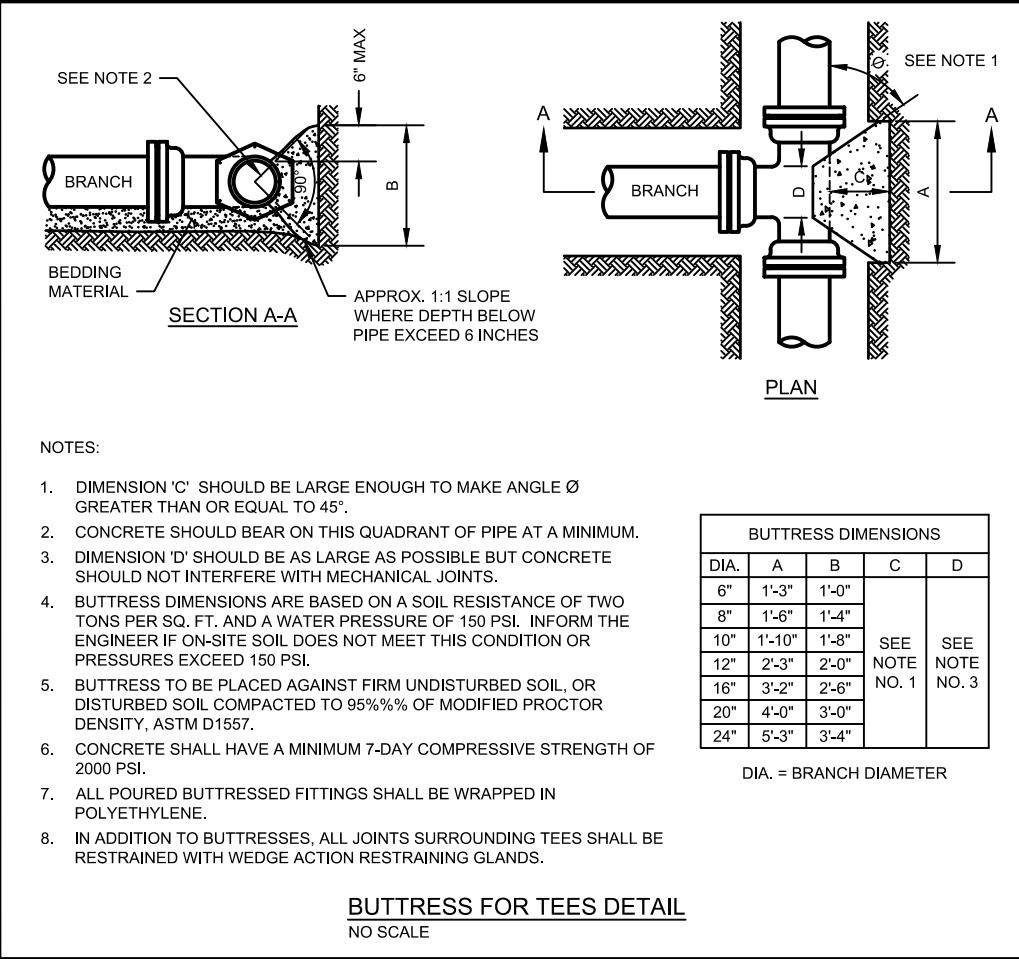
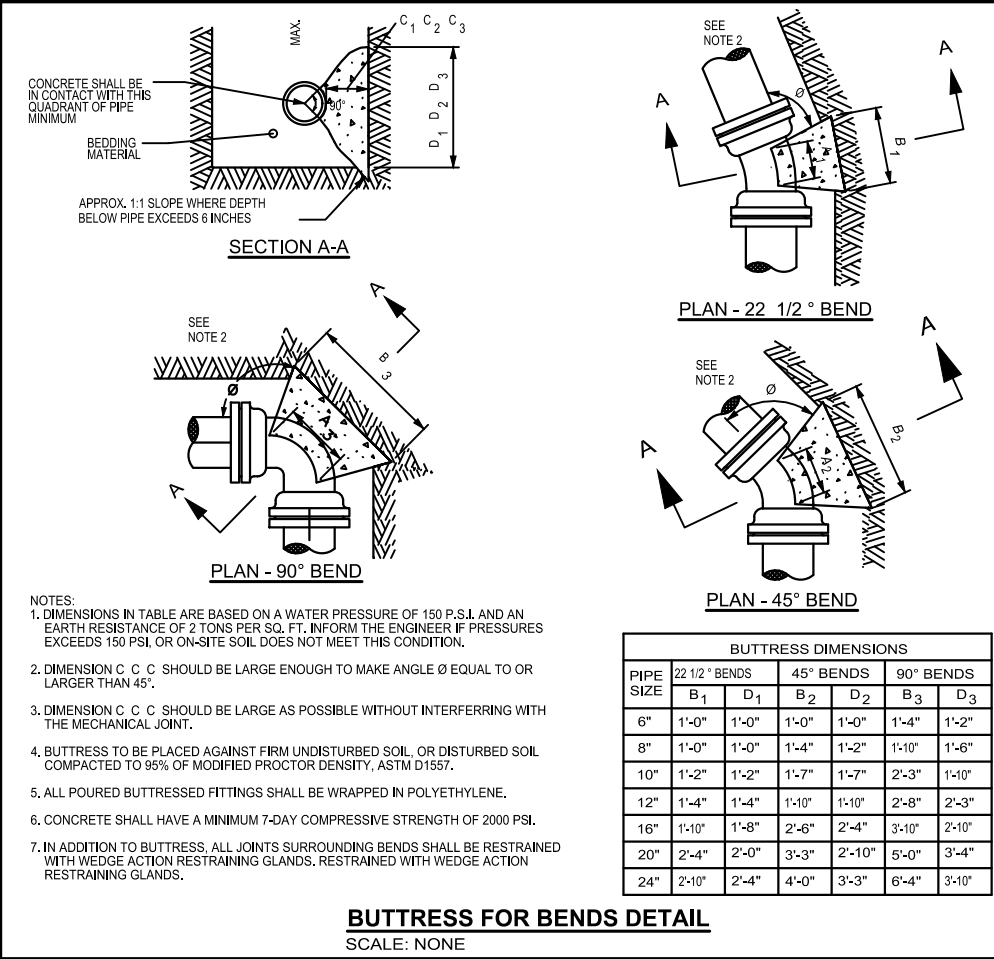


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BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

TITLE SHEET

PROJECT NO.
22520001
SHEET
G1

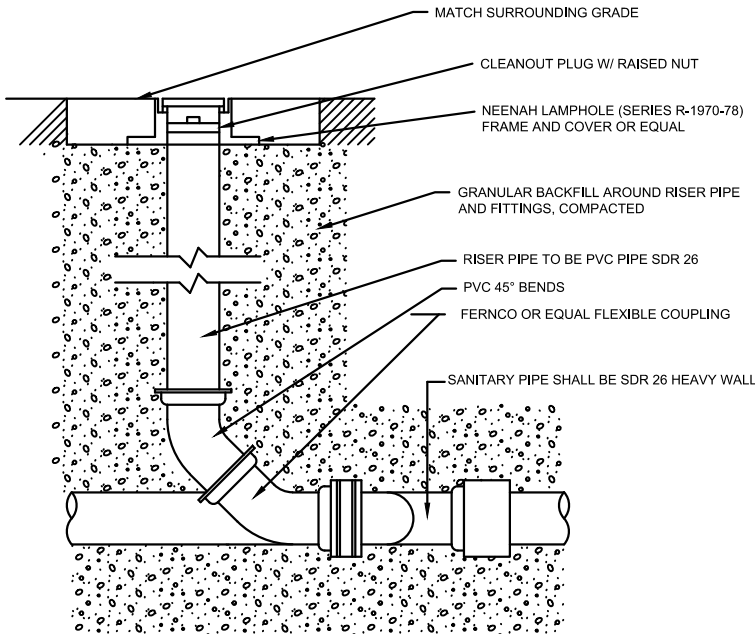


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	DESIGNED BY: Init	.	.	.
	CHECKED BY: Init	.	.	.

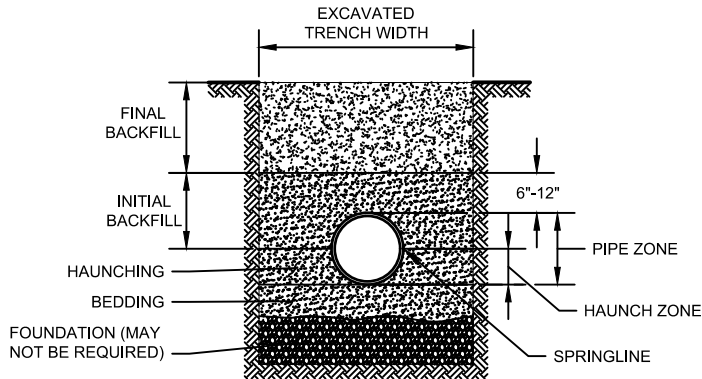
PLOT DATE: 7/26/2024 11:42 AM, G:\22\22520\22520001\CADD\Construction Documents\22520001 Title Sheet.dwg

SANITARY SEWER AND WATER MAIN NOTES

1. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL PROPER BARRICADES, LIGHTS, SIGNAGE AND WATCHMEN, OR OTHER TRAFFIC CONTROL MEASURES NECESSARY TO PROPERLY PROTECT PERSONS, ANIMALS AND PROPERTY DURING ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION.
2. ALL OPEN CUT TRENCHES SHALL BE PROTECTED IN ACCORDANCE WITH APPLICABLE RULES, LAWS AND REGULATIONS OF FEDERAL, STATE AND MUNICIPAL ORDINANCES, BUT SHALL NOT BE LESS THAN THE STANDARDS AND REGULATIONS ESTABLISHED BY THE DEPARTMENT OF LABOR, OSHA 29 CFR, PART 1926.
3. ALL OPEN TRENCHES SHALL BE BACK FILLED AT THE END OF EACH WORKING DAY, UNLESS THE TRENCH IS SUITABLY BARRICADED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS ESTABLISHED BY THE DEPARTMENT OF LABOR, OSHA 29 CFR, PART 1926.
4. INSTALL ALL BOUNDARY SILT FENCE AND EROSION BALES FOR EROSION CONTROL IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. INSTALL ALL BOUNDARY SILT FENCE PRIOR TO ANY CONSTRUCTION WORK.
5. SANITARY SEWER SHALL BE CONSTRUCTED WITH COVER INDICATED. INSTANCES WHERE COVER CANNOT BE PROVIDED DUE TO PHYSICAL CONSTRAINTS OR CONFLICTS SHALL BE EVALUATED AND MODIFIED BY THE ENGINEER.
6. CONTRACTOR SHALL PERFORM LOW PRESSURE AIR AND DEFLECTION TESTS FOR ACCEPTANCE IN THE PRESENCE OF THE ENGINEER, IN ACCORDANCE WITH THE GREAT LAKES-UPPER MISSISSIPPI RIVER BOARD OF STATE AND PROVISIONAL PUBLIC HEALTH AND ENVIRONMENTAL MANAGERS DESIGN STANDARDS, CURRENT EDITION. (TEN STATES STANDARDS)
7. ALL SANITARY SEWER AND LATERAL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE TEN STATES STANDARDS.

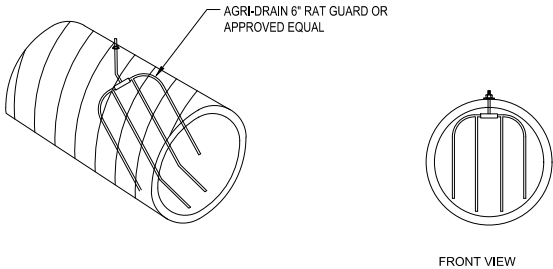


SANITARY SEWER CLEANOUT

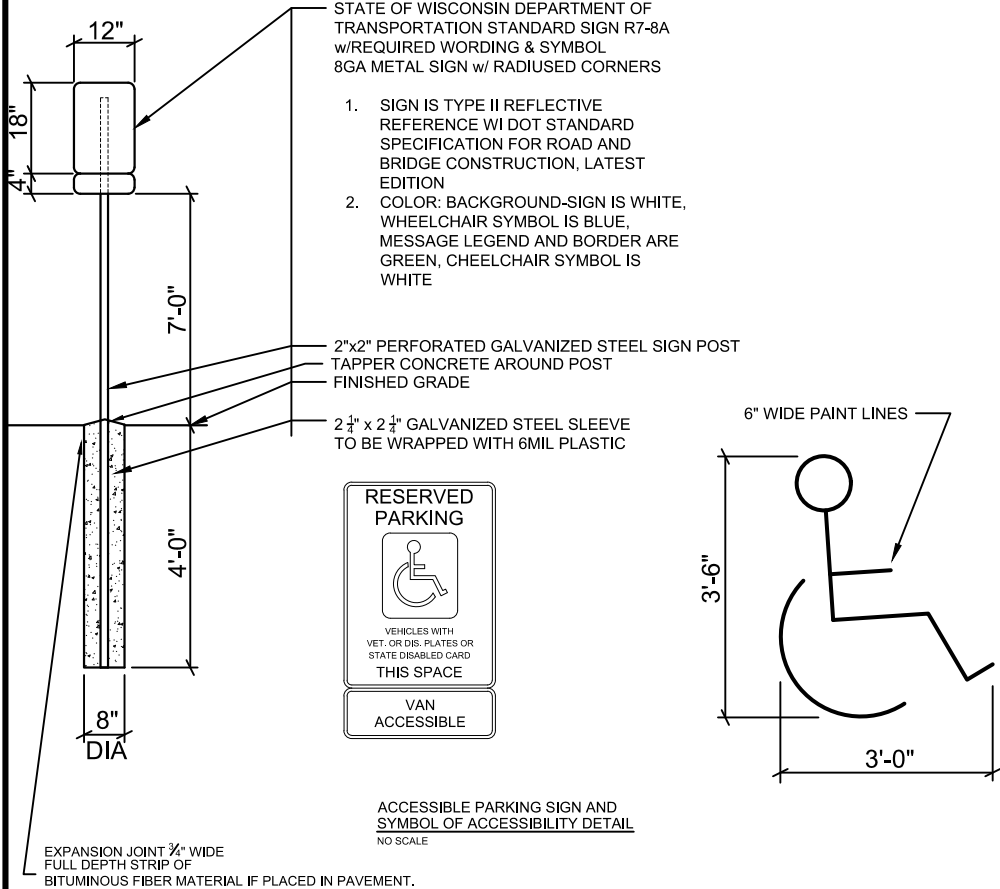


- GENERAL NOTES:
1. DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO ASTM D2321.
2. CLASS II EMBEDMENT MATERIAL SHALL BE CLEAN, COARSE-GRAINED SOILS WITH LITTLE TO NO FINES. NO PARTICLES LARGER THAN 1 1/2 -INCHES SHALL BE USED IN THE PIPE EMBEDMENT.
3. WHERE HYDRAULIC GRADIENT EXISTS USE A WELL-GRADED MIXTURE TO MINIMIZE MIGRATION OF FINES FROM ADJACENT SOIL.
4. CLASS II MATERIAL IS SUITABLE AS A FOUNDATION AND FOR REPLACING OVER- EXCAVATED AND UNSTABLE TRENCH BOTTOM. INSTALL AND COMPACT IN 6-INCH MAXIMUM LAYERS.
5. INSTALL AND COMPACT BEDDING IN 6-INCH MAXIMUM LAYERS. LEVEL FINAL GRADE BY HAND. MINIMUM DEPTH 4 INCH (6 INCH IN ROCK CUTS.)
6. INSTALL AND COMPACT HAUNCHING IN 6-INCH MAXIMUM LAYERS. WORK IN AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT.
7. INSTALL AND COMPACT INITIAL BACKFILL TO A MINIMUM OF 6 INCH ABOVE PIPE CROWN.
8. EMBEDMENT COMPACTION:
MINIMUM DENSITY 85% STANDARD PROCTOR. USE HAND TAMPERS OR VIBRATORY COMPACTORS.

CLASS II - FLEXIBLE PIPE EMBEDMENT DETAIL
NO SCALE



RODENT GUARD DETAIL AT PIPE DAYLIGHT
SCALE: NONE



ACCESSIBLE PARKING SIGN AND SYMBOL OF ACCESSIBILITY DETAIL
NO SCALE

PROJECT DATE .	DRAWN BY:	NO.	DATE	REVISION	BY:
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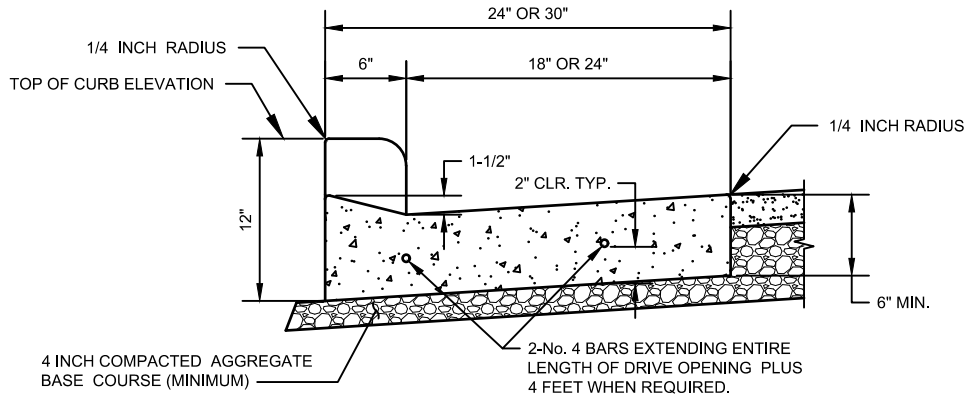


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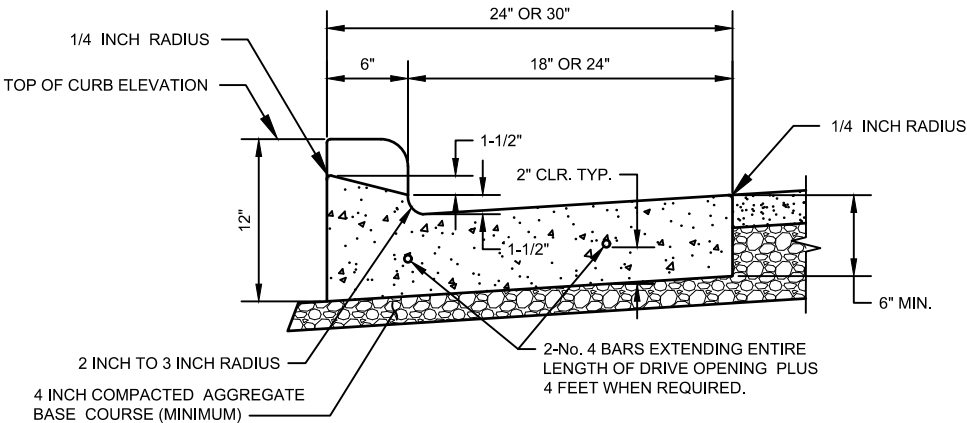
BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

DETAILS

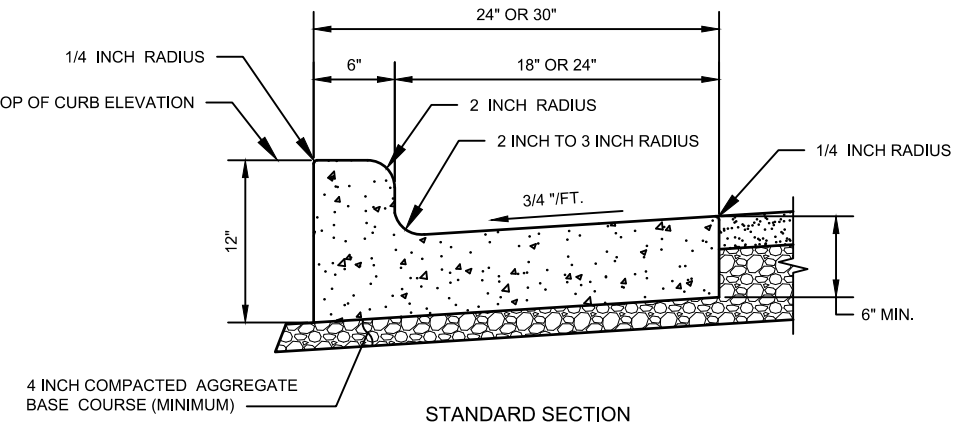
PROJECT NO:
22520001
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DRIVEWAY SECTION

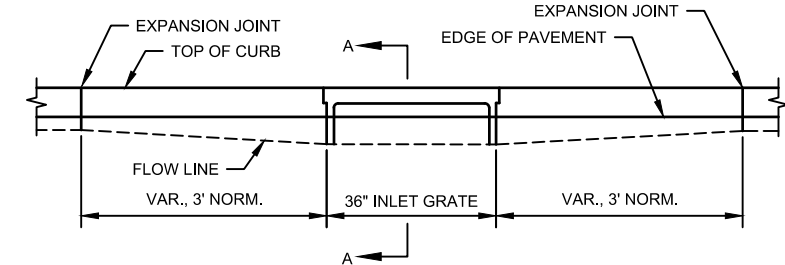


SPECIAL DRIVEWAY SECTION



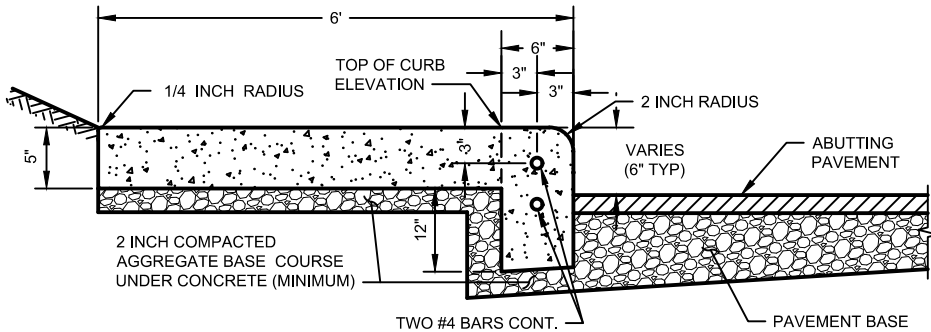
STANDARD SECTION

TYPE L CURB AND GUTTER DETAIL
NO SCALE



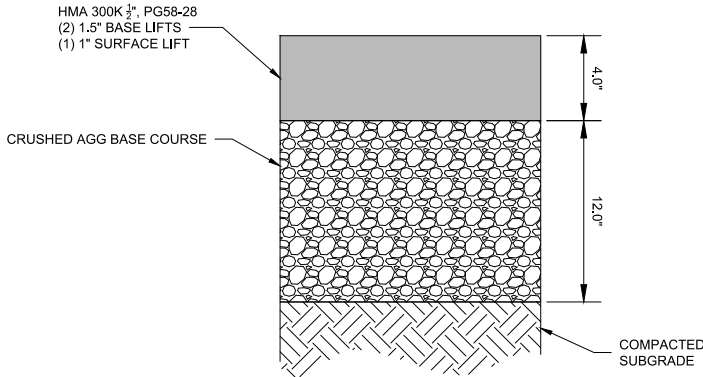
SECTION A-A

CURB AND GUTTER AT INLETS DETAIL
NO SCALE

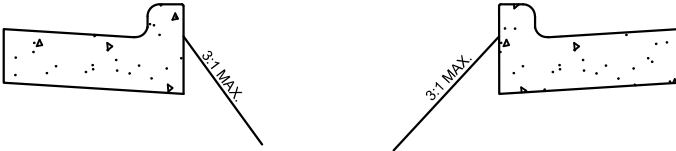
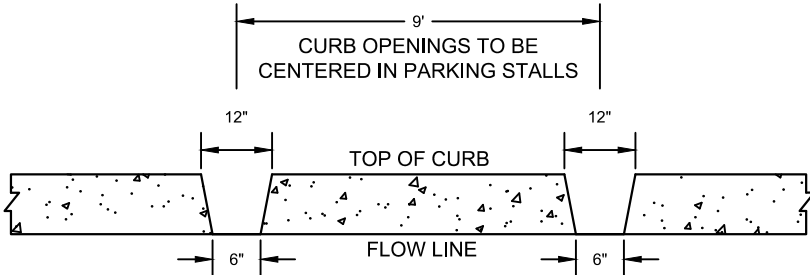


STANDARD SECTION

TYPE INTEGRAL CURB AND WALK DETAIL
NO SCALE



HMA PAVEMENT SECTION
SCALE: NONE



ISLAND DETAIL
SCALE: NONE

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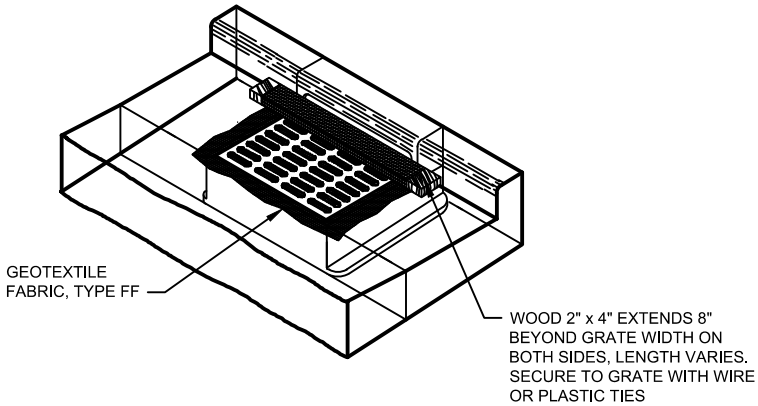
CONSTRUCTION SITE
EROSION CONTROL REQUIREMENTS

- 1.) SECTION NR216.46 OF WISCONSIN STATE ADMINISTRATIVE CODE IDENTIFIES REQUIREMENTS FOR CONSTRUCTION SITE AND POST-CONSTRUCTION EROSION CONTROL. IT IS THE INTENT OF THESE PLANS TO SATISFY THESE REQUIREMENTS. THE METHODS AND STRUCTURES USED TO CONTROL EROSION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL IMPLEMENT AN APPROPRIATE MEANS OF CONTROLLING EROSION DURING SITE OPERATION AND UNTIL THE VEGETATION IS RE-ESTABLISHED. ADJUSTMENTS TO THE CONTROL SYSTEM SHALL BE MADE AS REQUIRED.
- 2.) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WISCONSIN DNR'S CONSERVATION PRACTICE STANDARDS. THESE STANDARDS ARE PERIODICALLY UPDATED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REFERENCE THE MOST RECENTLY RELEASED STANDARD.
- 3.) THIS INFORMATION IS ONLY ONE PART OF THE OVERALL EROSION CONTROL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY ALSO BE SHOWN ON THE CONTRACT DRAWINGS AND IN THE ACCOMPANYING SPECIFICATIONS.
- 4.) ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE OWNER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- 5.) THE AREA OF EROSION LAND EXPOSED TO THE ELEMENTS BY GRUBBING, EXCAVATION, TRENCHING, BORROW AND FILL OPERATIONS AT ANY ONE TIME SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING. ALL DISTURBED AREAS SHALL BE TREATED WITH PERMANENT STABILIZATION MEASURES WITHIN 3 WORKING DAYS OF FINAL GRADING.
- 6.) ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN HAS OCCURRED. ALL NECESSARY REPAIR AND MAINTENANCE WILL BE DONE AT THIS INSPECTION TIME.
- 7.) ALL EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE PROPERLY INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS WITHIN THEIR RESPECTIVE DRAINAGE AREAS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
- 8.) ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SOIL DISTURBANCE.
- 9.) ANY SLOPES STEEPER THAN 3H:1V SHALL BE STAKED WITH EROSION CONTROL FABRIC UNLESS INDICATED ON THE PLAN.
- 10.) ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- 11.) WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH, OR A TACKING AGENT MAY BE REQUIRED TO PROTECT NEARBY RESIDENCES AND WATER RESOURCES.
- 12.) CHANNELIZED RUNOFF ENTERING THE PROJECT SITE FROM ADJOINING LANDS SHALL BE DIVERTED THROUGH NATURALLY OR ARTIFICIALLY EROSION-RESISTANT CONVEYANCES. IF CHANNELIZED RUNOFF CANNOT BE DIVERTED, SITE BEST MANAGEMENT PRACTICES MUST ACCOUNT FOR THE ADDITIONAL FLOW RATES AND EROSION POTENTIAL THAT SUCH RUNOFF PRESENTS.
- 13.) THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPPED (NOT FLUSHED) PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST.
- 14.) EROSION CONTROLS SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF TEMPORARY STOCKPILES. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING. ALL STOCK PILES SHALL BE PLACED AT LEAST 75 FEET FROM STREAMS OR WETLANDS.
- 15.) ADDITIONAL EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) SHALL INCLUDE THE FOLLOWING:
- a. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
- b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
- c. DISCHARGE OF TRENCH WATER OR DEWATERING EFFLUENT MUST BE PROPERLY TREATED TO REMOVE SEDIMENT IN ACCORDANCE WITH THE WDNR CONSERVATION PRACTICE STANDARD 1061 - DEWATERING OR A SUBSEQUENT WDNR DEWATERING STANDARD PRIOR TO DISCHARGE INTO A STORM SEWER, DITCH, DRAINAGEWAY, OR WETLAND OR LAKE.
- 16.) ALL DRAINAGE CULVERTS, STORM DRAIN INLETS, MANHOLES, OR ANY OTHER EXISTING STRUCTURES THAT COULD BE DAMAGED BY SEDIMENTATION SHALL BE PROTECTED ACCORDING TO THE VARIOUS METHODS PROVIDED IN THE PRINTED CONSERVATION PRACTICE STANDARDS.
- 17.) ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
- 18.) DURING THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION OF A DISTURBED WATERING OF ALL NEWLY SEEDED AND MULCHED AREAS SHALL BE PROVIDED WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- 19.) WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BMP'S SUCH AS SILT FENCES, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED AND THESE AREAS STABILIZED.
- 20.) ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
- 21.) ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED AND MULCH UNLESS OTHERWISE SPECIFIED. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.

GENERAL NOTES - INLET PROTECTION

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

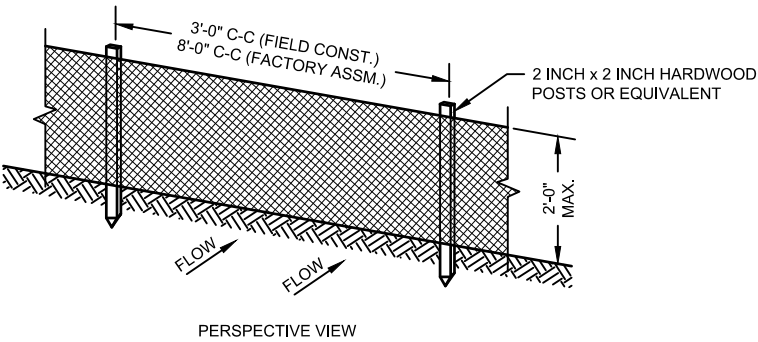
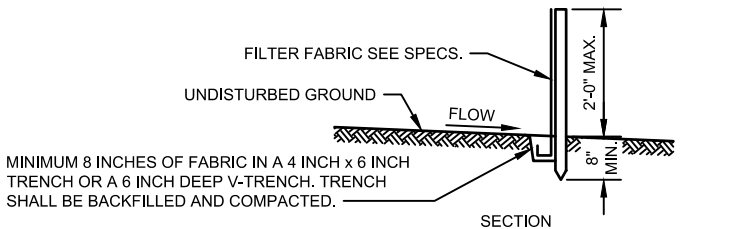
- ① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- ② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- ③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.



INSTALLATION NOTES:

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

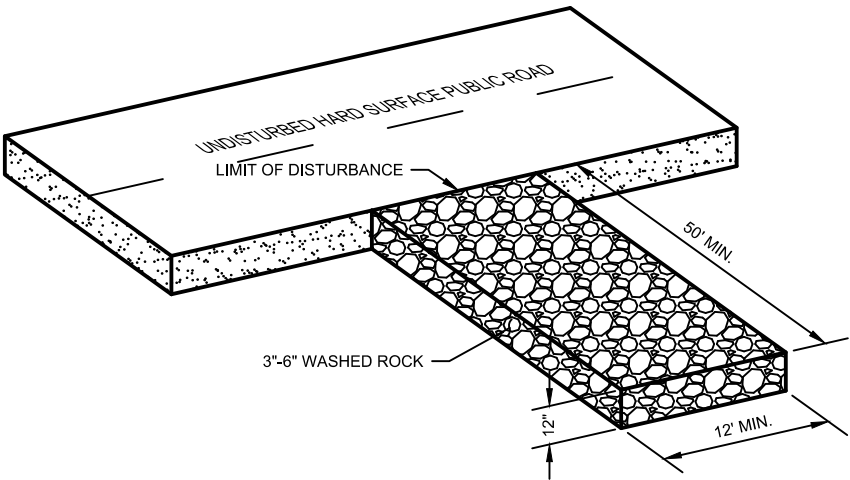
INLET PROTECTION, TYPE C
NO SCALE



GENERAL NOTES:

1. ENDS OF FENCE SHALL BE TURNED UPSLOPE 1 TO 2 FEET IN ELEVATION TO PREVENT FLANKING.
2. STAPLE FABRIC WITH 1/2 INCH (MINIMUM) STAPLES TO THE UPSLOPE SIDE OF THE POSTS.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

TYPICAL SILT FENCE INSTALLATION AT SITE PERIMETER DETAIL
NO SCALE



VEHICLE TRACKING PAD
NO SCALE

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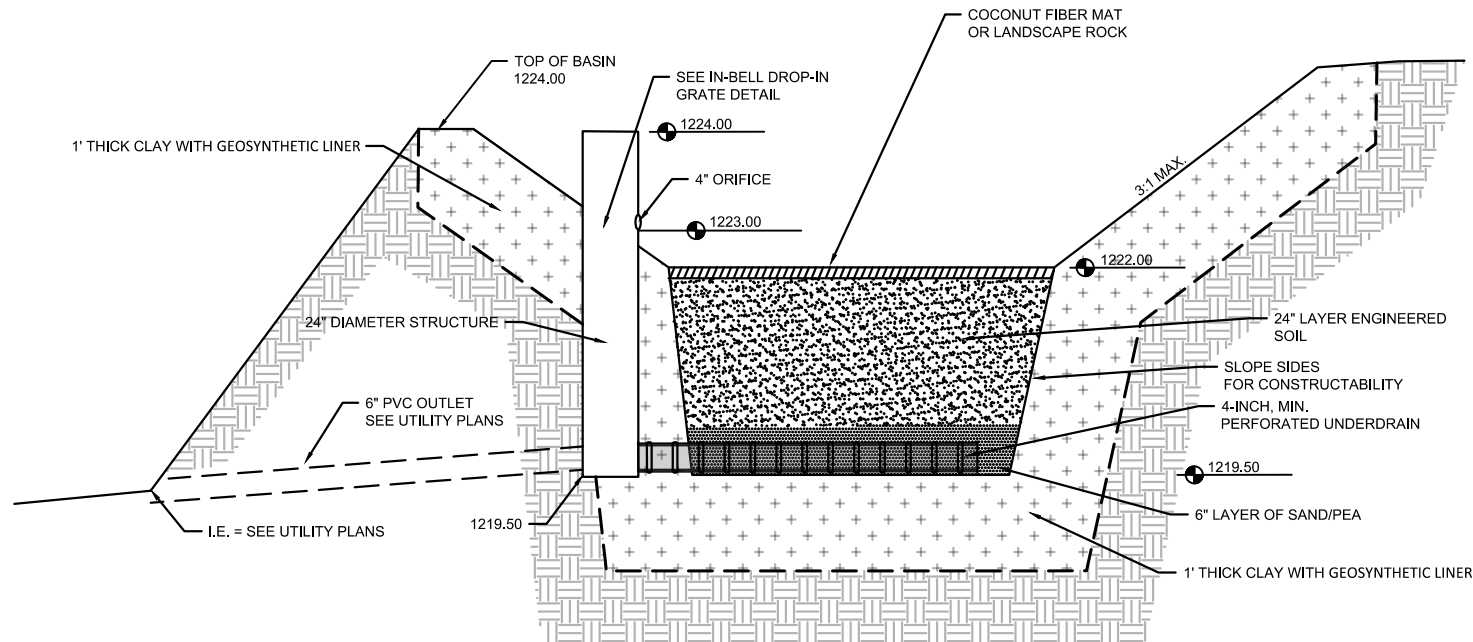


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EROSION CONTROL DETAILS

PROJECT NO:
22520001
SHEET
G5

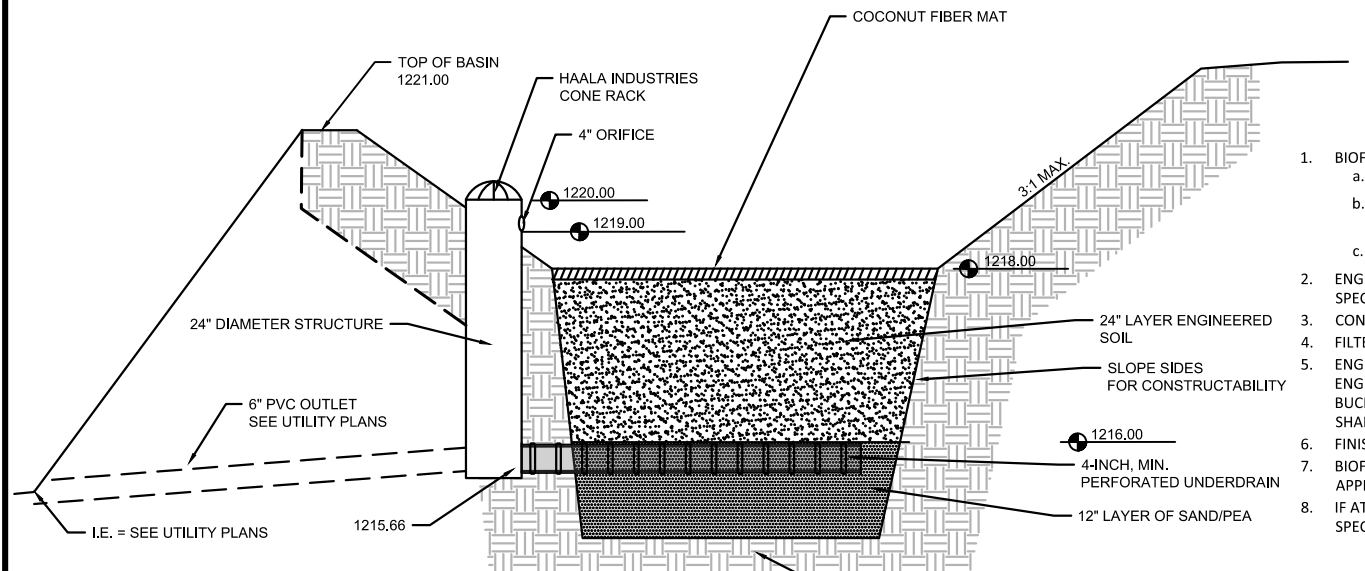


WEST BIOFILTRATION BASIN DETAIL
NO SCALE

BIOFILTRATION BASINS CONSTRUCTION REQUIREMENTS REQUIRED AT BOTH BASINS

- BIOFILTRATION FACILITIES WILL ACT AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
 - GRADE FACILITY TO BOTTOM OF ENGINEERED SOIL MIX, PROVIDING A 3" DEEP SEDIMENT STORAGE SUMP DURING CONSTRUCTION.
 - AFTER INFRASTRUCTURE CONSTRUCTION IS COMPLETE AND TURF AREAS ARE RESTORED, REMOVE ACCUMULATED SEDIMENT AND EXCAVATE TO BOTTOM OF PEA GRAVEL LAYER.
 - INSTALL PEA GRAVEL, UNDERDRAIN, ENGINEERED SOIL MIX, AND RESTORE W/PLUGS.
- ENGINEERED SOIL SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST. COMPOST SHALL BE CERTIFIED ACCORDING TO WDNR SPECIFICATION S100. ENGINEER SHALL APPROVE MATERIAL SOURCE PRIOR TO INSTALLATION.
- CONSTRUCTION METHODS SHALL FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1004.
- FILTER FABRIC SHALL BE INSTALLED OVER THE UNDERDRAIN PIPE AND SHALL NOT EXTEND MORE THAN TWO FEET FROM EITHER SIDE OF THE PIPE.
- ENGINEERED SOIL SHALL BE PRE-MIXED PRIOR TO PLACEMENT AND THE MOISTURE CONTENT SHALL BE LOW TO AVOID COMPACTION AND CLUMPING. THE ENGINEERED SOIL SHALL BE PLACED IN MULTIPLE LIFTS, EACH APPROXIMATELY 12-INCHES IN DEPTH. ENGINEERED SOIL CAN BE CAREFULLY TAPPED WITH A BUCKET OR SIMILAR METHOD TO PROVIDE FIRM SURFACE FOR SEEDING BUT COMPACTION WITH HEAVY EQUIPMENT OR VIBRATING PLATE-STYLE COMPACTORS SHALL NOT BE USED.
- FINISHED BIOFILTRATION AREA SURFACE SHALL BE LEVEL WITHING +/- 0.1 FEET.
- BIOFILTRATION AREAS ARE TO BE PLANTED WITH NATIVE PLUGS AT 1' SPACING. PLANTS SHALL BE CONSISTENT WITH AGRECOL'S RAINWATER RENEWAL MIX OR APPROVED SUBSTITUTE, APPLIED PER THE MANUFACTURE'S RECOMMENDED RATE.
- IF AT ANY TIME DURING CONSTRUCTION OF THE BIOFILTRATION AREA, THE CONTRACTOR COMPACTS THE BIOFILTRATION AREA BEYOND THE ENGINEER'S SPECIFICATION, THE CONTRACTOR SHALL REWORK, REPLACE, AND/OR REPAIR THE INFILTRATION AREA TO THE ENGINEERS APPROVAL.

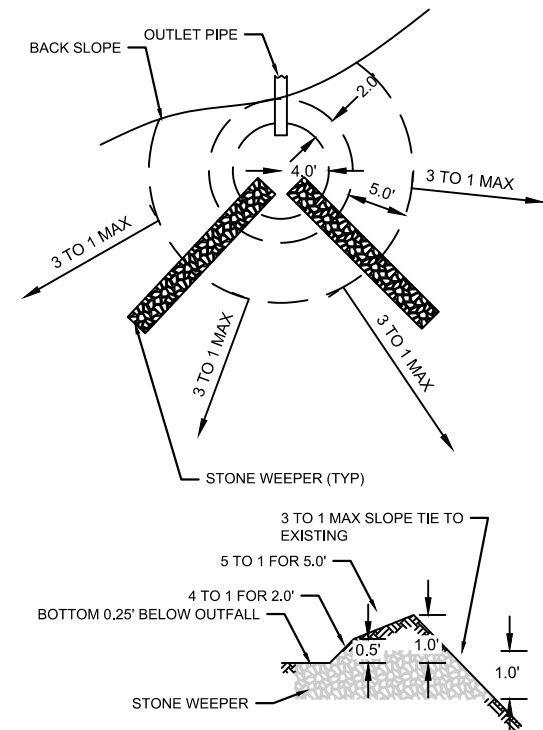
BASIN BUILT IN PHASE 1 CONTRACTOR TO PROTECT BASIN AND MODIFY STRUCTURE ONLY



NORTHEAST BIOFILTRATION BASIN DETAIL
NO SCALE

BIOFILTRATION BASINS CONSTRUCTION REQUIREMENTS REQUIRED AT BOTH BASINS

- BIOFILTRATION FACILITIES WILL ACT AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
 - GRADE FACILITY TO BOTTOM OF ENGINEERED SOIL MIX, PROVIDING A 3" DEEP SEDIMENT STORAGE SUMP DURING CONSTRUCTION.
 - AFTER INFRASTRUCTURE CONSTRUCTION IS COMPLETE AND TURF AREAS ARE RESTORED, REMOVE ACCUMULATED SEDIMENT AND EXCAVATE TO BOTTOM OF PEA GRAVEL LAYER.
 - INSTALL PEA GRAVEL, UNDERDRAIN, ENGINEERED SOIL MIX, AND RESTORE W/PLUGS.
- ENGINEERED SOIL SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST. COMPOST SHALL BE CERTIFIED ACCORDING TO WDNR SPECIFICATION S100. ENGINEER SHALL APPROVE MATERIAL SOURCE PRIOR TO INSTALLATION.
- CONSTRUCTION METHODS SHALL FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1004.
- FILTER FABRIC SHALL BE INSTALLED OVER THE UNDERDRAIN PIPE AND SHALL NOT EXTEND MORE THAN TWO FEET FROM EITHER SIDE OF THE PIPE.
- ENGINEERED SOIL SHALL BE PRE-MIXED PRIOR TO PLACEMENT AND THE MOISTURE CONTENT SHALL BE LOW TO AVOID COMPACTION AND CLUMPING. THE ENGINEERED SOIL SHALL BE PLACED IN MULTIPLE LIFTS, EACH APPROXIMATELY 12-INCHES IN DEPTH. ENGINEERED SOIL CAN BE CAREFULLY TAPPED WITH A BUCKET OR SIMILAR METHOD TO PROVIDE FIRM SURFACE FOR SEEDING BUT COMPACTION WITH HEAVY EQUIPMENT OR VIBRATING PLATE-STYLE COMPACTORS SHALL NOT BE USED.
- FINISHED BIOFILTRATION AREA SURFACE SHALL BE LEVEL WITHING +/- 0.1 FEET.
- BIOFILTRATION AREAS ARE TO BE PLANTED WITH NATIVE PLUGS AT 1' SPACING. PLANTS SHALL BE CONSISTENT WITH AGRECOL'S RAINWATER RENEWAL MIX OR APPROVED SUBSTITUTE, APPLIED PER THE MANUFACTURE'S RECOMMENDED RATE.
- IF AT ANY TIME DURING CONSTRUCTION OF THE BIOFILTRATION AREA, THE CONTRACTOR COMPACTS THE BIOFILTRATION AREA BEYOND THE ENGINEER'S SPECIFICATION, THE CONTRACTOR SHALL REWORK, REPLACE, AND/OR REPAIR THE INFILTRATION AREA TO THE ENGINEERS APPROVAL.



CONTRACTOR SHALL INSTALL COCONUT STYLE EROSION CONTROL MATTING ON ENTIRE LEVEL SPREADER INCLUDING TIE IN SLOPES

STONE WEEPERS SHALL BE 2" CLEAN STONE INCASED IN FABRIC. STONE WEEPER SHALL BE 1.0' x 1.0' RECTANGULAR STONE CHANNEL AT AN ELEVATION 0.75 FEET BELOW OUTFALL EXTENDING UNTIL IT REACHES THE TIE IN SLOPES OR DAYLIGHT.

LEVEL SPREADER
NO SCALE

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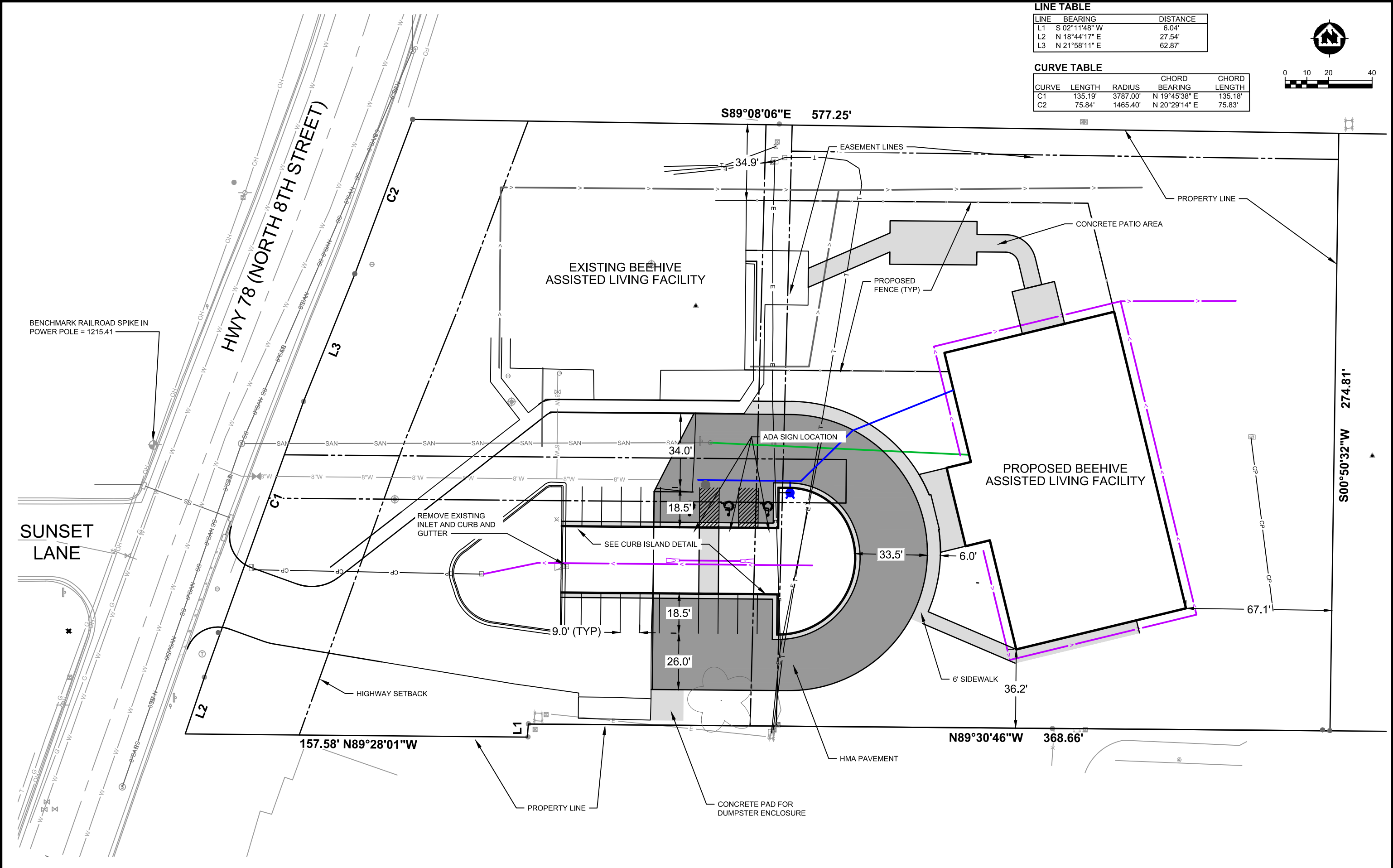


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BEEHIVE HOMES PHASE 2
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BIOFILTER DETAILS

PROJECT NO.
22520001
SHEET
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°11'48\"	6.04'
L2	N 18°44'17\"	27.54'
L3	N 21°58'11\"	62.87'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	135.19'	3787.00'	N 19°45'38\"	135.18'
C2	75.84'	1465.40'	N 20°29'14\"	75.83'



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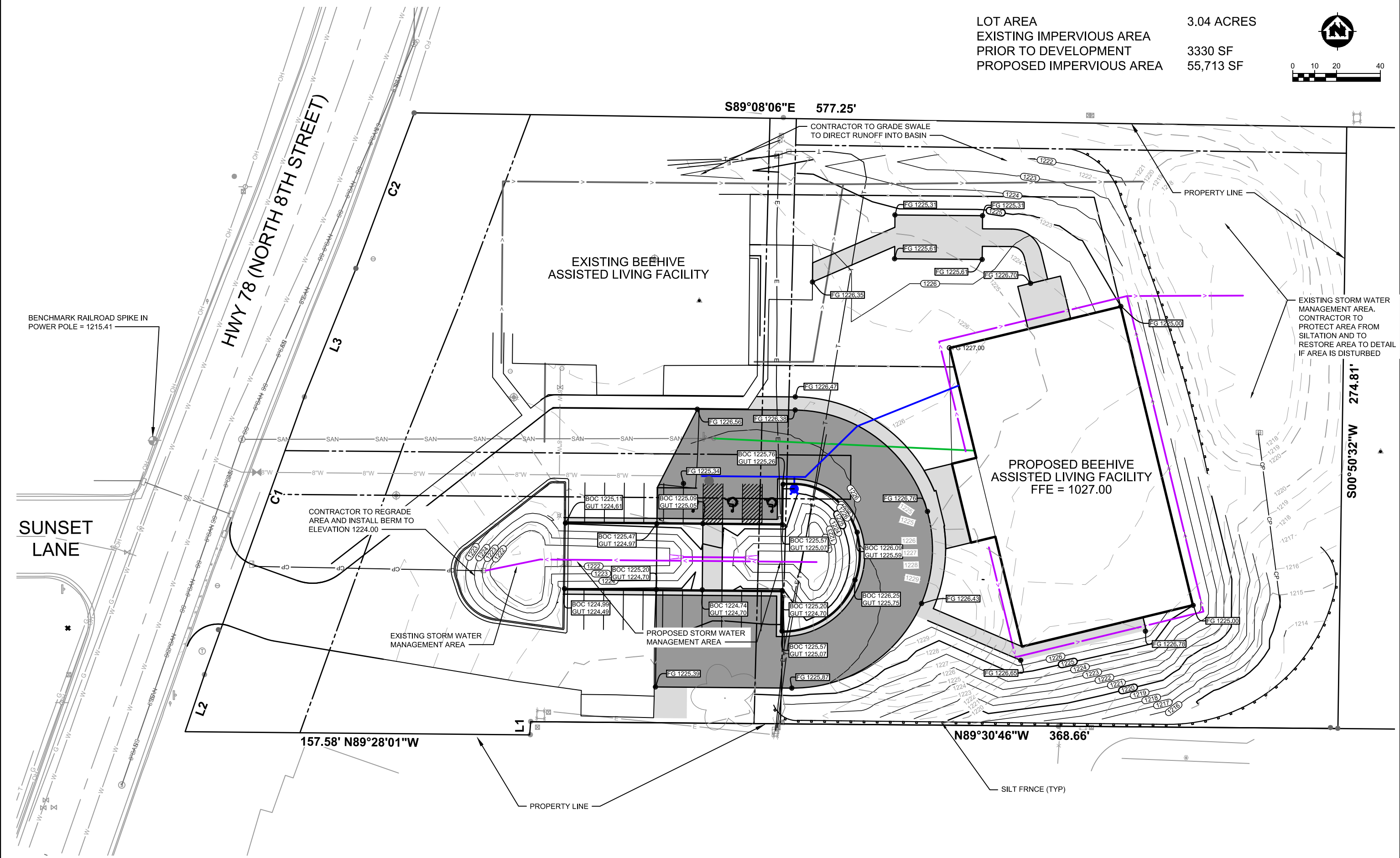
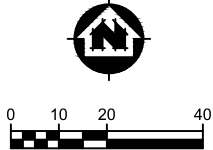
BEEHIVE HOMES PHASE 2
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SITE PLAN

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LOT AREA 3.04 ACRES
EXISTING IMPERVIOUS AREA 3330 SF
PRIOR TO DEVELOPMENT
PROPOSED IMPERVIOUS AREA 55,713 SF



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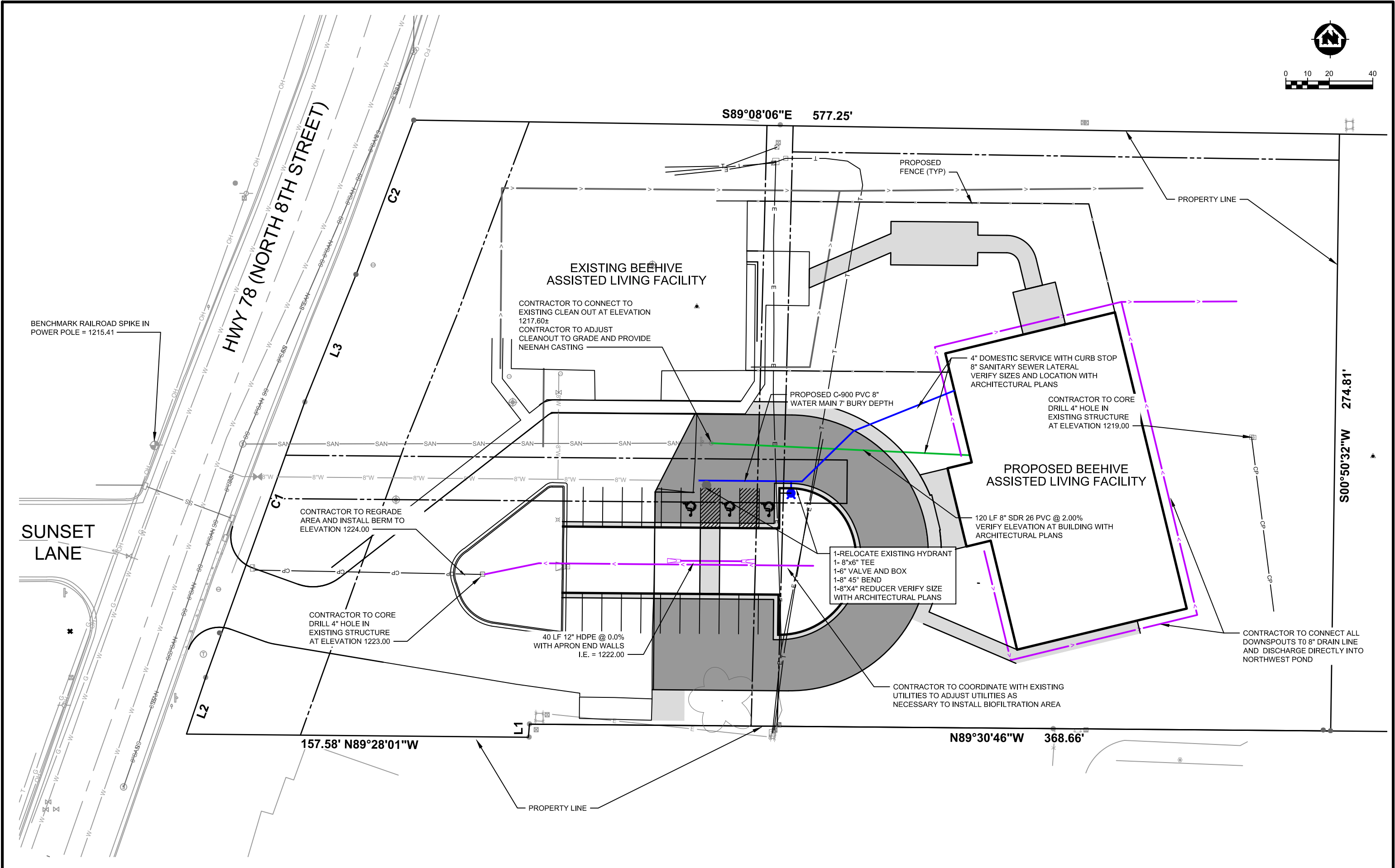


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GRADING AND EROSION CONTROL PLAN

PROJECT NO. 22520001
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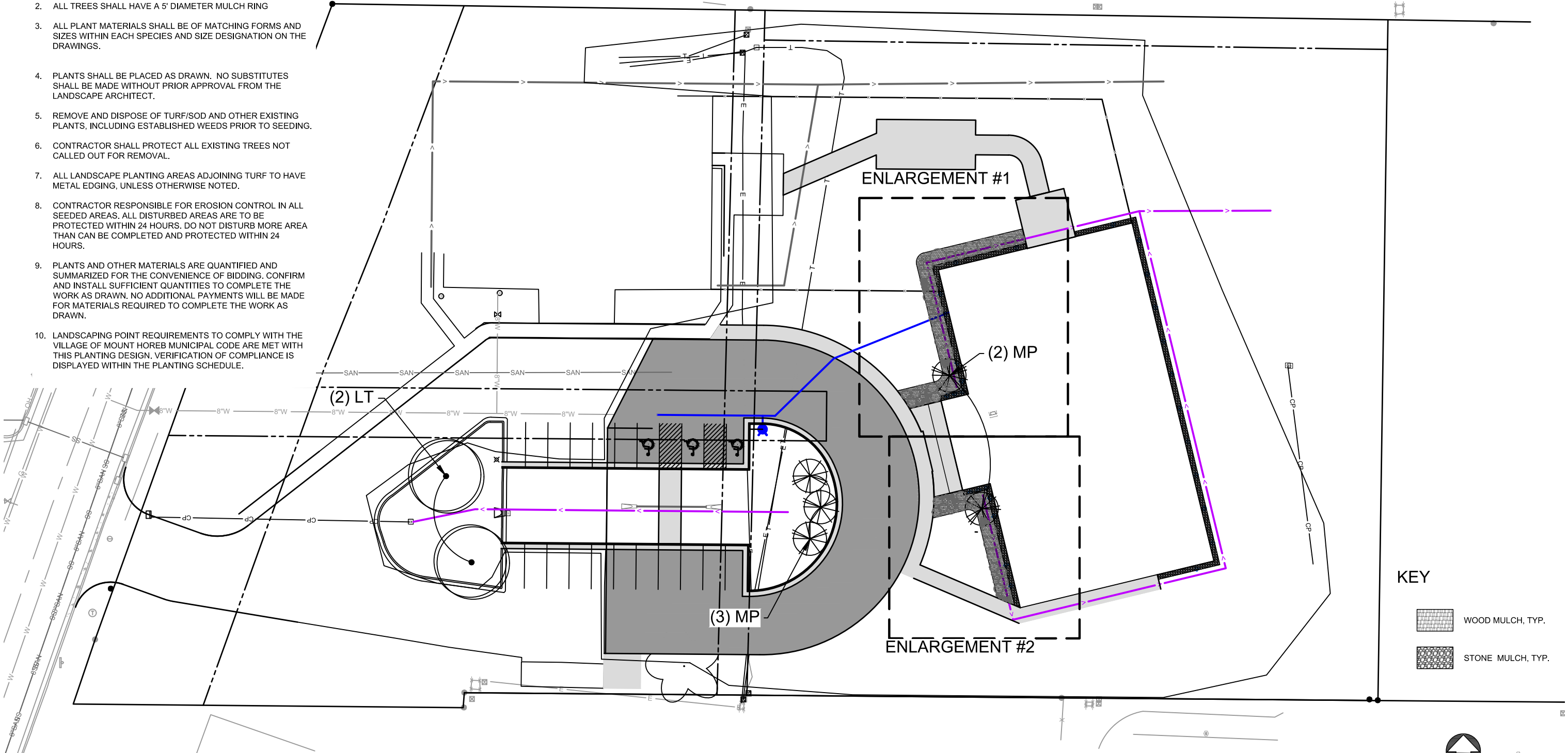
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UTILITY PLAN

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22520001
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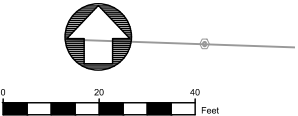
NOTES:

1. CONTRACTOR SHALL STAKE ALL PROPOSED TREE LOCATIONS PRIOR TO PLANTING. CONTRACTOR SHALL THEN NOTIFY THE FIELD ENGINEER AND OWNER ONCE THE STAKING IS COMPLETE FOR A WALK THRU REVIEW OF THE TREE LOCATIONS. FINAL TREE LOCATIONS ARE SUBJECT TO MOVING PER FINAL CONSTRUCTION AND LAYOUT. TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ANY WALK OR PAVED EDGE.
2. ALL TREES SHALL HAVE A 5' DIAMETER MULCH RING
3. ALL PLANT MATERIALS SHALL BE OF MATCHING FORMS AND SIZES WITHIN EACH SPECIES AND SIZE DESIGNATION ON THE DRAWINGS.
4. PLANTS SHALL BE PLACED AS DRAWN. NO SUBSTITUTES SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
5. REMOVE AND DISPOSE OF TURF/SOD AND OTHER EXISTING PLANTS, INCLUDING ESTABLISHED WEEDS PRIOR TO SEEDING.
6. CONTRACTOR SHALL PROTECT ALL EXISTING TREES NOT CALLED OUT FOR REMOVAL.
7. ALL LANDSCAPE PLANTING AREAS ADJOINING TURF TO HAVE METAL EDGING, UNLESS OTHERWISE NOTED.
8. CONTRACTOR RESPONSIBLE FOR EROSION CONTROL IN ALL SEEDED AREAS. ALL DISTURBED AREAS ARE TO BE PROTECTED WITHIN 24 HOURS. DO NOT DISTURB MORE AREA THAN CAN BE COMPLETED AND PROTECTED WITHIN 24 HOURS.
9. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF BIDDING. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN. NO ADDITIONAL PAYMENTS WILL BE MADE FOR MATERIALS REQUIRED TO COMPLETE THE WORK AS DRAWN.
10. LANDSCAPING POINT REQUIREMENTS TO COMPLY WITH THE VILLAGE OF MOUNT HOREB MUNICIPAL CODE ARE MET WITH THIS PLANTING DESIGN. VERIFICATION OF COMPLIANCE IS DISPLAYED WITHIN THE PLANTING SCHEDULE.



KEY

- WOOD MULCH, TYP.
- STONE MULCH, TYP.



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
	Init	.	.	.	.
	DESIGNED BY:	Init	.	.	.
	CHECKED BY:	Init	.	.	.



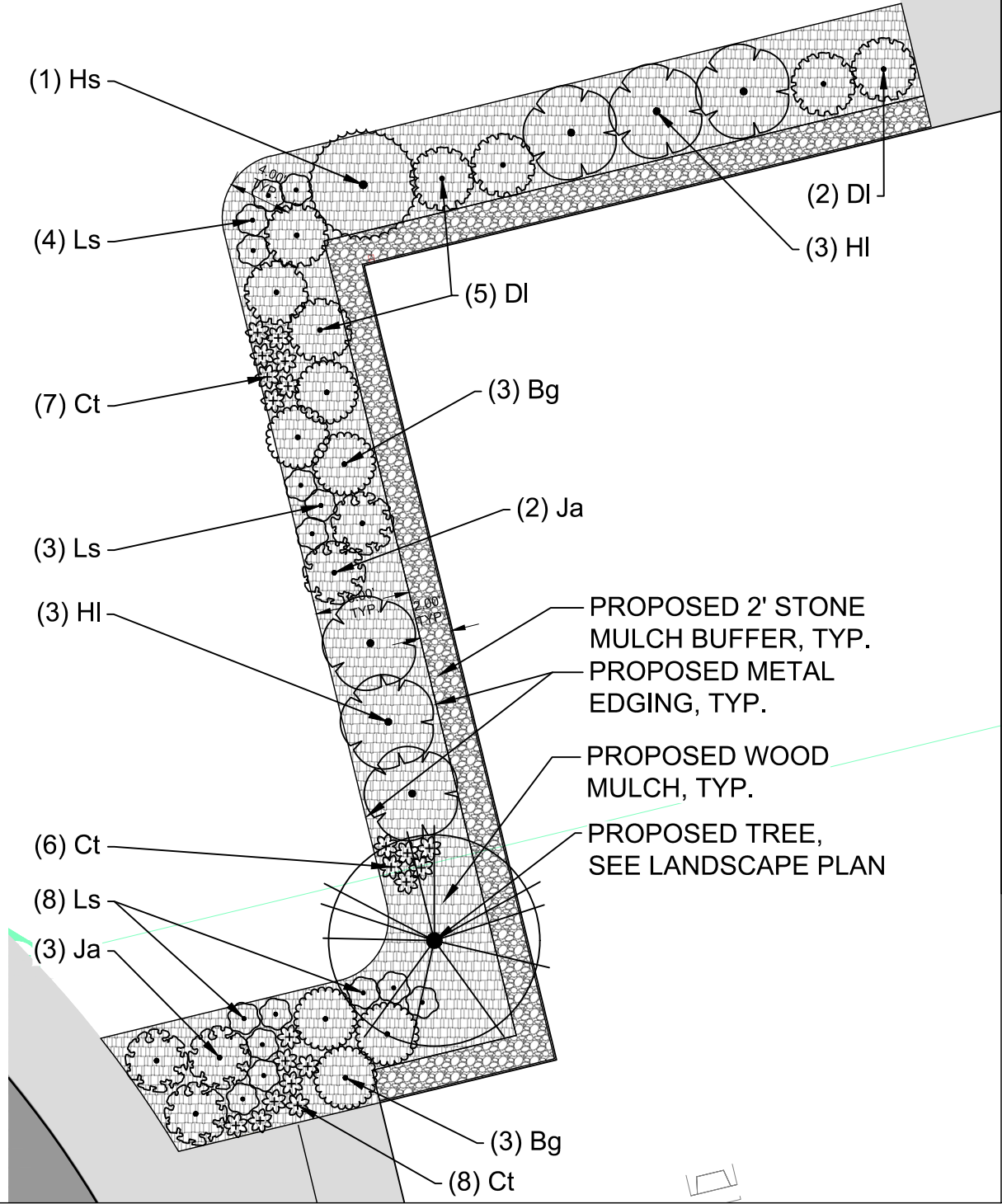
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FUNDING | PLANNING | ENVIRONMENTAL
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BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

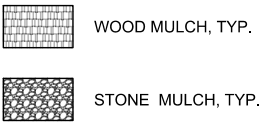
LANDSCAPE PLAN

PROJECT NO:
22520001
SHEET
L1

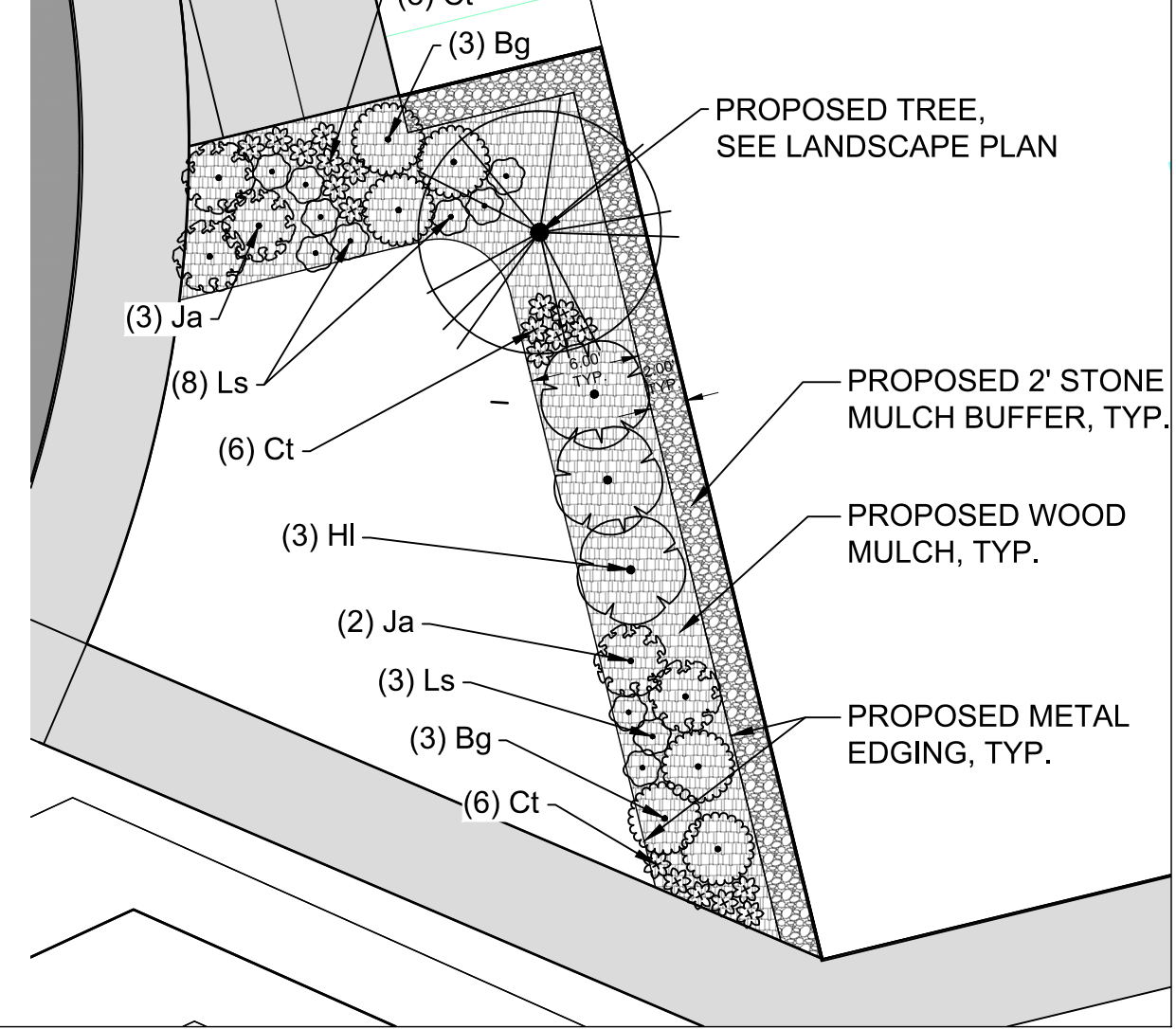
ENLARGEMENT #1



KEY



ENLARGEMENT #2



PLANTING SCHEDULE

Mount Horeb, Wisconsin

DECIDUOUS CANOPY TREES									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CLASSIFICATION	POINTS	QUANTITY	POINTS
LT	Liriodendron tulipifera	Tulip Tree	2" Cal.	B&B		Canopy Tree	50	2	N/A
DECIDUOUS ORNAMENTAL TREES									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CLASSIFICATION	POINTS	QUANTITY	POINTS
MP	Malus 'Prairifire'	Prairifire Crabapple	5'	B&B		Low Ornamental Tree	20	5	100
SHRUBS									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CLASSIFICATION	POINTS	QUANTITY	POINTS
HI	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	#5 CONT.	CONT.		Tall Shrub	9	9	81
Bg	Buxus 'Green Velvet'	Green Velvet Boxwood	#3 CONT.	CONT.		Medium Shrub	6	12	72
Hs	Hibiscus syriacus	Rose of Sharon	#5 CONT.	CONT.		Tall Shrub	9	1	9
DI	Diervilla lonicera	Dwarf Bush Honeysuckle	#3 CONT.	CONT.		Medium Shrub	6	7	42
EVERGREEN SHRUBS									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CLASSIFICATION	POINTS	QUANTITY	POINTS
Ja	Juniperus sabina 'Arcadia'	Arcadia Juniper	#3 CONT.	CONT.		Low Shrub	3	10	30
PERENNIALS									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CLASSIFICATION	POINTS	QUANTITY	POINTS
Ct	Coreopsis tinctoria	Plains coreopsis	#1 CONT.	CONT.		N/A	N/A	41	N/A
Ls	Liatris spicata	Blazing Star	#1 CONT.	CONT.		N/A	N/A	26	N/A

ORDINANCE

1 Tree per 12 spaces
15pts/parking space (full development)
Plan Commission - Foundation Planting

Required:

2 Canopy Trees
300 pts
Planting along parking edge of building, no point requirements

MET

2
334
x

PROJECT DATE	DRAWN BY	NO.	DATE	REVISION	BY
	Init	.	.	.	.
	DESIGNED BY	Init	.	.	.
	CHECKED BY	Init	.	.	.



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BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

LANDSCAPE ENLARGEMENT

PROJECT NO.
22520001
SHEET
L2

DO NOT REMOVE CENTRAL LEADER. PRUNE ONLY TO ENCOURAGE GROWTH OF CENTRAL LEADER.

REMOVE BROKEN BRANCHES, TREE TAGS AND/OR RIBBONS, UPON PLANT APPROVAL.

MAINTAIN ROOT FLARE EXPOSURE, DO NOT PLACE TOPSOIL ON TOP OF ROOTBALL. IF ROOT FLARE IS NOT EXPOSED, REMOVE EXCESS SOIL CAREFULLY. SET ROOT FLARE 2" ABOVE LEVEL OF FINISHED GRADE.

3" MINIMUM MULCH THICKNESS, HOLD BACK 3" MIN, 6" MAX FROM TRUNK.

CUT AND REMOVE ALL CORDS AROUND ROOT BALL AND TREE TRUNK. REMOVE ENTIRE WIRE BASKET AND ALL BURLAP.

3" MINIMUM HEIGHT OF SAUCER AROUND TREE PIT FOR WATERING.

PLANTING PIT SIZE SHALL BE TWICE AS WIDE AS THE ROOTBALL. BACKFILL PIT WITH 1/3 AMENDED TOPSOIL AND 2/3 EXCAVATED MATERIAL.

FINISHED GRADE

PLACE ROOTBALL ON UNDISTURBED OR PROPERLY COMPACTED SUBGRADE. ADD AND COMPACT ADDITIONAL FILL IN THE EVENT THE HOLE IS TOO DEEP.

SUBGRADE

2X BALL WIDTH, MIN.

DO NOT REMOVE CENTRAL LEADER. PRUNE ONLY TO ENCOURAGE GROWTH OF CENTRAL LEADER.

REMOVE BROKEN BRANCHES, TREE TAGS AND/OR RIBBONS, UPON PLANT APPROVAL.

MAINTAIN ROOT FLARE EXPOSURE, DO NOT PLACE TOPSOIL ON TOP OF ROOTBALL. IF ROOT FLARE IS NOT EXPOSED, REMOVE EXCESS SOIL CAREFULLY. SET ROOT BALL 2" ABOVE LEVEL OF FINISHED GRADE.

3" MIN. MULCH, HOLD BACK 3" MIN, 6" MAX FROM TRUNK.

CUT AND REMOVE ALL CORDS AROUND ROOT BALL AND TREE TRUNK. REMOVE ENTIRE WIRE BASKET AND ALL BURLAP.

3" MINIMUM HEIGHT OF SAUCER AROUND TREE PIT FOR WATERING.

PLANTING PIT SIZE SHALL BE TWICE AS WIDE AS THE ROOTBALL. BACKFILL PIT WITH 1/3 AMENDED TOPSOIL AND 2/3 EXCAVATED MATERIAL.

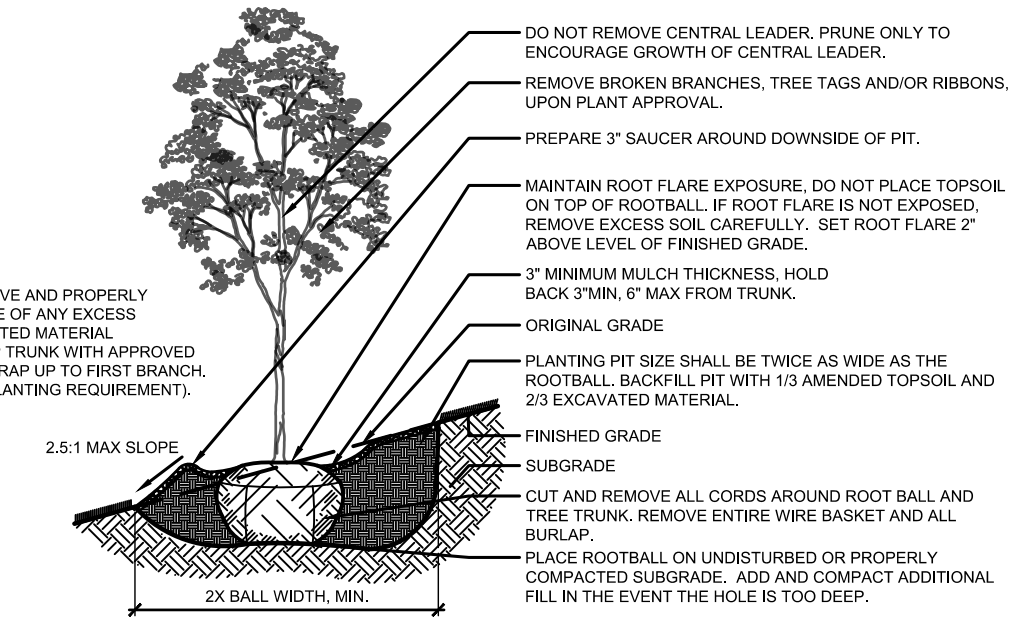
FINISHED GRADE

PLACE ROOTBALL ON UNDISTURBED OR PROPERLY COMPACTED SUBGRADE. ADD AND COMPACT ADDITIONAL FILL IN THE EVENT THE HOLE IS TOO DEEP.

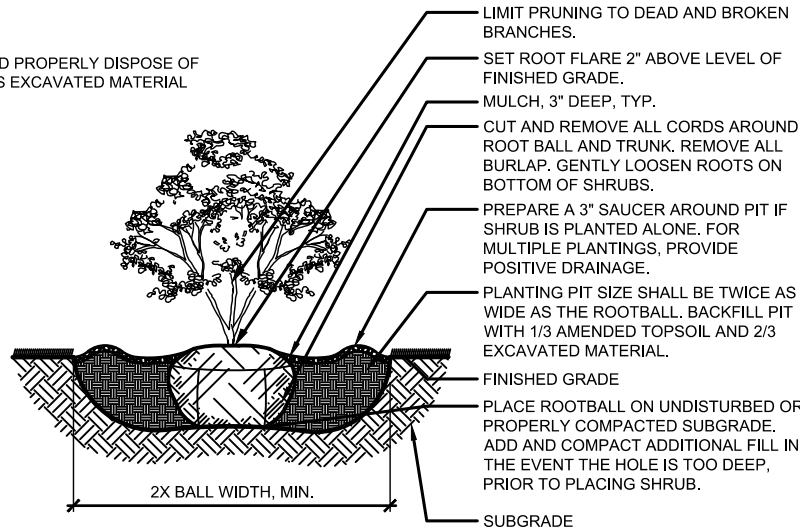
SUBGRADE

2X BALL WIDTH, MIN.

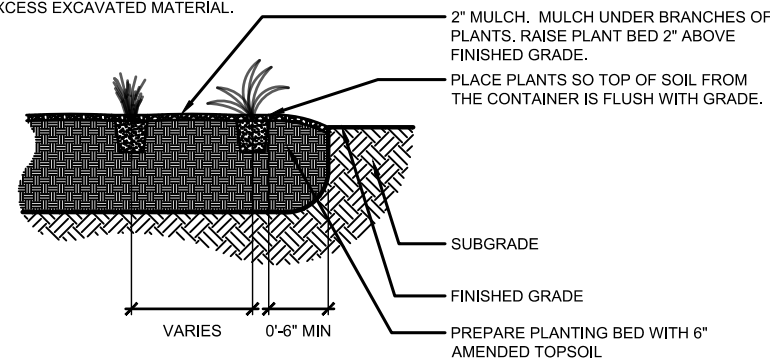
NOTE:
1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL
2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).



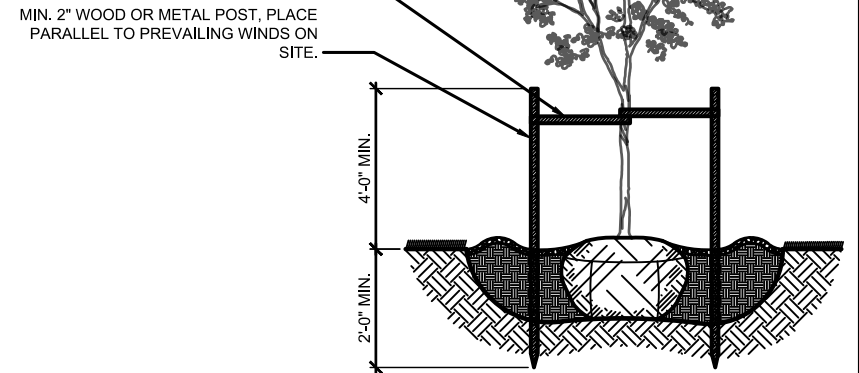
NOTE:
REMOVE AND PROPERLY DISPOSE OF
ANY EXCESS EXCAVATED MATERIAL



NOTE:
REMOVE AND PROPERLY DISPOSE OF
ANY EXCESS EXCAVATED MATERIAL.



STRAPPING TO BE 2" NYLON OR
POLYESTER WEBBING OR OWNER
APPROVED ALTERNATE. NO METAL OR
WIRE. ATTACHED 6" MIN. BELOW TOP OF
STAKE. KEEP LOOSELY FITTED AROUND
TRUNK.



FINISHED GRADE

VARIABLES, SEE PLAN

1/2" MAX

BUILDING OR OTHER STRUCTURE

SPECIFIED WOOD OR STONE MULCH

NON-WOVEN GEOTEXTILE, 'TYPAR' 3401G OR EQUIVALENT, CONTINUOUS, 1'-0" MIN OVERLAP, USED IN APPLICATIONS WITH STONE MULCH ONLY.

METAL EDGING, INSTALL PER MFG SPECS, CONTINUOUS ALONG PLANTING BED, SEE PLAN

7

MULCH AT STRUCTURE DETAIL

		NO.	DATE	REVISION	BY
PROJECT DATE: .	DRAWN BY: Init	-	-	-	-
	DESIGNED BY: Init	-	-	-	-
	CHECKED BY: Init	-	-	-	-

PLOT DATE: 7/26/2024 11:43 AM. G:\22520001\22520001\CADD\Construction Documents\22520001 Landscape Plan.dwg

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PROJECT NO.
2520001

SHEET
L3

DEVELOPMENT APPLICATION AGREEMENT

This Development Application Agreement (the "Agreement") is made and entered into this 23rd day of July, 2024, by and between the Village of Mount Horeb, a Wisconsin municipal corporation (the "Village"), and Adam & Amber Gates (the "Applicant").
Gates Village LLC

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:

Gates Village LLC

325 N 8th St

Mt Horeb, WI 53572

Email: agates@beehivehomes.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: Adam Gates / Amber Gates
Title: owner / owner

Project		Catalog #	PRV-C25-740-D-UNV-T5-SA-BZ	Type	
Prepared by		Notes		Date	



Lumark

Prevail LED

Area / Site Luminaire

Product Features



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

Product Certifications



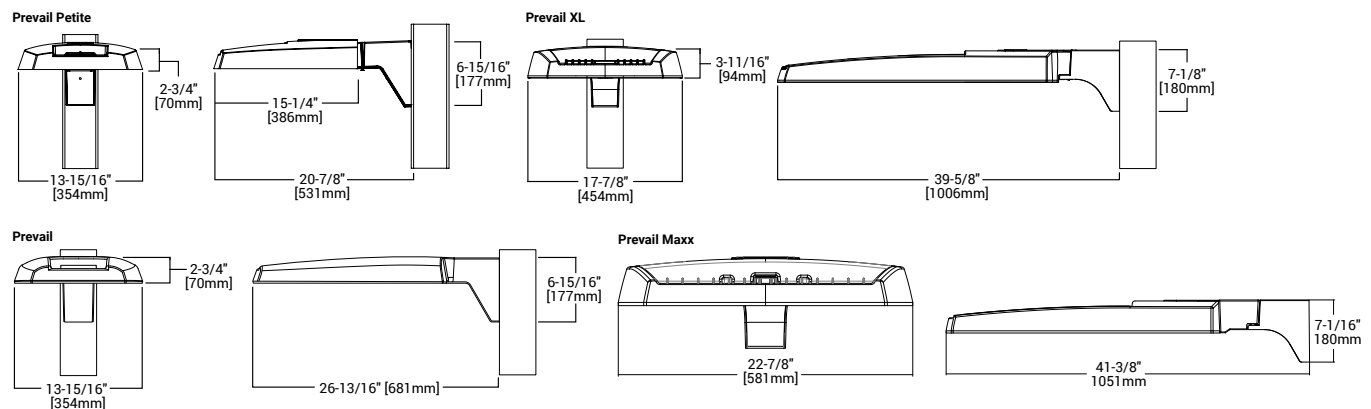
Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details



NOTES:

1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: PRV-XL-C75-D-UNV-T4-SA-BZ

Product Family ^{1,2}	Light Engine ⁴	Color Temperature	Driver	Voltage	Distribution	Mounting	Color
PRV-P =Prevail Petite BAA-PRV-P =Prevail Petite BAA Compliant ³ TAA-PRV-P =Prevail Petite TAA Compliant ³	C10 =(1 LED) 4,900 Nominal Lumens C15 =(1 LED) 6,900 Nominal Lumens C20 =(1 LED) 9,800 Nominal Lumens C25 =(1 LED) 11,800 Nominal Lumens	740 =70CRI, 4000K 727 =70CRI, 2700K 730 =70CRI, 3000K 750 =70CRI, 5000K 8540 =85CRI, 4000K	D =Dimming (0-10V)	UNV =Universal (120-277V) H =High Voltage, 347-480V 8 =480V ⁵ 9 =347V DV =DuraVolt (277-480V) ^{5,6}	T2 =Type II T3 =Type III T4 =Type IV T5 =Type V	SA =QM Standard Versatile Arm MA =QM Mast Arm FMA =Fixed Mast Arm ²⁷ WM =QM Wall Mount Arm ADJA-WM =Adjustable Arm-Wall Mount ²⁹ ADJA =Adjustable Arm-Pole Mount ²⁹ ADJS =Adjustable Arm-Slipfitter, 3" vertical tenon ²⁹ SP2 =Adjustable Arm-Slipfitter, 2 3/8" vertical tenon ^{27,29}	BZ =Bronze AP =Grey BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
PRV =Prevail BAA-PRV =Prevail BAA Compliant ³ TAA-PRV =Prevail TAA Compliant ³	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens						
PRV-XL =Prevail XL BAA-PRV-XL =Prevail XL BAA Compliant ³ TAA-PRV-XL =Prevail XL TAA Compliant ³	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens						
PRV-M =Prevail Maxx BAA-PRV-M =Prevail Maxx BAA Compliant ³ TAA-PRV-M =Prevail Maxx TAA Compliant ³	C200 =(9 LED) 48,000 Nominal Lumens C225 =(9 LED) 56,000 Nominal Lumens C250 =(9 LED) 65,000 Nominal Lumens C275 =(9 LED) 73,000 Nominal Lumens						
Options (Add as Suffix)			Accessories (Order Separately) ^{20,21}				
7030 =70 CRI / 3000K CCT ⁷ 7050 =70 CRI / 5000K CCT ⁷ CC =Coastal Construction finish ¹⁰ HSS =House Side Shield ⁸ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right 10K =10kV/10kA UL 1449 Fused Surge Protective Device 20MSP =20kV MOV Surge Protective Device 20K =20kV UL 1449 Fused Surge Protective Device HA =50°C High Ambient Temperature ⁹ PR =NEMA 3-PIN Twistlock Photocontrol Receptacle ¹¹ PR7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ¹¹ FADC =Field Adjustable Dimming Controller ³⁰ MS/DIM-L08 =Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting Height ^{12,13} MS/DIM-L20 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting Height ^{12,13} MS/DIM-L40 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting Height ^{12,13}			SPB1 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting Height ^{12,14} SPB2 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting Height ^{12,14} SPB4 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting Height ^{12,14,27,28} WPS2XX =WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,15,16,17} WPS4XX =WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,15,16,17} WLS2XX =WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{12,15,16,17} WLS4XX =WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{12,15,16,17} (See Table Below) =LumenSafe Integrated Network Security Camera ^{18,19}				
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions I8500002EN and pole white paper WP513001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Standard 4000K CCT and 70CRI. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 7. Use dedicated IES files on product website for non-standard CCTs. 8. House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen package. 9. Not available with PRV-C60 lumen package. Not available with PRV-P-C25 lumen package. 10. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 11. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 12. Controls system is not available in combination with a photocontrol receptacle (PR & PER7) or another controls system (MS or SPB). Option not available with DuraVolt (DV) voltage option. 13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. 15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).			PRVSA-XX =Standard Arm Mounting Kit ²² PRVMA-XX =Mast Arm Mounting Kit ²² PRVWM-XX =Wall Mount Kit ²² PRV-ADJA-XX =Adjustable Arm - Pole Mount Kit ²² PRV-ADJS-XX =Adjustable Arm - Slipfitter Kit ²² PRV-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²² PRVXLSA-XX =Standard Arm Mounting Kit ²⁸ PRVXLMA-XX =Mast Arm Mounting Kit ²⁸ PRVXLWM-XX =Wall Mount Kit ²⁸ PRV-XL-ADJA-XX =Adjustable Arm - Pole Mount Kit ²⁸ PRV-XL-ADJS-XX =Adjustable Arm - Slipfitter Kit ²⁸ PRV-XL-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²⁸ PRV-M-ADJA-XX =Adjustable Arm - Pole Mount Kit ²⁷ PRV-M-ADJS-XX =Adjustable Arm - Slipfitter Kit ²⁷ PRV-M-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²⁷ MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon SRA238 =Tenon Adapter from 3" to 2-3/8" PRV/COB-FDV =Full Drop Visor ²³ PRVXL/COB-FDV =Full Drop Visor ¹⁸ HS/VERD =House Side Shield Kit ^{8,24} VGS-F/B =Vertical Glare Shield Kit, Front/Back ²⁴ VGS-SIDE =Vertical Glare Shield Kit, Side ²⁴ OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =NEMA Photocontrol - 120V OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁵ WOLC-7P-10A =WaveLinX Outdoor Control Module (7-PIN) ²⁶				

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

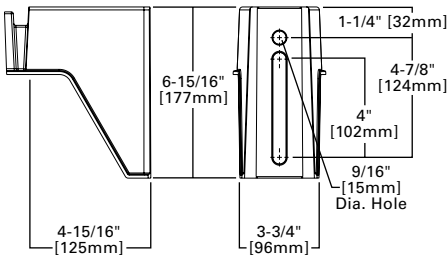
Product Family	Camera Type	Data Backhaul		
L =LumenSafe Technology 	H =Dome Camera, High Res Z =Dome Camera, Remote PTZ	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card	V =Cellular, Factory Installed Verizon SIM Card S =Cellular, Factory Installed Sprint SIM Card	E =Ethernet Networking

Stock Ordering Information

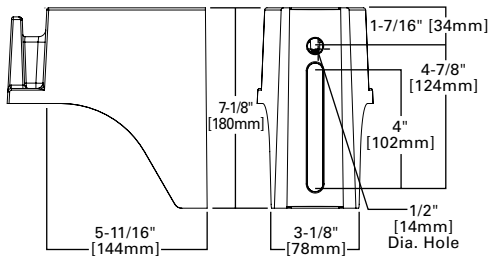
Product Family ¹	Light Engine	Voltage	Distribution
PRVS =Prevail PRVS-XL =Prevail XL	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens	UNV =Universal (120-277V) 347 =347V ²	T3 =Type III T4 =Type IV
NOTES: 1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm. 2. Only available in PRVS configurations C15, C25, C40 or C60.			

Mounting Details

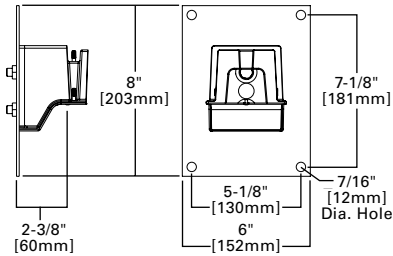
SA=QM Pole Mount Arm (PRV & PRV-P)



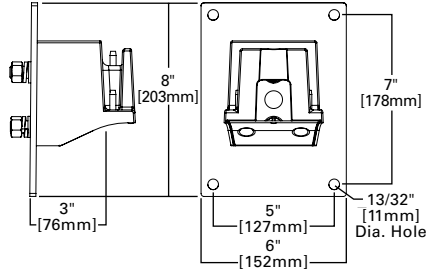
SA=QM Pole Mount Arm (PRV-XL)



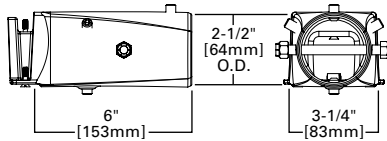
WM=QM Wall Mount Arm (PRV & PRV-P)



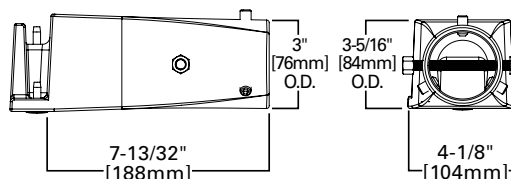
WM=QM Wall Mount Arm (PRV-XL)



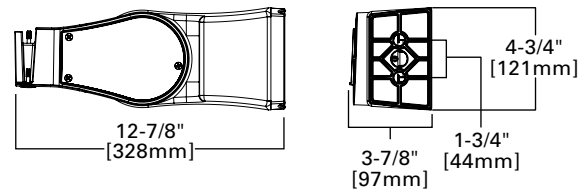
MA=QM Mast Arm (PRV & PRV-P)



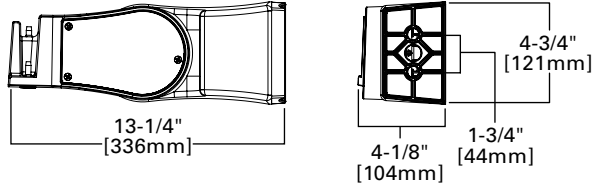
MA=QM Mast Arm (PRV-XL)



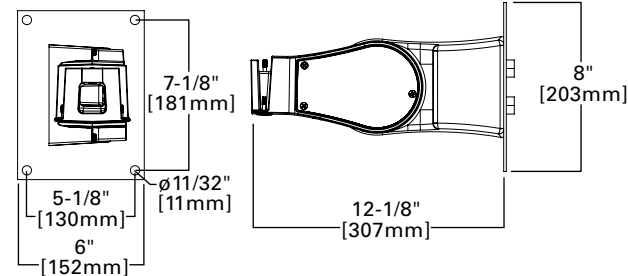
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



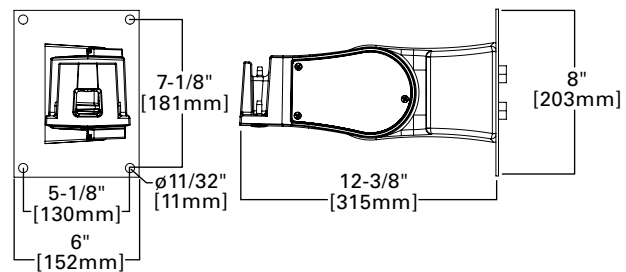
ADJA=Adjustable Arm Pole Mount (PRV-XL)



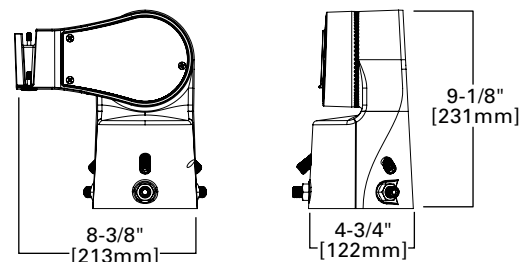
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



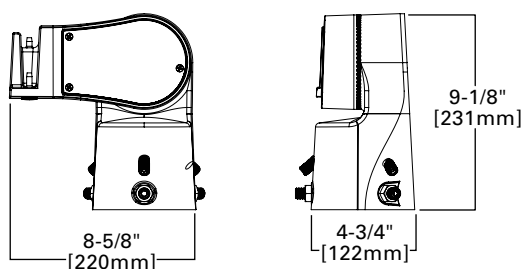
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)

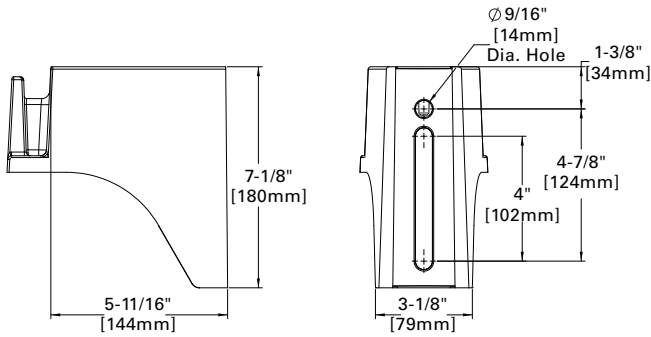


ADJS=Adjustable Slipfitter 3 (PRV-XL)

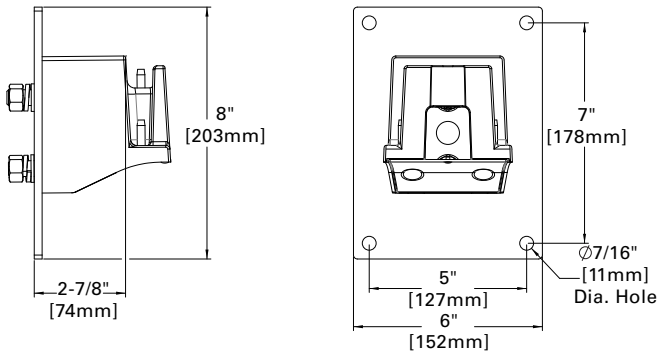


Mounting Details

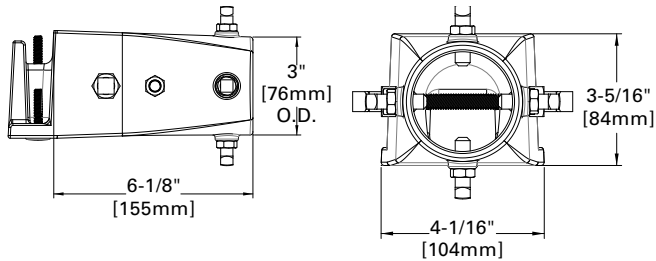
SA=QM Pole Mount Arm (PRV-M)



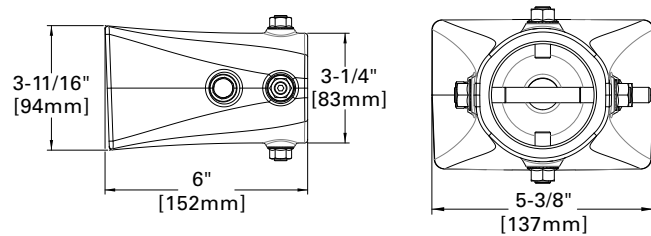
WM=QM Wall Mount Arm (PRV-M)



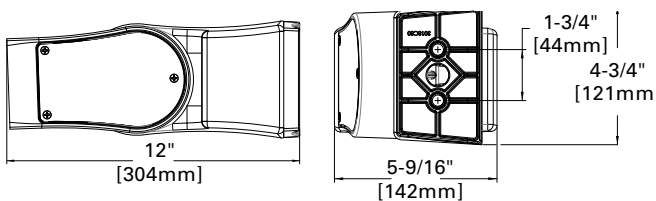
MA=QM Mast Arm (PRV-M)



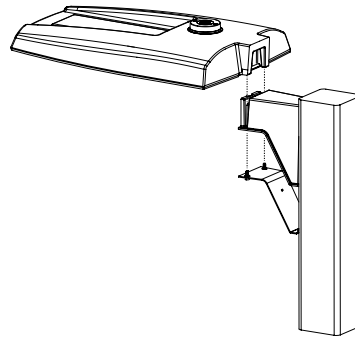
FMA=Fixed Mast Arm (PRV-M)



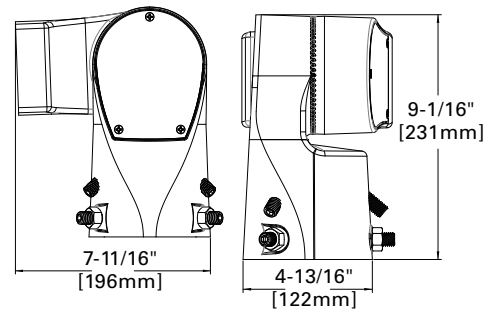
DM=Direct Pole Mount Arm (PRV-M)



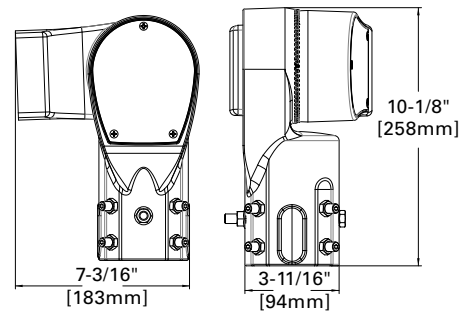
Versatile Mount System



ADJS=Adjustable Slipfitter (PRV-M)



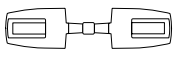
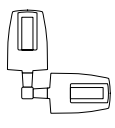
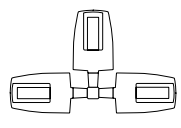
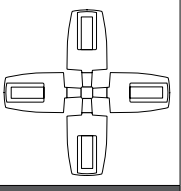
SP2=Adjustable Slipfitter 2-3/8" (PRV-M)



Mounting Details

Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

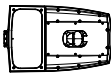
						
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
Prevail Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

Optical Configurations

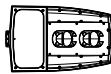
PRV-P-C10/C15/C20/C25
(4,900/6,900/9,800/11,800
Nominal Lumens)



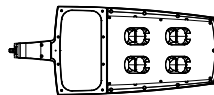
PRV-C15
(7,100 Nominal Lumens)



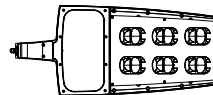
PRV-C25/C40/C60
(13,100/17,100/20,000
Nominal Lumens)



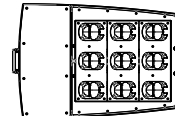
PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)



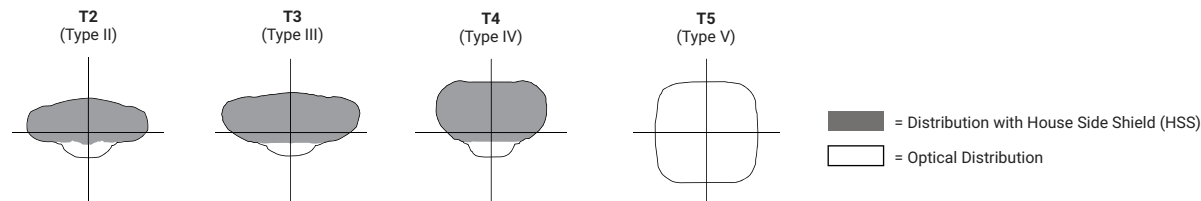
PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)



PRV-M-PA6X
(50,000/60,000/70,000/80,000 Nominal Lumens)



Optical Distributions



Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- 40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected.

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Adjustable Arms: 1.5G vibration rated
- Prevail and Prevail Petite: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens



View PRV-P IES files



View PRV IES files



View PRV-XL IES files

Product Family		Prevail Petite				Prevail				Prevail XL					Prevail Maxx			
Light Engine		C10	C15	C20	C25	C15	C25	C40	C60	C75	C100	C125	C150	C175	C200	C225	C250	C275
Power (Watts)		35	49	73	94	52	96	131	153	176	217	264	285	346	346	418	487	588
Input Current @ 120V (A)		0.29	0.41	0.61	0.79	0.43	0.80	1.09	1.32	1.50	1.84	2.21	2.38	2.92	2.89	3.49	4.06	4.90
Input Current @ 277V (A)		0.13	0.18	0.27	0.35	0.19	0.35	0.48	0.57	0.66	0.82	0.97	1.04	1.25	1.26	1.51	1.72	2.06
Input Current @ 347V (A)		0.11	0.16	0.23	0.29	0.17	0.30	0.41	0.48	0.54	0.66	0.79	0.84	1.02	1.00	1.21	1.40	1.70
Input Current @ 480V (A)		0.08	0.12	0.17	0.22	0.12	0.22	0.30	0.35	0.40	0.48	0.57	0.62	0.74	0.73	0.88	1.00	1.21
Distribution ¹																		
Type II	4000K Lumens	4,775	6,717	9,542	11,521	7,123	13,205	17,172	20,083	26,263	31,231	36,503	41,349	48,876	50,349	59,444	68,447	79,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	122	137	138	131	131	149	144	138	145	141	146	142	141	135
	3000K Lumens ¹	4,869	6,595	9,369	11,312	6,994	12,965	16,860	19,718	25,786	30,664	35,840	40,598	47,989	49,437	58,368	67,208	77,886
Type III	4000K Lumens	4,782	6,727	9,556	11,538	7,111	13,183	17,144	20,050	26,120	31,061	36,304	41,124	48,610	50,162	59,223	68,193	79,027
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	123	137	137	131	131	148	143	138	144	140	145	142	140	135
	3000K Lumens ¹	4,695	6,605	9,383	11,329	6,982	12,944	16,832	19,686	25,646	30,497	35,645	40,377	47,727	49,254	58,151	66,958	77,596
Type IV	4000K Lumens	4,880	6,865	9,752	11,774	7,088	13,140	17,087	19,984	26,098	31,035	36,274	41,089	48,569	50,575	59,711	68,754	79,678
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	141	140	134	125	136	137	130	131	148	143	137	144	140	146	143	141	136
	3000K Lumens ¹	4,792	6,740	9,575	11,561	6,959	12,901	16,777	19,621	25,624	30,471	35,615	40,343	47,687	49,659	58,630	67,510	78,235
Type V	4000K Lumens	5,067	7,128	10,126	12,226	7,576	14,045	18,264	21,360	28,129	33,450	39,097	44,287	52,349	53,531	63,201	72,773	84,335
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	145	139	130	146	146	139	140	160	154	148	155	151	155	151	150	144
	3000K Lumens ¹	4,975	6,999	9,942	12,004	7,438	13,790	17,932	20,972	27,618	32,843	38,387	43,483	51,398	52,562	62,057	71,455	82,808

NOTES:

1. For 3000K, 5000K or HSS data, refer to published IES files.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Prevail and Prevail Petite at 25°C	91.30%	> 194,000
Prevail and Prevail Petite at 40°C	87.59%	> 134,000
Prevail XL at 25°C	91.40%	> 204,000
Prevail XL at 40°C	89.41%	> 158,000
Prevail Maxx at 25°C	91.40%	> 204,000
Prevail Maxx at 40°C	89.41%	> 158,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

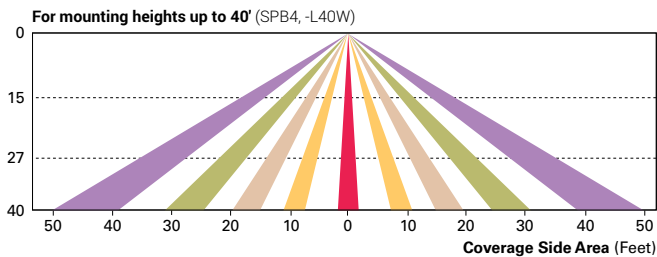
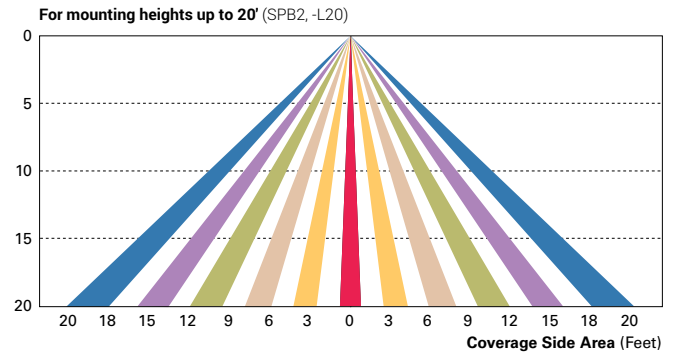
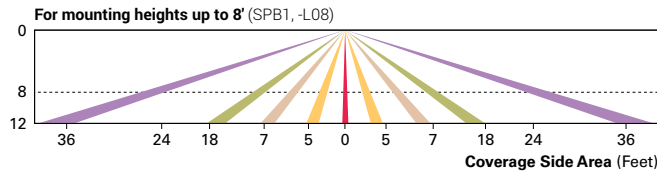
Note: +/-5% typical value

Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacles.

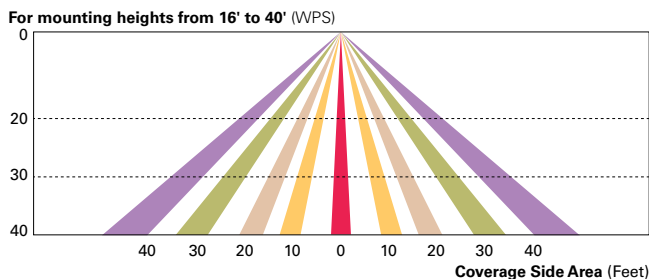
Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for “dusk-to-dawn” control or “daylight harvesting.” Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



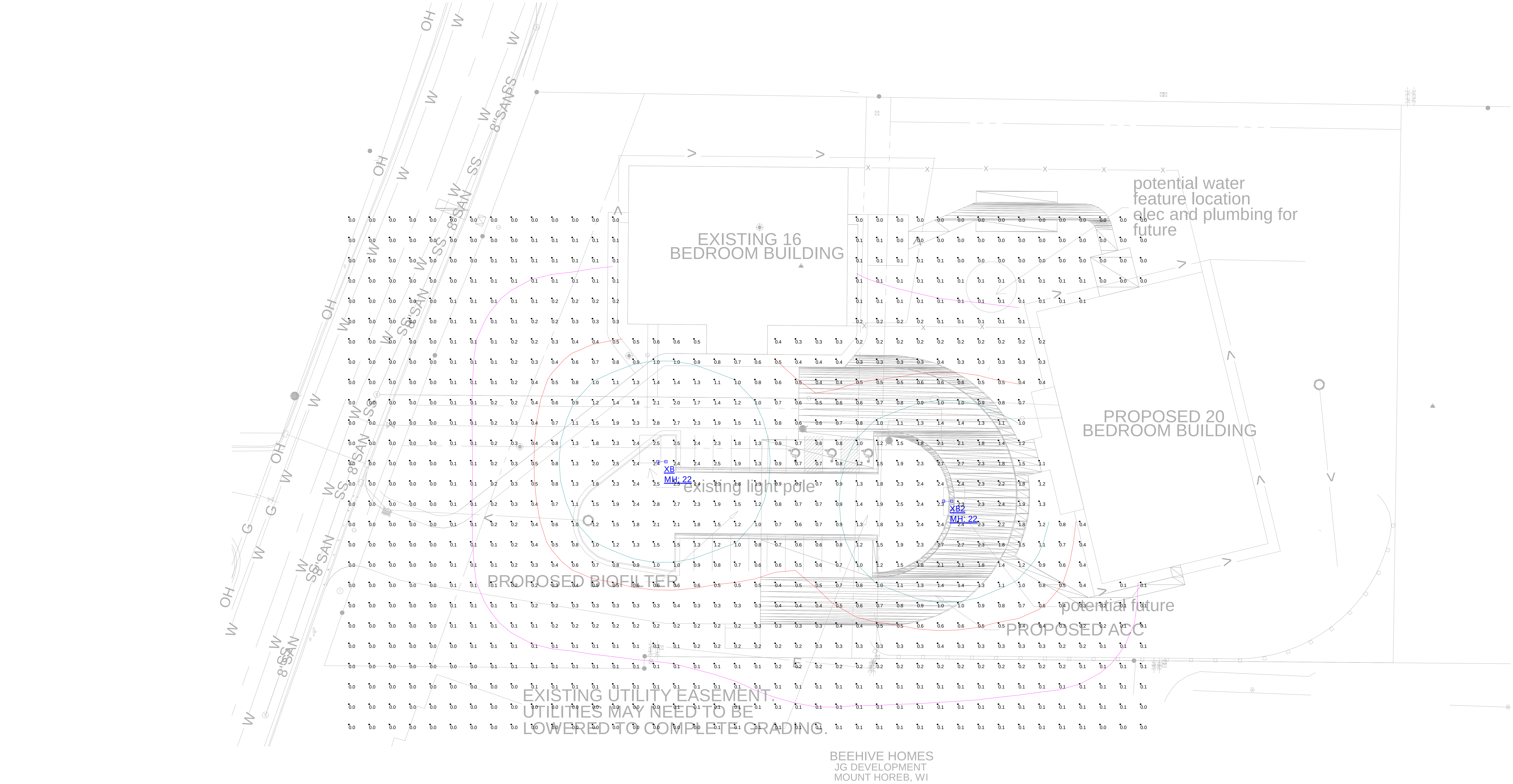
WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomical or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (WPS2 and WPS4) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for “dusk-to-dawn” control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.



Luminaire Schedule						
Symbol	Qty	Label	Manufacturer	Description	Arrangement	LLF
	1	XB	LUMARK	PRV-A40-D-UNV-T5-BZ	Back-Back	0.900
	1	XB2	LUMARK	PRV-C25-D-UNV-T5-BZ	Back-Back	0.900

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CalcPts_1	Illuminance	Fc	0.50	2.8	0.0	N.A.

1. STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE.
2. NOT A CONSTRUCTION DOCUMENT- FOR DESIGN PURPOSES ONLY.
3. STANDARD INDOOR CALC POINTS @ 30" AFF UNLESS NOTED OTHERWISE.
4. STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE.
5. EGRESS CALC POINTS @ 0'-0" AFF.
6. PHOTOMETRICS ARE ESTIMATED LIGHTING CALCULATIONS.
7. VIKING ELECTRIC ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS.
8. VIKING ELECTRIC NOT RESPONSIBLE FOR FINAL REVIEW OF CODE REQUIREMENTS.

Revisions	
#	Comments

Drawn By: MB	Project #:14921
Date:7/23/2024	Scale:1"=20'-0"

PHOTOMETRIC FLOOR PLAN	BEEHIVE MIDDLETON, WI
------------------------	--------------------------



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

PLAN COMMISSION APPLICATION

PROJECT NAME: Beehive Home - Building 2

Project Address 325 North 8th Street Mt. Horeb, WI 53572 Parcel Number: 060612131451

[Access Data Link](#)

Zoning Map

Current Zoning PUD VA-WD Frame Protected Future Land Use Zoning: same
(select zoning layer in map) (select future land use layer in map)

APPLICANT: <u>National Construction LLC (Bernie Lange)</u>	
ADDRESS: <u>445 South Junction Road</u>	
PHONE: <u>608-695-8681</u>	EMAIL: <u>bernie@jgdevelopment.com</u>

OWNER: <u>Amber and Adam Gates</u>	
ADDRESS: <u>325 North 8th Street Mt. Horeb, WI 53572</u>	
PHONE: <u>970-644-2509</u>	EMAIL: <u>agates@beehivehomes.com</u>

PROJECT DESCRIPTION: New 20-bed resident CBRF - ANA Non-Ambulatory

This building is very similar to the initial Beehive facility that was built in 2017.

OWNER/APPLICANT SIGNATURE: DATE: 7/29/24

FEES & DEPOSITS: (CHECK ALL THAT APPLY)

Application	Fee	Public Hearing-	Developer Deposit:
☐ Certificate of Appropriateness (for Central Business Zoning)	No Fee		An escrow deposit is required in accordance with the Development Application Agreement. Total Fee Paid: _____ Date: _____ Fee Waived By: _____
☐ Certified Survey Map (CSM) <i>scroll to Section 18.61 in schedule</i>	<u>Schedule</u>		
☐ Certified Survey Map Extraterritorial <i>scroll to Section 18.61 in schedule</i>	<u>Schedule</u>		
☐ 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	

To: Stormwater Management Plan Reviewer
From: Eric J. Thompson, P.E.
Subject: Post-Development Stormwater Management for Beehive Homes, Mount Horeb, WI
Date: June 5, 2017
Revised July 25, 2024

1.0 Introduction

This technical memo documents the performance of the post-development stormwater management features for the proposed Beehive Homes Assisted Living Community in the Village of Mount Horeb, in Dane County, WI. The site is located on the east side of North 8th Street (Hwy 78) opposite Sunset Court. The project location is shown on attached Map 1.

The development site was originally designed in 2017 and has since been partially constructed. These improvements include both originally planned stormwater management BMPs. Plans for full build-out have changed since originally conceived and a lower density development plan is now proposed. The total estimated impervious area of the development in 2017 was 1.3 acres. It is currently planned to be 1.1 acres.

Construction of the current planned improvements will require a small reduction in size of the footprint of the existing southwest biofilter. Otherwise, the planned drainage patterns and management levels remain almost entirely unchanged from the 2017 proposal.

2.0 Stormwater Management Requirements

This site is regulated by the stormwater management standards of the Wisconsin DNR, the Village of Mount Horeb, and Dane County. It is recognized that the requirements of Village and County post-construction stormwater management ordinances have changed since 2017. However, it is hoped that since the stormwater BMPs intended to serve the site have already been constructed, the site will be held only to the requirements in place in 2017. Additionally, since the site was allowed some small variances from the ordinance standards in effect in 2017, that these variances will be permitted again.

The stormwater management standards in effect in 2017 were:

1. **Water Quality Treatment** – Stormwater runoff from the site for a 1-yr 24-hr rainfall and under an average annual rainfall record must be treated to provide 80% reduction of total suspended solids (TSS).

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2. **Peak Discharge Rate Control** – Post-development peak discharge rates leaving the site under 1-, 2-, 10-, and 100-yr, 24-hr rainfall events must not exceed pre-development rates for the same rainfall events.
3. **Infiltration** – Management practices must be provided such that post-development annual stay-on (infiltration) depths are at least 90% of predevelopment stay-on depths.

3.0 Stormwater Management BMPs

Proposed conditions runoff will be controlled through two now-existing biofiltration facilities; a southwest facility which will control runoff from a large portion of the driveway area. The site is steeply sloped and much of the driveway simply could not be collected in the west biofilter. A second biofilter located in the northeast corner of the site will treat runoff from the east portion of the site. Impervious areas routed to the northeast biofilter include all the site's rooftop areas and a small area of unconnected sidewalk (no driving surfaces).

4.0 Summary of Performance

Water Quality Treatment – A WinSLAMM V10.5 model was constructed to evaluate the water quality treatment capability of the two proposed biofilters.

Model results of the revised site plan show the stormwater management system will achieve a 55.1% reduction in annual TSS loads; while this is slightly lower than reported in 2017 (56.8%), this is due entirely to the reduction in proposed site development density and the change in the ratio of treated vs. untreated runoff. Except for 105 feet of sidewalk which will drain off-site in an unconnected fashion, 100% of all currently proposed new impervious area will be routed one of the two existing biofilters. The southwest biofilter is shown to achieve 80% TSS reduction annually (a treatment level capped at 80%, as treatment is achieved through filtration through the engineered soil layer). The northeast biofilter achieves 100% TSS reduction annually.

Peak Discharge Rate Control – Tables 3, below compares peak discharge rates at each discharge point.

Peak Discharge Rate Comparison

Event (yr)	Peak Discharge Rate (cfs)								
	West			Northeast			Southeast		
	Existing	2017 Proposed	Current Proposed	Existing	2017 Proposed	Current Proposed	Existing	2017 Proposed	Current Proposed
1	1.2	1.4	1.5	0.8	0.3	0.1	1.0	0.7	0.9
2	1.6	1.7	1.8	1.0	0.4	0.1	1.3	0.8	1.0
10	3.1	2.9	3.0	2.0	0.8	0.3	2.7	1.3	1.7
100	6.3	5.6	5.8	4.2	1.6	0.5	5.8	2.5	3.2

Infiltration – Soil borings for the project site show the presence of shallow bedrock. Due to concerns of infiltrating in areas with 'direct conduits to groundwater' which this shallow bedrock may entail, the west western biofilter, which serves driveway and parking areas, will be clay-lined to prevent infiltration. Modeling shows that 100% of runoff under average annual conditions will be filtered through the engineered soil specified for this biofilter before discharging via a drain tile. In

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2017, the Village Engineer stated that Dane County and the Capital Area Regional Planning Commission would still require infiltration of roof runoff in areas of shallow bedrock, and require that development plans incorporate provisions to fracture any shallow bedrock to promote infiltration. Consequently, the east biofilter facility was not lined and notes were included in the 2017 construction plans reflecting requirements for promoting infiltration. Modeling shows that the east biofilter will infiltrate 100% of runoff directed to it under average annual conditions.

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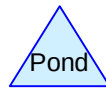
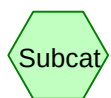
Proposed Conditions Drainage

Beehive Homes

Village of Mount Horeb
Dane County, WI

- Watersheds (Proposed)
- Driveway
- Roof
- Sidewalk
- Storm Sewer
- Proposed Contours (1-ft Interval)

Data Sources:



Routing Diagram for Proposed_07-24-24hcp

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MSE 24-hr 4 1-year Rainfall=2.49"

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Page 1

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 100-i:	Runoff Area=0.222 ac 100.00% Impervious Runoff Depth>2.16" Tc=6.0 min CN=98 Runoff=0.69 cfs 0.040 af
Subcatchment 100-p:	Runoff Area=0.542 ac 0.00% Impervious Runoff Depth>0.73" Tc=6.0 min CN=78 Runoff=0.65 cfs 0.033 af
Subcatchment 105-i:	Runoff Area=0.365 ac 100.00% Impervious Runoff Depth>2.16" Tc=6.0 min CN=98 Runoff=1.13 cfs 0.066 af
Subcatchment 105-p:	Runoff Area=0.192 ac 0.00% Impervious Runoff Depth>0.73" Tc=6.0 min CN=78 Runoff=0.23 cfs 0.012 af
Subcatchment 105-w:	Runoff Area=0.036 ac 100.00% Impervious Runoff Depth>2.30" Tc=6.0 min CN=100 Runoff=0.11 cfs 0.007 af
Subcatchment 200-p:	Runoff Area=0.083 ac 0.00% Impervious Runoff Depth>0.73" Tc=6.0 min CN=78 Runoff=0.10 cfs 0.005 af
Subcatchment 205-i:	Runoff Area=0.481 ac 100.00% Impervious Runoff Depth>2.16" Tc=6.0 min CN=98 Runoff=1.49 cfs 0.087 af
Subcatchment 205-p:	Runoff Area=0.203 ac 0.00% Impervious Runoff Depth>0.73" Tc=6.0 min CN=78 Runoff=0.24 cfs 0.012 af
Subcatchment 205-w:	Runoff Area=0.101 ac 100.00% Impervious Runoff Depth>2.30" Tc=6.0 min CN=100 Runoff=0.32 cfs 0.019 af
Subcatchment 210-p:	Runoff Area=0.402 ac 14.93% Impervious Runoff Depth>0.88" Tc=6.0 min CN=81 Runoff=0.59 cfs 0.029 af
Subcatchment 300-p:	Runoff Area=0.409 ac 3.42% Impervious Runoff Depth>0.68" Tc=6.0 min CN=77 Runoff=0.46 cfs 0.023 af
Reach NE:	Inflow=0.10 cfs 0.005 af Outflow=0.10 cfs 0.005 af
Reach SE:	Inflow=0.87 cfs 0.171 af Outflow=0.87 cfs 0.171 af
Reach W:	Inflow=1.51 cfs 0.157 af Outflow=1.51 cfs 0.157 af
Pond NE Pond:	Peak Elev=1,218.41' Storage=2,014 cf Inflow=2.63 cfs 0.148 af Outflow=0.44 cfs 0.147 af
Pond SW Pond:	Peak Elev=1,222.70' Storage=1,377 cf Inflow=1.47 cfs 0.084 af Outflow=0.20 cfs 0.084 af

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MSE 24-hr 4 1-year Rainfall=2.49"

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Page 2

Total Runoff Area = 3.036 ac Runoff Volume = 0.333 af Average Runoff Depth = 1.32"
57.87% Pervious = 1.757 ac 42.13% Impervious = 1.279 ac

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Page 3

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 100-i:	Runoff Area=0.222 ac 100.00% Impervious Runoff Depth>2.49" Tc=6.0 min CN=98 Runoff=0.79 cfs 0.046 af
Subcatchment 100-p:	Runoff Area=0.542 ac 0.00% Impervious Runoff Depth>0.95" Tc=6.0 min CN=78 Runoff=0.86 cfs 0.043 af
Subcatchment 105-i:	Runoff Area=0.365 ac 100.00% Impervious Runoff Depth>2.49" Tc=6.0 min CN=98 Runoff=1.29 cfs 0.076 af
Subcatchment 105-p:	Runoff Area=0.192 ac 0.00% Impervious Runoff Depth>0.95" Tc=6.0 min CN=78 Runoff=0.30 cfs 0.015 af
Subcatchment 105-w:	Runoff Area=0.036 ac 100.00% Impervious Runoff Depth>2.62" Tc=6.0 min CN=100 Runoff=0.13 cfs 0.008 af
Subcatchment 200-p:	Runoff Area=0.083 ac 0.00% Impervious Runoff Depth>0.95" Tc=6.0 min CN=78 Runoff=0.13 cfs 0.007 af
Subcatchment 205-i:	Runoff Area=0.481 ac 100.00% Impervious Runoff Depth>2.49" Tc=6.0 min CN=98 Runoff=1.70 cfs 0.100 af
Subcatchment 205-p:	Runoff Area=0.203 ac 0.00% Impervious Runoff Depth>0.95" Tc=6.0 min CN=78 Runoff=0.32 cfs 0.016 af
Subcatchment 205-w:	Runoff Area=0.101 ac 100.00% Impervious Runoff Depth>2.62" Tc=6.0 min CN=100 Runoff=0.36 cfs 0.022 af
Subcatchment 210-p:	Runoff Area=0.402 ac 14.93% Impervious Runoff Depth>1.12" Tc=6.0 min CN=81 Runoff=0.75 cfs 0.038 af
Subcatchment 300-p:	Runoff Area=0.409 ac 3.42% Impervious Runoff Depth>0.90" Tc=6.0 min CN=77 Runoff=0.61 cfs 0.031 af
Reach NE:	Inflow=0.13 cfs 0.007 af Outflow=0.13 cfs 0.007 af
Reach SE:	Inflow=1.04 cfs 0.206 af Outflow=1.04 cfs 0.206 af
Reach W:	Inflow=1.82 cfs 0.187 af Outflow=1.82 cfs 0.187 af
Pond NE Pond:	Peak Elev=1,218.52' Storage=2,586 cf Inflow=3.13 cfs 0.176 af Outflow=0.46 cfs 0.175 af
Pond SW Pond:	Peak Elev=1,222.82' Storage=1,689 cf Inflow=1.72 cfs 0.099 af Outflow=0.21 cfs 0.098 af

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MSE 24-hr 4 2-year Rainfall=2.84"

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Page 4

Total Runoff Area = 3.036 ac Runoff Volume = 0.401 af Average Runoff Depth = 1.58"
57.87% Pervious = 1.757 ac 42.13% Impervious = 1.279 ac

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MSE 24-hr 4 10-year Rainfall=4.09"

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Page 5

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 100-i:	Runoff Area=0.222 ac 100.00% Impervious Runoff Depth>3.66" Tc=6.0 min CN=98 Runoff=1.14 cfs 0.068 af
Subcatchment 100-p:	Runoff Area=0.542 ac 0.00% Impervious Runoff Depth>1.85" Tc=6.0 min CN=78 Runoff=1.67 cfs 0.084 af
Subcatchment 105-i:	Runoff Area=0.365 ac 100.00% Impervious Runoff Depth>3.66" Tc=6.0 min CN=98 Runoff=1.87 cfs 0.111 af
Subcatchment 105-p:	Runoff Area=0.192 ac 0.00% Impervious Runoff Depth>1.85" Tc=6.0 min CN=78 Runoff=0.59 cfs 0.030 af
Subcatchment 105-w:	Runoff Area=0.036 ac 100.00% Impervious Runoff Depth>3.77" Tc=6.0 min CN=100 Runoff=0.19 cfs 0.011 af
Subcatchment 200-p:	Runoff Area=0.083 ac 0.00% Impervious Runoff Depth>1.85" Tc=6.0 min CN=78 Runoff=0.25 cfs 0.013 af
Subcatchment 205-i:	Runoff Area=0.481 ac 100.00% Impervious Runoff Depth>3.66" Tc=6.0 min CN=98 Runoff=2.47 cfs 0.147 af
Subcatchment 205-p:	Runoff Area=0.203 ac 0.00% Impervious Runoff Depth>1.85" Tc=6.0 min CN=78 Runoff=0.62 cfs 0.031 af
Subcatchment 205-w:	Runoff Area=0.101 ac 100.00% Impervious Runoff Depth>3.77" Tc=6.0 min CN=100 Runoff=0.52 cfs 0.032 af
Subcatchment 210-p:	Runoff Area=0.402 ac 14.93% Impervious Runoff Depth>2.08" Tc=6.0 min CN=81 Runoff=1.38 cfs 0.070 af
Subcatchment 300-p:	Runoff Area=0.409 ac 3.42% Impervious Runoff Depth>1.78" Tc=6.0 min CN=77 Runoff=1.21 cfs 0.061 af
Reach NE:	Inflow=0.25 cfs 0.013 af Outflow=0.25 cfs 0.013 af
Reach SE:	Inflow=1.68 cfs 0.340 af Outflow=1.68 cfs 0.340 af
Reach W:	Inflow=3.02 cfs 0.303 af Outflow=3.02 cfs 0.303 af
Pond NE Pond:	Peak Elev=1,218.90' Storage=4,866 cf Inflow=4.99 cfs 0.280 af Outflow=0.53 cfs 0.279 af
Pond SW Pond:	Peak Elev=1,223.22' Storage=2,798 cf Inflow=2.65 cfs 0.152 af Outflow=0.35 cfs 0.152 af

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Page 6

Total Runoff Area = 3.036 ac Runoff Volume = 0.657 af Average Runoff Depth = 2.60"
57.87% Pervious = 1.757 ac 42.13% Impervious = 1.279 ac

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MSE 24-hr 4 100-year Rainfall=6.66"

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Page 1

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 100-i:	Runoff Area=0.222 ac 100.00% Impervious Runoff Depth>6.06" Tc=6.0 min CN=98 Runoff=1.87 cfs 0.112 af
Subcatchment 100-p:	Runoff Area=0.542 ac 0.00% Impervious Runoff Depth>3.97" Tc=6.0 min CN=78 Runoff=3.48 cfs 0.179 af
Subcatchment 105-i:	Runoff Area=0.365 ac 100.00% Impervious Runoff Depth>6.06" Tc=6.0 min CN=98 Runoff=3.07 cfs 0.184 af
Subcatchment 105-p:	Runoff Area=0.192 ac 0.00% Impervious Runoff Depth>3.97" Tc=6.0 min CN=78 Runoff=1.23 cfs 0.063 af
Subcatchment 105-w:	Runoff Area=0.036 ac 100.00% Impervious Runoff Depth>6.14" Tc=6.0 min CN=100 Runoff=0.30 cfs 0.018 af
Subcatchment 200-p:	Runoff Area=0.083 ac 0.00% Impervious Runoff Depth>3.97" Tc=6.0 min CN=78 Runoff=0.53 cfs 0.027 af
Subcatchment 205-i:	Runoff Area=0.481 ac 100.00% Impervious Runoff Depth>6.06" Tc=6.0 min CN=98 Runoff=4.04 cfs 0.243 af
Subcatchment 205-p:	Runoff Area=0.203 ac 0.00% Impervious Runoff Depth>3.97" Tc=6.0 min CN=78 Runoff=1.30 cfs 0.067 af
Subcatchment 205-w:	Runoff Area=0.101 ac 100.00% Impervious Runoff Depth>6.14" Tc=6.0 min CN=100 Runoff=0.85 cfs 0.052 af
Subcatchment 210-p:	Runoff Area=0.402 ac 14.93% Impervious Runoff Depth>4.29" Tc=6.0 min CN=81 Runoff=2.75 cfs 0.144 af
Subcatchment 300-p:	Runoff Area=0.409 ac 3.42% Impervious Runoff Depth>3.86" Tc=6.0 min CN=77 Runoff=2.57 cfs 0.132 af
Reach NE:	Inflow=0.53 cfs 0.027 af Outflow=0.53 cfs 0.027 af
Reach SE:	Inflow=3.16 cfs 0.627 af Outflow=3.16 cfs 0.627 af
Reach W:	Inflow=5.84 cfs 0.551 af Outflow=5.84 cfs 0.551 af
Pond NE Pond:	Peak Elev=1,219.63' Storage=9,942 cf Inflow=8.94 cfs 0.505 af Outflow=0.91 cfs 0.495 af
Pond SW Pond:	Peak Elev=1,223.88' Storage=5,091 cf Inflow=4.60 cfs 0.266 af Outflow=0.68 cfs 0.260 af

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MSE 24-hr 4 100-year Rainfall=6.66"

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Page 2

Total Runoff Area = 3.036 ac Runoff Volume = 1.222 af Average Runoff Depth = 4.83"
57.87% Pervious = 1.757 ac 42.13% Impervious = 1.279 ac

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Page 3

Summary for Subcatchment 100-i:

Runoff = 1.87 cfs @ 12.13 hrs, Volume= 0.112 af, Depth> 6.06"
 Routed to Reach W :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 100-year Rainfall=6.66"

Area (ac)	CN	Description
* 0.186	98	Driveway
* 0.036	98	Sidewalk
0.222	98	Weighted Average
0.222		100.00% Impervious Area

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

Summary for Subcatchment 100-p:

Runoff = 3.48 cfs @ 12.13 hrs, Volume= 0.179 af, Depth> 3.97"
 Routed to Reach W :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 100-year Rainfall=6.66"

Area (ac)	CN	Description
* 0.542	78	Grassland HSG D (Dane County Ordinance)
0.542		100.00% Pervious Area

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

Summary for Subcatchment 105-i:

Runoff = 3.07 cfs @ 12.13 hrs, Volume= 0.184 af, Depth> 6.06"
 Routed to Pond SW Pond :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 100-year Rainfall=6.66"

Area (ac)	CN	Description
* 0.325	98	Driveway
* 0.040	98	Sidewalk
0.365	98	Weighted Average
0.365		100.00% Impervious Area

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MSE 24-hr 4 100-year Rainfall=6.66"

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Page 4

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

Summary for Subcatchment 105-p:

Runoff = 1.23 cfs @ 12.13 hrs, Volume= 0.063 af, Depth> 3.97"
 Routed to Pond SW Pond :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 100-year Rainfall=6.66"

Area (ac)	CN	Description
* 0.192	78	Grassland HSG D (Dane County Ordinance)
0.192		100.00% Pervious Area

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

Summary for Subcatchment 105-w:

Runoff = 0.30 cfs @ 12.13 hrs, Volume= 0.018 af, Depth> 6.14"
 Routed to Pond SW Pond :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 100-year Rainfall=6.66"

Area (ac)	CN	Description
* 0.036	100	
0.036		100.00% Impervious Area

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

Summary for Subcatchment 200-p:

Runoff = 0.53 cfs @ 12.13 hrs, Volume= 0.027 af, Depth> 3.97"
 Routed to Reach NE :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 100-year Rainfall=6.66"

Area (ac)	CN	Description
* 0.083	78	Grassland HSG D (Dane County Ordinance)
0.083		100.00% Pervious Area

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

Summary for Subcatchment 205-i:

Runoff = 4.04 cfs @ 12.13 hrs, Volume= 0.243 af, Depth> 6.06"
 Routed to Pond NE Pond :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 100-year Rainfall=6.66"

Area (ac)	CN	Description
* 0.481	98	Roof
0.481		100.00% Impervious Area

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

Summary for Subcatchment 205-p:

Runoff = 1.30 cfs @ 12.13 hrs, Volume= 0.067 af, Depth> 3.97"
 Routed to Pond NE Pond :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 100-year Rainfall=6.66"

Area (ac)	CN	Description
* 0.203	78	Grassland HSG D (Dane County Ordinance)
0.203		100.00% Pervious Area

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

Summary for Subcatchment 205-w:

Runoff = 0.85 cfs @ 12.13 hrs, Volume= 0.052 af, Depth> 6.14"
 Routed to Pond NE Pond :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 100-year Rainfall=6.66"

Area (ac)	CN	Description
* 0.101	100	
0.101		100.00% Impervious Area

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MSE 24-hr 4 100-year Rainfall=6.66"

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

Summary for Subcatchment 210-p:

Runoff = 2.75 cfs @ 12.13 hrs, Volume= 0.144 af, Depth> 4.29"
 Routed to Pond NE Pond :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 100-year Rainfall=6.66"

Area (ac)	CN	Description
* 0.342	78	Grassland HSG D (Dane County Ordinance)
* 0.060	98	Sidewalk
0.402	81	Weighted Average
0.342		85.07% Pervious Area
0.060		14.93% Impervious Area

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

Summary for Subcatchment 300-p:

Runoff = 2.57 cfs @ 12.13 hrs, Volume= 0.132 af, Depth> 3.86"
 Routed to Reach SE :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 100-year Rainfall=6.66"

Area (ac)	CN	Description
* 0.345	78	Grassland HSG D (Dane County Ordinance)
* 0.050	61	Grassland HSG B (Dane County Ordinance)
* 0.014	98	Sidewalk
0.409	77	Weighted Average
0.395		96.58% Pervious Area
0.014		3.42% Impervious Area

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

Summary for Reach NE:

[40] Hint: Not Described (Outflow=Inflow)

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MSE 24-hr 4 100-year Rainfall=6.66"

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Inflow Area = 0.083 ac, 0.00% Impervious, Inflow Depth > 3.97" for 100-year event
 Inflow = 0.53 cfs @ 12.13 hrs, Volume= 0.027 af
 Outflow = 0.53 cfs @ 12.13 hrs, Volume= 0.027 af, Atten= 0%, Lag= 0.0 min
 Routed to nonexistent node 211R

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Reach SE:

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.596 ac, 41.10% Impervious, Inflow Depth > 4.71" for 100-year event
 Inflow = 3.16 cfs @ 12.14 hrs, Volume= 0.627 af
 Outflow = 3.16 cfs @ 12.14 hrs, Volume= 0.627 af, Atten= 0%, Lag= 0.0 min
 Routed to nonexistent node 211R

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Reach W:

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.357 ac, 45.91% Impervious, Inflow Depth > 4.88" for 100-year event
 Inflow = 5.84 cfs @ 12.13 hrs, Volume= 0.551 af
 Outflow = 5.84 cfs @ 12.13 hrs, Volume= 0.551 af, Atten= 0%, Lag= 0.0 min
 Routed to nonexistent node 211R

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Pond NE Pond:

[82] Warning: Early inflow requires earlier time span

Inflow Area = 1.187 ac, 54.09% Impervious, Inflow Depth > 5.11" for 100-year event
 Inflow = 8.94 cfs @ 12.13 hrs, Volume= 0.505 af
 Outflow = 0.91 cfs @ 12.70 hrs, Volume= 0.495 af, Atten= 90%, Lag= 34.4 min
 Primary = 0.91 cfs @ 12.70 hrs, Volume= 0.495 af
 Routed to Reach SE :

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,219.63' @ 12.70 hrs Surf.Area= 7,486 sf Storage= 9,942 cf

Plug-Flow detention time= 121.7 min calculated for 0.494 af (98% of inflow)
 Center-of-Mass det. time= 113.1 min (864.0 - 750.9)

Volume	Invert	Avail.Storage	Storage Description
#1	1,218.00'	21,518 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

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MSE 24-hr 4 100-year Rainfall=6.66"

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Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,218.00	4,398	0	0
1,219.00	6,611	5,505	5,505
1,220.00	8,000	7,306	12,810
1,221.00	9,416	8,708	21,518

Device	Routing	Invert	Outlet Devices
#1	Primary	1,215.66'	6.0" Round Culvert L= 100.0' Ke= 0.500 Inlet / Outlet Invert= 1,215.66' / 1,214.65' S= 0.0101 ' Cc= 0.900 n= 0.011, Flow Area= 0.20 sf
#2	Device 1	1,215.66'	4.0" Vert. Orifice/Grate - Drain Tile C= 0.600 Limited to weir flow at low heads
#3	Device 2	1,218.00'	3.600 in/hr Exfiltration over Surface area
#4	Device 1	1,219.00'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Device 1	1,220.00'	24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.91 cfs @ 12.70 hrs HW=1,219.63' (Free Discharge)

- 1=Culvert (Passes 0.91 cfs of 1.25 cfs potential flow)
 2=Orifice/Grate - Drain Tile (Passes 0.62 cfs of 0.82 cfs potential flow)
 3=Exfiltration (Exfiltration Controls 0.62 cfs)
 4=Orifice/Grate (Orifice Controls 0.29 cfs @ 3.28 fps)
 5=Orifice/Grate (Controls 0.00 cfs)

Summary for Pond SW Pond:

[82] Warning: Early inflow requires earlier time span

Inflow Area = 0.593 ac, 67.62% Impervious, Inflow Depth > 5.39" for 100-year event
 Inflow = 4.60 cfs @ 12.13 hrs, Volume= 0.266 af
 Outflow = 0.68 cfs @ 12.53 hrs, Volume= 0.260 af, Atten= 85%, Lag= 24.3 min
 Primary = 0.68 cfs @ 12.53 hrs, Volume= 0.260 af
 Routed to Reach W :

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,223.88' @ 12.53 hrs Surf.Area= 3,942 sf Storage= 5,091 cf

Plug-Flow detention time= 102.3 min calculated for 0.260 af (98% of inflow)
 Center-of-Mass det. time= 92.3 min (836.8 - 744.5)

Volume	Invert	Avail.Storage	Storage Description
#1	1,222.00'	20,287 cf	West of Sidewalk (Prismatic) Listed below (Recalc)
#2	1,222.00'	9,985 cf	East of Sidewalk (Prismatic) Listed below (Recalc)
		30,272 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,222.00	1,138	0	0
1,223.00	1,900	1,519	1,519
1,224.00	2,737	2,319	3,838
1,230.01	2,737	16,449	20,287

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MSE 24-hr 4 100-year Rainfall=6.66"

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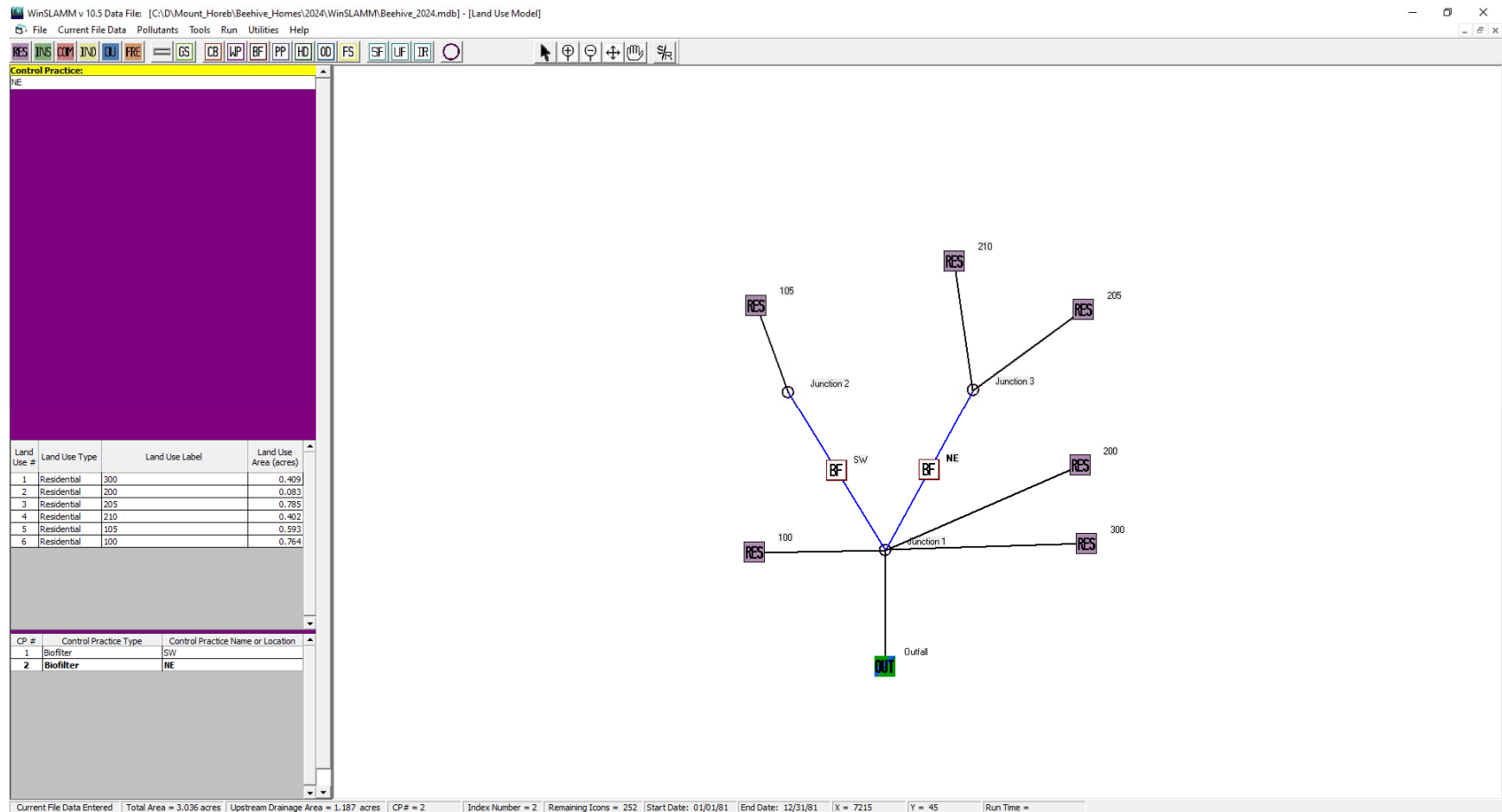
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,222.00	421	0	0
1,223.00	849	635	635
1,224.00	1,371	1,110	1,745
1,230.01	1,371	8,240	9,985

Device	Routing	Invert	Outlet Devices
#1	Primary	1,219.50'	6.0" Round Culvert L= 99.0' Ke= 0.500 Inlet / Outlet Invert= 1,219.50' / 1,213.50' S= 0.0606 '/' Cc= 0.900 n= 0.011, Flow Area= 0.20 sf
#2	Device 1	1,219.50'	4.0" Vert. Orifice/Grate - Drain Tile C= 0.600 Limited to weir flow at low heads
#3	Device 2	1,222.00'	3.600 in/hr Exfiltration over Surface area
#4	Device 1	1,223.00'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.68 cfs @ 12.53 hrs HW=1,223.88' (Free Discharge)

- ↑ **1=Culvert** (Passes 0.68 cfs of 1.86 cfs potential flow)
 - ↑ **2=Orifice/Grate - Drain Tile** (Passes 0.33 cfs of 0.86 cfs potential flow)
 - ↑ **3=Exfiltration** (Exfiltration Controls 0.33 cfs)
 - ↑ **4=Orifice/Grate** (Orifice Controls 0.35 cfs @ 4.06 fps)

WinSLAMM Model Diagram



SW Biofilter Input

Biofiltration Control Device

Drainage System Control Practice

Device Properties **Biofilter Number 1**

Top Area (sf)	4108
Bottom Area (sf)	1559
Total Depth (ft)	4.50
Typical Width (ft) (Cost est. only)	10.00
Native Soil Infiltration Rate (in/hr)	0.000
Native Soil Infiltration Rate COV	N/A
Infil. Rate Fraction-Bottom (0.001-1)	1.000
Infil. Rate Fraction-Sides (0.001-1)	0.010
Rock Filled Depth (ft)	0.50
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)	80.00
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

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)	10.00
Weir crest width (ft)	5.00
Height from datum to bottom of weir opening (ft)	4.40

Add Vertical Stand Pipe

Pipe diameter (ft)	
Height above datum (ft)	

Remove **Surface Discharge Pipe**

Pipe Diameter (ft)	0.33
Invert elevation above datum (ft)	3.50
Number of pipes at invert elev.	1

Remove **Drain Tile/Underdrain**

Pipe Diameter (ft)	0.33
Invert elevation above datum (ft)	0.00
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](#)

Estimated Surface Drain Time = 3.33 hrs.

Save or Delete Biofilter Data to Database File

Get Biofilter Data From Database File

Press 'F1' for Help

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

Cancel Continue

Control Practice #: 1 CP Index #: 1

NE Biofilter Input

Biofiltration Control Device

Drainage System Control Practice

Device Properties Biofilter Number 2

Top Area (sf)	9416
Bottom Area (sf)	4398
Total Depth (ft)	6.00
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)	0.010
Rock Filled Depth (ft)	1.00
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)	80.00
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

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)	10.00
Weir crest width (ft)	5.00
Height from datum to bottom of weir opening (ft)	5.90

Add Vertical Stand Pipe

Pipe diameter (ft)	2.00
Height above datum (ft)	5.00

Remove **Surface Discharge Pipe**

Pipe Diameter (ft)	0.33
Invert elevation above datum (ft)	4.00
Number of pipes at invert elev.	1

Add Drain Tile/Underdrain

Pipe Diameter (ft)	0.33
Invert elevation above datum (ft)	0.67
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

Save or Delete Biofilter Data to Database File

Get Biofilter Data From Database File

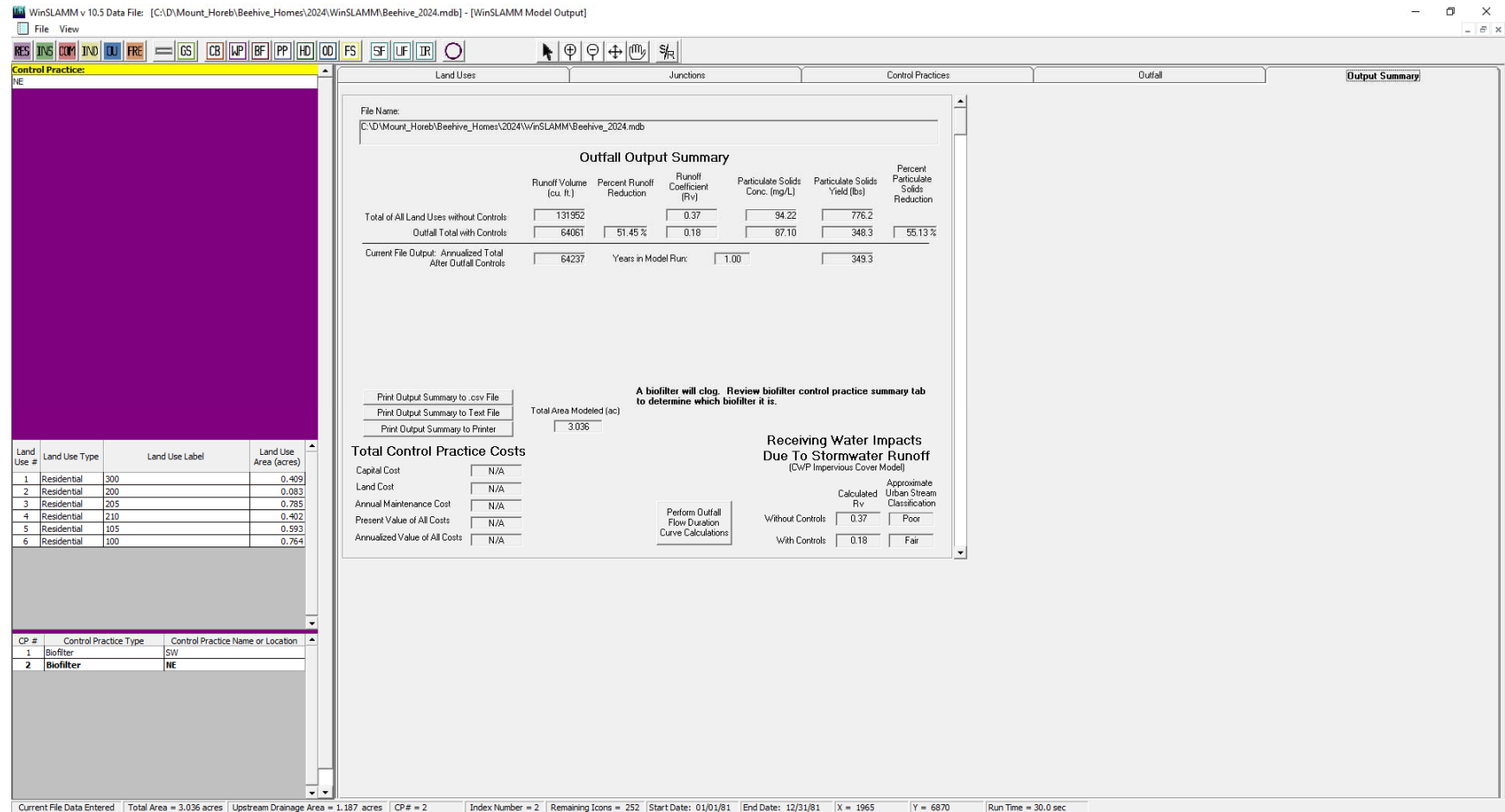
Control Practice #: 2 CP Index #: 2

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

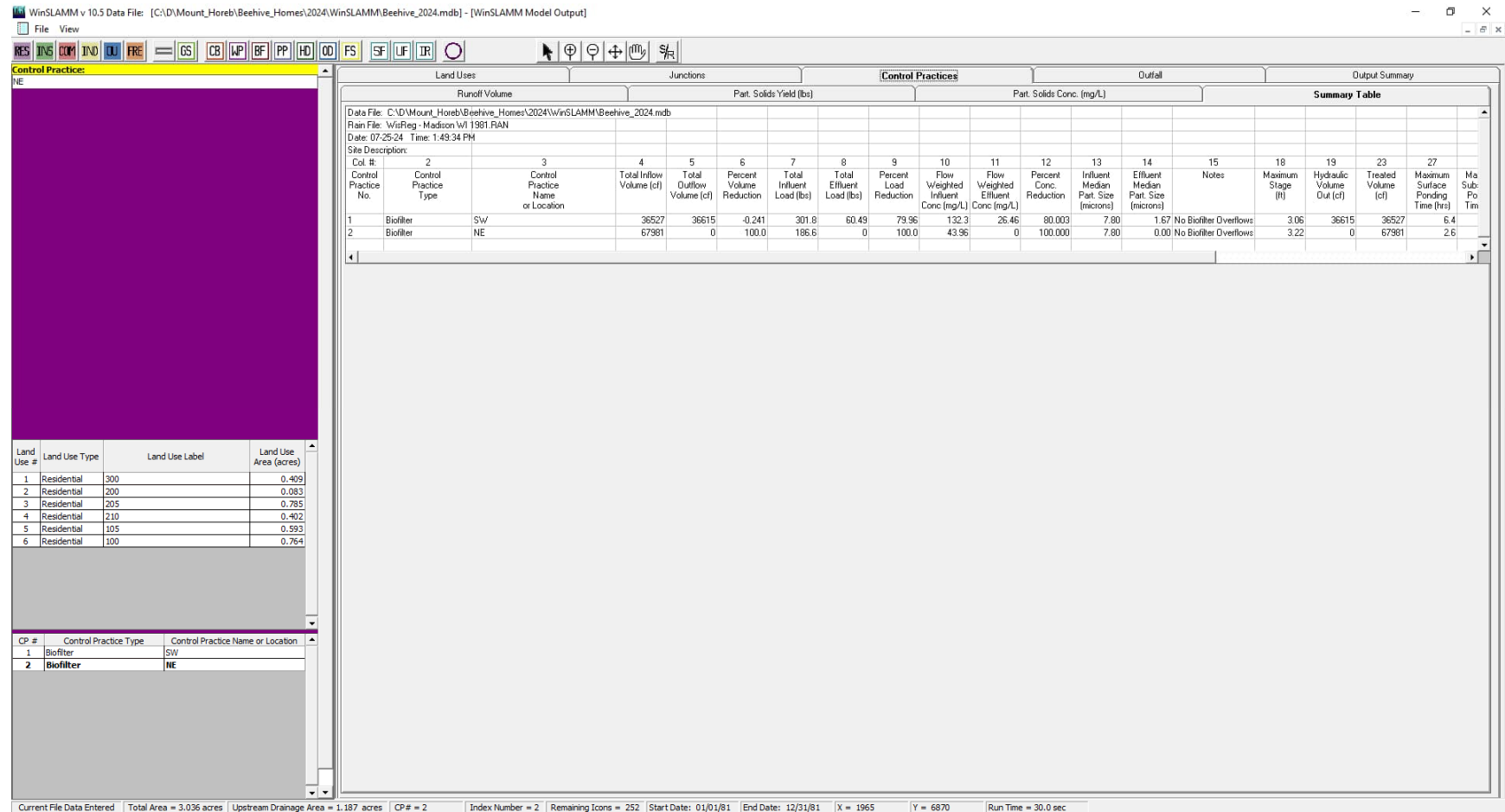
Press 'F1' for Help

Cancel Continue

WinSLAMM Summary Output



WinSLAMM Detailed BMP Output



WinSLAMM Raw Input File

Data file name: C:\D\Mount_Horeb\Beehive_Homes\2024\WinSLAMM\Beehive_2024.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:

Seed for random number generator: -42

Study period starting date: 01/01/81 Study period ending date: 12/31/81

Date: 07-25-2024 Time: 13:55:32

Site information:

LU# 1 - Residential: 300 Total area (ac): 0.409

31 - Sidewalks 1: 0.014 ac. Disconnected Normal Clayey Low Density Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 0.345 ac. Normal Clayey Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

46 - Large Landscaped Areas 2: 0.050 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Residential: 200 Total area (ac): 0.083

45 - Large Landscaped Areas 1: 0.083 ac. Normal Clayey Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Residential: 205 Total area (ac): 0.785

1 - Roofs 1: 0.481 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 0.203 ac. Normal Clayey Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

70 - Water Body Areas: 0.101 ac. Source Area PSD File:

LU# 4 - Residential: 210 Total area (ac): 0.402

31 - Sidewalks 1: 0.060 ac. Disconnected Normal Clayey Low Density Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 0.342 ac. Normal Clayey Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 5 - Residential: 105 Total area (ac): 0.593

25 - Driveways 1: 0.325 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

31 - Sidewalks 1: 0.040 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 0.192 ac. Normal Clayey Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

70 - Water Body Areas: 0.036 ac. Source Area PSD File:

LU# 6 - Residential: 100 Total area (ac): 0.764

25 - Driveways 1: 0.186 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

31 - Sidewalks 1: 0.036 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 0.542 ac. Normal Clayey Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Biofilter CP# 1 (DS) - SW

1. Top area (square feet) = 4108

2. Bottom area (square feet) = 1559

3. Depth (ft): 4.5

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

5. Infiltration rate (in/hr) = 0

6. Random infiltration rate generation? No

7. Infiltration rate fraction (side): 0.01

8. Infiltration rate fraction (bottom): 1

9. Depth of biofilter that is rock filled (ft) 0.5

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 = 80
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

User-Defined Media Type 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 5
3. Height of datum to bottom of weir opening: 4.4

Outlet type: Surface Discharge Pipe

1. Surface discharge pipe outlet diameter (ft): 0.33
2. Pipe invert elevation above datum (ft): 3.5
3. Number of surface pipe outlets: 1

Outlet type: Drain Tile/Underdrain

1. Underdrain outlet diameter (ft): 0.33
2. Invert elevation above datum (ft): 0
3. Number of underdrain outlets: 1

Control Practice 2: Biofilter CP# 2 (DS) - NE

1. Top area (square feet) = 9416
2. Bottom area (square feet) = 4398
3. Depth (ft): 6
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): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 1
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 = 80
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

User-Defined Media Type 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 5
3. Height of datum to bottom of weir opening: 5.9

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 2
2. Stand pipe height above datum (ft): 5

Outlet type: Surface Discharge Pipe

1. Surface discharge pipe outlet diameter (ft): 0.33
2. Pipe invert elevation above datum (ft): 4
3. Number of surface pipe outlets: 1

Outlet type: Drain Tile/Underdrain

1. Underdrain outlet diameter (ft): 0.33

2. Invert elevation above datum (ft): 0.67
3. Number of underdrain outlets: 1

WinSLAMM Summary Output File

SLAMM for Windows Version 10.5.0

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Data file name: C:\D\Mount_Horeb\Beehive_Homes\2024\WinSLAMM\Beehive_2024.mdb

Data file description:

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

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

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

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

Cost Data file name:

Seed for random number generator: -42

Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81

Date of run: 07-25-2024 Time of run: 13:55:21

Total Area Modeled (acres): 3.036

Years in Model Run: 1.00

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	131952	-	94.22	776.2	-
Outfall Total with Controls:	64061	51.45%	87.10	348.3	55.13%
Annualized Total After Outfall Controls:	64237			349.3	

Biofilter # 1 is expected to clog in 10.58 years.. Percent Solids Reduction due to Engineered Media = 80

Biofilter # 2 is expected to clog in 48.28 years.. Percent Solids Reduction due to Engineered Media = 80

Village of Mount Horeb, Building Inspection

Dept. Building Inspector's Report

JULY 2024

Month to Date

168- Building permits have been issued for general construction since Jan . 1St 7- new UDC permit

Year to Date

32 -General permits in July

7- 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