CITY OF REEDSBURG
134 South Locust Street, PO Box 490
Reedsburg, WI 53959
PH. 608-524-6404 FAX. 608-524-8458
www.reedsburgwi.gov

City Plan Commission Agenda
May 13, 2025
Reedsburg City Hall Council Chambers
6:00 PM

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY ATTEND THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THE COMMON COUNCIL HAS DECISION-MAKING AUTHORITY. IF A QUORUM OF THE COMMON COUNCIL ATTENDS THIS MEETING, NO ACTION WILL BE TAKEN BY THE COMMON COUNCIL AT THIS MEETING.

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON MARCH 11, 2025
:

THE COMMITTEE WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COMMITTEE BY MEMBERS OF THE PUBLIC. THE COMMITTEE WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING

I. GENERAL BUSINESS:

A. Consider Conditional Use Permit for an addition of 96 units to Courtyard MHC Mobile Home Park under § 690-24 – 2701 E Main St; Parcel # 276-2260-12000 – Neil Pfaff, Vierbicher

B. Consider site plan for an 80’ X 60’ heated storage addition under § 690 Schedule 2 – 2567 E Main St; Parcel # 276-2261-10000– Prestige Landscaping

C. Review annual code of ethics

II. ADJOURN:

The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

Reedsburg Plan Commission
March 11, 2025



Mayor Dave Estes called the meeting of the Reedsburg Plan Commission to order at 6:00 PM in Reedsburg City Hall.

Present: Alder Sonny Hyde, Alder Mike Gargano, Steve Zibell, Derek Horkan, Beth DeForge
Absent: Dan DeBaets
Staff: Brian Duvalle

Approval of Plan Commission Minutes: Motion by Horkan, seconded by Zibell to approve the 2/11/25 meeting minutes.

Motion approved

Consider renewed Planned Development Group (PDG) site plan for proposed movie theater. – 220 Viking Dr; parcel #s 2719 & 2720 –Neil Pfaff, Vierbicher. The Plan Commission may then recommend their decision to the Common Council for final review to be held on March 24, 5:30 PM.
Pfaff stated there would be a parking agreement with Viking Village and have five ADA parking spots onsite. The reasons for the PDG review are for Council review & waivers on the parking proposal, landscaping and wall signage. Discussion held on pedestrian access across the parking lot, which could be marked.

Motion by DeForge, seconded by Hyde to recommend approval of the PDG as presented.

Motion approved

Consider recommending certified survey map to divide property – E6352 Ski Hill Rd; 030-0606-00000 & 030-0606-10000 – Michala Gerads, Vierbicher
Motion by Horkan, seconded by Zibell to recommend approval of the CSM as presented.

Motion approved

Consider recommending Ordinance 1977-25 to amend the standards for the raising of chickens.
The proposal would increase the chicken amount to eight, move fees to the fee schedule, and clarify coop size.

Motion by Gargano, seconded by Zibell to recommend approval of the Ordinance as presented.

Motion approved

Motion by Gargano, seconded by DeForge to adjourn at 6:16 PM.

Motion approved

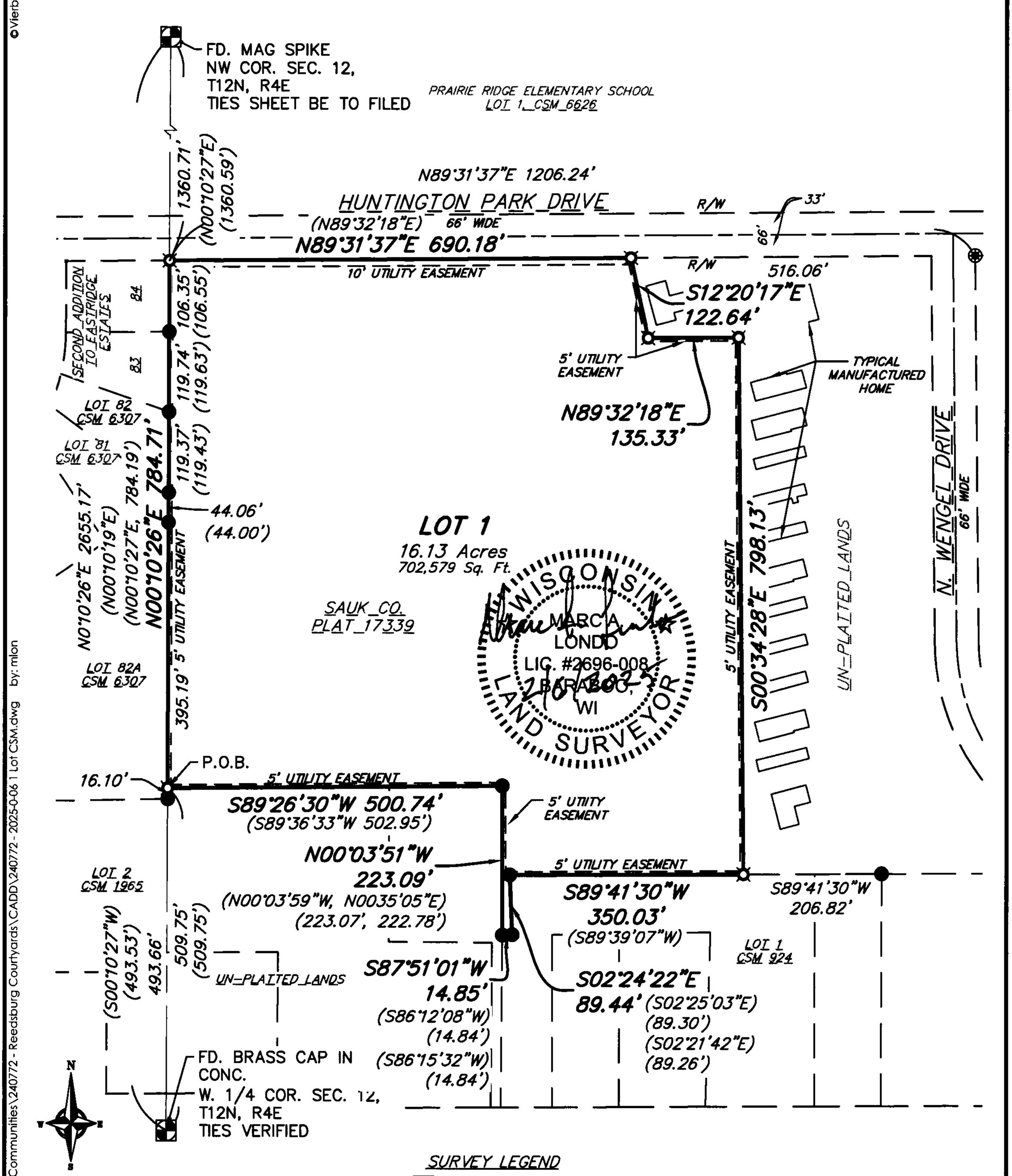
Respectfully submitted,

Brian Duvalle, Planner/Building Inspector

DOCUMENT #: **1272487**
Recorded: 02-19-2025 at 8:45 AM
BRENT BAILEY
SAUK COUNTY REGISTER OF DEEDS
REGISTRAR'S OFFICE
Sauk Co, WI
RECEIVED FOR RECORD
Fee Amount: $30.00

CERTIFIED SURVEY MAP No. 7568

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 3/4" ø IRON ROD
- FOUND 1/2" ø IRON ROD
- SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
- ( ) INDICATES RECORD MEASUREMENT
  DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

GRAPHIC SCALE: 1" = 200'

0 100 200 400

BEARINGS ARE REFEREENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SAUK COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, T12N, R4E BEARS N00°10'26"E

TAX PARCEL: 276-2260-11000
FIELDWORK COMPLETED: 1/6/2025 & 1/10/2025

GENERAL NOTES:

1. See sheet 2 of 3 for Surveyor's Certificate, see sheet 3 of 3 for Owner's Certificate, City of Reedsburg Approval Certificate and Register of Deeds Certificate.

vierbicher
planners | engineers | advisors

Job #: 240772
Date: 02/06/2025
Rev:
Drafted By: mlon
Checked By: sdis

SURVEYED FOR:
Matheus De Matos
Maplewood Communities
6111 Broken Sound
Parkway NW, Suite 200
Boca Raton, FL 33487

SURVEYED BY:
Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468

SHEET 1 OF 3

Vol 51 Pg 7568

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06 Feb 2025 - 7:10a R:\Maplewood Communities\240772 - Reedsburg Courtyards\CADD\240772-2025-0-06 1 Lot CSM.dwg by: mlon

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CERTIFIED SURVEY MAP No. 7568

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A–E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Reedsburg, and under the direction of Dan Kaskel, I have surveyed, divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Southwest Quarter of the Northwest Quarter of Section 12, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin, containing 16.13 acres of land and described as follows:

Legal Description
Part of the Southwest Quarter of the Northwest Quarter of Section 12, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin, described as follows

Commencing at a found Brass Cap in Concrete at the West Quarter Corner of said Section 12, T12N, R4E;
Thence, N00°10'26"E, along the west line of the said Northwest Quarter of Section 12, T12N, R4E and the east line of said Lot 2 of Sauk County Certified Survey Map No. 1965 and the east of Lot 82A of Sauk County Certified Survey Map No. 6307, 509.75 feet, to a set ¾" diameter iron rod and the Point of Beginning (P.O.B.) of this description;

Thence, N00°10'26"E, continuing along the said west line of the Northwest Quarter of Section 12, T12N, R4E, the east line of Lot 82A, 81 and 82 of Sauk County Certified Survey Map No. 6307 and the east line of Lots 83 and 84 of Second Addition to Eastridge Estates, 784.71 feet to a set ¾" diameter iron rod at the northeast corner thereof and the south right–of–way line of Huntington Park Drive;
Thence, N89°31'37"E, along the said south right–of–way line of Huntington Park Drive, 690.18 feet, to a set ¾" diameter iron rod;
Thence, S12°20'17"E, 122.64 feet, to a set ¾" diameter iron rod;
Thence, N89°32'18"E, 135.33 feet, to a set ¾" diameter iron rod;
Thence, S00°34'28"E, 798.13 feet, to a set ¾" diameter iron rod at the north line of Lot 1 of Sauk County Certified Survey Map No. 924;
Thence, S89°41'30"W, along the north line of said Lot 1 of Sauk County Certified Survey Map No. 924, 350.03 feet, to a found ¾" diameter iron rod at the northwest corner thereof;
Thence, S02°24'22"E, along the west line of said Lot 1 of Sauk County Certified Survey Map No. 924, 89.44 feet, to a found ¾" diameter iron rod;
Thence, S87°51'01"W, along the north line of said Lot 1 of Sauk County Certified Survey Map No. 924, 14.85 feet, to a found ¾" diameter iron rod at the northwest corner thereof;
Thence, N00°03'51"W, 223.09 feet, to a found ¾" diameter iron rod;
Thence, S89°26'30"W, 500.74 feet, returning to the Point of Beginning

Certified Survey Map contains 16.13 Acres, 702,579 Sq. Ft., and is subject to all other easements and rights–of–way of record.

2/6/2025
Marc A. Londo, WI PLS #2696 — Date
Vierbicher Associates, Inc

WISCONSIN
MARC A. LONDO
LIC. #2696-008
BARABOO, WI
LAND SURVEYOR

06 Feb 2025 - 9:08a R:\Maplewood Communities\240772 - Reedsburg Courtyards\CADD\240772 - 2025-02-06 1 Lot CSM.dwg by: mlon

vierbicher
planners | engineers | advisors

Job #: 240772
Date: 02/06/2025
Rev:
Drafted By: mlon
Checked By: sdis

SURVEYED FOR:
Matheus De Matos
Maplewood Communities
6111 Broken Sound
Parkway NW, Suite 200
Boca Raton, FL 33487

SURVEYED BY:
Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524–6468

SHEET
2 OF 3

Vol 51 Pg 7568-A

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CERTIFIED SURVEY MAP No. 7568

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Courtyard MHC. LLC, a Delaware limited liability company, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map.

IN WITNESS WHEREOF, the said Courtyard MHC. LLC, a Delaware limited liability company. has caused these presents to be signed by its corporate

officer on this 11th day of FEBRUARY, 2025.

Dan Kaskel
Courtyard MHC. LLC, a Delaware limited liability company

State of ~~Wisconsin~~ FLORIDA)
)ss.
County of ~~Dane~~ PALM BEACH)

Personally came before me this 11th day of FEBRUARY, 2025, the above named Dan Kaskel, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of ~~Wisconsin~~ FLORIDA
Dawn Marie Andrie

My Commission expires: 5/15/2026

DAWN MARIE ANDRIE
Notary Public - State of Florida
Commission # HH 264942
My Comm. Expires May 15, 2026
Bonded through National Notary Assn.

CITY OF REEDSBURG APPROVAL CERTIFICATE

Resolved, that this Certified Survey Map in the City of Reedsburg, Courtyard MHC. LLC, a Delaware limited liability company, owner, is hereby approved by the City of Reedsburg Common Council.

Dave G. Estes, Mayor — Date 2-17-25

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Reedsburg.

Jacob Crosetto, Clerk/Treasurer — Date 2-17-2025

REGISTER OF DEEDS CERTIFICATE

Received for recording this 19th day of Feb, 2025, at 8:45 o'clock A.m. and recorded in Volume 51 of Certified Survey Maps on pages 7568, as Doc. No. 1272481.

Brent Bailey, Sauk County Register of Deeds
SBerning Dep

WISCONSIN
MARC A. LONDO
LIC. #2696-008
BARABOO, WI
LAND SURVEYOR
2/19/25

Vol 51 Pg 7568-B

06 Feb 2025 - 9:09a R:\Maplewood Communities\240772 - Reedsburg Courtyards\CADD\240772 - 2025-02-06 1 Lot CSM.dwg by: mlon

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planners | engineers | advisors

Job #: 240772
Date: 02/06/2025
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6111 Broken Sound
Parkway NW, Suite 200
Boca Raton, FL 33487

SURVEYED BY:
Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468

SHEET 3 OF 3

Revised 10/22

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Neil Pfaff, Vierbicher

ADDRESS: 201 E. Main St. Suite 100 **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-393-1881 **PARCEL #:** 276-2260-11000

E- MAIL: npfa@vierbicher.com

PROPERTY OWNER: (if different from Applicant) Matheus De Matos

LOCATION: (if different from address above) South of Huntington Park Dr., East of 2nd Addition to Eastridge Estates

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

- ☐ **Certified Survey Map (CSM):** _____
- ☒ **Conditional Use Permit:** R-2 Conditional Use

  For *CONDITIONAL USE PERMIT* requests, also answer "A, B & C" on back page.
- ☐ **Preliminary Plat:** ____ **Final Plat:** _____ **Name of Plat:** _____
- ☐ **Rezoning - From:** _____ **To:** _____ **TID #**_____
- ☒ **Site Plan Review:** (See "B & C" on back page) Reedsburg Development, Expansion of Courtyards
- ☐ **Zoning Appeal / Interpretation:** _____
- ☐ **Zoning Variance:** _____

  For *VARIANCE* requests, also answer "D" on back page.
- ☐ **Other or Annexation:** _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

Neil Pfaff **/04/03/2025** Mannie Shapiro **/** 4/7/25

Applicant Signature / Date **Owner Signature / Date**

Account #10-461500-00

The applicant or representative MUST ATTEND the meeting(s).

G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use Permit $200	_____
Cond Use-Agriculture $400	_____
Variance $125	_____
Rezoning $200	_____
C.S.M. $175	_____
Subdivision Plat $610	_____
- w/ Stormwater Plan $100	_____
Site Plan Review $175	_____
Annexation $200	_____
Plan Amend $200	_____
Date Paid	_____
Receipt #	_____

A. Please describe how your request meets each of the following *Conditional Use* standards, as applicable.

A. Proposed operation. No conditional use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this chapter and will not place demands on fire, police, or other public resources in excess of current capacity.

B. Character and use of adjoining buildings and those in the vicinity. The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.

C. Utilities. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.

B. Please describe how your request meets each of the following *Site Plan* standards, as applicable.

A. Topography and vegetation. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.

B. Stormwater. Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring properties.

C. Emergency Services. All buildings shall be so arranged as to permit emergency vehicle access by some practical means.

D. Exterior lighting shall be arranged as follows:

(1) It is deflected away from adjacent properties.

(2) It does not impede the vision of traffic along adjacent streets.

(3) It does not unnecessarily illuminate night skies.

E. Traffic generation, circulation and parking areas. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.

F. Architectural plans; existing and proposed structures. The proposed conditional land use shall be designed, constructed, operated, and maintained so to complement the surrounding area. Physical buffers shall be added as needed for neighboring conformance.

G. Consistency with other plans and statutes. Site plans shall conform to all applicable requirements of City, state and federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, state and federal permits.

C. Site Plan Requirements, as applicable.

(A) North arrow
(B) Location of property lines, dimensions, and setbacks.
(C) Location of existing and proposed public roads, rights-of-way and private easements of record.
(D) Location of existing water bodies, surface drainage ways, stormwater controls, floodplains, and wetlands.
(E) Location of existing and proposed buildings.
(F) Location of parking areas and all exterior lighting.
(G) Location of all loading / unloading areas.
(H) Location of all sidewalks, walkways, bicycle paths and areas for public use.
(I) Location of all utilities on the site.
(J) Location and specifications for all fences, walls, and other screening features.
(K) Location and specifications for all existing and proposed perimeter and internal landscaping.
(L) Location and specifications for screening of all trash receptacles and other solid waste disposal facilities.
(M) Location and specifications for proposed signs.
(N) Elevation drawings for proposed commercial structures.
(P) Floor plans, when needed to determine the number of parking spaces required.

D. Please describe how your request meets each of the following *Variance* standards. Attach additional pages if needed.

To grant a variance, the Board of Appeals must find four things:

1) The variance will not be contrary to the public interest.
2) Substantial justice will be done by granting the variance. _____
3) The variance is needed so that the spirit of the ordinance is observed.
4) Due to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship.

Variance Hardship. A property owner bears the burden of proving "unnecessary hardship" by demonstrating either of the following:

1) For an area variance, that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome.
2) For a use variance, that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In both situations, the property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than personal considerations, and that the unnecessary hardship was not created by the property owner.

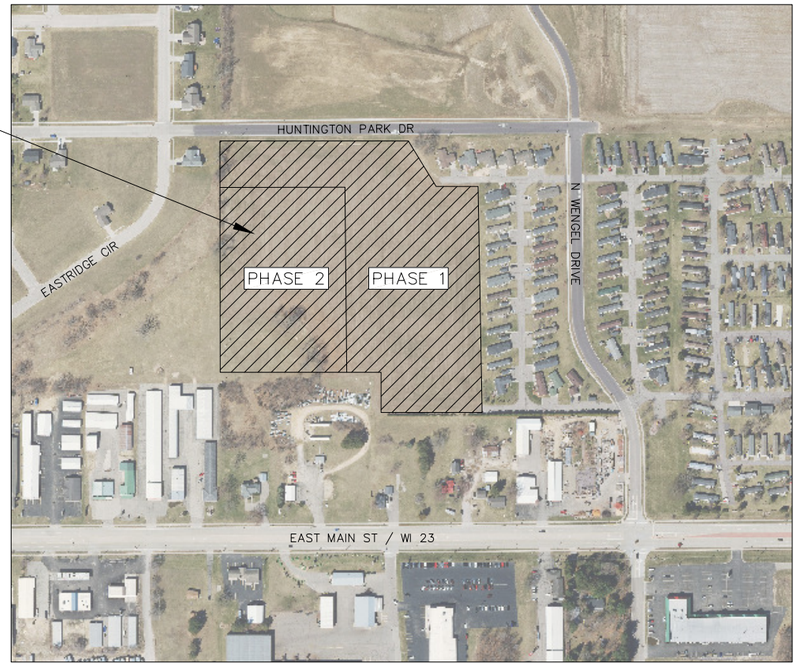
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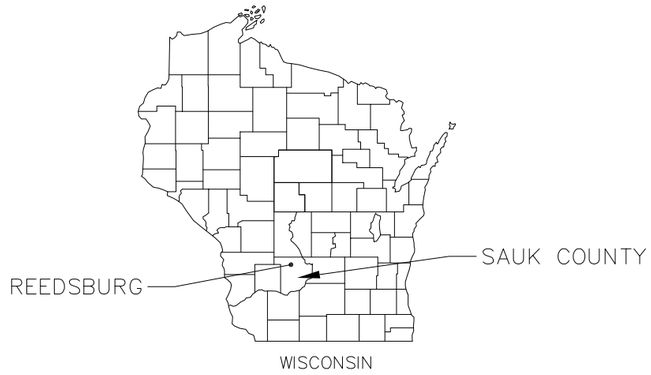
REEDSBURG DEVELOPMENT LLC - PHASE 1

CITY OF REEDSBURG

SAUK COUNTY, WISCONSIN

PHASE 1





SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LEGEND & GENERAL NOTES
3	EXISTING CONDITIONS
4	SITE PLAN
5	SITE LAYOUT TYPICAL
6	OVERALL GRADING & EROSION CONTROL PLAN
7	STORM WATER BASINS DETAILS
8	OVERALL UTILITY PLAN
9	PLAN & PROFILES SHEET INDEX – EW STREETS
10	PLAN & PROFILES SHEET INDEX – NS STREETS
11	PLAN & PROFILES SHEET INDEX – EW YARD
12	PLAN & PROFILES SHEET INDEX – NS YARD
13–19	EAST–WEST PLAN & PROFILES
20–28	NORTH–SOUTH PLAN & PROFILES
29–32	DETAILS
33	METER BUILDING EXAMPLE
34	FOUNDATION EXAMPLES

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1–800–242–8511

SITE BENCHMARKS

1. BENCHMARK #1
TOP OF HYDRANT
ELEV= 961.01'

2. BENCHMARK #2
TOP OF HYDRANT
ELEV= 926.49'

3. BENCHMARK #3
TOP OF HYDRANT
ELEV= 908.56'

SITE CONTROL POINTS

4. CONTROL POINT #4
ROD
NORTHING: 260441.885
EASTING: 589190.16
ELEV= 921.93'

5. CONTROL POINT #5
MAG NAIL
NORTHING: 261258.508
EASTING: 589171.722
ELEV= 958.47'

6. CONTROL POINT #6
MAG NAIL
NORTHING: 261272.542
EASTING: 590403.638
ELEV= 911.87;

7. CONTROL POINT #7
MAG NAIL
NORTHING: 260800.486
EASTING: 590354.744
ELEV= 906.17'

8. CONTROL POINT #8
MAG NAIL
NORTHING: 260275.848
EASTING: 590540.152
ELEV= 904.09'

3 REVISION DATE: 03/28/2025

2 REVISION DATE: 03/11/2025

ISSUED DATE: 02/21/2025

vierbicher planners engineers advisors

TITLE SHEET TEST
REEDSBURG DEVELOPMENT LLC - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS NO.	DATE	REMARKS
1	03/05/25	REV 1
2	03/11/25	REV 2
3	03/28/25	REV 3

DATE 2025-02-21
DRAFTER IGRE
CHECKED CMAT
PROJECT NO. 220042
SHEET 1 OF 34

28 Mar 2025 - 1:36p R:\Maplewood Communities\240772 - Reedsburg Courtyards\CADD\The Courtyards Expansion - Title Sheet & General Notes.dwg by: sdk

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TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING BORING

SURVEY LEGEND

- BENCHMARK
- FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- FOUND NAIL
- FOUND 1" ø IRON PIPE
- FOUND 2" ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD
- FOUND RAILROAD SPIKE
- SET CHISELED "X"
- SET NAIL
- SET P.K. NAIL
- SET 1 1/4" ø IRON ROD
- SET 3/4" ø IRON ROD
- SET RAILROAD SPIKE
- GENERAL CONTROL POINT

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING WETLANDS
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED CONCRETE MOBILE HOME PAD
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

CONSTRUCTION AND GENERAL NOTES:

1. CONTRACTOR SHALL INSTALL ALL NEW WATER SERVICE FROM MAIN & REPLACE CURB STOP. SERVICE DEPTH TO BE 7' DEEP TO AND INCLUDING CURB STOP. MINIMUM SIZE IS 1" DIAMETER.

2. THE CONTRACTOR SHALL NOTIFY THE THE CITY DIRECTOR OF PUBLIC WORKS, THE CITY UTILITY, THE ENGINEER, AND UTILITIES 48 HOURS PRIOR TO ANY ANTICIPATED UTILITY INTERRUPTION.

3. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL PROPERTY OWNERS, SO AS TO MAINTAIN ACCESS TO THEIR PROPERTIES DURING CONSTRUCTION ACTIVITIES.

4. ALL DEWATERING OF THE TRENCHES FOR ANY CONSTRUCTION AS SHOWN ON THE PLANS, SHALL BE INCIDENTAL TO THE PIPE LAYING AND BID SCHEDULE ITEMS, AND WILL NOT BE PAID FOR SEPARATELY.

5. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE GROUND WATER CONDITIONS THAT WILL BE ENCOUNTERED DURING CONSTRUCTION, HOWEVER, NO PAYMENT WILL BE MADE FOR DEWATERING.

6. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.

7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING ORDER OF ANY SUCH ITEM.

8. DURING AND AFTER CONSTRUCTION, DISPOSAL OF SURPLUS MATERIALS OR TEMPORARY STOCKPILES WILL NOT BE PERMITTED IN A WETLAND OR ADJACENT AREAS, UNLESS PERMITS ARE OBTAINED FROM THE APPROPRIATE REGULATORY AGENCIES AND/OR AS DIRECTED BY THE ENGINEER. ALL STOCKPILES SHALL BE PROTECTED BY EROSION CONTROL DEVICES TO MINIMIZE SOIL LOSS.

9. UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, SALVAGED ITEMS SHALL BECOME PROPERTY OF THE CITY/UTILITY AND DELIVERED TO A SITE WITHIN THE CITY AS INSTRUCTED BY THE OWNER.

10. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF REMOVED PIPE, ASPHALT, CONCRETE AND EXCESS MATERIAL OFF SITE OR AS DIRECTED.

11. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.

12. CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY OF REEDSBURG, RESIDENTS, WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) AND LOCAL AUTHORITIES. COST OF COOPERATION AND COORDINATION SHALL BE INCIDENTAL TO THE CONTRACT AND SHALL NOT BE A CAUSE FOR ANY EXTRA COMPENSATION FOR TIME EXTENSION AND NO EXTRA COST TO THE OWNER.

13. CONTRACTOR TO SUBMIT "RECORD DRAWINGS" AT EVERY PAY REQUEST FOR WORK COMPLETED AND ACCEPTED BY THE OWNER/ENGINEER.

14. CONTRACTOR TO MAKE FINAL ADJUSTMENTS TO MANHOLES, CASTINGS AND WATER VALVES, AS REQUIRED, FOR THE FINAL PAVEMENT GRADES.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS OR AS MAY BE REQUIRED TO ACCOMMODATE THE CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MONITORING AND INSPECTING THE EROSION CONTROL MEASURES AS REQUIRED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

16. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE AT LEAST WEEKLY AND AFTER A RAINFALL OF 1/2 INCH OR MORE WITHIN 24 HOURS. NECESSARY MAINTENANCE SHOULD FOLLOW THE INSPECTIONS WITHIN 24 HOURS.

17. ALL FINAL GRADES FOR HYDRANTS ARE FINISHED GRADES AT FLANGES OF HYDRANT.

18. REMOVE AND REINSTALL ALL STREET SIGNAGE AS REQUIRED.

19. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

20. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY THE MEANS OF STREET SWEEPING (NOT FLUSHING) AT THE END OF EACH WORK DAY.

21. REMOVE AND REINSTALL ALL MAIL BOXES AS REQUIRED.

22. RIGHT-OF-WAY AND PROPERTY LINES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED.

23. ALL WATER MAIN FITTINGS (BENDS, TEES, REDUCERS, CROSSES, ETC.) WILL NOT BE PAID FOR SEPARATELY, BUT WILL BE CONSIDERED INCIDENTAL TO THE WATER MAIN.

24. GRADING NOTE: WHEN THE CONTRACT USES LUMP SUM PAYMENT FOR EXCAVATION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE QUANTITY TO THEIR SATISFACTION PRIOR TO BIDDING. NO ADDITIONAL PAYMENT WILL BE MADE FOR COMMON EXCAVATION BID AS LUMP SUM.

AGENCIES:

EMERGENCY – FIRE, RESCUE, AMBULANCE, POLICE
DIAL 911

CITY OF REEDSBURG
STEVE ZIBELL, DIRECTOR OF PUBLIC WORKS
134 S. LOCUST ST
REEDSBURG, WI 53959
608-524-6404
szibell@ci.reedsburg.wi.us

TOM BENSON, SUPERINTENDENT
SCHOOL DISTRICT OF REEDSBURG
501 K STREET
REEDSBURG WI
608-524-2016
tbenson@rsd.k12.wi.us

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michaellong@alliantenergy.com

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FIBER OPTIC
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501 UTILITY COURT
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bretts@rucls.net

TELEPHONE
FRONTIER
CHRIS BLUMER
100 COMMUNICATIONS DR
SUN PRAIRIE, WI 53590
608-622-3807

ELECTRIC, CABLE, WATER
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608-768-1000
ruc@rucls.net

SANITARY SEWER
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134 S. LOCUST ST
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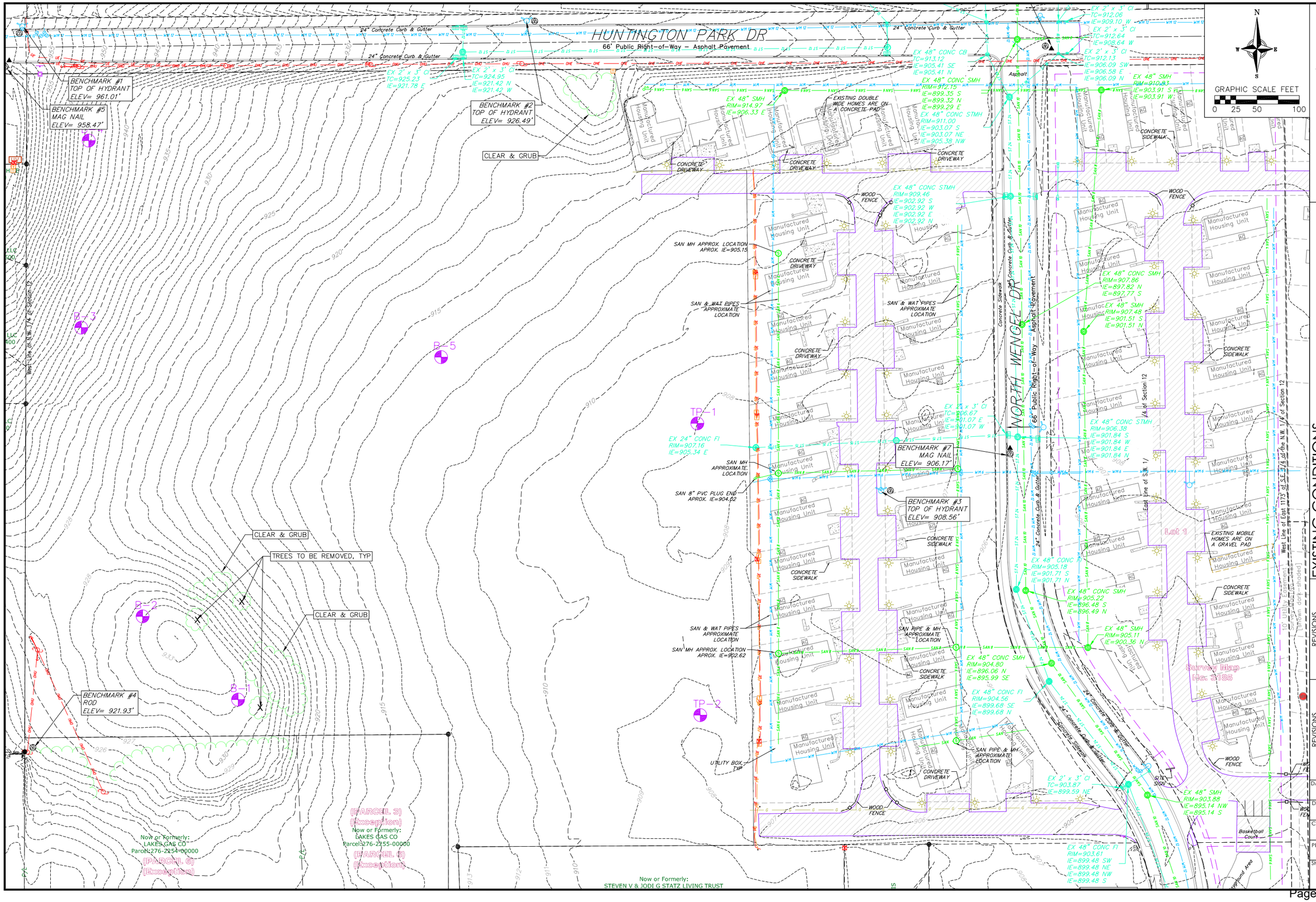
LEGEND & GENERAL NOTES

REEDSBURG DEVELOPMENT LLC - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

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NO.	DATE	REMARKS	

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EXISTING CONDITIONS

REEDSBURG DEVELOPMENT LLC - PHASE I
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

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HUNTINGTON PARK DR
66' Public Right-of-Way - Asphalt Pavement

EASTRIDGE CIR

NORTH WENGEL DR
66' Public Right-of-Way - Asphalt Pavement

ROAD A
ROAD B
ROAD C
ROAD D
ROAD E

PHASE 1
PHASE 2

SPEED LIMIT SIGN SEE DETAIL 2/31
YIELD SIGN SEE DETAIL 2/31
STREET LIGHT, TYP BY OTHERS
SAW CUT
40' SETBACK
122.0' TYP
45.0' TYP
40.0' TYP
24.0' TYP
50.0'
24.1'
R20.0'
110.0' TYP
56.0' TYP
260.0'
236.0'
130.0'
145.8'
131.9'
160.0'
6.0' TYP.
6' WIDE GATE
5' CHAIN LINK FENCE COATED BLACK
STORM WATER WET POND
STORM WATER INFILTRATION BASIN
DOG PARK
PROPOSED ARBORVITAE SPACED 4' ON CENTER
Manufactured Housing Unit
AG

B-1 B-2 B-3 B-4 B-5 TP-1 TP-2

GRAPHIC SCALE FEET
0 25 50 100

LAYOUT INFORMATION

REQUIREMENTS BASED ON CITY OF REEDSBURG ZONING §690-24 MOBIL HOME PARKS (AMENDED 2-23-2009)

Item	Requirements	Observed
The minimum size of a mobile home park	5 Acres	23.12 Acres
The minimum size lot per mobile home	3,000 sq. ft.	4,400 sq. ft.
The minimum width of a mobile home site	40 ft.	40 ft.
The minimum distance between mobile home trailers	20 ft.	24 ft. - side 56 ft. - rear
The minimum distance between mobile home and service road	10 ft.	10 ft.
A minimum side yard setback	40 ft.	40 ft.
Parking area	*1 ¼ parking spaces	20 ft. x 18 ft.
Service road width		24 ft.
Home Dimensions		16 ft. x 80 ft.
Project area		16.1 Acres
Stormwater area		1.03 Acres (6.4%)
Number of Proposed Homes During Phase 1		62
Number of Proposed Homes During Phase 2		34
Total Number of Proposed Homes		96

* There shall be one parking space for each mobile home plus additional parking spaces within the park for automotive vehicles, the combined total of which shall be not less than 1 1/4 parking spaces for each mobile home space.

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SITE PLAN

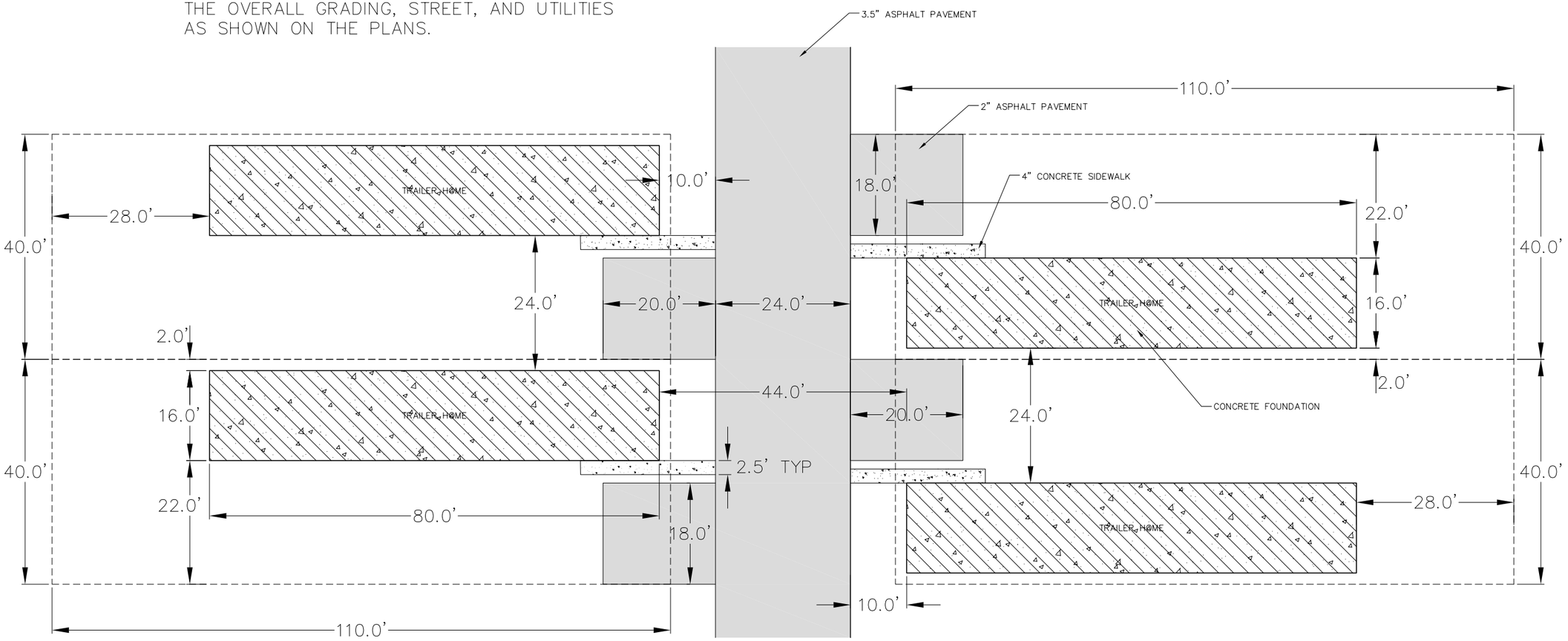
REEDSBURG DEVELOPMENT LLC - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS NO.	DATE	REMARKS
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2	03/11/25	REV 2

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WORK AS PART OF THIS CONTRACT INCLUDES THE OVERALL GRADING, STREET, AND UTILITIES AS SHOWN ON THE PLANS.



SITE LAYOUT TYPICAL

GRAPHIC SCALE FEET
0 10 20 40

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SITE LAYOUT TYPICAL
REEDSBURG DEVELOPMENT LLC - PHASE I
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

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LIMITS OF DISTURBANCE, NO GRADING OR TOPSOIL REMOVAL WHERE NO GRADING IS SHOWN.

NO GRADING AT CONNECTION

HUNTINGTON PARK DR
66' Public Right-of-Way - Asphalt Pavement

EASTRIDGE CIR

ROAD D

ROAD A

ROAD B

ROAD C

ROAD E

NORTH WENGEL DR
66' Public Right-of-Way - Asphalt Pavement

PHASE 2

PHASE 1

GRADING LIMITS

CONCRETE APRON TO ROW

TRACKING PAD
SEE DETAIL 1/32

NOTE:
CONSTRUCTION ENTRANCE, NO CONSTRUCTION TRAFFIC THROUGH EXISTING MOBILE HOME PARK.

EROSION MAT CLASS II, TYPE B
SEE DETAIL 2/32

SILT FENCE
SEE DETAIL 3/32

PROPOSED STORM WATER WET POND
SEE SHEET 7 FOR DETAILS

EROSION MAT CLASS I, TYPE A
SEE DETAIL 2/32

EROSION MAT CLASS III, TYPE C
SEE DETAIL 2/32

EROSION MAT CLASS II, TYPE A
SEE DETAIL 2/32

PROPOSED STORM WATER INFILTRATION BASIN
SEE SHEET 7 FOR DETAILS

EROSION MAT CLASS III, TYPE C
SEE DETAIL 2/32

EROSION MAT CLASS II, TYPE B
SEE DETAIL 2/32

SILT FENCE
SEE DETAIL 3/32

INLET PROTECTION, TYP

TRACKING PAD
SEE DETAIL 1/32

1
NOTE:
CONTRACTOR TO BORROW GRANULAR MATERIAL FROM PHASE 2 TO BALANCE PHASE 1. GRADE PHASE 2 TO APPROXIMATELY 1' BELOW THE FINAL PROPOSED GRADE. COORDINATE WITH ENGINEER.

WATER HYDRANT

Manufactured Housing Unit

GRAPHIC SCALE FEET
0 25 50 100

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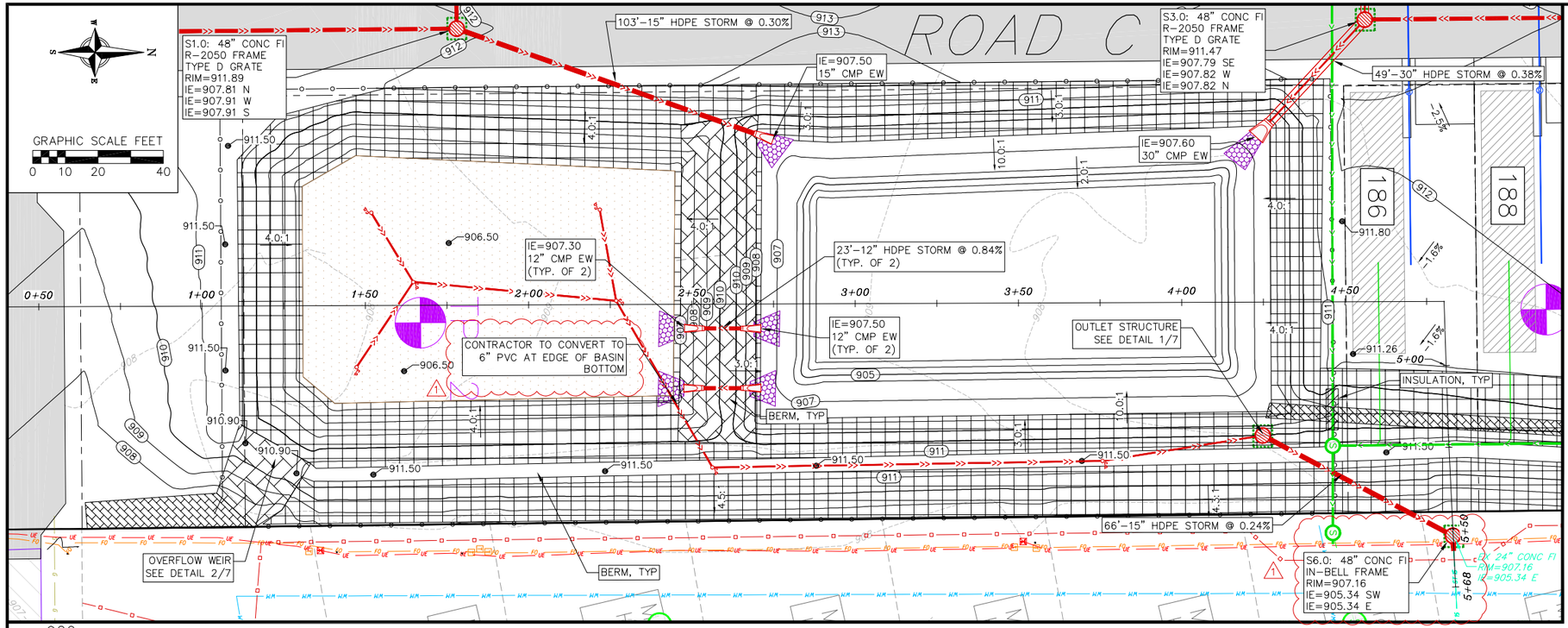
OVERALL GRADING & EROSION CONTROL PLAN

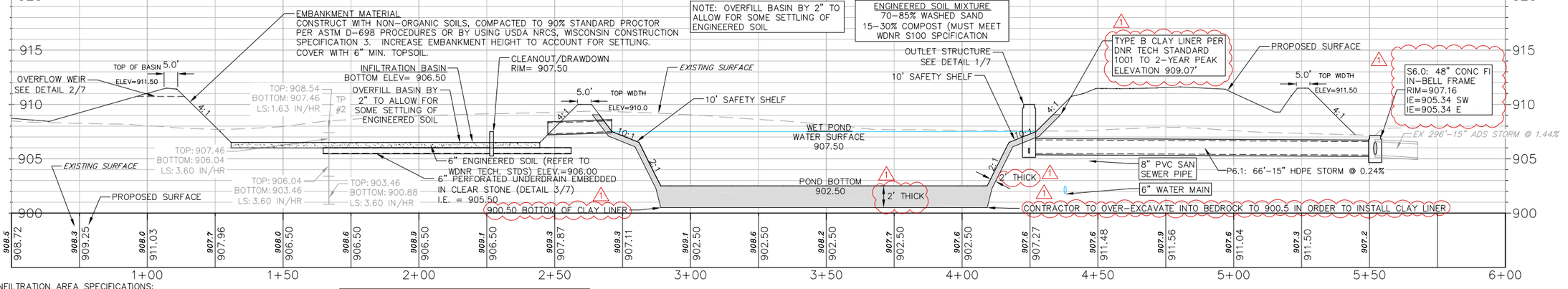
REEDSBURG DEVELOPMENT LLC - PHASE I
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

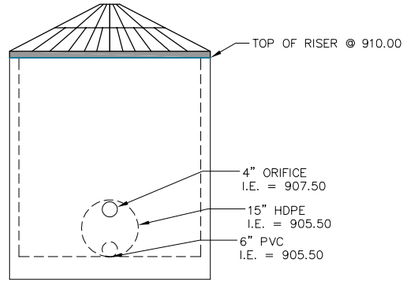
REVISIONS			
NO.	DATE	REMARKS	
1	03/05/25	REV 1	
2	03/28/25	REV 3	

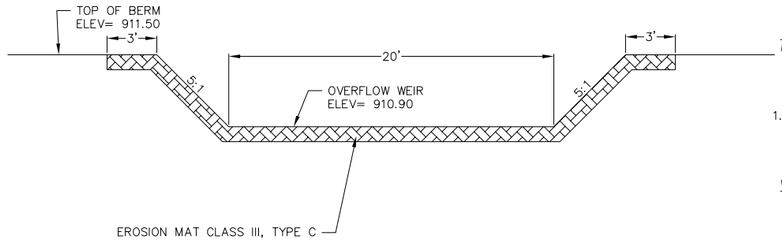
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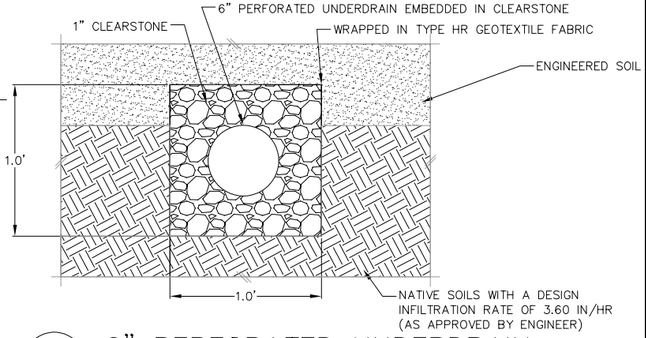
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RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):

1. NATIVE (PRAIRIE) SEEDING SHALL BE COMPLETED IN THE FALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (BETWEEN MAY 1 AND JUNE 20), OR PLUGS SHALL BE USED.
2. FERTILIZER –SOIL TESTING SHALL BE USED TO DETERMINE PROPER APPLICATIONS FOR NUTRIENTS AND LIMING. FERTILIZER APPLICATION SHALL CONFORM TO THE CRITERIA LOCATED IN NRCS CONSERVATION PRACTICE STANDARD, CRITICAL AREA PLANTING (342) OR WDNR TECHNICAL STANDARD SEEDING FOR CONSTRUCTION SITE EROSION CONTROL (1059).
3. MULCH OR EROSION MAT –MULCH SHALL CONFORM TO THE CRITERIA LOCATED IN WDNR TECHNICAL STANDARD MULCHING FOR CONSTRUCTION SITES (1058). EROSION MAT SHALL BE CLASS II AND PLACED ON THE SURFACE OF THE INFILTRATION AREA.
4. WATER AS NECESSARY, DEPENDING ON WEATHER. RE–MULCH VOID AREAS, TREAT DISEASED OR DISTRESSED PLANTS, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS, REMOVE DEBRIS AND LITTER, AND INSPECT AND REPAIR ERODED AREAS, AS NEEDED.

CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):

1. OVER–EXCAVATE THE AREA TO INFILTRATIVE LAYER REQUIRED PER DETAIL. NATIVE LAYER OF DEVICE TO BE VISUALLY INSPECTED BY DESIGN ENGINEER IN THE FIELD AFTER THE AREA IS EXCAVATED.
2. CHISEL PLOW, OR ROTO–TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
3. PLACE GRANULAR FILL, DEPTH AS REQUIRED BY DETAIL, AND UNDERDRAIN COMPONENTS.
4. PLACE ENGINEERED SOIL IN MAXIMUM 12" LIFTS (OVERFILL BY 2" TO ALLOW FOR SETTLING), COMPRISED OF:
   70–85% WASHED SAND
   15–30% COMPOST (PER DNR TECHNICAL STANDARD S100)
5. SEED, MULCH/EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE UNDERDRAIN DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

LONG–TERM MAINTENANCE OF INFILTRATION AREA:

1. REFER TO DNR TECHNICAL STANDARD 1003

INFILTRATION AREA SPECIFICATIONS:

INFILTRATION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1003 (INFILTRATION BASIN).

HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM INFILTRATION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.

NATIVE SEEDING –NATIVE VEGETATION SHALL BE ESTABLISHED IN CONFORMANCE WITH RECOMMENDATIONS FROM A QUALIFIED NATIVE NURSERY IN THE AREA. IF TREES ARE TO BE USED, SPECIES SHALL BE SELECTED THAT WILL NOT INTERFERE WITH THE FUNCTION OF THE BASIN, OR CAUSE MAINTENANCE PROBLEMS.

CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER).

OUTLET STRUCTURES
48" RISER W/ HAALA GRATE (OR OTHER APPROVED BY DESIGN ENGINEER).
*STRUCTURE MAY CHANGE BASED ON SHOP DRAWINGS PROVIDED BY CONTRACTOR

1/7 OUTLET STRUCTURE
NOT TO SCALE

2/7 OVERFLOW WEIR
NOT TO SCALE

NOTE: EXTEND EROSION CONTROL BLANKET TO TOE OF SLOPE ON THE DOWNSTREAM SIDE OF THE BERM

3/7 6" PERFORATED UNDERDRAIN
NOT TO SCALE

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STORM WATER BASINS DETAILS

REEDSBURG DEVELOPMENT LLC - PHASE I
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

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1	03/05/25	REV 1

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SHEET 7 OF 34

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HUNTINGTON PARK DR
66' Public Right-of-Way - Asphalt Pavement

EASTRIDGE CIR

ROAD A
ROAD B
ROAD C
ROAD D
ROAD E

PHASE 1
PHASE 2

IE=917.41 E
IE=917.51 W
IE=929.34 E
IE=909.41 W
IE=908.91 S
IE=909.01 W
IE=909.01 E
IE=905.53 S
IE=908.36 S
IE=908.46 N
IE=915.10 S
IE=925.55 S
IE=916.66 E
IE=916.76 N
IE=916.76 S
IE=906.47 E
IE=906.57 W
IE=906.57 S
IE=906.57 N
IE=905.33 E
IE=905.43 W
IE=905.43 N
IE=905.43 S
IE=912.57 N
IE=919.11 N
IE=907.40 E
IE=907.08 N
IE=907.18 E
IE=907.18 W
IE=907.57 W
IE=904.10 W
IE=904.02 E
IE=904.31 W
IE=904.21 E
IE=904.31 N

WATER HYDRANT
FLOOR DRAIN LATERAL
WATER METER BUILDING SEE SHEET 33
EP: 234+04.53
4" PVC SANITARY SERVICE, TYP.
1" HDPE WATER SERVICE, TYP.
FUTURE WATER HYDRANT
EX 24" CONC FI
RIM=907.16
IE=905.34 E
BP: 230+00.00

B-1
B-2
B-3
B-4
B-5
TP-1
TP-2

Manufactured Housing Unit

GRAPHIC SCALE FEET
0 25 50 100

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OVERALL UTILITY PLAN
REEDSBURG DEVELOPMENT LLC - PHASE I
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

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EASTRIDGE CIR

HUNTINGTON PARK DR

66' Public Right-of-Way - Asphalt Pavement

SHEET 13

SHEET 14

SHEET 19

ROAD D

ROAD A

ROAD B

ROAD C

ROAD E

PHASE 2

PHASE 1

FUTURE 261
FUTURE 259
FUTURE 257
FUTURE 255
FUTURE 251
FUTURE 249
FUTURE 247
FUTURE 245
FUTURE 243
FUTURE 241
FUTURE 239
FUTURE 237
FUTURE 235
FUTURE 256
FUTURE 254
FUTURE 252
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FUTURE 215
FUTURE 213
FUTURE 211
FUTURE 209
FUTURE 207

177 176 175 174 173 172 171 170 169 168 167 166 165 164

228 226 224 222 220 218 216 214 212 210 208 206 204 202

205 203 201 199 197 195 193 191 189 187 185 183 181 179

200 198 196 194 192 190 188 186

184 182 180 178

TP-1

TP-2

Manufactured Housing Unit

GRAPHIC SCALE FEET
0 25 50 100

N W E S

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PLAN & PROFILES SHEET INDEX - EW STREETS
REEDSBURG DEVELOPMENT LLC - PHASE I
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

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EASTRIDGE CIR

HUNTINGTON PARK DR

66' Public Right-of-Way – Asphalt Pavement

ROAD D

ROAD A

ROAD B

ROAD C

ROAD E

SHEET 20

SHEET 21

SHEET 23

SHEET 22

SHEET 7

PHASE 2

PHASE 1

FUTURE 261
FUTURE 259
FUTURE 257
FUTURE 255
FUTURE 251
FUTURE 249
FUTURE 247
FUTURE 245
FUTURE 243
FUTURE 241
FUTURE 239
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FUTURE 256
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177 176 175 174 173 172 171 170 169 168 167 166 165 164
228 226 224 222 220 218 216 214 212 210 208 206 204 202
205 203 201 199 197 195 193 191 189 187 185 183 181 179
200 198 196 194 192 190 188 186
184 182 180 178

TP-1
TP-2

Manufactured Housing Unit

GRAPHIC SCALE FEET
0 25 50 100

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REVISIONS
NO. DATE REMARKS

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SHEET 15

SHEET 16

SHEET 17

SHEET 18

HUNTINGTON PARK DR

66' Public Right-of-Way - Asphalt Pavement

EASTRIDGE CIR

ROAD D

ROAD A

ROAD B

ROAD C

ROAD E

PHASE 2

PHASE 1

TP-1

TP-2

Manufactured Housing Unit

GRAPHIC SCALE FEET

0 25 50 100

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EASTRIDGE CIR

HUNTINGTON PARK DR
66' Public Right-of-Way - Asphalt Pavement

ROAD D

ROAD A

ROAD B

ROAD C

ROAD E

SHEET 24

SHEET 25

SHEET 26

SHEET 28

PHASE 2

PHASE 1

FUTURE 261
FUTURE 259
FUTURE 257
FUTURE 255
FUTURE 251
FUTURE 249
FUTURE 247
FUTURE 245
FUTURE 243
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FUTURE 209
FUTURE 207

177 176 175 174 173 172 171 170 169 168 167 166 165 164

205 228 203 226 201 224 199 222 197 220 195 218 193 216 191 214 189 212 187 210 185 208 183 206 181 204 179 202

200 198 196 194 192 190 188 186

184 182 180 178

TP-1
TP-2

Manufactured Housing Unit

N
W E
S

GRAPHIC SCALE FEET
0 25 50 100

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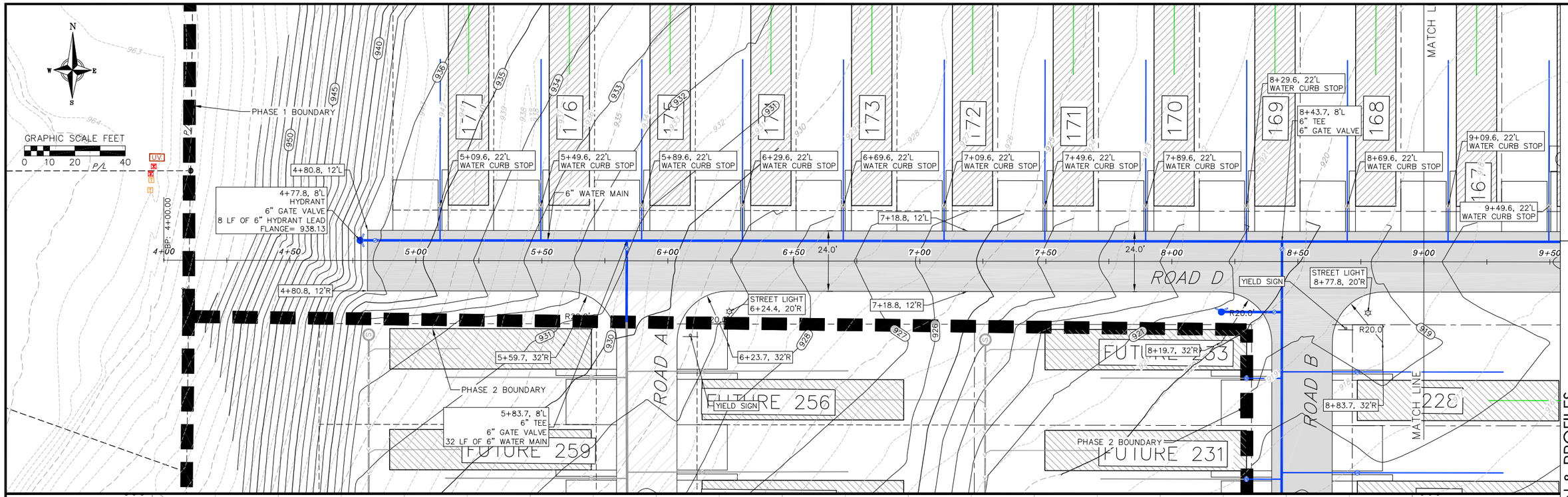
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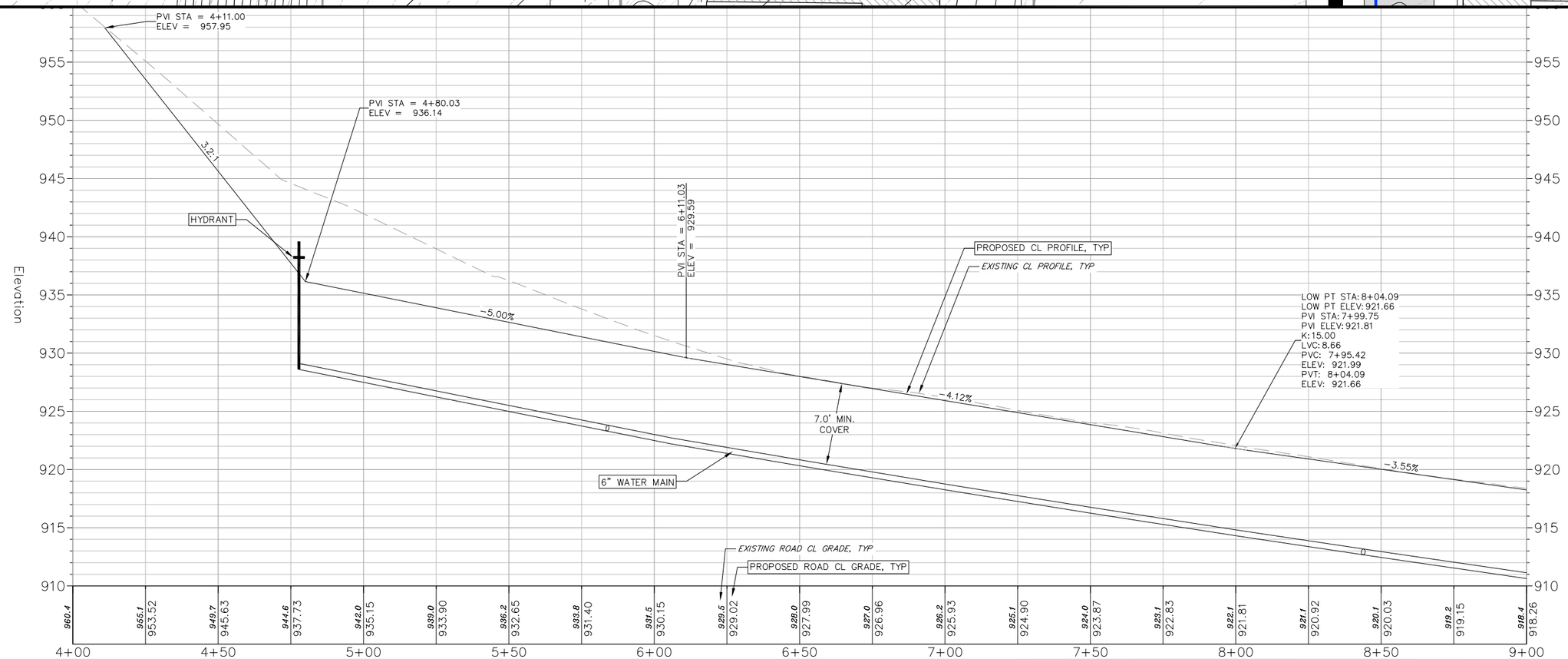
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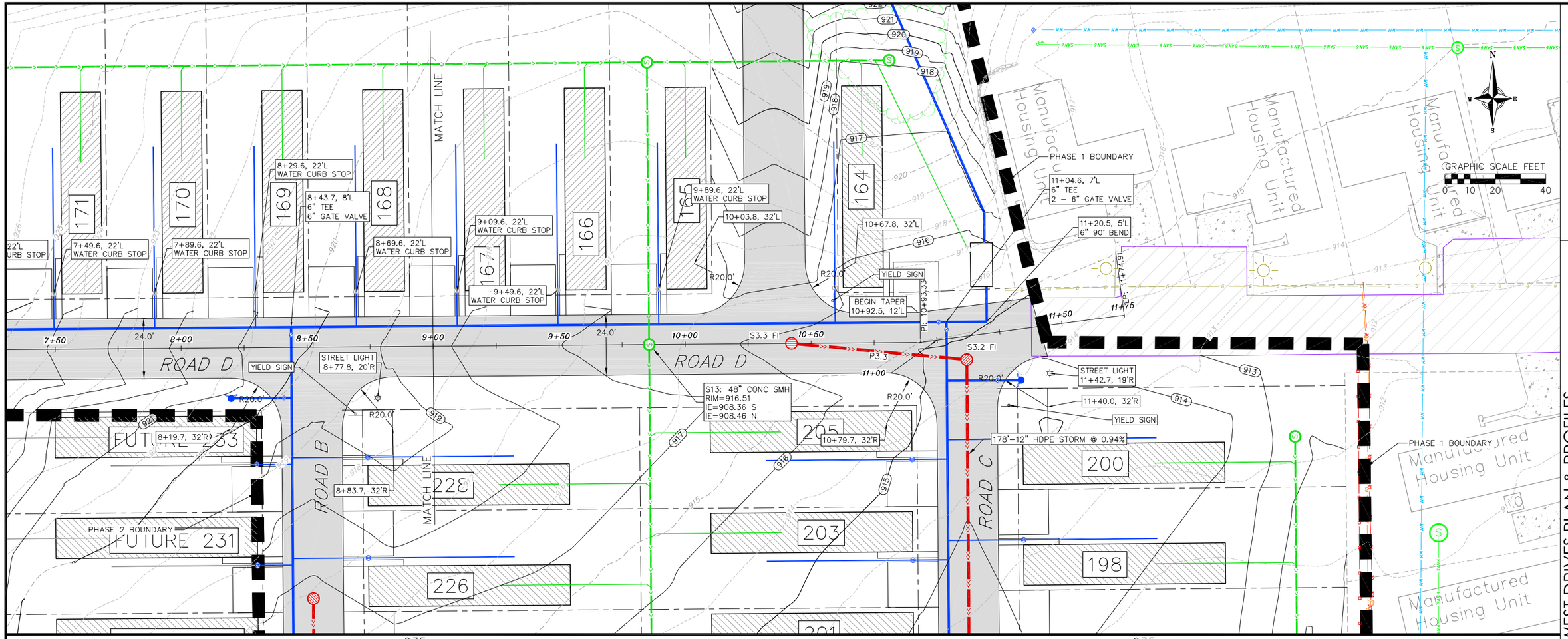
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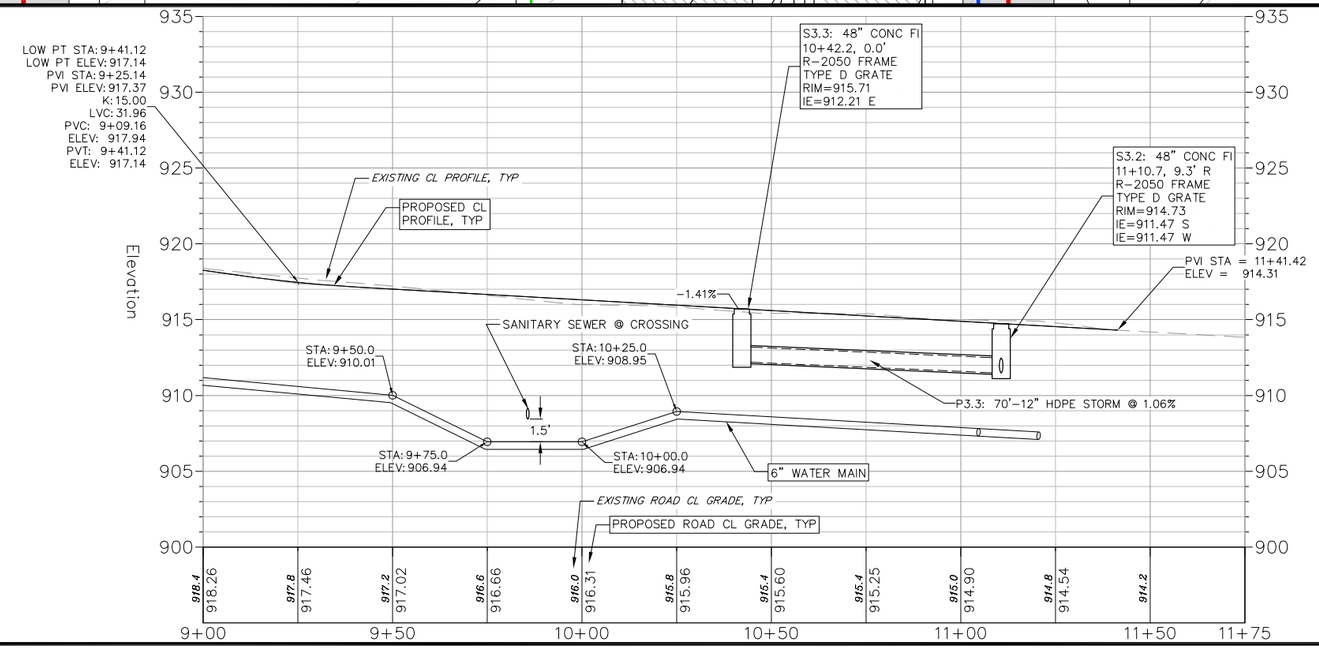
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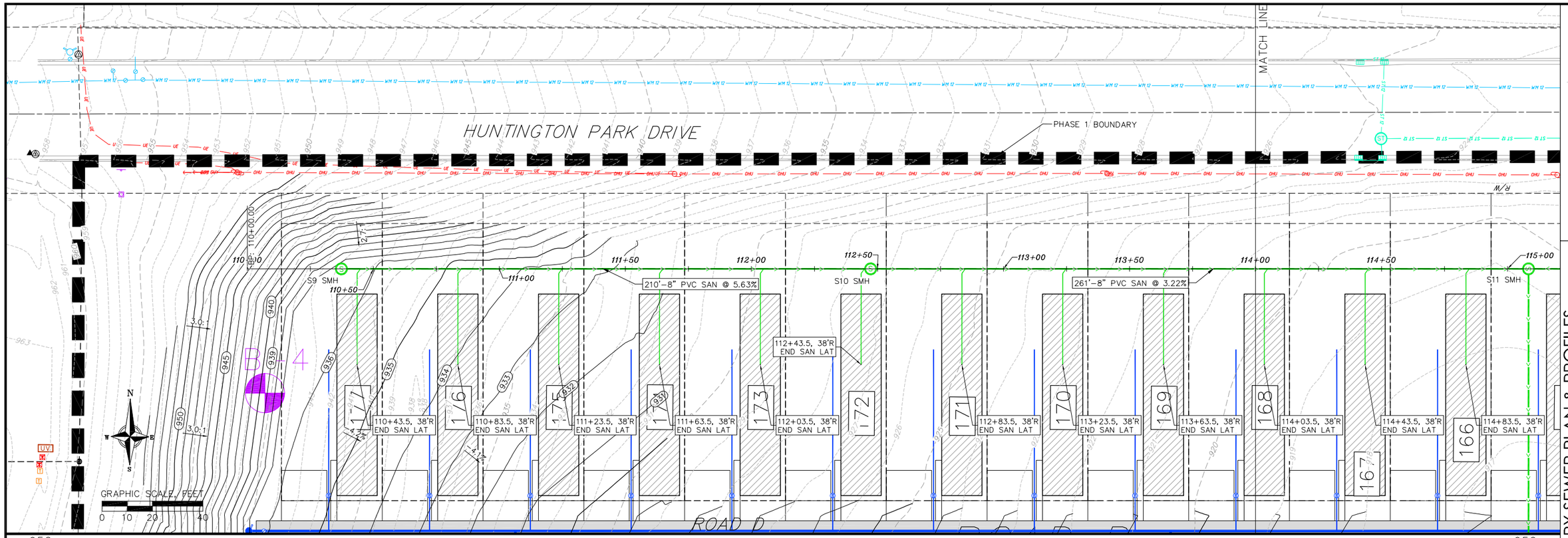
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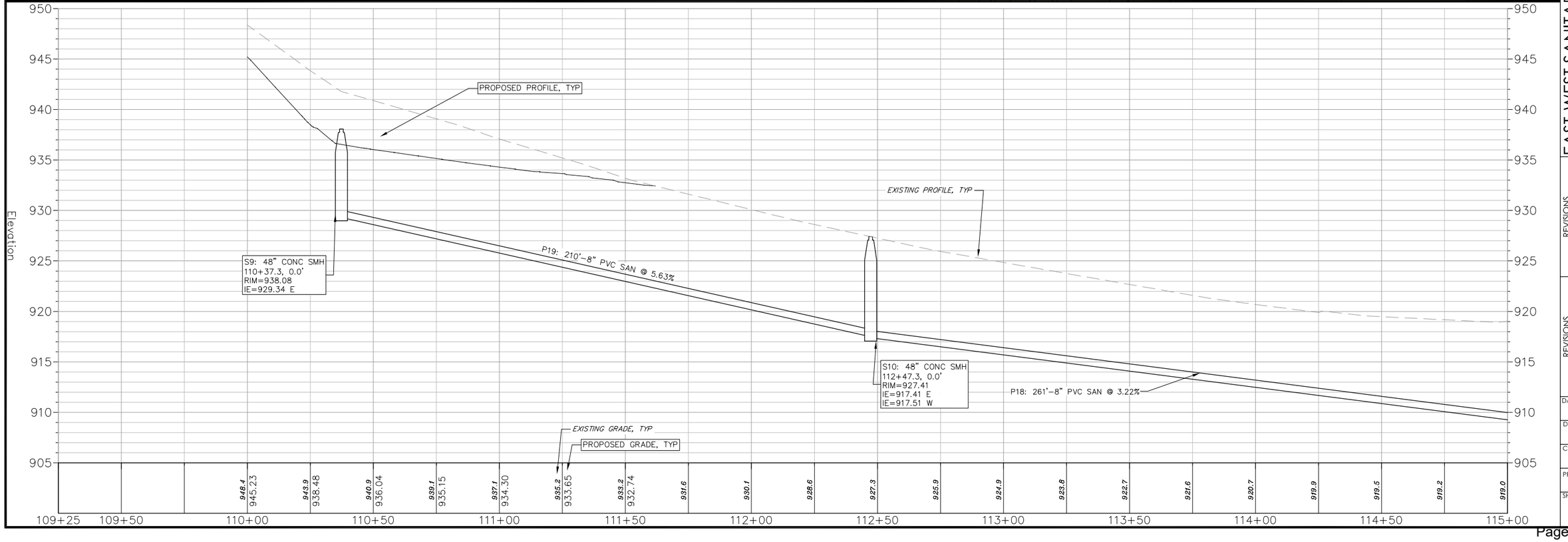
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EAST-WEST SANITARY SEWER PLAN & PROFILES

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NOTE:
CONSTRUCTION ENTRANCE, NO CONSTRUCTION TRAFFIC THROUGH EXISTING MOBILE HOME PARK.

TRACKING PAD SEE DETAIL 1/31

REPLACE 24" CONCRETE CURB & GUTTER

HUNTINGTON PARK DRIVE

PHASE 1 BOUNDARY

923.50

923.15

922.41

922.33

GRAPHIC SCALE: FEET
0 10 20 40

6" WATER MAIN

S12 SMH

S11 SMH

261'-8" PVC SAN @ 3.22%

96'-8" PVC SAN @ 0.41%

-2.0%

113+00 113+50 114+00 114+50 115+00 115+50 116+00 116+50 116+91.76

171 112+83.5, 38'R END SAN LAT
170 113+23.5, 38'R END SAN LAT
169 113+63.5, 38'R END SAN LAT
168 114+03.5, 38'R END SAN LAT
167 114+43.5, 38'R END SAN LAT
166 114+83.5, 38'R END SAN LAT
165 115+23.5, 38'R END SAN LAT
164 115+93.5, 38'R END SAN LAT

WATER METER BUILDING SEE SHEET 33

Manufactured Housing Unit

ROAD D

MATCH LINE

Elevation

EXISTING PROFILE, TYP

PROPOSED PROFILE, TYP

P18: 261'-8" PVC SAN @ 3.22%

P22: 96'-8" PVC SAN @ 0.41%

S12: 48" CONC SMH
116+04.6, 0.0'
RIM=918.34
IE=909.41 W

S11: 48" CONC SMH
228+79.7, 0.0'
RIM=919.29
IE=908.91 S
IE=909.01 W
IE=909.01 E

EXISTING GRADE, TYP

PROPOSED GRADE, TYP

925.9 924.9 923.8 922.7 921.6 920.7 919.9 919.5 919.2 919.0 919.8 920.5 921.02 921.7 920.51 922.7 918.26 922.2 919.27 919.1 916.8

112+75 113+00 113+50 114+00 114+50 115+00 115+50 116+00 116+50 117+00 117+50 118+00

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EAST-WEST SANITARY SEWER PLAN & PROFILES

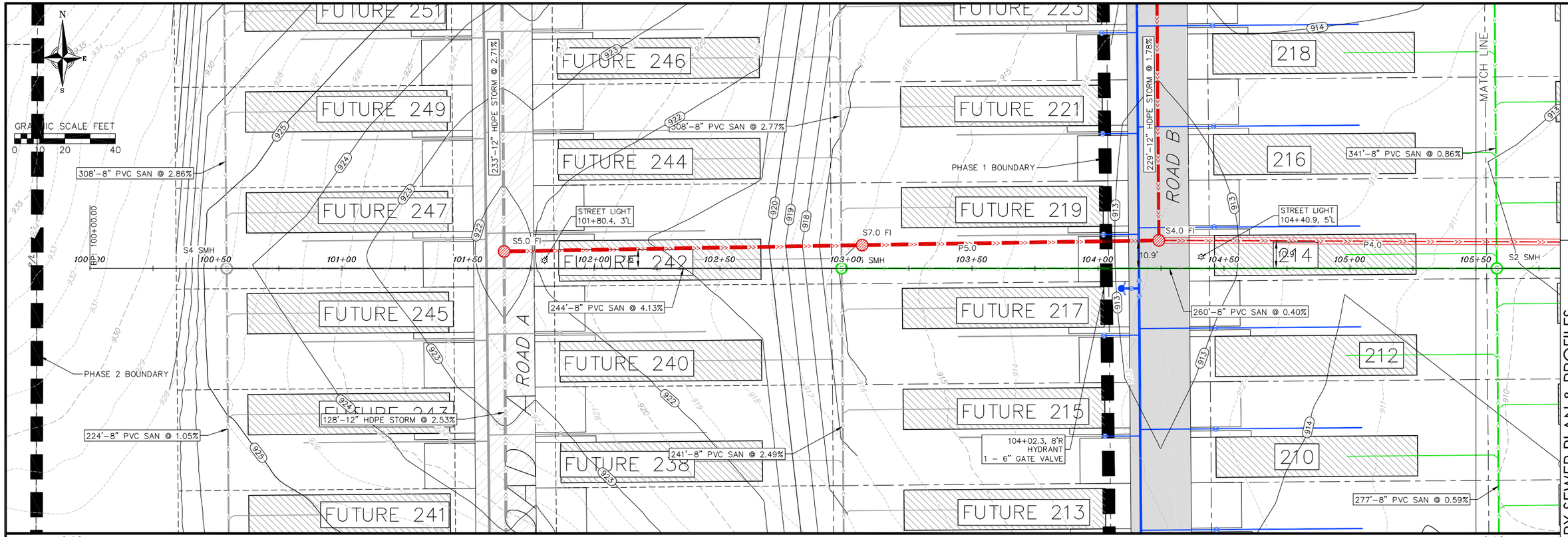
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CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

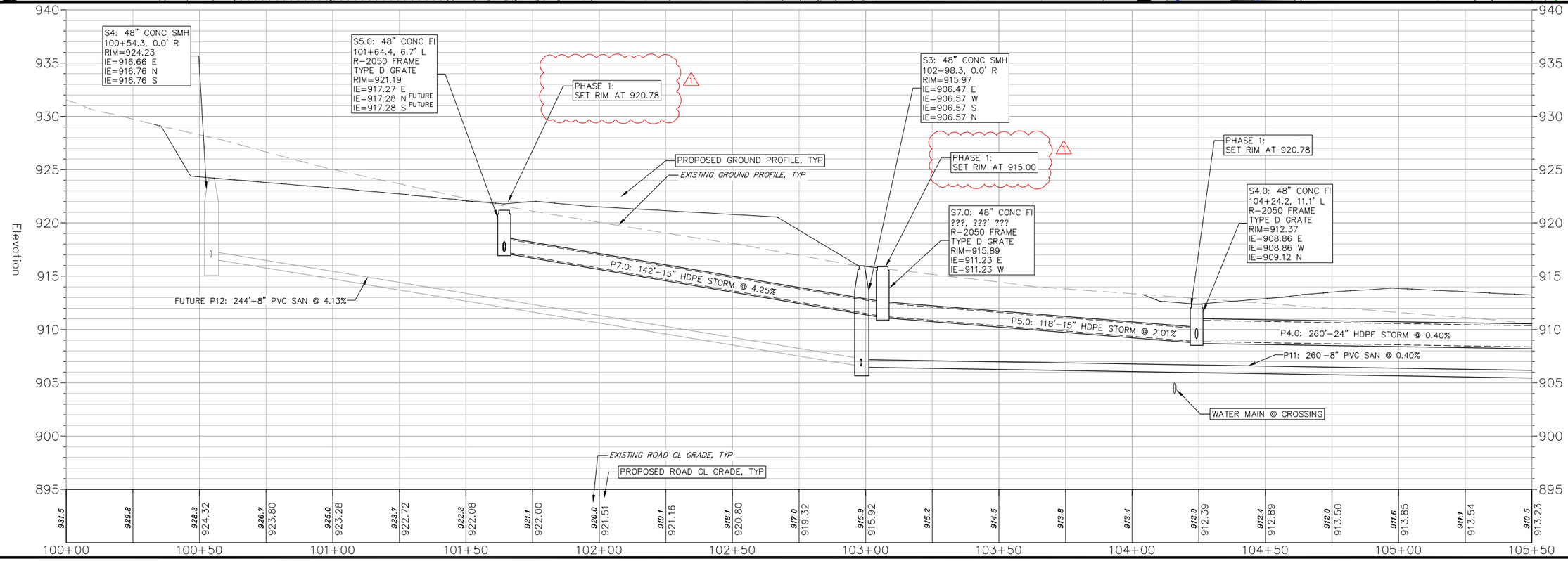
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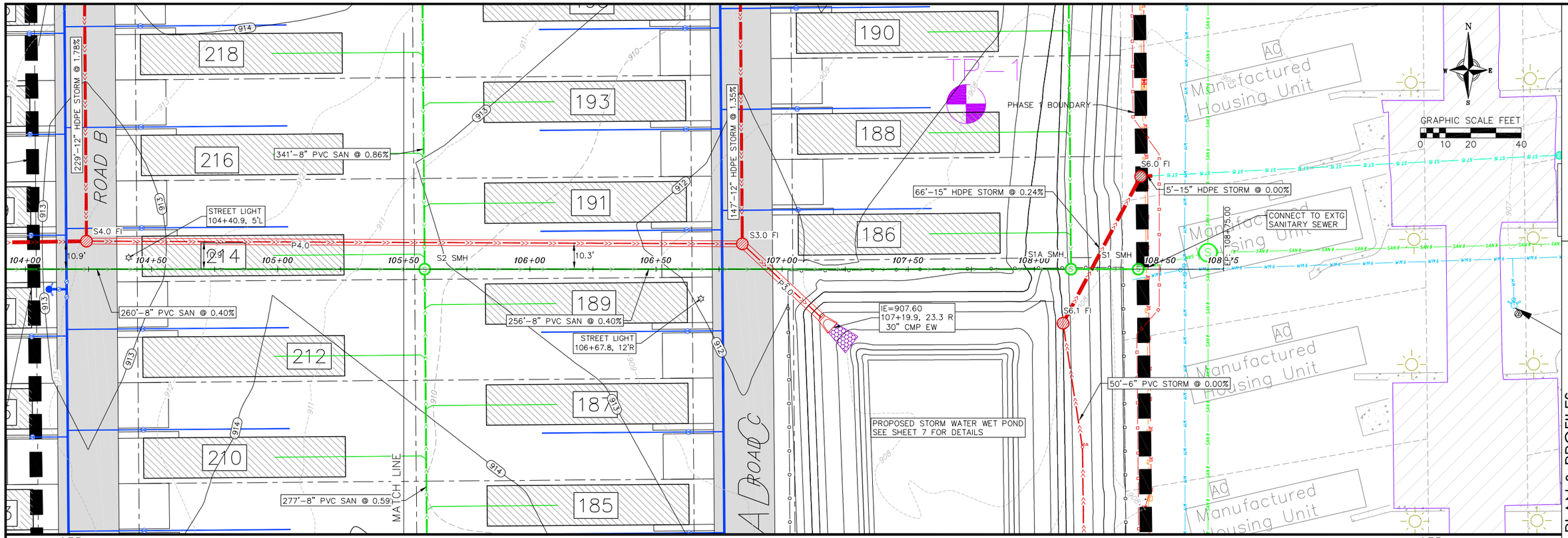
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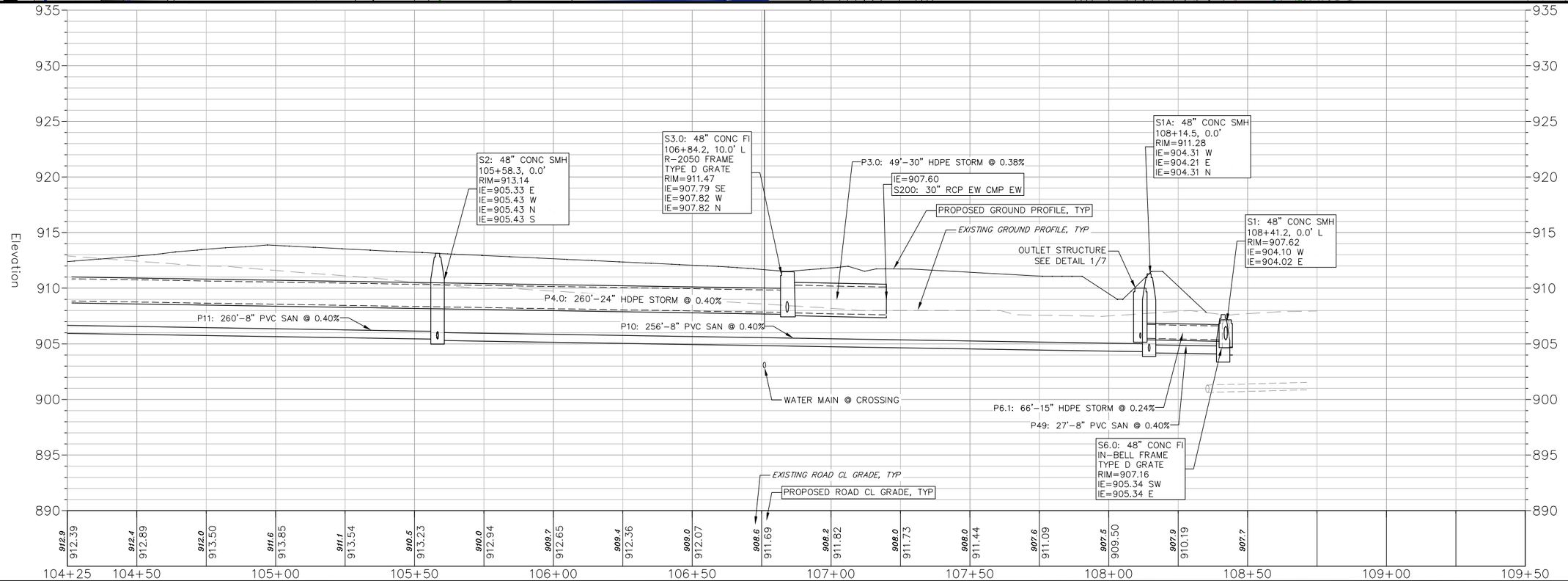
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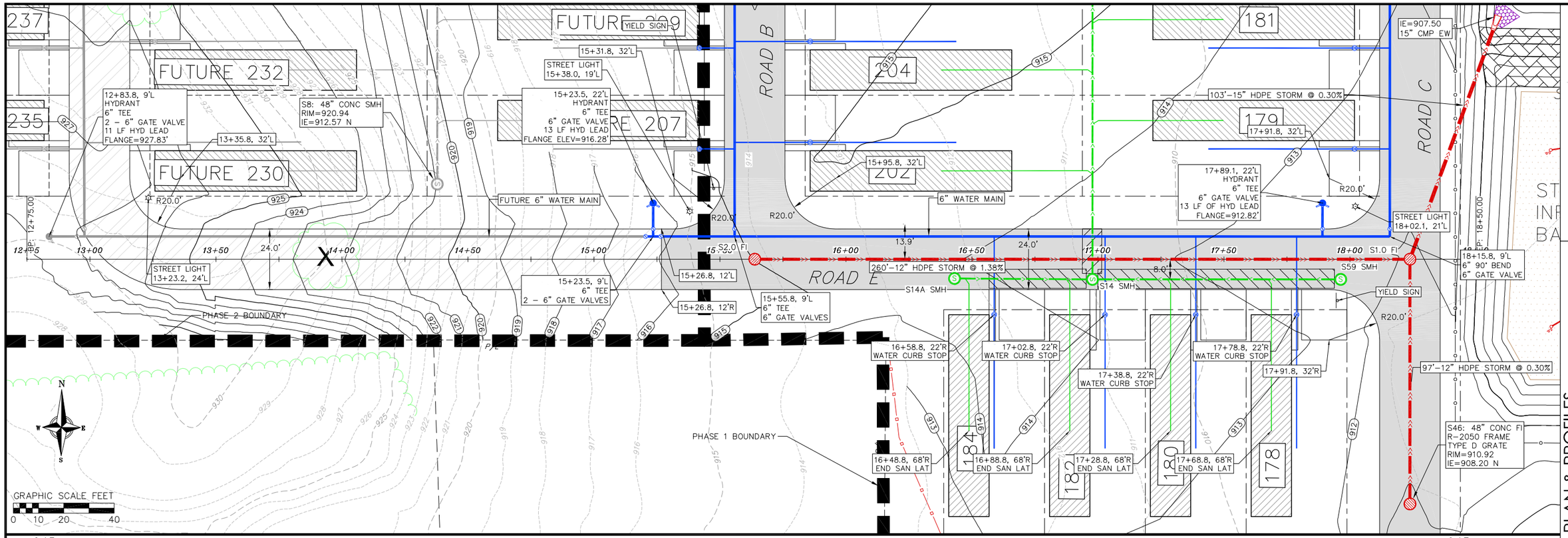
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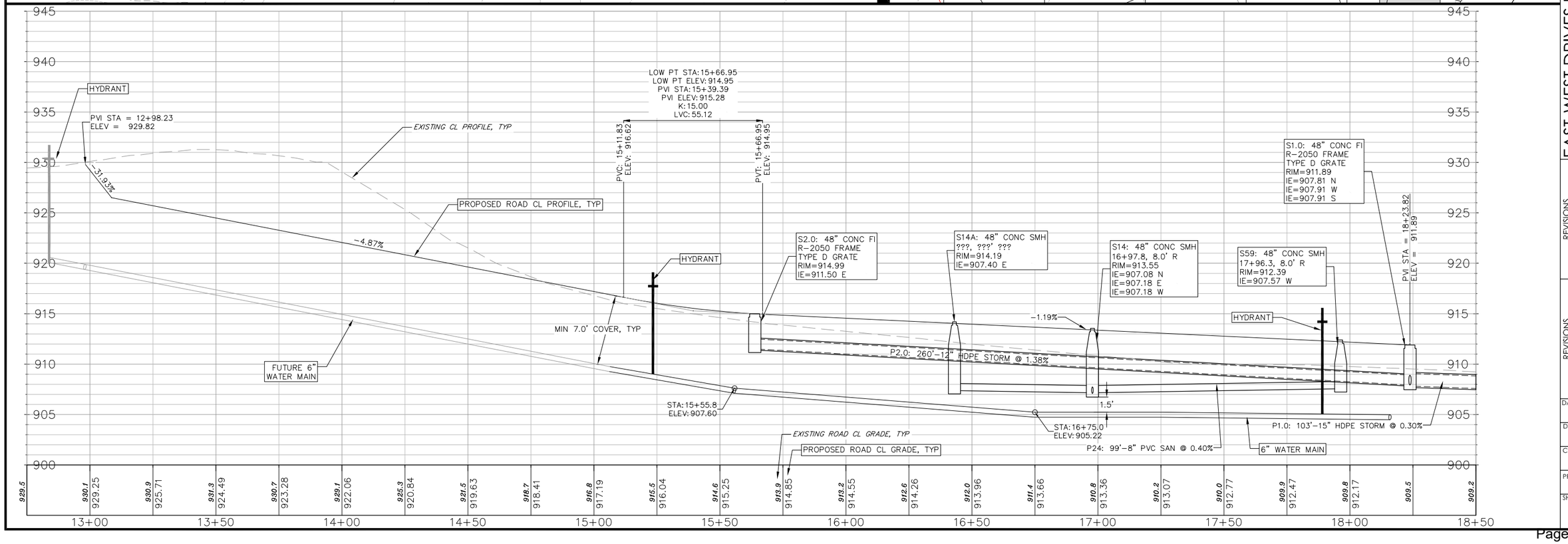
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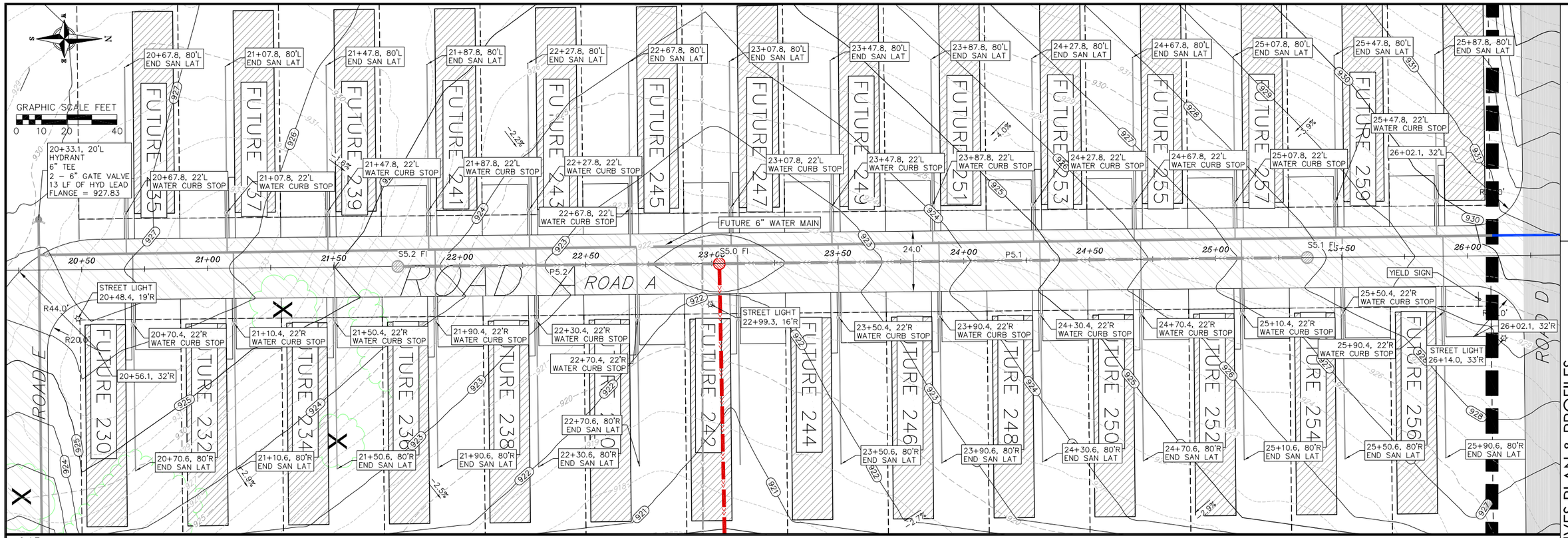
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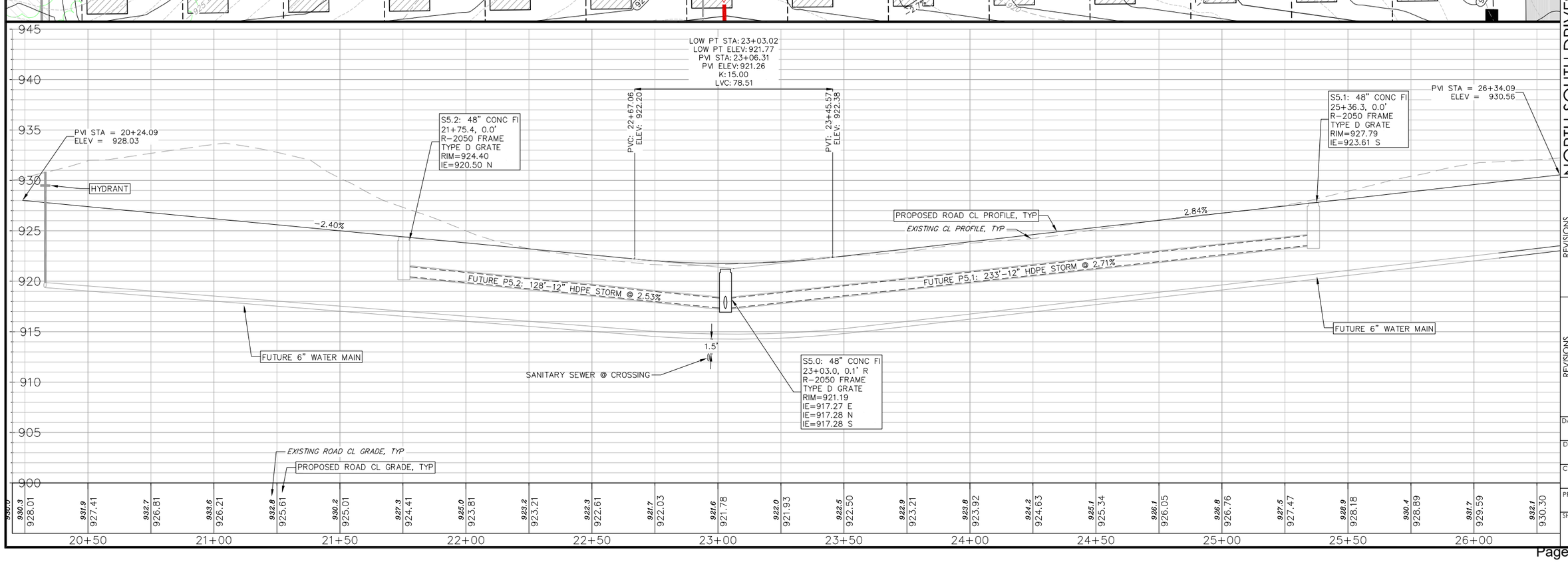
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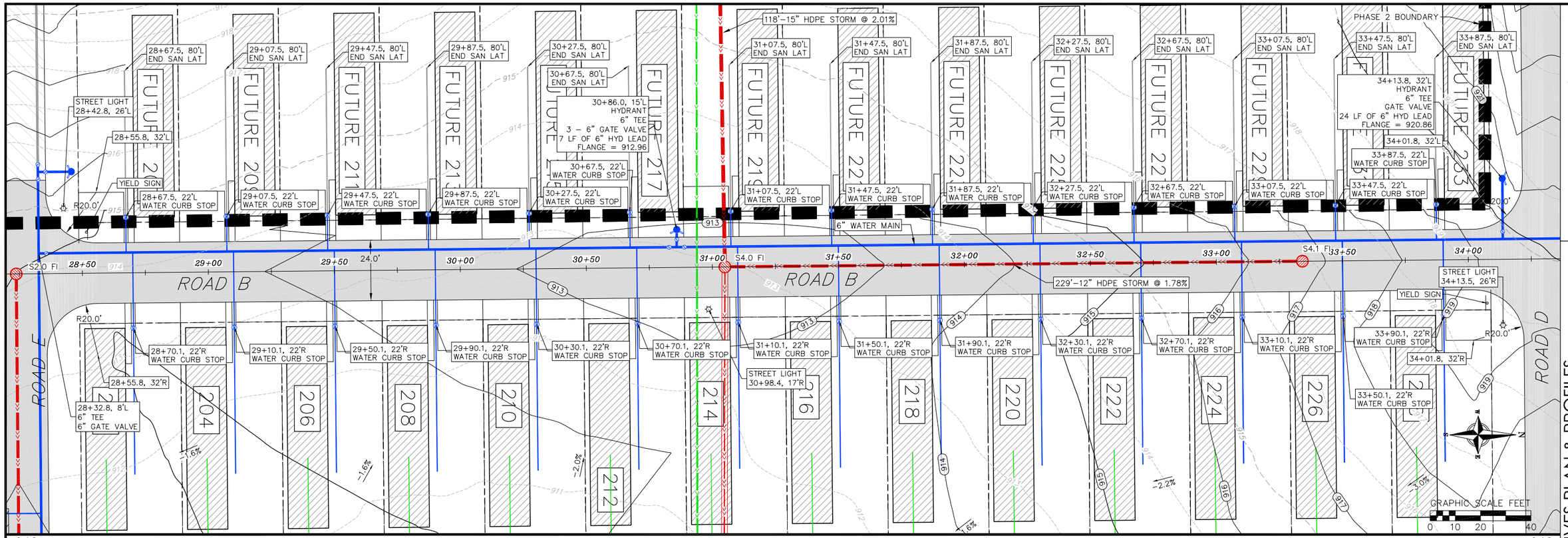
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SAUK COUNTY, WISCONSIN

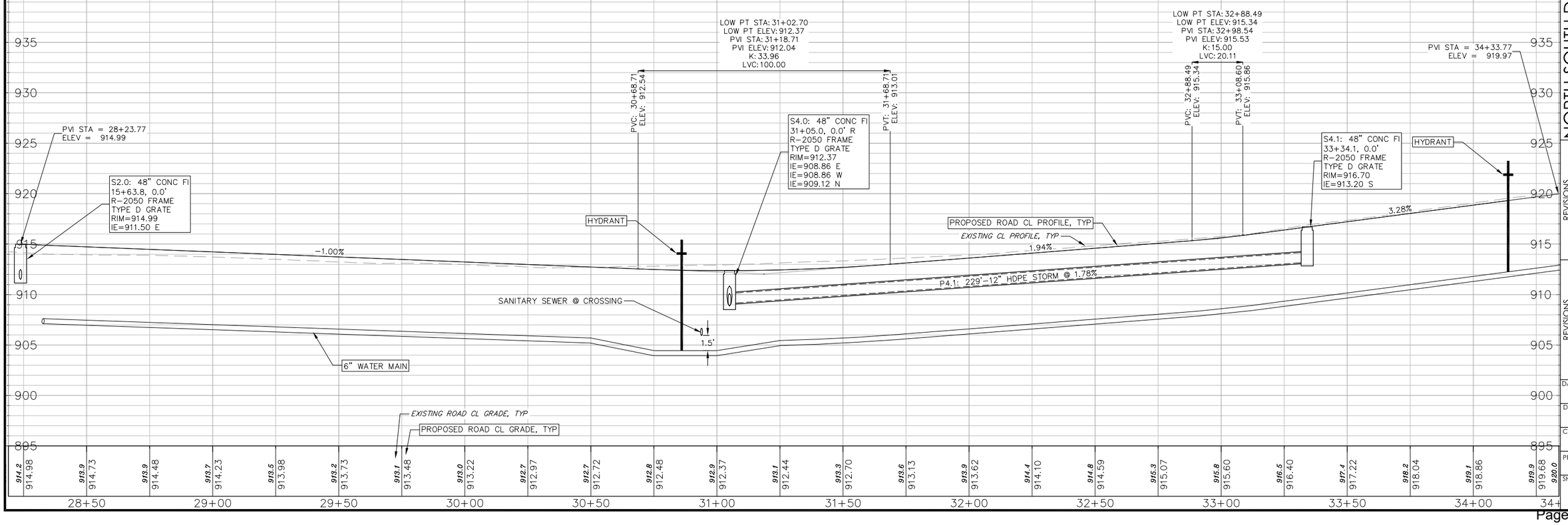
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GRAPHIC SCALE FEET
0 10 20 40

PHASE 1 BOUNDARY

182
180
178
179
181
183
185
187
189
191
186

S14: 48" CONC SMH
RIM=913.55
IE=907.08 N
IE=907.18 E
IE=907.18 W

277'-8" PVC SAN @ 0.59%

260'-12" HDPE STORM @ 1.38%

MATCH LINE

YIELD SIGN

ROAD C

S59 SMH

38+65.0, 32'L

39+29.0, 32'L

39+40.7, 22'L WATER CURB STOP

39+80.7, 22'L WATER CURB STOP

40+20.7, 22'L WATER CURB STOP

40+60.7, 22'L WATER CURB STOP

41+00.7, 22'L WATER CURB STOP

41+40.7, 22'L WATER CURB STOP

41+80.7, 22'L WATER CURB STOP

STREET LIGHT 39+18.0, 22'L

STREET LIGHT 41+53.5, 17'L

R20.0'

PT: 37+88.16

S46 FI 38+00

S1.0 FI 39+00

S3.0 FI 42+00

38+50 39+50 40+00 41+00 41+50

24.0'

103'-15" HDPE STORM @ 0.30%

49'-30" HDPE STORM

39+06.0, 8'L
6" 90° BEND
6" GATE VALVE

R44.0'

PC: 37+37.98

37+50

37+88.2, 32'R

37+18.0, 12'R

37+09.2, 20'R

24.0'

8.7'

37+00

32.0'

36+50

83.4'

PROPOSED 5' CHAIN LINK FENCE, COATED BLACK

IE=907.50
15" CMP EW

IE=907.60
30" RCP EW CMP EW

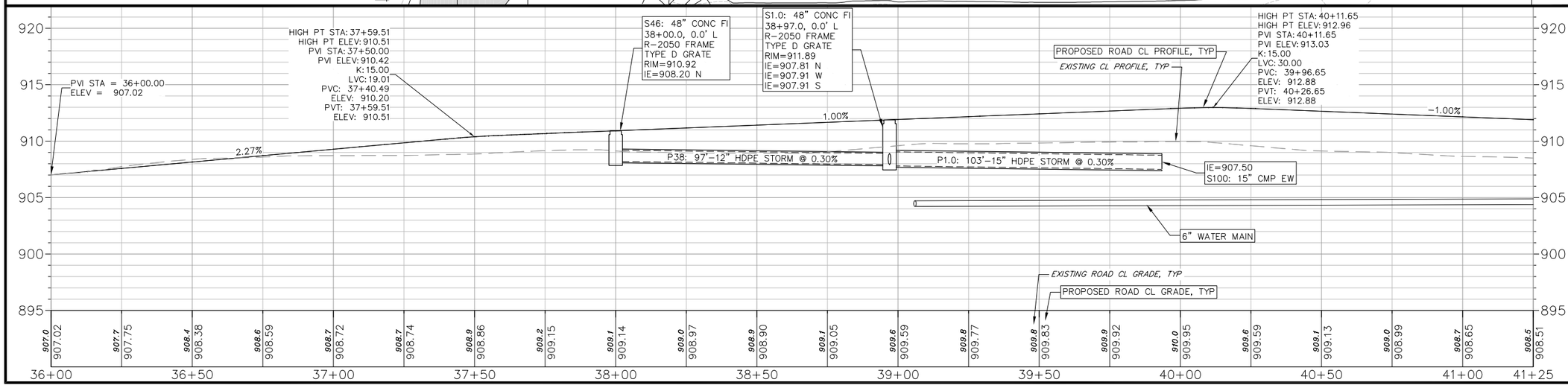
41+88.4,
WATER C

TP-2

230+00.00

230+50

S6.1 FI



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NORTH-SOUTH DRIVES PLAN & PROFILES

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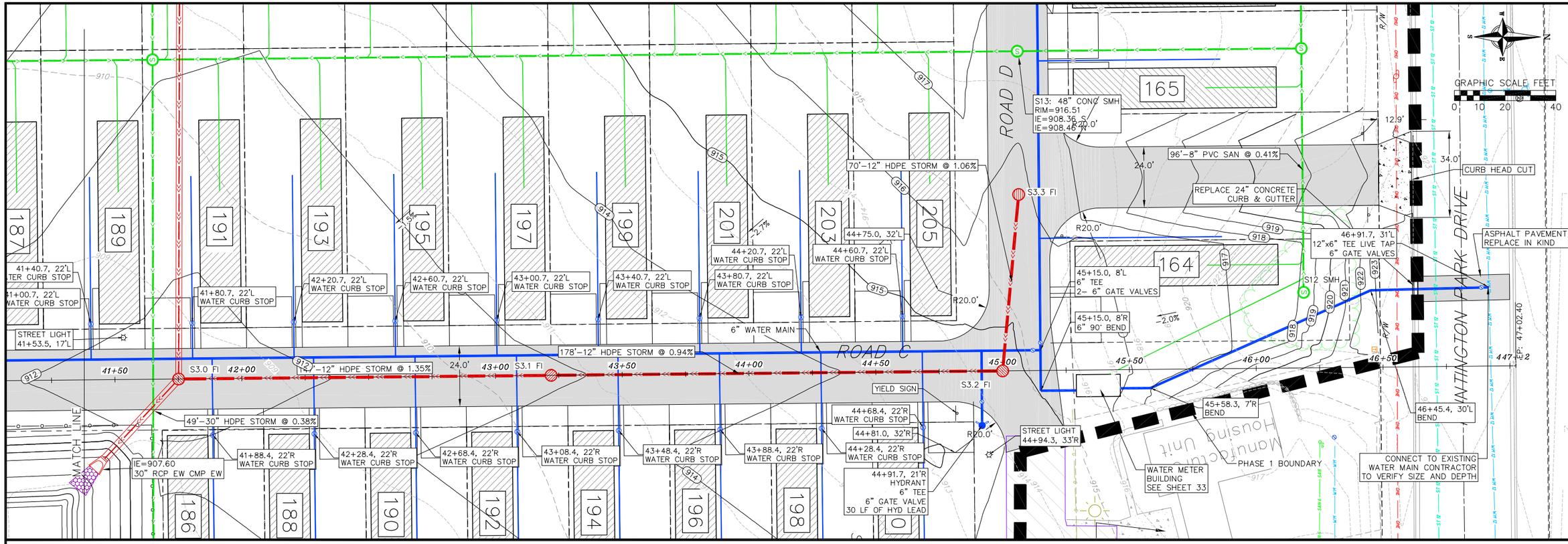
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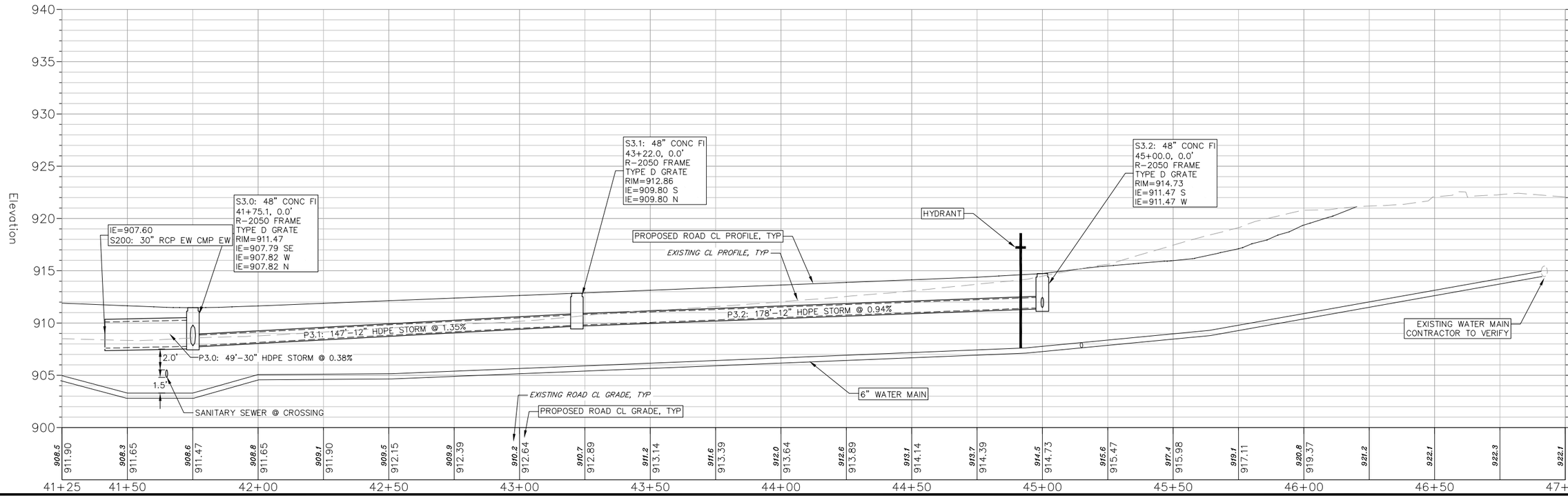
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NORTH-SOUTH DRIVES PLAN & PROFILES

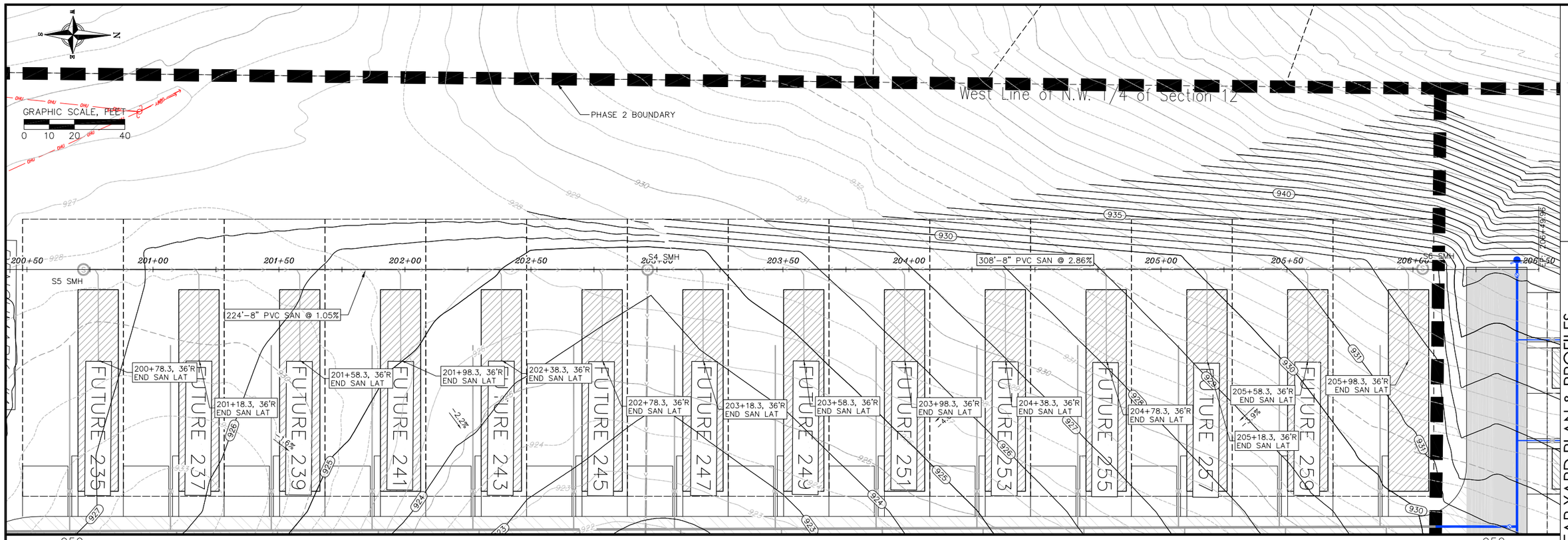
REEDSBURG DEVELOPMENT LLC - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

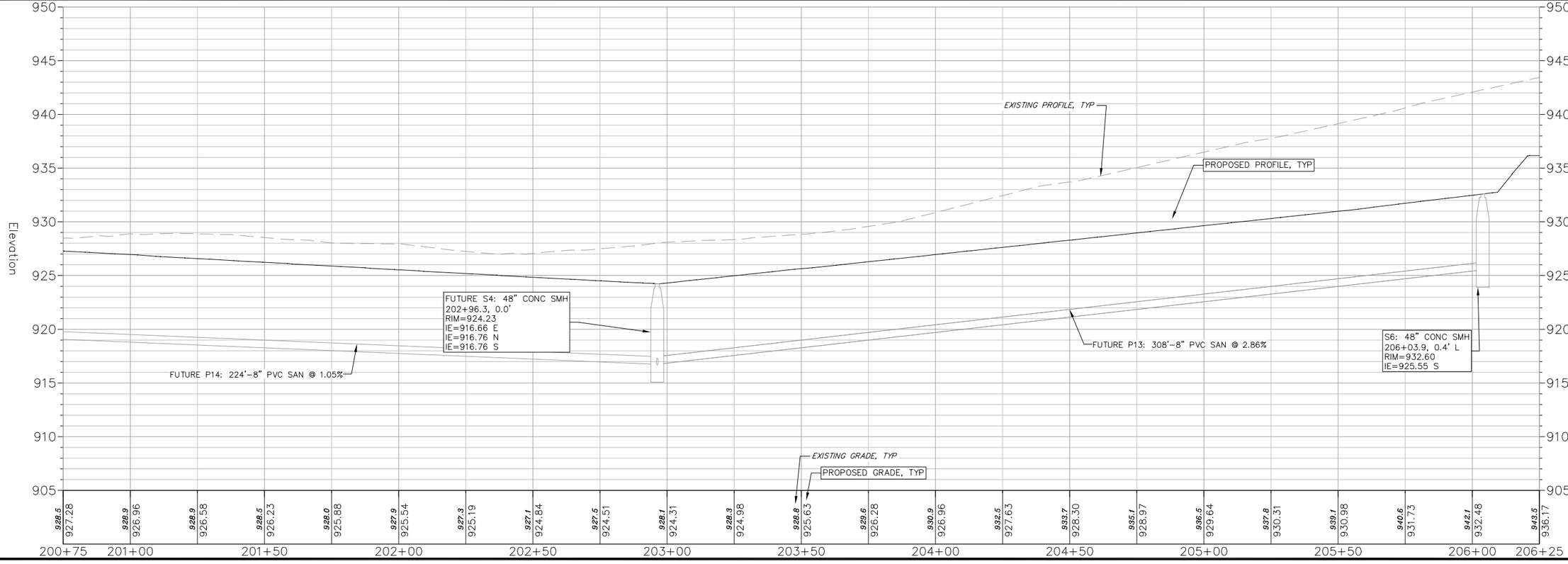
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NORTH - SOUTH REAR YARD PLAN & PROFILES

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SAUK COUNTY, WISCONSIN

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ROAD E

ROAD D

FUTURE 230 | FUTURE 232 | FUTURE 234 | FUTURE 236 | FUTURE 238 | FUTURE 240 | FUTURE 242 | FUTURE 244 | FUTURE 246 | FUTURE 248 | FUTURE 250 | FUTURE 252 | FUTURE 254 | FUTURE 256

210+60.3, 60'L END SAN LAT
211+00.3, 60'L END SAN LAT
211+40.3, 60'L END SAN LAT
211+80.3, 60'L END SAN LAT
212+20.3, 60'L END SAN LAT
212+60.3, 60'L END SAN LAT
213+00.3, 60'L END SAN LAT
213+40.3, 60'L END SAN LAT
213+80.3, 60'L END SAN LAT
214+20.3, 60'L END SAN LAT
214+60.3, 60'L END SAN LAT
215+00.3, 60'L END SAN LAT
215+40.3, 60'L END SAN LAT

-2.5%
2.9%
2.9%
2.9%

S8 SMH
S3 SMH
S7 SMH

241'-8" PVC SAN @ 2.49%
308'-8" PVC SAN @ 2.77%

FUTURE 207 | FUTURE 209 | FUTURE 211 | FUTURE 213 | FUTURE 215 | FUTURE 217 | FUTURE 219 | FUTURE 221 | FUTURE 223 | FUTURE 225 | FUTURE 227 | FUTURE 229 | FUTURE 231 | FUTURE 233

210+80.3, 52'R END SAN LAT
211+20.3, 52'R END SAN LAT
211+60.3, 52'R END SAN LAT
212+00.3, 52'R END SAN LAT
212+40.3, 52'R END SAN LAT
212+80.3, 52'R END SAN LAT
213+20.3, 52'R END SAN LAT
213+60.3, 52'R END SAN LAT
214+00.3, 52'R END SAN LAT
214+40.3, 52'R END SAN LAT
214+80.3, 52'R END SAN LAT
215+20.3, 52'R END SAN LAT
215+60.3, 52'R END SAN LAT

PHASE 1 BOUNDARY

GRAPHIC SCALE, FEET
0 10 20 40

935 930 925 920 915 910 905 900 895 890

EXISTING PROFILE, TYP

FUTURE S8: 48" CONC SMH
210+55.1, 0.0'
RIM=920.94
IE=912.57 N

FUTURE P15: 241'-8" PVC SAN @ 2.49%

S3: 48" CONC SMH
212+96.4, 0.0'
RIM=915.97
IE=906.47 E PLUG
IE=906.57 W PLUG
IE=906.57 S PLUG
IE=906.57 N

S7.0: 48" CONC FI
213+05.6, 8.2' R
R-2050 FRAME
TYPE D GRATE
RIM=915.89
IE=911.23 E
IE=911.23 W

PROPOSED PROFILE, TYP

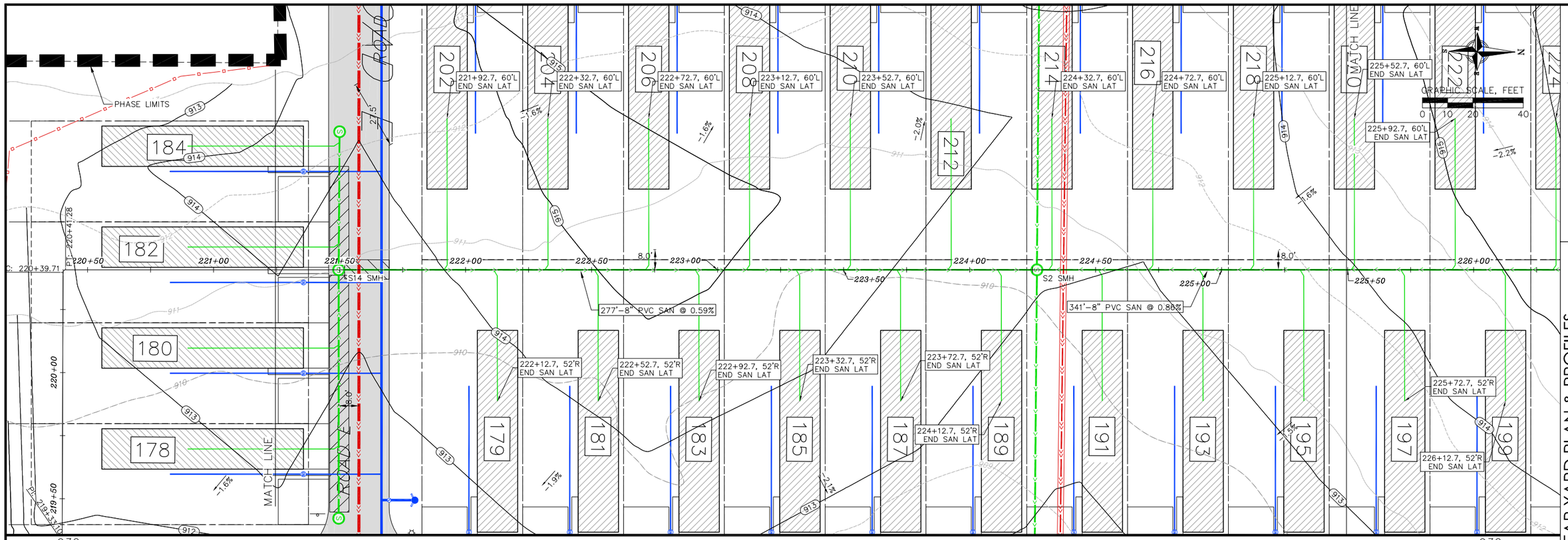
FUTURE P16: 308'-8" PVC SAN @ 2.77%

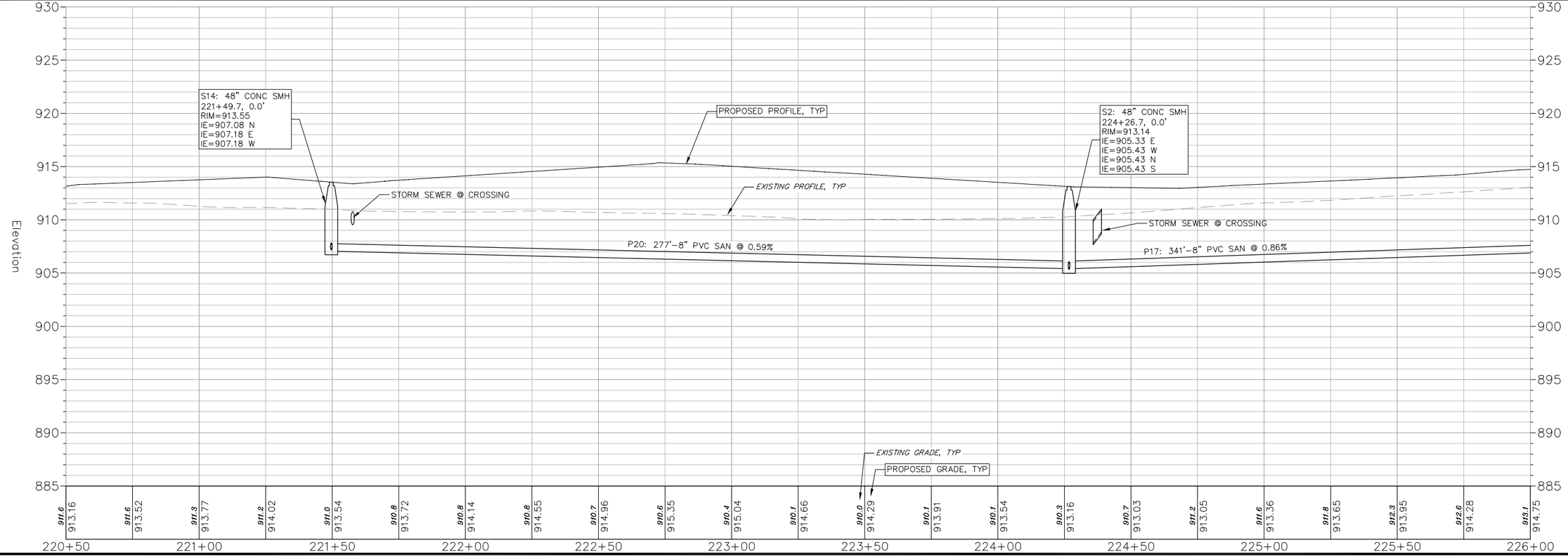
S7: 48" CONC SMH
216+04.2, 0.4' R
RIM=924.07
IE=915.10 S

EXISTING GRADE, TYP
PROPOSED GRADE, TYP

| | | |

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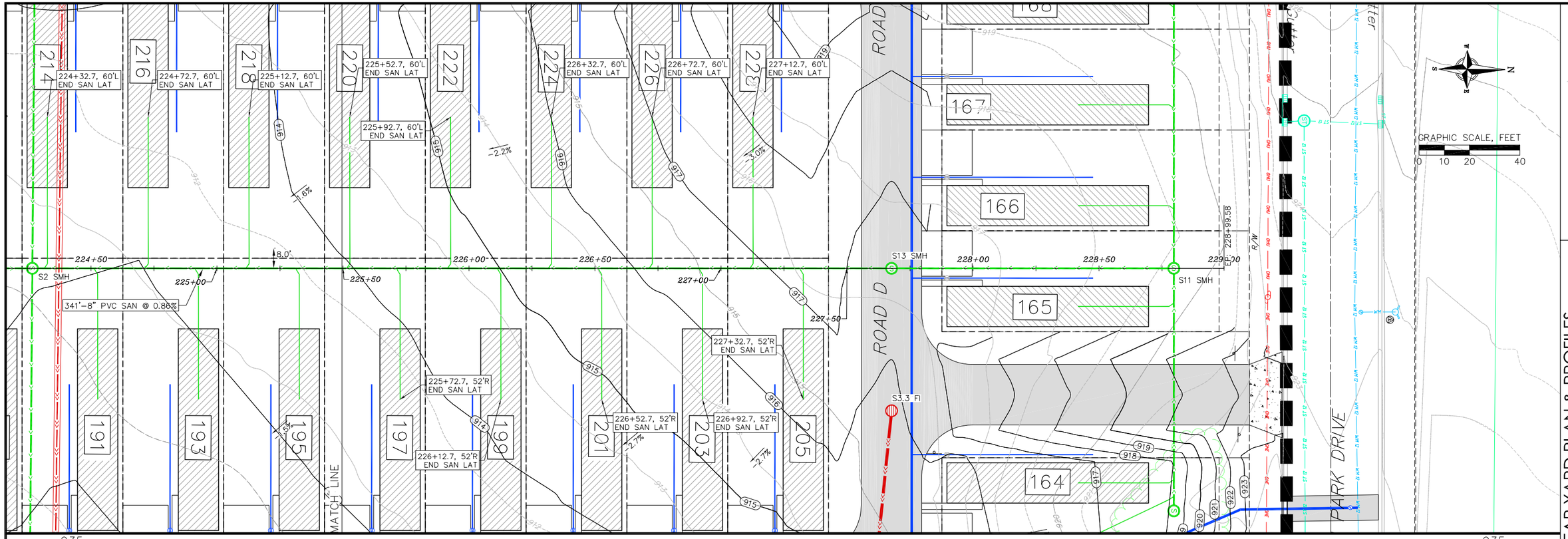
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NO.	DATE	REMARKS	

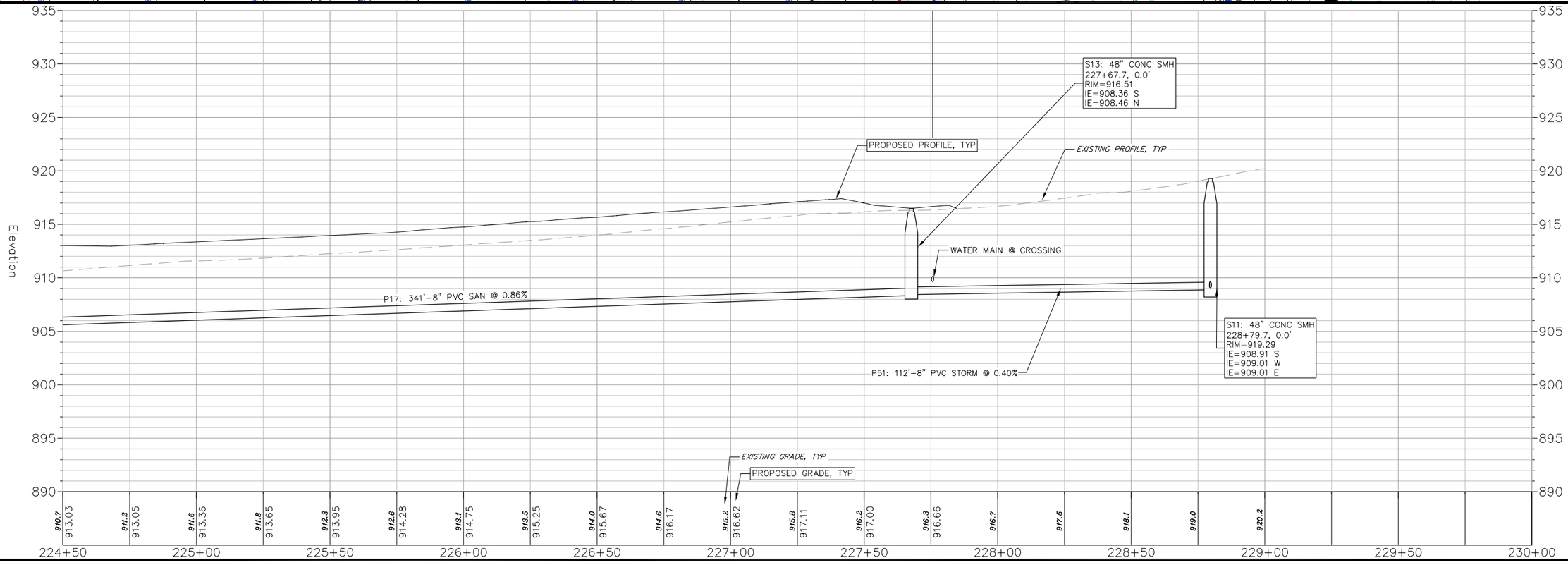
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REVISIONS

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2025-02-21

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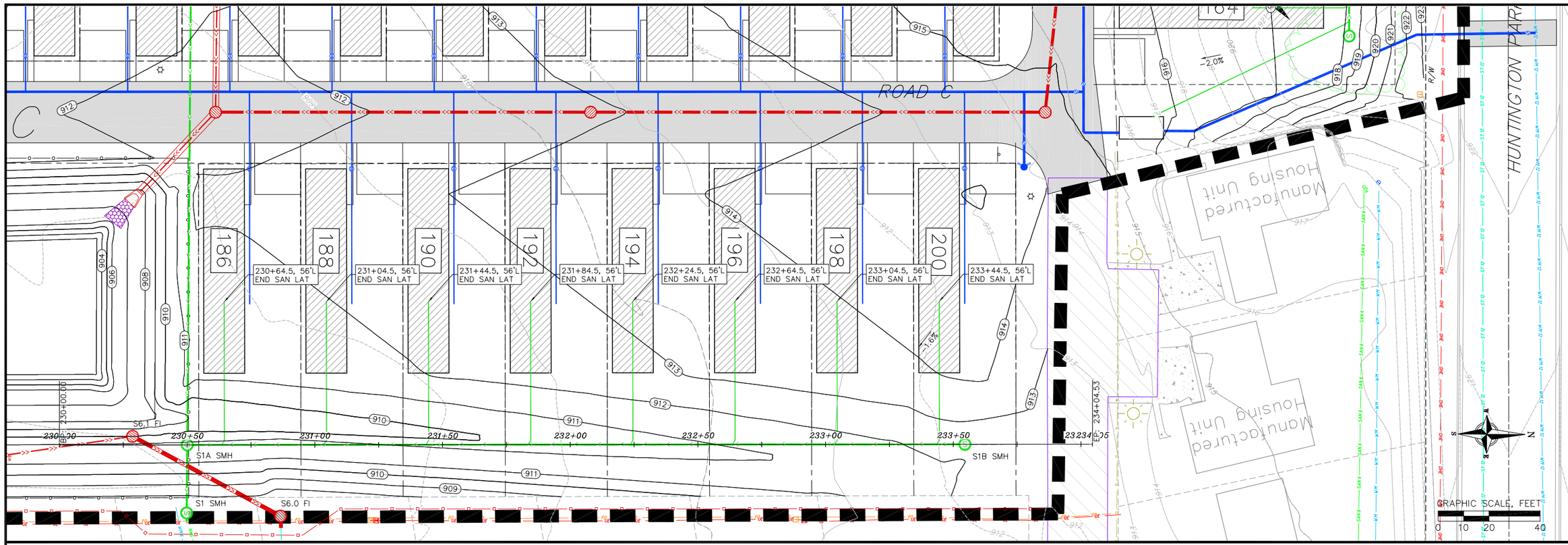
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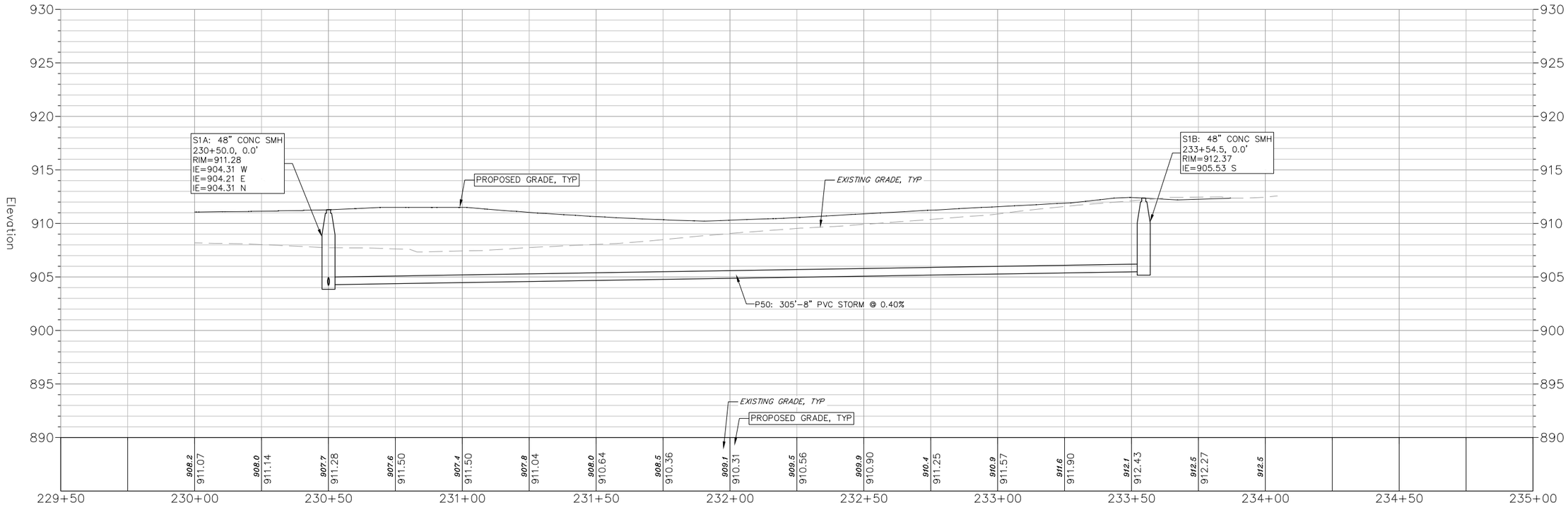
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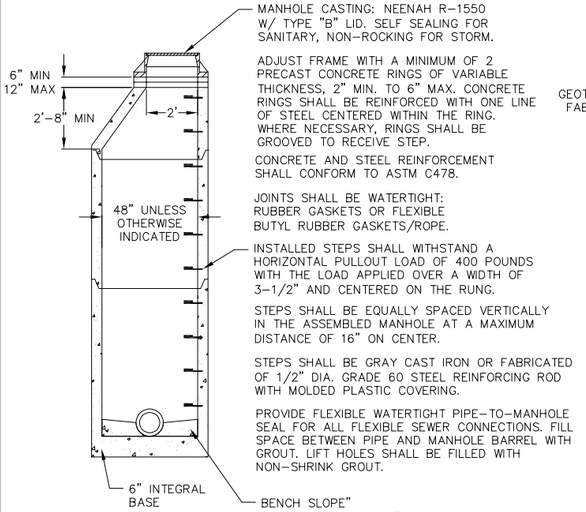
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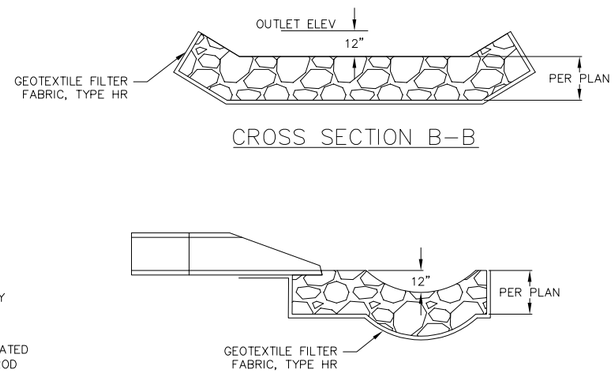
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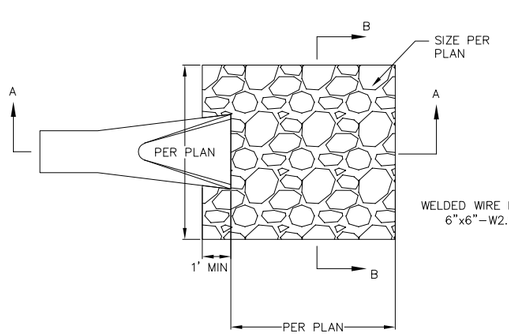
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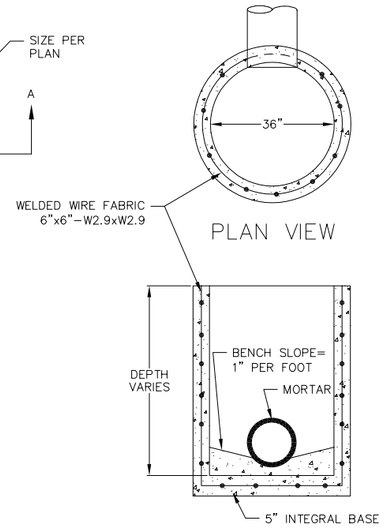


1/29 PRECAST CONCRETE MANHOLE
NOT TO SCALE

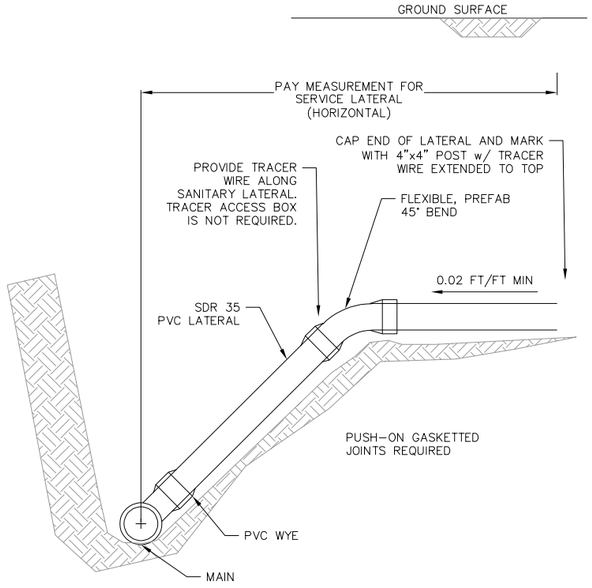


2/29 RIP-RAP OUTLET
NOT TO SCALE

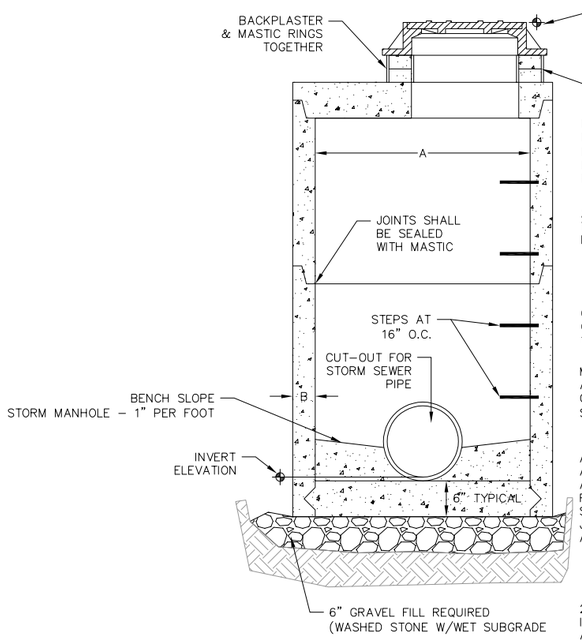




3/29 FIELD INLET (36" DIA. BASIN)
NOT TO SCALE



4/29 SANITARY SEWER LATERAL
NOT TO SCALE



MANHOLE CASTING SHALL BE HEAVY DUTY, NEENAH FOUNDRY CO. CATALOG LISTING NO. R-1550, WITH TYPE "B" NON-ROCKING LID, GASKET SEAL AND CONCEALED PICKHOLES

ADJUST FRAME TO GRADE WITH AT LEAST TWO PRECAST CONCRETE RINGS OF DIFFERENT THICKNESSES.

CONCRETE SHALL BE 4000 PSI, 28 DAY COMPRESSIVE STRENGTH, 6.5 BAG MIX WITH 1~2% AIR ENTRAINMENT.

MANHOLE STEPS SHALL CONFORM TO ASTM-C478 & SHALL BE NEENAH FOUNDRY CO. R-1981-N OR APPROVED EQUAL. STEPS SHALL BE SPACED 16" ON CENTER.

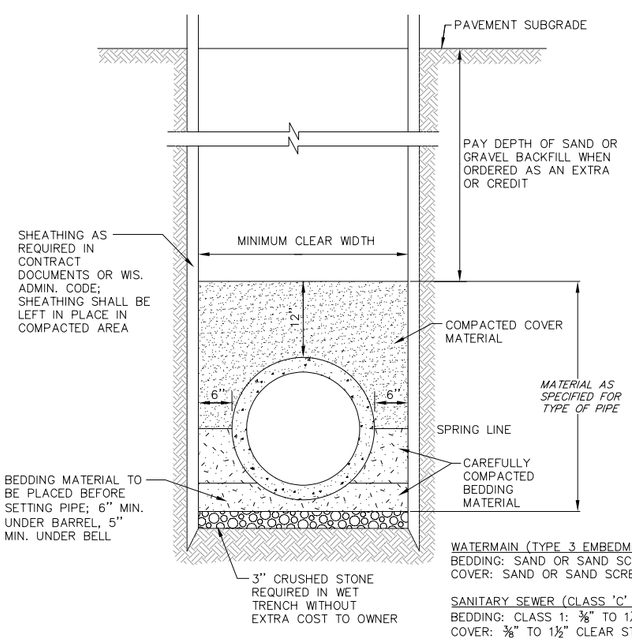
A MINIMUM OF 3" TO A MAXIMUM OF 9" OF ADJUSTING RINGS SHALL BE USED TO ADJUST THE MANHOLE CASTING TO THE FINISHED GRADE. ALL RINGS SHALL BE SEALED TOGETHER USING MASTIC AND ALL JOINTS SHALL BE BACK PLASTERED INSIDE AND OUT WITH CEMENT MORTAR.

2x3 OPENING IS REQUIRED FOR STORM INLET MANHOLES WITH CASTING AND RINGS AS SPECIFIED IN DETAIL 02721-A.

STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

5/29 STORM SEWER MANHOLE
NOT TO SCALE



WATERMAIN (TYPE 3 EMBEDMENT):
BEDDING: SAND OR SAND SCREENINGS
COVER: SAND OR SAND SCREENINGS

SANITARY SEWER (CLASS 'C' BEDDING):
BEDDING: CLASS 1: 3/8" TO 1½" CLEAR STONE
COVER: 3/8" TO 1½" CLEAR STONE

STORM SEWER (CLASS 'B' BEDDING):
BEDDING: CLASS 1: 3/8" TO 1½" CLEAR STONE
COVER: NATIVE OR GRANULAR BACKFILL AS REQ'D

6/29 STANDARD TRENCH SECTION
NOT TO SCALE

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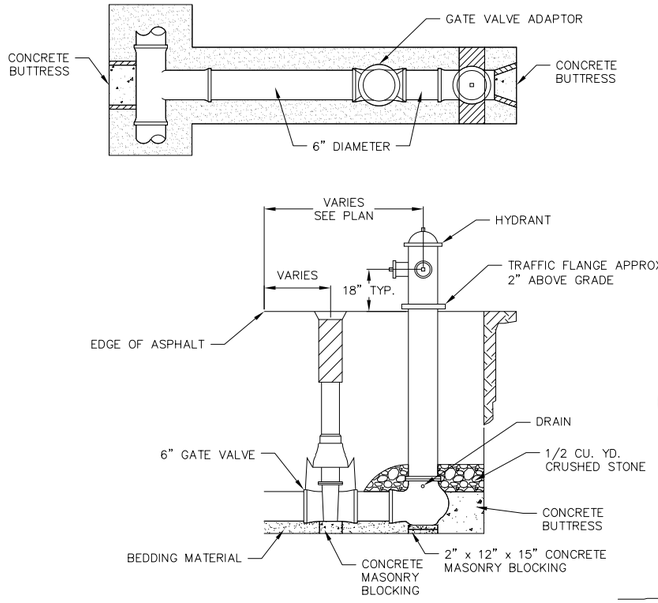
DETAILS
REEDSBURG DEVELOPMENT LLC
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

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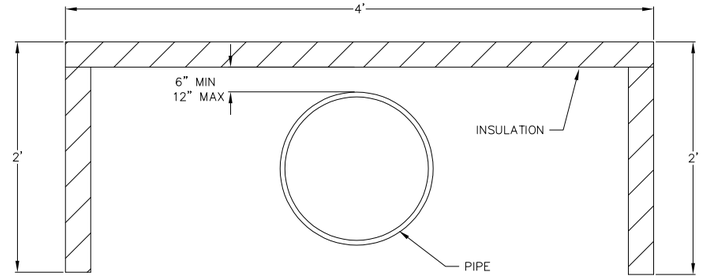
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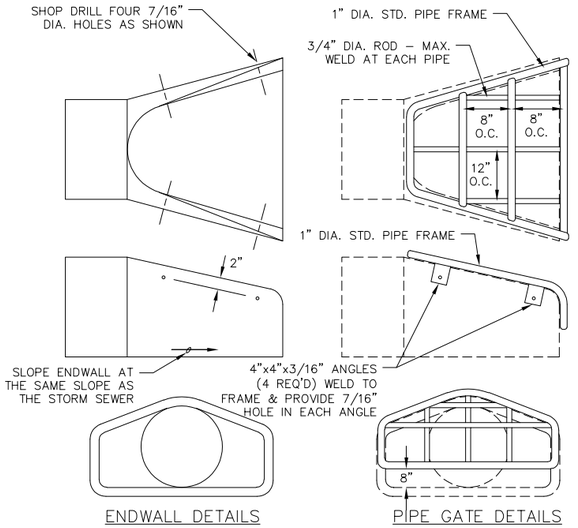
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1/30 STANDARD HYDRANT SETTING
NOT TO SCALE



2/30 SANITARY & WATER SERVICE INSULATION DETAIL
NOT TO SCALE



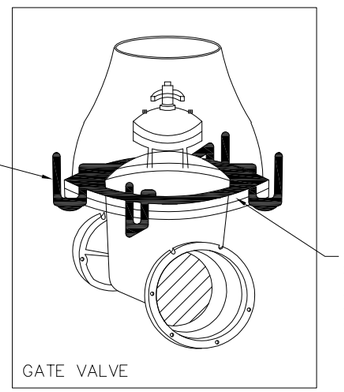
ENDWALL DETAILS
PIPE GATE DETAILS

NOTES:
– THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
– THE CONTRACTOR SHALL PROVIDE JOINT TIES ON STORM SEWER SYSTEM INFALL AND OUTFALL PIPES. TIE THE ENDWALL AND THE LAST 2 PIPE SECTIONS.

PAINTING SPECIFICATIONS:
– THE PIPE GATE SHALL RECEIVER THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS–OLEUM X–60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUST–OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS–OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.

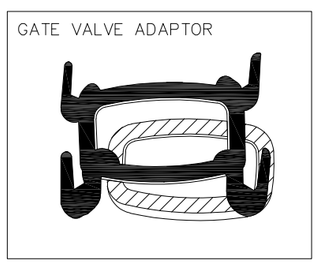
PREPARATION STEPS:
1. BARE METAL SURFACES – TREAT WITH THE THREE–COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
3. ALLOW 24–48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

3/30 STANDARD ENDWALL
NOT TO SCALE

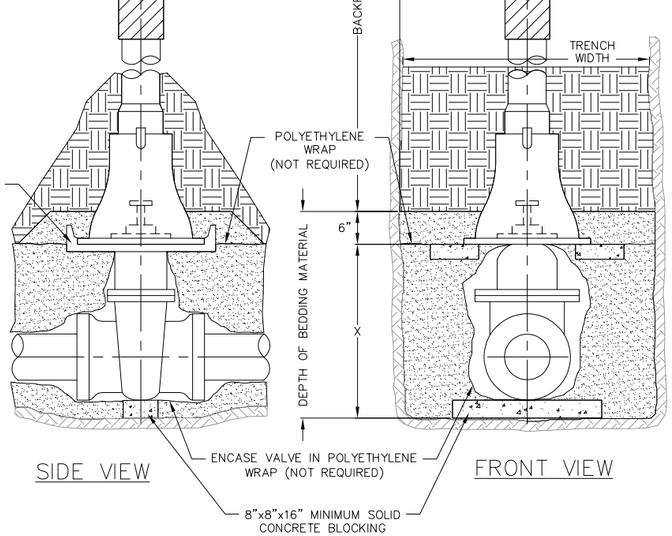


NOTE: GATE VALVE ADAPTORS ARE MANDITORY IN THE VILLAGE OF DEFOREST

MANUFACTURED BY ADAPTOR, INC. 3642 E. AMERICAN AVE. MILWAUKEE, WI 53154

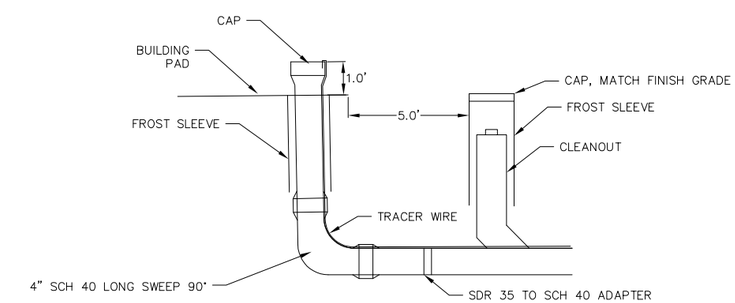


4/30 GATE VALVE AND GATE VALVE ADAPTOR
NOT TO SCALE



PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

5/30 STANDARD GATE VALVE BOX SETTING
NOT TO SCALE



6/30 SANITARY LATERAL TERMINATION
NOT TO SCALE

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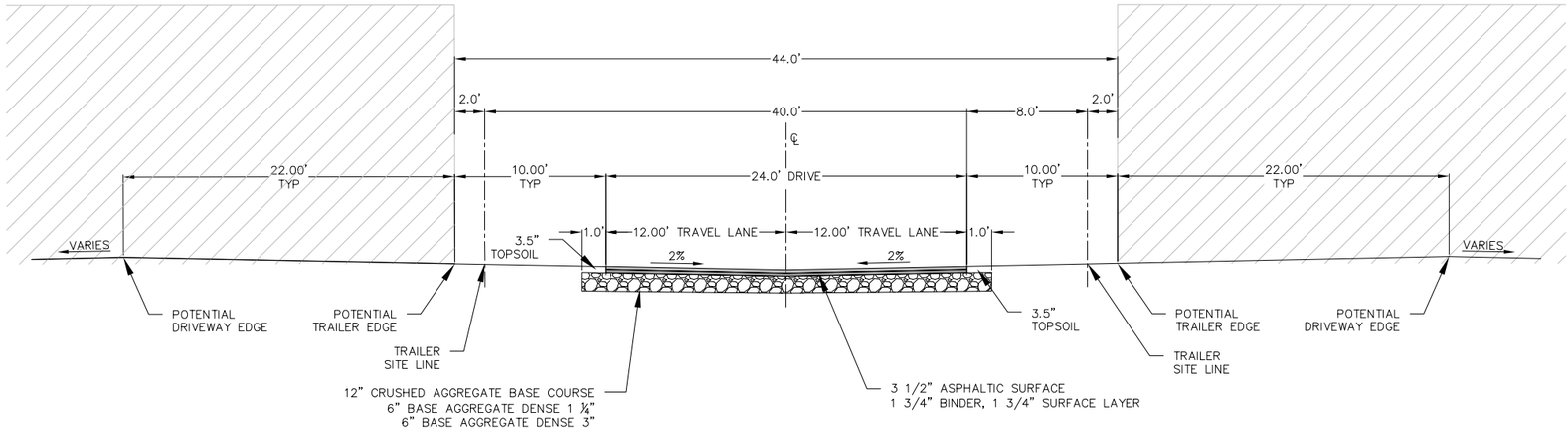
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CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

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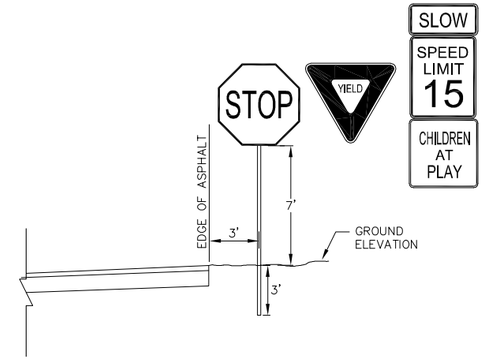
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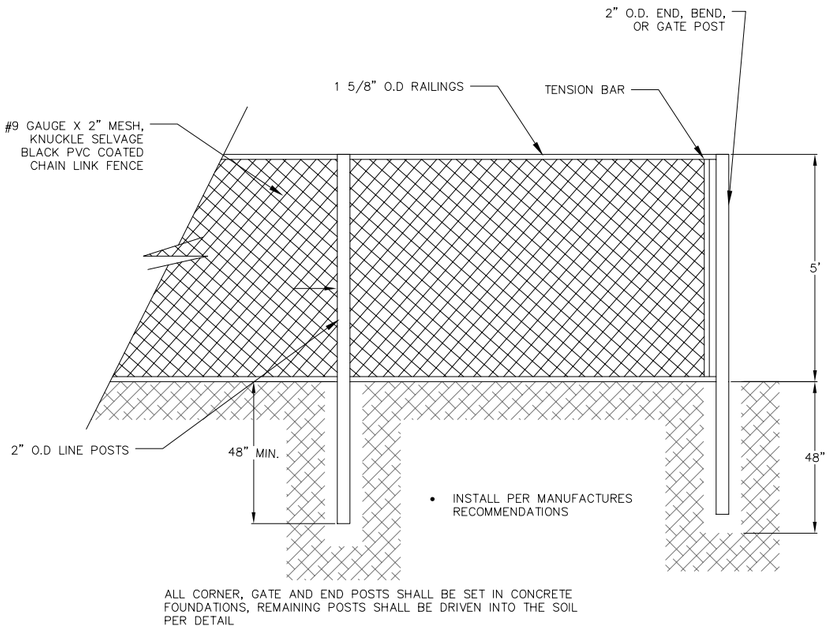
1/31 TYPICAL SECTION
NOT TO SCALE



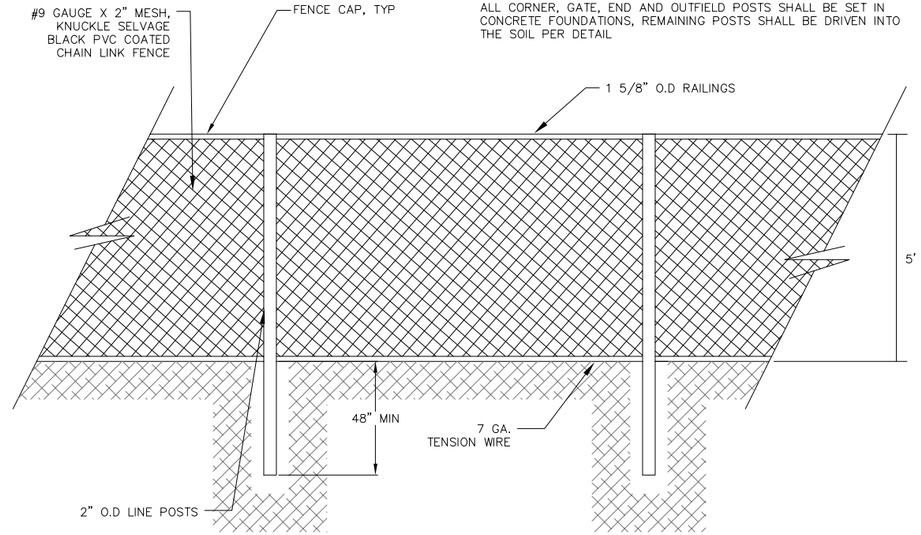
SIGNAGE NOTES:

1. ALL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SIGNS SHALL BE A DISTANCE OF 7' FROM GROUND LEVEL TO THE BOTTOM OF THE SIGN MOUNTED ON THE POST AND LOCATED 3' BEHIND THE BACK OF CURB.
3. SIGN POSTS SHALL BE 2-3/8" O.D., GALVANIZED 10 FT LONG, 13 GAUGE, AND 0.095 WALL THICKNESS. MOUNT SIGN AT TOP OF THE POST, AND INSTALL POSTS 3' DEEP AND MIX 1/2 BAG OF 80 LB SAKRETE CONCRETE, POURING IT AROUND THE POST BELOW THE GROUND BEFORE COVERING WITH 8" OF TOPSOIL.

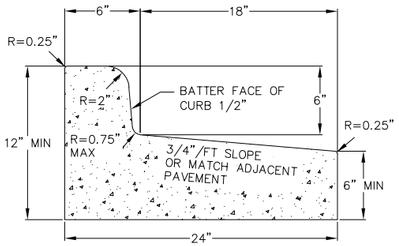
2/31 STOP, YIELD OR SPEED LIMIT SIGN
NOT TO SCALE



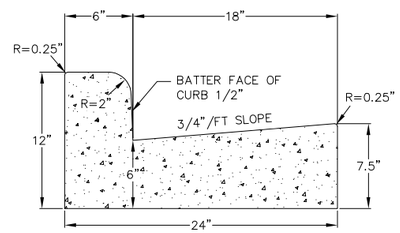
3/31 TERMINAL, CORNER, & GATE SECT.
NOT TO SCALE



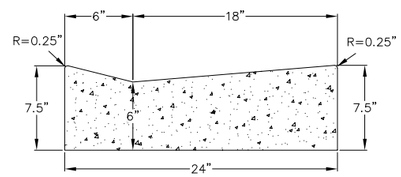
4/31 FENCE DETAIL
NOT TO SCALE



CURB AND GUTTER
REJECT SECTION



CURB AND GUTTER
CROSS SECTION



DRIVEWAY AND HANDICAP
RAMP GUTTER CROSS SECTION

5/31 24" CONCRETE CURB AND GUTTER
NOT TO SCALE

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DETAILS
REEDSBURG DEVELOPMENT LLC - PHASE I
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

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1		

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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF REEDSBURG EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
13. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
16. AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL-PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
17. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
18. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
19. EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
20. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER/THIS SHEET. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
21. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
22. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
23. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
24. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
25. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
26. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY SAUK COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
27. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

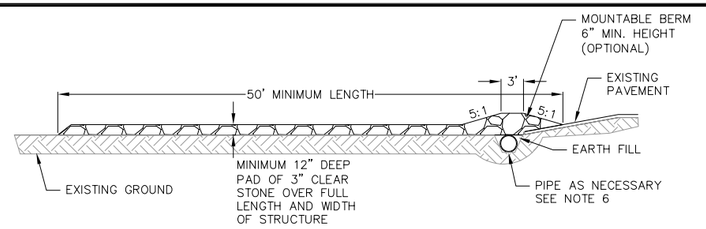
TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

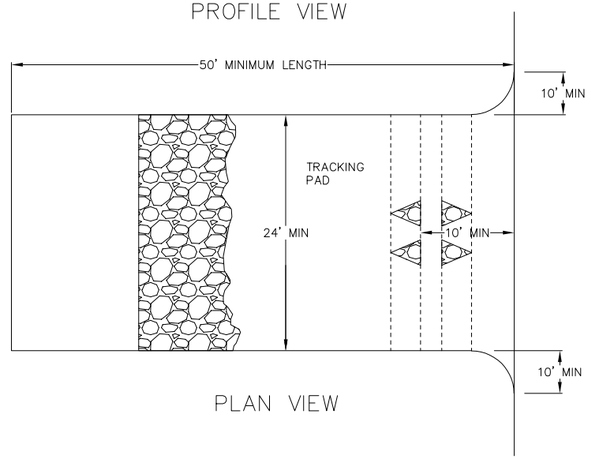
TEMPORARY AND PERMANENT:
USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL-DETENTION BASINS
3. ROUGH GRADE TEMPORARY BASINS
4. TEMPORARY SEED TEMPORARY BASINS
5. STRIP TOPSOIL-STREETS & LOTS
6. ROUGH GRADE STREETS & LOTS
7. SEED LOT AREAS AND INSTALL DRIVE-OVER VELOCITY CHECKS
8. CONSTRUCT UNDERGROUND UTILITIES
9. INSTALL INLET PROTECTION
10. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK). REMOVE DRIVE-OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED
11. RESTORE TERRACES
12. AFTER DISTURBED AREAS ARE ESTABLISHED FINISH BASINS PER DETAILS
13. REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED



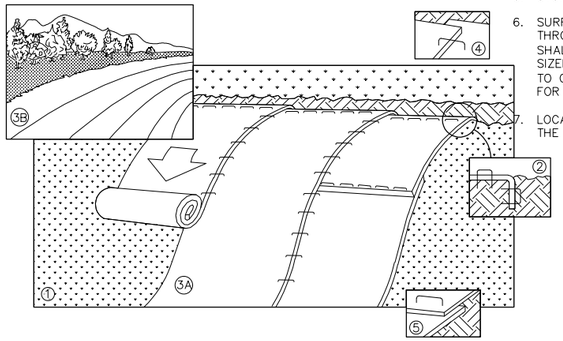
PROFILE VIEW



PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH – MINIMUM OF 50'
3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

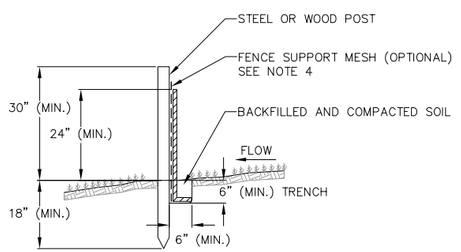
1/32 TRACKING PAD
NOT TO SCALE



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
   NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA.
   CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

2/32 EROSION MAT
NOT TO SCALE



NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)

   POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

3/32 SILT FENCE
NOT TO SCALE

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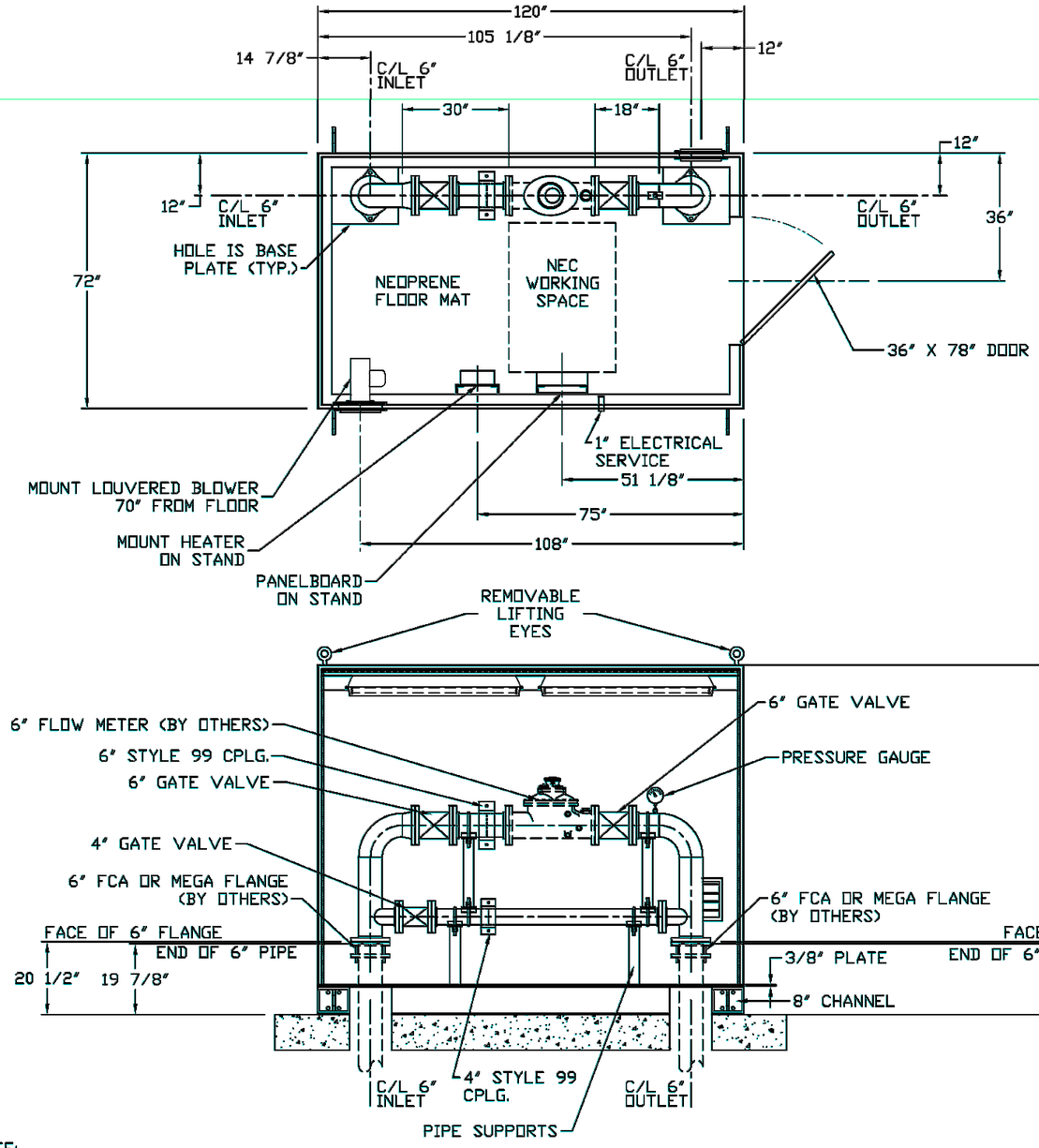
DETAILS
REEDSBURG DEVELOPMENT LLC - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	
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DATE 2025-02-21
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PROJECT NO. 220042
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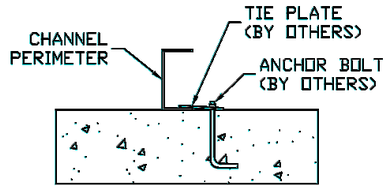
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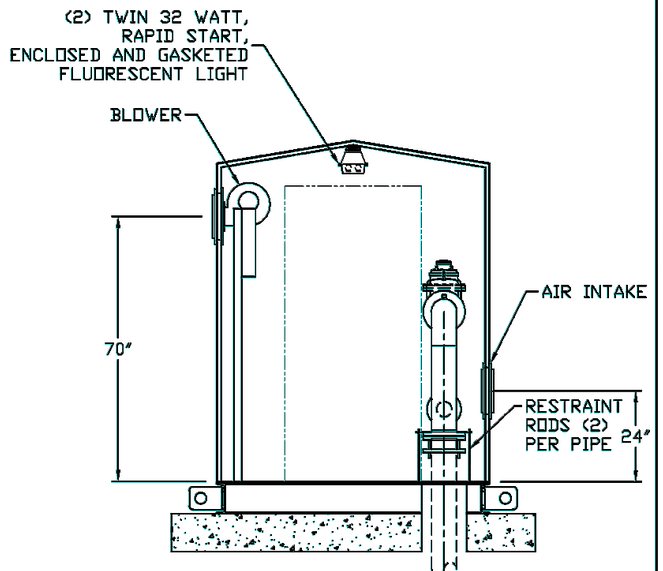
NOTE:
PIPE EXTERNAL TO STATION MUST BE INDEPENDENTLY SUPPORTED.

PAINT REQUIREMENTS
APPLY 6 MILS EPOXY PAINT
INTERIOR OF PIPING:
FUSION BONDED EPOXY
COATED PER AWWA C213

CONDUITS REQUIRED:
1" ELECTRICAL SERVICE



ANCHOR SYSTEM



REV. NO.	REVISION	BY CHK'D	DATE

DESIGNED BY:		DATE	
DRAWN BY:	TRM	DATE	5/4
CHECKED BY:	T.H.	DATE	12
SCALE		DWG. NO.	
		JOB NO.	7628

USEMCO
USEMCO INCORPORATED
P.O. BOX 550 (608) 372-5911 TOMAH WI. 54660
DESCRIPTION
REEDSBURG, WI
(MAPLE AIRE)

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METER BUILDING EXAMPLE
REEDSBURG DEVELOPMENT LLC - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS NO. DATE REMARKS

REVISIONS NO. DATE REMARKS

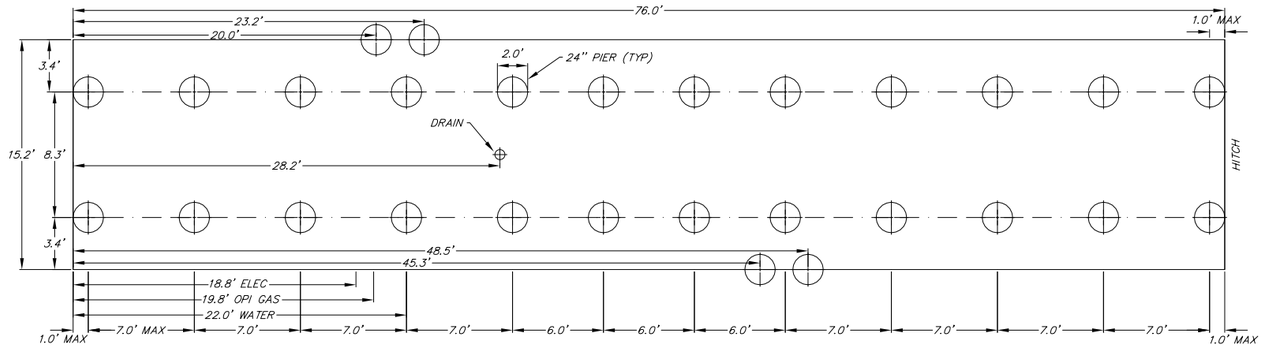
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PROJECT NO. 220042
SHEET 33 OF 34

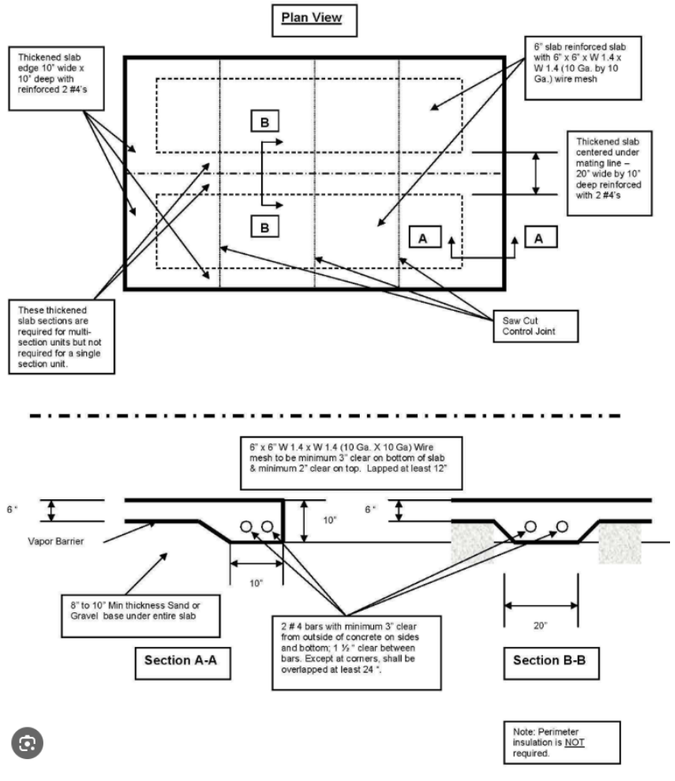
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* EXAMPLE ONLY; EXACT COUNT & LOCATION OF PIERS TO BE DETERMINED BY OWNER *





REFER TO:
1. SPS 321.40 (1)
2. SPS 321.33 SUBCHAPTER XI – INSTALLATION OF MANUFACTURED HOMES
3. SPS 321.40(p)

Limitations:

1. Minimum 3,000 psi concrete. [24 CFR 3285.312(a)(1)(ii)]
2. Rebar and mesh at least grade 40.
3. Soil bearing capacity at least 2,000 psf. [SPS 321.40 (2) (b) 2.]
4. Placed on undisturbed soil. May not be placed on unprepared fill material, organic soil, alluvial soil, mud, or frozen soil. [SPS 321.40 (2) (b) 1. and 24 CFR 3285.312(a)]
5. 8 to 10"of clean, graded sand, gravel, or crushed stone base in clay soils. [SPS 321.20 (2) with added thickness to resist frost.] Compaction of sand, etc., should be 95% of modified Proctor.
6. 6 mil vapor retarder overlapped 12 inches and sealed. [24 CFR 3285.204]
7. Maximum pier spacing of 7 feet with max. load per pier of 5,300 lbs. when placed on 6"thick slab. [SPS 321.40 (2) (b) 10. and 24 CFR 3285.310]
8. Maximum load per pier of 11,900 lbs. at mating line when centered on the 20"W. X 10"D. thickened slab, Section B–B, reinforced with 2 – #4 bars. Individual pier footings at mating line meeting sizing requirements in 24 CFR 3285 Table to 3285.312 may be used in lieu of continuous thickened slab. [24 CFR 3285.312(c)]
9. Site shall drain away from the home per SPS 321.12. Ensure drainage of sand fill zone so that any clay does not cause water to pool under the slab.
10. The water table may not be above the frost penetration depth, i.e. at least 4 feet below grade. [SPS 321.16 (1) (a)]
11. Saw cut joints in slab so that sections are approximately square. (Example: 16'by 76'slab = 4 segments.)

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FOUNDATION EXAMPLES

REEDSBURG DEVELOPMENT LLC - PHASE I
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	
1	03/05/25	REV 1	

DATE 2025-02-21
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PROJECT NO. 220042
SHEET 34 OF 34

Stormwater Management Plan

Reedsburg Courtyards
City of Reedsburg, Wisconsin

Prepared For:
Maplewood Communities
7050 W Palmetto Park Rd Ste 15-234
Boca Raton, FL 33433

Prepared By:
Vierbicher
201 E. Main St. Suite 100
Reedsburg, WI 53959

Prepared On:
February 18, 2025
Project #240772

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Narrative

NARRATIVE

1.1 Introduction

This stormwater management report is to address the construction and post-construction management practices for the Reedsburg Courtyards. The site is located south of Huntington Park Drive at the intersection of Huntington Park Dr and North Wengel Dr (SW ¼ NW ¼ Section 12 T12N R4E) in the City of Reedsburg, Sauk County, Wisconsin. This stormwater management report addresses construction and post-construction stormwater management goals for the development of approximately 16.02 acres of the site.

Currently the site is undeveloped, consisting of grassland (Map 2.2). The onsite surface water drains primarily to the eastern boundary. No wetlands or floodplain were identified within the parcel boundaries and therefore none will be impacted (Map 2.4 & 2.5 respectively).

The proposed project involves construction of approximately 96 manufactured homes, driveways, sidewalks, and new roadway sections. The first phase of work will include the construction of 61 manufactured home units, driveways, sidewalks and a 24 foot wide paved road section that adds onto the existing road section west of North Wengel Drive. The second phase of work will include the construction of the remaining 35 manufactured home units, driveways, sidewalks and a 24 foot wide paved road section that adds onto the first phase section. It is important to note that the first phase of work will involve the mass grading of both phase 1 and phase 2 and that concrete pads will be poured for all 96 manufactured homes.

The site must meet the requirements of the Wisconsin Department of Natural Resources (WDNR) and the City of Reedsburg, Chapter 530: Stormwater Management and Erosion Control ordinance. The stormwater management goals will be met with a wet detention pond and infiltration basin located along the eastern boundary of the site.

1.2 Soils Description

The U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) online Web Soil Survey, indicates the proposed project site contains soils consisting primarily of Elevasil sandy loams (EIB and EIC2). The Eleva sandy loam soils have slopes that range from 2 to 16 percent. These soils are classified as Hydrologic Soils Group B, Map 3.1.

A detailed soil borings report was completed on August 5, 2022 by Vierbicher. This report indicates the soil consists primarily of sand. A native soil infiltration rate of 3.60 in/hr has been used for design of the infiltration basin. Limiting factors for test pit 1 and 2 were encountered 60 inches and 92 inches respectively below ground surface elevation. Redoximorphic features for test pit 1 and 2 were encountered 33 inches and 61 inches respectively below ground surface elevation. The soil evaluation is included in Section 3.2.

1.3 Design Criteria

The City of Reedsburg requirements, according to Chapter 530 of the Stormwater Management and Erosion Control Ordinances are as follows:

- Reduce the 2, 5, 10, 25, 50, and 100-year 24-hour storm post-developed peak discharges to predeveloped levels.
- For new development, by design, reduce the total suspended solids (TSS) load by 80% based on the average annual rainfall, as compared to no runoff management controls.
- For residential development, post-development infiltration shall be at least 90% of the predevelopment infiltration volume, based on an average annual rainfall.

The WDNR stormwater requirements, according to NR 151, are as follows:

- Meet the pre-developed peak runoff rate for the 1 and 2-year, 24-hour storm event.
- Reduce to the maximum extent practicable, the total suspended solids load by 80% as compared to no controls.
- For development up to 40% connected imperviousness, infiltrate 90% of the pre-development infiltration volume.

Table 1: Stormwater Management Requirements

Stormwater Management Requirements	
Design Frequency	1, 2, 5, 10, 25, 50, 100-Year, 24-hour storm events using the MSE4 NRCS Rainfall Distribution
Rainfall Data	2.52, 2.86, 3.51, 4.15, 5.18, 6.10 and 7.11 inch/24-hour
Curve Number	Pre-Developed Maximum: Grassland HSG C = 71 Post-Developed: Landscape HSG C = 74
Peak Rate Control	Meet the pre-developed runoff rate for the 1, 2, 5, 10, 25, 50 and 100-year, 24-hour events
Sediment Control	80% Reduction, as compared to no controls
Infiltration	Infiltrate 90% of the pre-developed volume

1.4 Summary of Results

Peak Runoff Rate Control

The site is required to meet the pre-developed peak runoff rate for the 1, 2, 5, 10, 25, 50 and 100-year, 24-hour events. Peak runoff rate control requirements are met through routing the stormwater runoff to the proposed wet detention pond then to the infiltration basin as extra storage. Ultimately, discharge is through an orifice and standpipe in the wet pond and underdrain in the infiltration basin. Tables 2 through 4 summarize offsite discharge. The peak runoff rate control calculations are in section 4 of this report.

Table 2: Wet Detention Pond; Berm = 911.50, Weir = 910.00

Storm Frequency (Year)	Post-Developed Runoff (16.30 acres) CFS	Routed Through Wet Pond (16.30 Acres)		
		Discharge (CFS)	Elevation (Feet)	Volume (CF)
1	21.05	6.51	908.83	19,227
2	25.67	7.40	909.07	23,004
5	35.49	9.00	909.59	31,546
10	45.96	15.45	910.06	39,604
25	63.97	50.06	910.23	42,646
50	80.96	76.92	910.42	45,975
100	99.54	96.37	911.02	57,469

Table 3: Infiltration Basin; Berm = 911.50, Weir = 910.90

Storm Frequency (Year)	Wet Pond Discharge to Infiltration (16.30 acres) CFS	Routed Through Basin		
		Discharge (CFS)	Elevation (Feet)	Volume (CF)
1	6.05	0.82	907.79	19,966
2	6.90	0.91	908.18	24,063
5	8.42	1.02	908.76	30,582
10	14.19	1.12	909.31	37,362
25	44.81	1.25	910.13	48,308
50	68.58	1.29	910.42	52,500
100	85.59	4.77	911.03	61,939

Table 4: Peak Runoff Rate Control Summary

Storm Frequency (Year)	Pre-Developed (17.87 acres) CFS	No Controls Post Developed (17.87 acres) CFS	Controls Post-Developed (17.87 acres) CFS
1	2.42	21.86	1.31
2	4.44	26.84	1.76
5	9.69	37.47	2.74
10	16.07	48.85	3.86
25	28.08	68.53	9.66
50	40.04	87.13	15.22
100	54.12	108.36	20.63

Sediment Control

The site will be required to reduce TSS from the site by eighty percent (80%), as compared to no controls. The goal for 80% TSS removal was established by running WinSLAMM to calculate the TSS produced by the proposed development. To achieve 80% TSS removal, 3,538 pounds of TSS must be removed. Table 5 below summarizes the results of the TSS modeling.

Table 5: Total Suspended Solid Reduction Summary

No Controls (lbs)	After Stormwater w/ Controls (lbs)	TSS Removed from Site (lbs)	% Reduction
4423	427	3996	90.4%

The site is required to meet 80% TSS reduction from a no control standpoint. The stormwater management facilities have been designed to treat runoff and will achieve an 86% TSS removal rate. TSS was modeled with WinSLAMM v. 10.4.1 and calculations are within section 5 of this report.

Infiltration
The site is required to infiltrate 90% of the pre-developed infiltration volume in the post-developed condition. The wert detention pond is used to pre-treat (60% TSS removal from residential land use) runoff upstream of the infiltration basin. See Section 6 for TSS removal in the wet detention pond. Table 6 below summarizes the results of the infiltration modeling.

Table 6: Infiltration Modeling

Pre-Developed Total Losses (16.02 acres) (Inches)	Post-Developed Total Losses (16.02 acres) (Inches)	% of Pre-Developed Infiltrated
27.09	27.75	102%

The stormwater management facilities have been designed to infiltrate 102% of the pre-developed infiltration volume. Infiltration was modeled with WinSLAMM v. 10.5.0 and calculations are within section 6 of this report.

Erosion Control
The project is anticipated to begin June 2025 and will be restored by May 2026. All erosion control measures will be in place prior to land disturbing activities.

1.5 Conclusions
The site has been designed to meet the State, County and City of Reedsburg's stormwater management requirements.

1.6 Permits

The following is a list of anticipated stormwater, wetland permits, or reviews that have been or will be applied for:

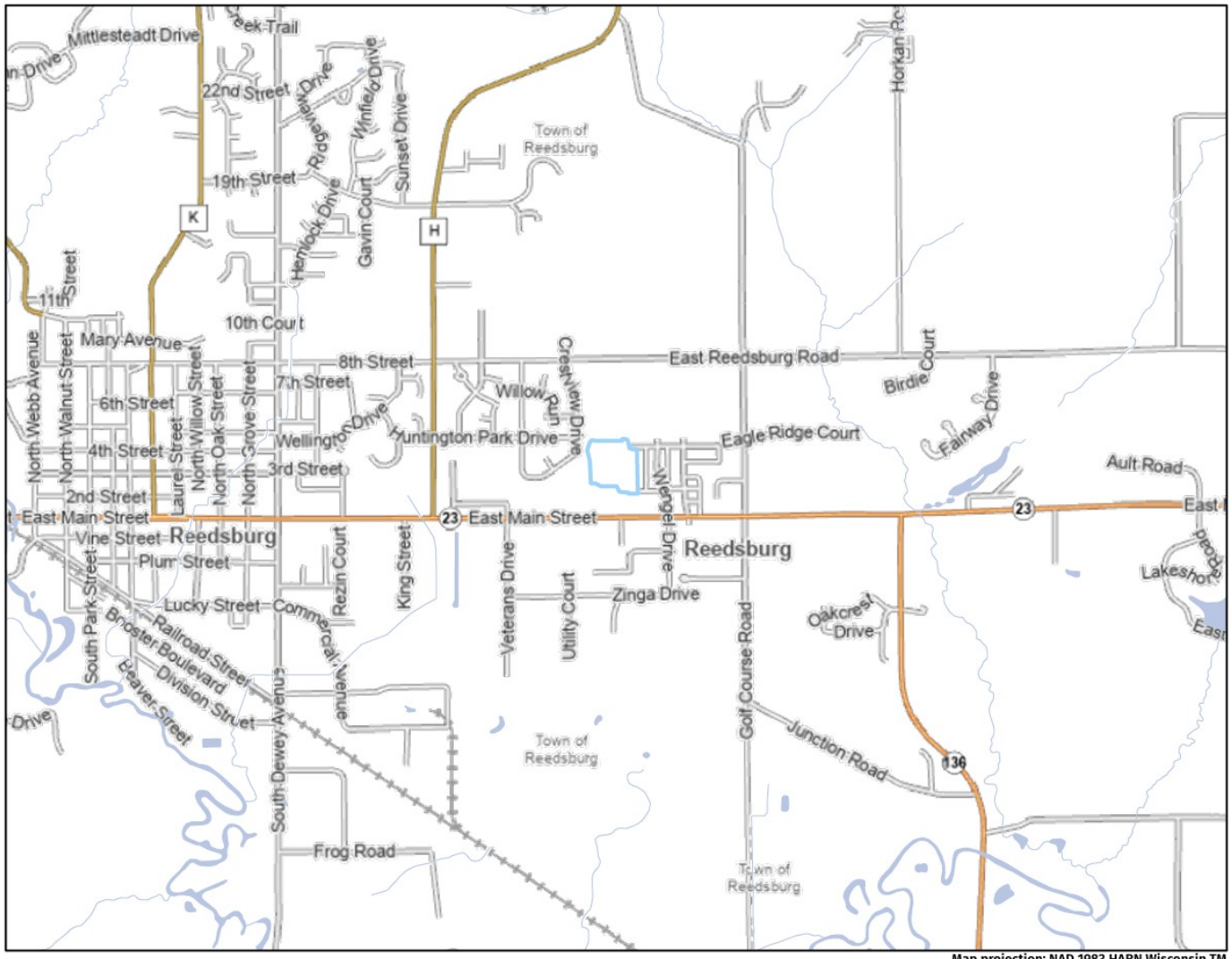
- Stormwater Notice of Intent (DNR).
- City of Reedsburg Erosion Control and Stormwater Management Permit
- Plumbing (DSPS)

Maps

2.1 Location Map

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Reedsburg Courtyards
City of Reedsburg, Wisconsin



Legend: (some map layers may not be displayed)

- 24K Lakes and Open Water
- 24K Streams and Rivers
- 24K Intermittent Streams
- City or Village
- County Boundaries

Major Roads
- State Highway

County and Local Roads
- County HWY
- Local Road
- Railroads

Notes:



Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 2,000 4,000 Feet
0 670 1,340 Meters

Service Layer Credits:
EN Basic Basemap WTM Ext:

This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: https://dnr.wisconsin.gov/legal.

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2.1 Location Map
Reedsburg Courtyards
City of Reedsburg, Sauk County, Wisconsin

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File Path: R:\Maplewood Communities\240772 - Reedsburg Courtyards\Design Development\Stormwater and Erosion Control\Report Attachments\In Progress

2.2 Aerial Map

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Reedsburg Courtyards
City of Reedsburg, Wisconsin



Legend: (some map layers may not be displayed)

- Latest Leaf On Imagery
- City or Village
- County Boundaries

Major Roads

- State Highway

County and Local Roads

- Local Road

Notes:



Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 490 980 Feet
0 140 280 Meters

Service Layer Credits:
EN Basic Basemap WTM Ext: , 2022 Leaf On:

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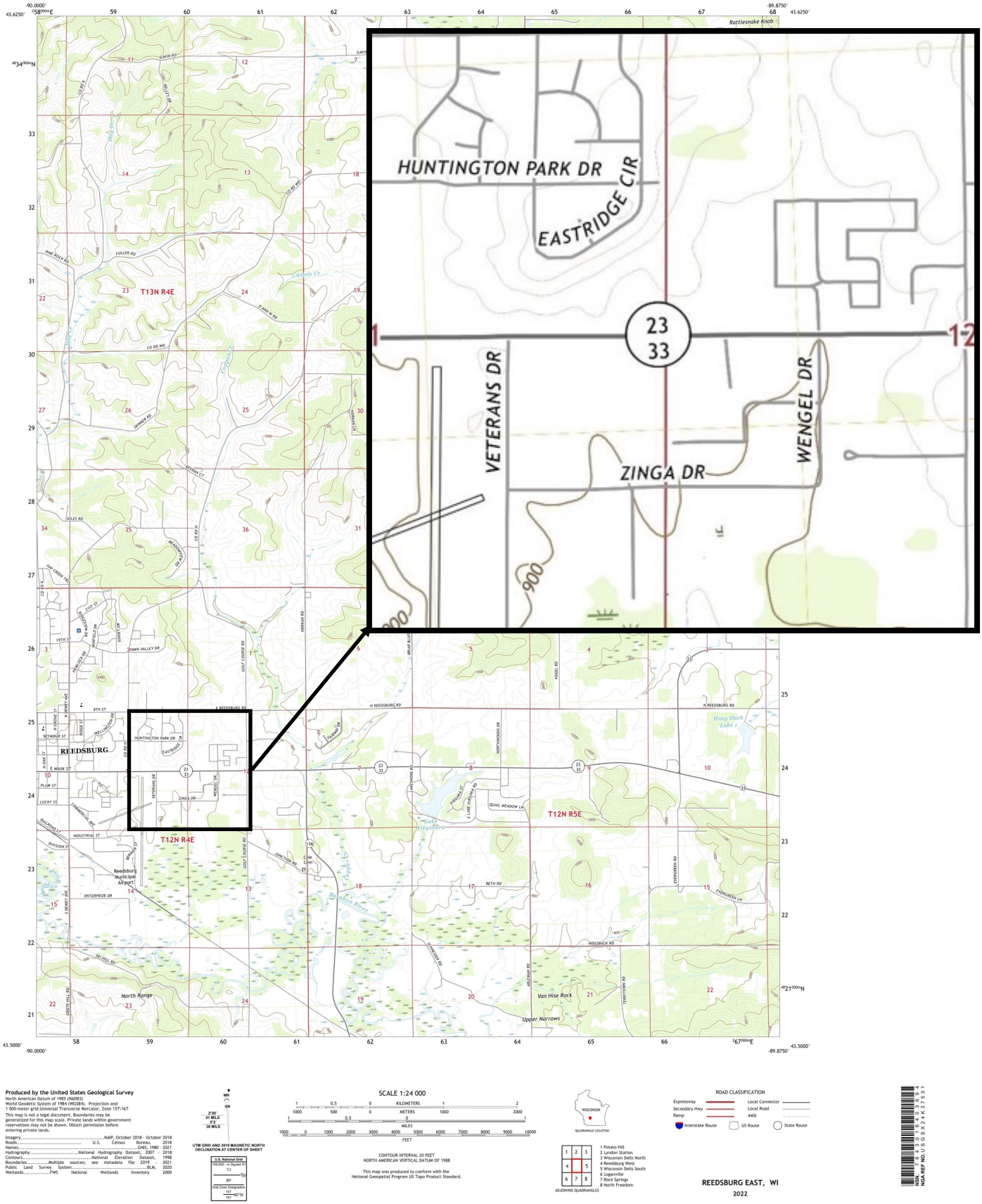
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2.2 Aerial Map
Reedsburg Courtyards
City of Reedsburg, Sauk County, Wisconsin

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2.3 USGS Quad Map



2.3 USGS Quad Map

Reedsburg Courtyards
City of Reedsburg, Sauk County, Wisconsin

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2.4 Wetland Indicator Map

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Reedsburg Courtyards
City of Reedsburg, Wisconsin



Legend: (some map layers may not be displayed)

- Wetland Indicators
- Latest Leaf On Imagery
- City or Village
- County Boundaries

Major Roads
- State Highway

County and Local Roads
- County HWY
- Local Road

Notes:



Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 850 1,700 Feet
0 250 500 Meters

Service Layer Credits:
Wetland Indicators & Soils: Surface Water Data Viewer Team, EN Basic Basemap WTM Ext: , 2022 Leaf On:

This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: https://dnr.wisconsin.gov/legal.

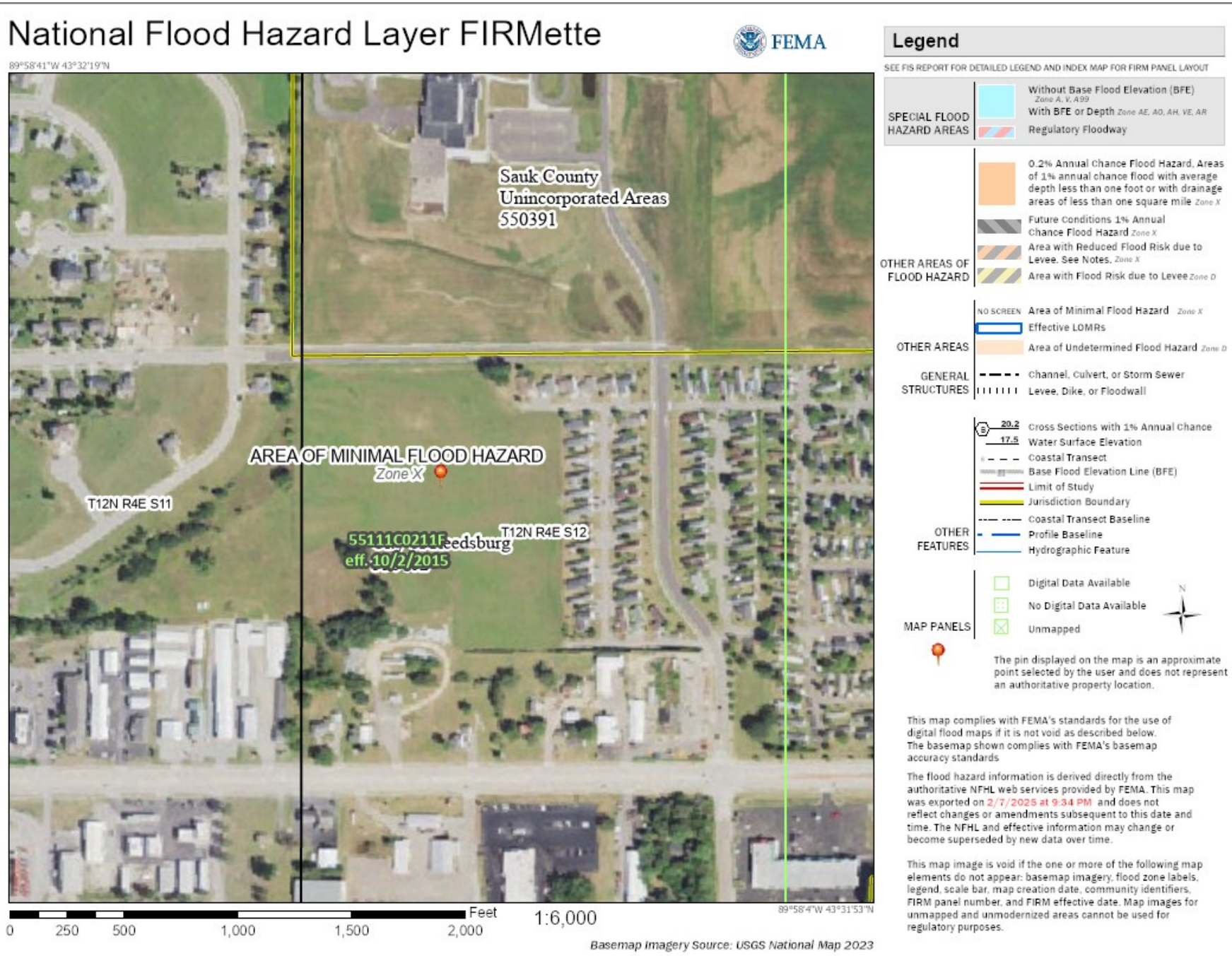
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2.4 Wetland Indicator Map
Reedsburg Courtyards
City of Reedsburg, Sauk County, Wisconsin

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File Path: R:\Maplewood Communities\240772 - Reedsburg Courtyards\Design Development\Stormwater and Erosion Control\Report Attachments\In Progress

2.5 FEMA Map



2.5 FEMA Map
Reedsburg Courtyards
City of Reedsburg, Sauk County, Wisconsin

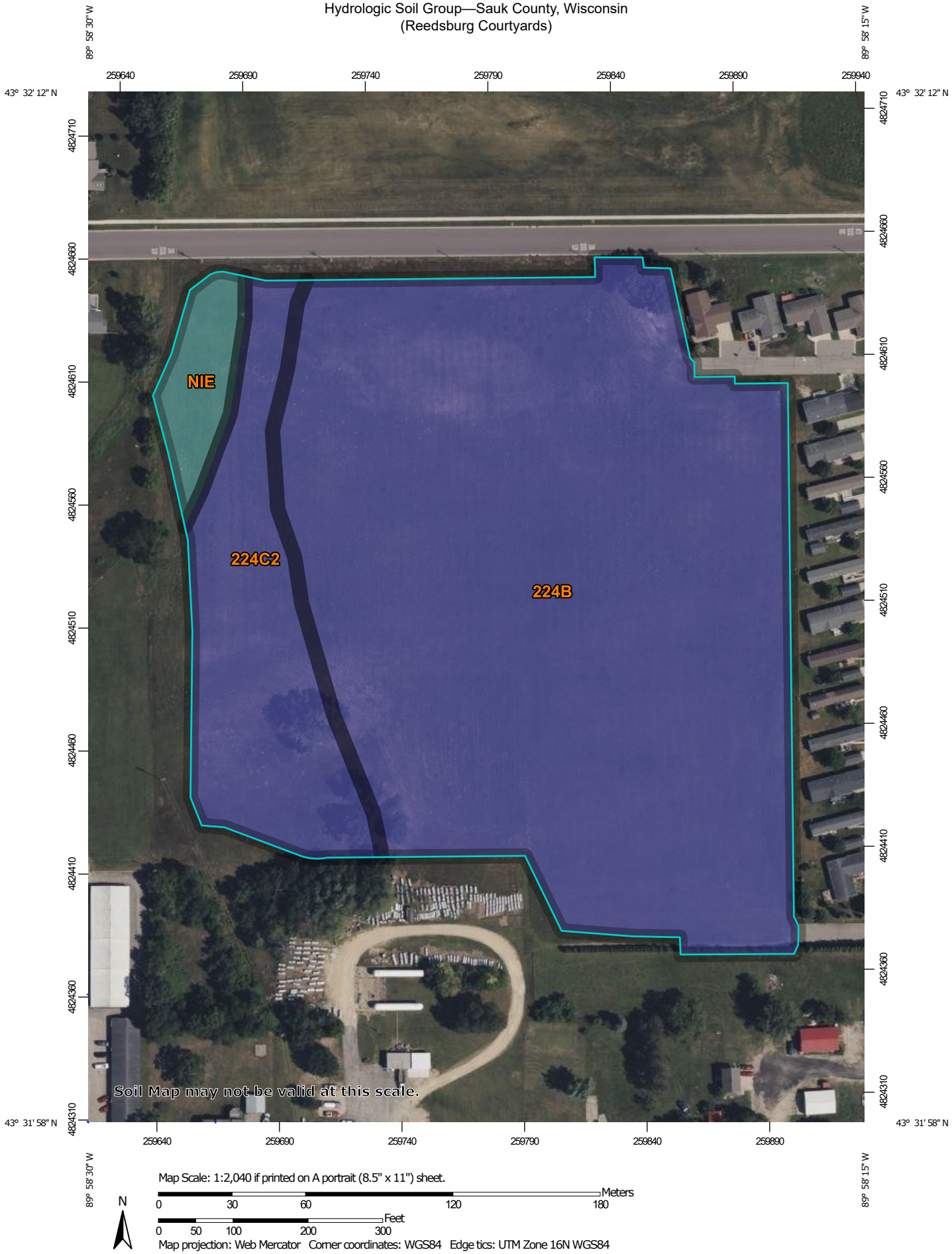
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planners | engineers | advisors

File Path: R:\Maplewood Communities\240772 - Reedsburg Courtyards\Design Development\Stormwater and Erosion Control\Report Attachments\In Progress

Soils Information

3.1 County Soils Map

Hydrologic Soil Group—Sauk County, Wisconsin
(Reedsburg Courtyards)



Map Scale: 1:2,040 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 30 60 120 180

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Sauk County, Wisconsin
Survey Area Data: Version 23, Sep 3, 2024

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

Date(s) aerial images were photographed: Aug 2, 2022—Sep 28, 2022

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
224B	Elevasil sandy loam, 2 to 6 percent slopes	B	11.9	80.1%
224C2	Elevasil sandy loam, 6 to 12 percent slopes, moderately eroded	B	2.4	16.2%
NIE	Norden loam, 20 to 30 percent slopes	C	0.6	3.7%
Totals for Area of Interest			**14.9**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

3.2 Soil Borings

Wis. Dept. of Safety and Professional Services
Division of Industry Services

SOIL EVALUATION - STORM

in accordance with SPS 382.365 and 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and BM referenced to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County: Sauk County

Parcel I.D.: 276-2260-11000

Reviewed by: Date:

Property Owner: Wire Courtyard MHP LLC

Property Owner's Mailing Address: PO BOX 457

City: Cedaredge | State: CO | Zip Code: 81413 | Phone Number: ( )

Property Location: Govt. Lot SW 1/4 NW 1/4 S 12 T 12 N R 04 (E) or W

Lot # | Block # | Subd. Name or CSM#

☑ City ☐ Village ☐ Town: Reedsburg | Nearest Road: Huntington Park Dr

Drainage area: 18.54 ☐ sq. ft. ☒ acres

Optional:

Test Site Suitable for (check all that apply)

☐ Irrigation ☐ Bioretention trench ☐ Trench(es)

☐ Rain garden ☐ Grassed swale ☐ Reuse

☐ Infiltration trench ☐ SDS (> 15' wide) ☒ Other per designer

Hydraulic Application Test Method:

☒ Morphological Evaluation

☐ Double-Ring Infiltrometer

☐ Other (specify) _____

1 Obs. # ☐ Boring ■ Pit Ground surface elev. 908.11 ft. Depth to limiting factor 60 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
1	0-11	10YR 3/2	N/A	LS	1fsbk	mfi	GW	0	1.63
2	11-33	10YR 4/3	N/A	S	0sg	ml	GW	<5	3.60
3	33-60	10YR 4/5	7.5YR 5/4	S	0sg	ml	GW	<5	-
4	60-85	10YR 7/3	Weathered Bedrock	S	0sg	ml	GW	<5	3.60
			Refusal @ 85"						

2 Obs. # ☐ Boring ■ Pit Ground surface elev. 908.54 ft. Depth to limiting factor 92 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydrualic App. Rate Inches/Hr
1	0-13	10YR 3/2	N/A	LS	1fsbk	mfi	GW	0	1.63
2	13-30	10YR 4/3	N/A	S	0sg	ml	GW	<5	3.60
3	30-61	10YR 4/5	N/A	S	0sg	ml	GW	<5	3.60
4	61-92	10YR 4/5	7.5YR 5/4	S	0sg	ml	GW	<5	-
5	92-121	10YR 7/3	Weathered Bedrock	S	0sg	ml	GW	<5	3.60
			Refusal at 121"						

CST/PSS Name (Please Print): Neil Pfaff

Signature: Neil Pfaff

CST/PSS Number: 1041792

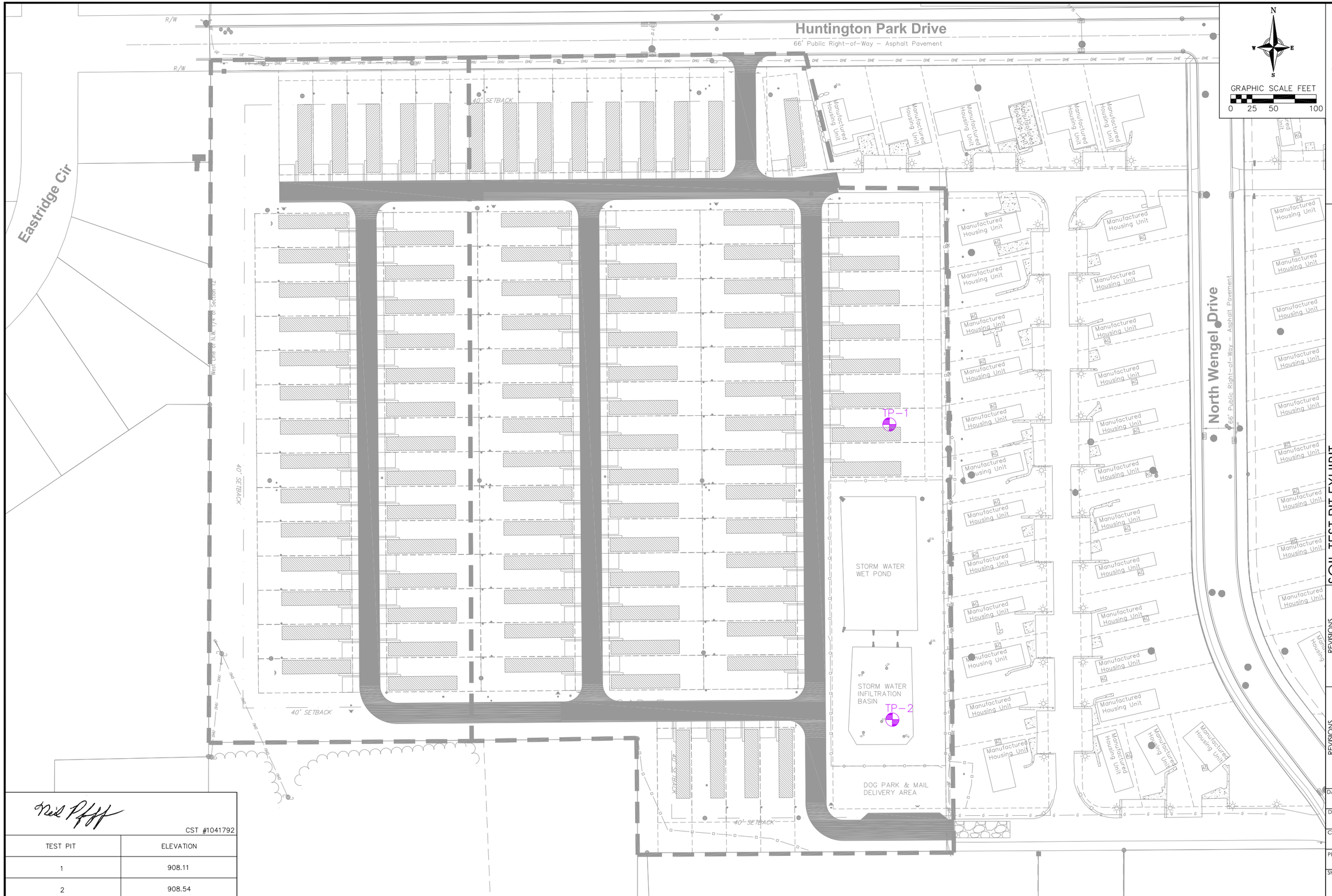
Address: 201 E. Main Street Suite 100, Reedsburg, WI 53959

Date Evaluation Conducted: August 5, 2022

Telephone Number: 608-393-1881

SBD-10793 (R03/13)

©Vierbicher Associates, Inc.



Neil Pfaff
CST #1041792

TEST PIT	ELEVATION
1	908.11
2	908.54

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SOIL TEST PIT EXHIBIT

THE COURTYARDS EXPANSION
REEDSBURG
SAUK COUNTY, WISCONSIN

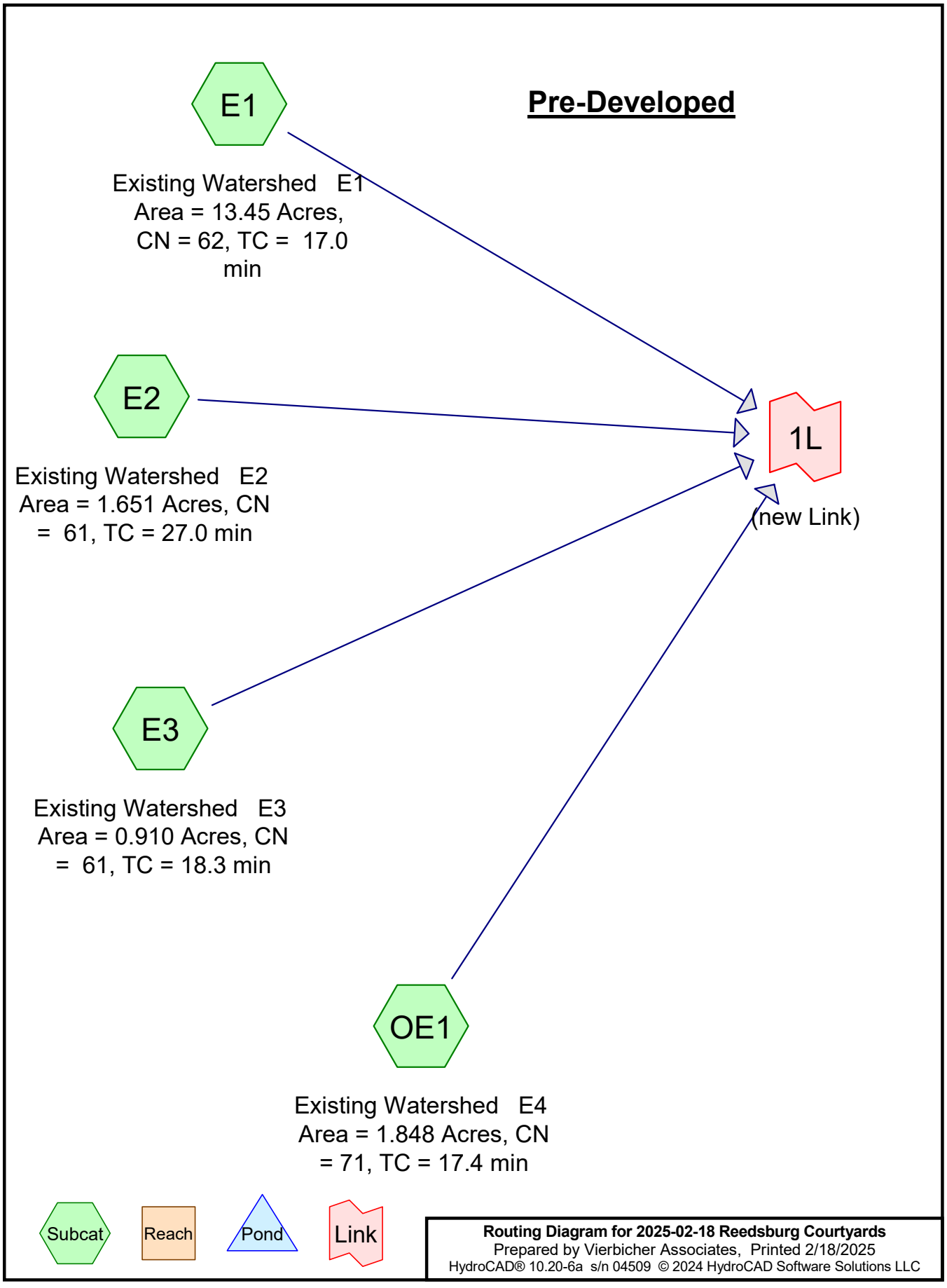
REVISIONS				REVISIONS		
NO.	DATE	REMARKS		NO.	DATE	REMARKS

DATE
AUGUST 5, 2022
DRAFTER
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PROJECT NO.
220042
SHEET
2 OF 2

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Peak Storm Control Calculations

4.1 Peak Flow Pre-Developed


Pre-Developed
E1
Existing Watershed E1
Area = 13.45 Acres,
CN = 62, TC = 17.0
min
E2
Existing Watershed E2
Area = 1.651 Acres, CN
= 61, TC = 27.0 min
E3
Existing Watershed E3
Area = 0.910 Acres, CN
= 61, TC = 18.3 min
OE1
Existing Watershed E4
Area = 1.848 Acres, CN
= 71, TC = 17.4 min
1L
(new Link)
Subcat
Reach
Pond
Link
Routing Diagram for 2025-02-18 Reedsburg Courtyards
Prepared by Vierbicher Associates, Printed 2/18/2025
HydroCAD® 10.20-6a s/n 04509 © 2024 HydroCAD Software Solutions LLC

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E1: Existing Watershed E1 Runoff Area=13.450 ac 0.00% Impervious Runoff Depth=0.22"
Flow Length=978' Tc=16.7 min CN=WQ Runoff=1.47 cfs 0.246 af

Subcatchment E2: Existing Watershed E2 Runoff Area=1.651 ac 0.00% Impervious Runoff Depth=0.20"
Flow Length=389' Tc=27.0 min CN=61 Runoff=0.13 cfs 0.028 af

Subcatchment E3: Existing Watershed E3 Runoff Area=0.919 ac 0.00% Impervious Runoff Depth=0.20"
Flow Length=200' Slope=0.0495 '/' Tc=18.3 min CN=61 Runoff=0.08 cfs 0.015 af

Subcatchment OE1: Existing Watershed E4 Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=0.54"
Flow Length=1,132' Tc=17.4 min CN=WQ Runoff=0.87 cfs 0.084 af

Link 1L: (new Link) below 1,000.00 cfs Inflow=2.42 cfs 0.373 af
Primary=2.42 cfs 0.373 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 0.373 af Average Runoff Depth = 0.25"
99.57% Pervious = 17.792 ac 0.43% Impervious = 0.076 ac

Summary for Subcatchment E1: Existing Watershed E1 Area = 13.45 Acres, CN = 62, TC = 17.0 min

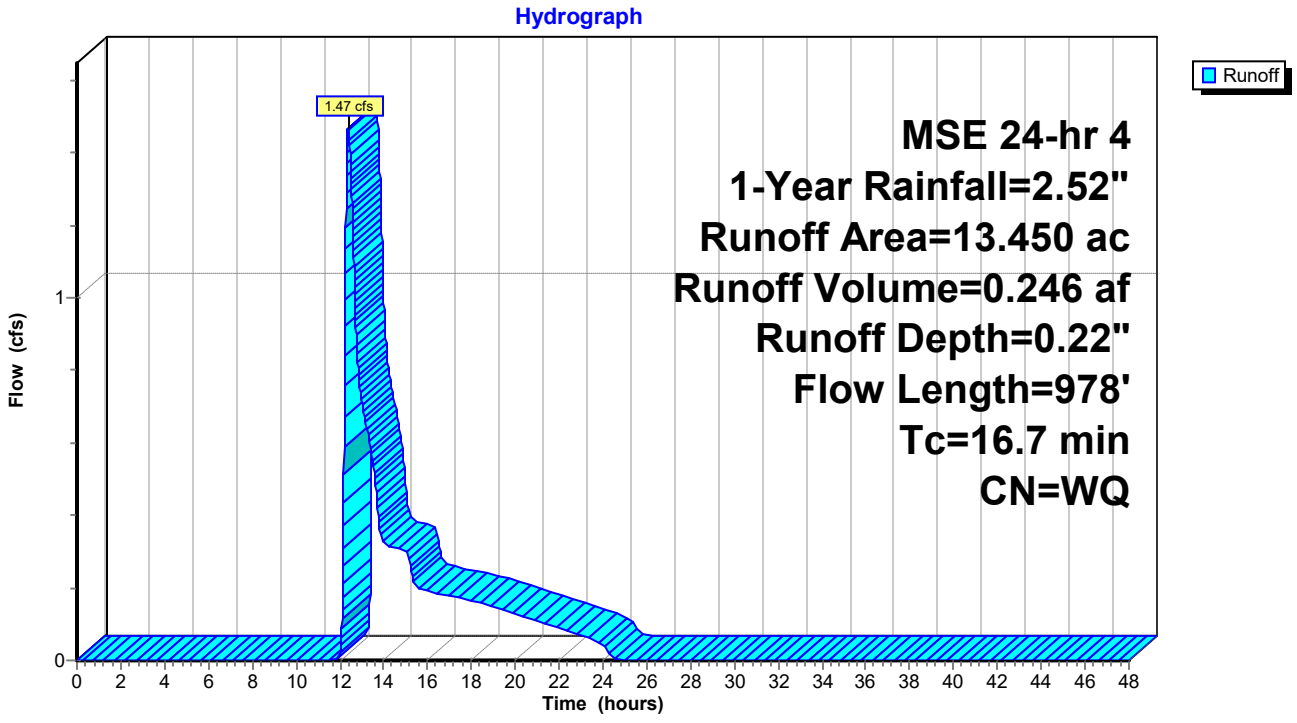
Runoff = 1.47 cfs @ 12.37 hrs, Volume= 0.246 af, Depth= 0.22"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.52"

	Area (ac)	CN	Description
*	12.649	61	Grassland, HSG B
*	0.801	71	Grassland, HSG C
	13.450		Weighted Average
	13.450		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	200	0.1375	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
4.5	778	0.0317	2.87		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
16.7	978	Total			

Subcatchment E1: Existing Watershed E1 Area = 13.45 Acres, CN = 62, TC = 17.0 min



Summary for Subcatchment E2: Existing Watershed E2 Area = 1.651 Acres, CN = 61, TC = 27.0 min

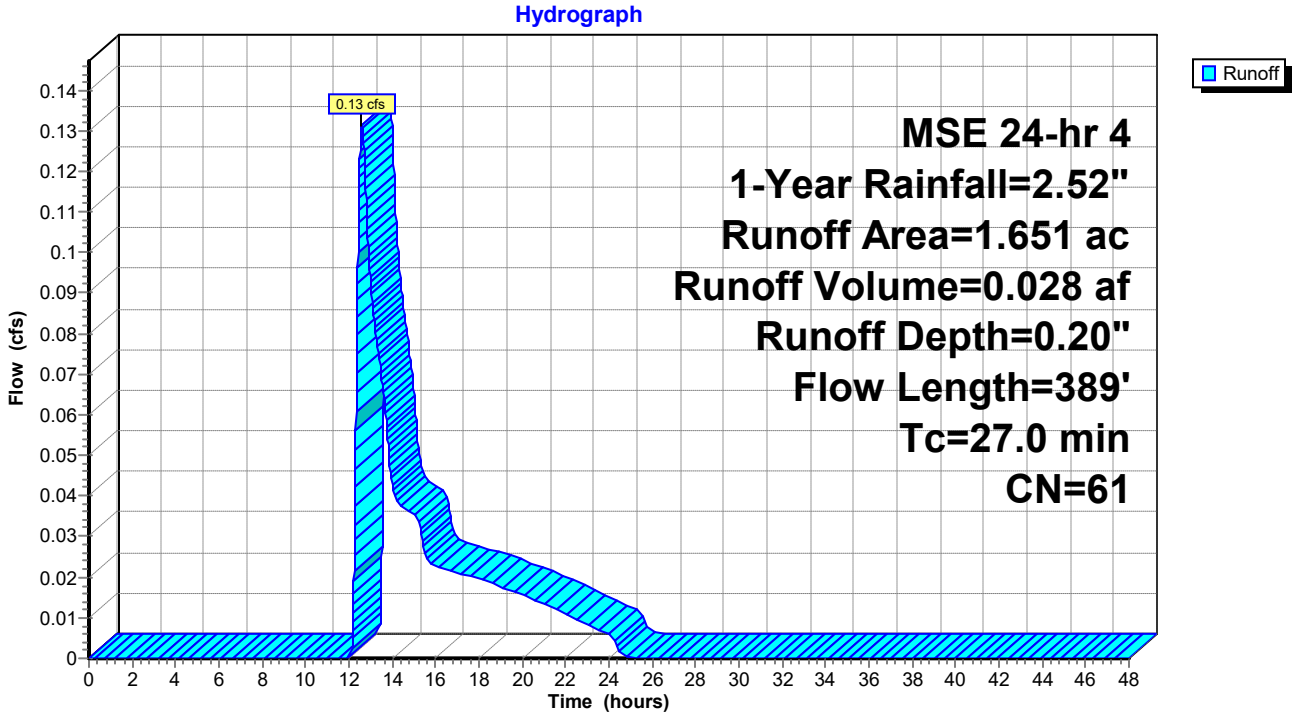
Runoff = 0.13 cfs @ 12.57 hrs, Volume= 0.028 af, Depth= 0.20"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.52"

	Area (ac)	CN	Description
*	1.651	61	Grassland, HSG B
	1.651		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.5	200	0.0215	0.13		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
1.5	189	0.0167	2.08		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
27.0	389	Total			

Subcatchment E2: Existing Watershed E2 Area = 1.651 Acres, CN = 61, TC = 27.0 min



Summary for Subcatchment E3: Existing Watershed E3 Area = 0.910 Acres, CN = 61, TC = 18.3 min

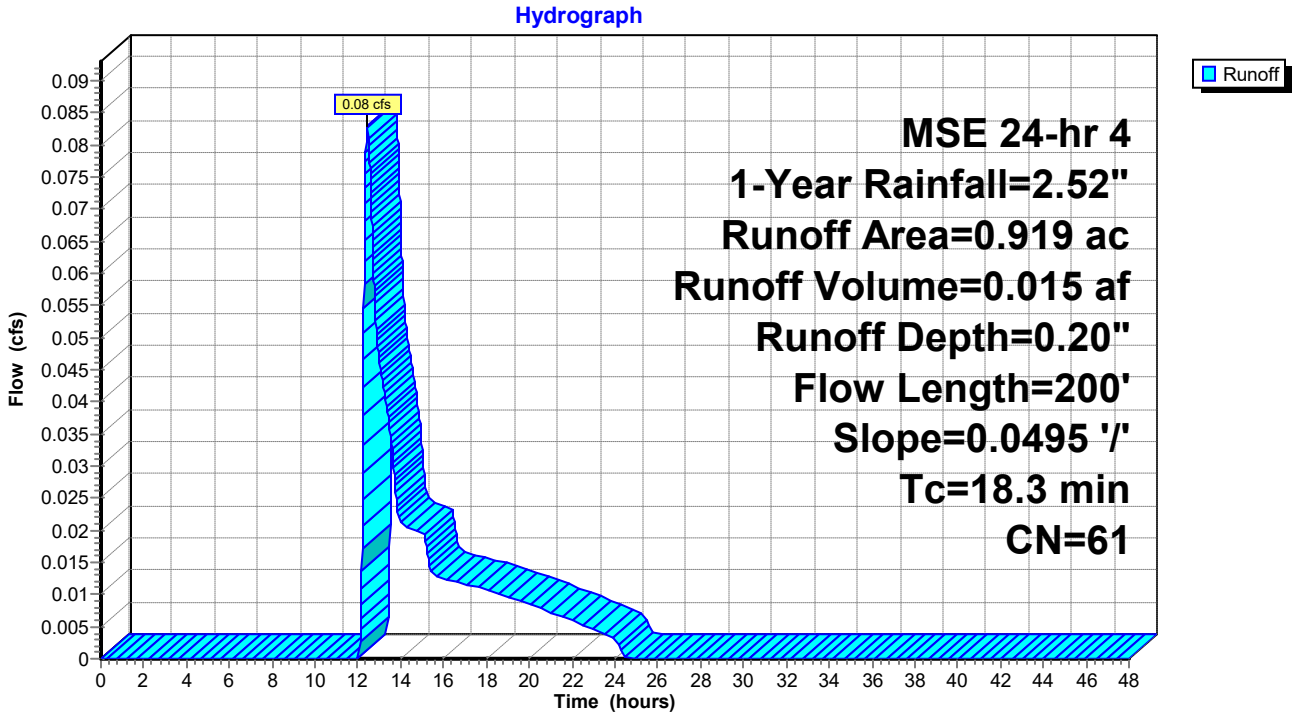
Runoff = 0.08 cfs @ 12.43 hrs, Volume= 0.015 af, Depth= 0.20"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.52"

	Area (ac)	CN	Description
*	0.919	61	Grassland, HSG B
	0.919		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.3	200	0.0495	0.18		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"

Subcatchment E3: Existing Watershed E3 Area = 0.910 Acres, CN = 61, TC = 18.3 min



Summary for Subcatchment OE1: Existing Watershed E4 Area = 1.848 Acres, CN = 71, TC = 17.4 min

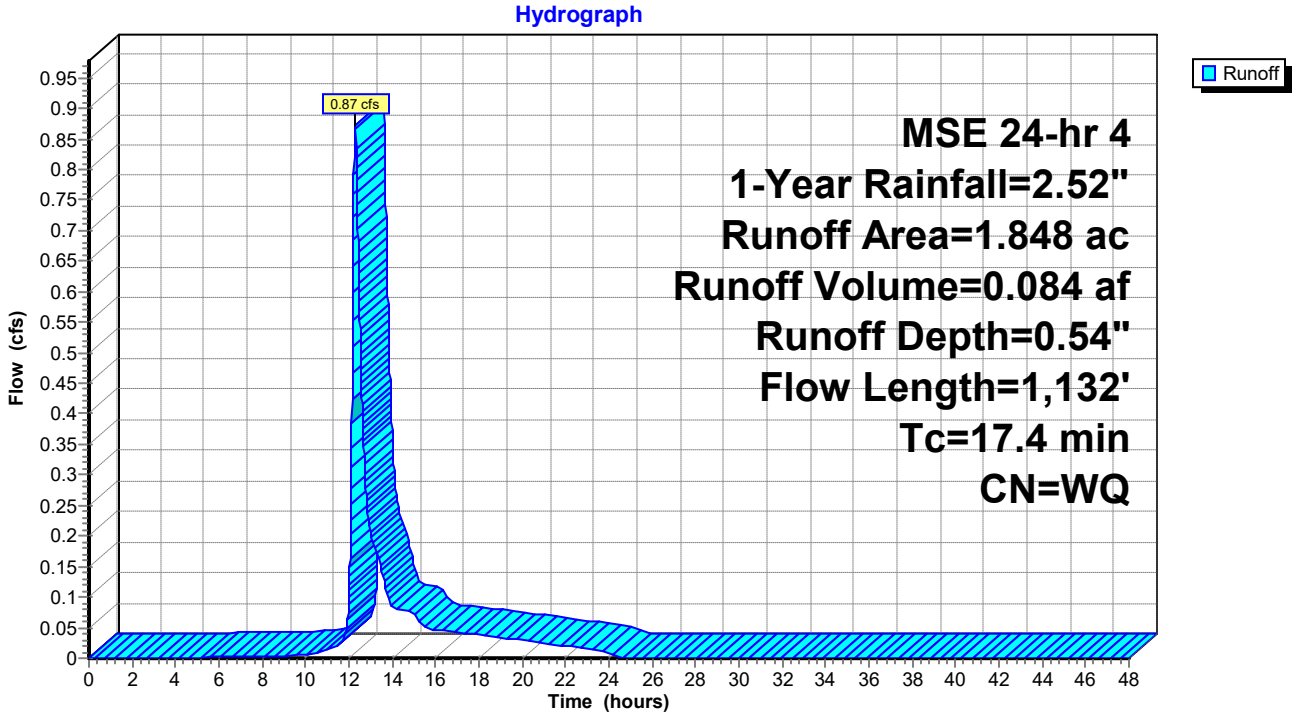
Runoff = 0.87 cfs @ 12.29 hrs, Volume= 0.084 af, Depth= 0.54"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.52"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
5.0	932	0.0375	3.12		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
17.4	1,132	Total			

Subcatchment OE1: Existing Watershed E4 Area = 1.848 Acres, CN = 71, TC = 17.4 min

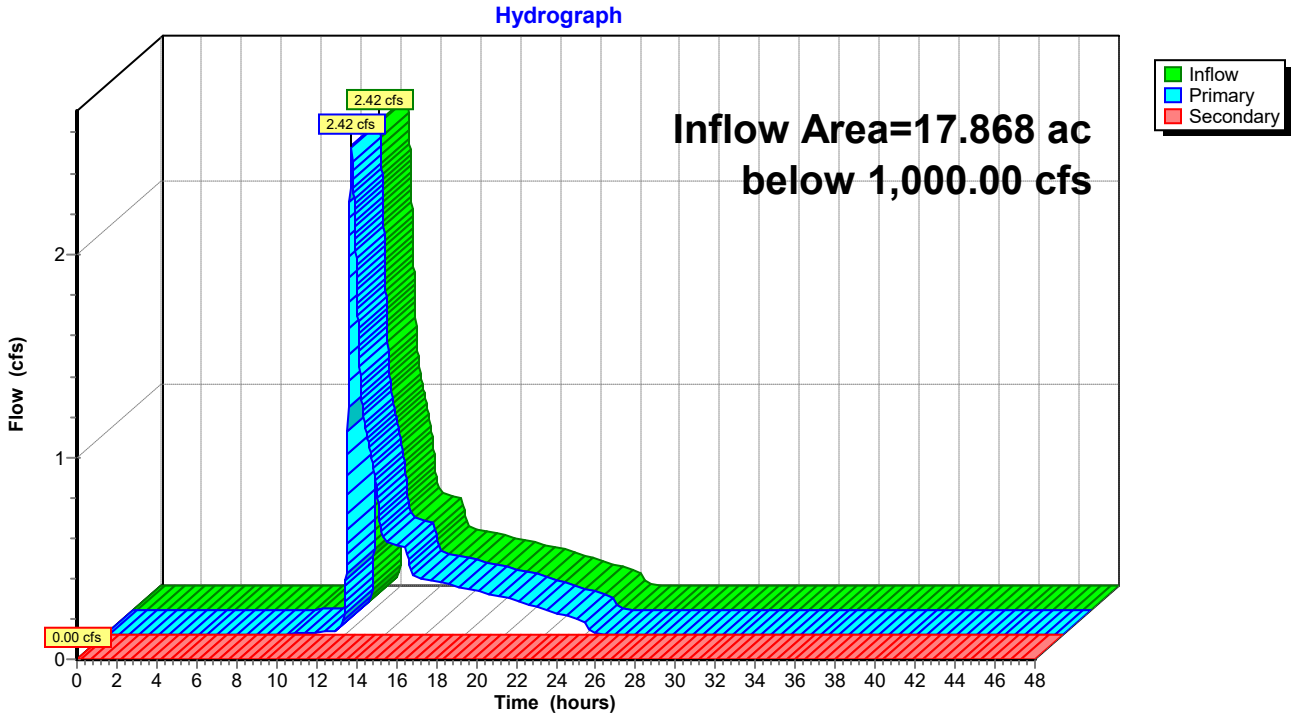


Summary for Link 1L: (new Link)

Inflow Area = 17.868 ac, 0.43% Impervious, Inflow Depth = 0.25" for 1-Year event
Inflow = 2.42 cfs @ 12.35 hrs, Volume= 0.373 af
Primary = 2.42 cfs @ 12.35 hrs, Volume= 0.373 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 1L: (new Link)



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E1: Existing Watershed E1 Runoff Area=13.450 ac 0.00% Impervious Runoff Depth=0.34"
Flow Length=978' Tc=16.7 min CN=WQ Runoff=2.93 cfs 0.376 af

Subcatchment E2: Existing Watershed E2 Runoff Area=1.651 ac 0.00% Impervious Runoff Depth=0.31"
Flow Length=389' Tc=27.0 min CN=61 Runoff=0.26 cfs 0.043 af

Subcatchment E3: Existing Watershed E3 Runoff Area=0.919 ac 0.00% Impervious Runoff Depth=0.31"
Flow Length=200' Slope=0.0495 '/' Tc=18.3 min CN=61 Runoff=0.17 cfs 0.024 af

Subcatchment OE1: Existing Watershed E4 Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=0.72"
Flow Length=1,132' Tc=17.4 min CN=WQ Runoff=1.24 cfs 0.111 af

Link 1L: (new Link) below 1,000.00 cfs Inflow=4.44 cfs 0.554 af
Primary=4.44 cfs 0.554 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 0.554 af Average Runoff Depth = 0.37"
99.57% Pervious = 17.792 ac 0.43% Impervious = 0.076 ac

Summary for Subcatchment E1: Existing Watershed E1 Area = 13.45 Acres, CN = 62, TC = 17.0 min

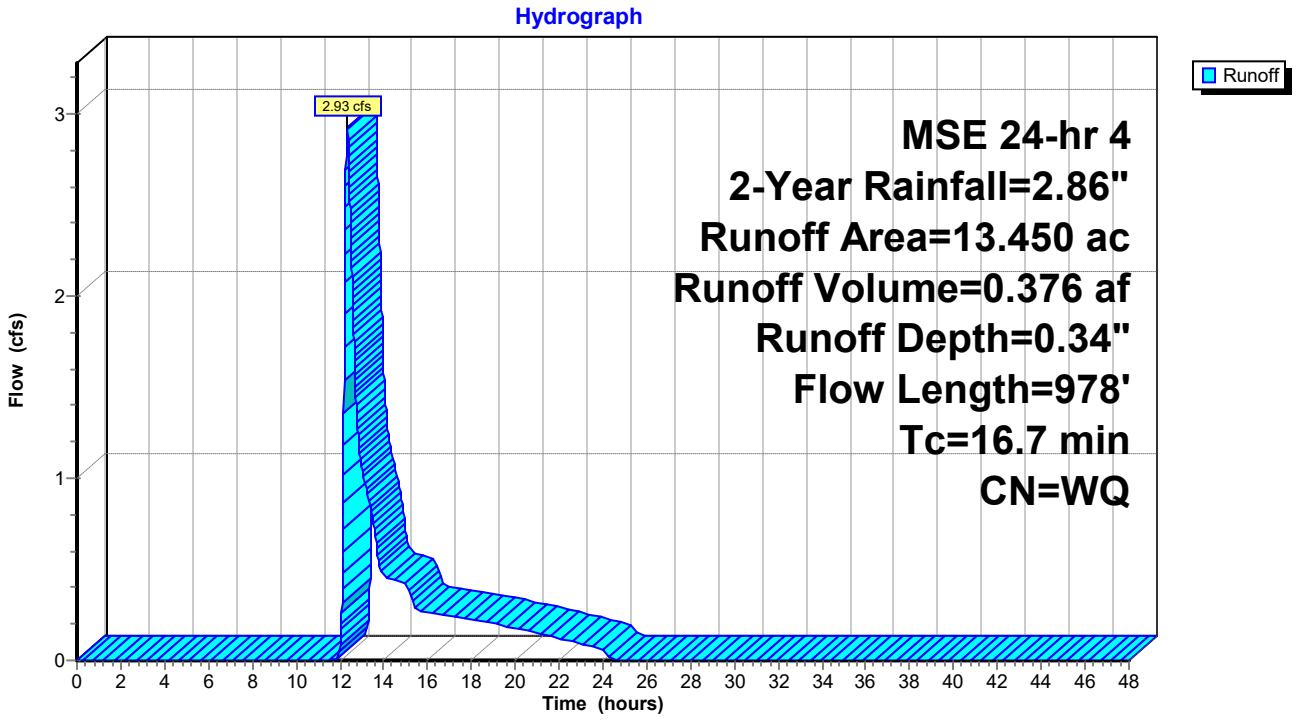
Runoff = 2.93 cfs @ 12.33 hrs, Volume= 0.376 af, Depth= 0.34"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-Year Rainfall=2.86"

	Area (ac)	CN	Description
*	12.649	61	Grassland, HSG B
*	0.801	71	Grassland, HSG C
	13.450		Weighted Average
	13.450		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	200	0.1375	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
4.5	778	0.0317	2.87		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
16.7	978	Total			

Subcatchment E1: Existing Watershed E1 Area = 13.45 Acres, CN = 62, TC = 17.0 min



Summary for Subcatchment E2: Existing Watershed E2 Area = 1.651 Acres, CN = 61, TC = 27.0 min

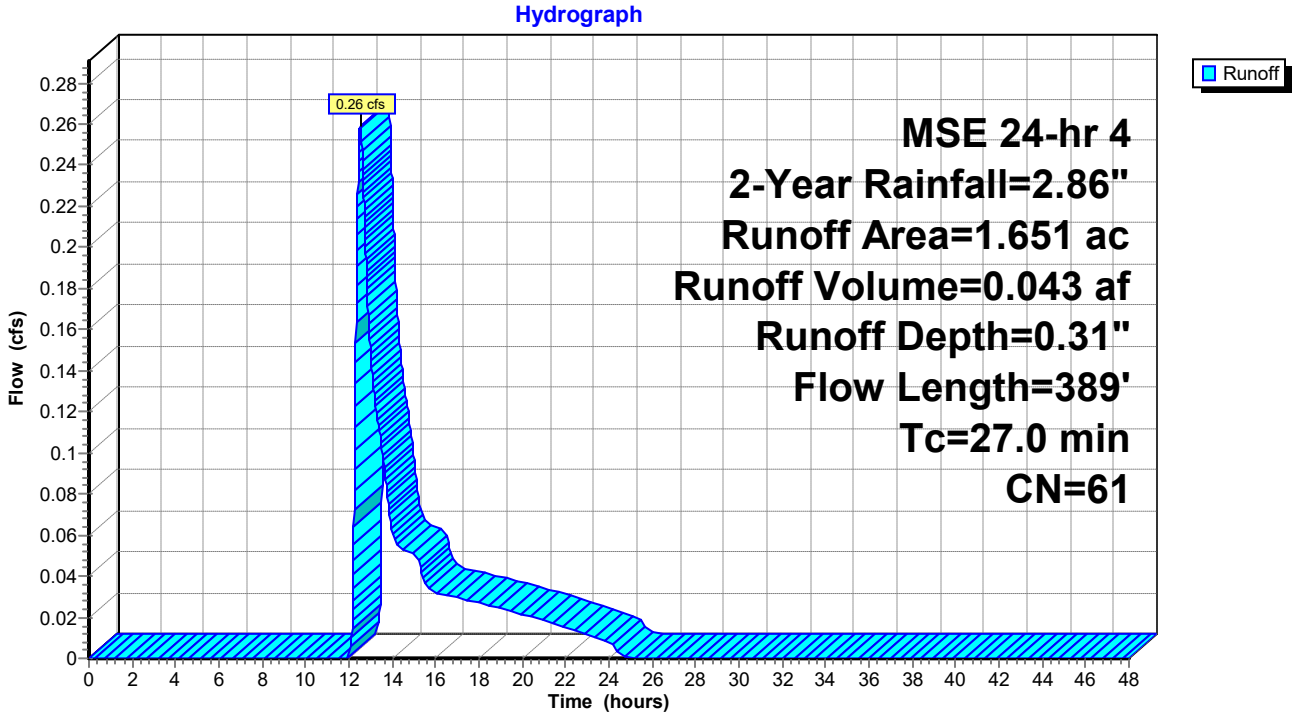
Runoff = 0.26 cfs @ 12.51 hrs, Volume= 0.043 af, Depth= 0.31"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-Year Rainfall=2.86"

	Area (ac)	CN	Description
*	1.651	61	Grassland, HSG B
	1.651		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.5	200	0.0215	0.13		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
1.5	189	0.0167	2.08		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
27.0	389	Total			

Subcatchment E2: Existing Watershed E2 Area = 1.651 Acres, CN = 61, TC = 27.0 min



Summary for Subcatchment E3: Existing Watershed E3 Area = 0.910 Acres, CN = 61, TC = 18.3 min

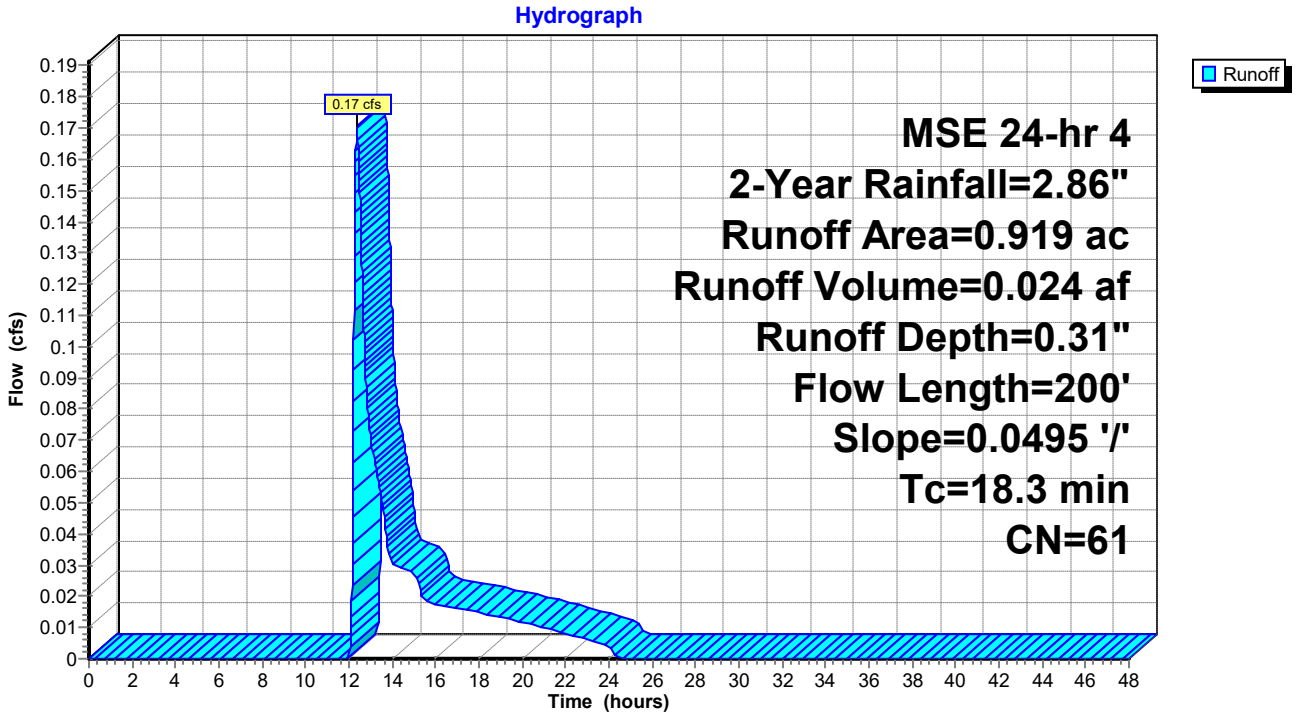
Runoff = 0.17 cfs @ 12.37 hrs, Volume= 0.024 af, Depth= 0.31"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-Year Rainfall=2.86"

	Area (ac)	CN	Description
*	0.919	61	Grassland, HSG B
	0.919		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.3	200	0.0495	0.18		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"

Subcatchment E3: Existing Watershed E3 Area = 0.910 Acres, CN = 61, TC = 18.3 min



Summary for Subcatchment OE1: Existing Watershed E4 Area = 1.848 Acres, CN = 71, TC = 17.4 min

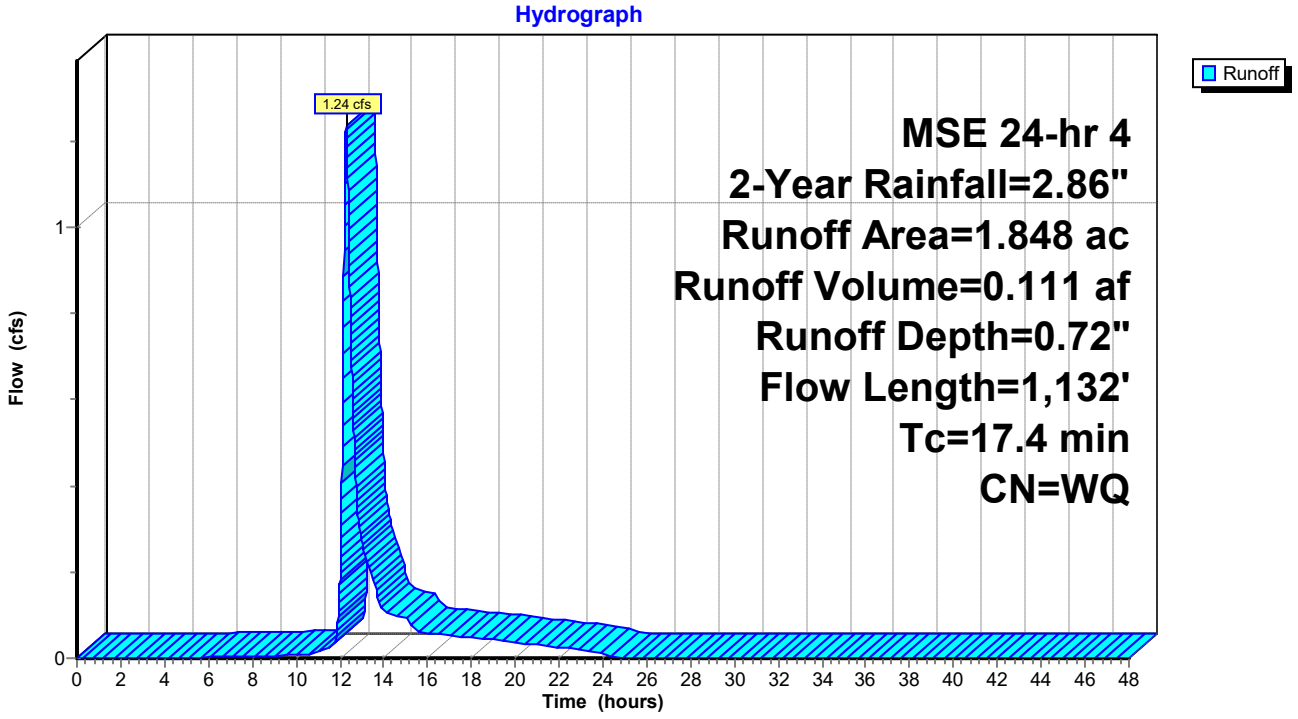
Runoff = 1.24 cfs @ 12.28 hrs, Volume= 0.111 af, Depth= 0.72"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-Year Rainfall=2.86"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
5.0	932	0.0375	3.12		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
17.4	1,132	Total			

Subcatchment OE1: Existing Watershed E4 Area = 1.848 Acres, CN = 71, TC = 17.4 min

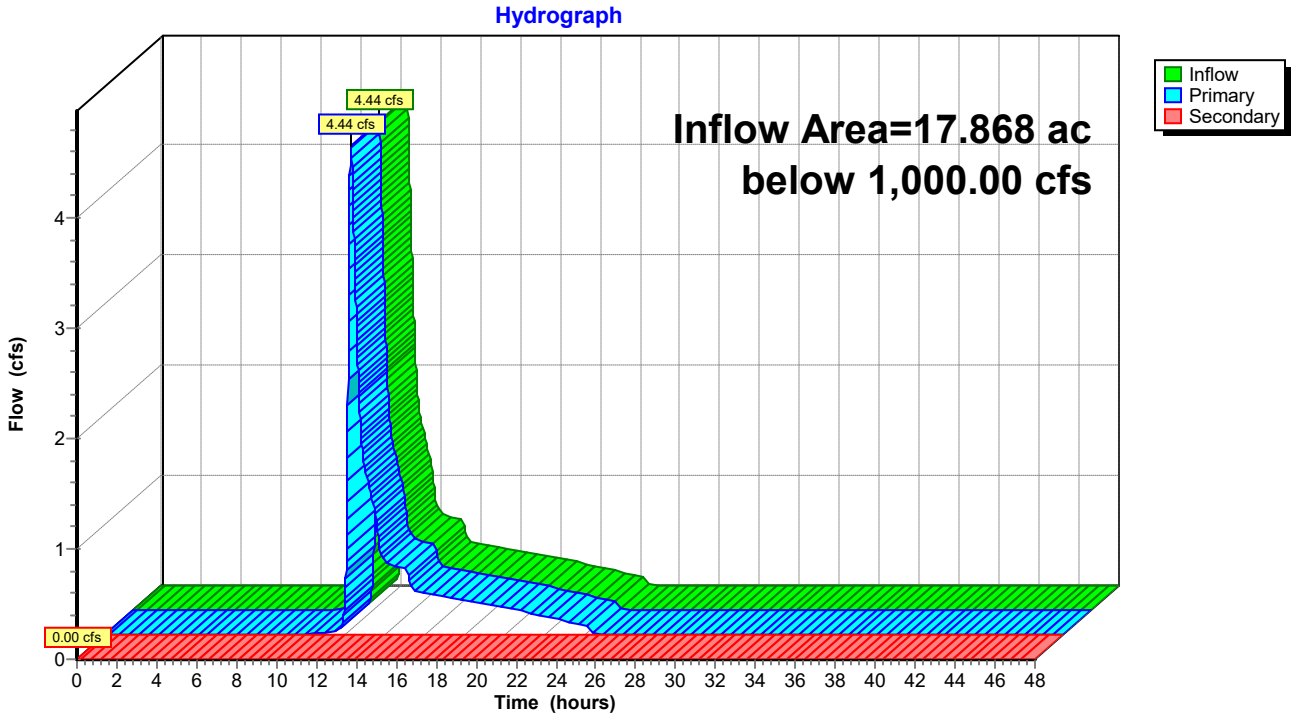


Summary for Link 1L: (new Link)

Inflow Area = 17.868 ac, 0.43% Impervious, Inflow Depth = 0.37" for 2-Year event
Inflow = 4.44 cfs @ 12.32 hrs, Volume= 0.554 af
Primary = 4.44 cfs @ 12.32 hrs, Volume= 0.554 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 1L: (new Link)



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E1: Existing Watershed E1 Runoff Area=13.450 ac 0.00% Impervious Runoff Depth=0.61"
Flow Length=978' Tc=16.7 min CN=WQ Runoff=6.87 cfs 0.680 af

Subcatchment E2: Existing Watershed E2 Runoff Area=1.651 ac 0.00% Impervious Runoff Depth=0.58"
Flow Length=389' Tc=27.0 min CN=61 Runoff=0.61 cfs 0.079 af

Subcatchment E3: Existing Watershed E3 Runoff Area=0.919 ac 0.00% Impervious Runoff Depth=0.58"
Flow Length=200' Slope=0.0495 '/' Tc=18.3 min CN=61 Runoff=0.42 cfs 0.044 af

Subcatchment OE1: Existing Watershed E4 Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=1.11"
Flow Length=1,132' Tc=17.4 min CN=WQ Runoff=2.03 cfs 0.171 af

Link 1L: (new Link) below 1,000.00 cfs Inflow=9.69 cfs 0.974 af
Primary=9.69 cfs 0.974 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 0.974 af Average Runoff Depth = 0.65"
99.57% Pervious = 17.792 ac 0.43% Impervious = 0.076 ac

Summary for Subcatchment E1: Existing Watershed E1 Area = 13.45 Acres, CN = 62, TC = 17.0 min

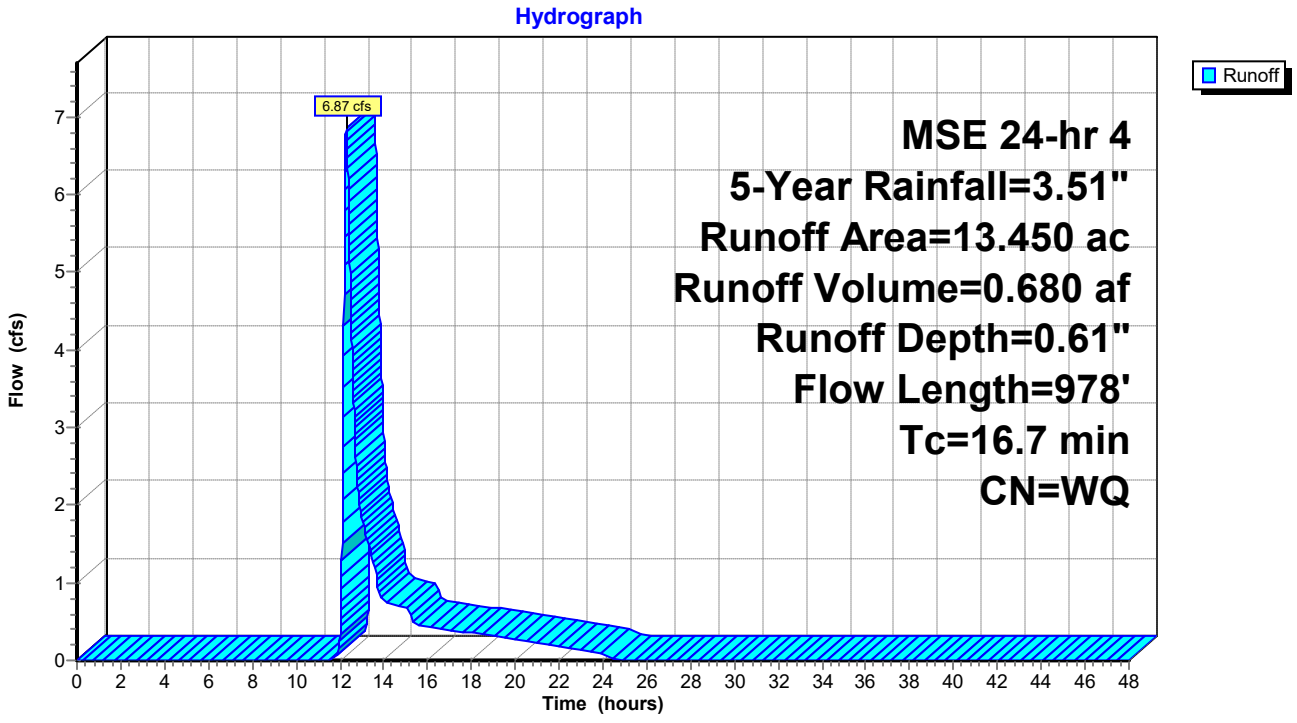
Runoff = 6.87 cfs @ 12.30 hrs, Volume= 0.680 af, Depth= 0.61"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 5-Year Rainfall=3.51"

	Area (ac)	CN	Description
*	12.649	61	Grassland, HSG B
*	0.801	71	Grassland, HSG C
	13.450		Weighted Average
	13.450		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	200	0.1375	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
4.5	778	0.0317	2.87		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
16.7	978	Total			

Subcatchment E1: Existing Watershed E1 Area = 13.45 Acres, CN = 62, TC = 17.0 min



Summary for Subcatchment E2: Existing Watershed E2 Area = 1.651 Acres, CN = 61, TC = 27.0 min

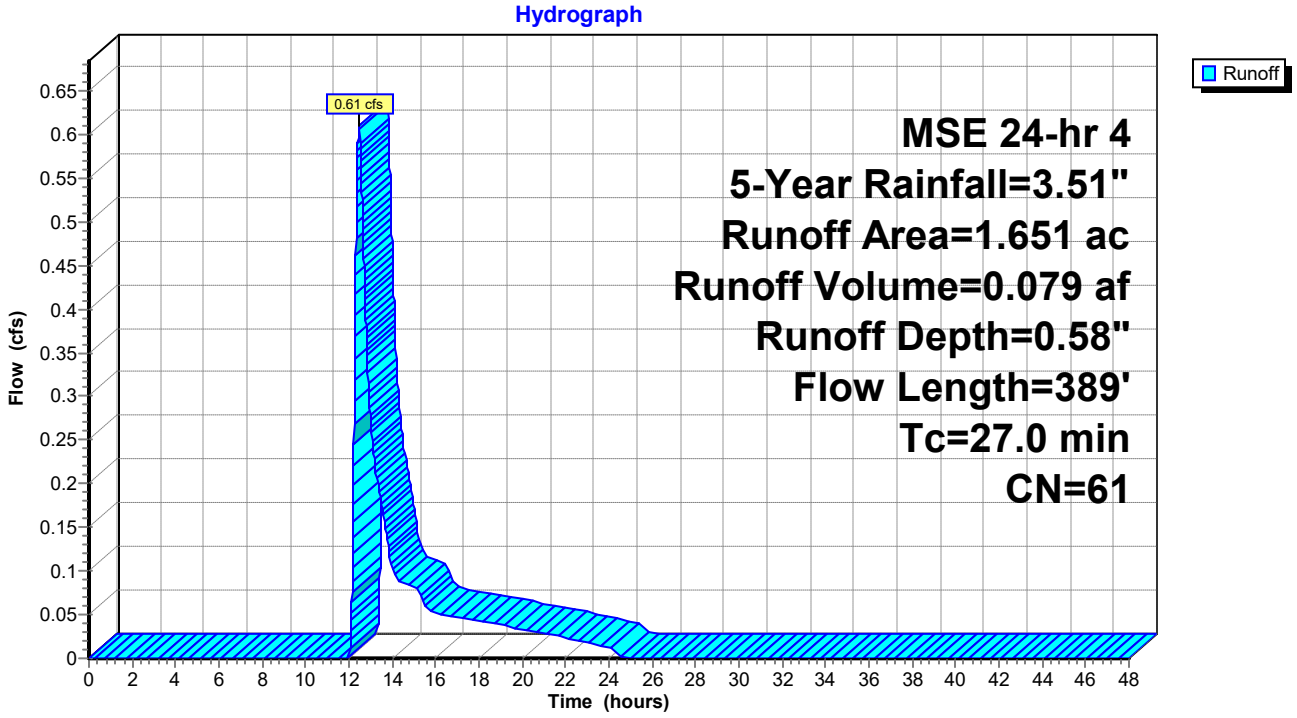
Runoff = 0.61 cfs @ 12.46 hrs, Volume= 0.079 af, Depth= 0.58"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 5-Year Rainfall=3.51"

	Area (ac)	CN	Description
*	1.651	61	Grassland, HSG B
	1.651		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.5	200	0.0215	0.13		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
1.5	189	0.0167	2.08		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
27.0	389	Total			

Subcatchment E2: Existing Watershed E2 Area = 1.651 Acres, CN = 61, TC = 27.0 min



Summary for Subcatchment E3: Existing Watershed E3 Area = 0.910 Acres, CN = 61, TC = 18.3 min

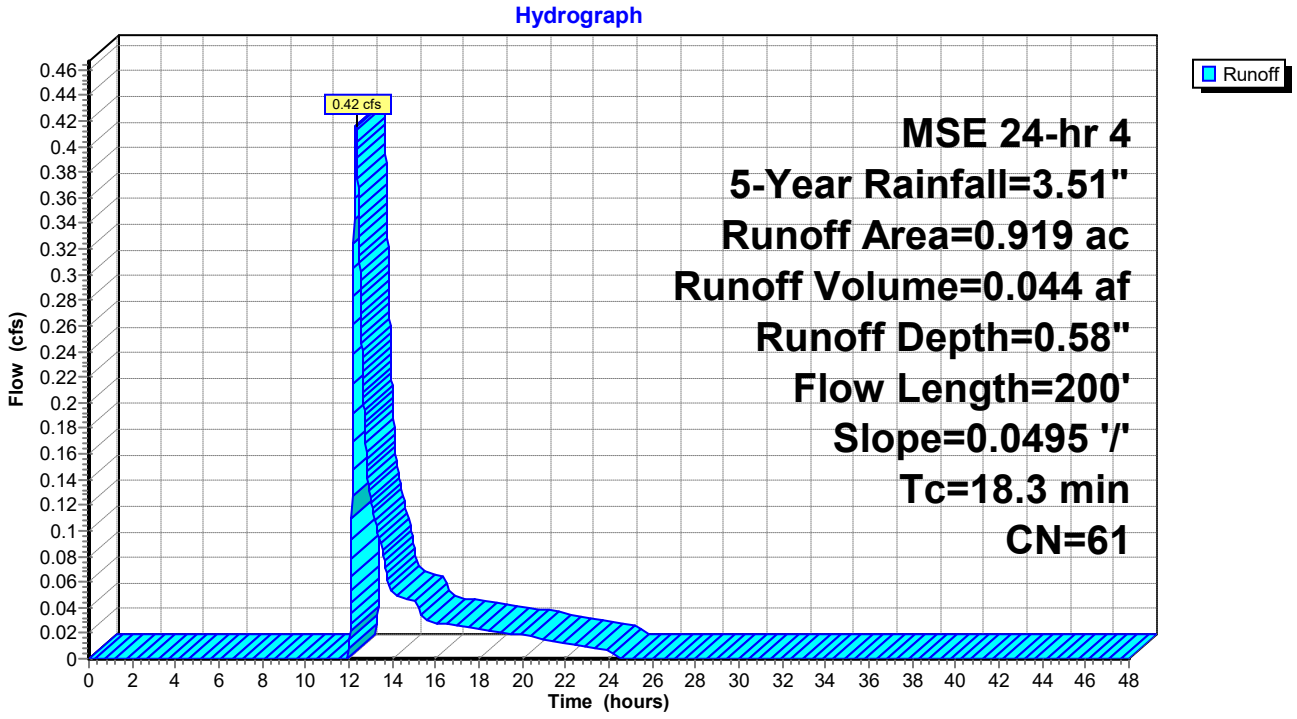
Runoff = 0.42 cfs @ 12.33 hrs, Volume= 0.044 af, Depth= 0.58"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 5-Year Rainfall=3.51"

	Area (ac)	CN	Description
*	0.919	61	Grassland, HSG B
	0.919		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.3	200	0.0495	0.18		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"

Subcatchment E3: Existing Watershed E3 Area = 0.910 Acres, CN = 61, TC = 18.3 min



Summary for Subcatchment OE1: Existing Watershed E4 Area = 1.848 Acres, CN = 71, TC = 17.4 min

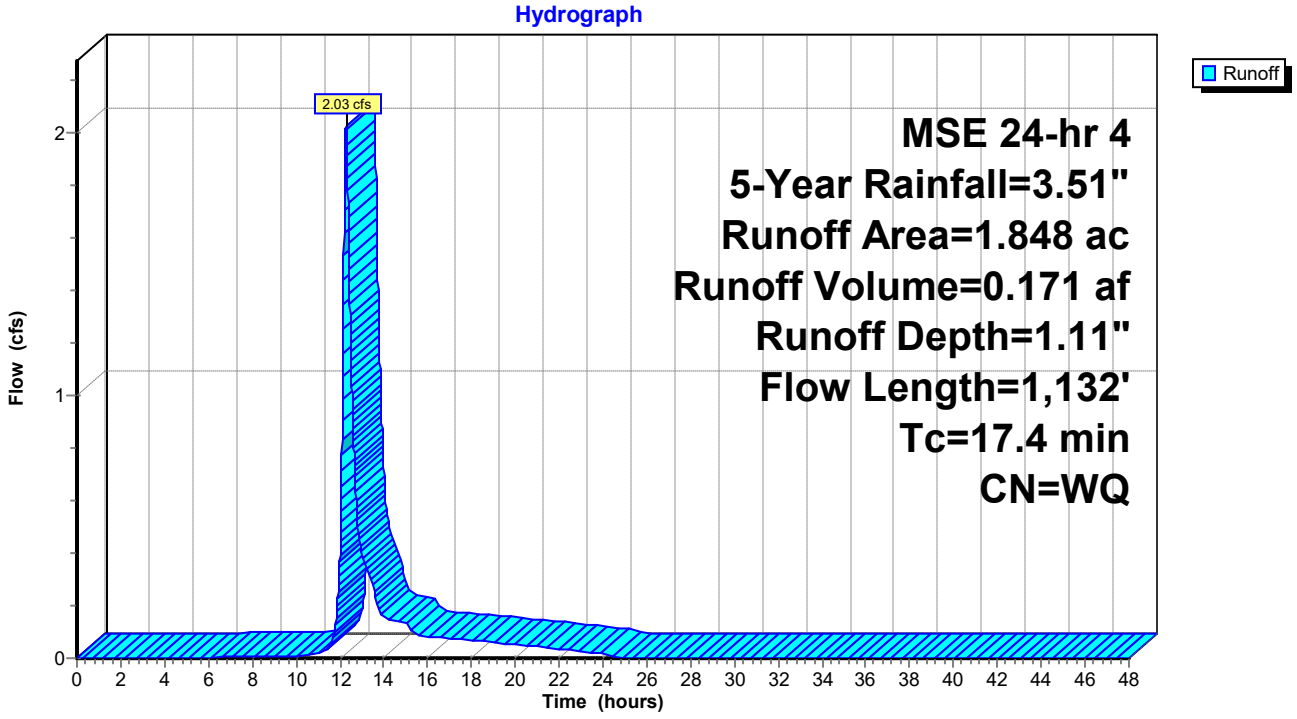
Runoff = 2.03 cfs @ 12.28 hrs, Volume= 0.171 af, Depth= 1.11"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 5-Year Rainfall=3.51"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
5.0	932	0.0375	3.12		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
17.4	1,132	Total			

Subcatchment OE1: Existing Watershed E4 Area = 1.848 Acres, CN = 71, TC = 17.4 min

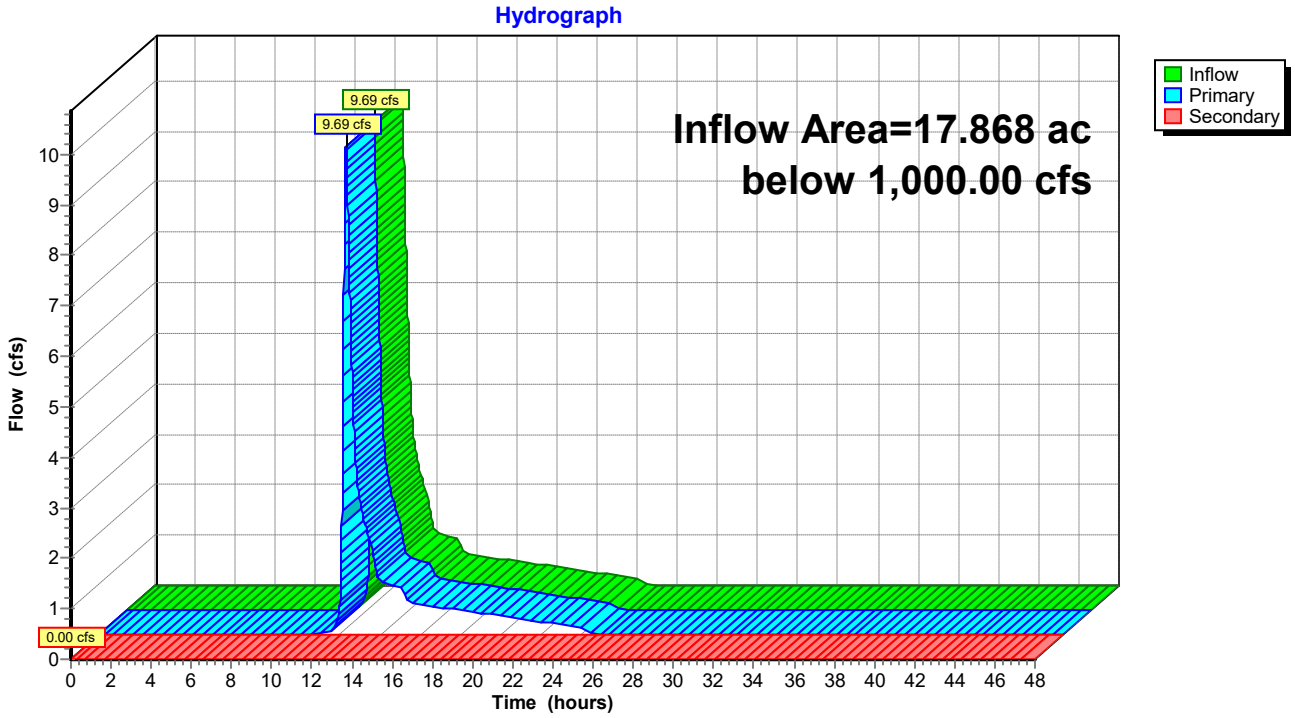


Summary for Link 1L: (new Link)

Inflow Area = 17.868 ac, 0.43% Impervious, Inflow Depth = 0.65" for 5-Year event
Inflow = 9.69 cfs @ 12.30 hrs, Volume= 0.974 af
Primary = 9.69 cfs @ 12.30 hrs, Volume= 0.974 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 1L: (new Link)



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E1: Existing Watershed E1 Runoff Area=13.450 ac 0.00% Impervious Runoff Depth=0.93"
Flow Length=978' Tc=16.7 min CN=WQ Runoff=11.73 cfs 1.038 af

Subcatchment E2: Existing Watershed E2 Runoff Area=1.651 ac 0.00% Impervious Runoff Depth=0.89"
Flow Length=389' Tc=27.0 min CN=61 Runoff=1.06 cfs 0.122 af

Subcatchment E3: Existing Watershed E3 Runoff Area=0.919 ac 0.00% Impervious Runoff Depth=0.89"
Flow Length=200' Slope=0.0495 '/' Tc=18.3 min CN=61 Runoff=0.73 cfs 0.068 af

Subcatchment OE1: Existing Watershed E4 Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=1.53"
Flow Length=1,132' Tc=17.4 min CN=WQ Runoff=2.89 cfs 0.236 af

Link 1L: (new Link) below 1,000.00 cfs Inflow=16.07 cfs 1.465 af
Primary=16.07 cfs 1.465 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 1.465 af Average Runoff Depth = 0.98"
99.57% Pervious = 17.792 ac 0.43% Impervious = 0.076 ac

Summary for Subcatchment E1: Existing Watershed E1 Area = 13.45 Acres, CN = 62, TC = 17.0 min

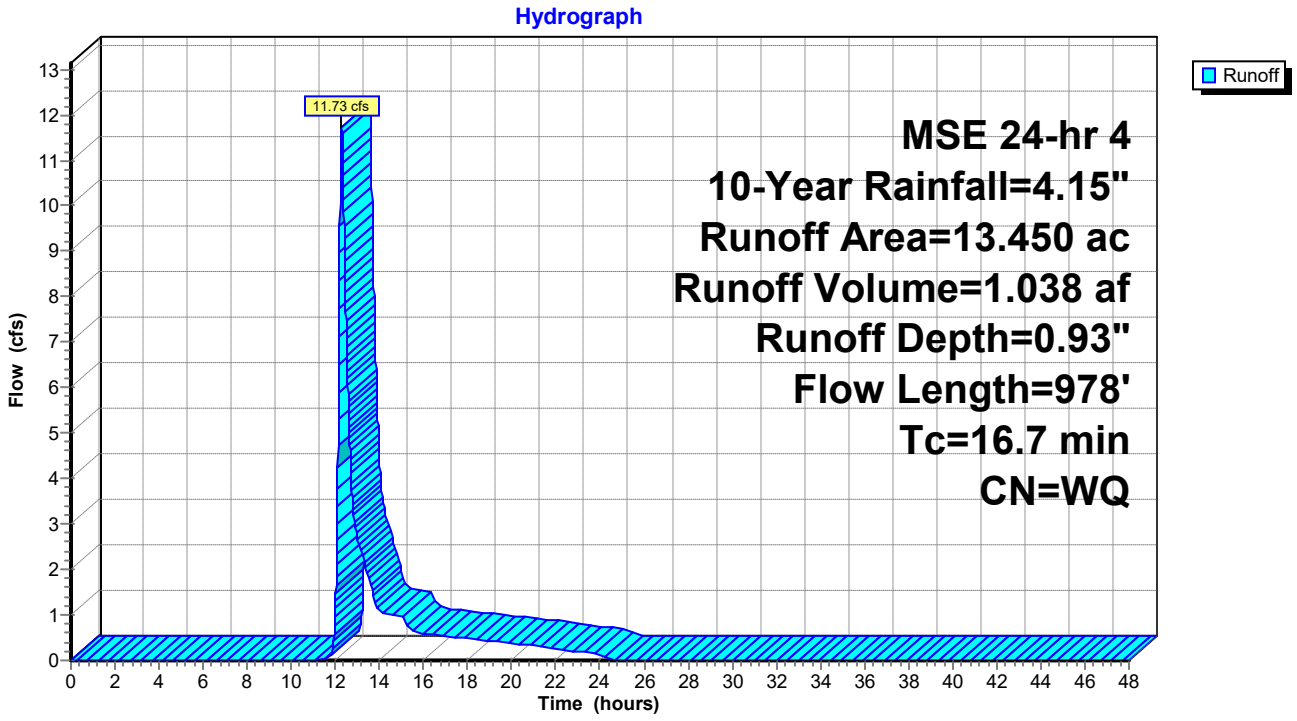
Runoff = 11.73 cfs @ 12.28 hrs, Volume= 1.038 af, Depth= 0.93"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-Year Rainfall=4.15"

	Area (ac)	CN	Description
*	12.649	61	Grassland, HSG B
*	0.801	71	Grassland, HSG C
	13.450		Weighted Average
	13.450		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	200	0.1375	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
4.5	778	0.0317	2.87		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
16.7	978	Total			

Subcatchment E1: Existing Watershed E1 Area = 13.45 Acres, CN = 62, TC = 17.0 min



Summary for Subcatchment E2: Existing Watershed E2 Area = 1.651 Acres, CN = 61, TC = 27.0 min

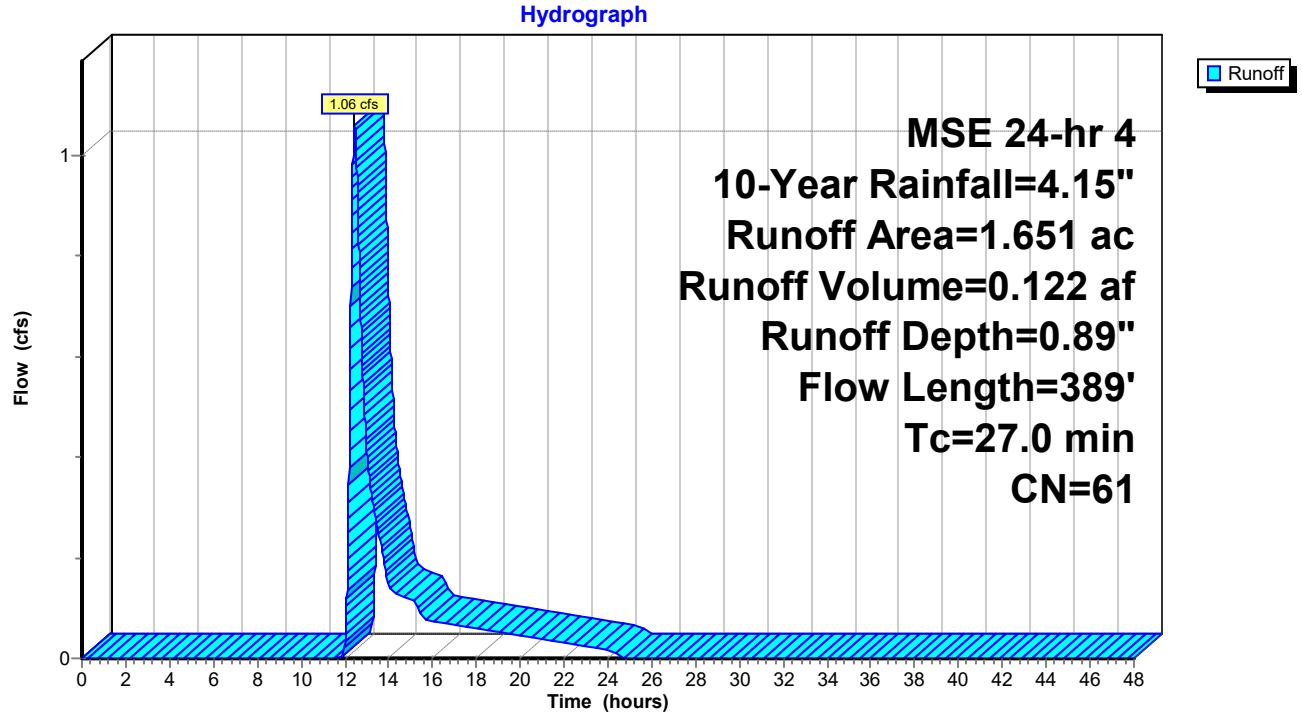
Runoff = 1.06 cfs @ 12.45 hrs, Volume= 0.122 af, Depth= 0.89"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-Year Rainfall=4.15"

	Area (ac)	CN	Description
*	1.651	61	Grassland, HSG B
	1.651		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.5	200	0.0215	0.13		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
1.5	189	0.0167	2.08		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
27.0	389	Total			

Subcatchment E2: Existing Watershed E2 Area = 1.651 Acres, CN = 61, TC = 27.0 min



Summary for Subcatchment E3: Existing Watershed E3 Area = 0.910 Acres, CN = 61, TC = 18.3 min

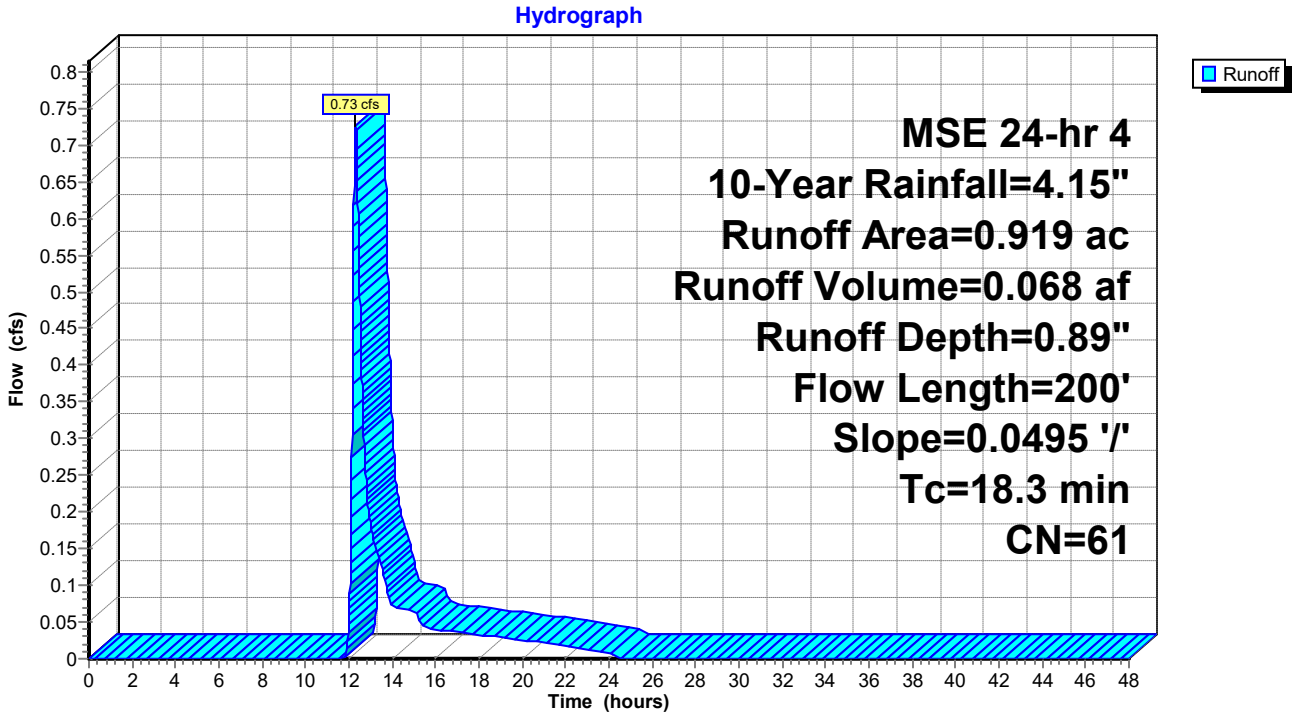
Runoff = 0.73 cfs @ 12.31 hrs, Volume= 0.068 af, Depth= 0.89"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-Year Rainfall=4.15"

	Area (ac)	CN	Description
*	0.919	61	Grassland, HSG B
	0.919		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.3	200	0.0495	0.18		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"

Subcatchment E3: Existing Watershed E3 Area = 0.910 Acres, CN = 61, TC = 18.3 min



Summary for Subcatchment OE1: Existing Watershed E4 Area = 1.848 Acres, CN = 71, TC = 17.4 min

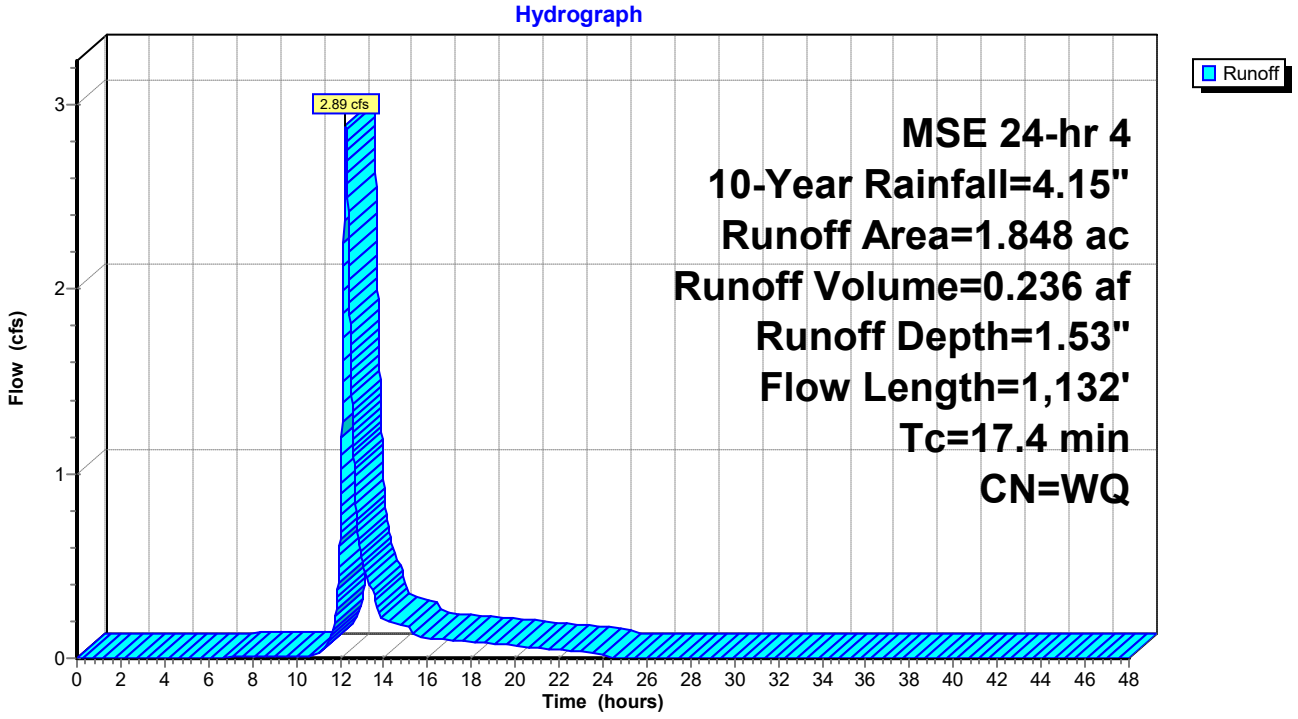
Runoff = 2.89 cfs @ 12.27 hrs, Volume= 0.236 af, Depth= 1.53"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-Year Rainfall=4.15"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
5.0	932	0.0375	3.12		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
17.4	1,132	Total			

Subcatchment OE1: Existing Watershed E4 Area = 1.848 Acres, CN = 71, TC = 17.4 min

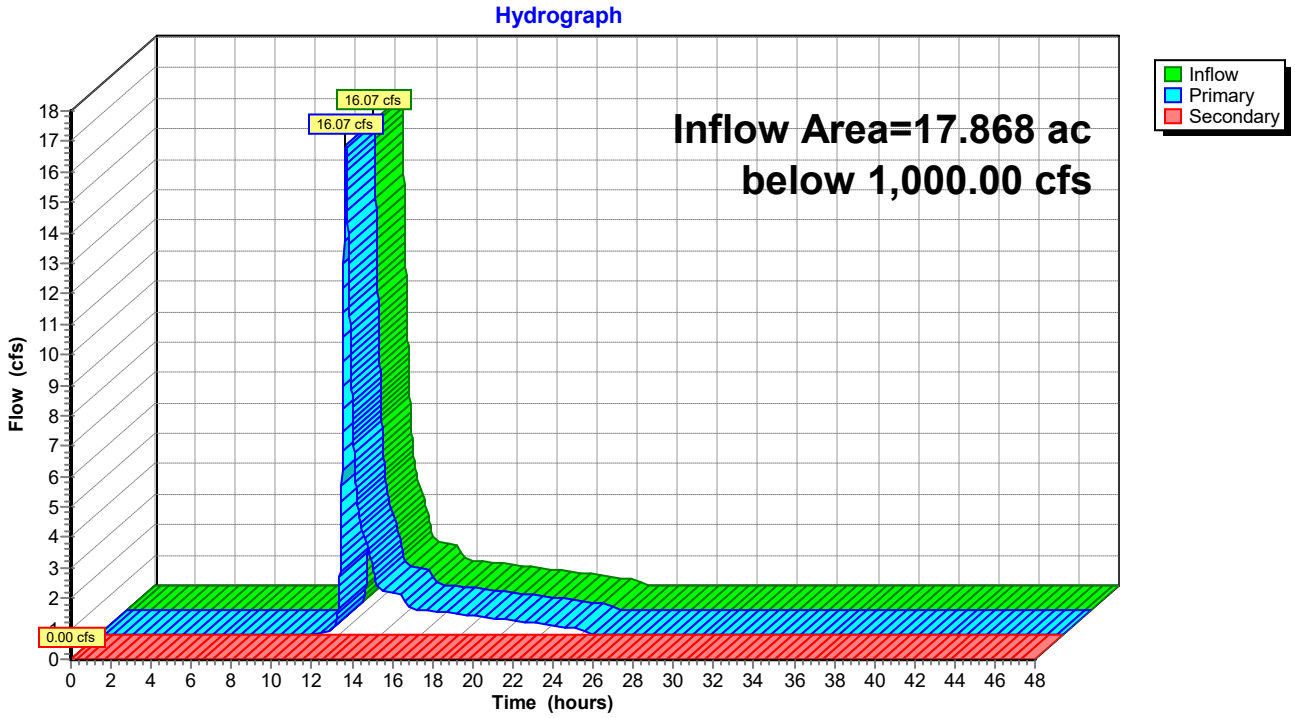


Summary for Link 1L: (new Link)

Inflow Area = 17.868 ac, 0.43% Impervious, Inflow Depth = 0.98" for 10-Year event
Inflow = 16.07 cfs @ 12.29 hrs, Volume= 1.465 af
Primary = 16.07 cfs @ 12.29 hrs, Volume= 1.465 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 1L: (new Link)



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E1: Existing Watershed E1 Runoff Area=13.450 ac 0.00% Impervious Runoff Depth=1.52"
Flow Length=978' Tc=16.7 min CN=WQ Runoff=20.96 cfs 1.709 af

Subcatchment E2: Existing Watershed E2 Runoff Area=1.651 ac 0.00% Impervious Runoff Depth=1.48"
Flow Length=389' Tc=27.0 min CN=61 Runoff=1.92 cfs 0.203 af

Subcatchment E3: Existing Watershed E3 Runoff Area=0.919 ac 0.00% Impervious Runoff Depth=1.48"
Flow Length=200' Slope=0.0495 '/' Tc=18.3 min CN=61 Runoff=1.32 cfs 0.113 af

Subcatchment OE1: Existing Watershed E4 Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=2.28"
Flow Length=1,132' Tc=17.4 min CN=WQ Runoff=4.41 cfs 0.351 af

Link 1L: (new Link) below 1,000.00 cfs Inflow=28.09 cfs 2.377 af
Primary=28.09 cfs 2.377 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 2.377 af Average Runoff Depth = 1.60"
99.57% Pervious = 17.792 ac 0.43% Impervious = 0.076 ac

Summary for Subcatchment E1: Existing Watershed E1 Area = 13.45 Acres, CN = 62, TC = 17.0 min

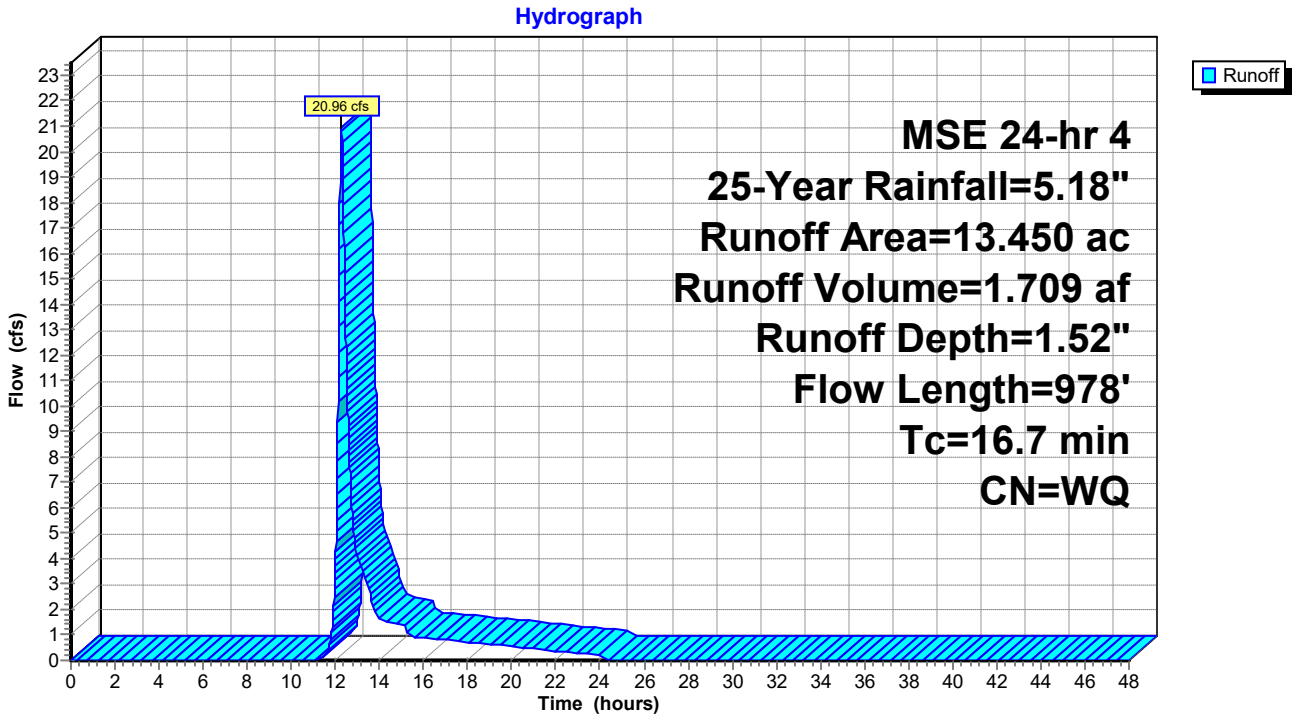
Runoff = 20.96 cfs @ 12.27 hrs, Volume= 1.709 af, Depth= 1.52"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 25-Year Rainfall=5.18"

	Area (ac)	CN	Description
*	12.649	61	Grassland, HSG B
*	0.801	71	Grassland, HSG C
	13.450		Weighted Average
	13.450		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	200	0.1375	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
4.5	778	0.0317	2.87		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
16.7	978	Total			

Subcatchment E1: Existing Watershed E1 Area = 13.45 Acres, CN = 62, TC = 17.0 min



Summary for Subcatchment E2: Existing Watershed E2 Area = 1.651 Acres, CN = 61, TC = 27.0 min

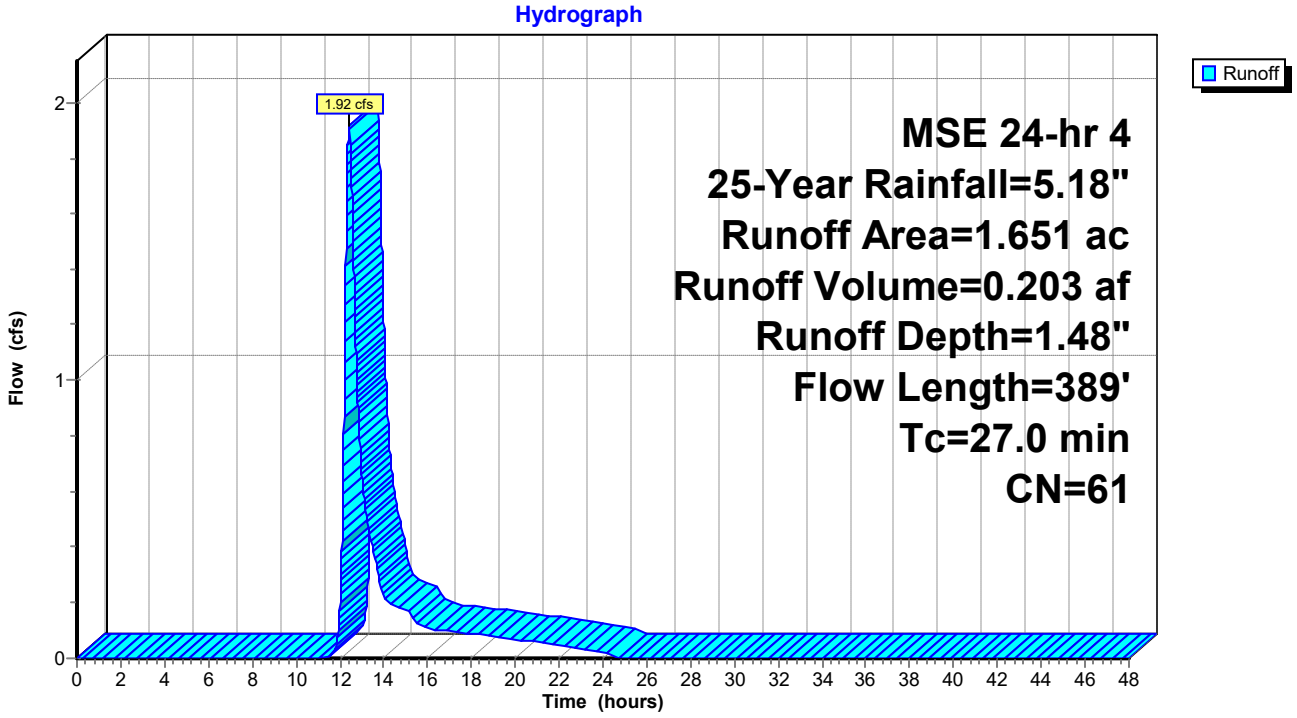
Runoff = 1.92 cfs @ 12.42 hrs, Volume= 0.203 af, Depth= 1.48"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 25-Year Rainfall=5.18"

	Area (ac)	CN	Description
*	1.651	61	Grassland, HSG B
	1.651		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.5	200	0.0215	0.13		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
1.5	189	0.0167	2.08		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
27.0	389	Total			

Subcatchment E2: Existing Watershed E2 Area = 1.651 Acres, CN = 61, TC = 27.0 min



Summary for Subcatchment E3: Existing Watershed E3 Area = 0.910 Acres, CN = 61, TC = 18.3 min

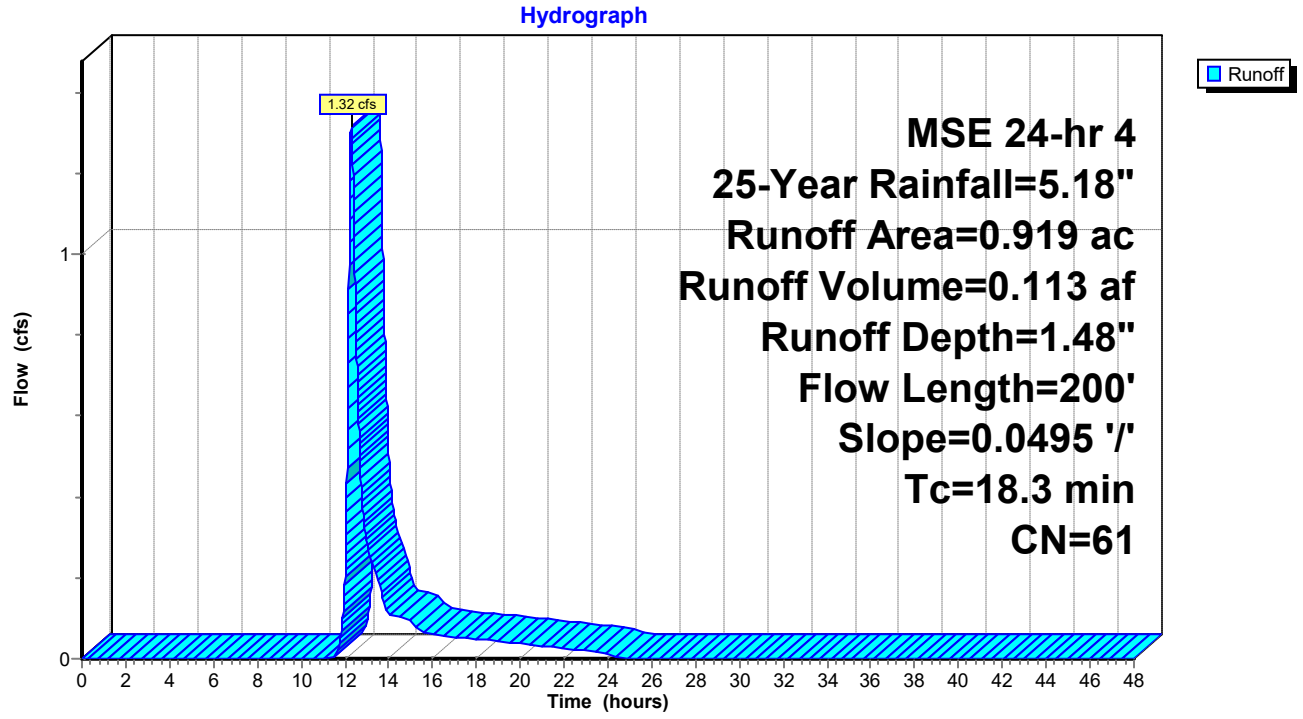
Runoff = 1.32 cfs @ 12.30 hrs, Volume= 0.113 af, Depth= 1.48"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 25-Year Rainfall=5.18"

	Area (ac)	CN	Description
*	0.919	61	Grassland, HSG B
	0.919		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.3	200	0.0495	0.18		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"

Subcatchment E3: Existing Watershed E3 Area = 0.910 Acres, CN = 61, TC = 18.3 min



Summary for Subcatchment OE1: Existing Watershed E4 Area = 1.848 Acres, CN = 71, TC = 17.4 min

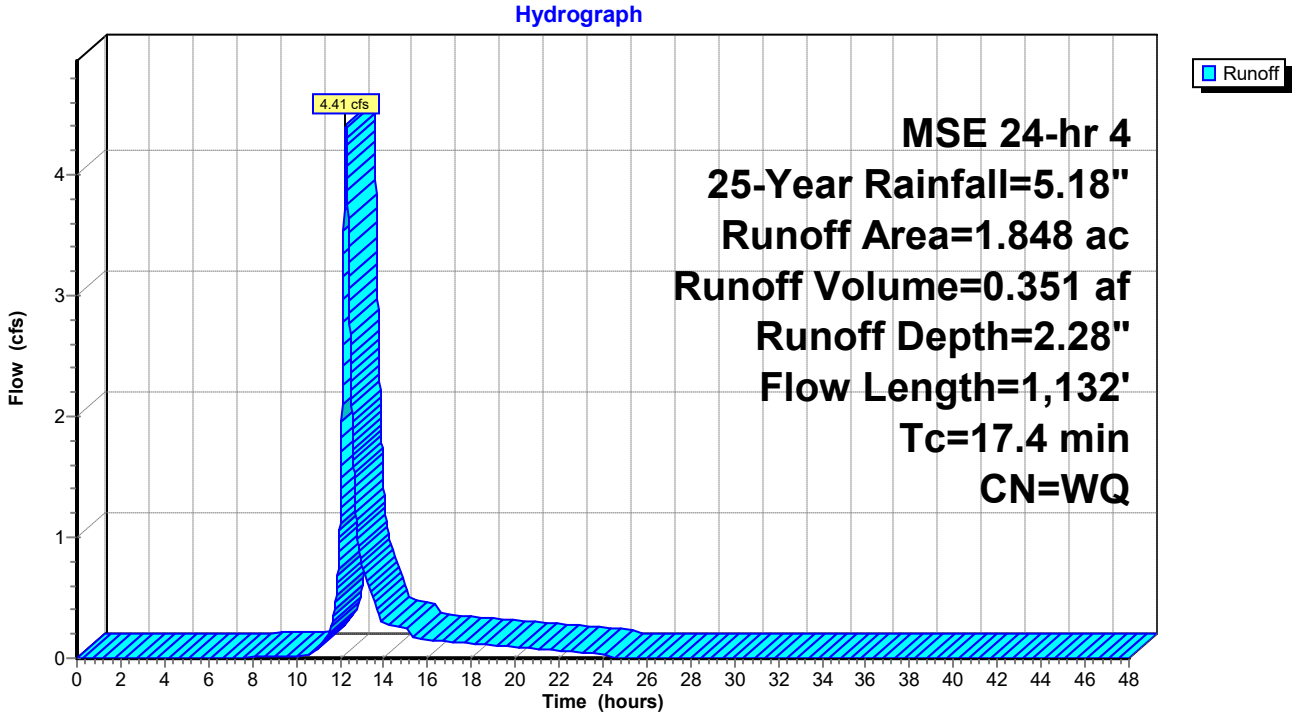
Runoff = 4.41 cfs @ 12.27 hrs, Volume= 0.351 af, Depth= 2.28"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 25-Year Rainfall=5.18"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
5.0	932	0.0375	3.12		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
17.4	1,132	Total			

Subcatchment OE1: Existing Watershed E4 Area = 1.848 Acres, CN = 71, TC = 17.4 min

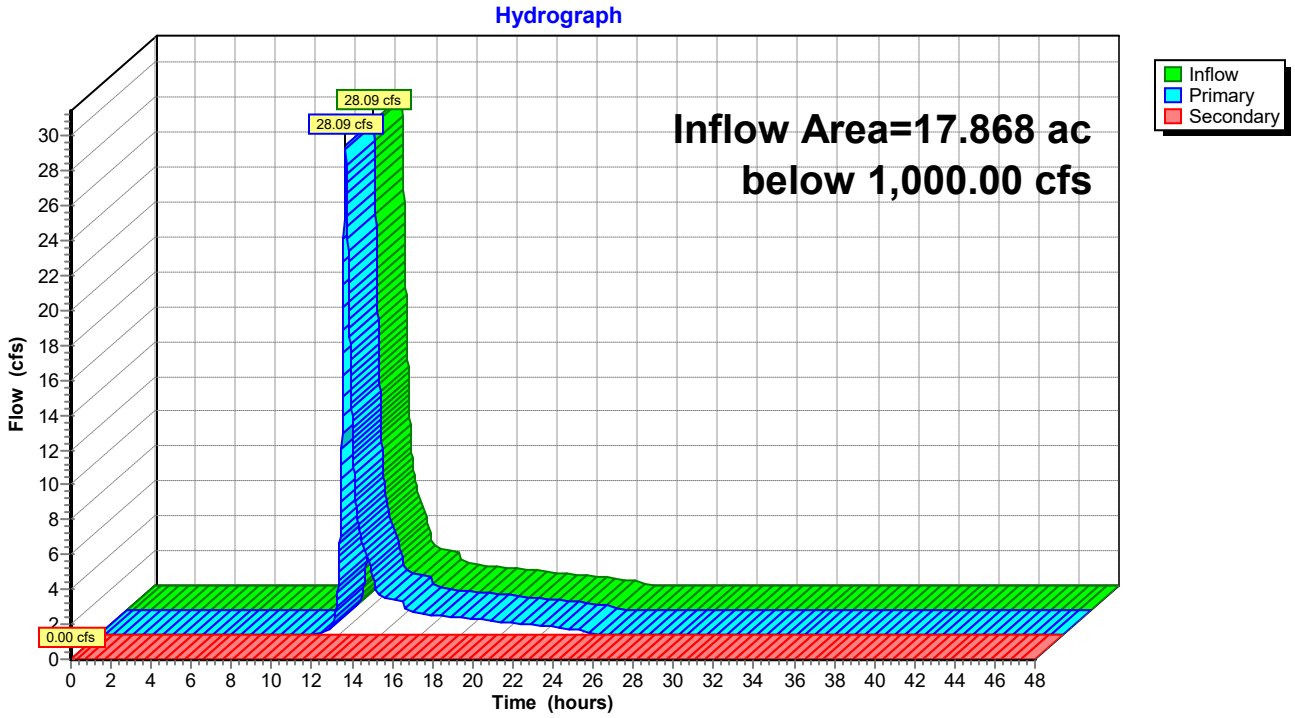


Summary for Link 1L: (new Link)

Inflow Area = 17.868 ac, 0.43% Impervious, Inflow Depth = 1.60" for 25-Year event
Inflow = 28.09 cfs @ 12.27 hrs, Volume= 2.377 af
Primary = 28.09 cfs @ 12.27 hrs, Volume= 2.377 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 1L: (new Link)



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E1: Existing Watershed E1 Runoff Area=13.450 ac 0.00% Impervious Runoff Depth=2.13"
Flow Length=978' Tc=16.7 min CN=WQ Runoff=30.19 cfs 2.384 af

Subcatchment E2: Existing Watershed E2 Runoff Area=1.651 ac 0.00% Impervious Runoff Depth=2.07"
Flow Length=389' Tc=27.0 min CN=61 Runoff=2.79 cfs 0.285 af

Subcatchment E3: Existing Watershed E3 Runoff Area=0.919 ac 0.00% Impervious Runoff Depth=2.07"
Flow Length=200' Slope=0.0495 '/' Tc=18.3 min CN=61 Runoff=1.91 cfs 0.159 af

Subcatchment OE1: Existing Watershed E4 Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=3.00"
Flow Length=1,132' Tc=17.4 min CN=WQ Runoff=5.85 cfs 0.462 af

Link 1L: (new Link) below 1,000.00 cfs Inflow=40.04 cfs 3.290 af
Primary=40.04 cfs 3.290 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 3.290 af Average Runoff Depth = 2.21"
99.57% Pervious = 17.792 ac 0.43% Impervious = 0.076 ac

Summary for Subcatchment E1: Existing Watershed E1 Area = 13.45 Acres, CN = 62, TC = 17.0 min

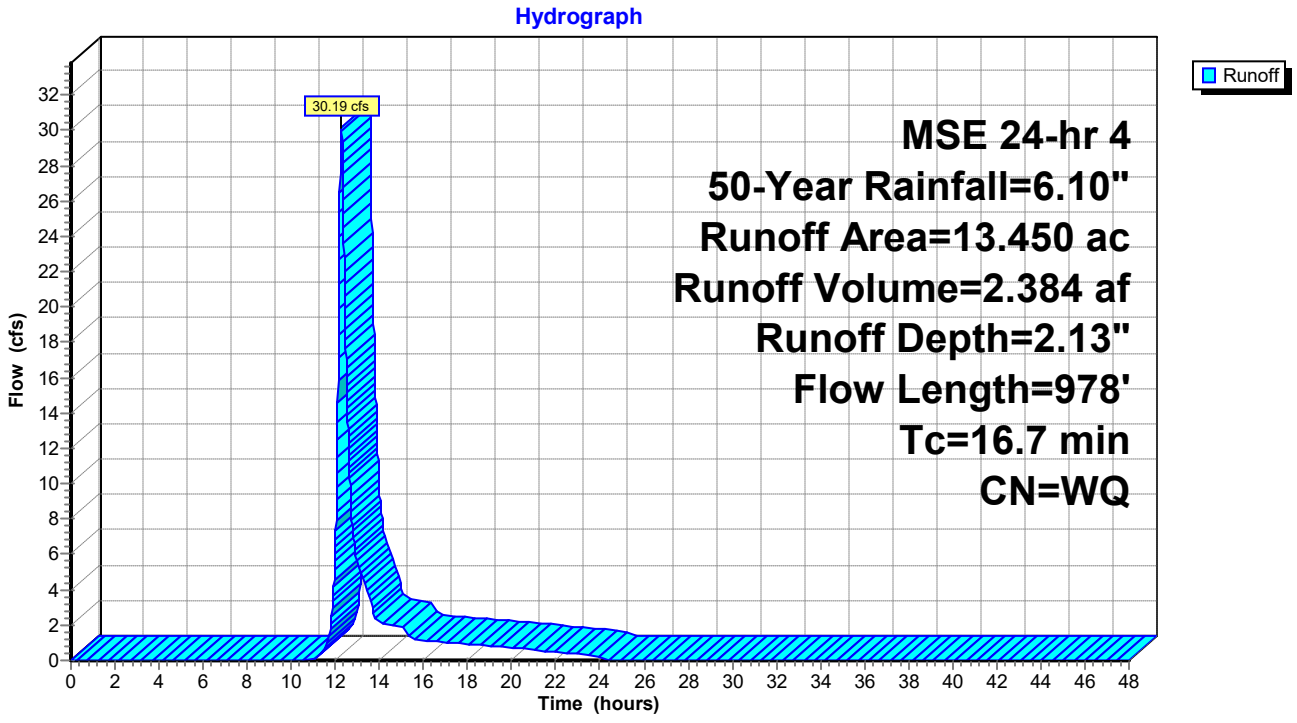
Runoff = 30.19 cfs @ 12.26 hrs, Volume= 2.384 af, Depth= 2.13"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 50-Year Rainfall=6.10"

	Area (ac)	CN	Description
*	12.649	61	Grassland, HSG B
*	0.801	71	Grassland, HSG C
	13.450		Weighted Average
	13.450		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	200	0.1375	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
4.5	778	0.0317	2.87		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
16.7	978	Total			

Subcatchment E1: Existing Watershed E1 Area = 13.45 Acres, CN = 62, TC = 17.0 min



Summary for Subcatchment E2: Existing Watershed E2 Area = 1.651 Acres, CN = 61, TC = 27.0 min

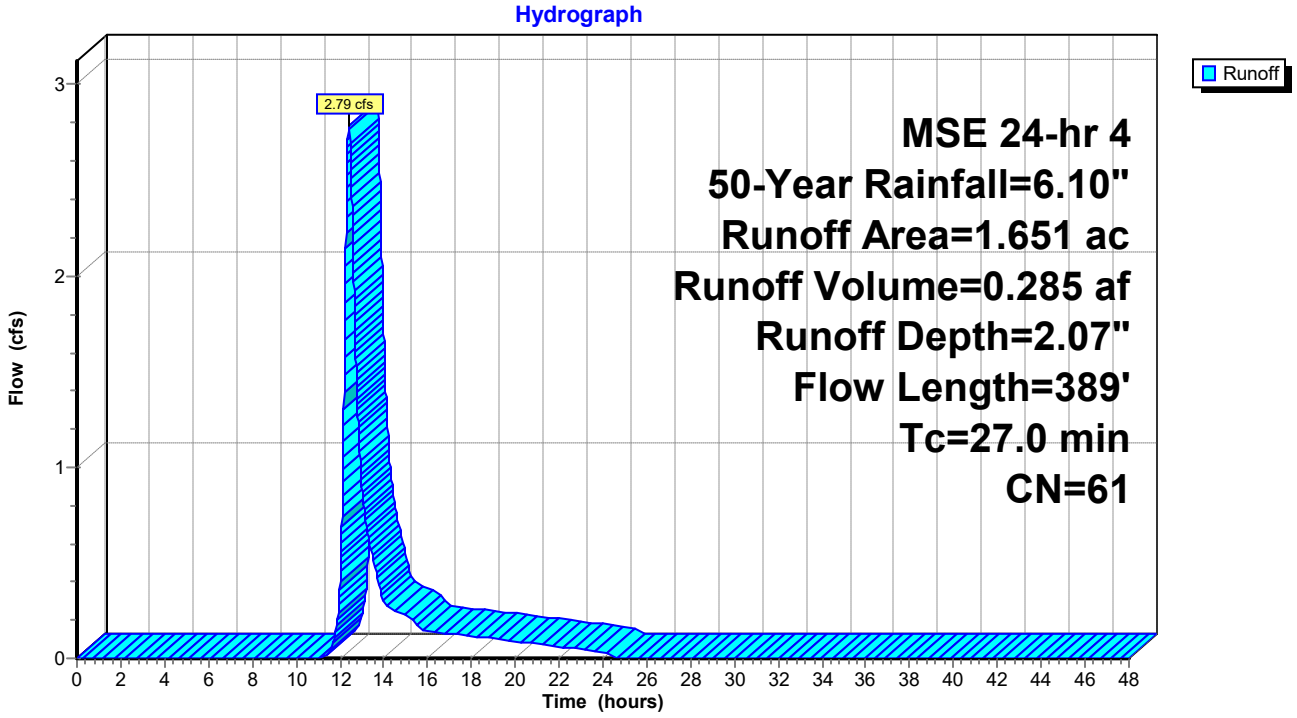
Runoff = 2.79 cfs @ 12.40 hrs, Volume= 0.285 af, Depth= 2.07"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 50-Year Rainfall=6.10"

	Area (ac)	CN	Description
*	1.651	61	Grassland, HSG B
	1.651		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.5	200	0.0215	0.13		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
1.5	189	0.0167	2.08		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
27.0	389	Total			

Subcatchment E2: Existing Watershed E2 Area = 1.651 Acres, CN = 61, TC = 27.0 min



Summary for Subcatchment E3: Existing Watershed E3 Area = 0.910 Acres, CN = 61, TC = 18.3 min

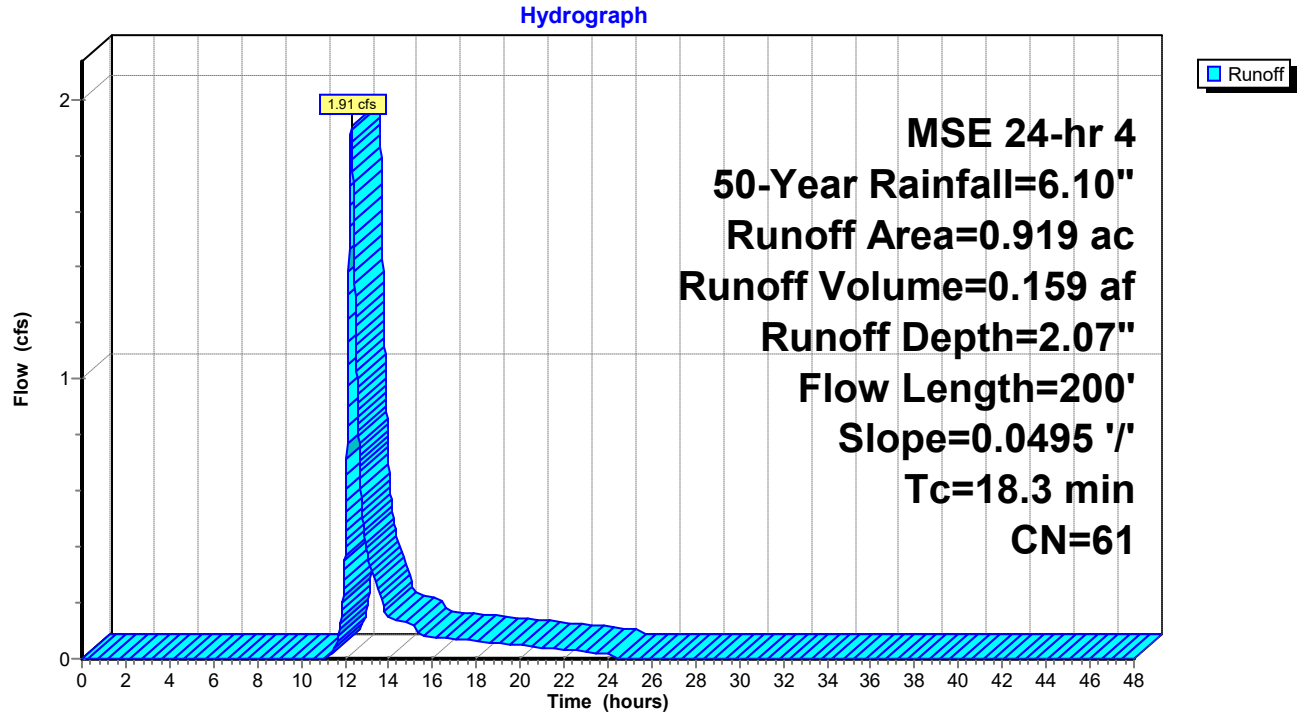
Runoff = 1.91 cfs @ 12.29 hrs, Volume= 0.159 af, Depth= 2.07"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 50-Year Rainfall=6.10"

	Area (ac)	CN	Description
*	0.919	61	Grassland, HSG B
	0.919		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.3	200	0.0495	0.18		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"

Subcatchment E3: Existing Watershed E3 Area = 0.910 Acres, CN = 61, TC = 18.3 min



Summary for Subcatchment OE1: Existing Watershed E4 Area = 1.848 Acres, CN = 71, TC = 17.4 min

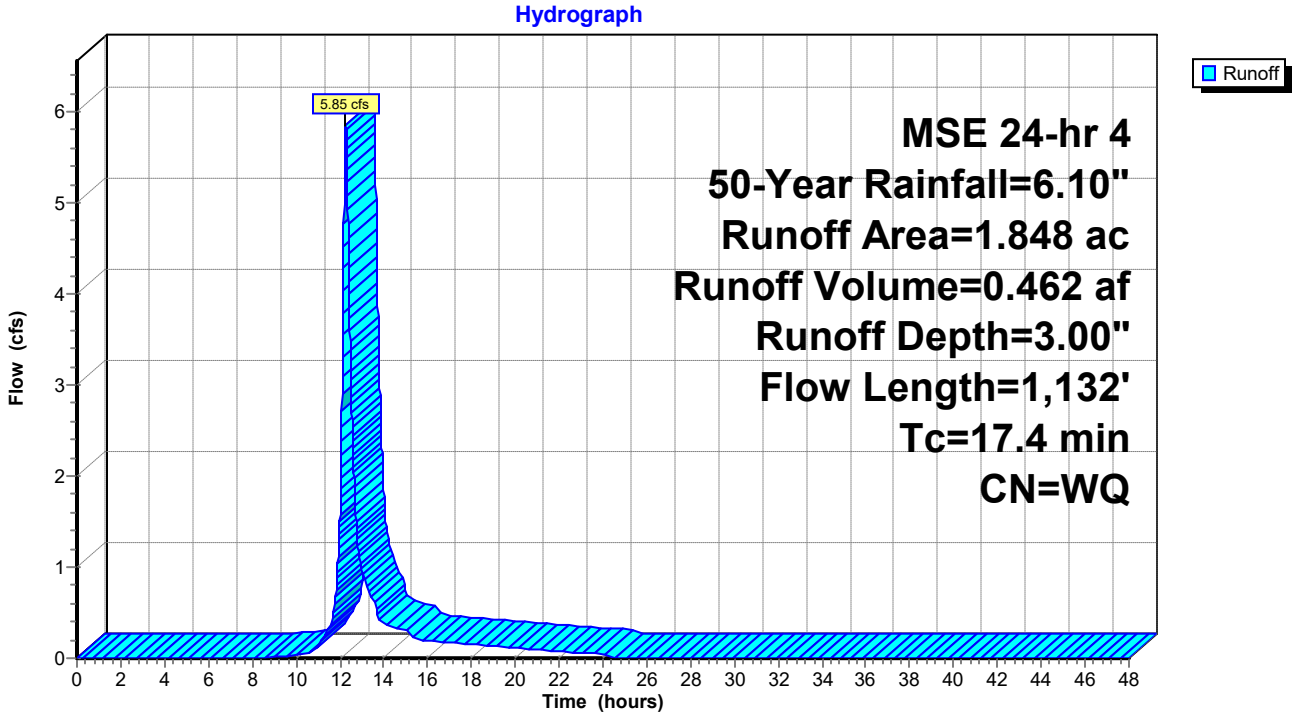
Runoff = 5.85 cfs @ 12.27 hrs, Volume= 0.462 af, Depth= 3.00"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 50-Year Rainfall=6.10"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
5.0	932	0.0375	3.12		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
17.4	1,132	Total			

Subcatchment OE1: Existing Watershed E4 Area = 1.848 Acres, CN = 71, TC = 17.4 min

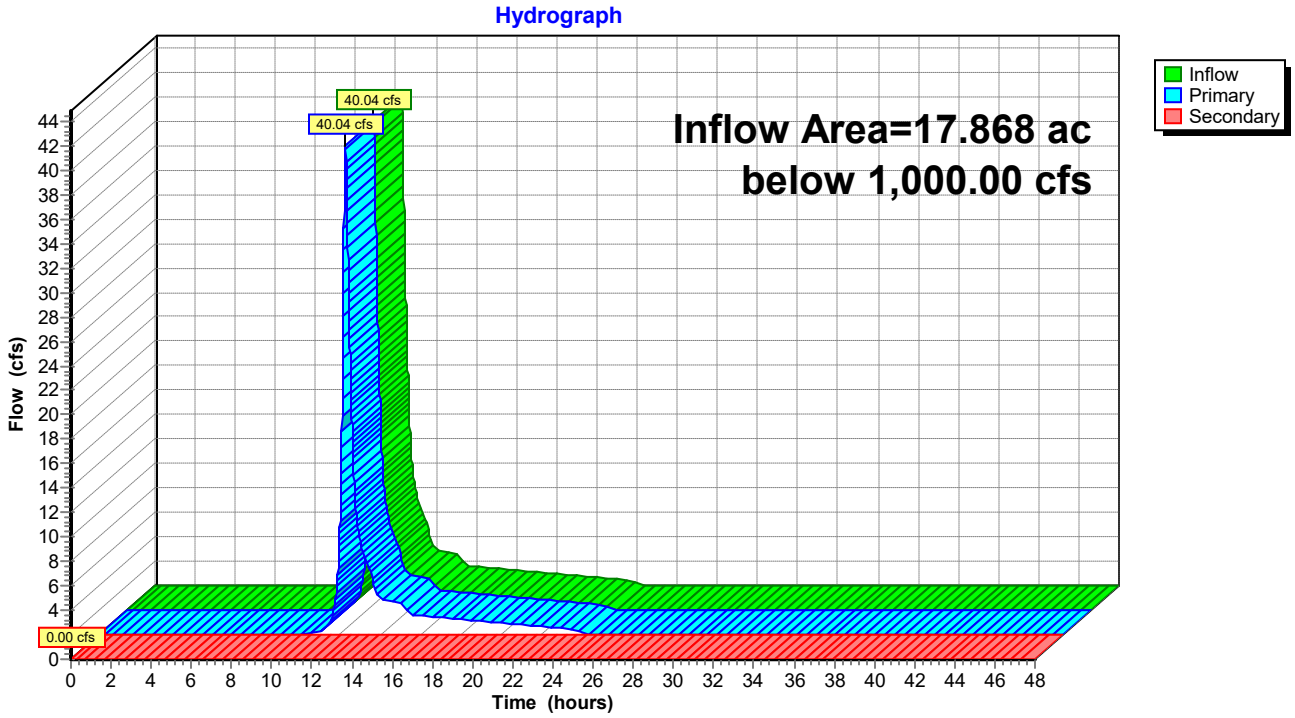


Summary for Link 1L: (new Link)

Inflow Area = 17.868 ac, 0.43% Impervious, Inflow Depth = 2.21" for 50-Year event
Inflow = 40.04 cfs @ 12.27 hrs, Volume= 3.290 af
Primary = 40.04 cfs @ 12.27 hrs, Volume= 3.290 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 1L: (new Link)



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E1: Existing Watershed E1 Runoff Area=13.450 ac 0.00% Impervious Runoff Depth=2.84"
Flow Length=978' Tc=16.7 min CN=WQ Runoff=41.08 cfs 3.187 af

Subcatchment E2: Existing Watershed E2 Runoff Area=1.651 ac 0.00% Impervious Runoff Depth=2.78"
Flow Length=389' Tc=27.0 min CN=61 Runoff=3.83 cfs 0.383 af

Subcatchment E3: Existing Watershed E3 Runoff Area=0.919 ac 0.00% Impervious Runoff Depth=2.78"
Flow Length=200' Slope=0.0495 '/' Tc=18.3 min CN=61 Runoff=2.61 cfs 0.213 af

Subcatchment OE1: Existing Watershed E4 Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=3.83"
Flow Length=1,132' Tc=17.4 min CN=WQ Runoff=7.50 cfs 0.590 af

Link 1L: (new Link) below 1,000.00 cfs Inflow=54.12 cfs 4.373 af
Primary=54.12 cfs 4.373 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 4.373 af Average Runoff Depth = 2.94"
99.57% Pervious = 17.792 ac 0.43% Impervious = 0.076 ac

Summary for Subcatchment E1: Existing Watershed E1 Area = 13.45 Acres, CN = 62, TC = 17.0 min

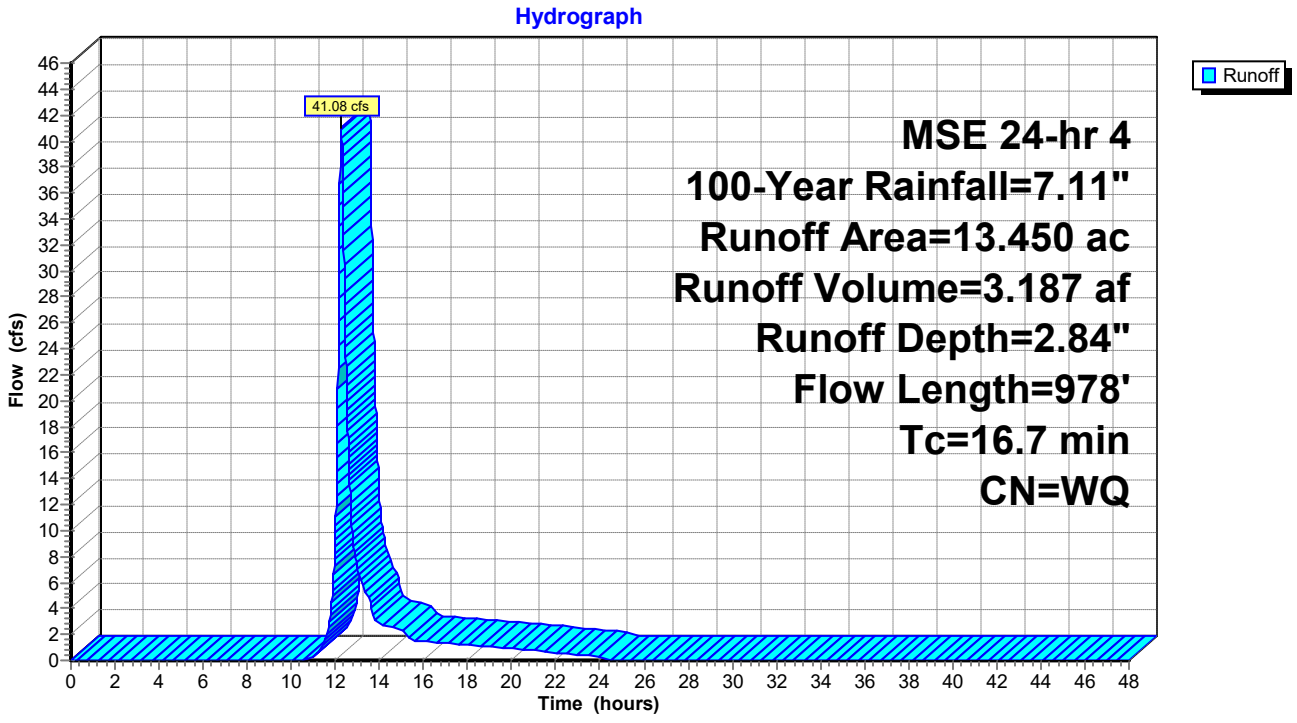
Runoff = 41.08 cfs @ 12.26 hrs, Volume= 3.187 af, Depth= 2.84"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-Year Rainfall=7.11"

	Area (ac)	CN	Description
*	12.649	61	Grassland, HSG B
*	0.801	71	Grassland, HSG C
	13.450		Weighted Average
	13.450		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	200	0.1375	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
4.5	778	0.0317	2.87		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
16.7	978	Total			

Subcatchment E1: Existing Watershed E1 Area = 13.45 Acres, CN = 62, TC = 17.0 min



Summary for Subcatchment E2: Existing Watershed E2 Area = 1.651 Acres, CN = 61, TC = 27.0 min

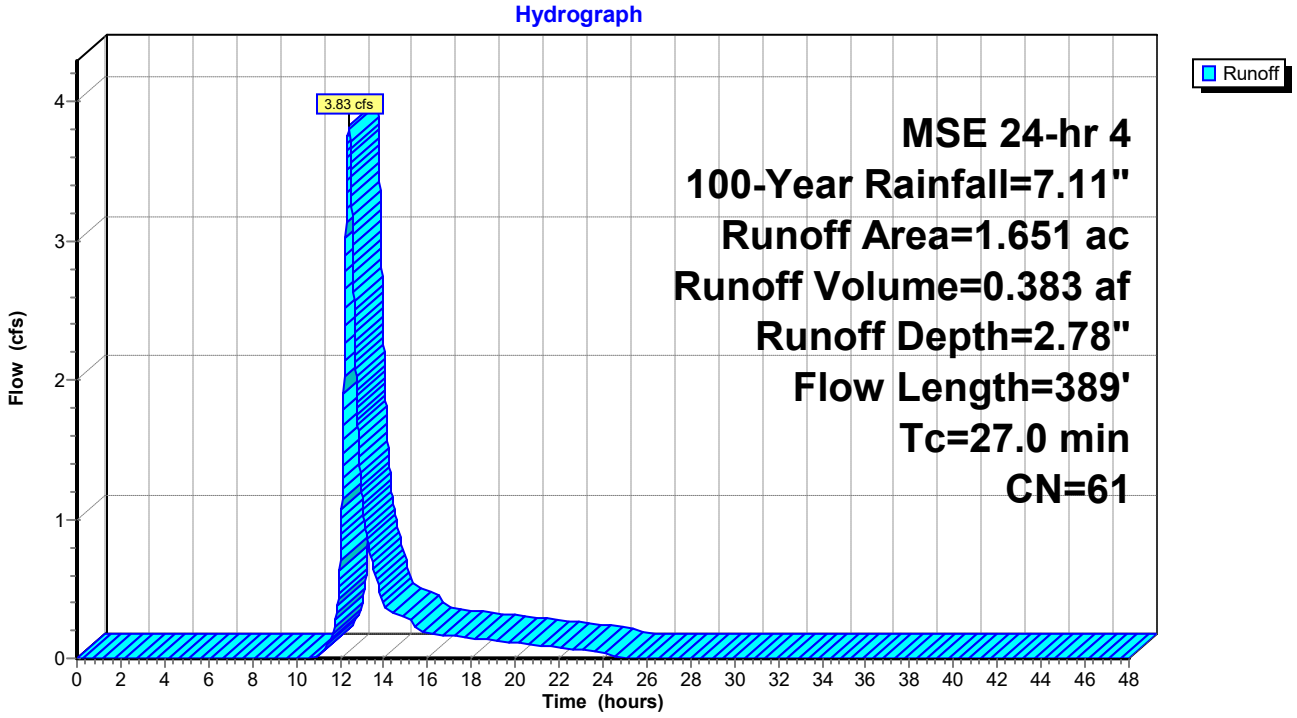
Runoff = 3.83 cfs @ 12.39 hrs, Volume= 0.383 af, Depth= 2.78"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-Year Rainfall=7.11"

	Area (ac)	CN	Description
*	1.651	61	Grassland, HSG B
	1.651		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.5	200	0.0215	0.13		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
1.5	189	0.0167	2.08		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
27.0	389	Total			

Subcatchment E2: Existing Watershed E2 Area = 1.651 Acres, CN = 61, TC = 27.0 min



Summary for Subcatchment E3: Existing Watershed E3 Area = 0.910 Acres, CN = 61, TC = 18.3 min

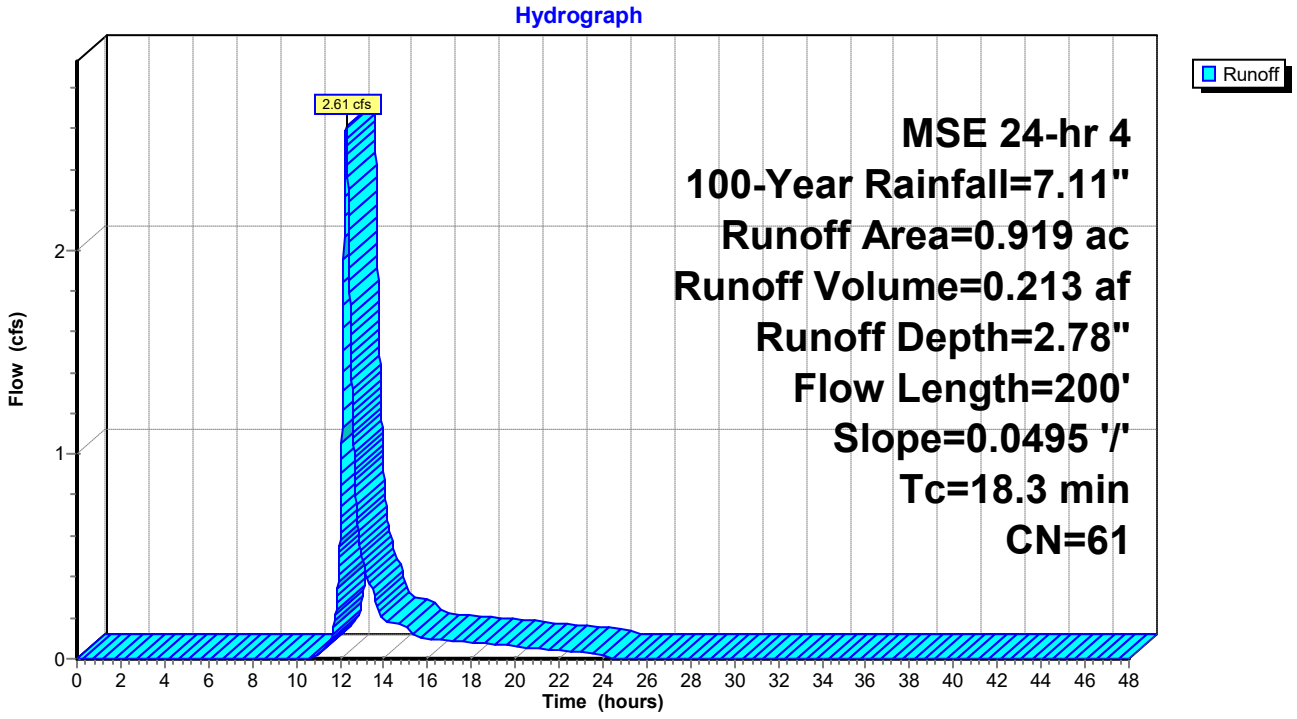
Runoff = 2.61 cfs @ 12.28 hrs, Volume= 0.213 af, Depth= 2.78"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-Year Rainfall=7.11"

	Area (ac)	CN	Description
*	0.919	61	Grassland, HSG B
	0.919		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.3	200	0.0495	0.18		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"

Subcatchment E3: Existing Watershed E3 Area = 0.910 Acres, CN = 61, TC = 18.3 min



Summary for Subcatchment OE1: Existing Watershed E4 Area = 1.848 Acres, CN = 71, TC = 17.4 min

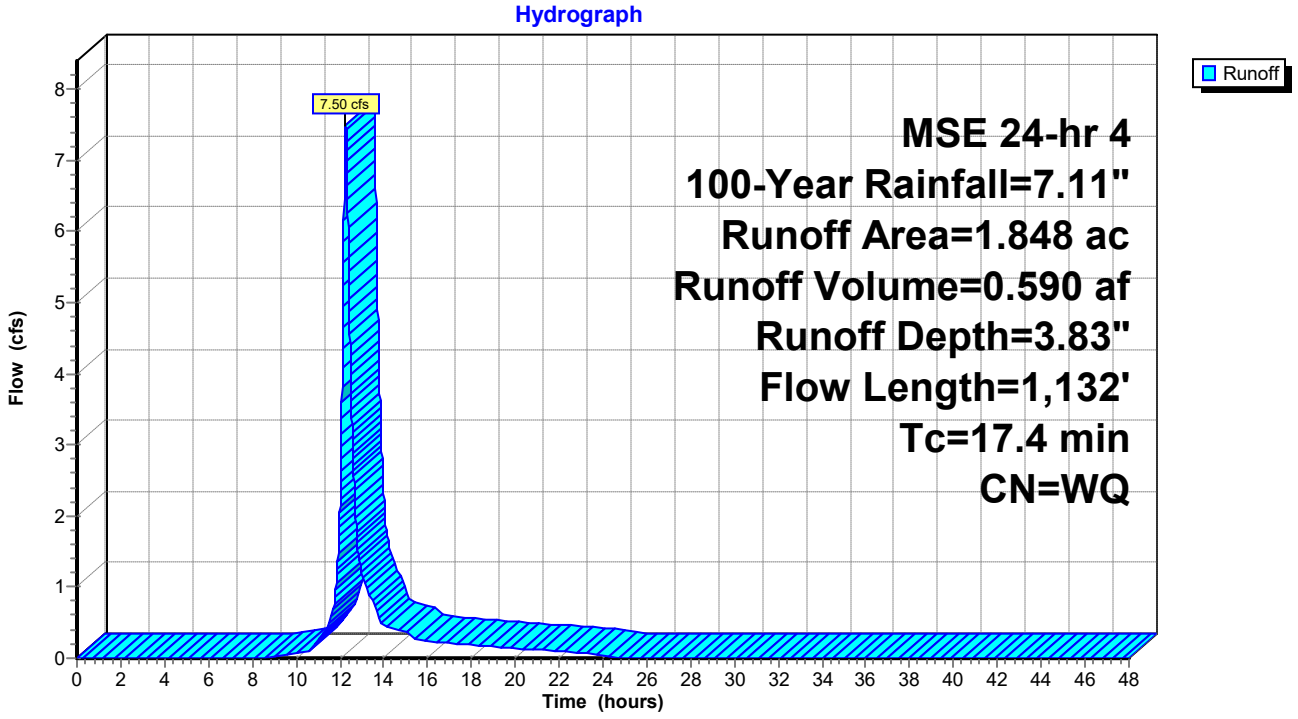
Runoff = 7.50 cfs @ 12.26 hrs, Volume= 0.590 af, Depth= 3.83"
Routed to Link 1L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-Year Rainfall=7.11"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
5.0	932	0.0375	3.12		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
17.4	1,132	Total			

Subcatchment OE1: Existing Watershed E4 Area = 1.848 Acres, CN = 71, TC = 17.4 min

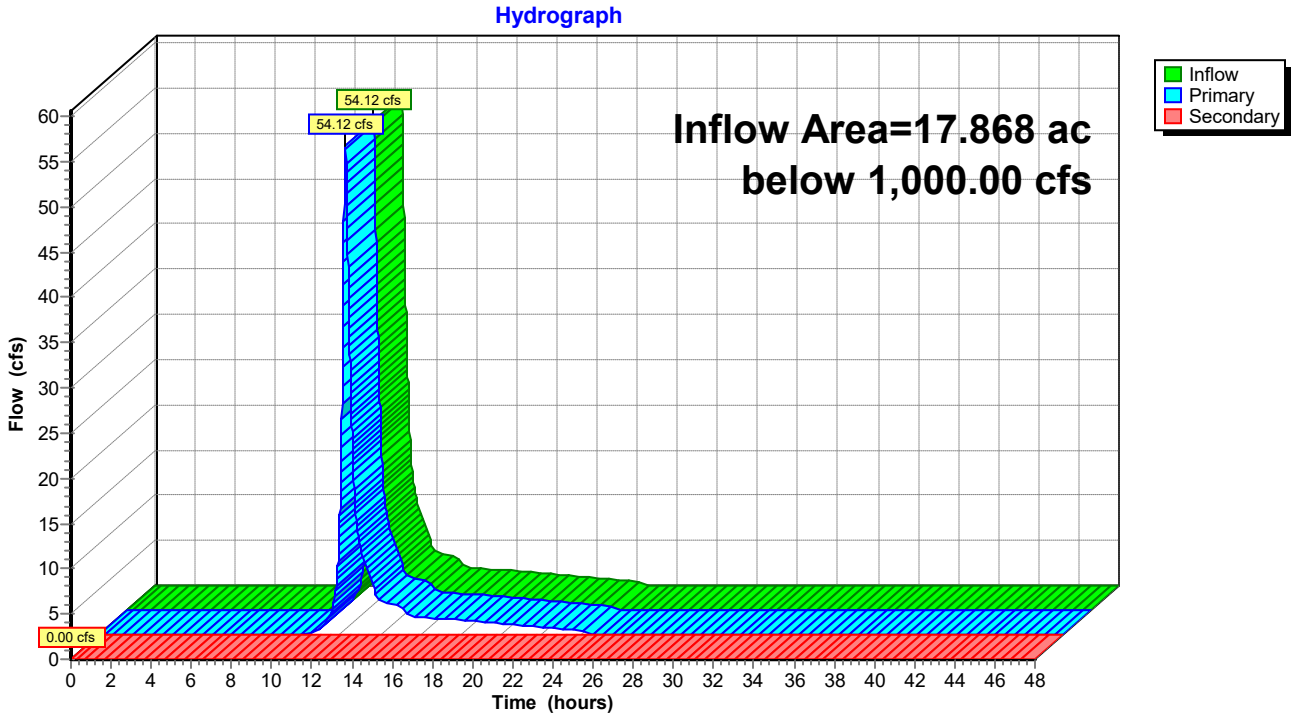


Summary for Link 1L: (new Link)

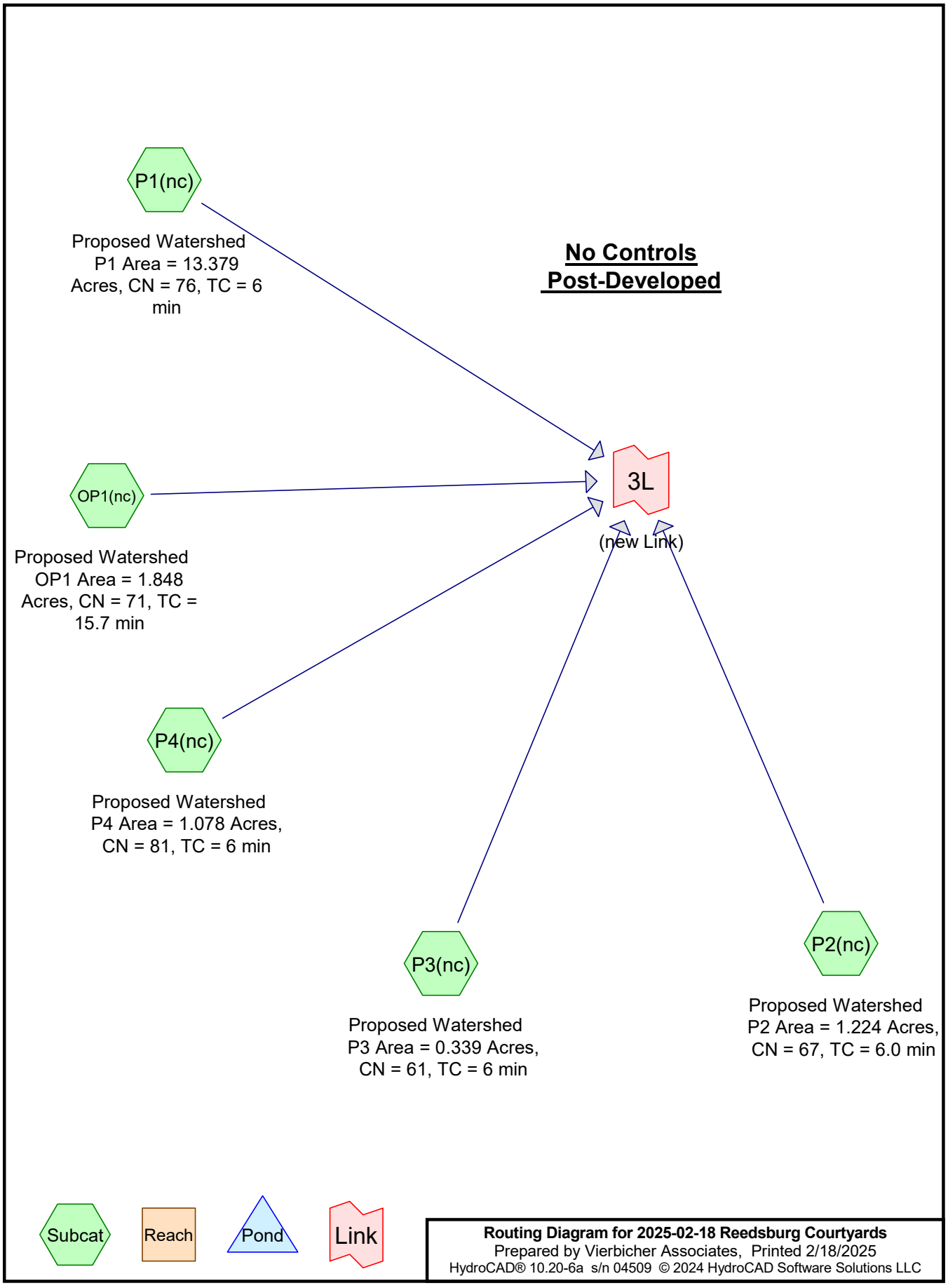
Inflow Area = 17.868 ac, 0.43% Impervious, Inflow Depth = 2.94" for 100-Year event
Inflow = 54.12 cfs @ 12.27 hrs, Volume= 4.373 af
Primary = 54.12 cfs @ 12.27 hrs, Volume= 4.373 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 1L: (new Link)



4.2 Peak Flow Post-Developed No Controls


P1(nc)
Proposed Watershed
P1 Area = 13.379
Acres, CN = 76, TC = 6
min
No Controls
Post-Developed
OP1(nc)
Proposed Watershed
OP1 Area = 1.848
Acres, CN = 71, TC =
15.7 min
3L
(new Link)
P4(nc)
Proposed Watershed
P4 Area = 1.078 Acres,
CN = 81, TC = 6 min
P3(nc)
Proposed Watershed
P3 Area = 0.339 Acres,
CN = 61, TC = 6 min
P2(nc)
Proposed Watershed
P2 Area = 1.224 Acres,
CN = 67, TC = 6.0 min
Subcat
Reach
Pond
Link
Routing Diagram for 2025-02-18 Reedsburg Courtyards
Prepared by Vierbicher Associates, Printed 2/18/2025
HydroCAD® 10.20-6a s/n 04509 © 2024 HydroCAD Software Solutions LLC

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment OP1(nc): Proposed Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=0.54"
Flow Length=995' Tc=15.7 min CN=WQ Runoff=0.92 cfs 0.084 af

Subcatchment P1(nc): Proposed Runoff Area=13.379 ac 39.76% Impervious Runoff Depth=1.06"
Tc=6.0 min CN=WQ Runoff=18.61 cfs 1.185 af

Subcatchment P2(nc): Proposed Runoff Area=1.224 ac 17.24% Impervious Runoff Depth=0.56"
Tc=6.0 min CN=WQ Runoff=0.78 cfs 0.057 af

Subcatchment P3(nc): Proposed Watershed Runoff Area=0.339 ac 0.00% Impervious Runoff Depth=0.20"
Tc=6.0 min CN=61 Runoff=0.04 cfs 0.006 af

Subcatchment P4(nc): Proposed Runoff Area=1.078 ac 55.10% Impervious Runoff Depth=1.35"
Tc=6.0 min CN=WQ Runoff=1.97 cfs 0.122 af

Link 3L: (new Link) below 1,000.00 cfs Inflow=21.86 cfs 1.453 af
Primary=21.86 cfs 1.453 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 1.453 af Average Runoff Depth = 0.98"
65.30% Pervious = 11.668 ac 34.70% Impervious = 6.200 ac

Summary for Subcatchment OP1(nc): Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 mi

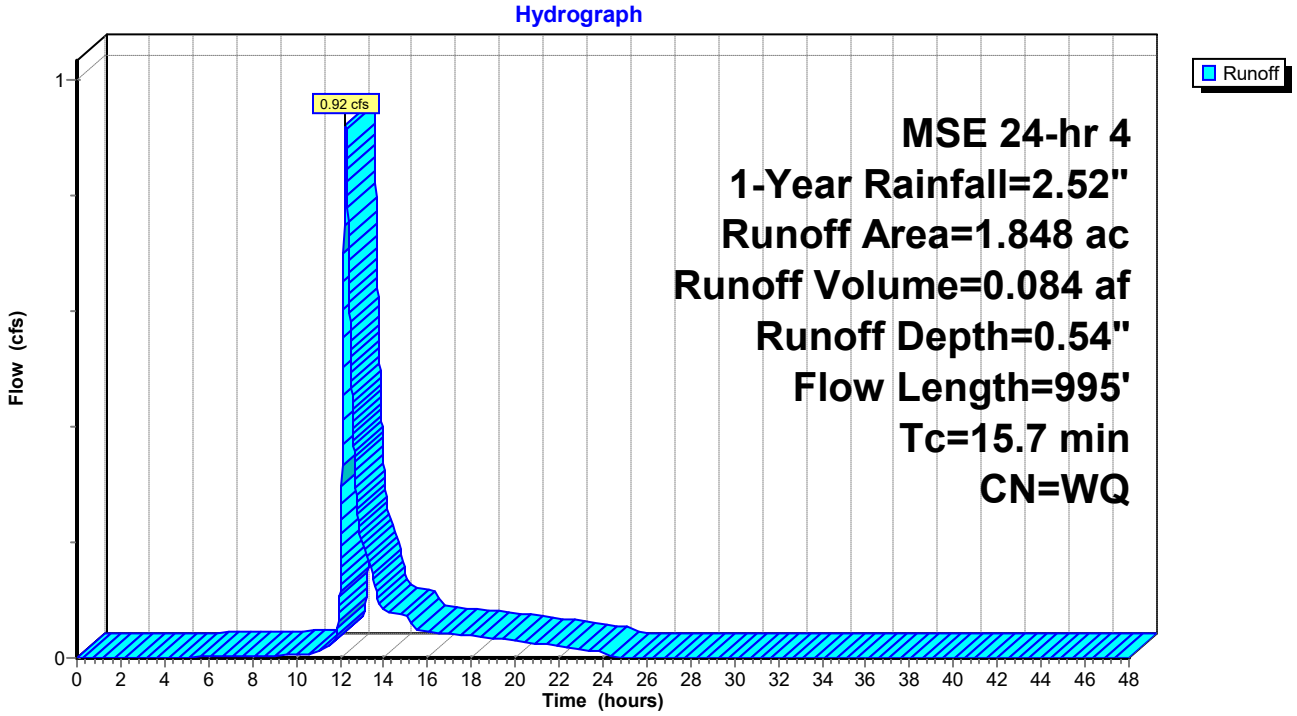
Runoff = 0.92 cfs @ 12.27 hrs, Volume= 0.084 af, Depth= 0.54"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.52"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
0.8	226	0.0770	4.47		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	142	0.0425	6.08	4.77	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.020 Corrugated PE, corrugated interior
0.4	118	0.0201	4.85	5.95	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.020 Corrugated PE, corrugated interior
1.5	260	0.0040	2.96	9.30	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.020 Corrugated PE, corrugated interior
0.2	49	0.0038	3.35	16.44	**Pipe Channel,** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.020 Corrugated PE, corrugated interior
15.7	995	Total			

Subcatchment OP1(nc): Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min



Summary for Subcatchment P1(nc): Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min

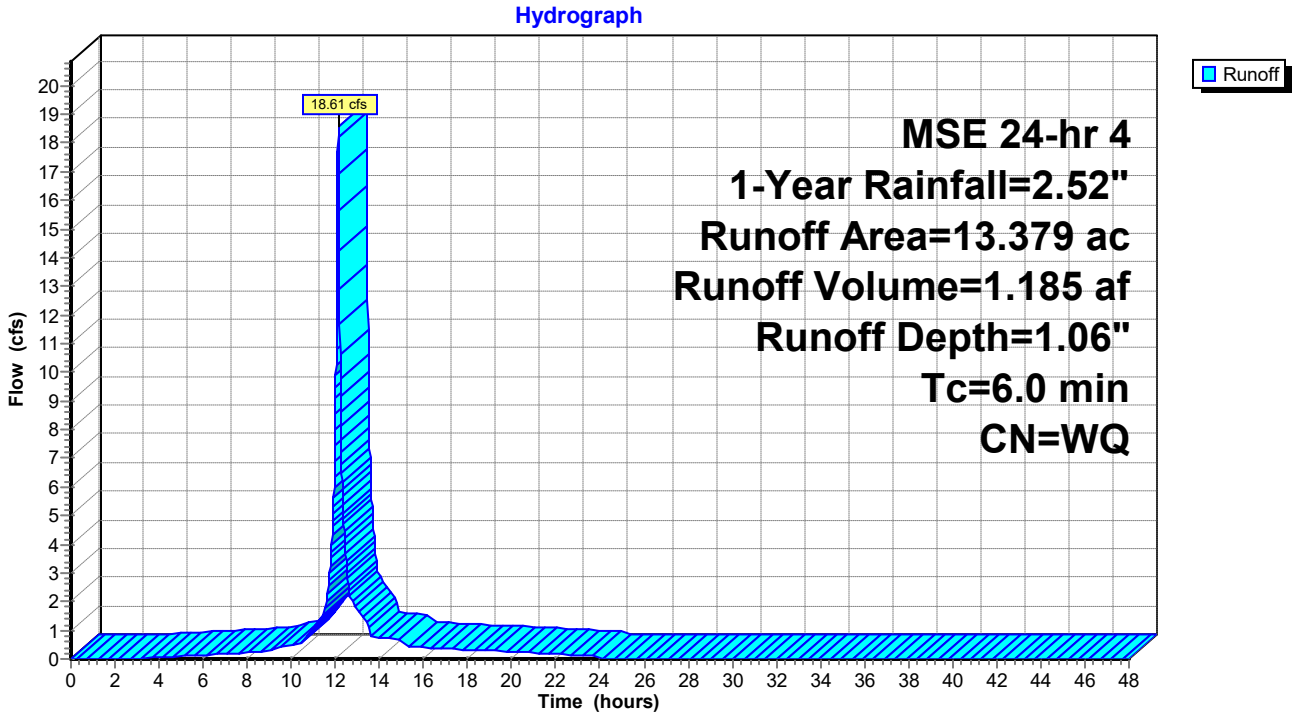
Runoff = 18.61 cfs @ 12.13 hrs, Volume= 1.185 af, Depth= 1.06"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.52"

	Area (ac)	CN	Description
*	2.615	98	Roofs
*	1.349	98	Paved Streets
*	0.736	98	Paved Parking
*	0.124	98	Sidewalk
*	0.495	100	Bottom of Basin & WSE of Wet Pond
	7.343	61	>75% Grass cover, Good, HSG B
	0.717	74	>75% Grass cover, Good, HSG C
	13.379		Weighted Average
	8.060		60.24% Pervious Area
	5.319		39.76% Impervious Area

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

Subcatchment P1(nc): Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min



Summary for Subcatchment P2(nc): Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min

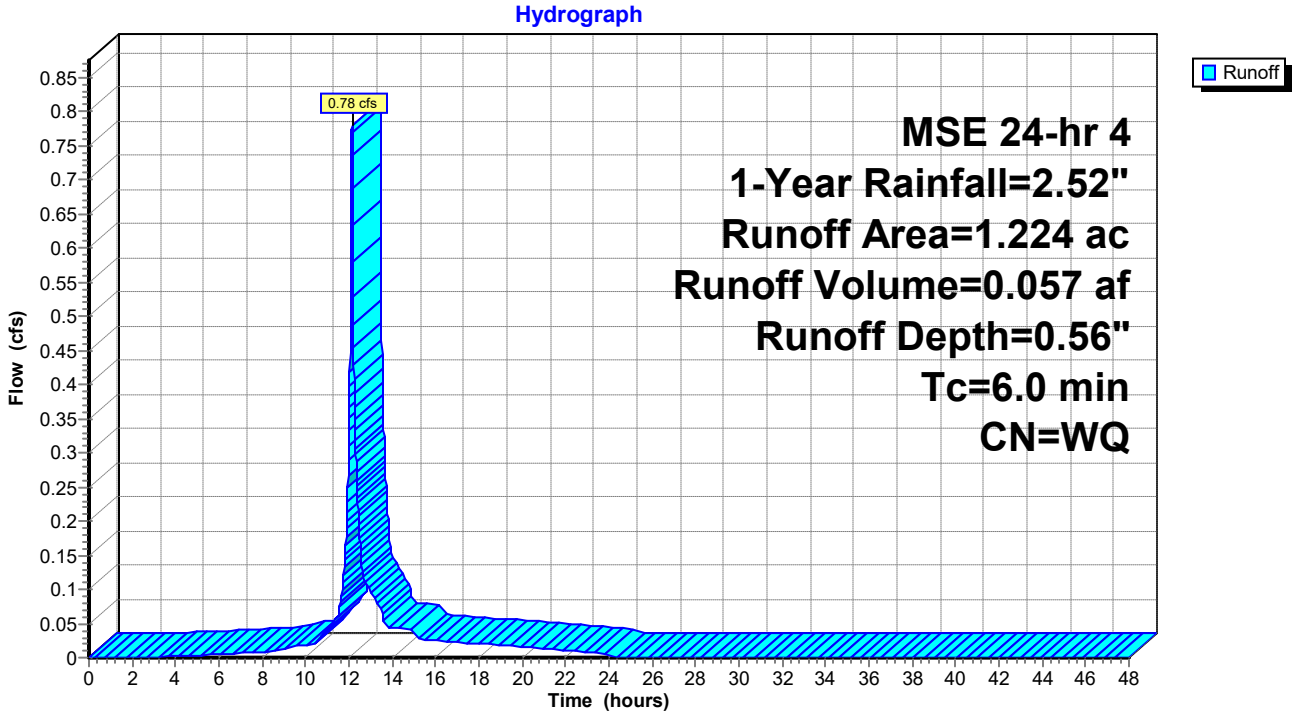
Runoff = 0.78 cfs @ 12.14 hrs, Volume= 0.057 af, Depth= 0.56"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.52"

	Area (ac)	CN	Description
*	0.092	98	Roofs
*	0.118	98	Paved Streets
*	0.001	98	Sidewalk
	1.013	61	>75% Grass cover, Good, HSG B
	1.224		Weighted Average
	1.013		82.76% Pervious Area
	0.211		17.24% Impervious Area

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

Subcatchment P2(nc): Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min



Summary for Subcatchment P3(nc): Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min

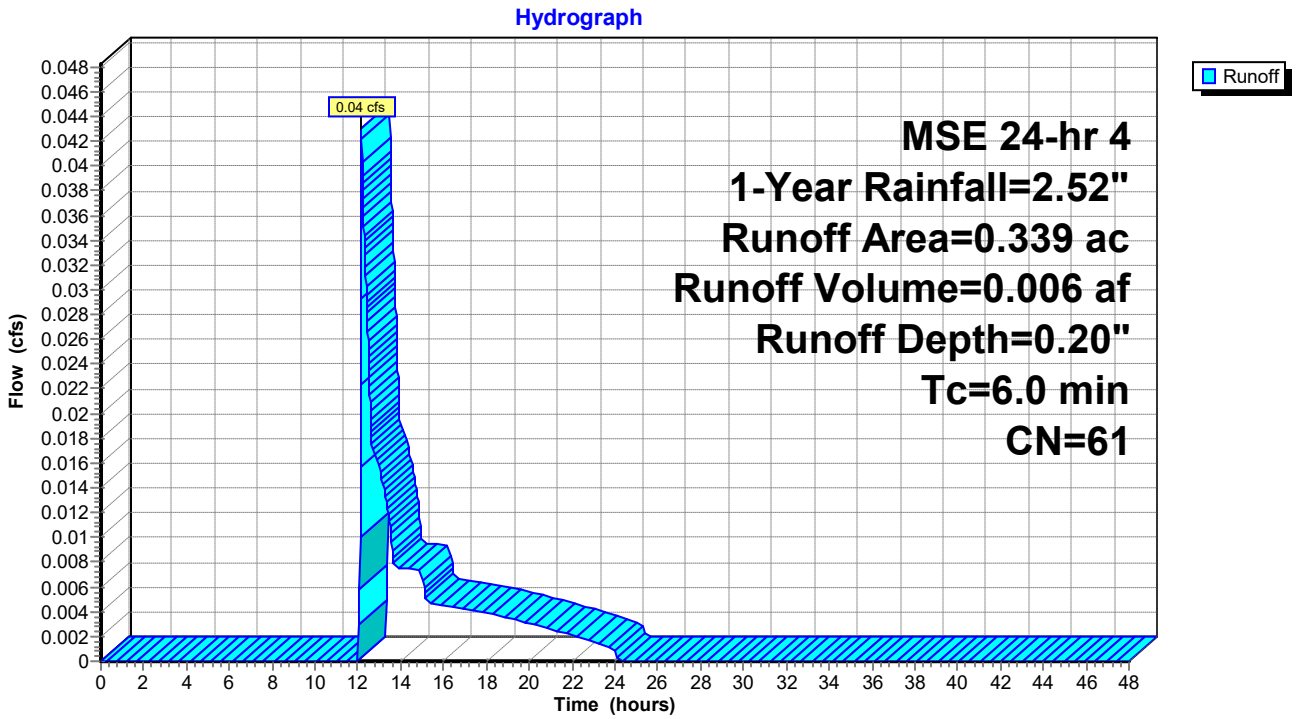
Runoff = 0.04 cfs @ 12.17 hrs, Volume= 0.006 af, Depth= 0.20"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.52"

Area (ac)	CN	Description
0.339	61	>75% Grass cover, Good, HSG B
0.339		100.00% Pervious Area

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

Subcatchment P3(nc): Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min



Summary for Subcatchment P4(nc): Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

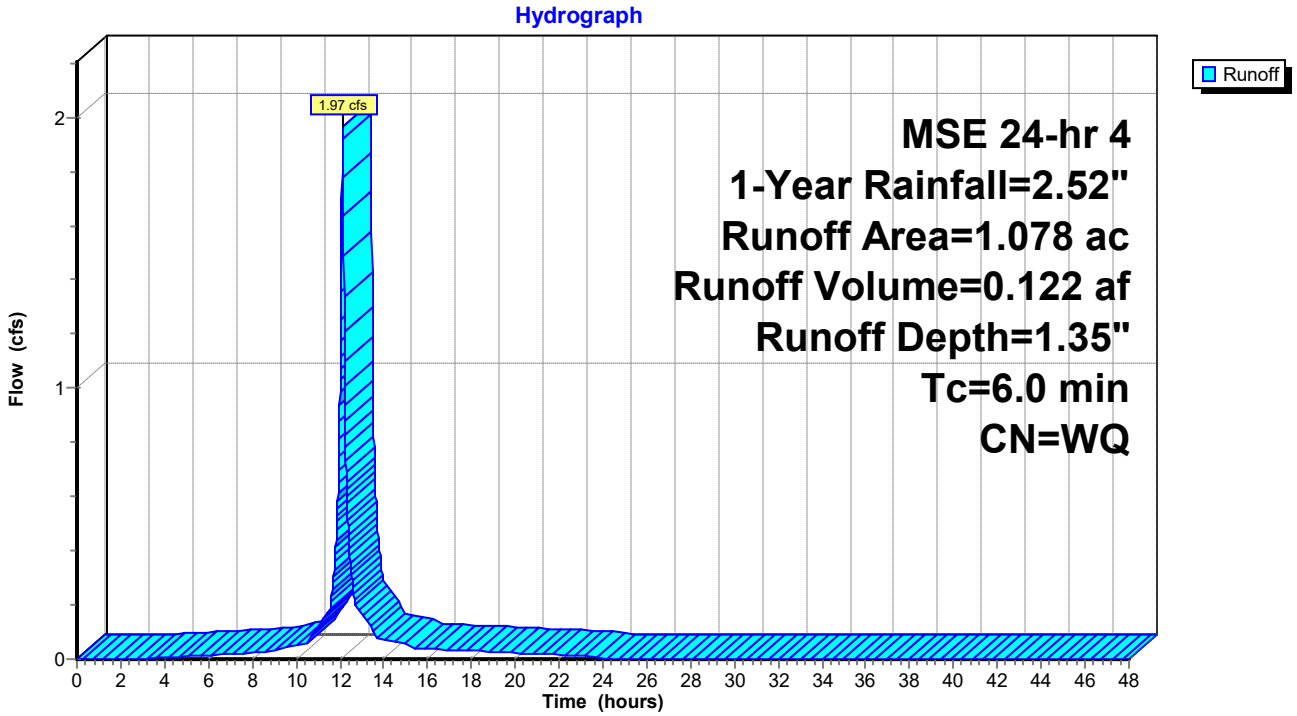
Runoff = 1.97 cfs @ 12.13 hrs, Volume= 0.122 af, Depth= 1.35"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.52"

	Area (ac)	CN	Description
*	0.114	98	Roofs
*	0.415	98	Paved Streets
*	0.058	98	Paved Parking
*	0.007	98	Sidewalk
	0.484	61	>75% Grass cover, Good, HSG B
	1.078		Weighted Average
	0.484		44.90% Pervious Area
	0.594		55.10% Impervious Area

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

Subcatchment P4(nc): Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

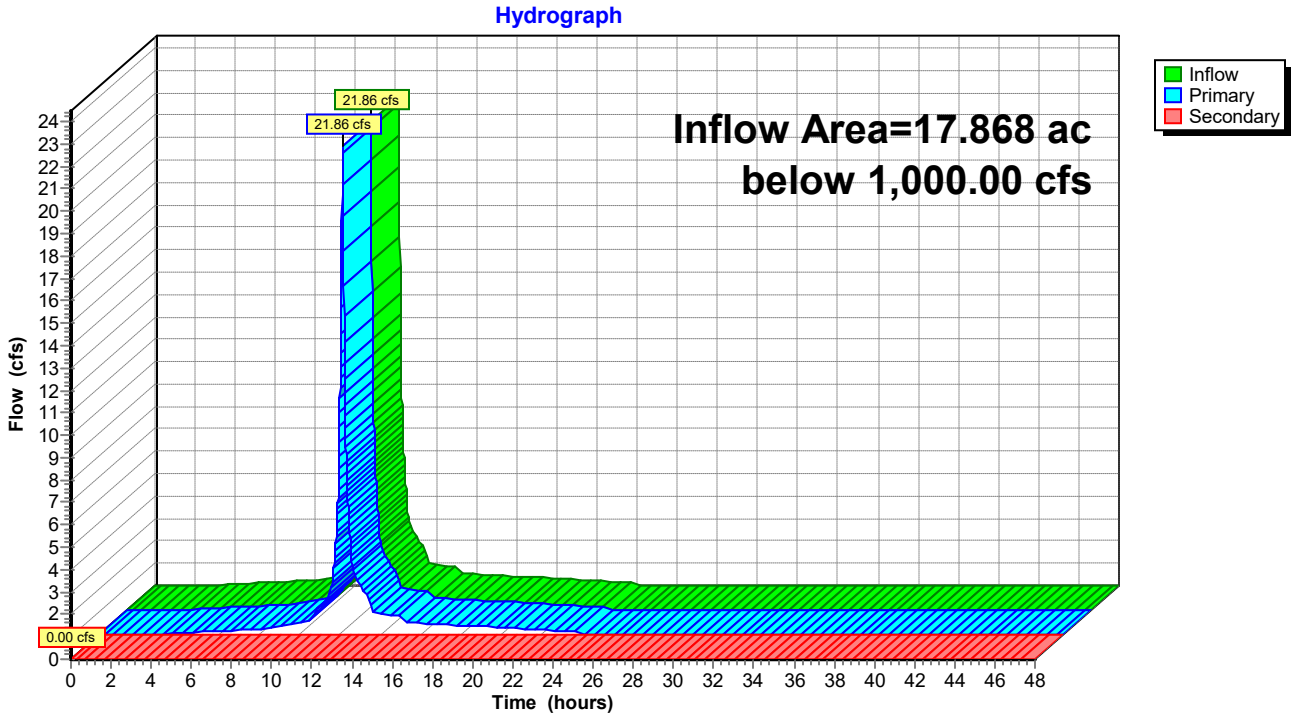


Summary for Link 3L: (new Link)

Inflow Area = 17.868 ac, 34.70% Impervious, Inflow Depth = 0.98" for 1-Year event
Inflow = 21.86 cfs @ 12.13 hrs, Volume= 1.453 af
Primary = 21.86 cfs @ 12.13 hrs, Volume= 1.453 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 3L: (new Link)



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment OP1(nc): Proposed Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=0.72"
Flow Length=995' Tc=15.7 min CN=WQ Runoff=1.31 cfs 0.111 af

Subcatchment P1(nc): Proposed Runoff Area=13.379 ac 39.76% Impervious Runoff Depth=1.27"
Tc=6.0 min CN=WQ Runoff=22.62 cfs 1.416 af

Subcatchment P2(nc): Proposed Runoff Area=1.224 ac 17.24% Impervious Runoff Depth=0.71"
Tc=6.0 min CN=WQ Runoff=1.07 cfs 0.073 af

Subcatchment P3(nc): Proposed Watershed Runoff Area=0.339 ac 0.00% Impervious Runoff Depth=0.31"
Tc=6.0 min CN=61 Runoff=0.10 cfs 0.009 af

Subcatchment P4(nc): Proposed Runoff Area=1.078 ac 55.10% Impervious Runoff Depth=1.59"
Tc=6.0 min CN=WQ Runoff=2.33 cfs 0.143 af

Link 3L: (new Link) below 1,000.00 cfs Inflow=26.84 cfs 1.751 af
Primary=26.84 cfs 1.751 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 1.751 af Average Runoff Depth = 1.18"
65.30% Pervious = 11.668 ac 34.70% Impervious = 6.200 ac

Summary for Subcatchment OP1(nc): Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 mi

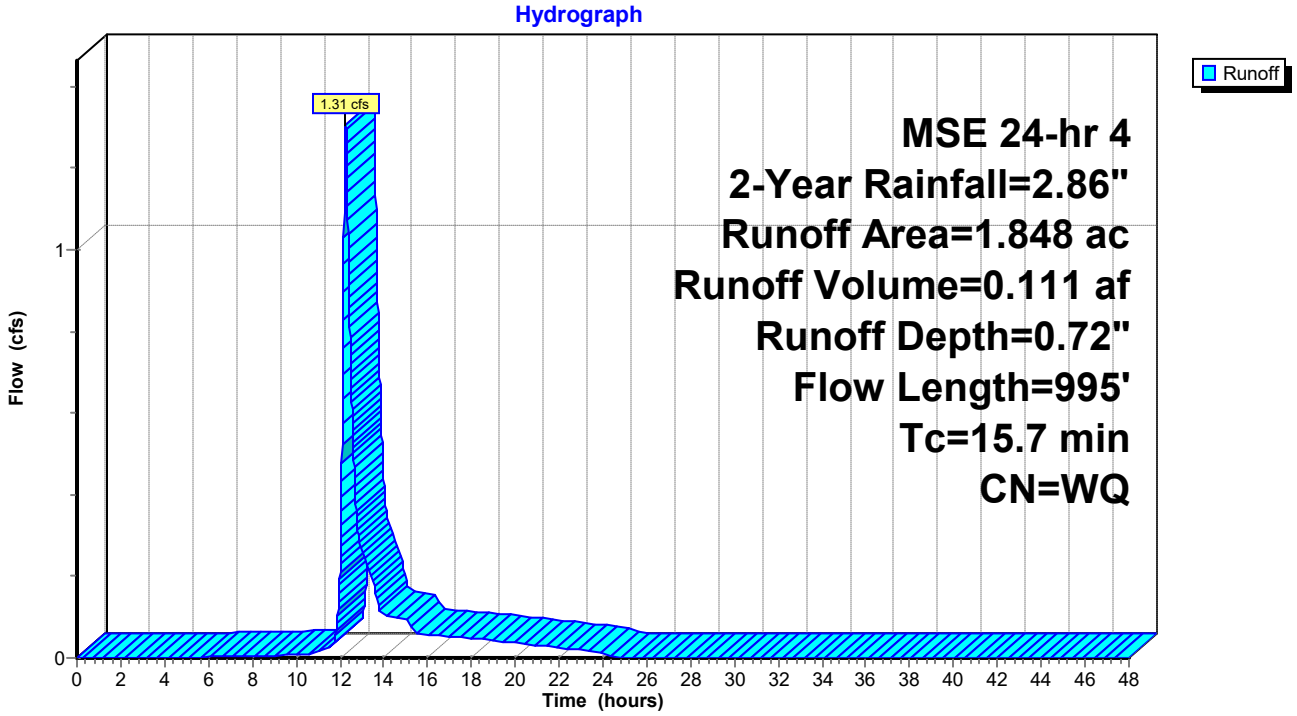
Runoff = 1.31 cfs @ 12.26 hrs, Volume= 0.111 af, Depth= 0.72"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-Year Rainfall=2.86"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
0.8	226	0.0770	4.47		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	142	0.0425	6.08	4.77	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.020 Corrugated PE, corrugated interior
0.4	118	0.0201	4.85	5.95	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.020 Corrugated PE, corrugated interior
1.5	260	0.0040	2.96	9.30	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.020 Corrugated PE, corrugated interior
0.2	49	0.0038	3.35	16.44	**Pipe Channel,** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.020 Corrugated PE, corrugated interior
15.7	995	Total			

Subcatchment OP1(nc): Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min



Summary for Subcatchment P1(nc): Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min

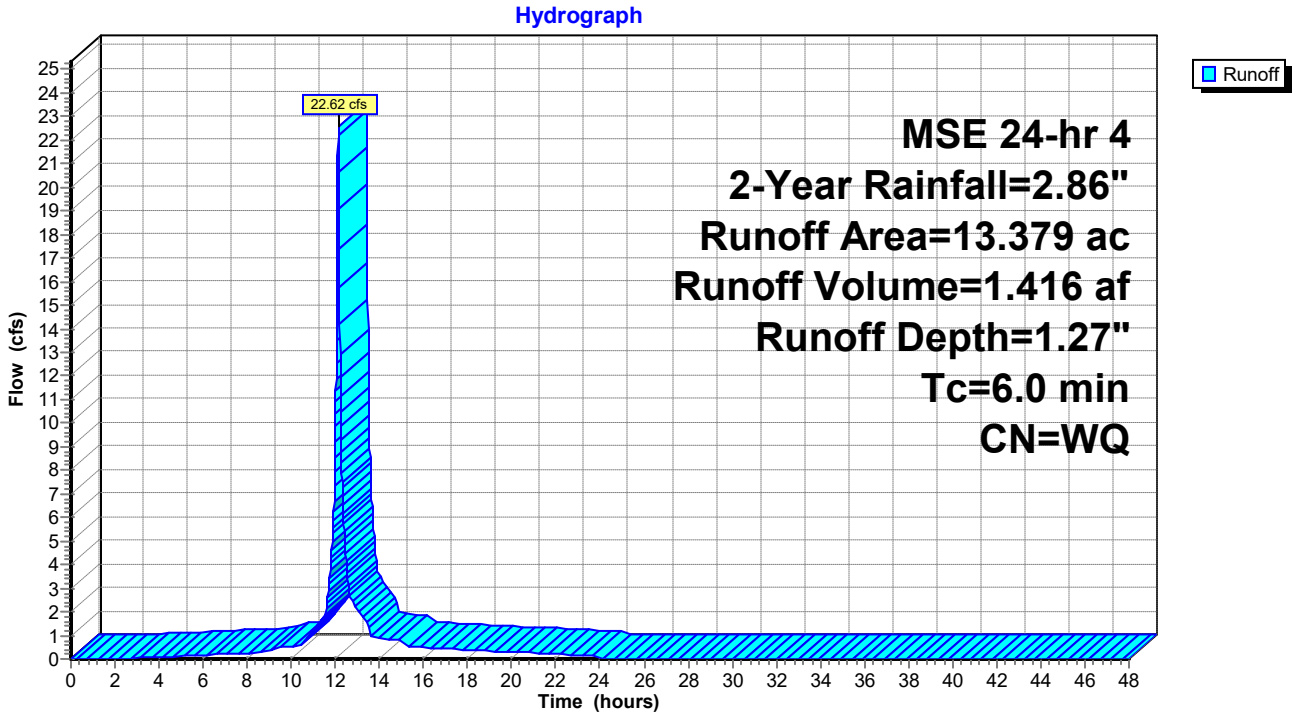
Runoff = 22.62 cfs @ 12.13 hrs, Volume= 1.416 af, Depth= 1.27"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-Year Rainfall=2.86"

	Area (ac)	CN	Description
*	2.615	98	Roofs
*	1.349	98	Paved Streets
*	0.736	98	Paved Parking
*	0.124	98	Sidewalk
*	0.495	100	Bottom of Basin & WSE of Wet Pond
	7.343	61	>75% Grass cover, Good, HSG B
	0.717	74	>75% Grass cover, Good, HSG C
	13.379		Weighted Average
	8.060		60.24% Pervious Area
	5.319		39.76% Impervious Area

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

Subcatchment P1(nc): Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min



Summary for Subcatchment P2(nc): Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min

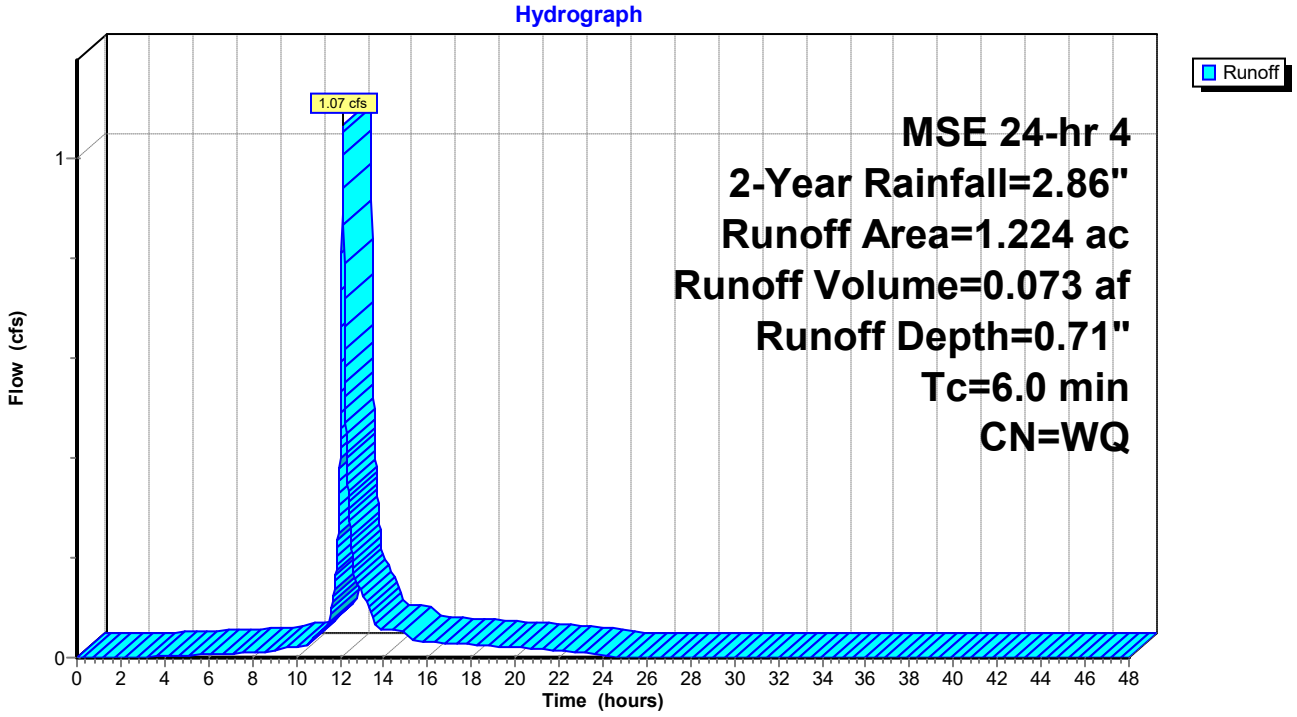
Runoff = 1.07 cfs @ 12.14 hrs, Volume= 0.073 af, Depth= 0.71"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-Year Rainfall=2.86"

	Area (ac)	CN	Description
*	0.092	98	Roofs
*	0.118	98	Paved Streets
*	0.001	98	Sidewalk
	1.013	61	>75% Grass cover, Good, HSG B
	1.224		Weighted Average
	1.013		82.76% Pervious Area
	0.211		17.24% Impervious Area

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

Subcatchment P2(nc): Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min



Summary for Subcatchment P3(nc): Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min

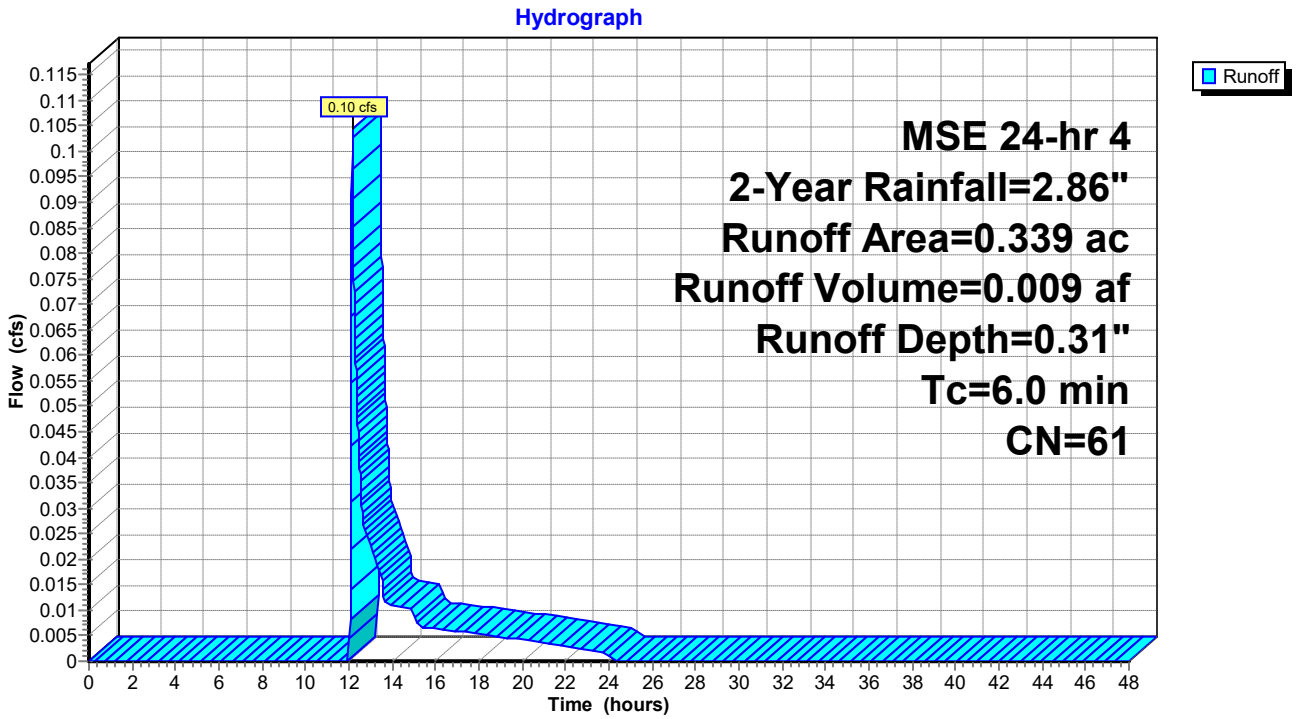
Runoff = 0.10 cfs @ 12.16 hrs, Volume= 0.009 af, Depth= 0.31"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-Year Rainfall=2.86"

Area (ac)	CN	Description
0.339	61	>75% Grass cover, Good, HSG B
0.339		100.00% Pervious Area

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

Subcatchment P3(nc): Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min



Summary for Subcatchment P4(nc): Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

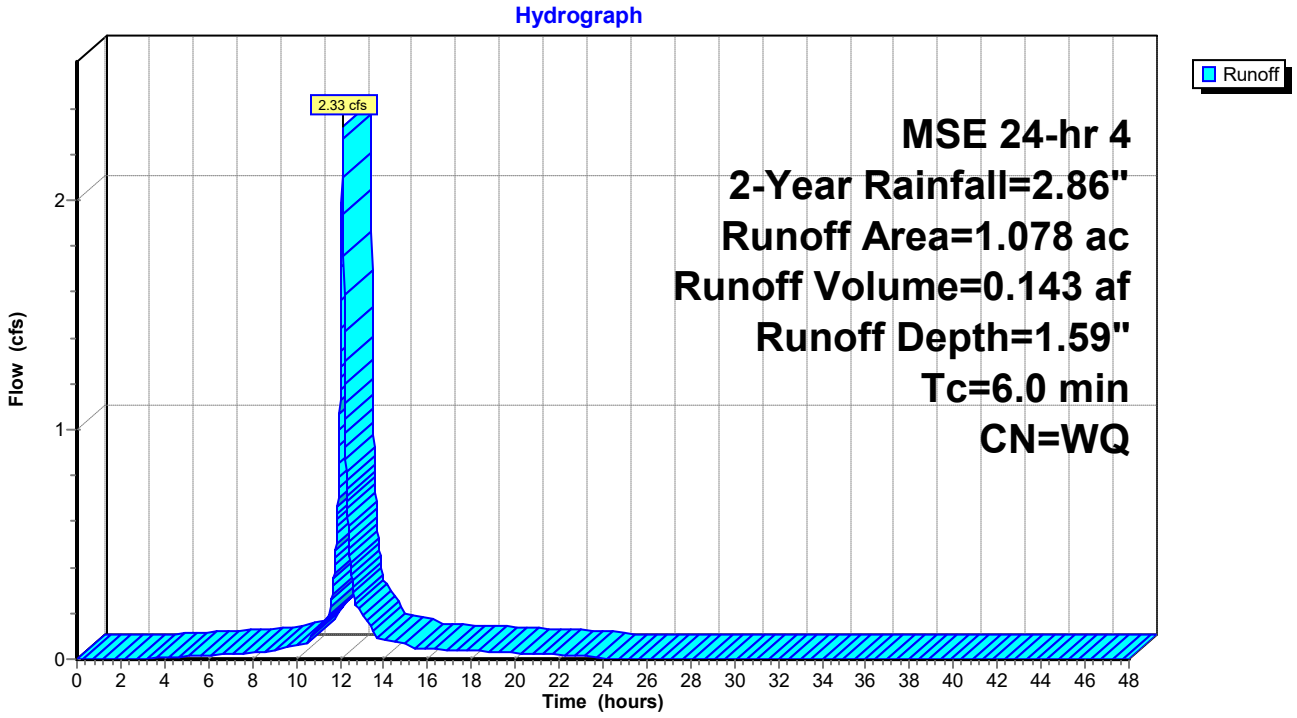
Runoff = 2.33 cfs @ 12.13 hrs, Volume= 0.143 af, Depth= 1.59"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-Year Rainfall=2.86"

	Area (ac)	CN	Description
*	0.114	98	Roofs
*	0.415	98	Paved Streets
*	0.058	98	Paved Parking
*	0.007	98	Sidewalk
	0.484	61	>75% Grass cover, Good, HSG B
	1.078		Weighted Average
	0.484		44.90% Pervious Area
	0.594		55.10% Impervious Area

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

Subcatchment P4(nc): Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

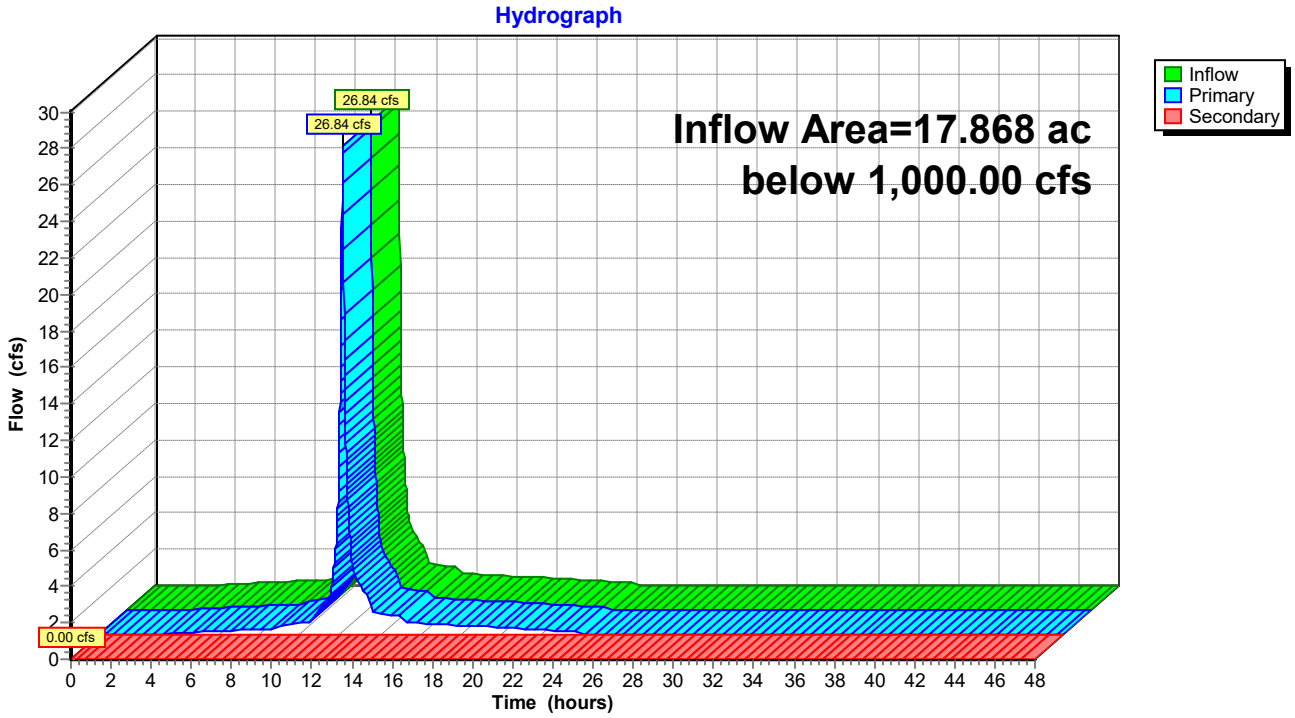


Summary for Link 3L: (new Link)

Inflow Area = 17.868 ac, 34.70% Impervious, Inflow Depth = 1.18" for 2-Year event
Inflow = 26.84 cfs @ 12.14 hrs, Volume= 1.751 af
Primary = 26.84 cfs @ 12.14 hrs, Volume= 1.751 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 3L: (new Link)



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment OP1(nc): Proposed Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=1.11"
Flow Length=995' Tc=15.7 min CN=WQ Runoff=2.13 cfs 0.171 af

Subcatchment P1(nc): Proposed Runoff Area=13.379 ac 39.76% Impervious Runoff Depth=1.69"
Tc=6.0 min CN=WQ Runoff=31.15 cfs 1.890 af

Subcatchment P2(nc): Proposed Runoff Area=1.224 ac 17.24% Impervious Runoff Depth=1.04"
Tc=6.0 min CN=WQ Runoff=1.72 cfs 0.106 af

Subcatchment P3(nc): Proposed Watershed Runoff Area=0.339 ac 0.00% Impervious Runoff Depth=0.58"
Tc=6.0 min CN=61 Runoff=0.26 cfs 0.016 af

Subcatchment P4(nc): Proposed Runoff Area=1.078 ac 55.10% Impervious Runoff Depth=2.06"
Tc=6.0 min CN=WQ Runoff=3.07 cfs 0.185 af

Link 3L: (new Link) below 1,000.00 cfs Inflow=37.47 cfs 2.368 af
Primary=37.47 cfs 2.368 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 2.368 af Average Runoff Depth = 1.59"
65.30% Pervious = 11.668 ac 34.70% Impervious = 6.200 ac

Summary for Subcatchment OP1(nc): Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 mi

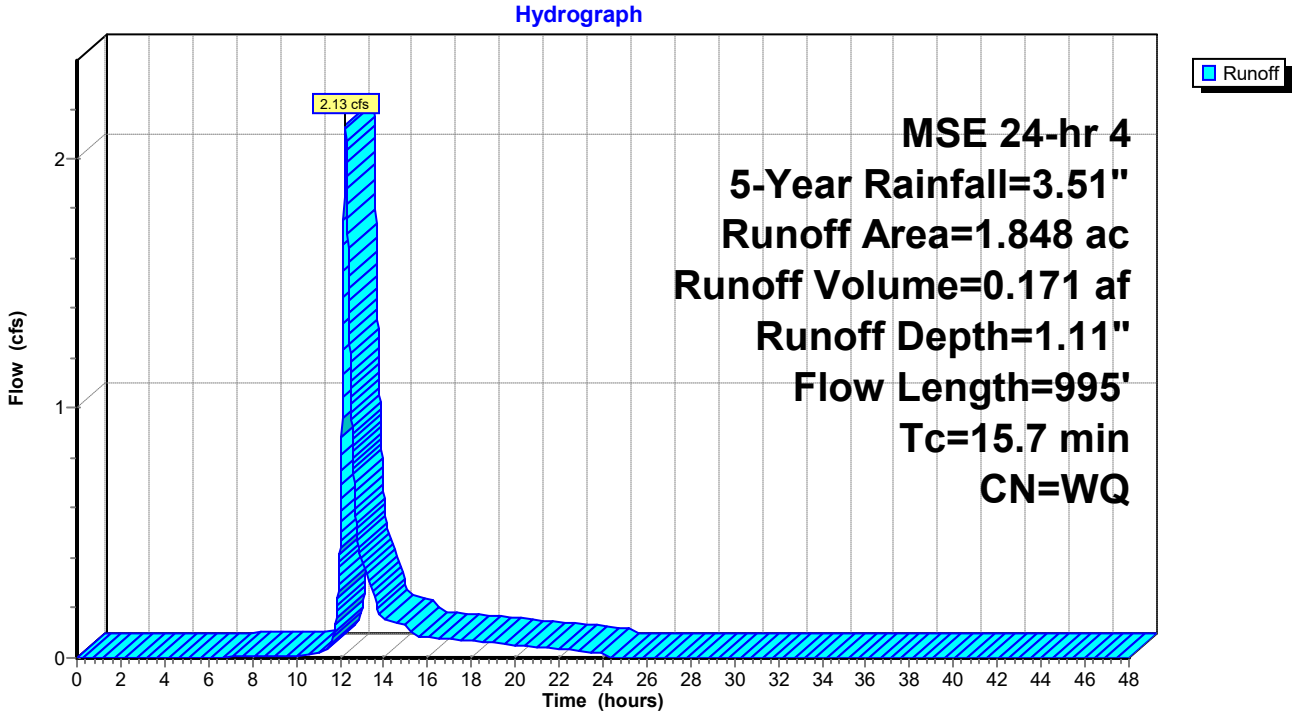
Runoff = 2.13 cfs @ 12.26 hrs, Volume= 0.171 af, Depth= 1.11"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 5-Year Rainfall=3.51"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
0.8	226	0.0770	4.47		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	142	0.0425	6.08	4.77	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.020 Corrugated PE, corrugated interior
0.4	118	0.0201	4.85	5.95	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.020 Corrugated PE, corrugated interior
1.5	260	0.0040	2.96	9.30	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.020 Corrugated PE, corrugated interior
0.2	49	0.0038	3.35	16.44	**Pipe Channel,** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.020 Corrugated PE, corrugated interior
15.7	995	Total			

Subcatchment OP1(nc): Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min



Summary for Subcatchment P1(nc): Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min

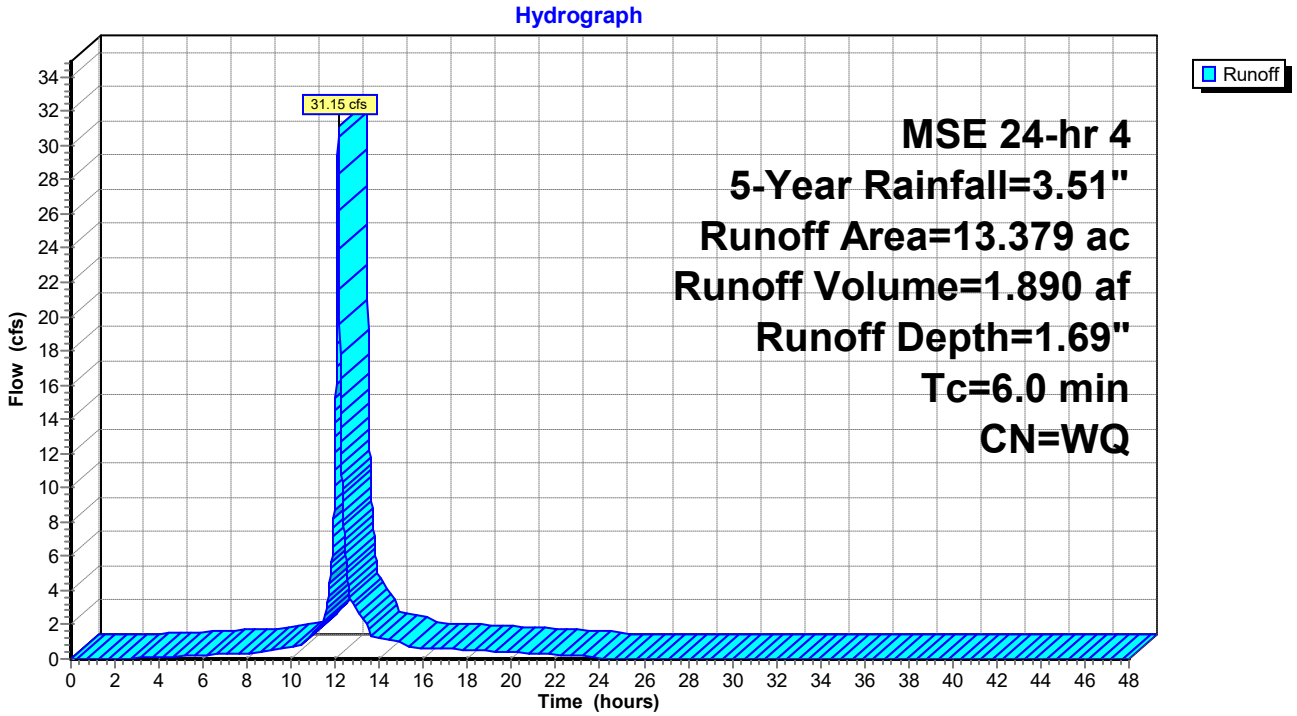
Runoff = 31.15 cfs @ 12.13 hrs, Volume= 1.890 af, Depth= 1.69"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 5-Year Rainfall=3.51"

	Area (ac)	CN	Description
*	2.615	98	Roofs
*	1.349	98	Paved Streets
*	0.736	98	Paved Parking
*	0.124	98	Sidewalk
*	0.495	100	Bottom of Basin & WSE of Wet Pond
	7.343	61	>75% Grass cover, Good, HSG B
	0.717	74	>75% Grass cover, Good, HSG C
	13.379		Weighted Average
	8.060		60.24% Pervious Area
	5.319		39.76% Impervious Area

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

Subcatchment P1(nc): Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min



Summary for Subcatchment P2(nc): Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min

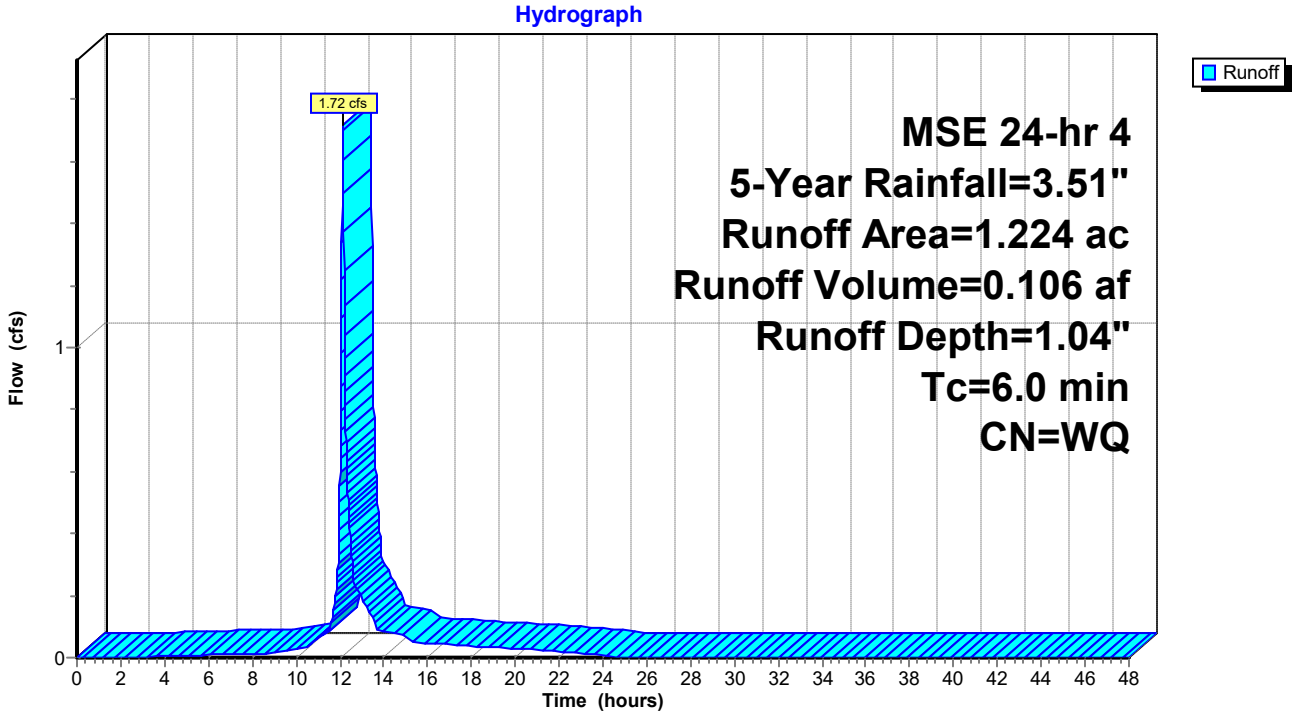
Runoff = 1.72 cfs @ 12.14 hrs, Volume= 0.106 af, Depth= 1.04"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 5-Year Rainfall=3.51"

	Area (ac)	CN	Description
*	0.092	98	Roofs
*	0.118	98	Paved Streets
*	0.001	98	Sidewalk
	1.013	61	>75% Grass cover, Good, HSG B
	1.224		Weighted Average
	1.013		82.76% Pervious Area
	0.211		17.24% Impervious Area

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

Subcatchment P2(nc): Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min



Summary for Subcatchment P3(nc): Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min

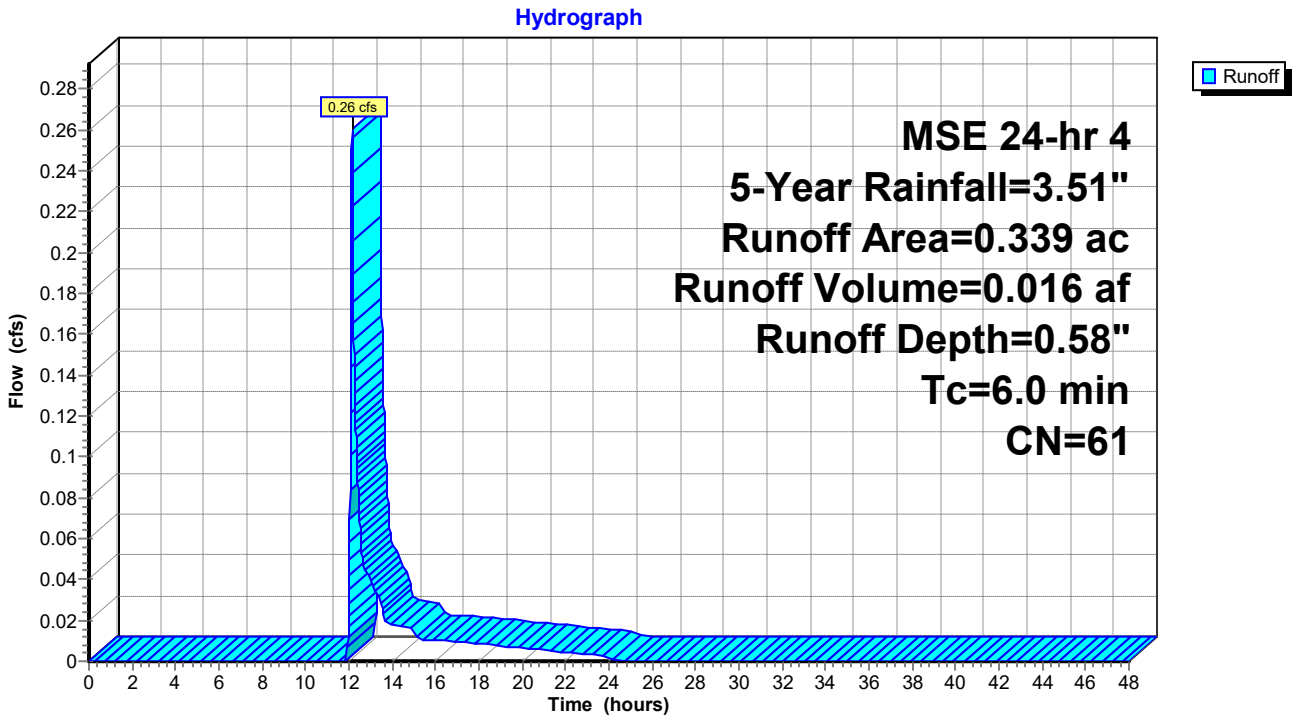
Runoff = 0.26 cfs @ 12.15 hrs, Volume= 0.016 af, Depth= 0.58"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 5-Year Rainfall=3.51"

Area (ac)	CN	Description
0.339	61	>75% Grass cover, Good, HSG B
0.339		100.00% Pervious Area

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

Subcatchment P3(nc): Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min



Summary for Subcatchment P4(nc): Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

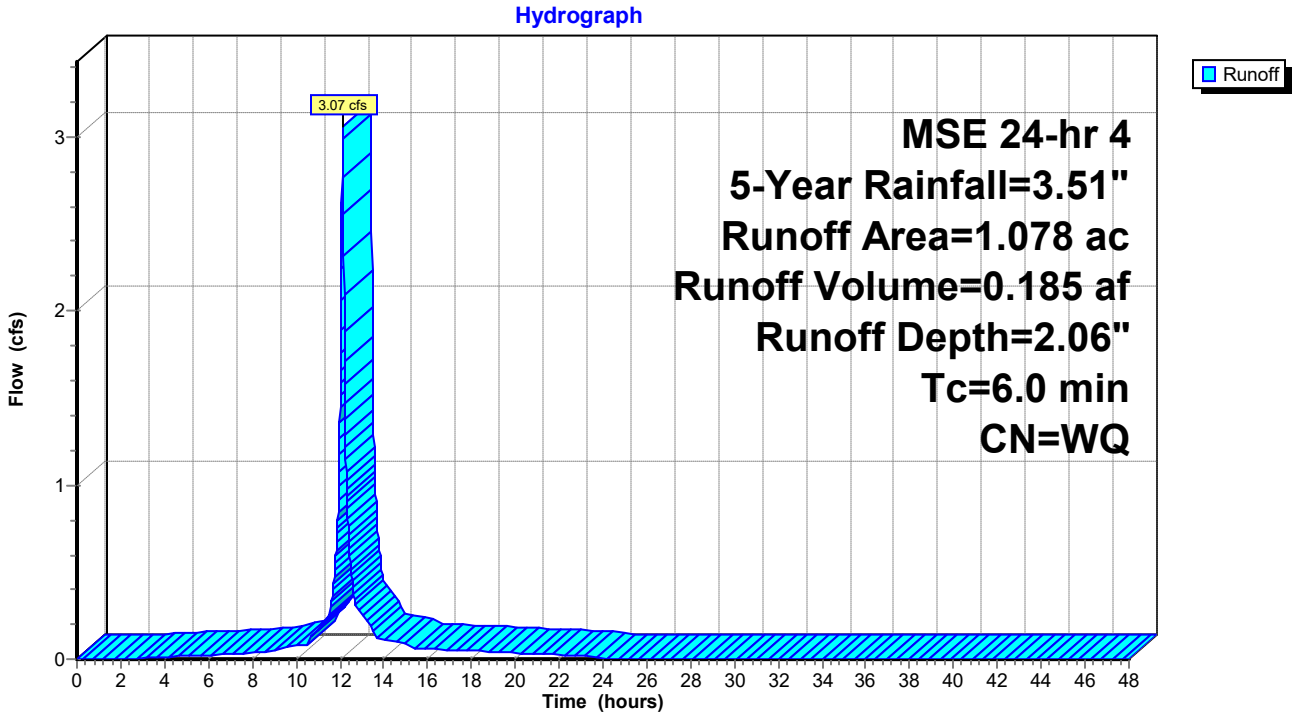
Runoff = 3.07 cfs @ 12.13 hrs, Volume= 0.185 af, Depth= 2.06"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 5-Year Rainfall=3.51"

	Area (ac)	CN	Description
*	0.114	98	Roofs
*	0.415	98	Paved Streets
*	0.058	98	Paved Parking
*	0.007	98	Sidewalk
	0.484	61	>75% Grass cover, Good, HSG B
	1.078		Weighted Average
	0.484		44.90% Pervious Area
	0.594		55.10% Impervious Area

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

Subcatchment P4(nc): Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

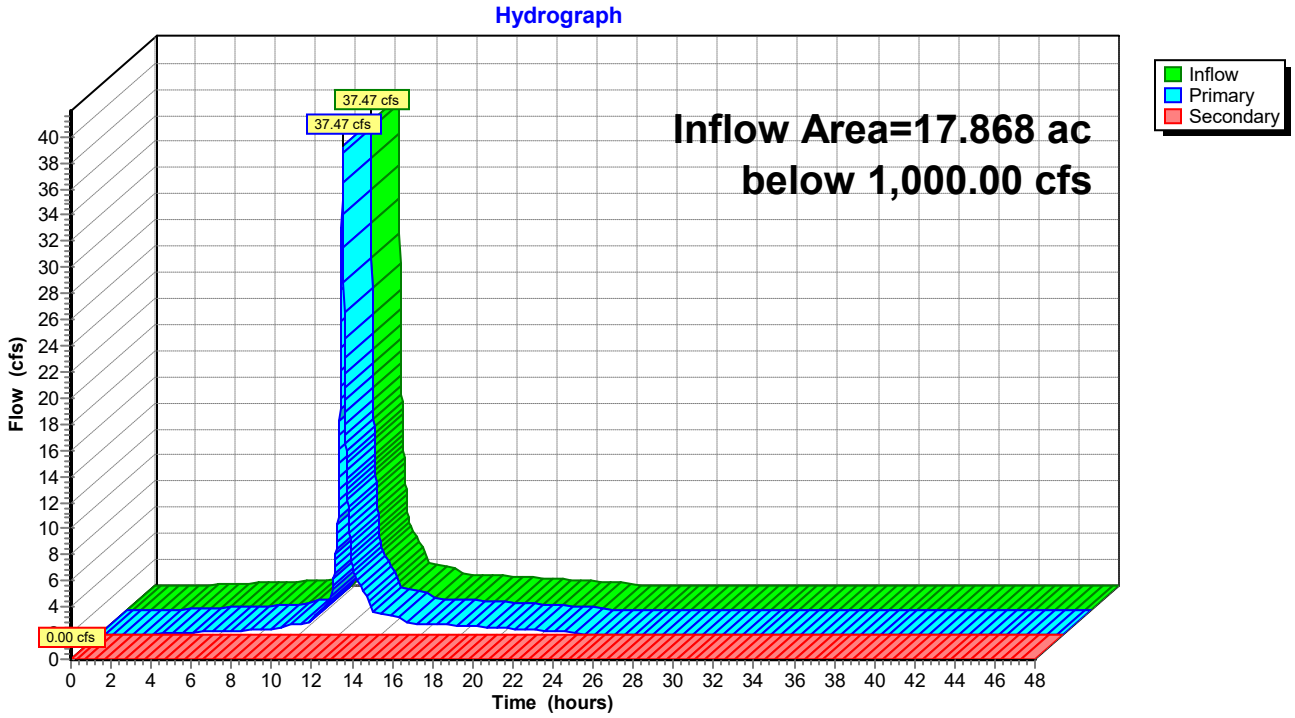


Summary for Link 3L: (new Link)

Inflow Area = 17.868 ac, 34.70% Impervious, Inflow Depth = 1.59" for 5-Year event
Inflow = 37.47 cfs @ 12.13 hrs, Volume= 2.368 af
Primary = 37.47 cfs @ 12.13 hrs, Volume= 2.368 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 3L: (new Link)



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment OP1(nc): Proposed Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=1.53"
Flow Length=995' Tc=15.7 min CN=WQ Runoff=3.04 cfs 0.236 af

Subcatchment P1(nc): Proposed Runoff Area=13.379 ac 39.76% Impervious Runoff Depth=2.14"
Tc=6.0 min CN=WQ Runoff=40.22 cfs 2.391 af

Subcatchment P2(nc): Proposed Runoff Area=1.224 ac 17.24% Impervious Runoff Depth=1.41"
Tc=6.0 min CN=WQ Runoff=2.46 cfs 0.144 af

Subcatchment P3(nc): Proposed Watershed Runoff Area=0.339 ac 0.00% Impervious Runoff Depth=0.89"
Tc=6.0 min CN=61 Runoff=0.45 cfs 0.025 af

Subcatchment P4(nc): Proposed Runoff Area=1.078 ac 55.10% Impervious Runoff Depth=2.56"
Tc=6.0 min CN=WQ Runoff=3.83 cfs 0.230 af

Link 3L: (new Link) below 1,000.00 cfs Inflow=48.85 cfs 3.026 af
Primary=48.85 cfs 3.026 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 3.026 af Average Runoff Depth = 2.03"
65.30% Pervious = 11.668 ac 34.70% Impervious = 6.200 ac

Summary for Subcatchment OP1(nc): Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 mi

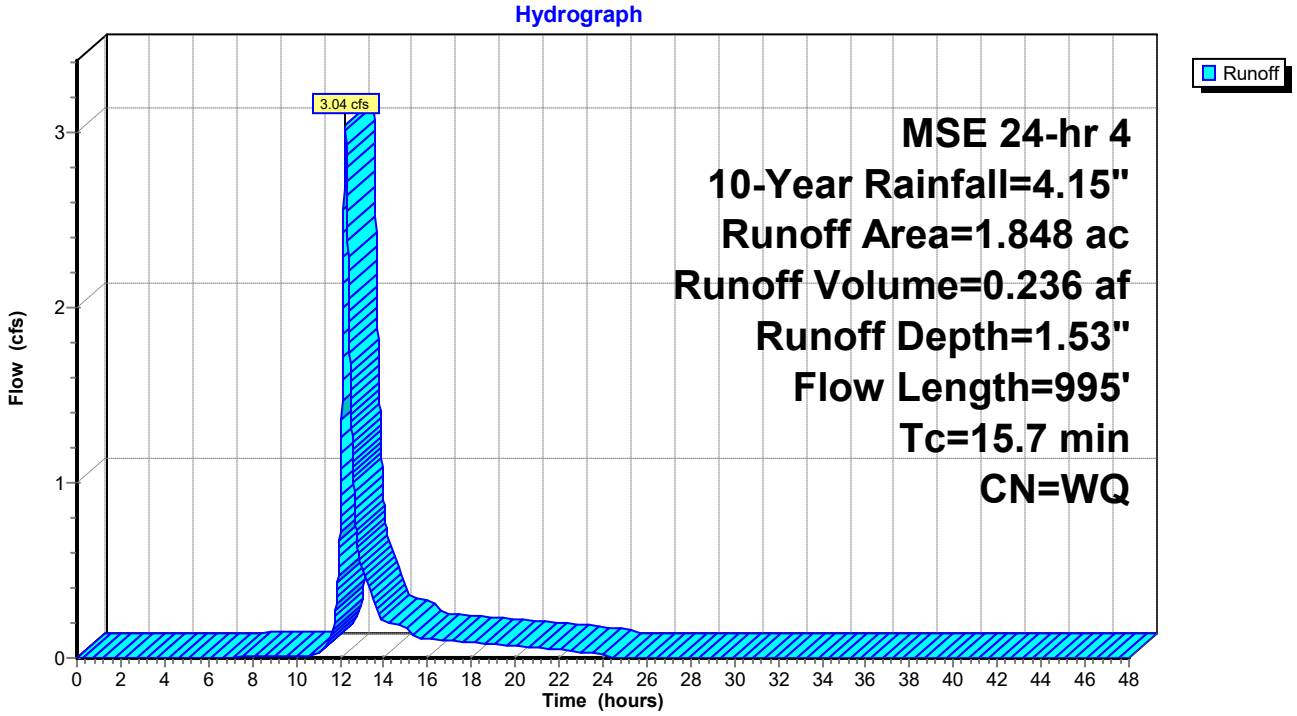
Runoff = 3.04 cfs @ 12.25 hrs, Volume= 0.236 af, Depth= 1.53"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-Year Rainfall=4.15"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
0.8	226	0.0770	4.47		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	142	0.0425	6.08	4.77	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.020 Corrugated PE, corrugated interior
0.4	118	0.0201	4.85	5.95	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.020 Corrugated PE, corrugated interior
1.5	260	0.0040	2.96	9.30	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.020 Corrugated PE, corrugated interior
0.2	49	0.0038	3.35	16.44	**Pipe Channel,** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.020 Corrugated PE, corrugated interior
15.7	995	Total			

Subcatchment OP1(nc): Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min



Summary for Subcatchment P1(nc): Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min

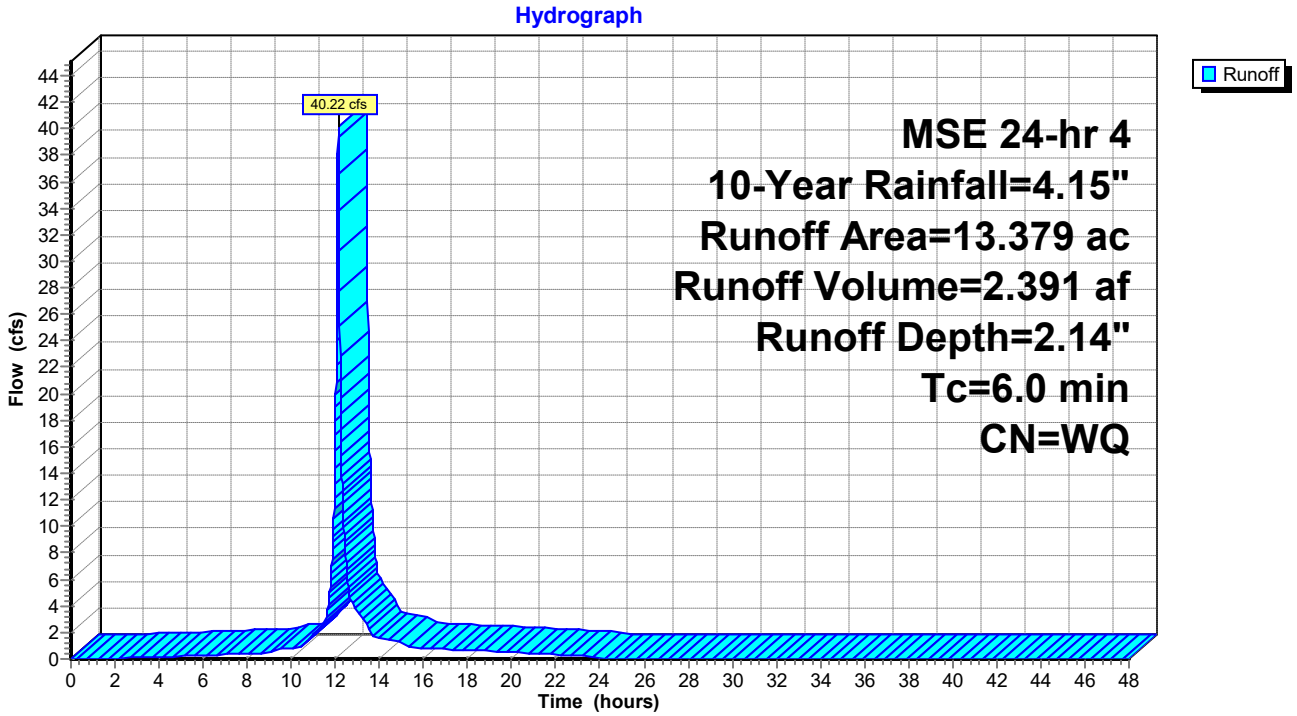
Runoff = 40.22 cfs @ 12.13 hrs, Volume= 2.391 af, Depth= 2.14"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-Year Rainfall=4.15"

	Area (ac)	CN	Description
*	2.615	98	Roofs
*	1.349	98	Paved Streets
*	0.736	98	Paved Parking
*	0.124	98	Sidewalk
*	0.495	100	Bottom of Basin & WSE of Wet Pond
	7.343	61	>75% Grass cover, Good, HSG B
	0.717	74	>75% Grass cover, Good, HSG C
	13.379		Weighted Average
	8.060		60.24% Pervious Area
	5.319		39.76% Impervious Area

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

Subcatchment P1(nc): Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min



Summary for Subcatchment P2(nc): Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min

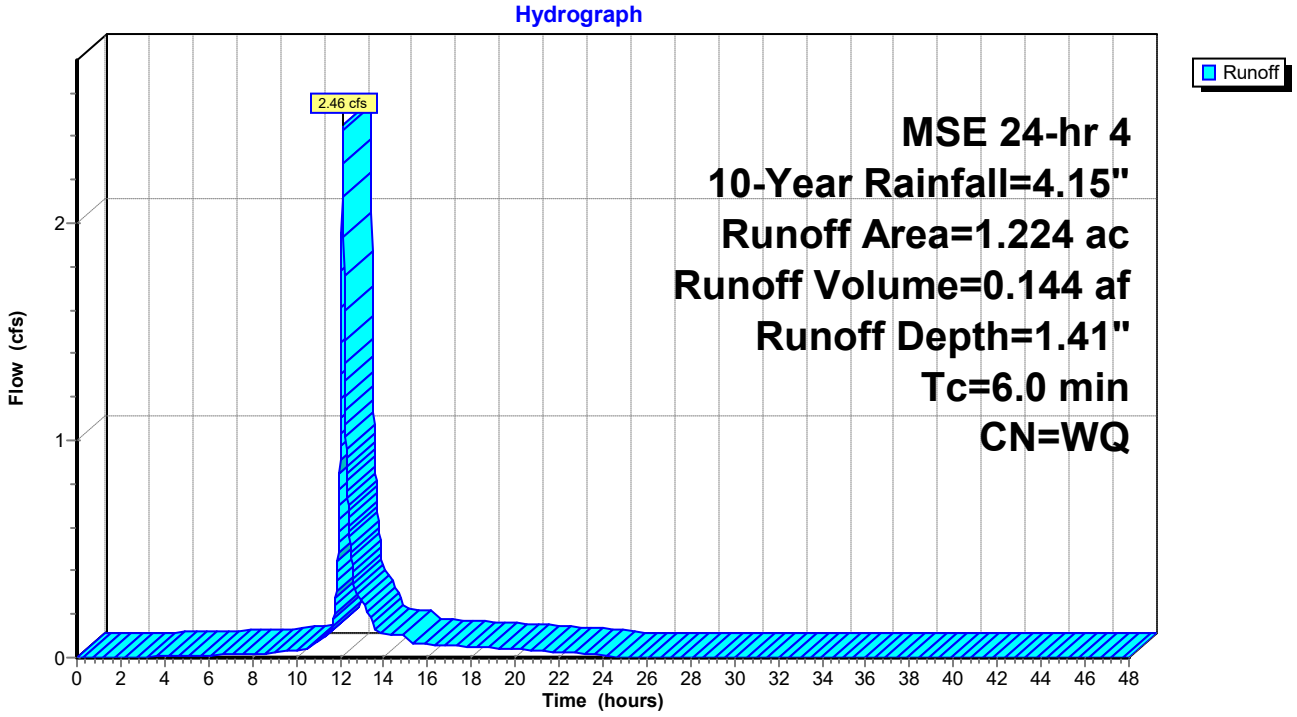
Runoff = 2.46 cfs @ 12.14 hrs, Volume= 0.144 af, Depth= 1.41"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-Year Rainfall=4.15"

	Area (ac)	CN	Description
*	0.092	98	Roofs
*	0.118	98	Paved Streets
*	0.001	98	Sidewalk
	1.013	61	>75% Grass cover, Good, HSG B
	1.224		Weighted Average
	1.013		82.76% Pervious Area
	0.211		17.24% Impervious Area

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

Subcatchment P2(nc): Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min



Summary for Subcatchment P3(nc): Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min

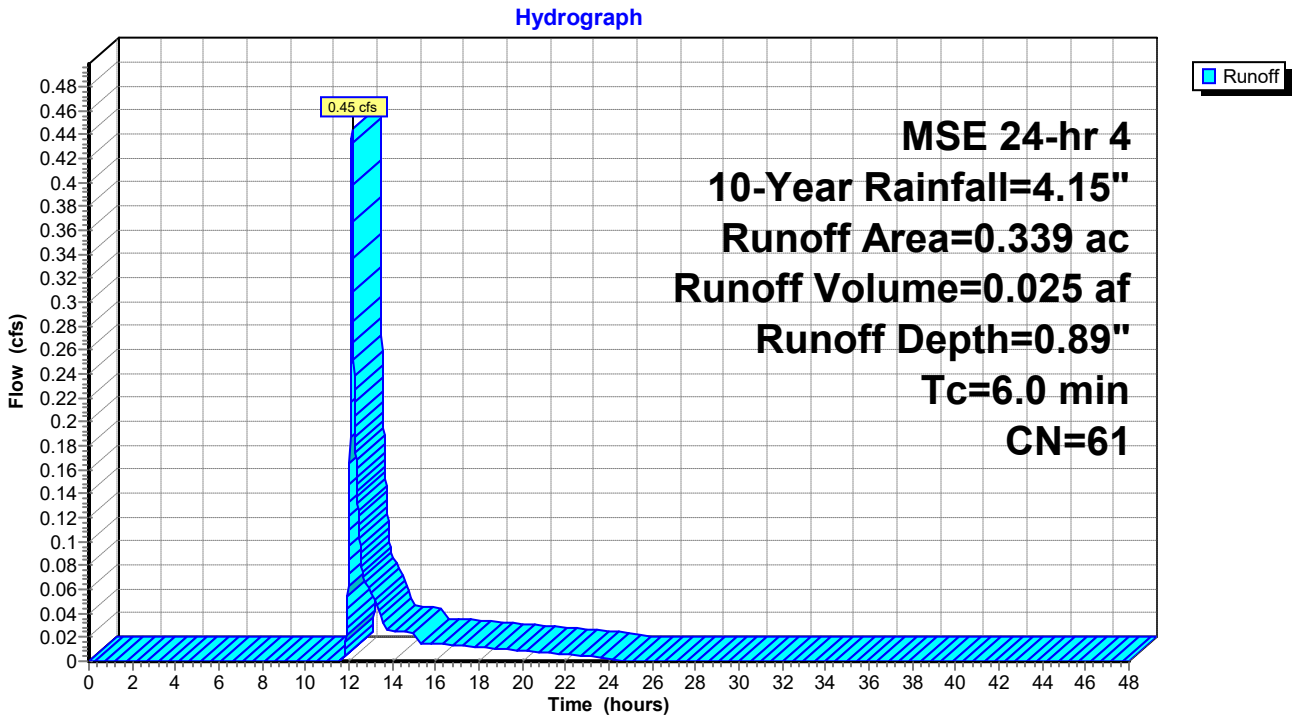
Runoff = 0.45 cfs @ 12.14 hrs, Volume= 0.025 af, Depth= 0.89"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-Year Rainfall=4.15"

Area (ac)	CN	Description
0.339	61	>75% Grass cover, Good, HSG B
0.339		100.00% Pervious Area

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

Subcatchment P3(nc): Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min



Summary for Subcatchment P4(nc): Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

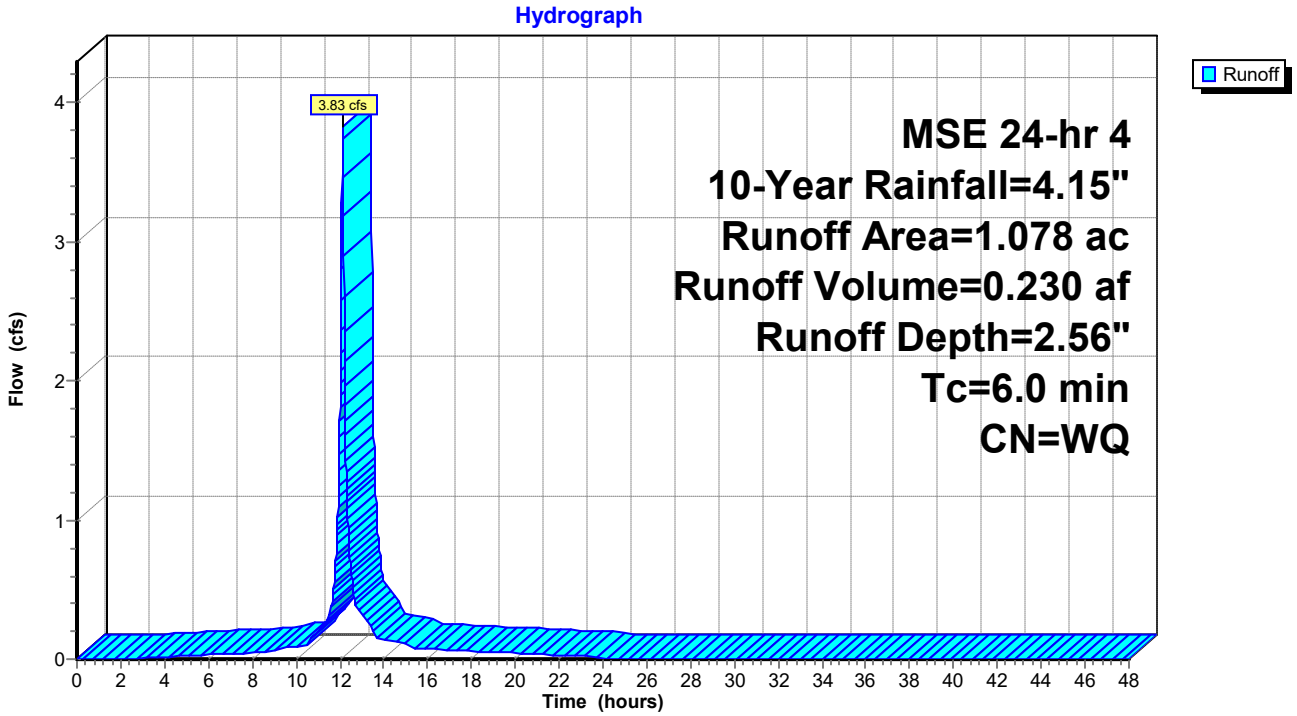
Runoff = 3.83 cfs @ 12.13 hrs, Volume= 0.230 af, Depth= 2.56"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-Year Rainfall=4.15"

	Area (ac)	CN	Description
*	0.114	98	Roofs
*	0.415	98	Paved Streets
*	0.058	98	Paved Parking
*	0.007	98	Sidewalk
	0.484	61	>75% Grass cover, Good, HSG B
	1.078		Weighted Average
	0.484		44.90% Pervious Area
	0.594		55.10% Impervious Area

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

Subcatchment P4(nc): Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

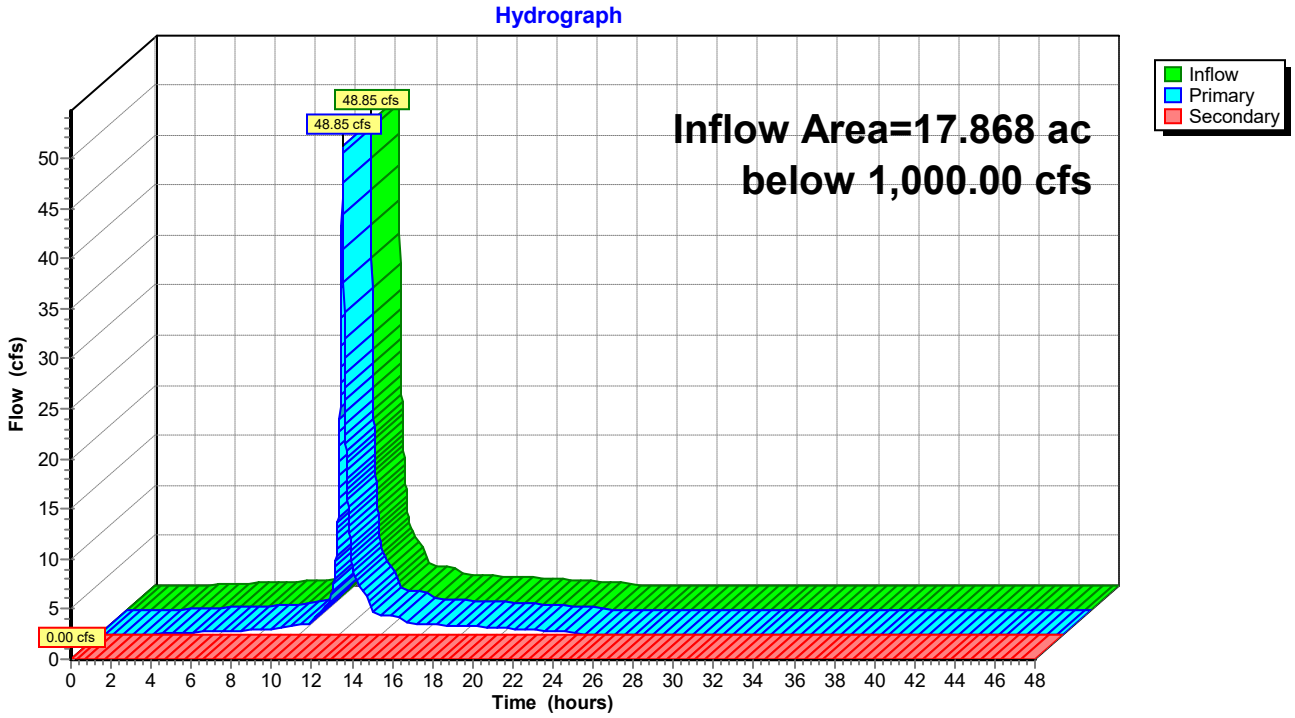


Summary for Link 3L: (new Link)

Inflow Area = 17.868 ac, 34.70% Impervious, Inflow Depth = 2.03" for 10-Year event
Inflow = 48.85 cfs @ 12.13 hrs, Volume= 3.026 af
Primary = 48.85 cfs @ 12.13 hrs, Volume= 3.026 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 3L: (new Link)



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment OP1(nc): Proposed Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=2.28"
Flow Length=995' Tc=15.7 min CN=WQ Runoff=4.63 cfs 0.351 af

Subcatchment P1(nc): Proposed Runoff Area=13.379 ac 39.76% Impervious Runoff Depth=2.92"
Tc=6.0 min CN=WQ Runoff=55.83 cfs 3.255 af

Subcatchment P2(nc): Proposed Runoff Area=1.224 ac 17.24% Impervious Runoff Depth=2.08"
Tc=6.0 min CN=WQ Runoff=3.77 cfs 0.212 af

Subcatchment P3(nc): Proposed Watershed Runoff Area=0.339 ac 0.00% Impervious Runoff Depth=1.48"
Tc=6.0 min CN=61 Runoff=0.79 cfs 0.042 af

Subcatchment P4(nc): Proposed Runoff Area=1.078 ac 55.10% Impervious Runoff Depth=3.39"
Tc=6.0 min CN=WQ Runoff=5.13 cfs 0.304 af

Link 3L: (new Link) below 1,000.00 cfs Inflow=68.53 cfs 4.164 af
Primary=68.53 cfs 4.164 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 4.164 af Average Runoff Depth = 2.80"
65.30% Pervious = 11.668 ac 34.70% Impervious = 6.200 ac

Summary for Subcatchment OP1(nc): Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 mi

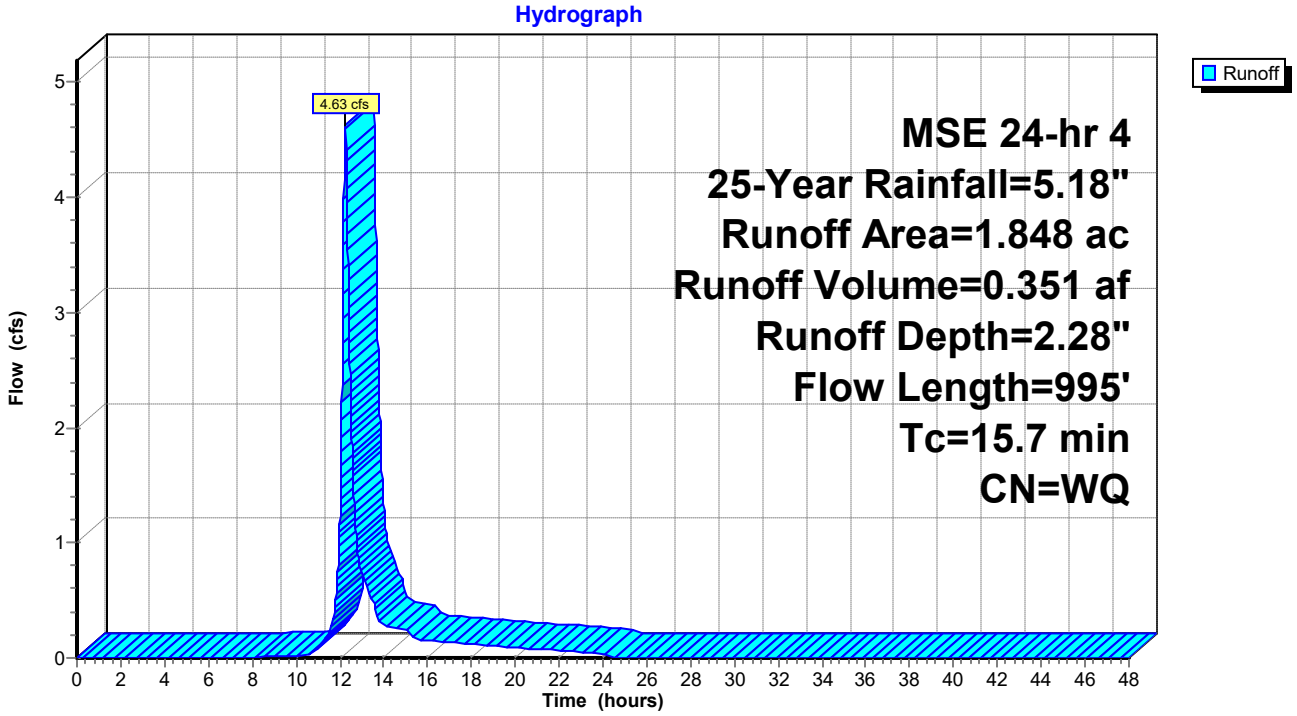
Runoff = 4.63 cfs @ 12.25 hrs, Volume= 0.351 af, Depth= 2.28"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 25-Year Rainfall=5.18"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
0.8	226	0.0770	4.47		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	142	0.0425	6.08	4.77	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.020 Corrugated PE, corrugated interior
0.4	118	0.0201	4.85	5.95	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.020 Corrugated PE, corrugated interior
1.5	260	0.0040	2.96	9.30	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.020 Corrugated PE, corrugated interior
0.2	49	0.0038	3.35	16.44	**Pipe Channel,** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.020 Corrugated PE, corrugated interior
15.7	995	Total			

Subcatchment OP1(nc): Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min



Summary for Subcatchment P1(nc): Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min

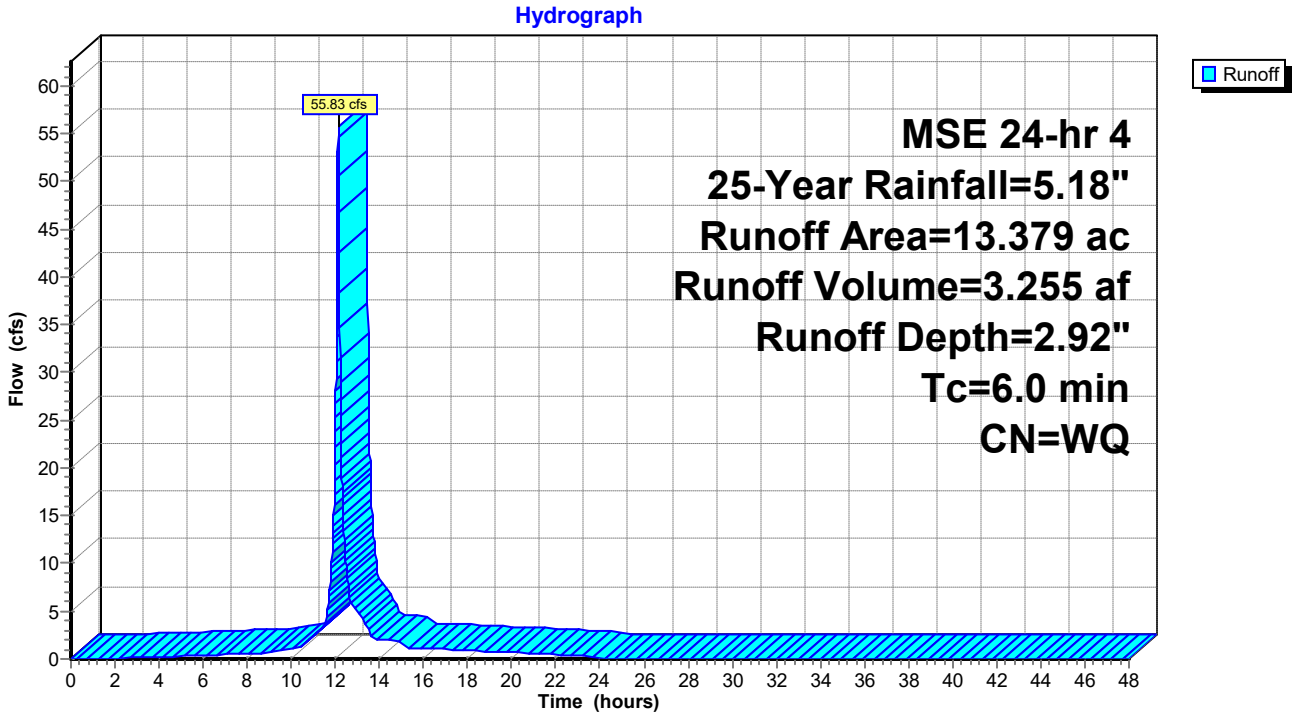
Runoff = 55.83 cfs @ 12.13 hrs, Volume= 3.255 af, Depth= 2.92"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 25-Year Rainfall=5.18"

	Area (ac)	CN	Description
*	2.615	98	Roofs
*	1.349	98	Paved Streets
*	0.736	98	Paved Parking
*	0.124	98	Sidewalk
*	0.495	100	Bottom of Basin & WSE of Wet Pond
	7.343	61	>75% Grass cover, Good, HSG B
	0.717	74	>75% Grass cover, Good, HSG C
	13.379		Weighted Average
	8.060		60.24% Pervious Area
	5.319		39.76% Impervious Area

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

Subcatchment P1(nc): Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min



Summary for Subcatchment P2(nc): Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min

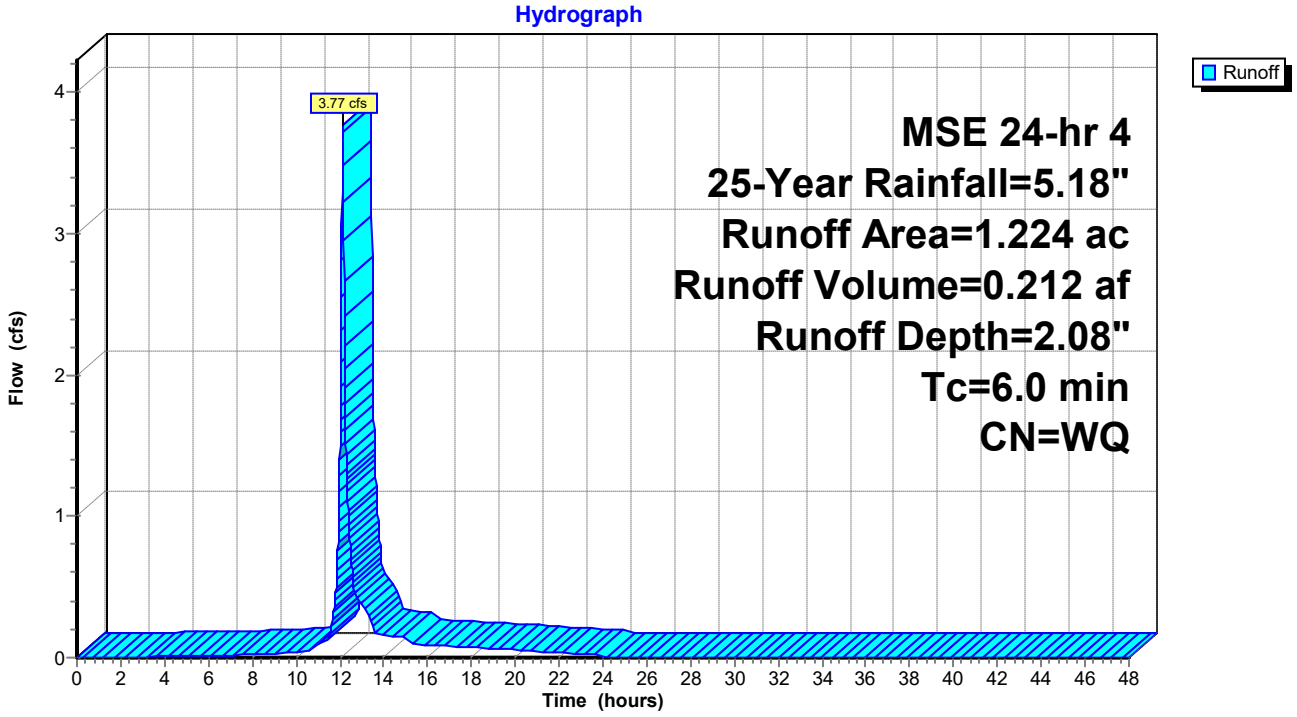
Runoff = 3.77 cfs @ 12.14 hrs, Volume= 0.212 af, Depth= 2.08"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 25-Year Rainfall=5.18"

	Area (ac)	CN	Description
*	0.092	98	Roofs
*	0.118	98	Paved Streets
*	0.001	98	Sidewalk
	1.013	61	>75% Grass cover, Good, HSG B
	1.224		Weighted Average
	1.013		82.76% Pervious Area
	0.211		17.24% Impervious Area

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

Subcatchment P2(nc): Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min



Summary for Subcatchment P3(nc): Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min

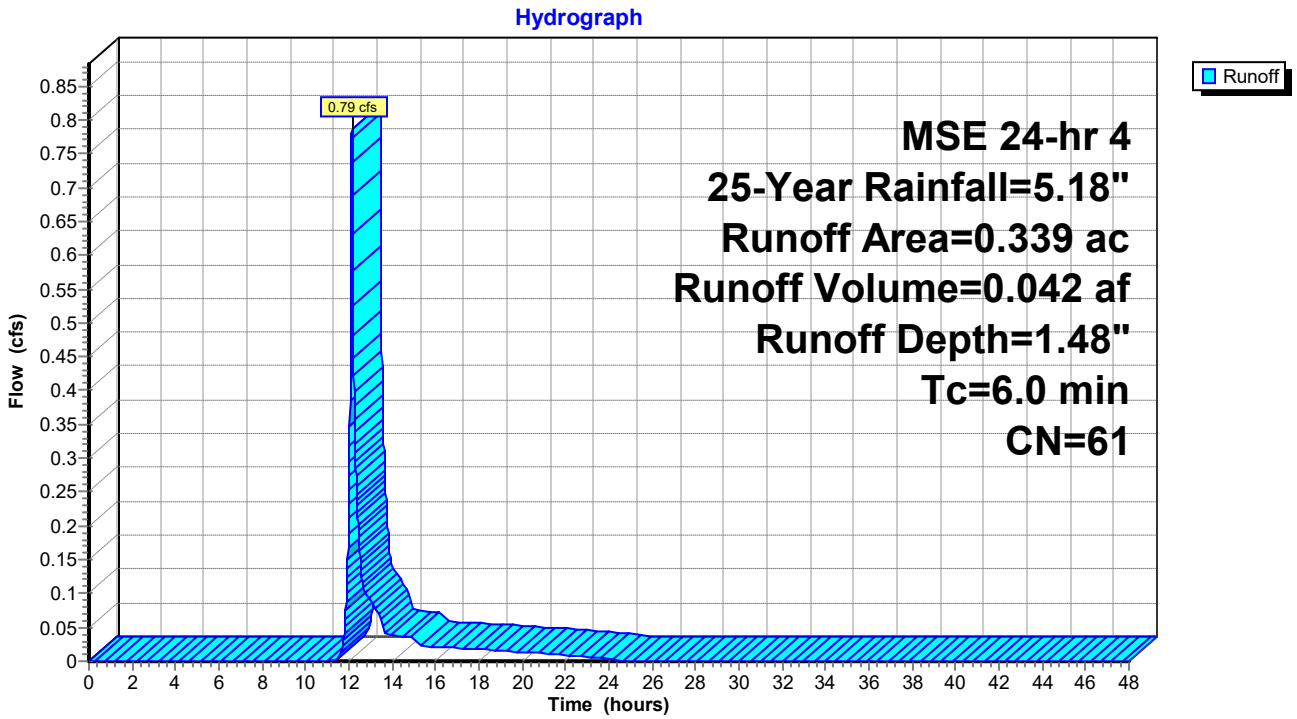
Runoff = 0.79 cfs @ 12.14 hrs, Volume= 0.042 af, Depth= 1.48"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 25-Year Rainfall=5.18"

Area (ac)	CN	Description
0.339	61	>75% Grass cover, Good, HSG B
0.339		100.00% Pervious Area

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

Subcatchment P3(nc): Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min



Summary for Subcatchment P4(nc): Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

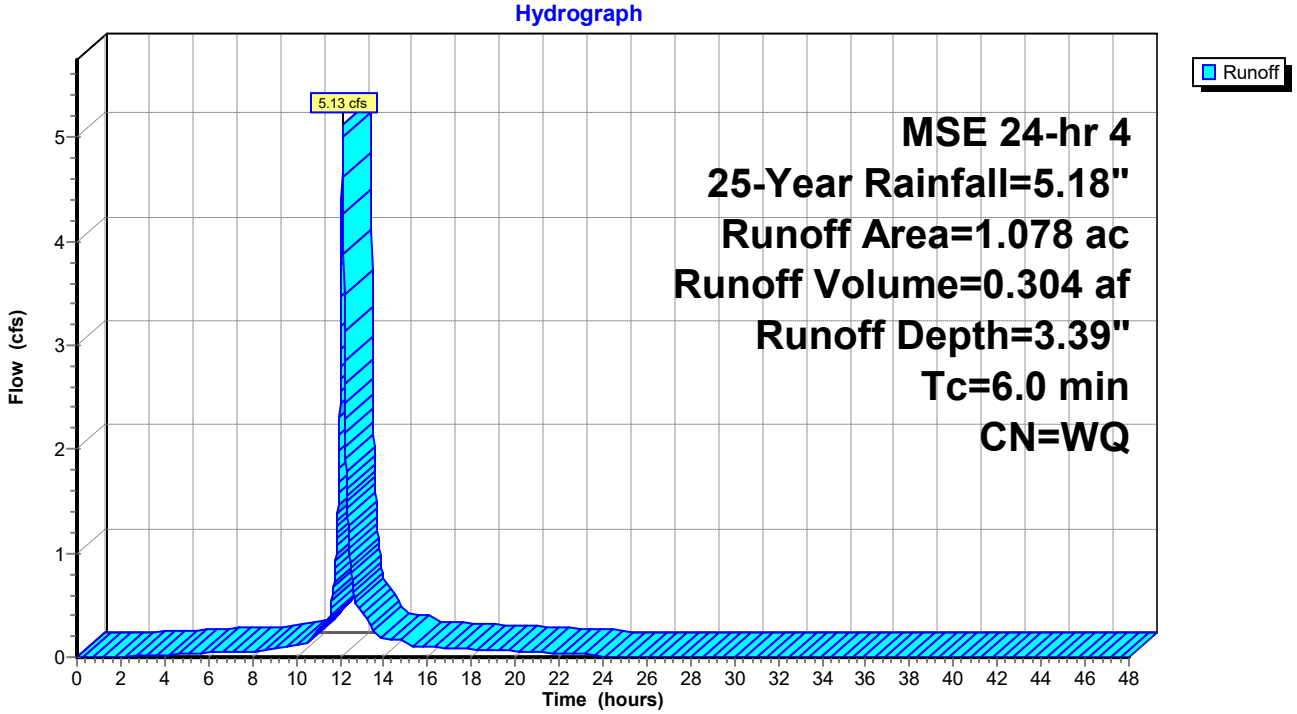
Runoff = 5.13 cfs @ 12.13 hrs, Volume= 0.304 af, Depth= 3.39"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 25-Year Rainfall=5.18"

	Area (ac)	CN	Description
*	0.114	98	Roofs
*	0.415	98	Paved Streets
*	0.058	98	Paved Parking
*	0.007	98	Sidewalk
	0.484	61	>75% Grass cover, Good, HSG B
	1.078		Weighted Average
	0.484		44.90% Pervious Area
	0.594		55.10% Impervious Area

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

Subcatchment P4(nc): Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

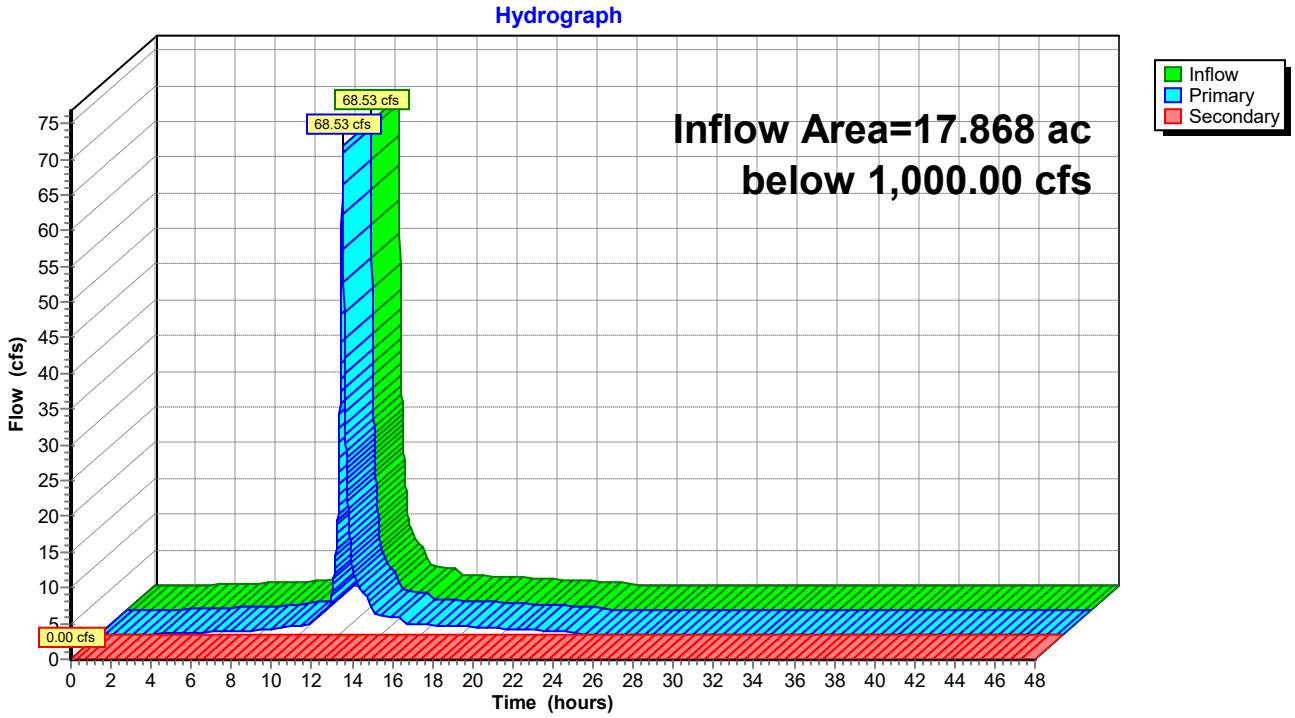


Summary for Link 3L: (new Link)

Inflow Area = 17.868 ac, 34.70% Impervious, Inflow Depth = 2.80" for 25-Year event
Inflow = 68.53 cfs @ 12.13 hrs, Volume= 4.164 af
Primary = 68.53 cfs @ 12.13 hrs, Volume= 4.164 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 3L: (new Link)



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment OP1(nc): Proposed Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=3.00"
Flow Length=995' Tc=15.7 min CN=WQ Runoff=6.14 cfs 0.462 af

Subcatchment P1(nc): Proposed Runoff Area=13.379 ac 39.76% Impervious Runoff Depth=3.65"
Tc=6.0 min CN=WQ Runoff=70.54 cfs 4.072 af

Subcatchment P2(nc): Proposed Runoff Area=1.224 ac 17.24% Impervious Runoff Depth=2.73"
Tc=6.0 min CN=WQ Runoff=5.04 cfs 0.278 af

Subcatchment P3(nc): Proposed Watershed Runoff Area=0.339 ac 0.00% Impervious Runoff Depth=2.07"
Tc=6.0 min CN=61 Runoff=1.13 cfs 0.059 af

Subcatchment P4(nc): Proposed Runoff Area=1.078 ac 55.10% Impervious Runoff Depth=4.16"
Tc=6.0 min CN=WQ Runoff=6.34 cfs 0.374 af

Link 3L: (new Link) below 1,000.00 cfs Inflow=87.13 cfs 5.244 af
Primary=87.13 cfs 5.244 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 5.244 af Average Runoff Depth = 3.52"
65.30% Pervious = 11.668 ac 34.70% Impervious = 6.200 ac

Summary for Subcatchment OP1(nc): Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 mi

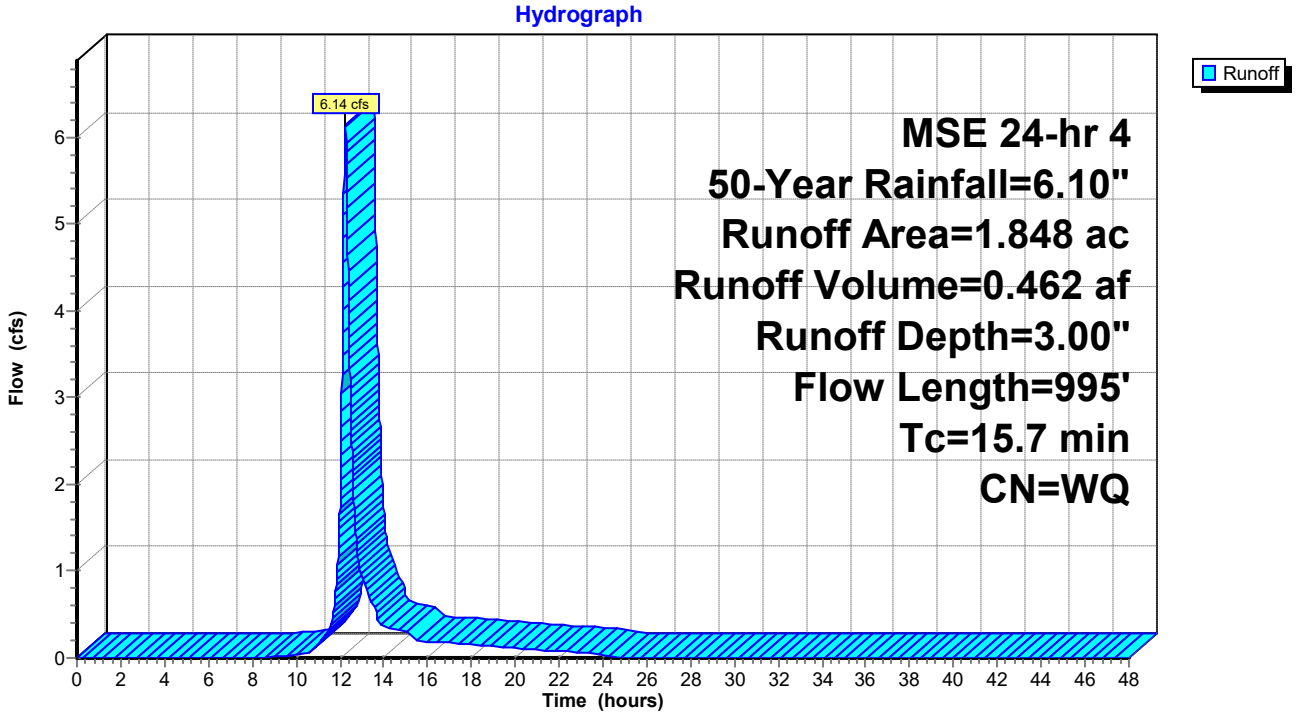
Runoff = 6.14 cfs @ 12.24 hrs, Volume= 0.462 af, Depth= 3.00"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 50-Year Rainfall=6.10"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
0.8	226	0.0770	4.47		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	142	0.0425	6.08	4.77	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.020 Corrugated PE, corrugated interior
0.4	118	0.0201	4.85	5.95	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.020 Corrugated PE, corrugated interior
1.5	260	0.0040	2.96	9.30	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.020 Corrugated PE, corrugated interior
0.2	49	0.0038	3.35	16.44	**Pipe Channel,** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.020 Corrugated PE, corrugated interior
15.7	995	Total			

Subcatchment OP1(nc): Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min



Summary for Subcatchment P1(nc): Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min

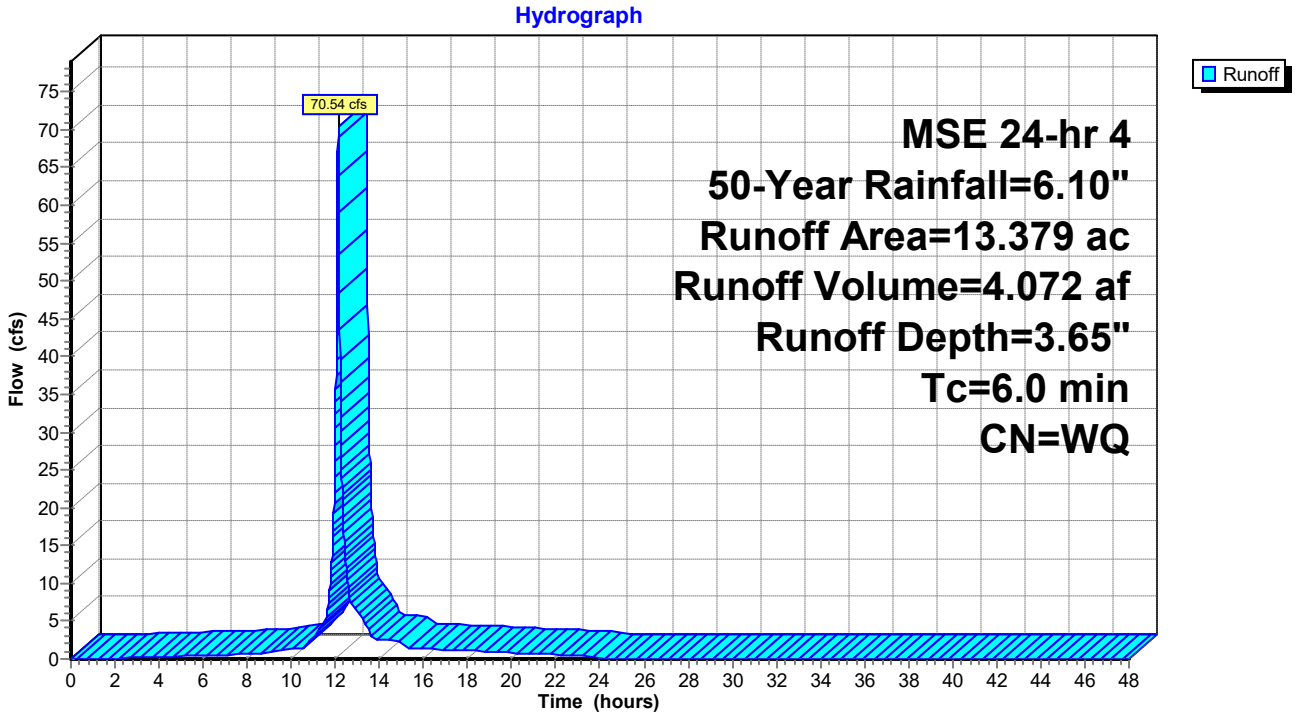
Runoff = 70.54 cfs @ 12.13 hrs, Volume= 4.072 af, Depth= 3.65"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 50-Year Rainfall=6.10"

	Area (ac)	CN	Description
*	2.615	98	Roofs
*	1.349	98	Paved Streets
*	0.736	98	Paved Parking
*	0.124	98	Sidewalk
*	0.495	100	Bottom of Basin & WSE of Wet Pond
	7.343	61	>75% Grass cover, Good, HSG B
	0.717	74	>75% Grass cover, Good, HSG C
	13.379		Weighted Average
	8.060		60.24% Pervious Area
	5.319		39.76% Impervious Area

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

Subcatchment P1(nc): Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min



Summary for Subcatchment P2(nc): Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min

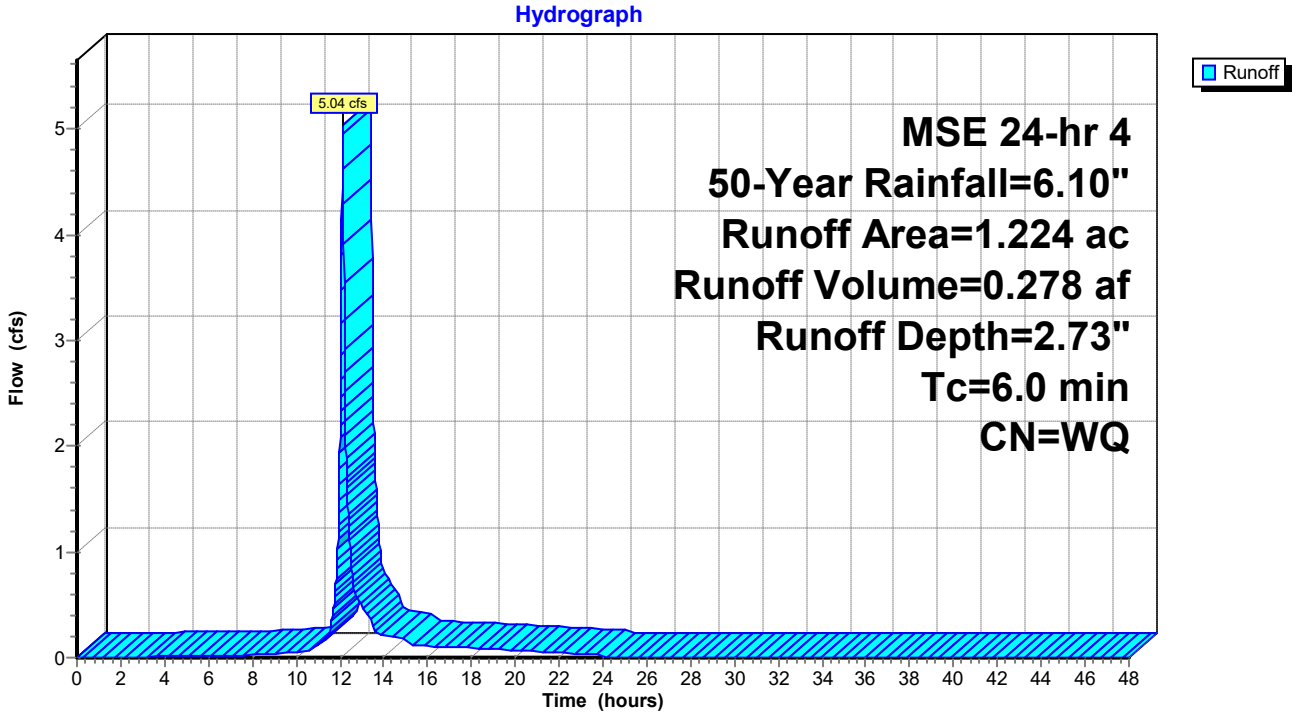
Runoff = 5.04 cfs @ 12.13 hrs, Volume= 0.278 af, Depth= 2.73"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 50-Year Rainfall=6.10"

	Area (ac)	CN	Description
*	0.092	98	Roofs
*	0.118	98	Paved Streets
*	0.001	98	Sidewalk
	1.013	61	>75% Grass cover, Good, HSG B
	1.224		Weighted Average
	1.013		82.76% Pervious Area
	0.211		17.24% Impervious Area

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

Subcatchment P2(nc): Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min



Summary for Subcatchment P3(nc): Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min

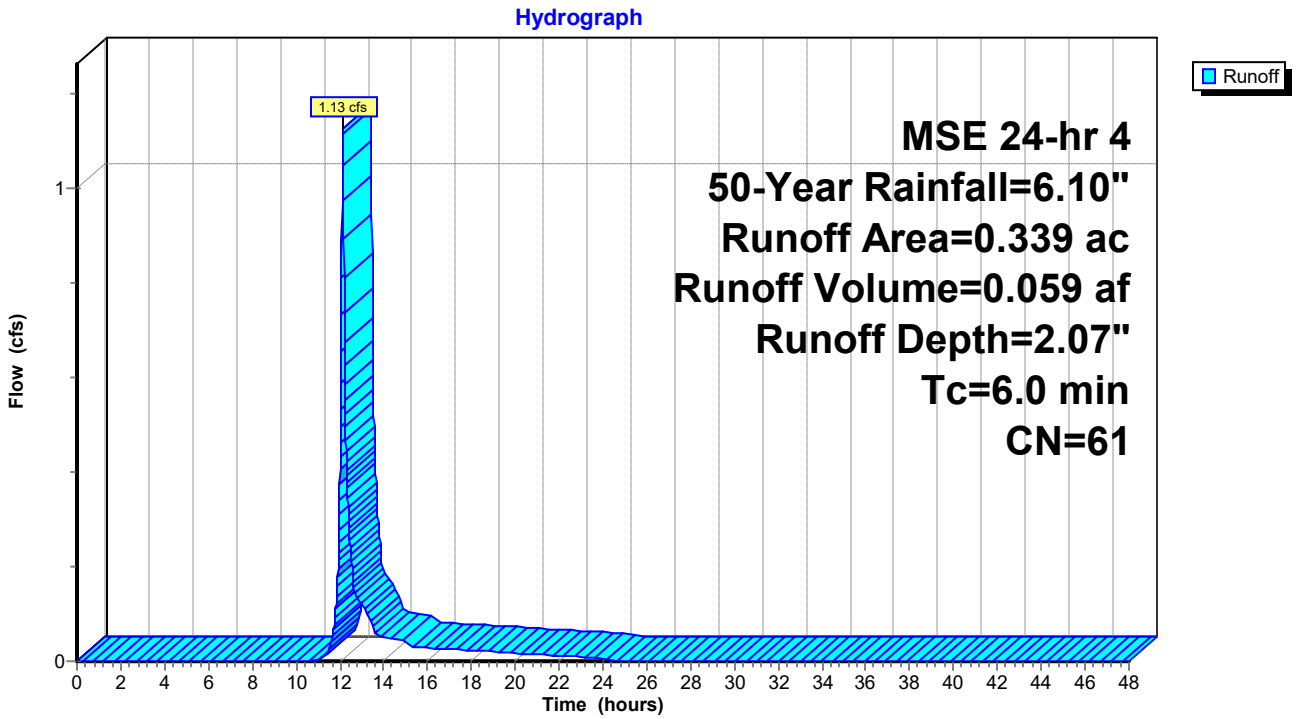
Runoff = 1.13 cfs @ 12.14 hrs, Volume= 0.059 af, Depth= 2.07"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 50-Year Rainfall=6.10"

Area (ac)	CN	Description
0.339	61	>75% Grass cover, Good, HSG B
0.339		100.00% Pervious Area

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

Subcatchment P3(nc): Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min



Summary for Subcatchment P4(nc): Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

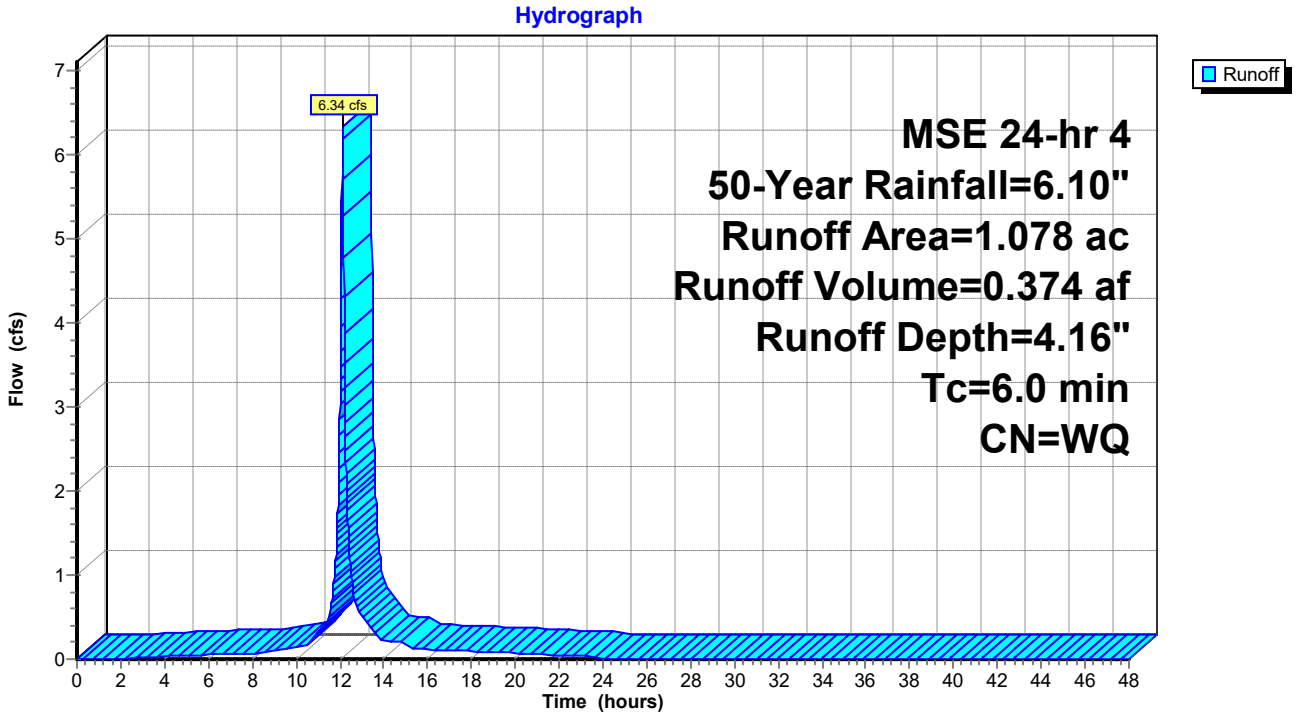
Runoff = 6.34 cfs @ 12.13 hrs, Volume= 0.374 af, Depth= 4.16"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 50-Year Rainfall=6.10"

	Area (ac)	CN	Description
*	0.114	98	Roofs
*	0.415	98	Paved Streets
*	0.058	98	Paved Parking
*	0.007	98	Sidewalk
	0.484	61	>75% Grass cover, Good, HSG B
	1.078		Weighted Average
	0.484		44.90% Pervious Area
	0.594		55.10% Impervious Area

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

Subcatchment P4(nc): Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

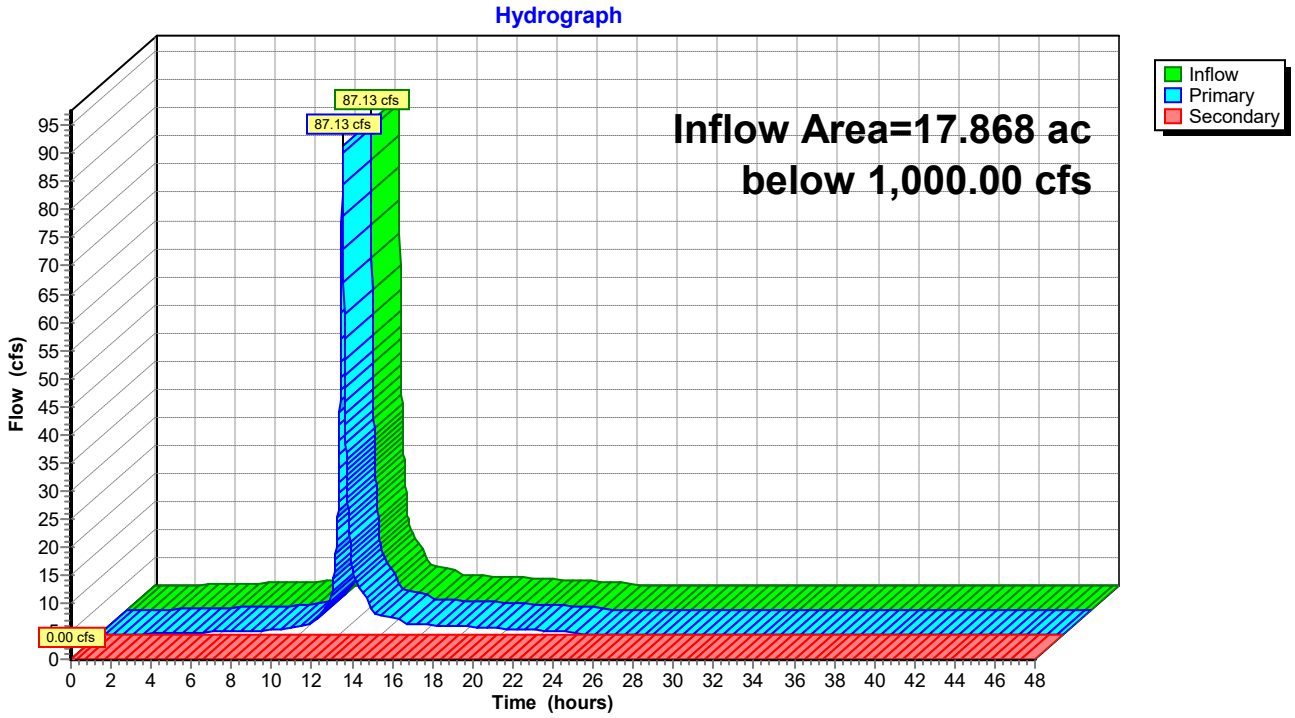


Summary for Link 3L: (new Link)

Inflow Area = 17.868 ac, 34.70% Impervious, Inflow Depth = 3.52" for 50-Year event
Inflow = 87.13 cfs @ 12.13 hrs, Volume= 5.244 af
Primary = 87.13 cfs @ 12.13 hrs, Volume= 5.244 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 3L: (new Link)



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment OP1(nc): Proposed Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=3.83"
Flow Length=995' Tc=15.7 min CN=WQ Runoff=7.87 cfs 0.590 af

Subcatchment P1(nc): Proposed Runoff Area=13.379 ac 39.76% Impervious Runoff Depth=4.49"
Tc=6.0 min CN=WQ Runoff=87.28 cfs 5.005 af

Subcatchment P2(nc): Proposed Runoff Area=1.224 ac 17.24% Impervious Runoff Depth=3.49"
Tc=6.0 min CN=WQ Runoff=6.52 cfs 0.356 af

Subcatchment P3(nc): Proposed Watershed Runoff Area=0.339 ac 0.00% Impervious Runoff Depth=2.78"
Tc=6.0 min CN=61 Runoff=1.53 cfs 0.079 af

Subcatchment P4(nc): Proposed Runoff Area=1.078 ac 55.10% Impervious Runoff Depth=5.03"
Tc=6.0 min CN=WQ Runoff=7.70 cfs 0.452 af

Link 3L: (new Link) below 1,000.00 cfs Inflow=108.36 cfs 6.481 af
Primary=108.36 cfs 6.481 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 6.481 af Average Runoff Depth = 4.35"
65.30% Pervious = 11.668 ac 34.70% Impervious = 6.200 ac

Summary for Subcatchment OP1(nc): Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 mi

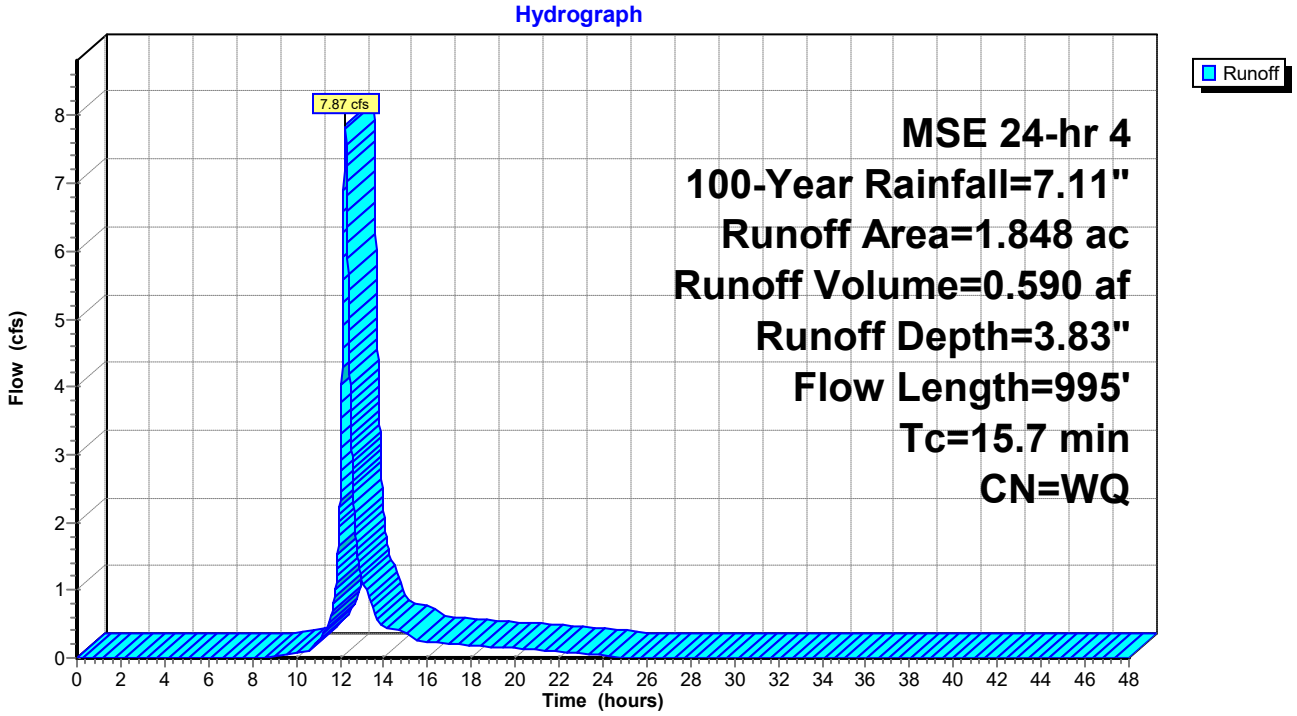
Runoff = 7.87 cfs @ 12.24 hrs, Volume= 0.590 af, Depth= 3.83"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-Year Rainfall=7.11"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
0.8	226	0.0770	4.47		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	142	0.0425	6.08	4.77	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.020 Corrugated PE, corrugated interior
0.4	118	0.0201	4.85	5.95	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.020 Corrugated PE, corrugated interior
1.5	260	0.0040	2.96	9.30	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.020 Corrugated PE, corrugated interior
0.2	49	0.0038	3.35	16.44	**Pipe Channel,** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.020 Corrugated PE, corrugated interior
15.7	995	Total			

Subcatchment OP1(nc): Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min



Summary for Subcatchment P1(nc): Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min

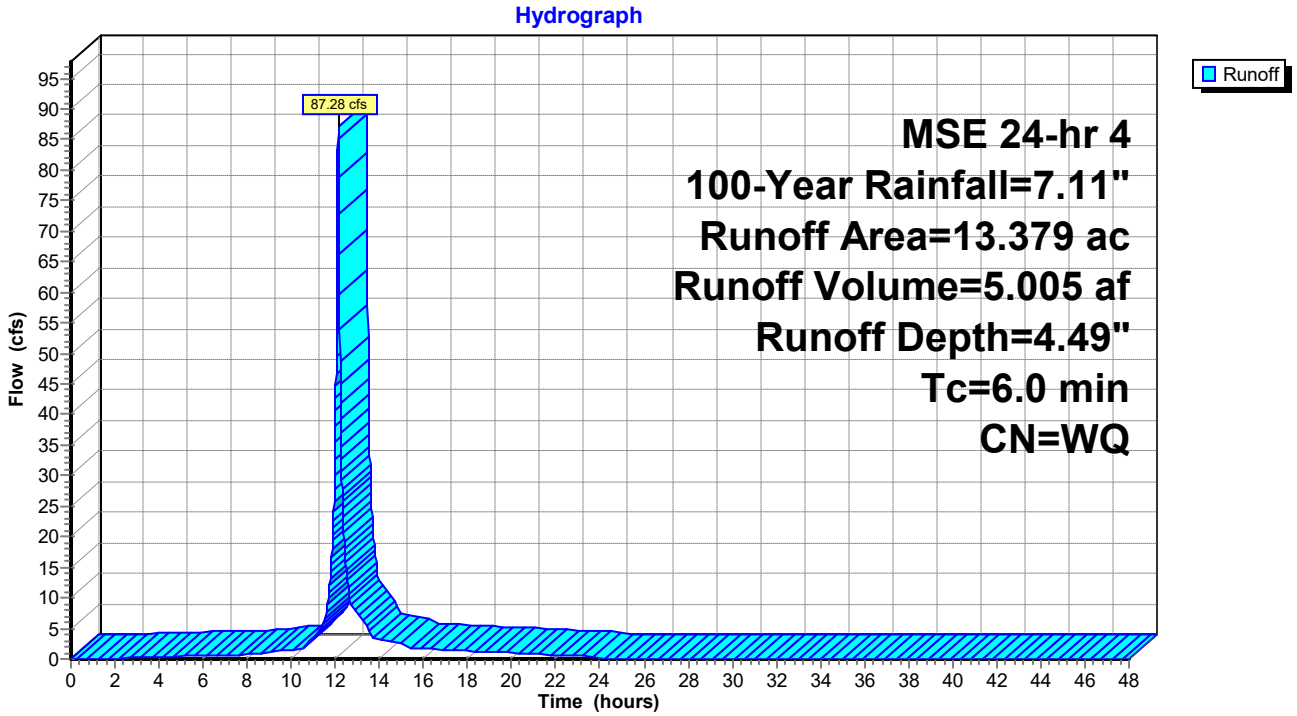
Runoff = 87.28 cfs @ 12.13 hrs, Volume= 5.005 af, Depth= 4.49"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-Year Rainfall=7.11"

	Area (ac)	CN	Description
*	2.615	98	Roofs
*	1.349	98	Paved Streets
*	0.736	98	Paved Parking
*	0.124	98	Sidewalk
*	0.495	100	Bottom of Basin & WSE of Wet Pond
	7.343	61	>75% Grass cover, Good, HSG B
	0.717	74	>75% Grass cover, Good, HSG C
	13.379		Weighted Average
	8.060		60.24% Pervious Area
	5.319		39.76% Impervious Area

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

Subcatchment P1(nc): Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min



Summary for Subcatchment P2(nc): Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min

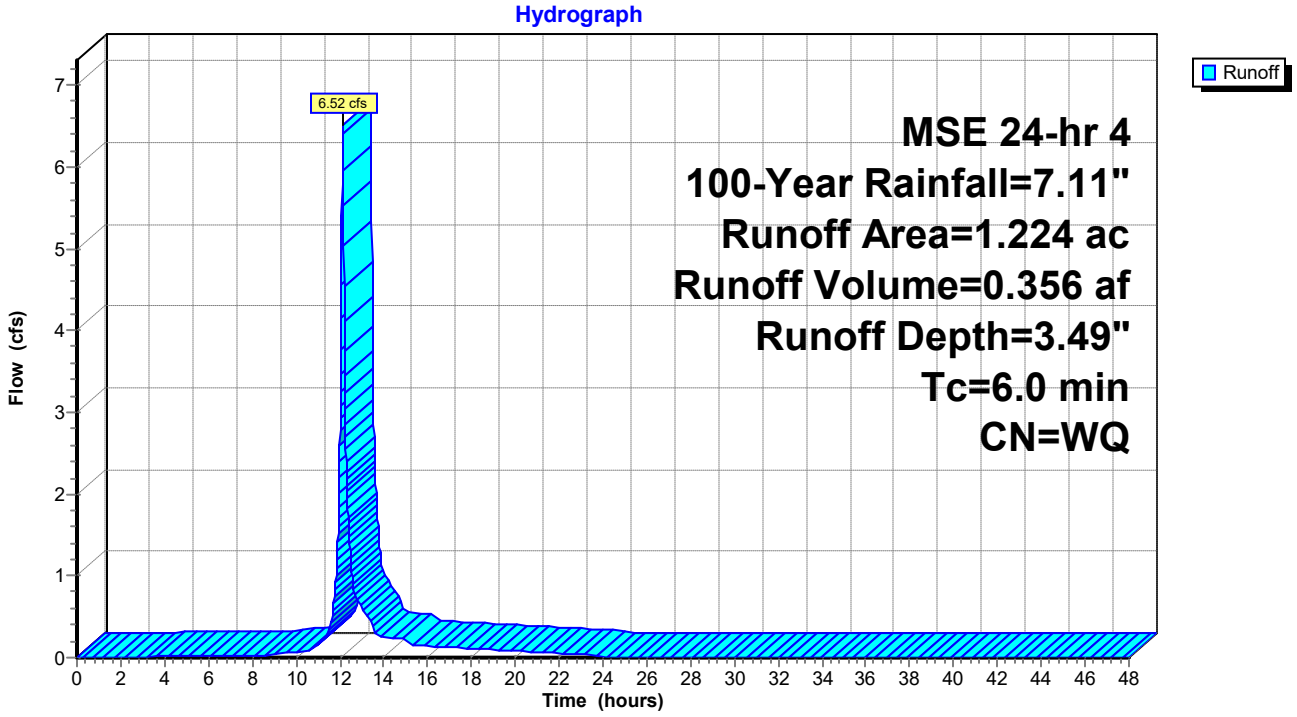
Runoff = 6.52 cfs @ 12.13 hrs, Volume= 0.356 af, Depth= 3.49"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-Year Rainfall=7.11"

	Area (ac)	CN	Description
*	0.092	98	Roofs
*	0.118	98	Paved Streets
*	0.001	98	Sidewalk
	1.013	61	>75% Grass cover, Good, HSG B
	1.224		Weighted Average
	1.013		82.76% Pervious Area
	0.211		17.24% Impervious Area

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

Subcatchment P2(nc): Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min



Summary for Subcatchment P3(nc): Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min

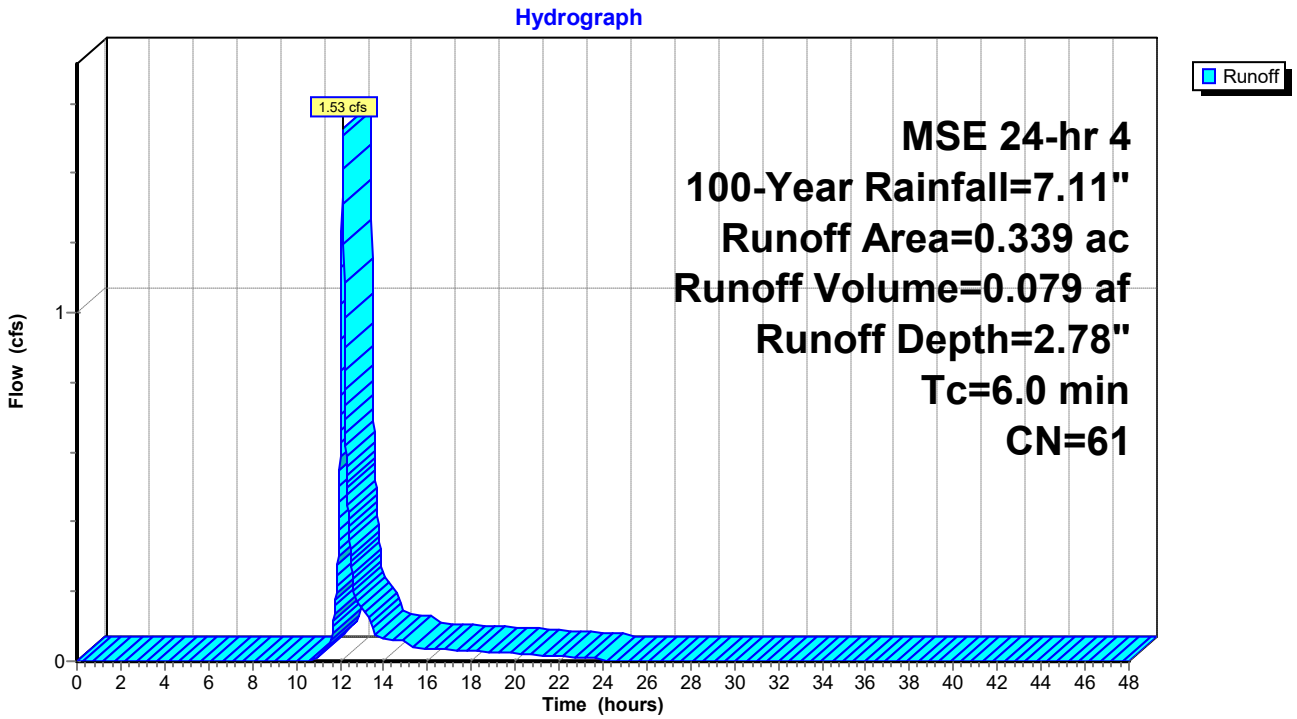
Runoff = 1.53 cfs @ 12.14 hrs, Volume= 0.079 af, Depth= 2.78"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-Year Rainfall=7.11"

Area (ac)	CN	Description
0.339	61	>75% Grass cover, Good, HSG B
0.339		100.00% Pervious Area

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

Subcatchment P3(nc): Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min



Summary for Subcatchment P4(nc): Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

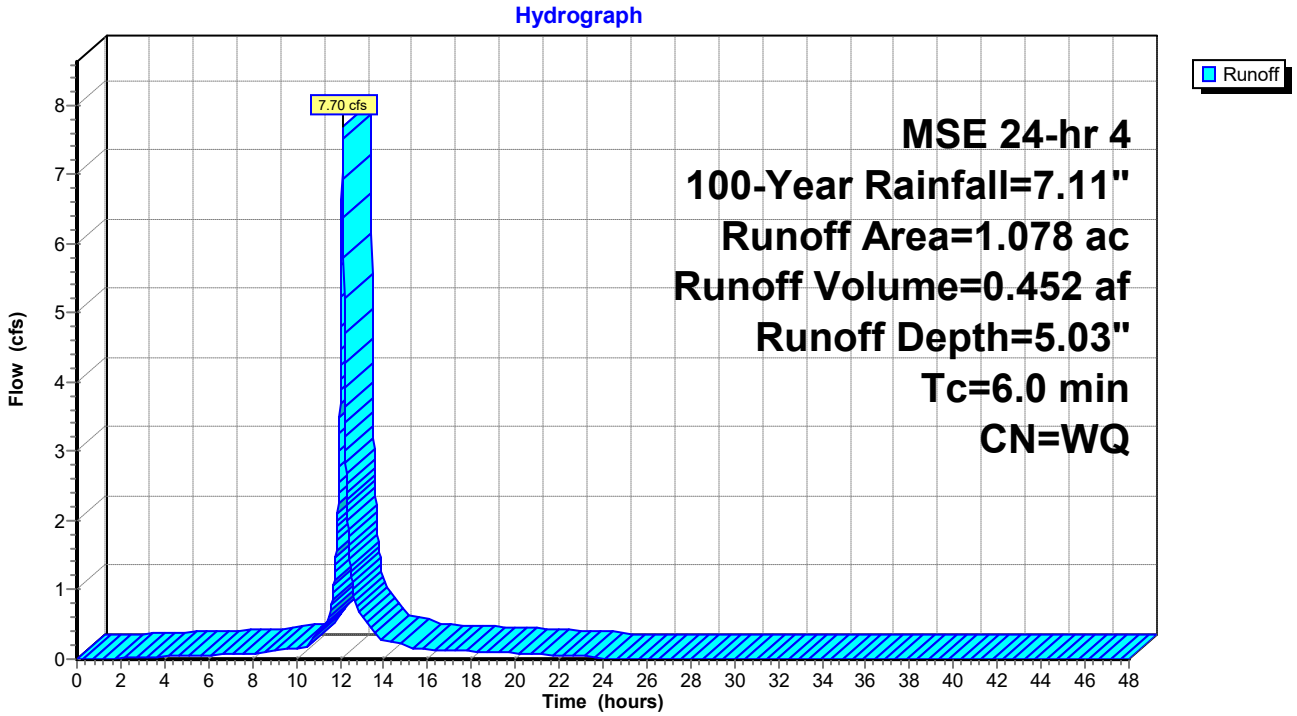
Runoff = 7.70 cfs @ 12.13 hrs, Volume= 0.452 af, Depth= 5.03"
Routed to Link 3L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-Year Rainfall=7.11"

	Area (ac)	CN	Description
*	0.114	98	Roofs
*	0.415	98	Paved Streets
*	0.058	98	Paved Parking
*	0.007	98	Sidewalk
	0.484	61	>75% Grass cover, Good, HSG B
	1.078		Weighted Average
	0.484		44.90% Pervious Area
	0.594		55.10% Impervious Area

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

Subcatchment P4(nc): Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

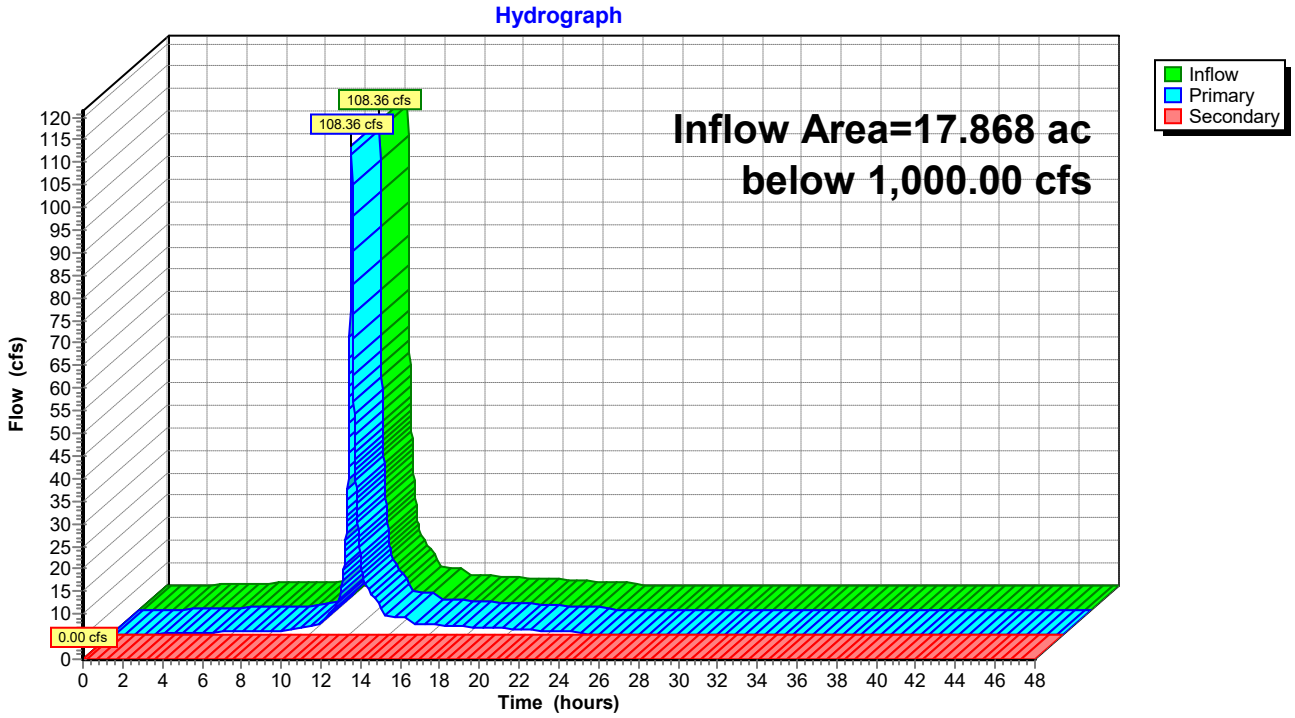


Summary for Link 3L: (new Link)

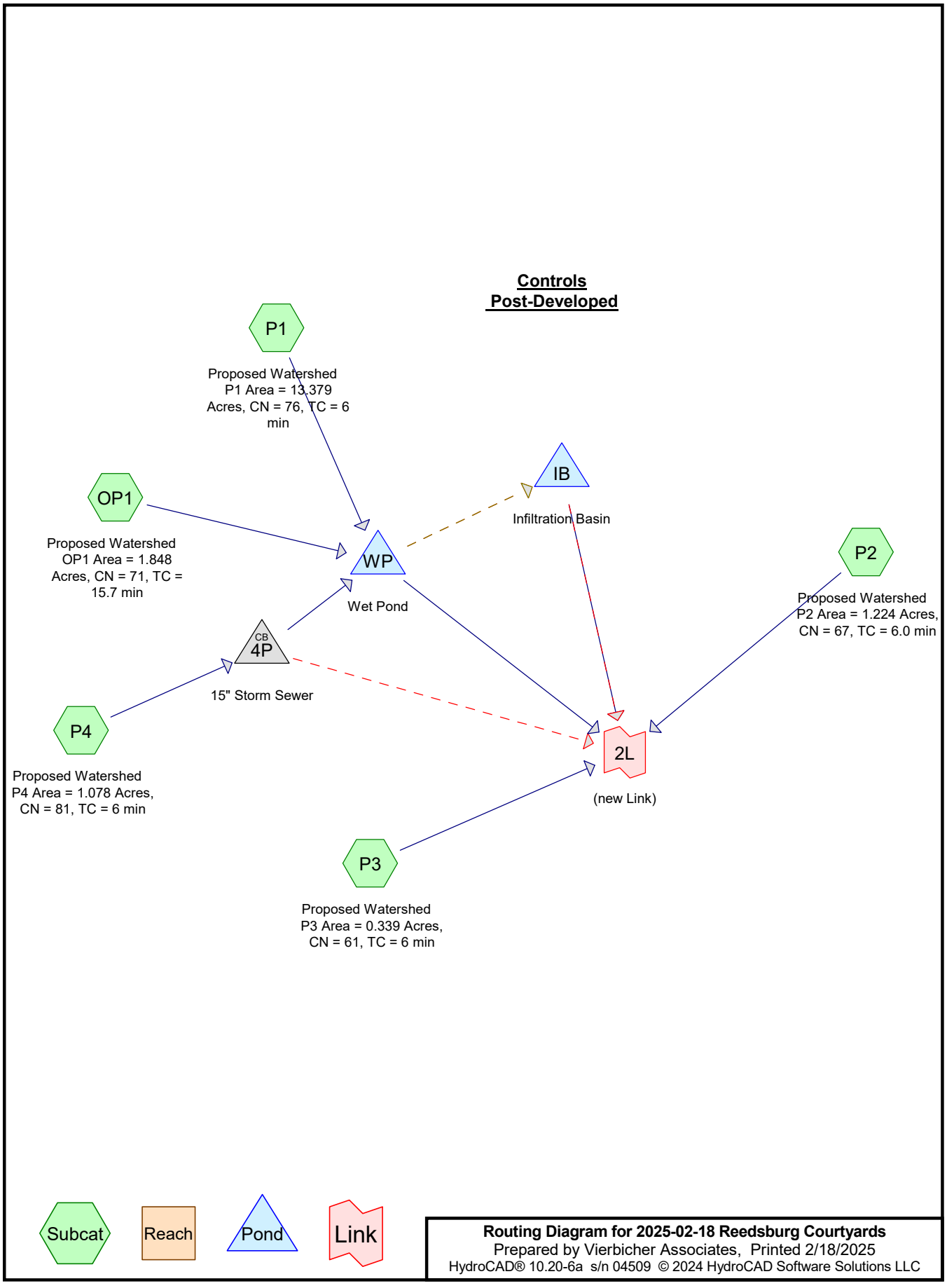
Inflow Area = 17.868 ac, 34.70% Impervious, Inflow Depth = 4.35" for 100-Year event
Inflow = 108.36 cfs @ 12.13 hrs, Volume= 6.481 af
Primary = 108.36 cfs @ 12.13 hrs, Volume= 6.481 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 3L: (new Link)



4.3 Peak Flow Post-Developed Controls


Controls
Post-Developed
P1
Proposed Watershed
P1 Area = 13.379
Acres, CN = 76, TC = 6
min
IB
Infiltration Basin
OP1
Proposed Watershed
OP1 Area = 1.848
Acres, CN = 71, TC =
15.7 min
WP
Wet Pond
P2
Proposed Watershed
P2 Area = 1.224 Acres,
CN = 67, TC = 6.0 min
CB
4P
15" Storm Sewer
P4
Proposed Watershed
P4 Area = 1.078 Acres,
CN = 81, TC = 6 min
2L
(new Link)
P3
Proposed Watershed
P3 Area = 0.339 Acres,
CN = 61, TC = 6 min
Subcat
Reach
Pond
Link
Routing Diagram for 2025-02-18 Reedsburg Courtyards
Prepared by Vierbicher Associates, Printed 2/18/2025
HydroCAD® 10.20-6a s/n 04509 © 2024 HydroCAD Software Solutions LLC

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment OP1: Proposed Watershed Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=0.54"
Flow Length=995' Tc=15.7 min CN=WQ Runoff=0.92 cfs 0.084 af

Subcatchment P1: Proposed Watershed Runoff Area=13.379 ac 39.76% Impervious Runoff Depth=1.06"
Tc=6.0 min CN=WQ Runoff=18.61 cfs 1.185 af

Subcatchment P2: Proposed Watershed Runoff Area=1.224 ac 17.24% Impervious Runoff Depth=0.56"
Tc=6.0 min CN=WQ Runoff=0.78 cfs 0.057 af

Subcatchment P3: Proposed Watershed P3 Runoff Area=0.339 ac 0.00% Impervious Runoff Depth=0.20"
Tc=6.0 min CN=61 Runoff=0.04 cfs 0.006 af

Subcatchment P4: Proposed Watershed Runoff Area=1.078 ac 55.10% Impervious Runoff Depth=1.35"
Tc=6.0 min CN=WQ Runoff=1.97 cfs 0.122 af

Pond 4P: 15" Storm Sewer Peak Elev=909.02' Inflow=1.97 cfs 0.122 af
Primary=1.97 cfs 0.122 af Secondary=0.00 cfs 0.000 af Outflow=1.97 cfs 0.122 af

Pond IB: Infiltration Basin Peak Elev=907.79' Storage=19,966 cf Inflow=6.05 cfs 1.193 af
Discarded=0.85 cfs 0.801 af Primary=0.82 cfs 0.392 af Secondary=0.00 cfs 0.000 af Outflow=1.67 cfs 1.193 af

Pond WP: Wet Pond Peak Elev=908.83' Storage=19,227 cf Inflow=21.05 cfs 1.390 af
Primary=0.45 cfs 0.193 af Secondary=0.00 cfs 0.000 af Tertiary=6.05 cfs 1.193 af Outflow=6.51 cfs 1.386 af

Link 2L: (new Link) below 1,000.00 cfs Inflow=1.31 cfs 0.648 af
Primary=1.31 cfs 0.648 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 1.453 af Average Runoff Depth = 0.98"
65.30% Pervious = 11.668 ac 34.70% Impervious = 6.200 ac

Summary for Subcatchment OP1: Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min

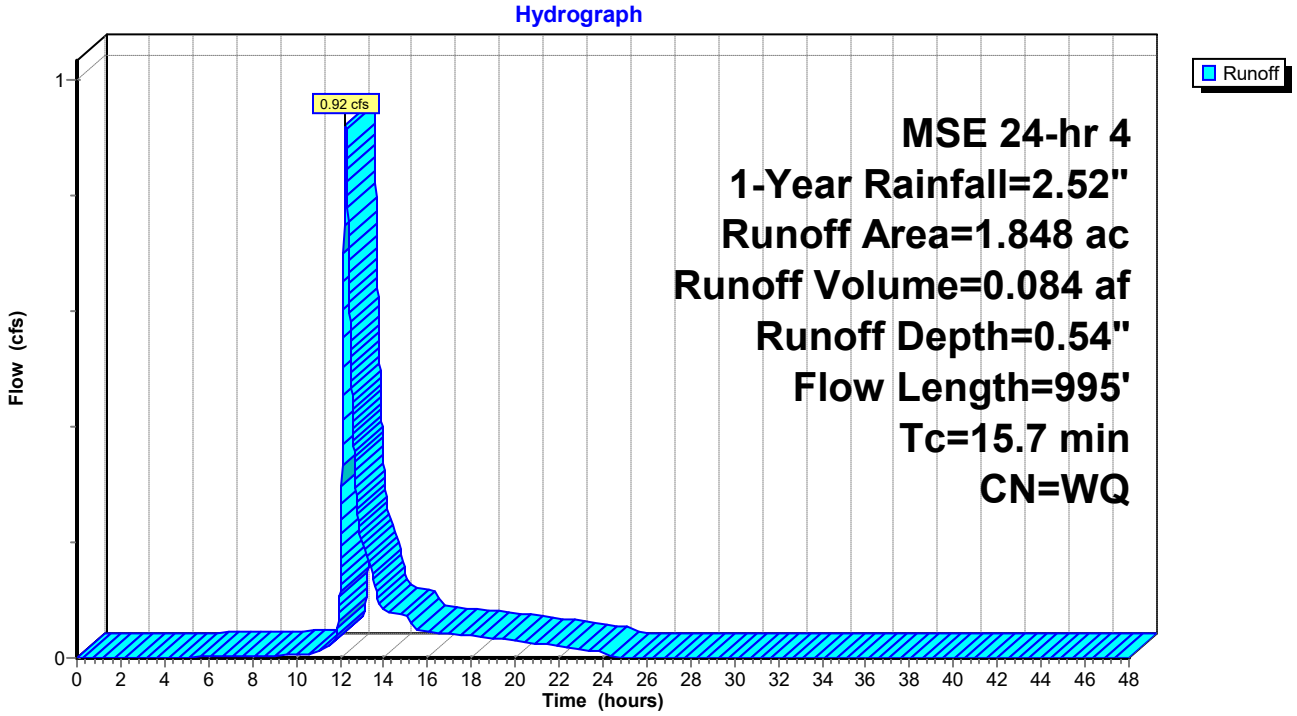
Runoff = 0.92 cfs @ 12.27 hrs, Volume= 0.084 af, Depth= 0.54"
Routed to Pond WP : Wet Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.52"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
0.8	226	0.0770	4.47		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	142	0.0425	6.08	4.77	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.020 Corrugated PE, corrugated interior
0.4	118	0.0201	4.85	5.95	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.020 Corrugated PE, corrugated interior
1.5	260	0.0040	2.96	9.30	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.020 Corrugated PE, corrugated interior
0.2	49	0.0038	3.35	16.44	**Pipe Channel,** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.020 Corrugated PE, corrugated interior
15.7	995	Total			

Subcatchment OP1: Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min



Summary for Subcatchment P1: Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min

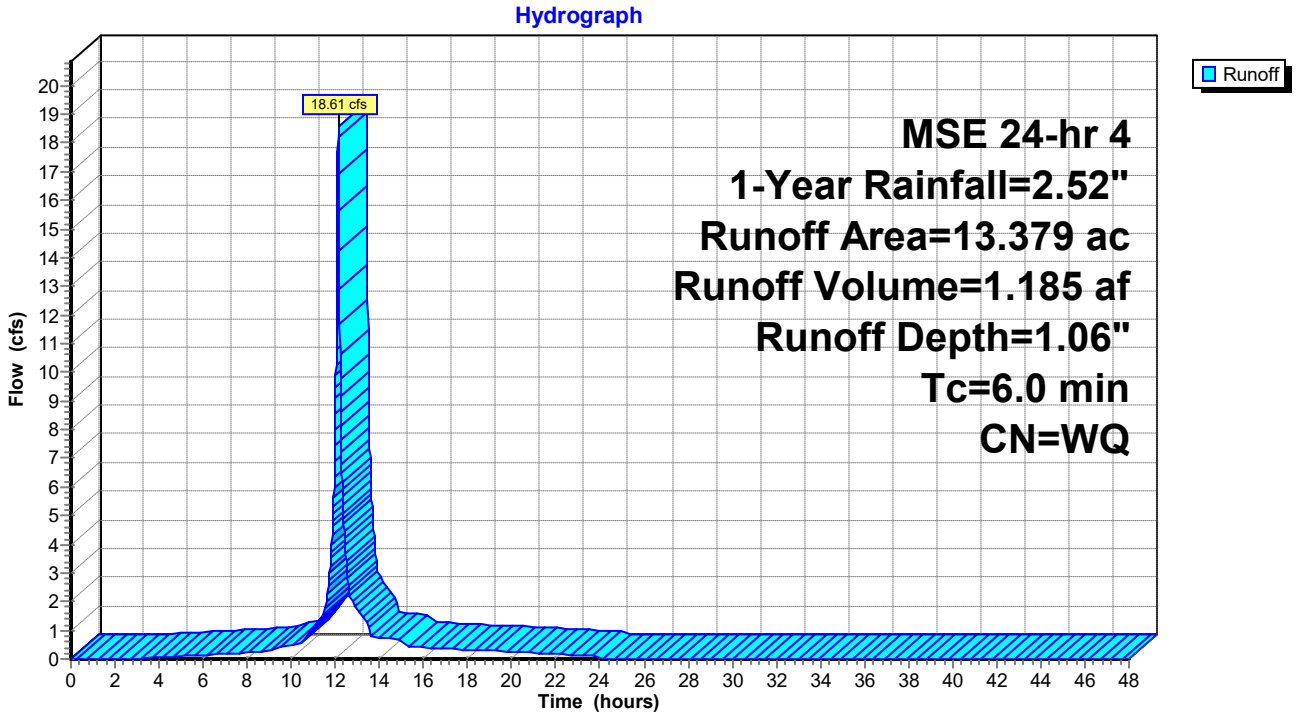
Runoff = 18.61 cfs @ 12.13 hrs, Volume= 1.185 af, Depth= 1.06"
Routed to Pond WP : Wet Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.52"

	Area (ac)	CN	Description
*	2.615	98	Roofs
*	1.349	98	Paved Streets
*	0.736	98	Paved Parking
*	0.124	98	Sidewalk
*	0.495	100	Bottom of Basin & WSE of Wet Pond
	7.343	61	>75% Grass cover, Good, HSG B
	0.717	74	>75% Grass cover, Good, HSG C
	13.379		Weighted Average
	8.060		60.24% Pervious Area
	5.319		39.76% Impervious Area

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

Subcatchment P1: Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min



Summary for Subcatchment P2: Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min

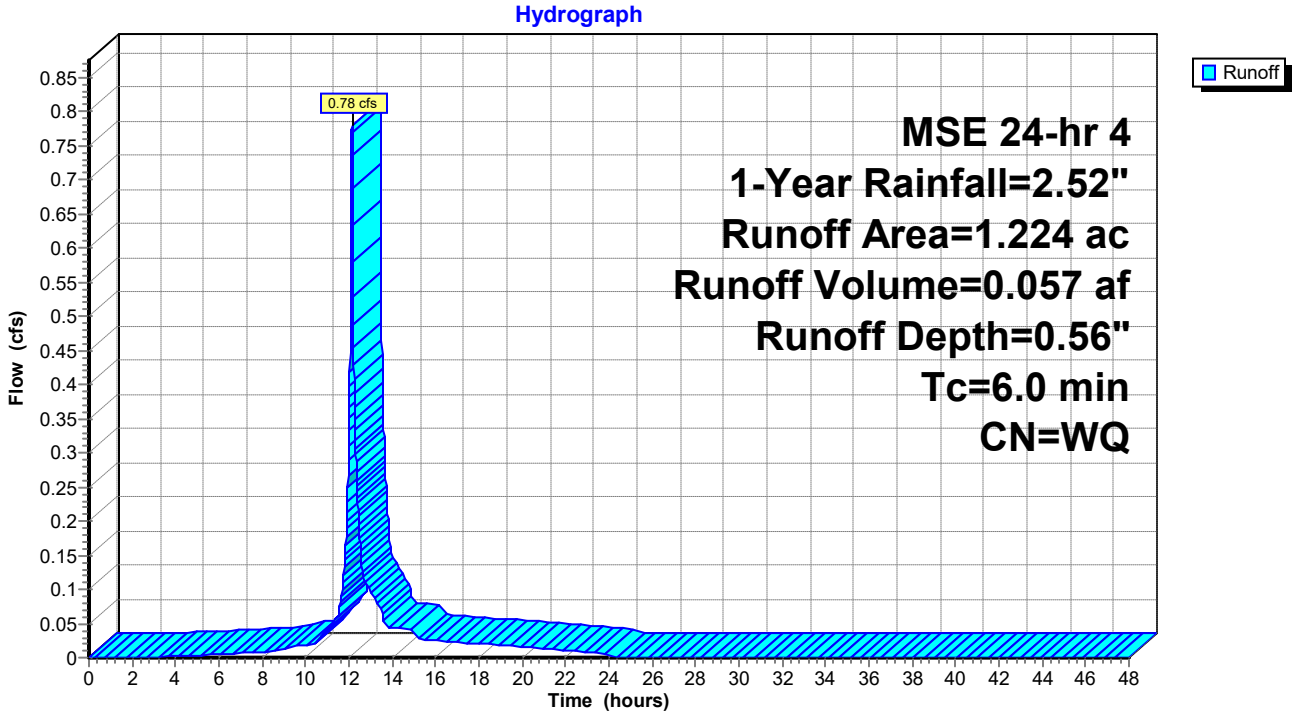
Runoff = 0.78 cfs @ 12.14 hrs, Volume= 0.057 af, Depth= 0.56"
Routed to Link 2L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.52"

	Area (ac)	CN	Description
*	0.092	98	Roofs
*	0.118	98	Paved Streets
*	0.001	98	Sidewalk
	1.013	61	>75% Grass cover, Good, HSG B
	1.224		Weighted Average
	1.013		82.76% Pervious Area
	0.211		17.24% Impervious Area

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

Subcatchment P2: Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min



Summary for Subcatchment P3: Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min

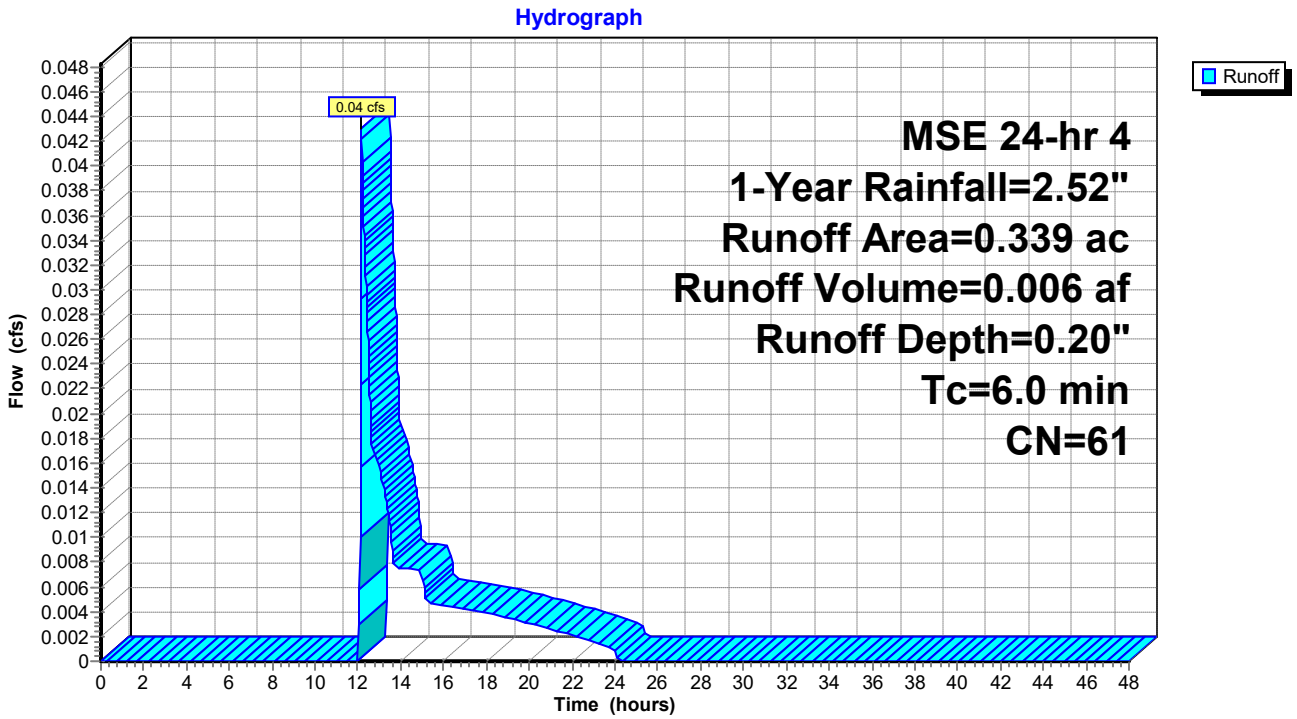
Runoff = 0.04 cfs @ 12.17 hrs, Volume= 0.006 af, Depth= 0.20"
Routed to Link 2L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.52"

Area (ac)	CN	Description
0.339	61	>75% Grass cover, Good, HSG B
0.339		100.00% Pervious Area

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

Subcatchment P3: Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min



Summary for Subcatchment P4: Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

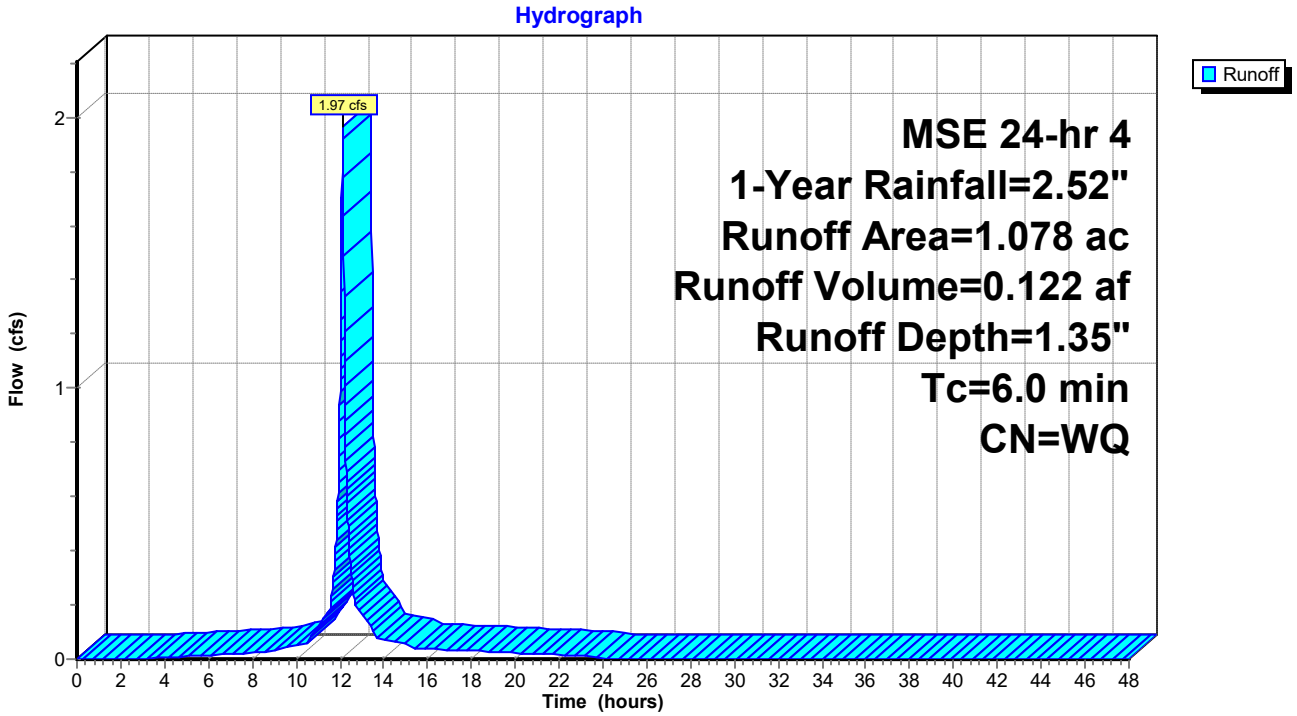
Runoff = 1.97 cfs @ 12.13 hrs, Volume= 0.122 af, Depth= 1.35"
Routed to Pond 4P : 15" Storm Sewer

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.52"

	Area (ac)	CN	Description
*	0.114	98	Roofs
*	0.415	98	Paved Streets
*	0.058	98	Paved Parking
*	0.007	98	Sidewalk
	0.484	61	>75% Grass cover, Good, HSG B
	1.078		Weighted Average
	0.484		44.90% Pervious Area
	0.594		55.10% Impervious Area

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

Subcatchment P4: Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min



Summary for Pond 4P: 15" Storm Sewer

Inflow Area = 1.078 ac, 55.10% Impervious, Inflow Depth = 1.35" for 1-Year event
Inflow = 1.97 cfs @ 12.13 hrs, Volume= 0.122 af
Outflow = 1.97 cfs @ 12.13 hrs, Volume= 0.122 af, Atten= 0%, Lag= 0.0 min
Primary = 1.97 cfs @ 12.13 hrs, Volume= 0.122 af
Routed to Pond WP : Wet Pond
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 2L : (new Link)

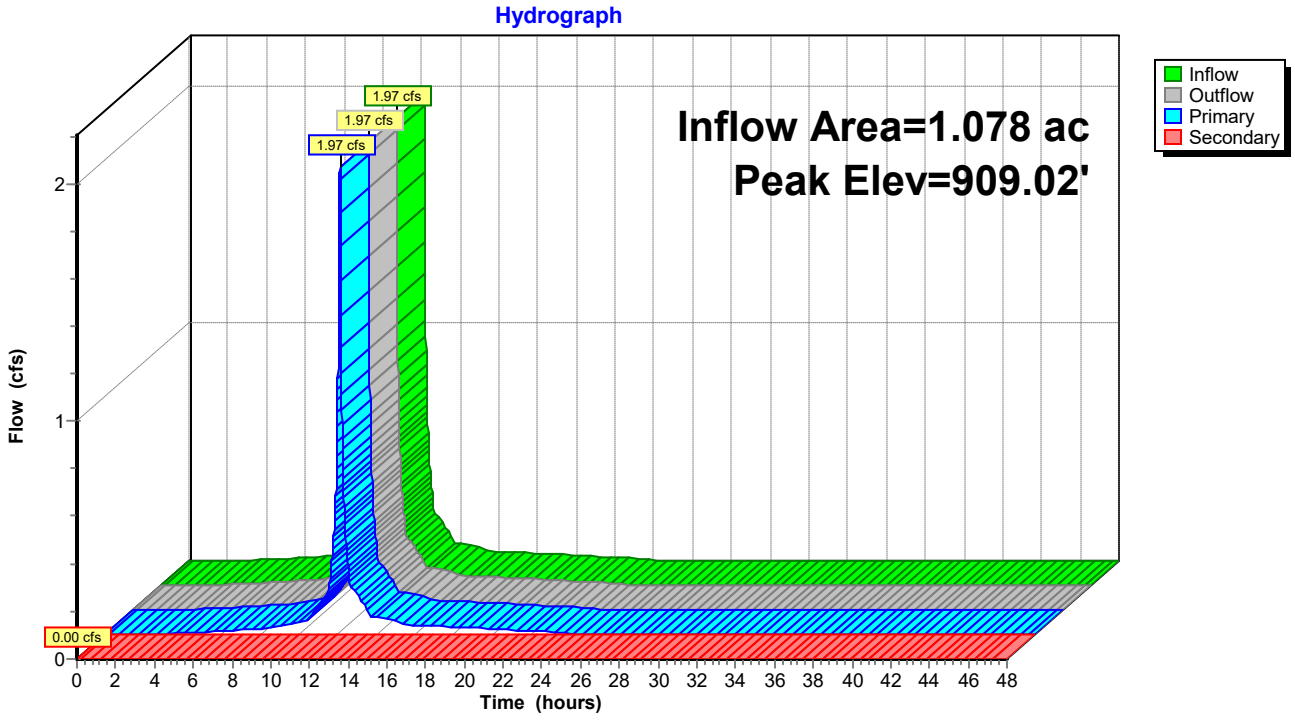
Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 909.02' @ 12.15 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	908.11'	**15.0" Round RCP_Round 15"** L= 103.0' Ke= 0.500 Inlet / Outlet Invert= 908.11' / 907.60' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Secondary	911.89'	**140.0 deg Sharp-Crested Vee/Trap Weir** Cv= 2.47 (C= 3.09)

Primary OutFlow Max=1.89 cfs @ 12.13 hrs HW=909.00' TW=908.53' (Dynamic Tailwater)
└**1=RCP_Round 15"** (Outlet Controls 1.89 cfs @ 2.83 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=908.11' TW=0.00' (Dynamic Tailwater)
└**2=Sharp-Crested Vee/Trap Weir** (Controls 0.00 cfs)

Pond 4P: 15" Storm Sewer



Summary for Pond IB: Infiltration Basin

Inflow = 6.05 cfs @ 12.40 hrs, Volume= 1.193 af
Outflow = 1.67 cfs @ 13.89 hrs, Volume= 1.193 af, Atten= 72%, Lag= 89.8 min
Discarded = 0.85 cfs @ 13.89 hrs, Volume= 0.801 af
Primary = 0.82 cfs @ 13.89 hrs, Volume= 0.392 af
Routed to Link 2L : (new Link)
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 2L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 907.79' @ 13.89 hrs Surf.Area= 10,155 sf Storage= 19,966 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 121.8 min (972.1 - 850.3)

Volume	Invert	Avail.Storage	Storage Description
#1	905.49'	69,426 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
905.49	8,157	0.0	0	0
905.50	8,157	27.0	22	22
906.50	8,157	100.0	8,157	8,179
907.00	8,901	100.0	4,265	12,444
908.00	10,489	100.0	9,695	22,139
909.00	12,162	100.0	11,326	33,464
910.00	13,995	100.0	13,079	46,543
911.00	15,707	100.0	14,851	61,394
911.50	16,423	100.0	8,033	69,426

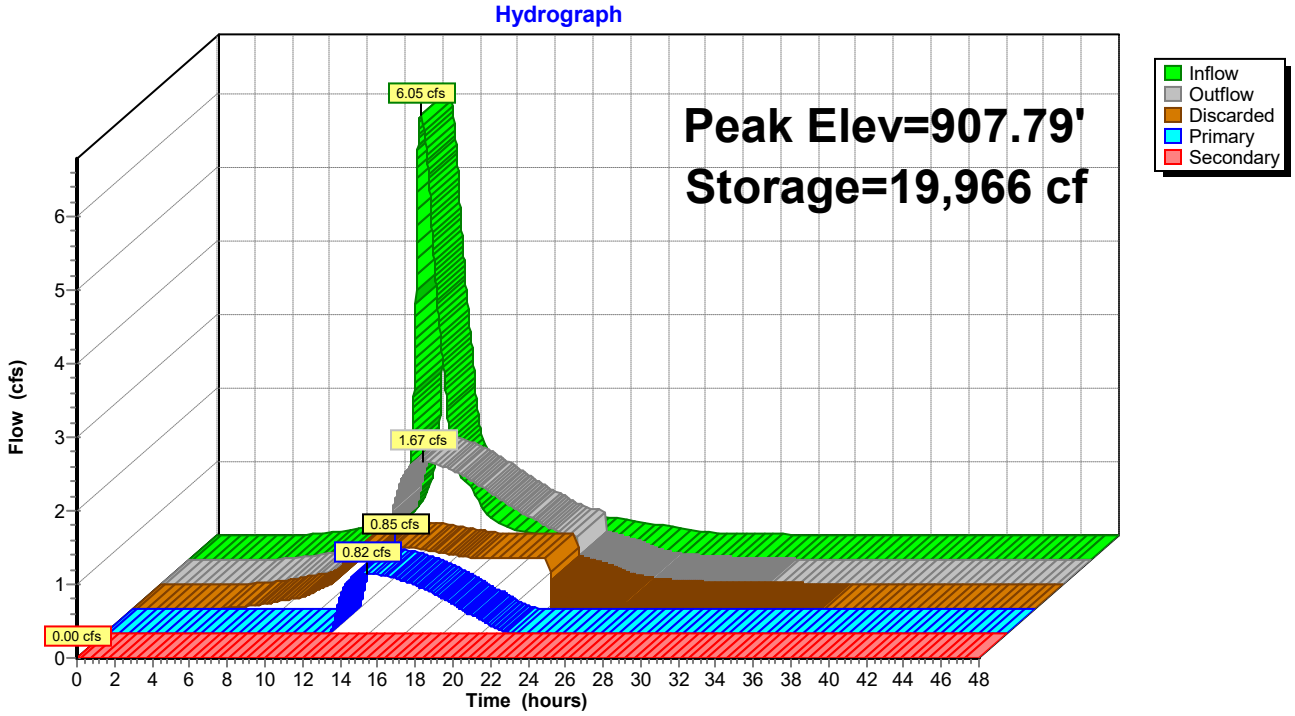
Device	Routing	Invert	Outlet Devices
#1	Primary	905.50'	**6.0" Round 6" Perforated Underdrain** L= 62.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 905.50' / 905.50' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Discarded	905.49'	**3.600 in/hr Exfiltration over Surface area**
#3	Secondary	910.90'	**Custom Weir/Orifice, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 0.60 Width (feet) 20.00 30.20

Discarded OutFlow Max=0.85 cfs @ 13.89 hrs HW=907.79' (Free Discharge)
2=Exfiltration (Exfiltration Controls 0.85 cfs)

Primary OutFlow Max=0.82 cfs @ 13.89 hrs HW=907.79' TW=0.00' (Dynamic Tailwater)
1=6" Perforated Underdrain (Barrel Controls 0.82 cfs @ 4.18 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=905.49' TW=0.00' (Dynamic Tailwater)
3=Custom Weir/Orifice (Controls 0.00 cfs)

Pond IB: Infiltration Basin



Summary for Pond WP: Wet Pond

Inflow Area = 16.305 ac, 36.73% Impervious, Inflow Depth = 1.02" for 1-Year event
Inflow = 21.05 cfs @ 12.13 hrs, Volume= 1.390 af
Outflow = 6.51 cfs @ 12.40 hrs, Volume= 1.386 af, Atten= 69%, Lag= 15.8 min
Primary = 0.45 cfs @ 12.35 hrs, Volume= 0.193 af
Routed to Link 2L : (new Link)
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Pond IB : Infiltration Basin
Tertiary = 6.05 cfs @ 12.40 hrs, Volume= 1.193 af
Routed to Pond IB : Infiltration Basin

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 908.83' @ 12.35 hrs Surf.Area= 15,530 sf Storage= 19,227 cf

Plug-Flow detention time= 80.8 min calculated for 1.386 af (100% of inflow)
Center-of-Mass det. time= 79.0 min (859.4 - 780.5)

Volume	Invert	Avail.Storage	Storage Description
#1	907.50'	66,911 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
907.50	13,391	0	0
908.00	14,200	6,898	6,898
909.00	15,803	15,002	21,899
910.00	17,490	16,647	38,546
911.00	19,445	18,468	57,013
911.50	20,147	9,898	66,911

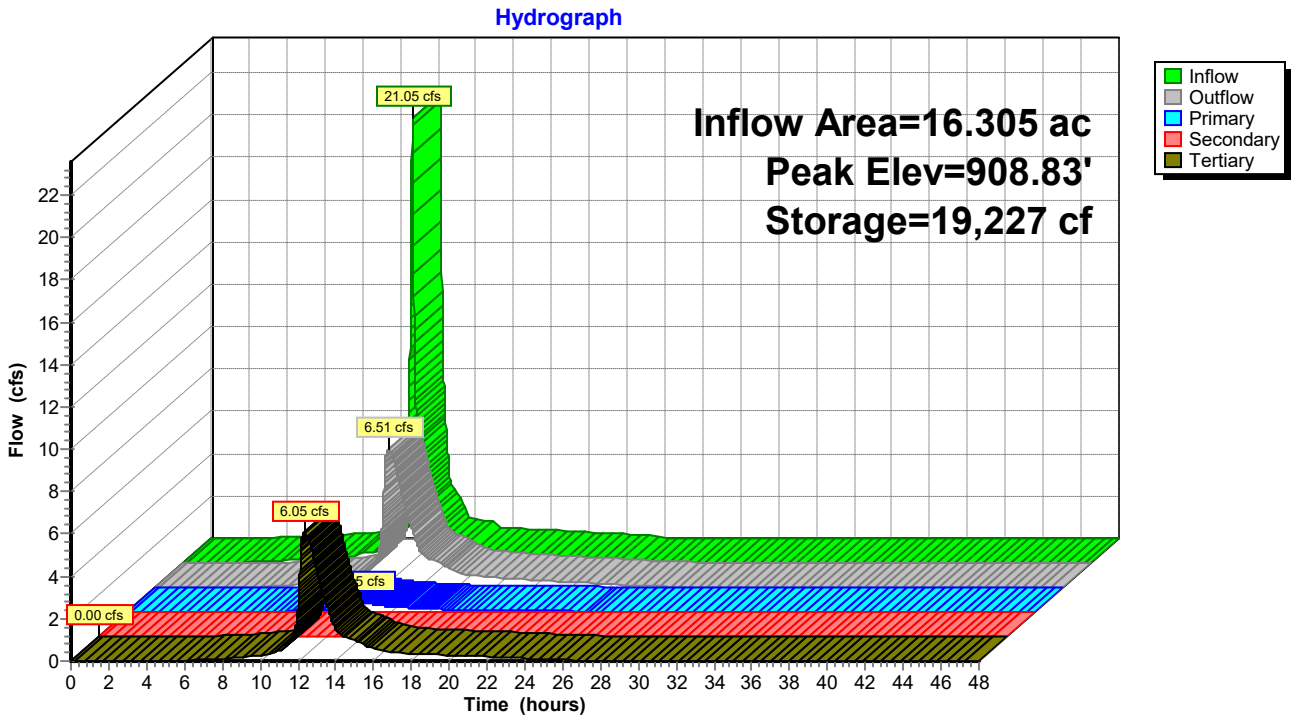
Device	Routing	Invert	Outlet Devices
#1	Primary	905.50'	**15.0" Round 15" Outlet Pipe** L= 33.6' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 905.50' / 905.40' S= 0.0030 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.23 sf
#2	Device 1	907.50'	**4.0" Vert. 4" Orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	910.00'	**48.0" Horiz. 48" Outlet Structure** C= 0.600 Limited to weir flow at low heads
#4	Secondary	910.00'	**Custom Weir/Orifice, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 2.50 Width (feet) 95.00 110.00
#5	Tertiary	907.50'	**12.0" Round 12" RCP Equalizer Pipe X 2.00** L= 24.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 907.50' / 907.30' S= 0.0083 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 0.79 sf

Primary OutFlow Max=0.45 cfs @ 12.35 hrs HW=908.83' TW=0.00' (Dynamic Tailwater)
└─**1=15" Outlet Pipe** (Passes 0.45 cfs of 8.57 cfs potential flow)
  └─**2=4" Orifice** (Orifice Controls 0.45 cfs @ 5.19 fps)
  └─**3=48" Outlet Structure** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=907.50' TW=905.49' (Dynamic Tailwater)
└─**4=Custom Weir/Orifice** (Controls 0.00 cfs)

Tertiary OutFlow Max=6.05 cfs @ 12.40 hrs HW=908.82' TW=906.39' (Dynamic Tailwater)
└─**5=12" RCP Equalizer Pipe** (Barrel Controls 6.05 cfs @ 3.86 fps)

Pond WP: Wet Pond

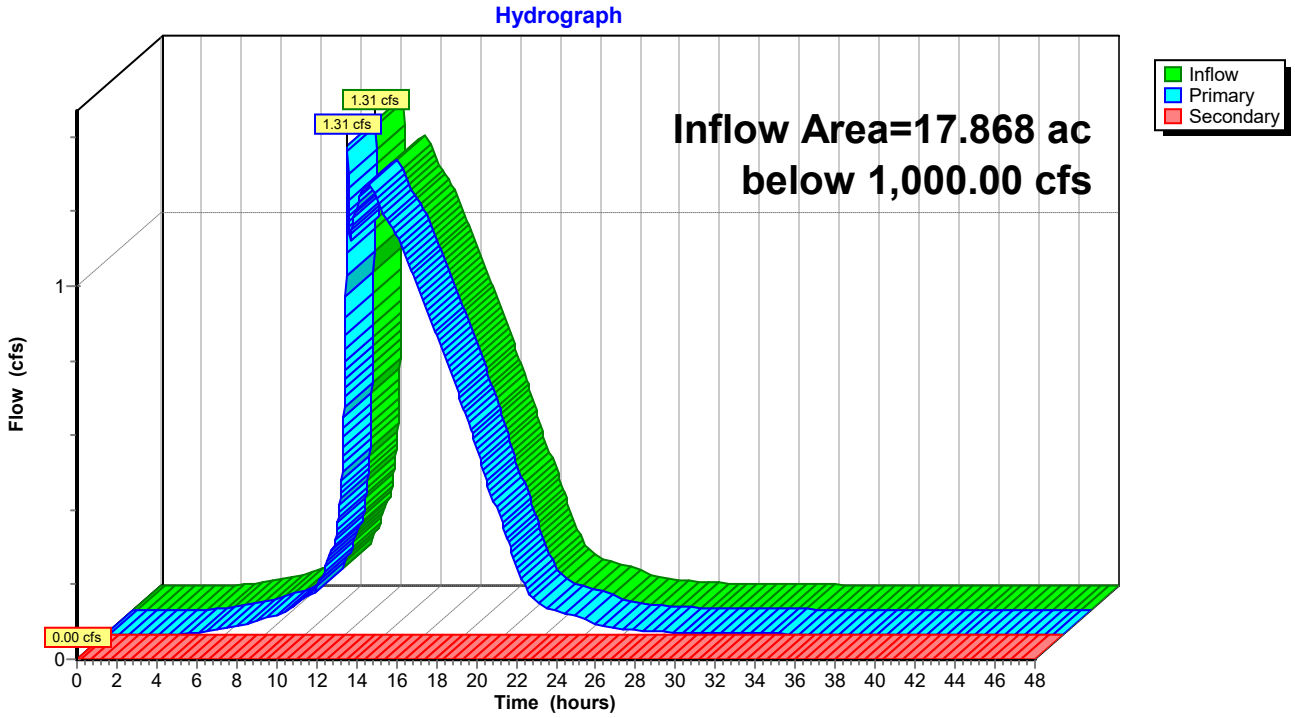


Summary for Link 2L: (new Link)

Inflow Area = 17.868 ac, 34.70% Impervious, Inflow Depth > 0.44" for 1-Year event
Inflow = 1.31 cfs @ 12.15 hrs, Volume= 0.648 af
Primary = 1.31 cfs @ 12.15 hrs, Volume= 0.648 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 2L: (new Link)



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment OP1: Proposed Watershed Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=0.72"
Flow Length=995' Tc=15.7 min CN=WQ Runoff=1.31 cfs 0.111 af

Subcatchment P1: Proposed Watershed Runoff Area=13.379 ac 39.76% Impervious Runoff Depth=1.27"
Tc=6.0 min CN=WQ Runoff=22.62 cfs 1.416 af

Subcatchment P2: Proposed Watershed Runoff Area=1.224 ac 17.24% Impervious Runoff Depth=0.71"
Tc=6.0 min CN=WQ Runoff=1.07 cfs 0.073 af

Subcatchment P3: Proposed Watershed P3 Runoff Area=0.339 ac 0.00% Impervious Runoff Depth=0.31"
Tc=6.0 min CN=61 Runoff=0.10 cfs 0.009 af

Subcatchment P4: Proposed Watershed Runoff Area=1.078 ac 55.10% Impervious Runoff Depth=1.59"
Tc=6.0 min CN=WQ Runoff=2.33 cfs 0.143 af

Pond 4P: 15" Storm Sewer Peak Elev=909.15' Inflow=2.33 cfs 0.143 af
Primary=2.33 cfs 0.143 af Secondary=0.00 cfs 0.000 af Outflow=2.33 cfs 0.143 af

Pond IB: Infiltration Basin Peak Elev=908.18' Storage=24,063 cf Inflow=6.90 cfs 1.429 af
Discarded=0.90 cfs 0.916 af Primary=0.91 cfs 0.514 af Secondary=0.00 cfs 0.000 af Outflow=1.80 cfs 1.430 af

Pond WP: Wet Pond Peak Elev=909.07' Storage=23,004 cf Inflow=25.67 cfs 1.670 af
Primary=0.50 cfs 0.236 af Secondary=0.00 cfs 0.000 af Tertiary=6.90 cfs 1.429 af Outflow=7.40 cfs 1.665 af

Link 2L: (new Link) below 1,000.00 cfs Inflow=1.76 cfs 0.831 af
Primary=1.76 cfs 0.831 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 1.751 af Average Runoff Depth = 1.18"
65.30% Pervious = 11.668 ac 34.70% Impervious = 6.200 ac

Summary for Subcatchment OP1: Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min

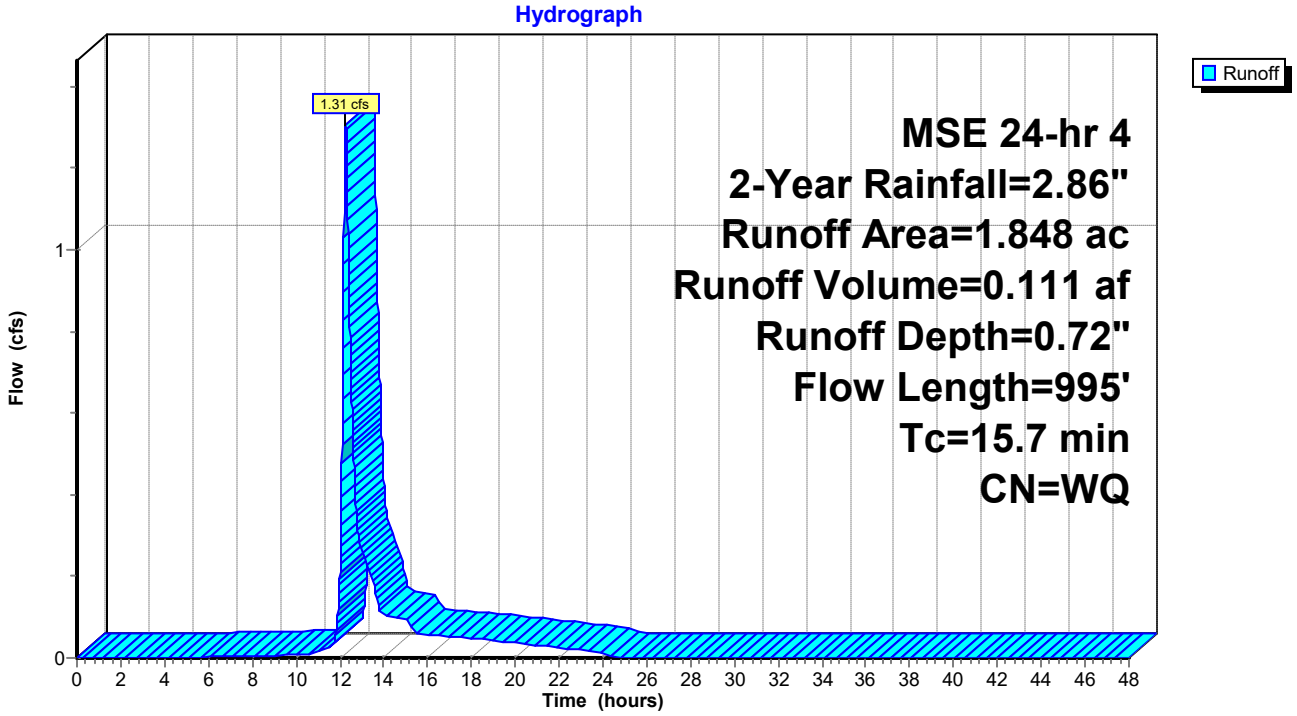
Runoff = 1.31 cfs @ 12.26 hrs, Volume= 0.111 af, Depth= 0.72"
Routed to Pond WP : Wet Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-Year Rainfall=2.86"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
0.8	226	0.0770	4.47		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	142	0.0425	6.08	4.77	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.020 Corrugated PE, corrugated interior
0.4	118	0.0201	4.85	5.95	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.020 Corrugated PE, corrugated interior
1.5	260	0.0040	2.96	9.30	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.020 Corrugated PE, corrugated interior
0.2	49	0.0038	3.35	16.44	**Pipe Channel,** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.020 Corrugated PE, corrugated interior
15.7	995	Total			

Subcatchment OP1: Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min



Summary for Subcatchment P1: Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min

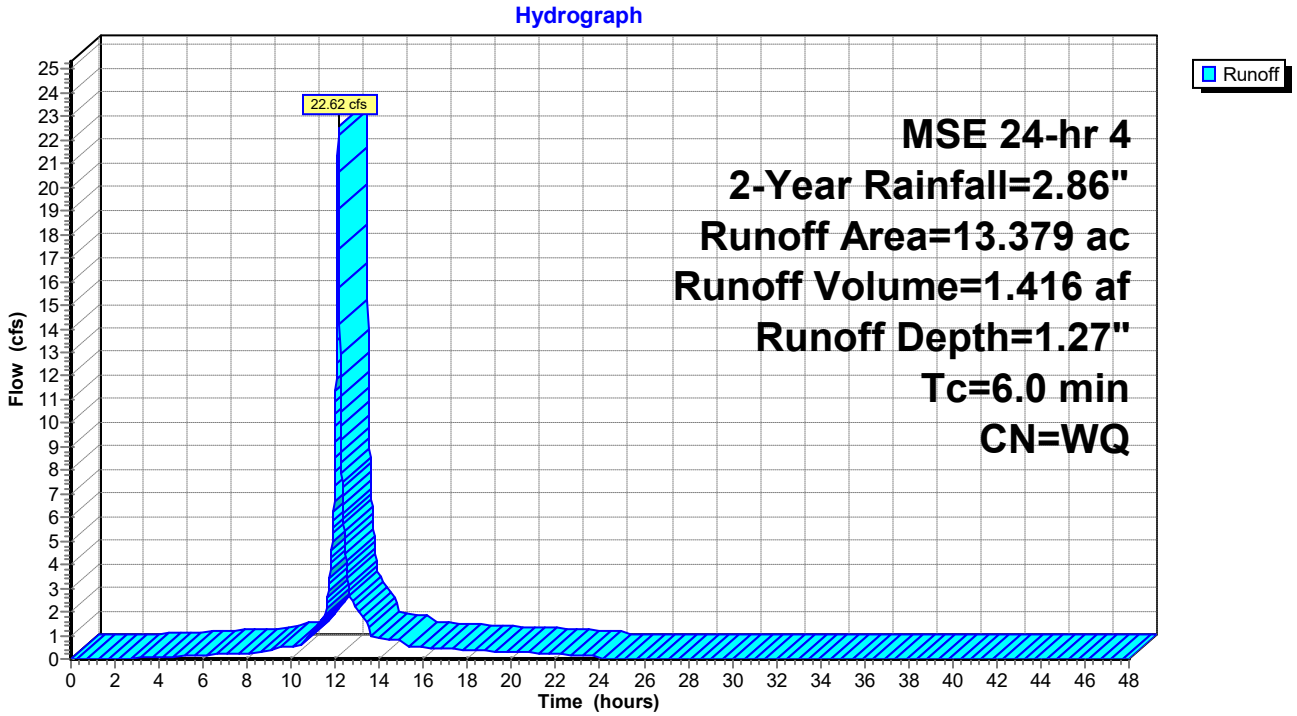
Runoff = 22.62 cfs @ 12.13 hrs, Volume= 1.416 af, Depth= 1.27"
Routed to Pond WP : Wet Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-Year Rainfall=2.86"

	Area (ac)	CN	Description
*	2.615	98	Roofs
*	1.349	98	Paved Streets
*	0.736	98	Paved Parking
*	0.124	98	Sidewalk
*	0.495	100	Bottom of Basin & WSE of Wet Pond
	7.343	61	>75% Grass cover, Good, HSG B
	0.717	74	>75% Grass cover, Good, HSG C
	13.379		Weighted Average
	8.060		60.24% Pervious Area
	5.319		39.76% Impervious Area

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

Subcatchment P1: Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min



Summary for Subcatchment P2: Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min

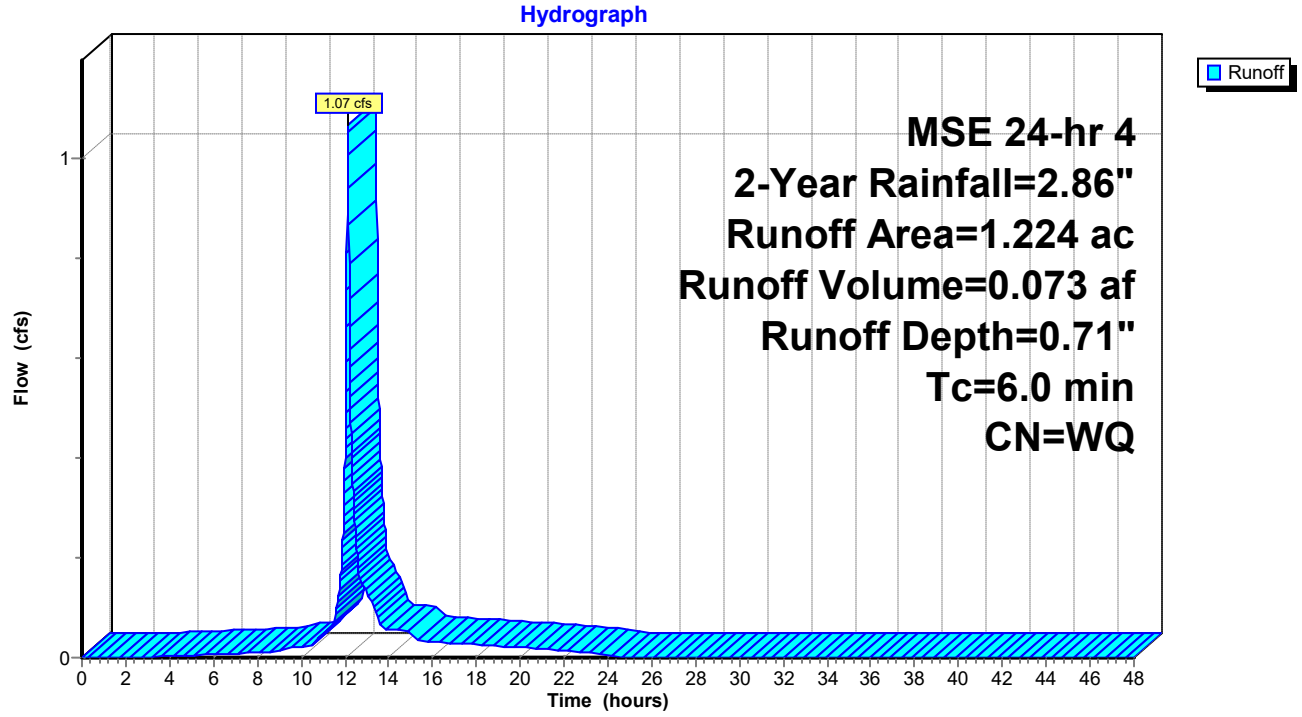
Runoff = 1.07 cfs @ 12.14 hrs, Volume= 0.073 af, Depth= 0.71"
Routed to Link 2L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-Year Rainfall=2.86"

	Area (ac)	CN	Description
*	0.092	98	Roofs
*	0.118	98	Paved Streets
*	0.001	98	Sidewalk
	1.013	61	>75% Grass cover, Good, HSG B
	1.224		Weighted Average
	1.013		82.76% Pervious Area
	0.211		17.24% Impervious Area

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

Subcatchment P2: Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min



Summary for Subcatchment P3: Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min

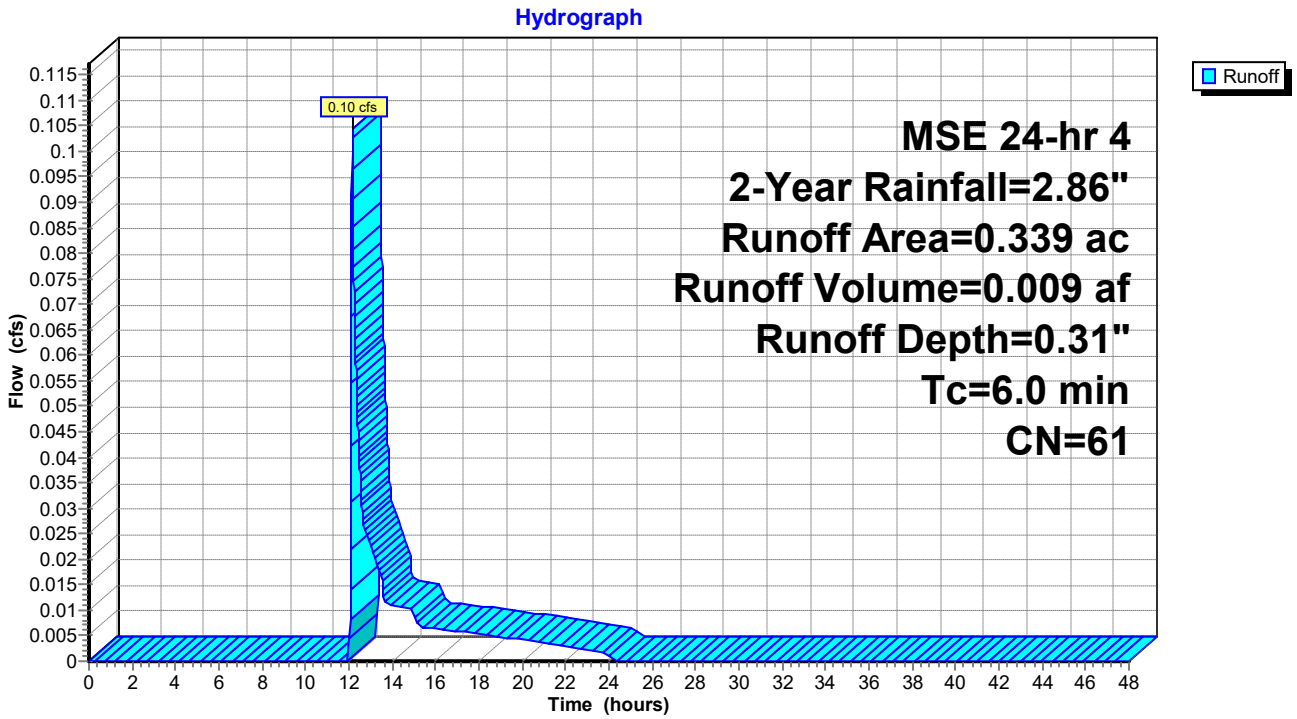
Runoff = 0.10 cfs @ 12.16 hrs, Volume= 0.009 af, Depth= 0.31"
Routed to Link 2L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-Year Rainfall=2.86"

Area (ac)	CN	Description
0.339	61	>75% Grass cover, Good, HSG B
0.339		100.00% Pervious Area

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

Subcatchment P3: Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min



Summary for Subcatchment P4: Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

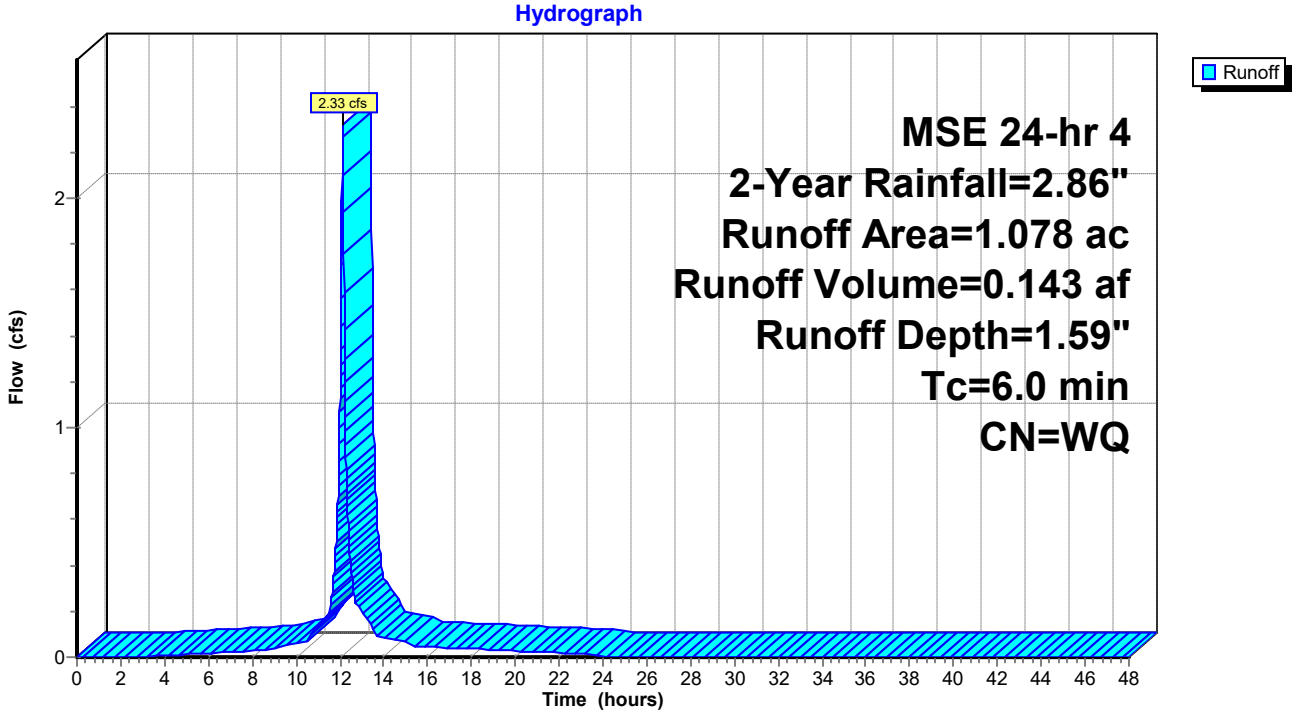
Runoff = 2.33 cfs @ 12.13 hrs, Volume= 0.143 af, Depth= 1.59"
Routed to Pond 4P : 15" Storm Sewer

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-Year Rainfall=2.86"

	Area (ac)	CN	Description
*	0.114	98	Roofs
*	0.415	98	Paved Streets
*	0.058	98	Paved Parking
*	0.007	98	Sidewalk
	0.484	61	>75% Grass cover, Good, HSG B
	1.078		Weighted Average
	0.484		44.90% Pervious Area
	0.594		55.10% Impervious Area

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

Subcatchment P4: Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min



Summary for Pond 4P: 15" Storm Sewer

Inflow Area = 1.078 ac, 55.10% Impervious, Inflow Depth = 1.59" for 2-Year event
Inflow = 2.33 cfs @ 12.13 hrs, Volume= 0.143 af
Outflow = 2.33 cfs @ 12.13 hrs, Volume= 0.143 af, Atten= 0%, Lag= 0.0 min
Primary = 2.33 cfs @ 12.13 hrs, Volume= 0.143 af
Routed to Pond WP : Wet Pond
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 2L : (new Link)

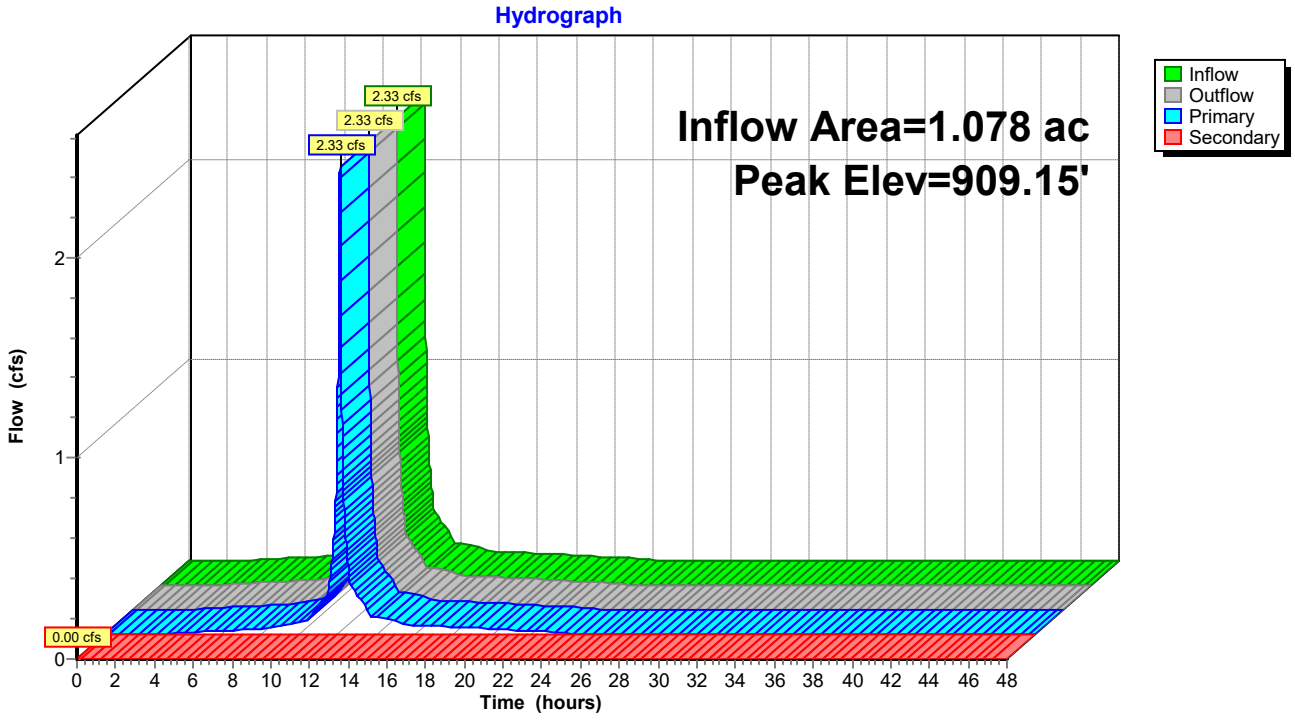
Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 909.15' @ 12.15 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	908.11'	**15.0" Round RCP_Round 15"** L= 103.0' Ke= 0.500 Inlet / Outlet Invert= 908.11' / 907.60' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Secondary	911.89'	**140.0 deg Sharp-Crested Vee/Trap Weir** Cv= 2.47 (C= 3.09)

Primary OutFlow Max=2.21 cfs @ 12.13 hrs HW=909.12' TW=908.68' (Dynamic Tailwater)
└**1=RCP_Round 15"** (Outlet Controls 2.21 cfs @ 2.83 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=908.11' TW=0.00' (Dynamic Tailwater)
└**2=Sharp-Crested Vee/Trap Weir** (Controls 0.00 cfs)

Pond 4P: 15" Storm Sewer



Summary for Pond IB: Infiltration Basin

Inflow = 6.90 cfs @ 12.38 hrs, Volume= 1.429 af
Outflow = 1.80 cfs @ 13.72 hrs, Volume= 1.430 af, Atten= 74%, Lag= 80.6 min
Discarded = 0.90 cfs @ 13.72 hrs, Volume= 0.916 af
Primary = 0.91 cfs @ 13.72 hrs, Volume= 0.514 af
Routed to Link 2L : (new Link)
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 2L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 908.18' @ 13.72 hrs Surf.Area= 10,792 sf Storage= 24,063 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 140.3 min (993.5 - 853.1)

Volume	Invert	Avail.Storage	Storage Description
#1	905.49'	69,426 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
905.49	8,157	0.0	0	0
905.50	8,157	27.0	22	22
906.50	8,157	100.0	8,157	8,179
907.00	8,901	100.0	4,265	12,444
908.00	10,489	100.0	9,695	22,139
909.00	12,162	100.0	11,326	33,464
910.00	13,995	100.0	13,079	46,543
911.00	15,707	100.0	14,851	61,394
911.50	16,423	100.0	8,033	69,426

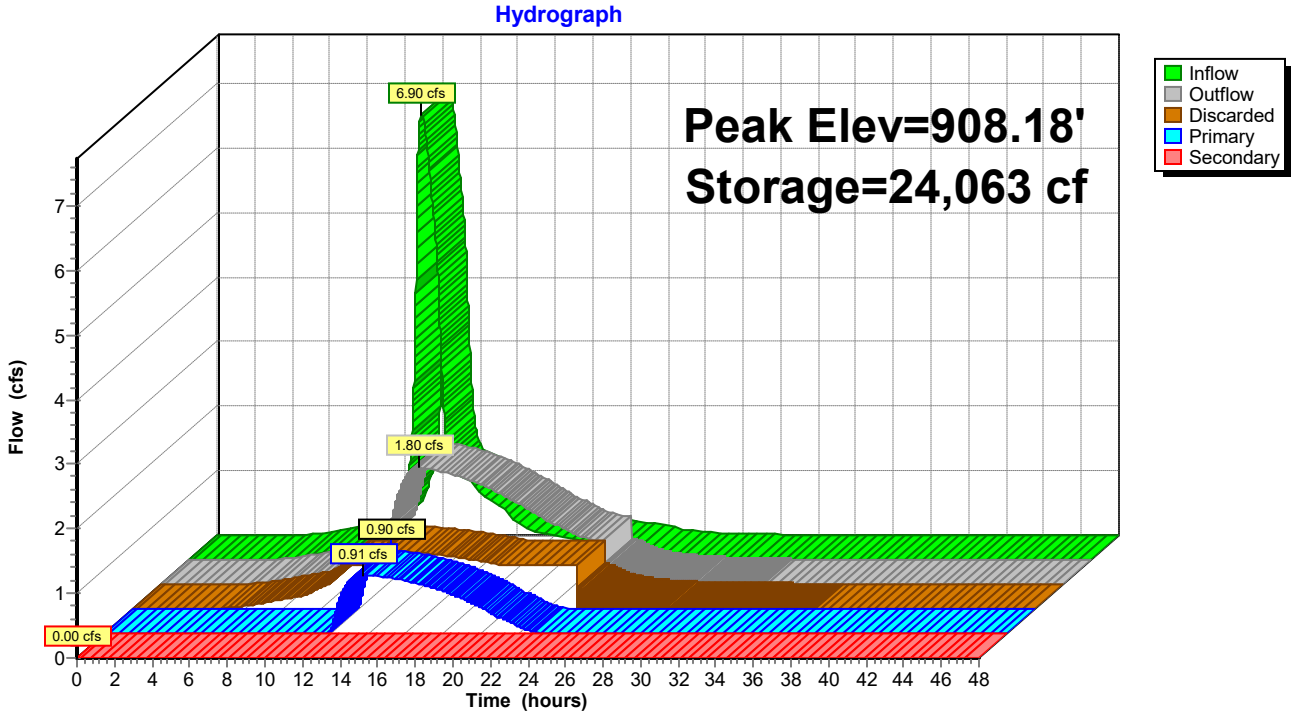
Device	Routing	Invert	Outlet Devices
#1	Primary	905.50'	**6.0" Round 6" Perforated Underdrain** L= 62.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 905.50' / 905.50' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Discarded	905.49'	**3.600 in/hr Exfiltration over Surface area**
#3	Secondary	910.90'	**Custom Weir/Orifice, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 0.60 Width (feet) 20.00 30.20

Discarded OutFlow Max=0.90 cfs @ 13.72 hrs HW=908.18' (Free Discharge)
2=Exfiltration (Exfiltration Controls 0.90 cfs)

Primary OutFlow Max=0.91 cfs @ 13.72 hrs HW=908.18' TW=0.00' (Dynamic Tailwater)
1=6" Perforated Underdrain (Barrel Controls 0.91 cfs @ 4.61 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=905.49' TW=0.00' (Dynamic Tailwater)
3=Custom Weir/Orifice (Controls 0.00 cfs)

Pond IB: Infiltration Basin



Summary for Pond WP: Wet Pond

Inflow Area = 16.305 ac, 36.73% Impervious, Inflow Depth = 1.23" for 2-Year event
Inflow = 25.67 cfs @ 12.13 hrs, Volume= 1.670 af
Outflow = 7.40 cfs @ 12.38 hrs, Volume= 1.665 af, Atten= 71%, Lag= 14.5 min
Primary = 0.50 cfs @ 12.38 hrs, Volume= 0.236 af
Routed to Link 2L : (new Link)
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Pond IB : Infiltration Basin
Tertiary = 6.90 cfs @ 12.38 hrs, Volume= 1.429 af
Routed to Pond IB : Infiltration Basin

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 909.07' @ 12.38 hrs Surf.Area= 15,921 sf Storage= 23,004 cf

Plug-Flow detention time= 82.6 min calculated for 1.665 af (100% of inflow)
Center-of-Mass det. time= 80.8 min (862.0 - 781.2)

Volume	Invert	Avail.Storage	Storage Description
#1	907.50'	66,911 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
907.50	13,391	0	0
908.00	14,200	6,898	6,898
909.00	15,803	15,002	21,899
910.00	17,490	16,647	38,546
911.00	19,445	18,468	57,013
911.50	20,147	9,898	66,911

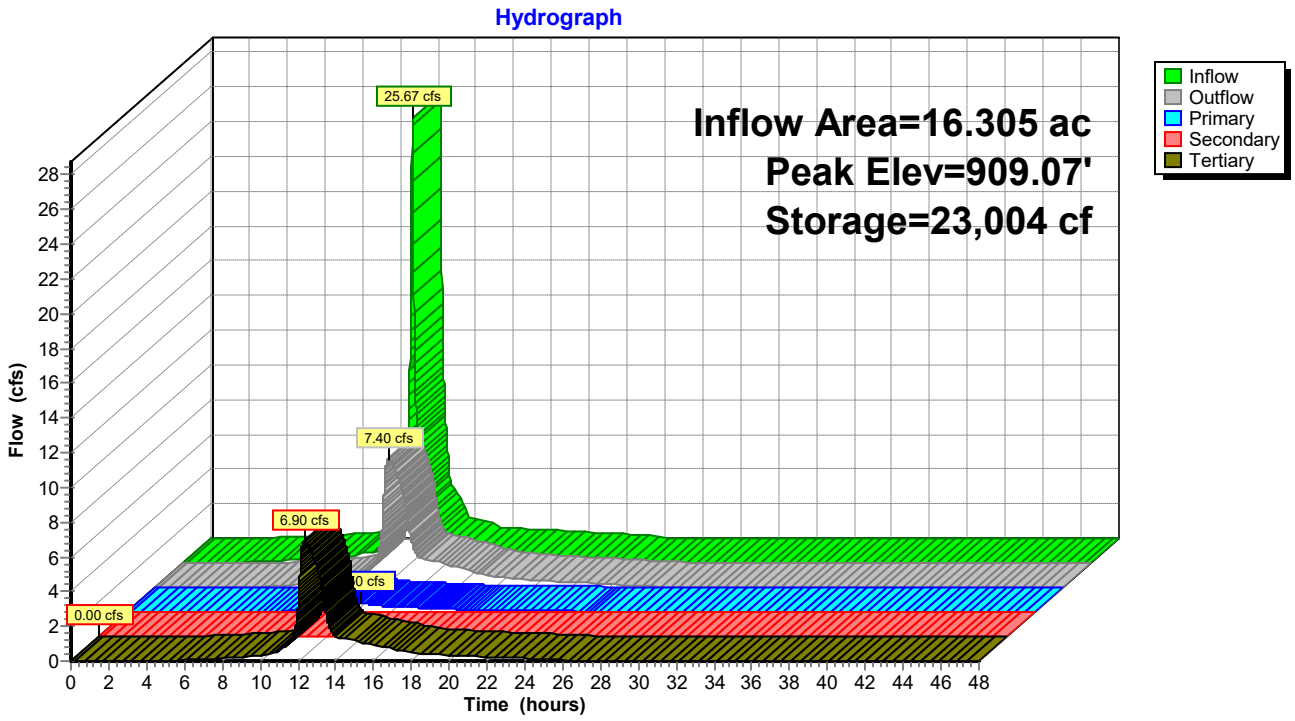
Device	Routing	Invert	Outlet Devices
#1	Primary	905.50'	**15.0" Round 15" Outlet Pipe** L= 33.6' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 905.50' / 905.40' S= 0.0030 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.23 sf
#2	Device 1	907.50'	**4.0" Vert. 4" Orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	910.00'	**48.0" Horiz. 48" Outlet Structure** C= 0.600 Limited to weir flow at low heads
#4	Secondary	910.00'	**Custom Weir/Orifice, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 2.50 Width (feet) 95.00 110.00
#5	Tertiary	907.50'	**12.0" Round 12" RCP Equalizer Pipe X 2.00** L= 24.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 907.50' / 907.30' S= 0.0083 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 0.79 sf

Primary OutFlow Max=0.50 cfs @ 12.38 hrs HW=909.07' TW=0.00' (Dynamic Tailwater)
└─**1=15" Outlet Pipe** (Passes 0.50 cfs of 8.95 cfs potential flow)
  └─**2=4" Orifice** (Orifice Controls 0.50 cfs @ 5.70 fps)
  └─**3=48" Outlet Structure** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=907.50' TW=905.49' (Dynamic Tailwater)
└─**4=Custom Weir/Orifice** (Controls 0.00 cfs)

Tertiary OutFlow Max=6.90 cfs @ 12.38 hrs HW=909.07' TW=906.53' (Dynamic Tailwater)
└─**5=12" RCP Equalizer Pipe** (Inlet Controls 6.90 cfs @ 4.39 fps)

Pond WP: Wet Pond

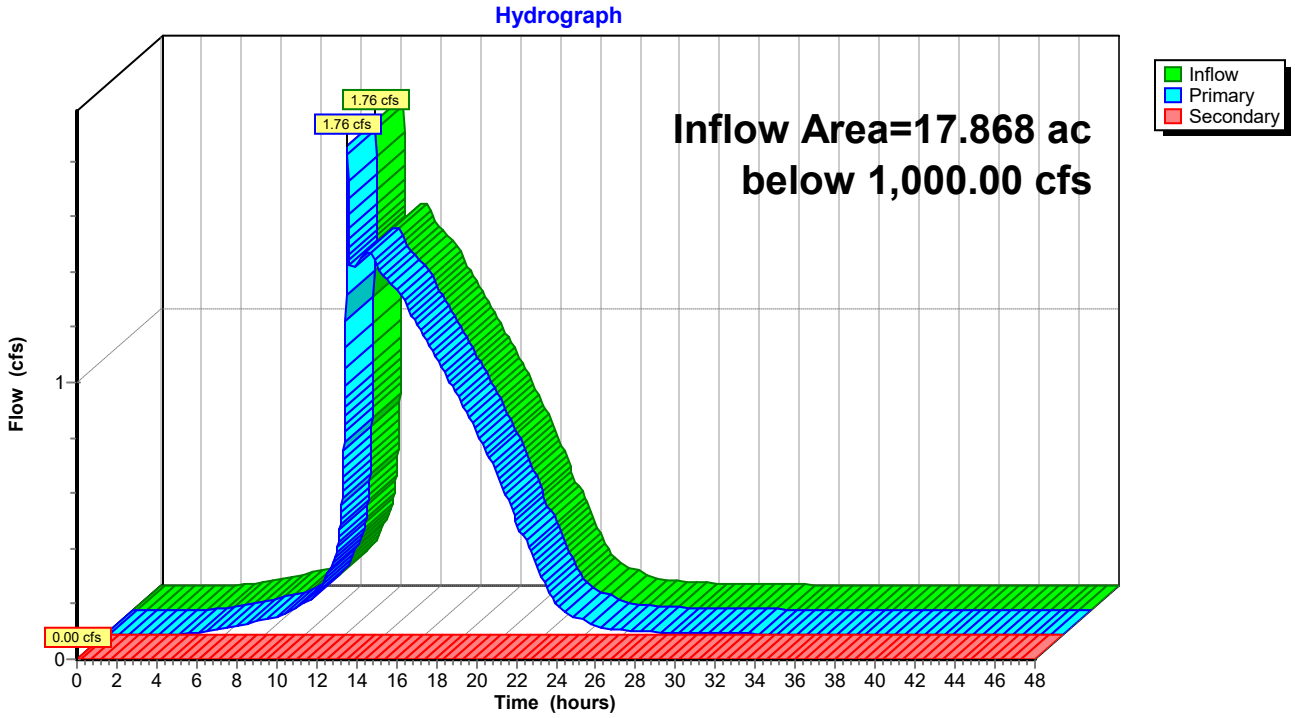


Summary for Link 2L: (new Link)

Inflow Area = 17.868 ac, 34.70% Impervious, Inflow Depth > 0.56" for 2-Year event
Inflow = 1.76 cfs @ 12.15 hrs, Volume= 0.831 af
Primary = 1.76 cfs @ 12.15 hrs, Volume= 0.831 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 2L: (new Link)



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment OP1: Proposed Watershed Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=1.11"
Flow Length=995' Tc=15.7 min CN=WQ Runoff=2.13 cfs 0.171 af

Subcatchment P1: Proposed Watershed Runoff Area=13.379 ac 39.76% Impervious Runoff Depth=1.69"
Tc=6.0 min CN=WQ Runoff=31.15 cfs 1.890 af

Subcatchment P2: Proposed Watershed Runoff Area=1.224 ac 17.24% Impervious Runoff Depth=1.04"
Tc=6.0 min CN=WQ Runoff=1.72 cfs 0.106 af

Subcatchment P3: Proposed Watershed P3 Runoff Area=0.339 ac 0.00% Impervious Runoff Depth=0.58"
Tc=6.0 min CN=61 Runoff=0.26 cfs 0.016 af

Subcatchment P4: Proposed Watershed Runoff Area=1.078 ac 55.10% Impervious Runoff Depth=2.06"
Tc=6.0 min CN=WQ Runoff=3.07 cfs 0.185 af

Pond 4P: 15" Storm Sewer Peak Elev=909.61' Inflow=3.07 cfs 0.185 af
Primary=3.07 cfs 0.185 af Secondary=0.00 cfs 0.000 af Outflow=3.07 cfs 0.185 af

Pond IB: Infiltration Basin Peak Elev=908.76' Storage=30,582 cf Inflow=8.42 cfs 1.899 af
Discarded=0.98 cfs 1.139 af Primary=1.02 cfs 0.760 af Secondary=0.00 cfs 0.000 af Outflow=2.00 cfs 1.899 af

Pond WP: Wet Pond Peak Elev=909.59' Storage=31,546 cf Inflow=35.49 cfs 2.246 af
Primary=0.58 cfs 0.343 af Secondary=0.00 cfs 0.000 af Tertiary=8.42 cfs 1.899 af Outflow=9.00 cfs 2.241 af

Link 2L: (new Link) below 1,000.00 cfs Inflow=2.74 cfs 1.225 af
Primary=2.74 cfs 1.225 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 2.368 af Average Runoff Depth = 1.59"
65.30% Pervious = 11.668 ac 34.70% Impervious = 6.200 ac

Summary for Subcatchment OP1: Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min

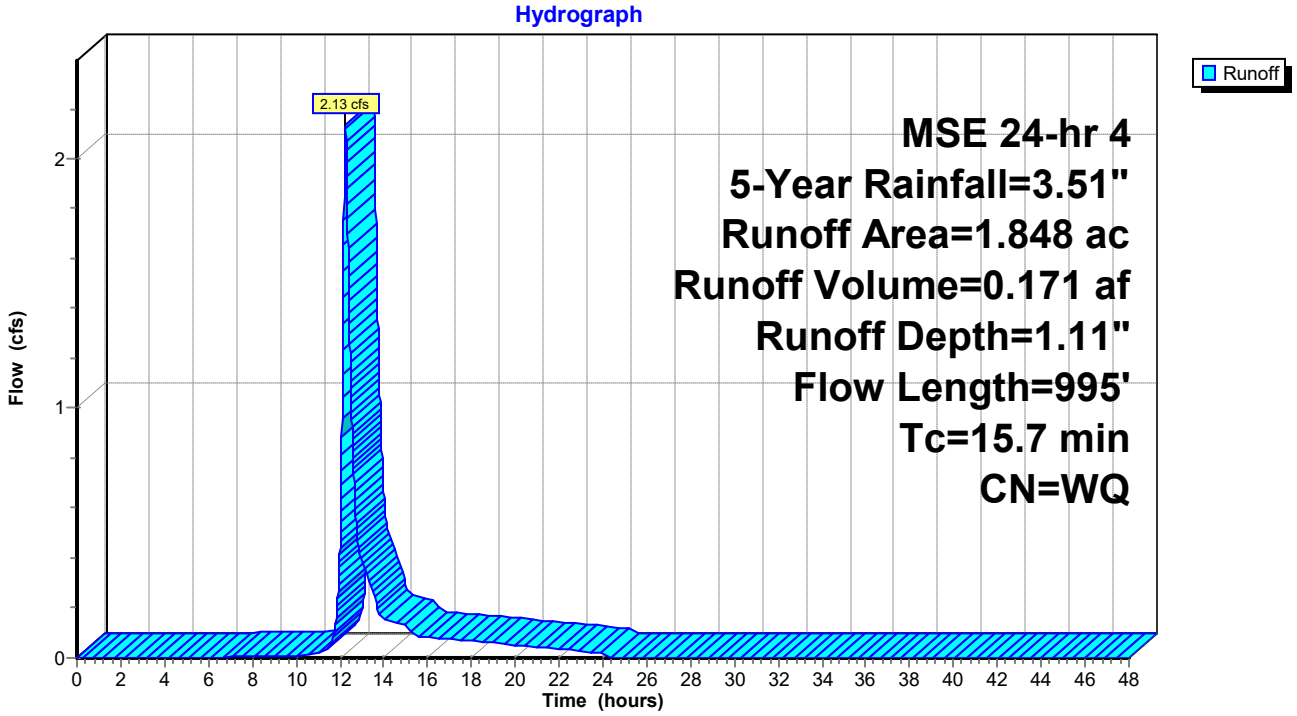
Runoff = 2.13 cfs @ 12.26 hrs, Volume= 0.171 af, Depth= 1.11"
Routed to Pond WP : Wet Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 5-Year Rainfall=3.51"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
0.8	226	0.0770	4.47		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	142	0.0425	6.08	4.77	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.020 Corrugated PE, corrugated interior
0.4	118	0.0201	4.85	5.95	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.020 Corrugated PE, corrugated interior
1.5	260	0.0040	2.96	9.30	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.020 Corrugated PE, corrugated interior
0.2	49	0.0038	3.35	16.44	**Pipe Channel,** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.020 Corrugated PE, corrugated interior
15.7	995	Total			

Subcatchment OP1: Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min



Summary for Subcatchment P1: Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min

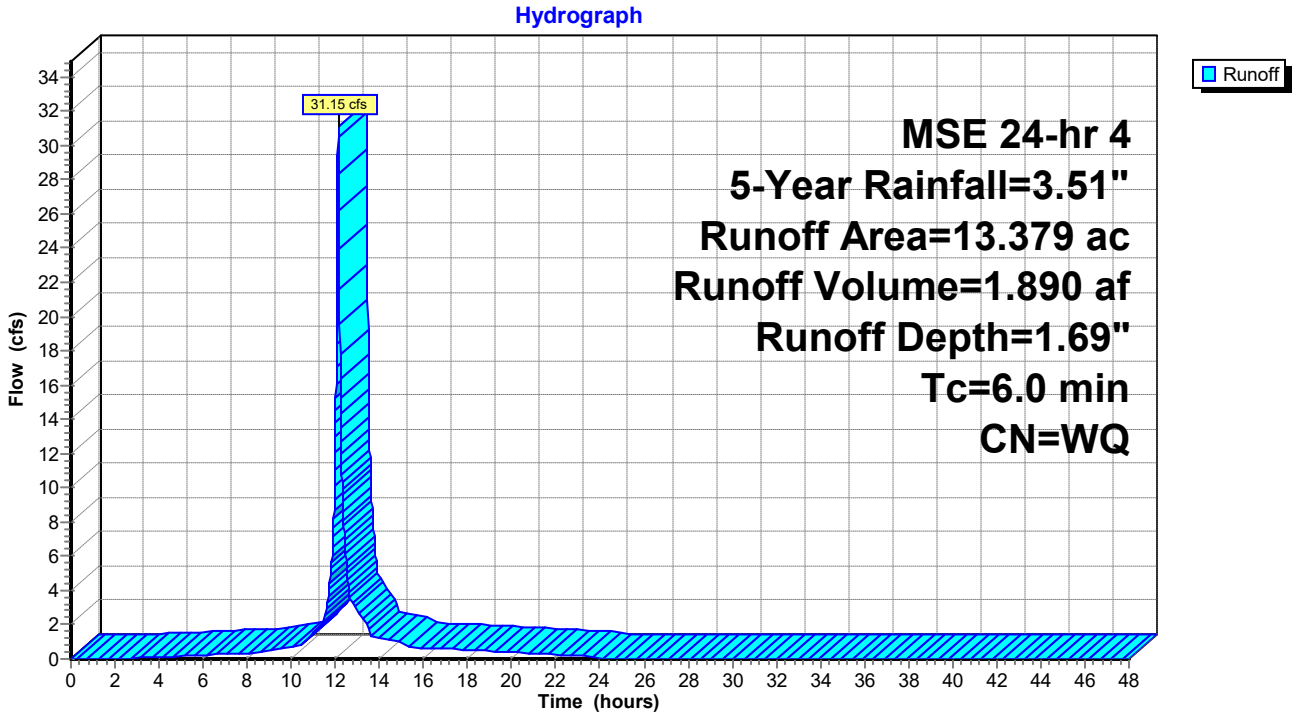
Runoff = 31.15 cfs @ 12.13 hrs, Volume= 1.890 af, Depth= 1.69"
Routed to Pond WP : Wet Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 5-Year Rainfall=3.51"

	Area (ac)	CN	Description
*	2.615	98	Roofs
*	1.349	98	Paved Streets
*	0.736	98	Paved Parking
*	0.124	98	Sidewalk
*	0.495	100	Bottom of Basin & WSE of Wet Pond
	7.343	61	>75% Grass cover, Good, HSG B
	0.717	74	>75% Grass cover, Good, HSG C
	13.379		Weighted Average
	8.060		60.24% Pervious Area
	5.319		39.76% Impervious Area

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

Subcatchment P1: Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min



Summary for Subcatchment P2: Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min

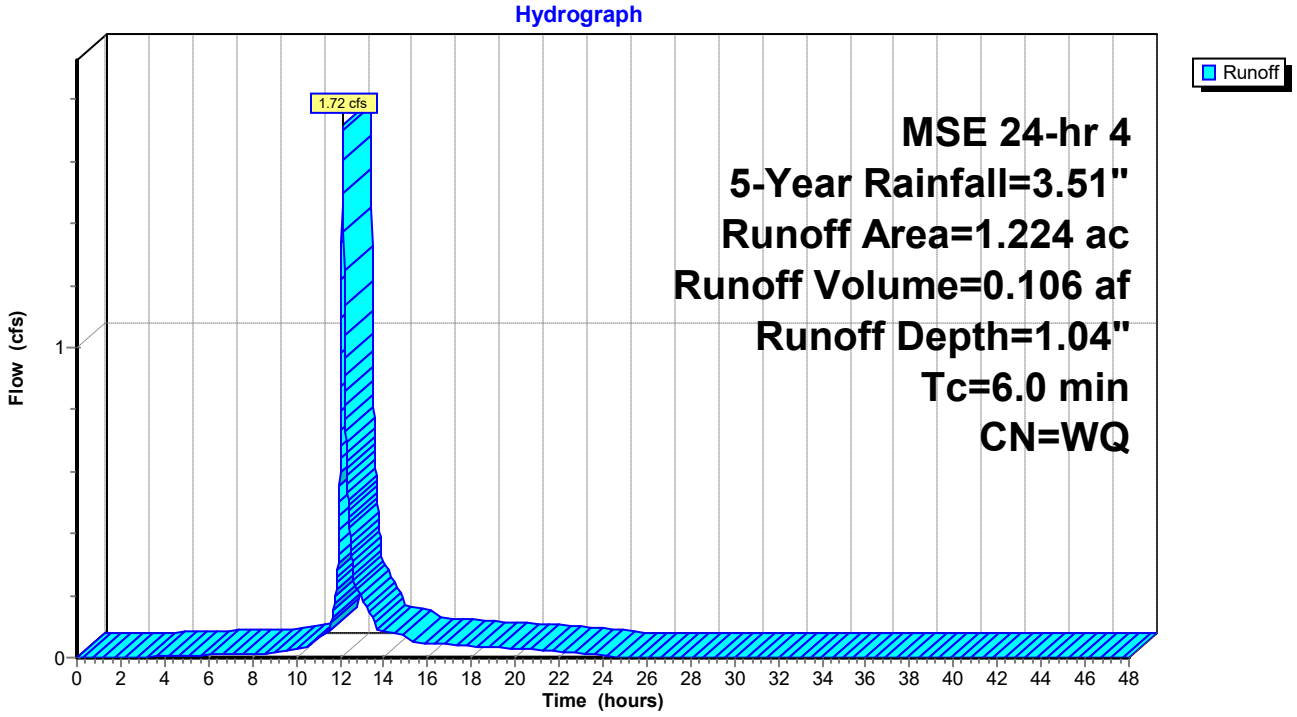
Runoff = 1.72 cfs @ 12.14 hrs, Volume= 0.106 af, Depth= 1.04"
Routed to Link 2L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 5-Year Rainfall=3.51"

	Area (ac)	CN	Description
*	0.092	98	Roofs
*	0.118	98	Paved Streets
*	0.001	98	Sidewalk
	1.013	61	>75% Grass cover, Good, HSG B
	1.224		Weighted Average
	1.013		82.76% Pervious Area
	0.211		17.24% Impervious Area

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

Subcatchment P2: Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min



Summary for Subcatchment P3: Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min

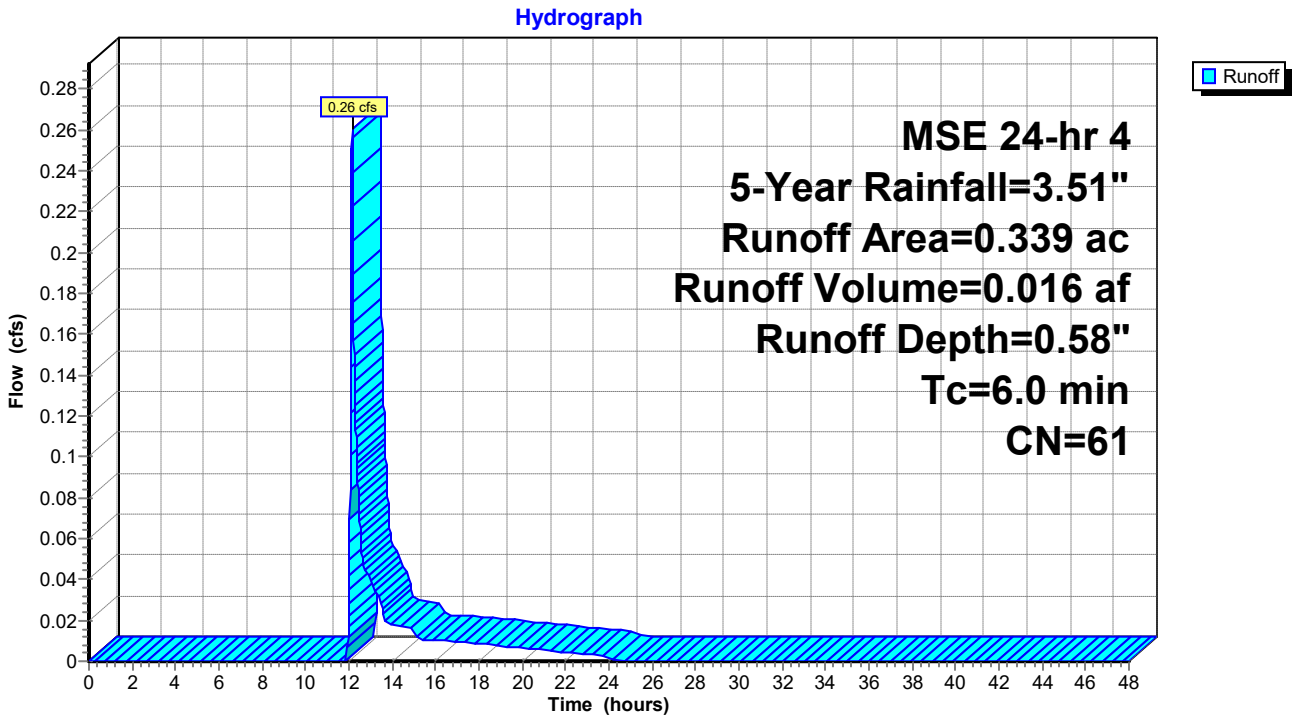
Runoff = 0.26 cfs @ 12.15 hrs, Volume= 0.016 af, Depth= 0.58"
Routed to Link 2L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 5-Year Rainfall=3.51"

Area (ac)	CN	Description
0.339	61	>75% Grass cover, Good, HSG B
0.339		100.00% Pervious Area

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

Subcatchment P3: Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min



Summary for Subcatchment P4: Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

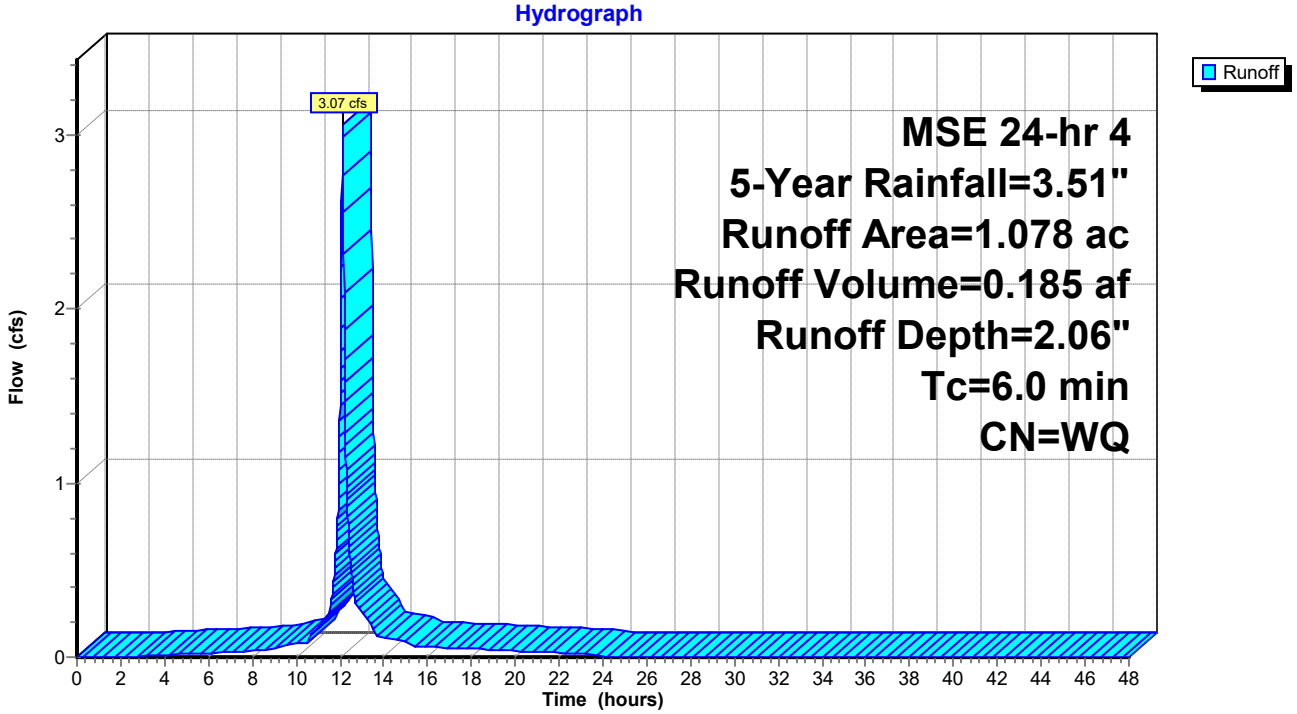
Runoff = 3.07 cfs @ 12.13 hrs, Volume= 0.185 af, Depth= 2.06"
Routed to Pond 4P : 15" Storm Sewer

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 5-Year Rainfall=3.51"

	Area (ac)	CN	Description
*	0.114	98	Roofs
*	0.415	98	Paved Streets
*	0.058	98	Paved Parking
*	0.007	98	Sidewalk
	0.484	61	>75% Grass cover, Good, HSG B
	1.078		Weighted Average
	0.484		44.90% Pervious Area
	0.594		55.10% Impervious Area

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

Subcatchment P4: Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min



Summary for Pond 4P: 15" Storm Sewer

Inflow Area = 1.078 ac, 55.10% Impervious, Inflow Depth = 2.06" for 5-Year event
Inflow = 3.07 cfs @ 12.13 hrs, Volume= 0.185 af
Outflow = 3.07 cfs @ 12.13 hrs, Volume= 0.185 af, Atten= 0%, Lag= 0.0 min
Primary = 3.07 cfs @ 12.13 hrs, Volume= 0.185 af
Routed to Pond WP : Wet Pond
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 2L : (new Link)

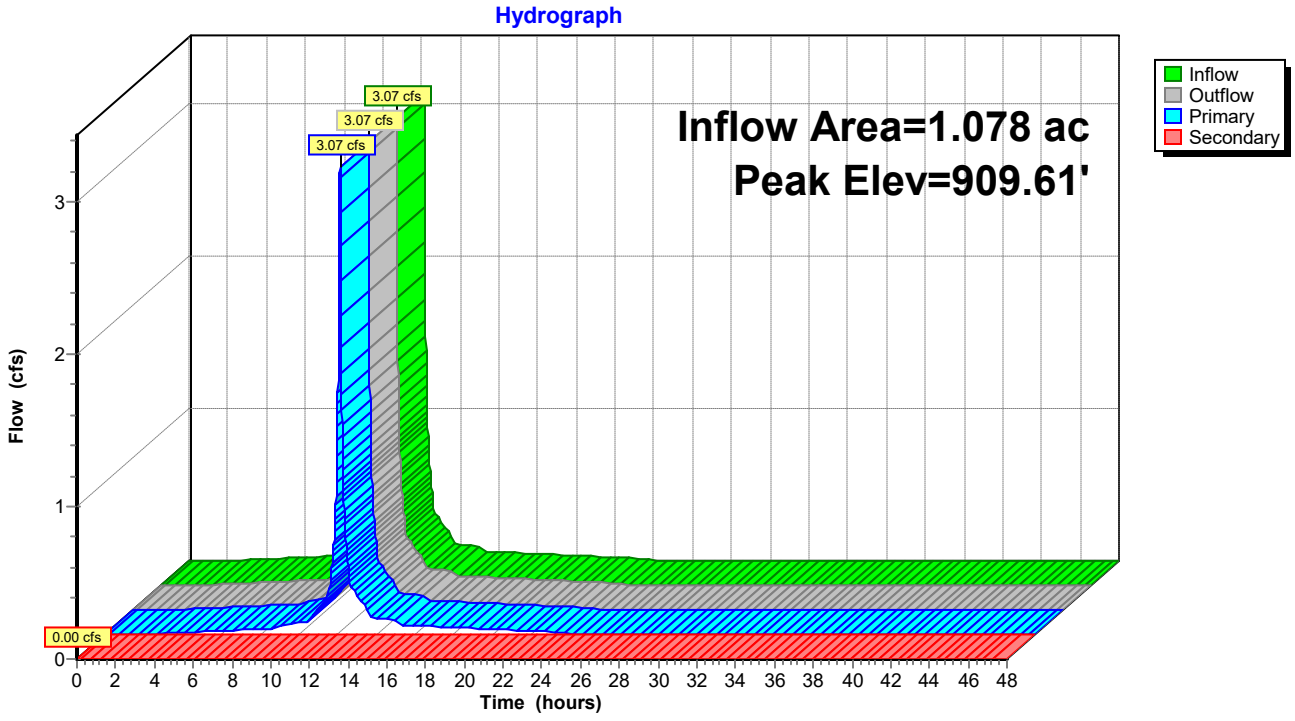
Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 909.61' @ 12.41 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	908.11'	**15.0" Round RCP_Round 15"** L= 103.0' Ke= 0.500 Inlet / Outlet Invert= 908.11' / 907.60' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Secondary	911.89'	**140.0 deg Sharp-Crested Vee/Trap Weir** Cv= 2.47 (C= 3.09)

Primary OutFlow Max=2.84 cfs @ 12.13 hrs HW=909.40' TW=909.00' (Dynamic Tailwater)
└**1=RCP_Round 15"** (Outlet Controls 2.84 cfs @ 2.78 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=908.11' TW=0.00' (Dynamic Tailwater)
└**2=Sharp-Crested Vee/Trap Weir** (Controls 0.00 cfs)

Pond 4P: 15" Storm Sewer



Summary for Pond IB: Infiltration Basin

Inflow = 8.42 cfs @ 12.42 hrs, Volume= 1.899 af
Outflow = 2.00 cfs @ 13.79 hrs, Volume= 1.899 af, Atten= 76%, Lag= 82.2 min
Discarded = 0.98 cfs @ 13.79 hrs, Volume= 1.139 af
Primary = 1.02 cfs @ 13.79 hrs, Volume= 0.760 af
Routed to Link 2L : (new Link)
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 2L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 908.76' @ 13.79 hrs Surf.Area= 11,759 sf Storage= 30,582 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 170.6 min (1,038.6 - 868.0)

Volume	Invert	Avail.Storage	Storage Description
#1	905.49'	69,426 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
905.49	8,157	0.0	0	0
905.50	8,157	27.0	22	22
906.50	8,157	100.0	8,157	8,179
907.00	8,901	100.0	4,265	12,444
908.00	10,489	100.0	9,695	22,139
909.00	12,162	100.0	11,326	33,464
910.00	13,995	100.0	13,079	46,543
911.00	15,707	100.0	14,851	61,394
911.50	16,423	100.0	8,033	69,426

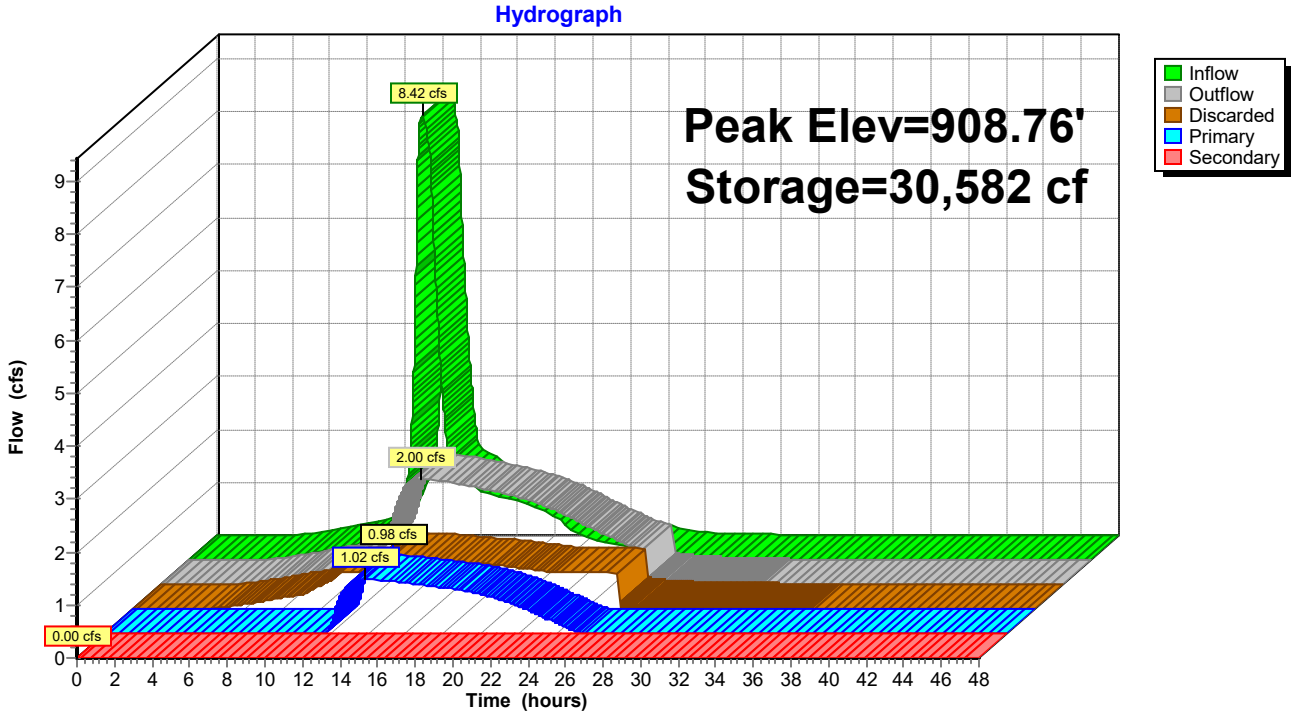
Device	Routing	Invert	Outlet Devices
#1	Primary	905.50'	**6.0" Round 6" Perforated Underdrain** L= 62.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 905.50' / 905.50' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Discarded	905.49'	**3.600 in/hr Exfiltration over Surface area**
#3	Secondary	910.90'	**Custom Weir/Orifice, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 0.60 Width (feet) 20.00 30.20

Discarded OutFlow Max=0.98 cfs @ 13.79 hrs HW=908.76' (Free Discharge)
2=Exfiltration (Exfiltration Controls 0.98 cfs)

Primary OutFlow Max=1.02 cfs @ 13.79 hrs HW=908.76' TW=0.00' (Dynamic Tailwater)
1=6" Perforated Underdrain (Barrel Controls 1.02 cfs @ 5.19 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=905.49' TW=0.00' (Dynamic Tailwater)
3=Custom Weir/Orifice (Controls 0.00 cfs)

Pond IB: Infiltration Basin



Summary for Pond WP: Wet Pond

Inflow Area = 16.305 ac, 36.73% Impervious, Inflow Depth = 1.65" for 5-Year event
Inflow = 35.49 cfs @ 12.13 hrs, Volume= 2.246 af
Outflow = 9.00 cfs @ 12.42 hrs, Volume= 2.241 af, Atten= 75%, Lag= 16.9 min
Primary = 0.58 cfs @ 12.42 hrs, Volume= 0.343 af
Routed to Link 2L : (new Link)
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Pond IB : Infiltration Basin
Tertiary = 8.42 cfs @ 12.42 hrs, Volume= 1.899 af
Routed to Pond IB : Infiltration Basin

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 909.59' @ 12.42 hrs Surf.Area= 16,801 sf Storage= 31,546 cf

Plug-Flow detention time= 96.5 min calculated for 2.241 af (100% of inflow)
Center-of-Mass det. time= 95.4 min (877.2 - 781.7)

Volume	Invert	Avail.Storage	Storage Description
#1	907.50'	66,911 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
907.50	13,391	0	0
908.00	14,200	6,898	6,898
909.00	15,803	15,002	21,899
910.00	17,490	16,647	38,546
911.00	19,445	18,468	57,013
911.50	20,147	9,898	66,911

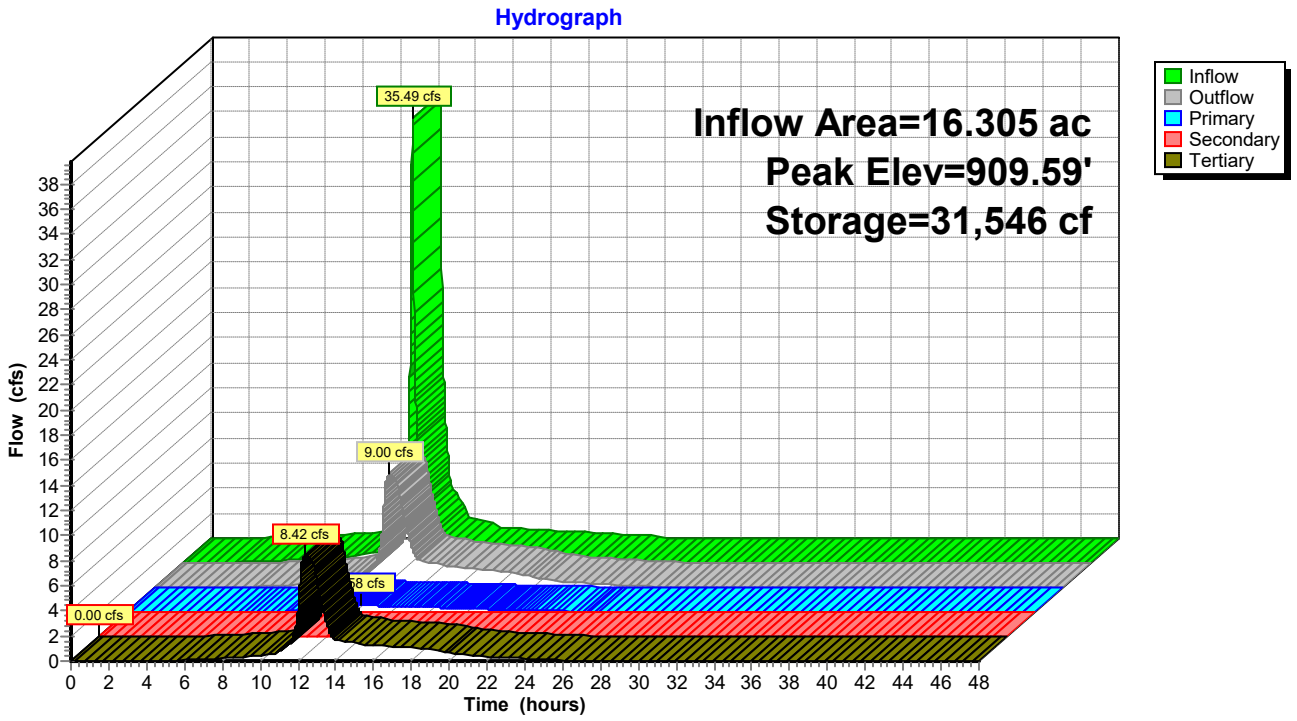
Device	Routing	Invert	Outlet Devices
#1	Primary	905.50'	**15.0" Round 15" Outlet Pipe** L= 33.6' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 905.50' / 905.40' S= 0.0030 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.23 sf
#2	Device 1	907.50'	**4.0" Vert. 4" Orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	910.00'	**48.0" Horiz. 48" Outlet Structure** C= 0.600 Limited to weir flow at low heads
#4	Secondary	910.00'	**Custom Weir/Orifice, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 2.50 Width (feet) 95.00 110.00
#5	Tertiary	907.50'	**12.0" Round 12" RCP Equalizer Pipe X 2.00** L= 24.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 907.50' / 907.30' S= 0.0083 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 0.79 sf

Primary OutFlow Max=0.58 cfs @ 12.42 hrs HW=909.59' TW=0.00' (Dynamic Tailwater)
└─**1=15" Outlet Pipe** (Passes 0.58 cfs of 9.71 cfs potential flow)
  ├─**2=4" Orifice** (Orifice Controls 0.58 cfs @ 6.68 fps)
  └─**3=48" Outlet Structure** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=907.50' TW=905.49' (Dynamic Tailwater)
└─**4=Custom Weir/Orifice** (Controls 0.00 cfs)

Tertiary OutFlow Max=8.42 cfs @ 12.42 hrs HW=909.59' TW=906.99' (Dynamic Tailwater)
└─**5=12" RCP Equalizer Pipe** (Inlet Controls 8.42 cfs @ 5.36 fps)

Pond WP: Wet Pond

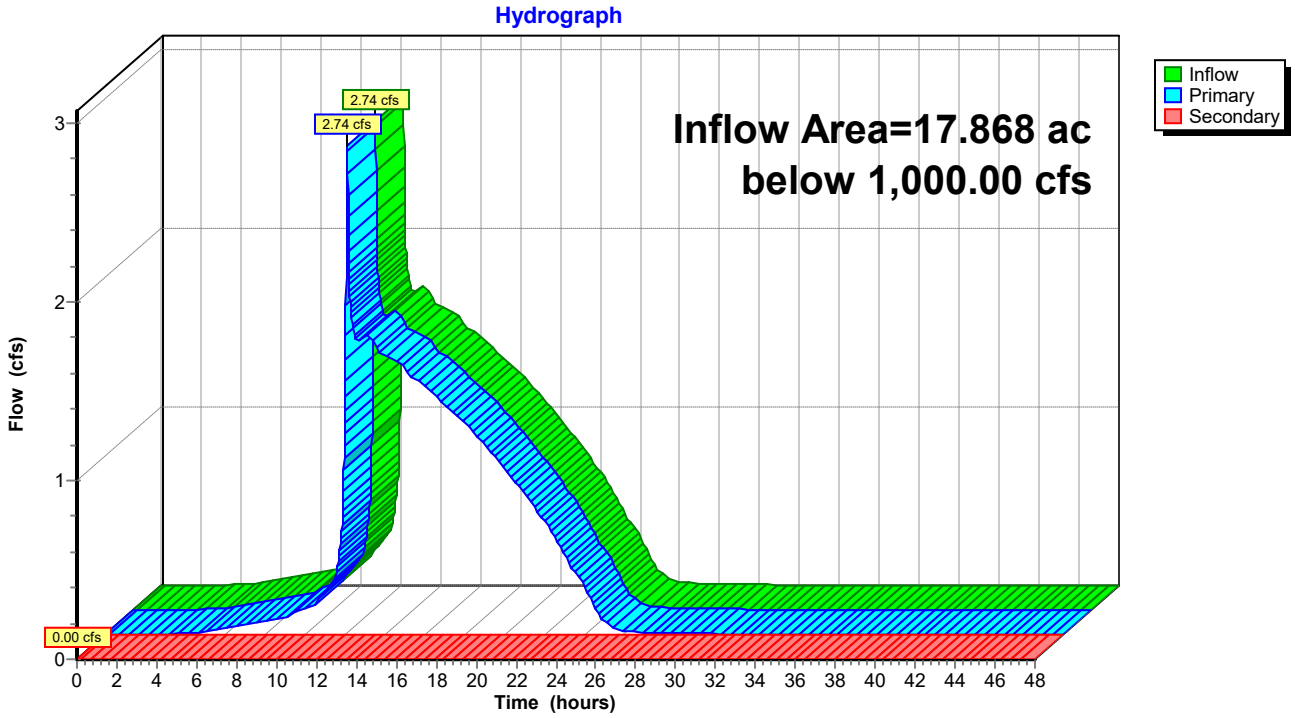


Summary for Link 2L: (new Link)

Inflow Area = 17.868 ac, 34.70% Impervious, Inflow Depth > 0.82" for 5-Year event
Inflow = 2.74 cfs @ 12.14 hrs, Volume= 1.225 af
Primary = 2.74 cfs @ 12.14 hrs, Volume= 1.225 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 2L: (new Link)



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment OP1: Proposed Watershed Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=1.53"
Flow Length=995' Tc=15.7 min CN=WQ Runoff=3.04 cfs 0.236 af

Subcatchment P1: Proposed Watershed Runoff Area=13.379 ac 39.76% Impervious Runoff Depth=2.14"
Tc=6.0 min CN=WQ Runoff=40.22 cfs 2.391 af

Subcatchment P2: Proposed Watershed Runoff Area=1.224 ac 17.24% Impervious Runoff Depth=1.41"
Tc=6.0 min CN=WQ Runoff=2.46 cfs 0.144 af

Subcatchment P3: Proposed Watershed P3 Runoff Area=0.339 ac 0.00% Impervious Runoff Depth=0.89"
Tc=6.0 min CN=61 Runoff=0.45 cfs 0.025 af

Subcatchment P4: Proposed Watershed Runoff Area=1.078 ac 55.10% Impervious Runoff Depth=2.56"
Tc=6.0 min CN=WQ Runoff=3.83 cfs 0.230 af

Pond 4P: 15" Storm Sewer Peak Elev=910.11' Inflow=3.83 cfs 0.230 af
Primary=3.83 cfs 0.230 af Secondary=0.00 cfs 0.000 af Outflow=3.83 cfs 0.230 af

Pond IB: Infiltration Basin Peak Elev=909.31' Storage=37,362 cf Inflow=14.19 cfs 2.376 af
Discarded=1.06 cfs 1.372 af Primary=1.12 cfs 1.005 af Secondary=0.00 cfs 0.000 af Outflow=2.18 cfs 2.376 af

Pond WP: Wet Pond Peak Elev=910.06' Storage=39,604 cf Inflow=45.96 cfs 2.857 af
Primary=1.26 cfs 0.476 af Secondary=4.61 cfs 0.056 af Tertiary=9.58 cfs 2.321 af Outflow=15.45 cfs 2.852 af

Link 2L: (new Link) below 1,000.00 cfs Inflow=3.86 cfs 1.650 af
Primary=3.86 cfs 1.650 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 3.026 af Average Runoff Depth = 2.03"
65.30% Pervious = 11.668 ac 34.70% Impervious = 6.200 ac

Summary for Subcatchment OP1: Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min

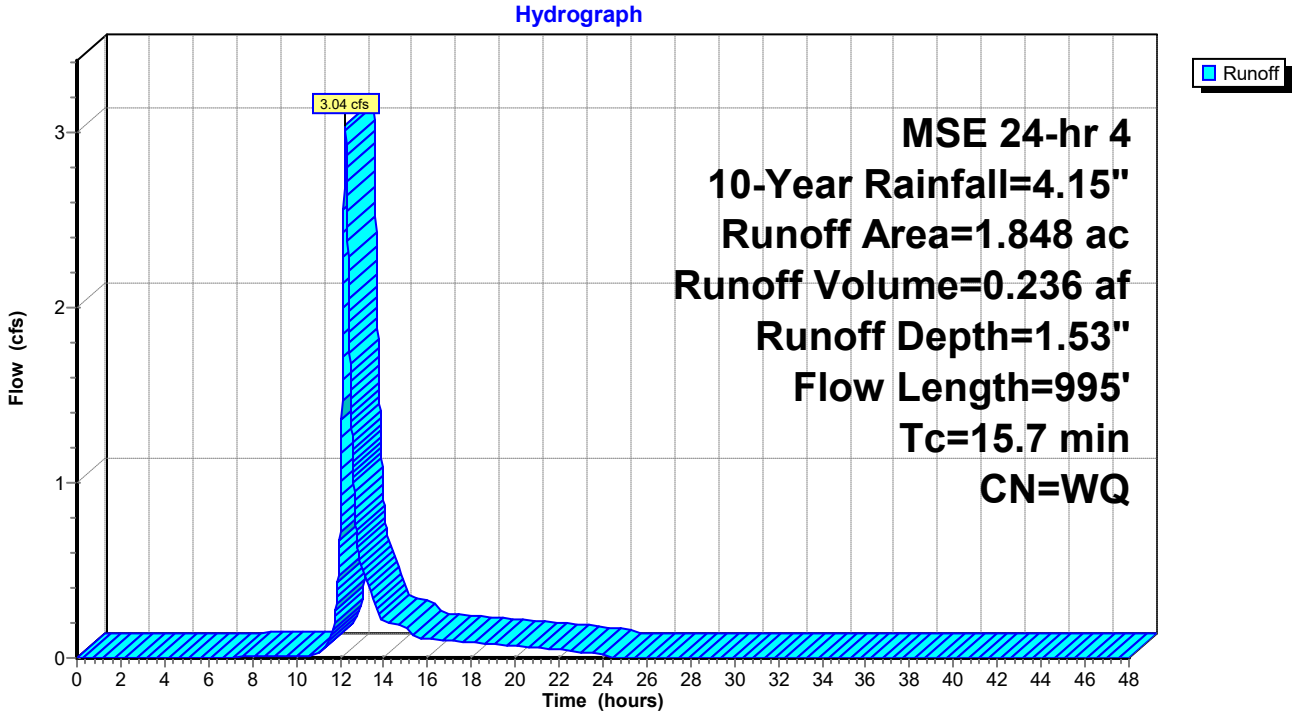
Runoff = 3.04 cfs @ 12.25 hrs, Volume= 0.236 af, Depth= 1.53"
Routed to Pond WP : Wet Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-Year Rainfall=4.15"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
0.8	226	0.0770	4.47		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	142	0.0425	6.08	4.77	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.020 Corrugated PE, corrugated interior
0.4	118	0.0201	4.85	5.95	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.020 Corrugated PE, corrugated interior
1.5	260	0.0040	2.96	9.30	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.020 Corrugated PE, corrugated interior
0.2	49	0.0038	3.35	16.44	**Pipe Channel,** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.020 Corrugated PE, corrugated interior
15.7	995	Total			

Subcatchment OP1: Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min



Summary for Subcatchment P1: Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min

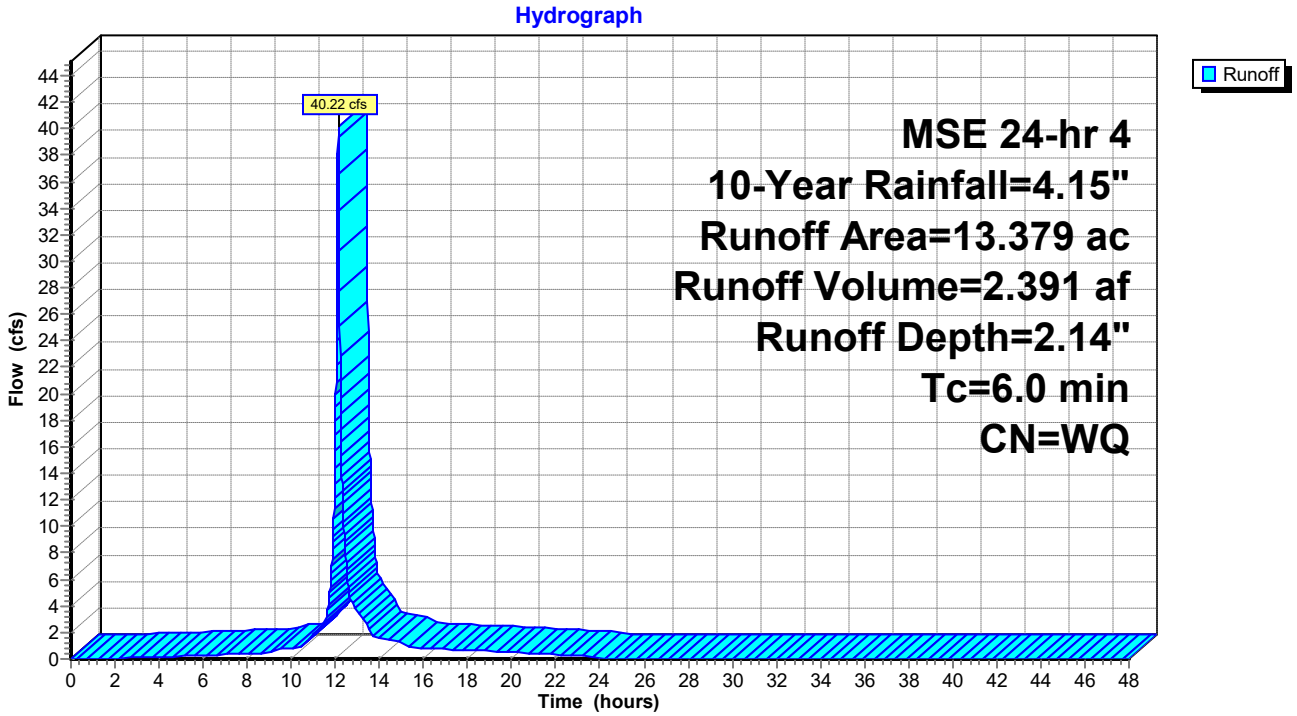
Runoff = 40.22 cfs @ 12.13 hrs, Volume= 2.391 af, Depth= 2.14"
Routed to Pond WP : Wet Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-Year Rainfall=4.15"

	Area (ac)	CN	Description
*	2.615	98	Roofs
*	1.349	98	Paved Streets
*	0.736	98	Paved Parking
*	0.124	98	Sidewalk
*	0.495	100	Bottom of Basin & WSE of Wet Pond
	7.343	61	>75% Grass cover, Good, HSG B
	0.717	74	>75% Grass cover, Good, HSG C
	13.379		Weighted Average
	8.060		60.24% Pervious Area
	5.319		39.76% Impervious Area

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

Subcatchment P1: Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min



Summary for Subcatchment P2: Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min

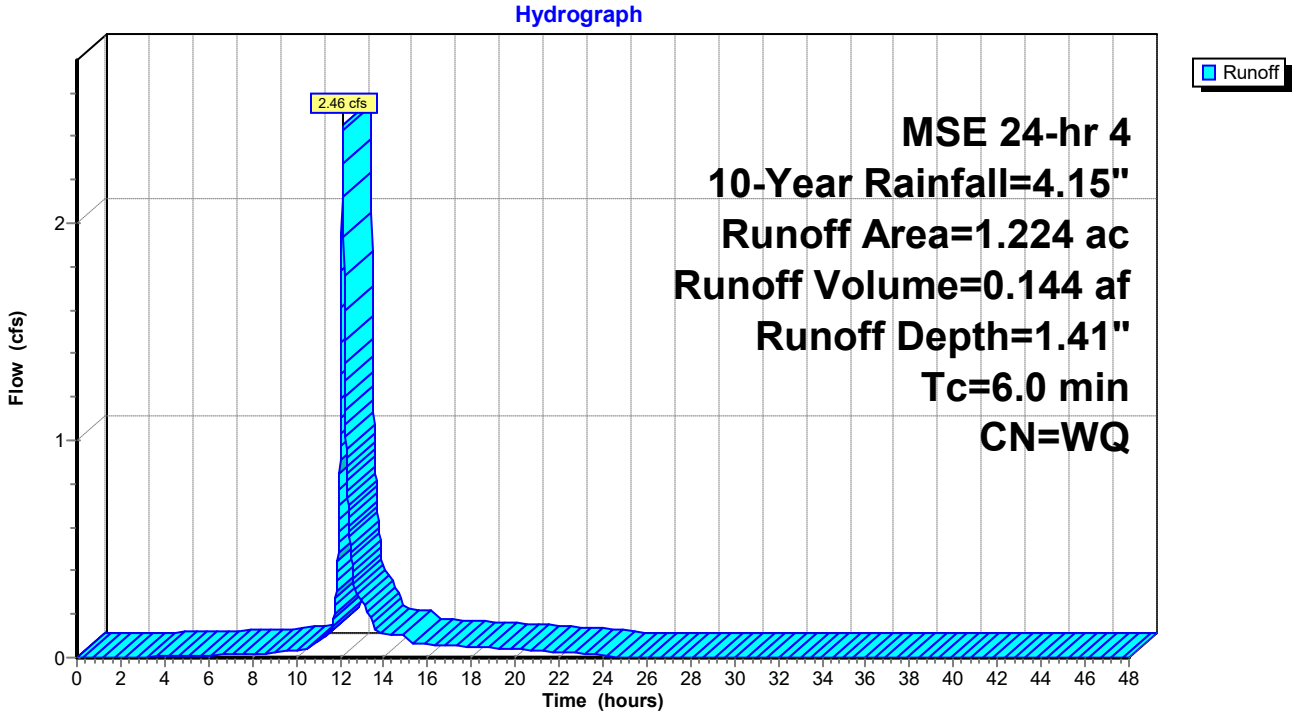
Runoff = 2.46 cfs @ 12.14 hrs, Volume= 0.144 af, Depth= 1.41"
Routed to Link 2L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-Year Rainfall=4.15"

	Area (ac)	CN	Description
*	0.092	98	Roofs
*	0.118	98	Paved Streets
*	0.001	98	Sidewalk
	1.013	61	>75% Grass cover, Good, HSG B
	1.224		Weighted Average
	1.013		82.76% Pervious Area
	0.211		17.24% Impervious Area

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

Subcatchment P2: Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min



Summary for Subcatchment P3: Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min

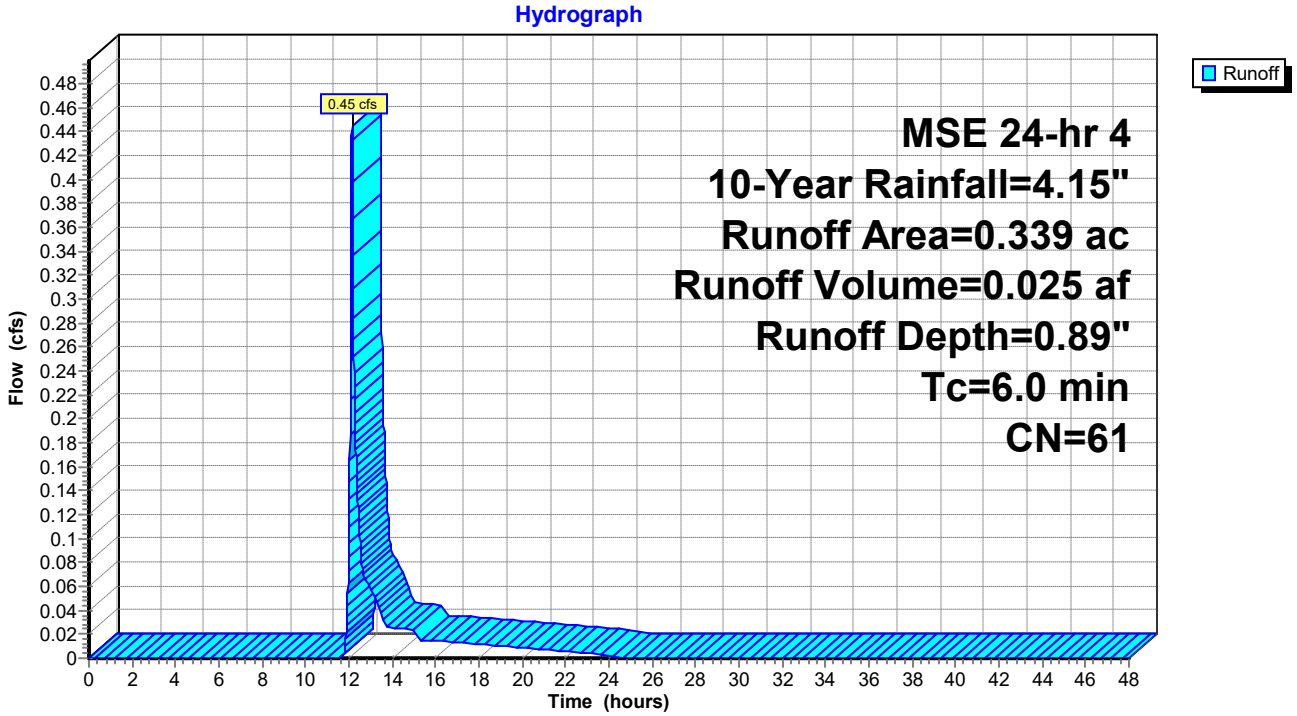
Runoff = 0.45 cfs @ 12.14 hrs, Volume= 0.025 af, Depth= 0.89"
Routed to Link 2L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-Year Rainfall=4.15"

Area (ac)	CN	Description
0.339	61	>75% Grass cover, Good, HSG B
0.339		100.00% Pervious Area

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

Subcatchment P3: Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min



Summary for Subcatchment P4: Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

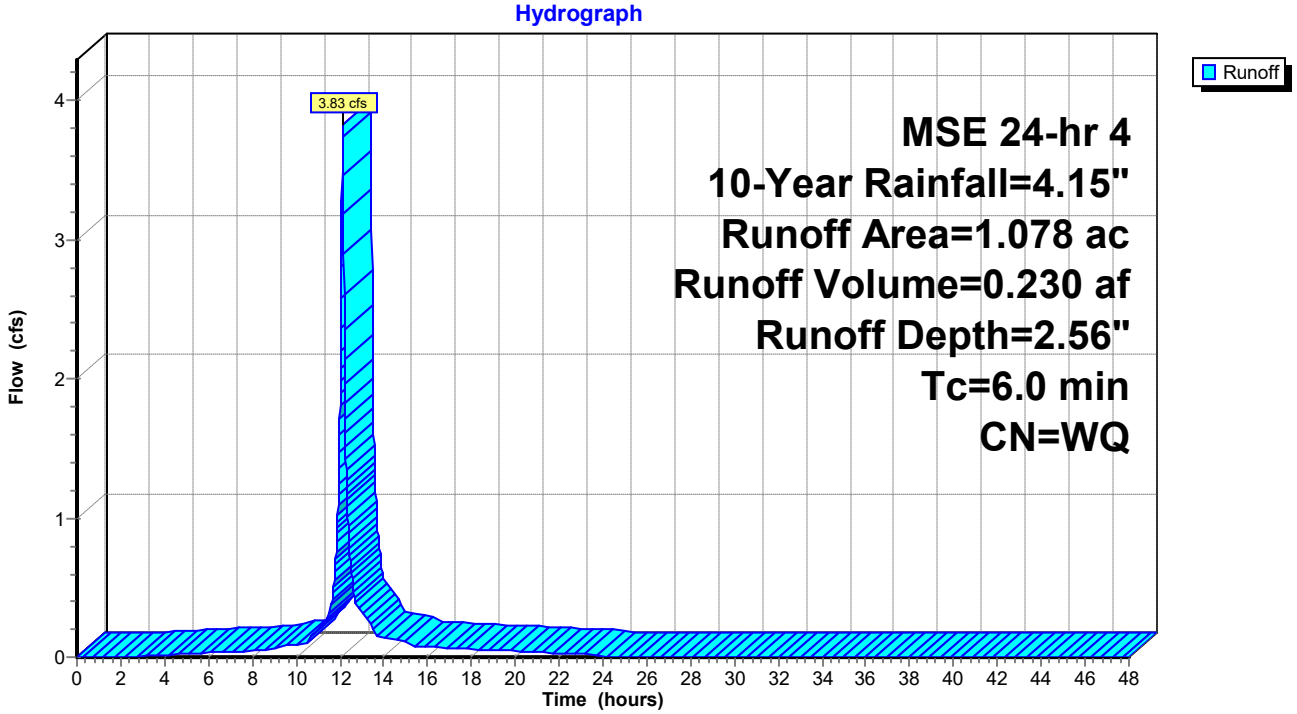
Runoff = 3.83 cfs @ 12.13 hrs, Volume= 0.230 af, Depth= 2.56"
Routed to Pond 4P : 15" Storm Sewer

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-Year Rainfall=4.15"

	Area (ac)	CN	Description
*	0.114	98	Roofs
*	0.415	98	Paved Streets
*	0.058	98	Paved Parking
*	0.007	98	Sidewalk
	0.484	61	>75% Grass cover, Good, HSG B
	1.078		Weighted Average
	0.484		44.90% Pervious Area
	0.594		55.10% Impervious Area

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

Subcatchment P4: Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min



Summary for Pond 4P: 15" Storm Sewer

Inflow Area = 1.078 ac, 55.10% Impervious, Inflow Depth = 2.56" for 10-Year event
Inflow = 3.83 cfs @ 12.13 hrs, Volume= 0.230 af
Outflow = 3.83 cfs @ 12.13 hrs, Volume= 0.230 af, Atten= 0%, Lag= 0.0 min
Primary = 3.83 cfs @ 12.13 hrs, Volume= 0.230 af
Routed to Pond WP : Wet Pond
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 2L : (new Link)

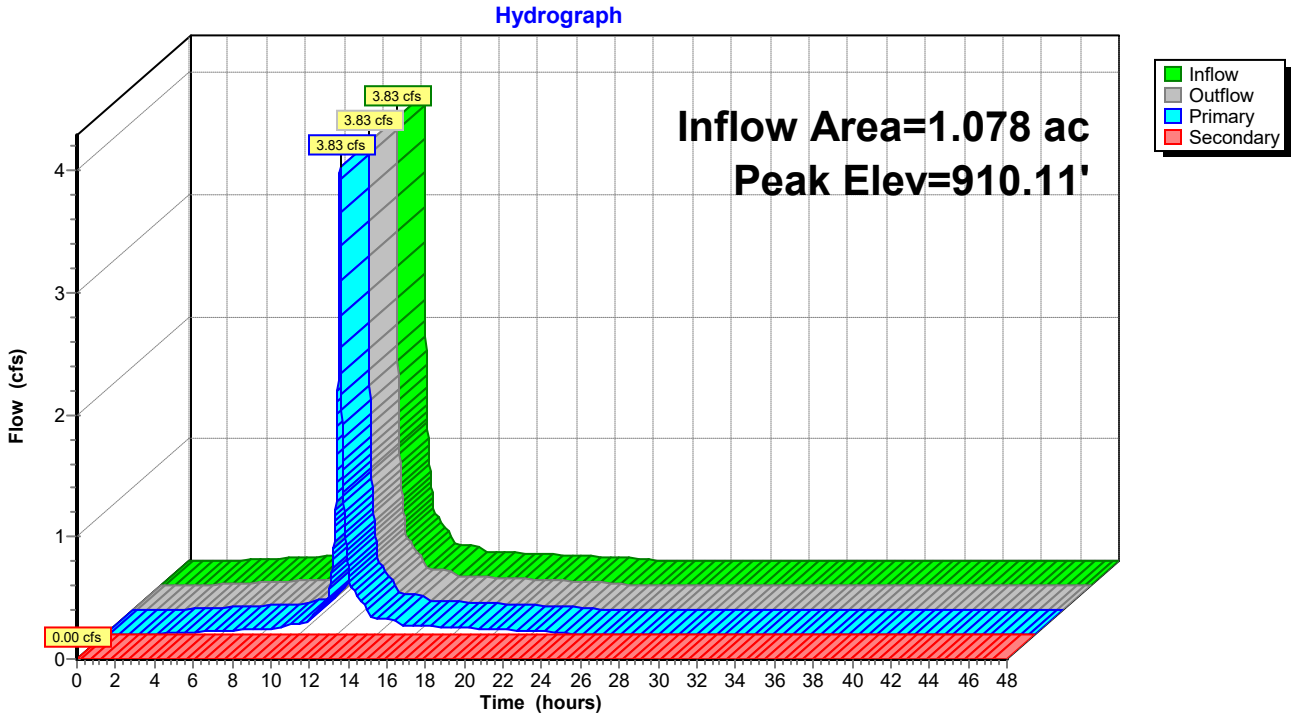
Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 910.11' @ 12.32 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	908.11'	**15.0" Round RCP_Round 15"** L= 103.0' Ke= 0.500 Inlet / Outlet Invert= 908.11' / 907.60' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Secondary	911.89'	**140.0 deg Sharp-Crested Vee/Trap Weir** Cv= 2.47 (C= 3.09)

Primary OutFlow Max=3.55 cfs @ 12.13 hrs HW=909.87' TW=909.36' (Dynamic Tailwater)
└**1=RCP_Round 15"** (Outlet Controls 3.55 cfs @ 2.89 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=908.11' TW=0.00' (Dynamic Tailwater)
└**2=Sharp-Crested Vee/Trap Weir** (Controls 0.00 cfs)

Pond 4P: 15" Storm Sewer



Summary for Pond IB: Infiltration Basin

Inflow = 14.19 cfs @ 12.33 hrs, Volume= 2.376 af
Outflow = 2.18 cfs @ 13.91 hrs, Volume= 2.376 af, Atten= 85%, Lag= 94.5 min
Discarded = 1.06 cfs @ 13.91 hrs, Volume= 1.372 af
Primary = 1.12 cfs @ 13.91 hrs, Volume= 1.005 af
Routed to Link 2L : (new Link)
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 2L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 909.31' @ 13.91 hrs Surf.Area= 12,736 sf Storage= 37,362 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 196.5 min (1,082.6 - 886.1)

Volume	Invert	Avail.Storage	Storage Description
#1	905.49'	69,426 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
905.49	8,157	0.0	0	0
905.50	8,157	27.0	22	22
906.50	8,157	100.0	8,157	8,179
907.00	8,901	100.0	4,265	12,444
908.00	10,489	100.0	9,695	22,139
909.00	12,162	100.0	11,326	33,464
910.00	13,995	100.0	13,079	46,543
911.00	15,707	100.0	14,851	61,394
911.50	16,423	100.0	8,033	69,426

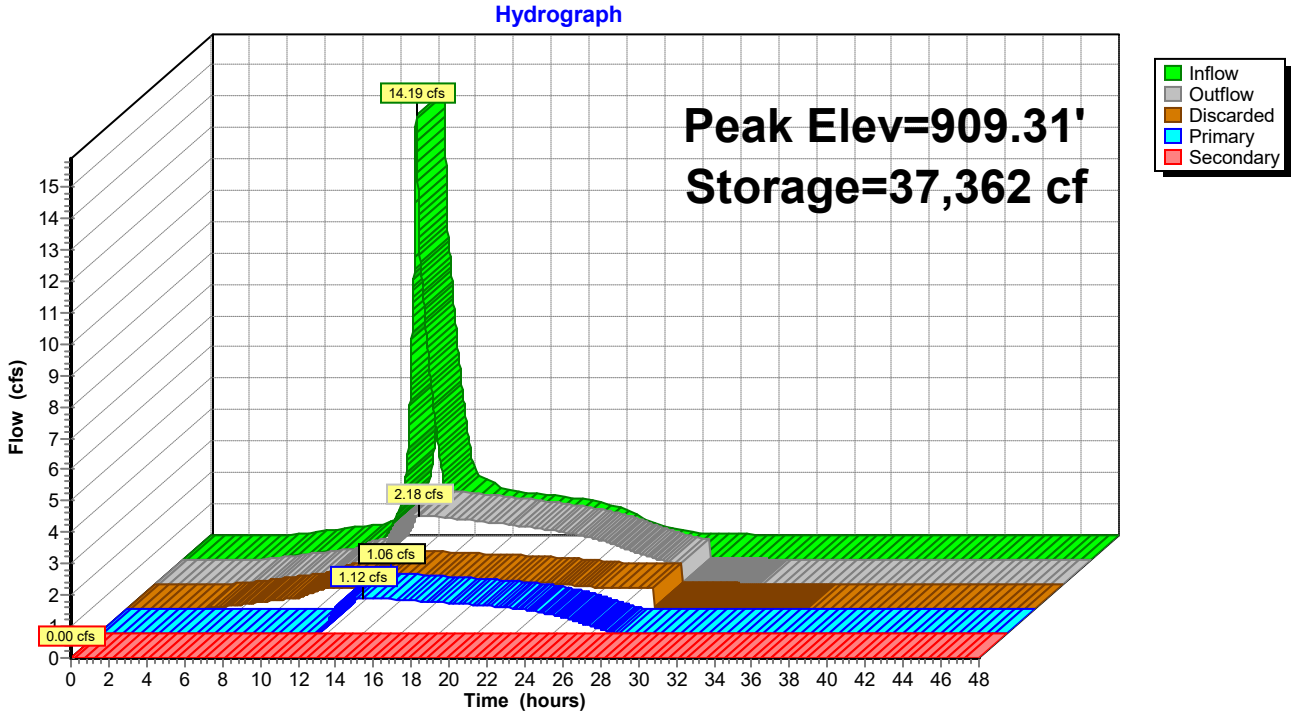
Device	Routing	Invert	Outlet Devices
#1	Primary	905.50'	**6.0" Round 6" Perforated Underdrain** L= 62.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 905.50' / 905.50' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Discarded	905.49'	**3.600 in/hr Exfiltration over Surface area**
#3	Secondary	910.90'	**Custom Weir/Orifice, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 0.60 Width (feet) 20.00 30.20

Discarded OutFlow Max=1.06 cfs @ 13.91 hrs HW=909.31' (Free Discharge)
2=Exfiltration (Exfiltration Controls 1.06 cfs)

Primary OutFlow Max=1.12 cfs @ 13.91 hrs HW=909.31' TW=0.00' (Dynamic Tailwater)
1=6" Perforated Underdrain (Barrel Controls 1.12 cfs @ 5.68 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=905.49' TW=0.00' (Dynamic Tailwater)
3=Custom Weir/Orifice (Controls 0.00 cfs)

Pond IB: Infiltration Basin



Summary for Pond WP: Wet Pond

Inflow Area = 16.305 ac, 36.73% Impervious, Inflow Depth = 2.10" for 10-Year event
Inflow = 45.96 cfs @ 12.13 hrs, Volume= 2.857 af
Outflow = 15.45 cfs @ 12.33 hrs, Volume= 2.852 af, Atten= 66%, Lag= 12.0 min
Primary = 1.26 cfs @ 12.33 hrs, Volume= 0.476 af
Routed to Link 2L : (new Link)
Secondary = 4.61 cfs @ 12.33 hrs, Volume= 0.056 af
Routed to Pond IB : Infiltration Basin
Tertiary = 9.58 cfs @ 12.33 hrs, Volume= 2.321 af
Routed to Pond IB : Infiltration Basin

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 910.06' @ 12.33 hrs Surf.Area= 17,608 sf Storage= 39,604 cf

Plug-Flow detention time= 116.8 min calculated for 2.852 af (100% of inflow)
Center-of-Mass det. time= 115.7 min (897.4 - 781.7)

Volume	Invert	Avail.Storage	Storage Description
#1	907.50'	66,911 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
907.50	13,391	0	0
908.00	14,200	6,898	6,898
909.00	15,803	15,002	21,899
910.00	17,490	16,647	38,546
911.00	19,445	18,468	57,013
911.50	20,147	9,898	66,911

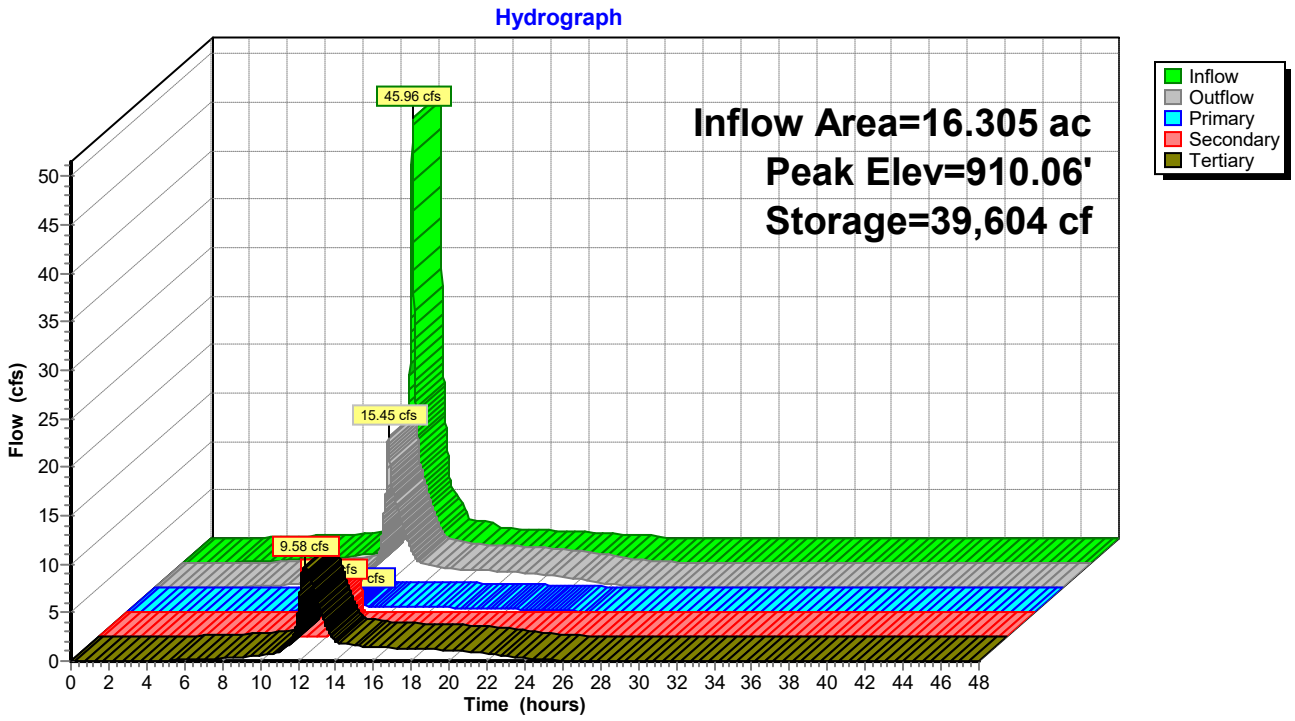
Device	Routing	Invert	Outlet Devices
#1	Primary	905.50'	**15.0" Round 15" Outlet Pipe** L= 33.6' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 905.50' / 905.40' S= 0.0030 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.23 sf
#2	Device 1	907.50'	**4.0" Vert. 4" Orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	910.00'	**48.0" Horiz. 48" Outlet Structure** C= 0.600 Limited to weir flow at low heads
#4	Secondary	910.00'	**Custom Weir/Orifice, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 2.50 Width (feet) 95.00 110.00
#5	Tertiary	907.50'	**12.0" Round 12" RCP Equalizer Pipe X 2.00** L= 24.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 907.50' / 907.30' S= 0.0083 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 0.79 sf

Primary OutFlow Max=1.26 cfs @ 12.33 hrs HW=910.06' TW=0.00' (Dynamic Tailwater)
└─**1=15" Outlet Pipe** (Passes 1.26 cfs of 10.34 cfs potential flow)
  └─**2=4" Orifice** (Orifice Controls 0.65 cfs @ 7.45 fps)
  └─**3=48" Outlet Structure** (Weir Controls 0.61 cfs @ 0.80 fps)

Secondary OutFlow Max=4.60 cfs @ 12.33 hrs HW=910.06' TW=907.17' (Dynamic Tailwater)
└─**4=Custom Weir/Orifice** (Weir Controls 4.60 cfs @ 0.80 fps)

Tertiary OutFlow Max=9.58 cfs @ 12.33 hrs HW=910.06' TW=907.17' (Dynamic Tailwater)
└─**5=12" RCP Equalizer Pipe** (Inlet Controls 9.58 cfs @ 6.10 fps)

Pond WP: Wet Pond

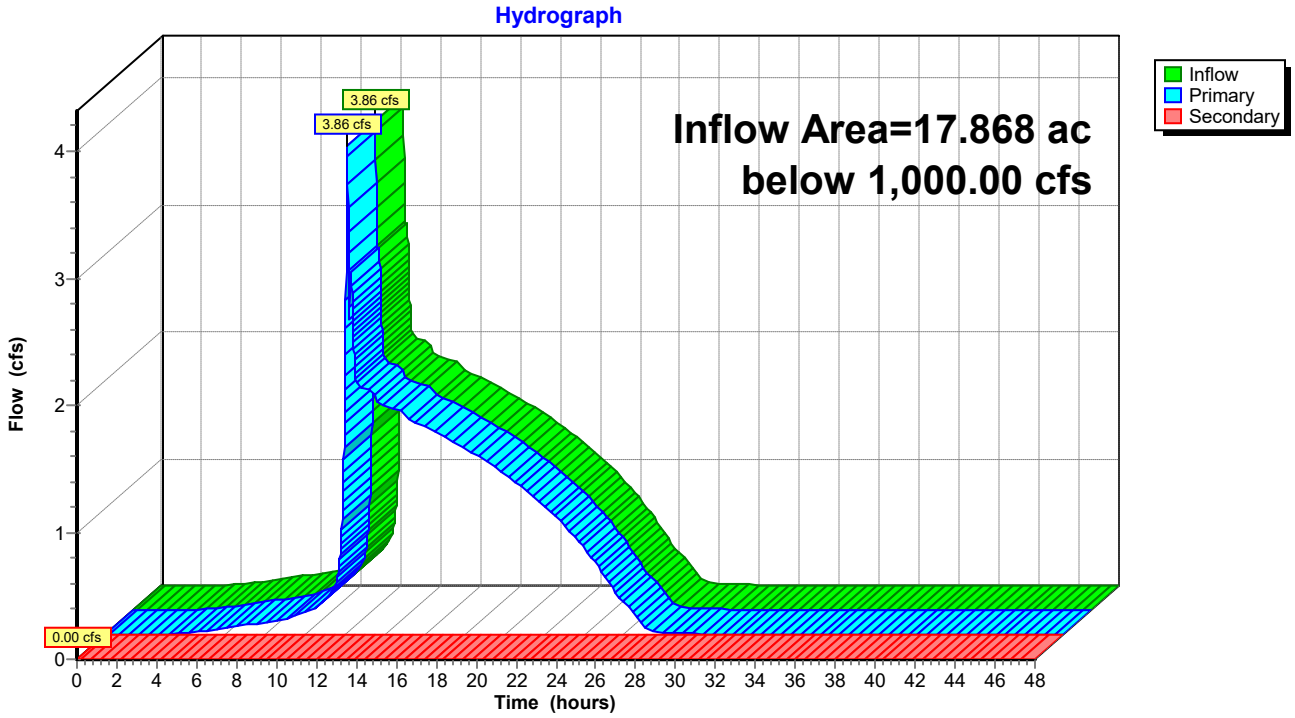


Summary for Link 2L: (new Link)

Inflow Area = 17.868 ac, 34.70% Impervious, Inflow Depth > 1.11" for 10-Year event
Inflow = 3.86 cfs @ 12.14 hrs, Volume= 1.650 af
Primary = 3.86 cfs @ 12.14 hrs, Volume= 1.650 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 2L: (new Link)



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment OP1: Proposed Watershed Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=2.28"
Flow Length=995' Tc=15.7 min CN=WQ Runoff=4.63 cfs 0.351 af

Subcatchment P1: Proposed Watershed Runoff Area=13.379 ac 39.76% Impervious Runoff Depth=2.92"
Tc=6.0 min CN=WQ Runoff=55.83 cfs 3.255 af

Subcatchment P2: Proposed Watershed Runoff Area=1.224 ac 17.24% Impervious Runoff Depth=2.08"
Tc=6.0 min CN=WQ Runoff=3.77 cfs 0.212 af

Subcatchment P3: Proposed Watershed P3 Runoff Area=0.339 ac 0.00% Impervious Runoff Depth=1.48"
Tc=6.0 min CN=61 Runoff=0.79 cfs 0.042 af

Subcatchment P4: Proposed Watershed Runoff Area=1.078 ac 55.10% Impervious Runoff Depth=3.39"
Tc=6.0 min CN=WQ Runoff=5.13 cfs 0.304 af

Pond 4P: 15" Storm Sewer Peak Elev=911.05' Inflow=5.13 cfs 0.304 af
Primary=5.13 cfs 0.304 af Secondary=0.00 cfs 0.000 af Outflow=5.13 cfs 0.304 af

Pond IB: Infiltration Basin Peak Elev=910.13' Storage=48,308 cf Inflow=44.81 cfs 3.037 af
Discarded=1.18 cfs 1.706 af Primary=1.25 cfs 1.331 af Secondary=0.00 cfs 0.000 af Outflow=2.43 cfs 3.037 af

Pond WP: Wet Pond Peak Elev=910.23' Storage=42,646 cf Inflow=63.97 cfs 3.911 af
Primary=5.25 cfs 0.869 af Secondary=34.84 cfs 0.894 af Tertiary=9.97 cfs 2.142 af Outflow=50.06 cfs 3.906 af

Link 2L: (new Link) below 1,000.00 cfs Inflow=9.66 cfs 2.453 af
Primary=9.66 cfs 2.453 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 4.164 af Average Runoff Depth = 2.80"
65.30% Pervious = 11.668 ac 34.70% Impervious = 6.200 ac

Summary for Subcatchment OP1: Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min

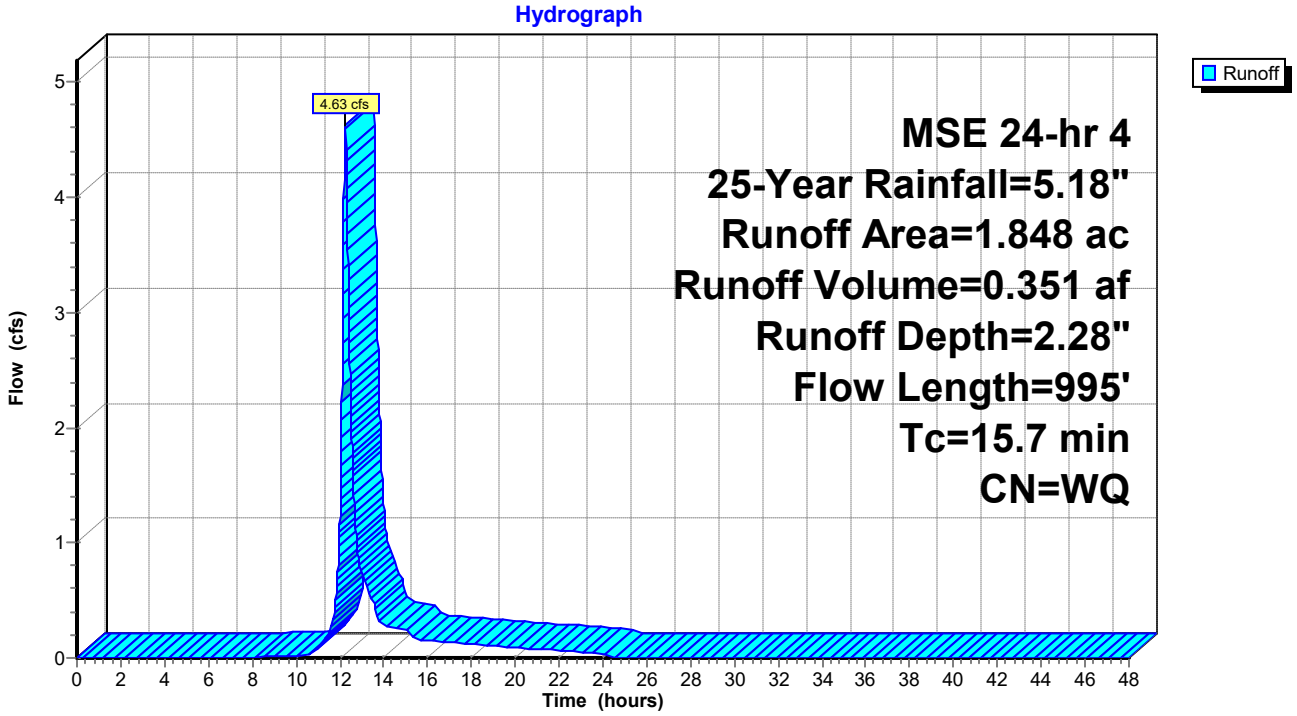
Runoff = 4.63 cfs @ 12.25 hrs, Volume= 0.351 af, Depth= 2.28"
Routed to Pond WP : Wet Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 25-Year Rainfall=5.18"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
0.8	226	0.0770	4.47		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	142	0.0425	6.08	4.77	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.020 Corrugated PE, corrugated interior
0.4	118	0.0201	4.85	5.95	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.020 Corrugated PE, corrugated interior
1.5	260	0.0040	2.96	9.30	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.020 Corrugated PE, corrugated interior
0.2	49	0.0038	3.35	16.44	**Pipe Channel,** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.020 Corrugated PE, corrugated interior
15.7	995	Total			

Subcatchment OP1: Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min



Summary for Subcatchment P1: Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min

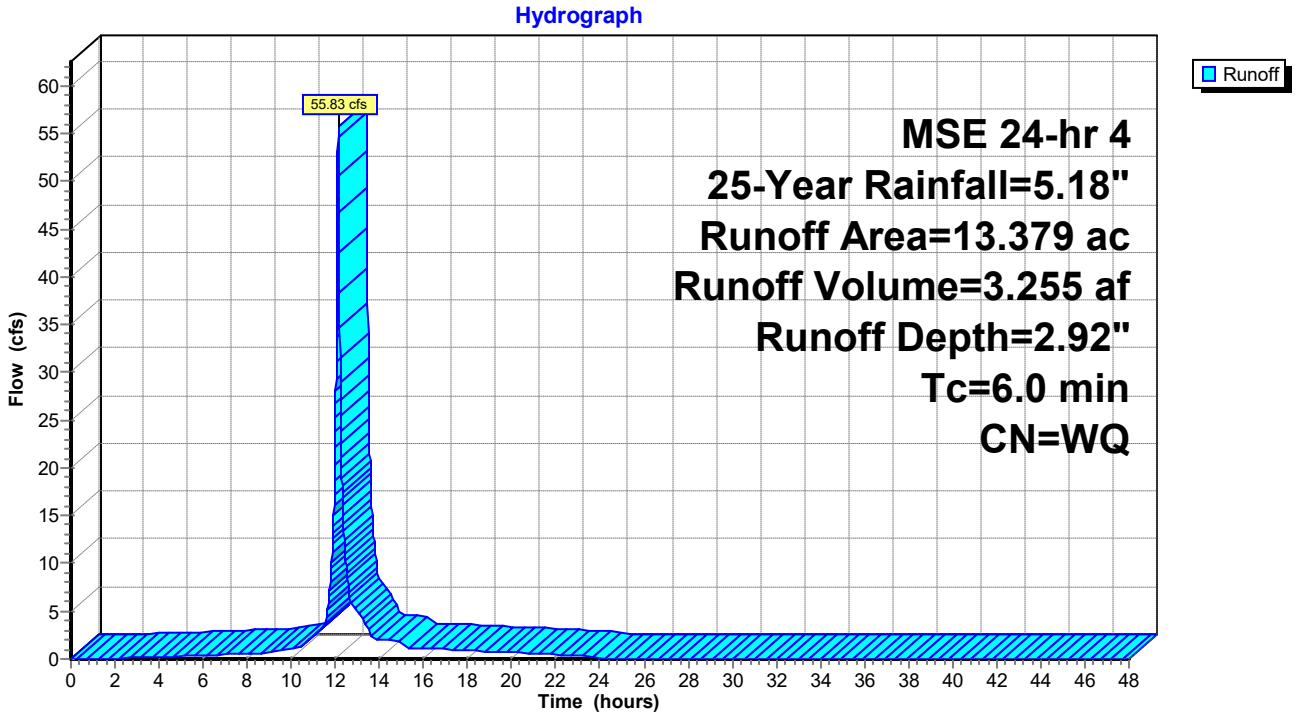
Runoff = 55.83 cfs @ 12.13 hrs, Volume= 3.255 af, Depth= 2.92"
Routed to Pond WP : Wet Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 25-Year Rainfall=5.18"

	Area (ac)	CN	Description
*	2.615	98	Roofs
*	1.349	98	Paved Streets
*	0.736	98	Paved Parking
*	0.124	98	Sidewalk
*	0.495	100	Bottom of Basin & WSE of Wet Pond
	7.343	61	>75% Grass cover, Good, HSG B
	0.717	74	>75% Grass cover, Good, HSG C
	13.379		Weighted Average
	8.060		60.24% Pervious Area
	5.319		39.76% Impervious Area

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

Subcatchment P1: Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min



Summary for Subcatchment P2: Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min

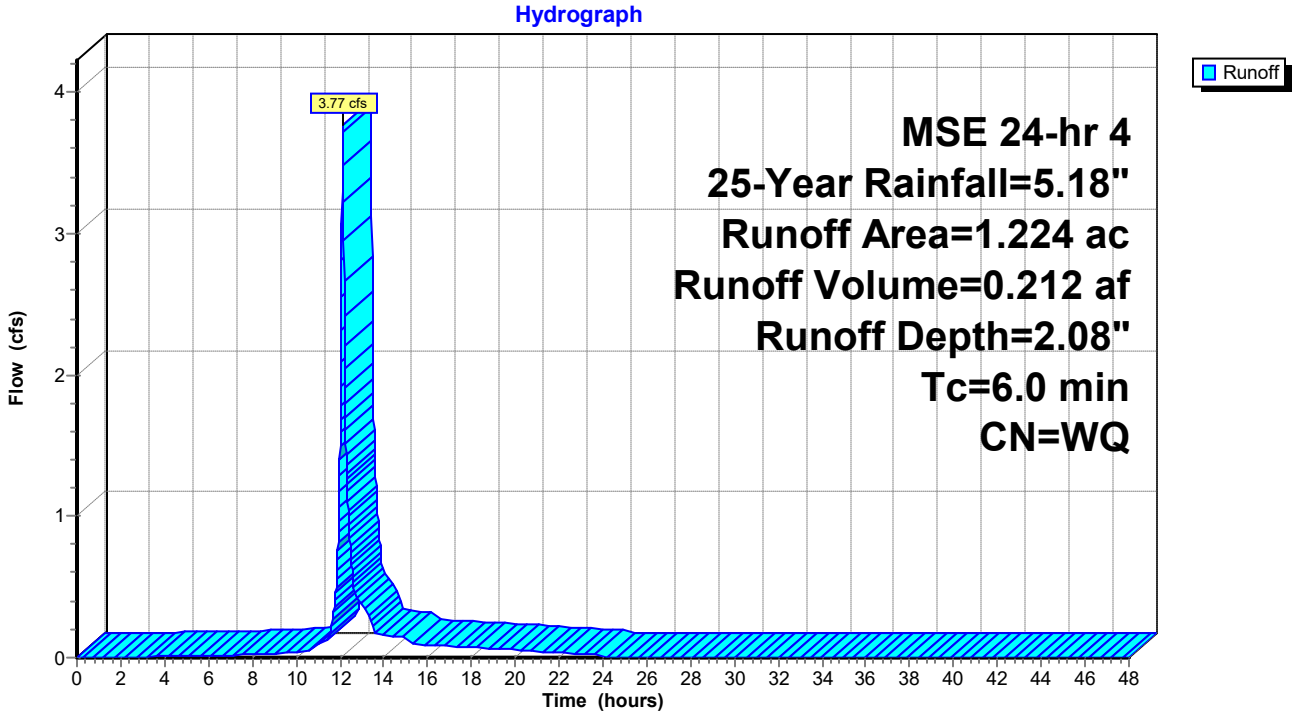
Runoff = 3.77 cfs @ 12.14 hrs, Volume= 0.212 af, Depth= 2.08"
Routed to Link 2L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 25-Year Rainfall=5.18"

	Area (ac)	CN	Description
*	0.092	98	Roofs
*	0.118	98	Paved Streets
*	0.001	98	Sidewalk
	1.013	61	>75% Grass cover, Good, HSG B
	1.224		Weighted Average
	1.013		82.76% Pervious Area
	0.211		17.24% Impervious Area

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

Subcatchment P2: Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min



Summary for Subcatchment P3: Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min

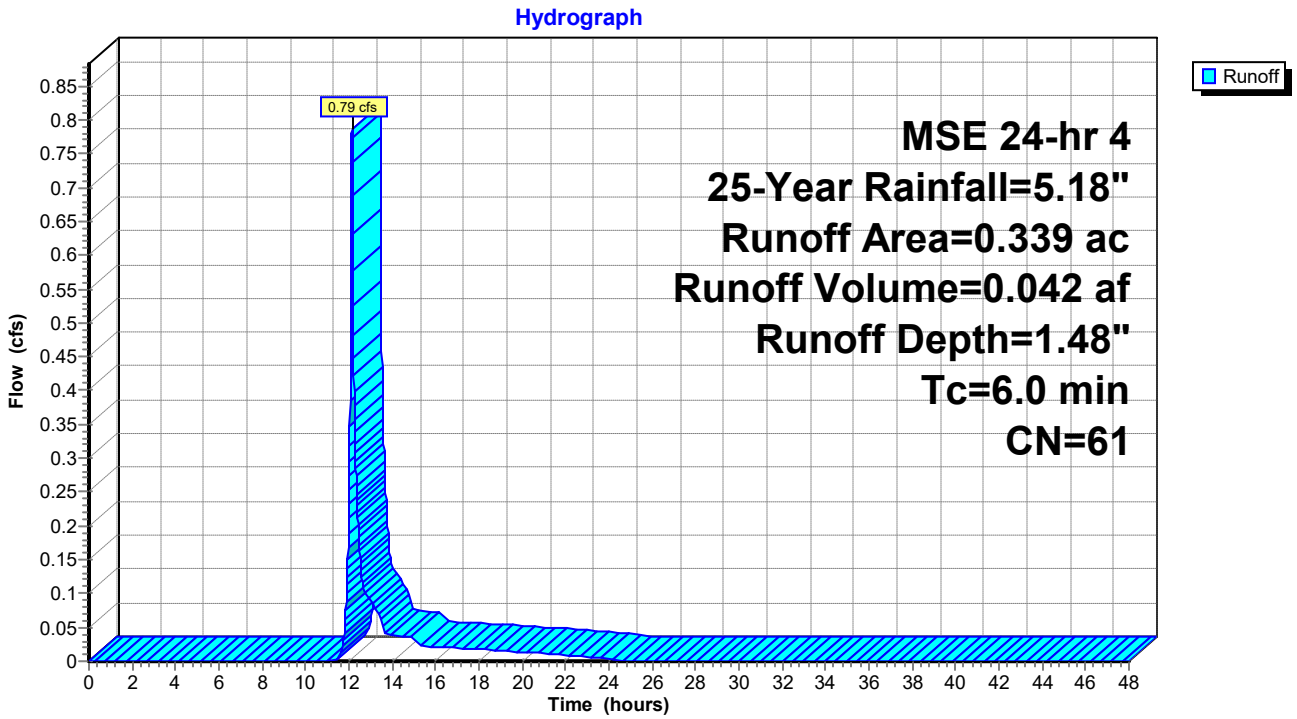
Runoff = 0.79 cfs @ 12.14 hrs, Volume= 0.042 af, Depth= 1.48"
Routed to Link 2L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 25-Year Rainfall=5.18"

Area (ac)	CN	Description
0.339	61	>75% Grass cover, Good, HSG B
0.339		100.00% Pervious Area

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

Subcatchment P3: Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min



Summary for Subcatchment P4: Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

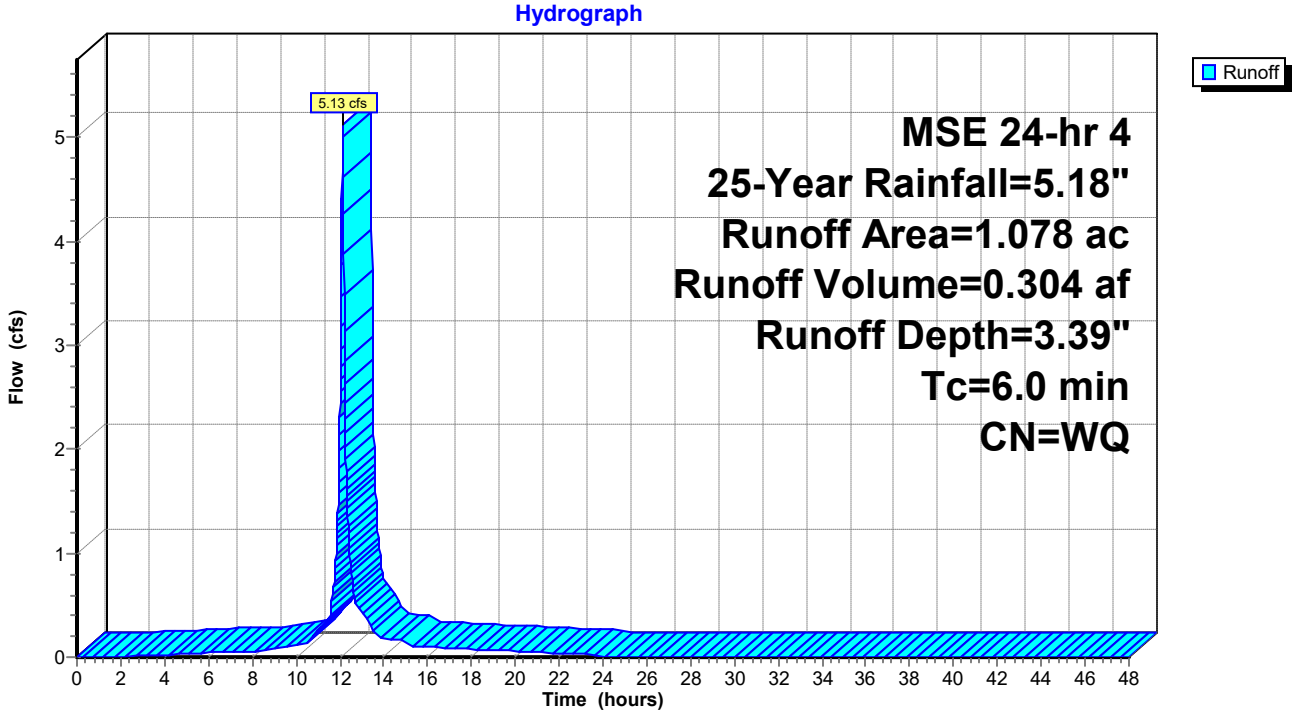
Runoff = 5.13 cfs @ 12.13 hrs, Volume= 0.304 af, Depth= 3.39"
Routed to Pond 4P : 15" Storm Sewer

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 25-Year Rainfall=5.18"

	Area (ac)	CN	Description
*	0.114	98	Roofs
*	0.415	98	Paved Streets
*	0.058	98	Paved Parking
*	0.007	98	Sidewalk
	0.484	61	>75% Grass cover, Good, HSG B
	1.078		Weighted Average
	0.484		44.90% Pervious Area
	0.594		55.10% Impervious Area

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

Subcatchment P4: Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min



Summary for Pond 4P: 15" Storm Sewer

Inflow Area = 1.078 ac, 55.10% Impervious, Inflow Depth = 3.39" for 25-Year event
Inflow = 5.13 cfs @ 12.13 hrs, Volume= 0.304 af
Outflow = 5.13 cfs @ 12.13 hrs, Volume= 0.304 af, Atten= 0%, Lag= 0.0 min
Primary = 5.13 cfs @ 12.13 hrs, Volume= 0.304 af
Routed to Pond WP : Wet Pond
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 2L : (new Link)

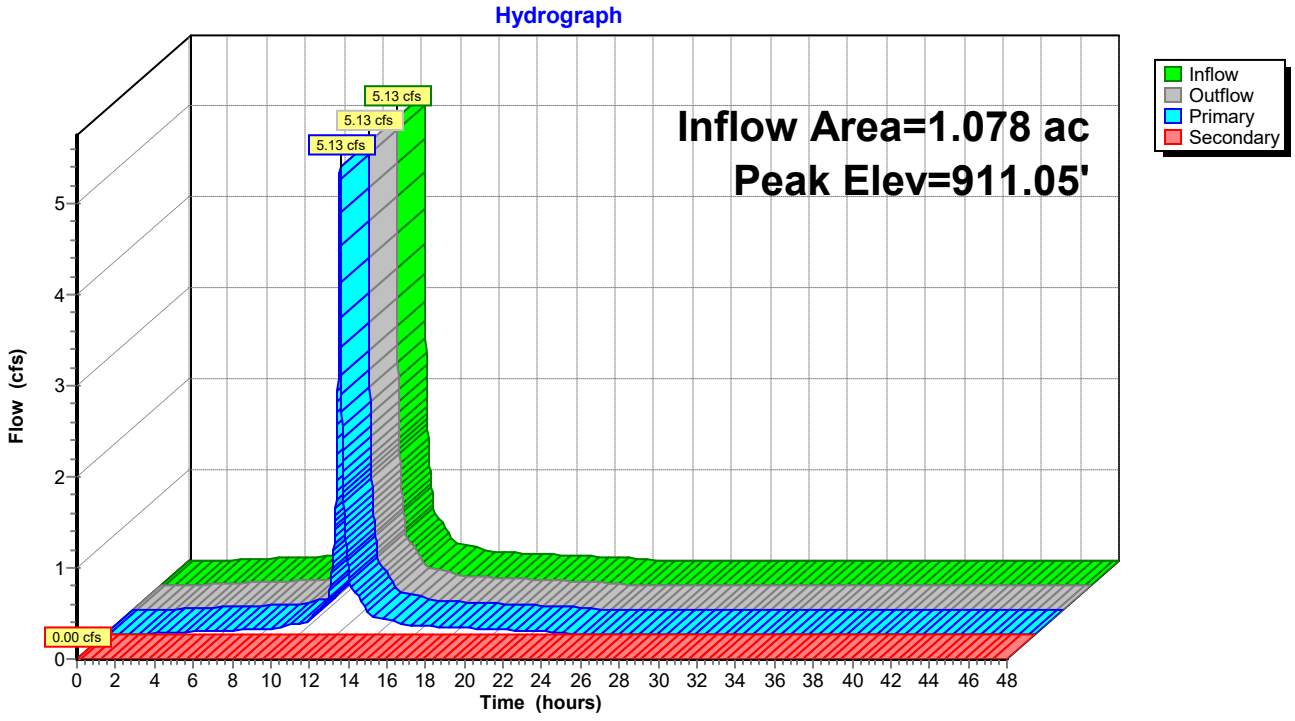
Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 911.05' @ 12.15 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	908.11'	**15.0" Round RCP_Round 15"** L= 103.0' Ke= 0.500 Inlet / Outlet Invert= 908.11' / 907.60' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Secondary	911.89'	**140.0 deg Sharp-Crested Vee/Trap Weir** Cv= 2.47 (C= 3.09)

Primary OutFlow Max=4.85 cfs @ 12.13 hrs HW=910.93' TW=909.99' (Dynamic Tailwater)
└**1=RCP_Round 15"** (Outlet Controls 4.85 cfs @ 3.95 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=908.11' TW=0.00' (Dynamic Tailwater)
└**2=Sharp-Crested Vee/Trap Weir** (Controls 0.00 cfs)

Pond 4P: 15" Storm Sewer



Summary for Pond IB: Infiltration Basin

Inflow = 44.81 cfs @ 12.18 hrs, Volume= 3.037 af
Outflow = 2.43 cfs @ 13.28 hrs, Volume= 3.037 af, Atten= 95%, Lag= 65.8 min
Discarded = 1.18 cfs @ 13.28 hrs, Volume= 1.706 af
Primary = 1.25 cfs @ 13.28 hrs, Volume= 1.331 af
Routed to Link 2L : (new Link)
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 2L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 910.13' @ 13.28 hrs Surf.Area= 14,209 sf Storage= 48,308 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 228.8 min (1,131.3 - 902.5)

Volume	Invert	Avail.Storage	Storage Description
#1	905.49'	69,426 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
905.49	8,157	0.0	0	0
905.50	8,157	27.0	22	22
906.50	8,157	100.0	8,157	8,179
907.00	8,901	100.0	4,265	12,444
908.00	10,489	100.0	9,695	22,139
909.00	12,162	100.0	11,326	33,464
910.00	13,995	100.0	13,079	46,543
911.00	15,707	100.0	14,851	61,394
911.50	16,423	100.0	8,033	69,426

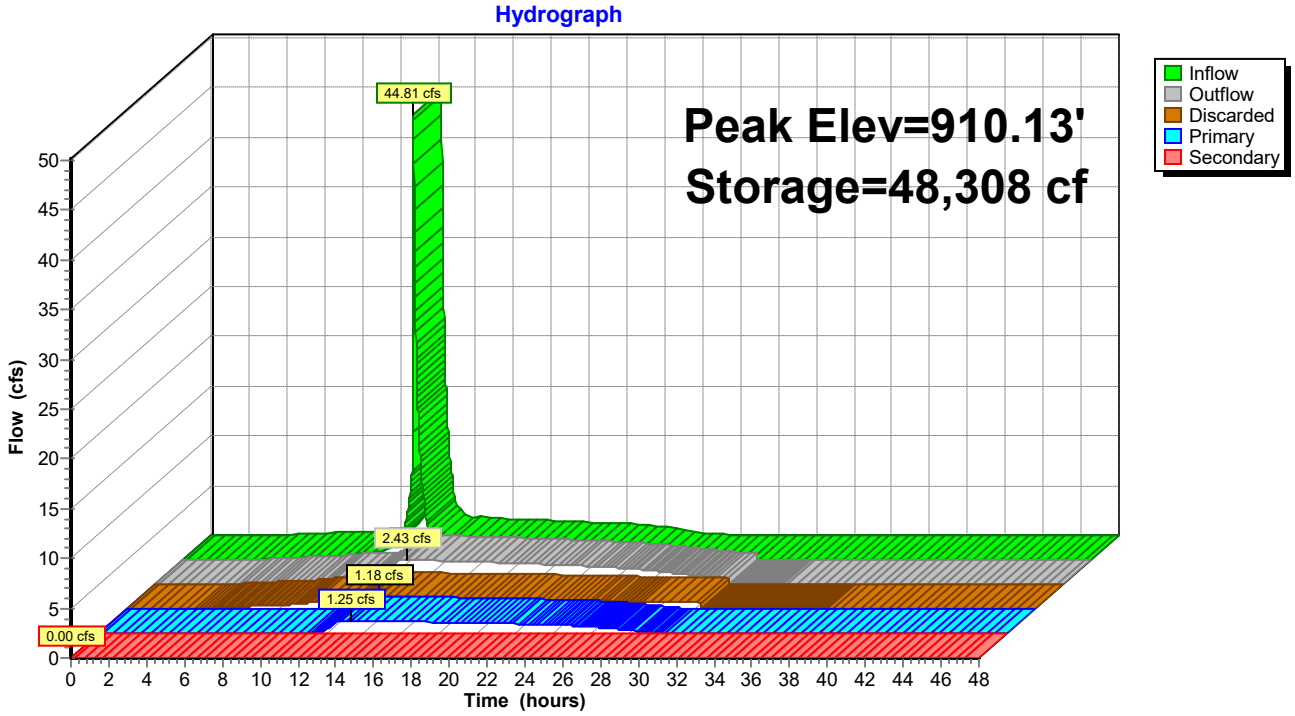
Device	Routing	Invert	Outlet Devices
#1	Primary	905.50'	**6.0" Round 6" Perforated Underdrain** L= 62.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 905.50' / 905.50' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Discarded	905.49'	**3.600 in/hr Exfiltration over Surface area**
#3	Secondary	910.90'	**Custom Weir/Orifice, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 0.60 Width (feet) 20.00 30.20

Discarded OutFlow Max=1.18 cfs @ 13.28 hrs HW=910.13' (Free Discharge)
2=Exfiltration (Exfiltration Controls 1.18 cfs)

Primary OutFlow Max=1.25 cfs @ 13.28 hrs HW=910.13' TW=0.00' (Dynamic Tailwater)
1=6" Perforated Underdrain (Barrel Controls 1.25 cfs @ 6.34 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=905.49' TW=0.00' (Dynamic Tailwater)
3=Custom Weir/Orifice (Controls 0.00 cfs)

Pond IB: Infiltration Basin



Summary for Pond WP: Wet Pond

Inflow Area = 16.305 ac, 36.73% Impervious, Inflow Depth = 2.88" for 25-Year event
Inflow = 63.97 cfs @ 12.13 hrs, Volume= 3.911 af
Outflow = 50.06 cfs @ 12.18 hrs, Volume= 3.906 af, Atten= 22%, Lag= 2.9 min
Primary = 5.25 cfs @ 12.18 hrs, Volume= 0.869 af
Routed to Link 2L : (new Link)
Secondary = 34.84 cfs @ 12.18 hrs, Volume= 0.894 af
Routed to Pond IB : Infiltration Basin
Tertiary = 9.97 cfs @ 12.18 hrs, Volume= 2.142 af
Routed to Pond IB : Infiltration Basin

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 910.23' @ 12.18 hrs Surf.Area= 17,942 sf Storage= 42,646 cf

Plug-Flow detention time= 133.0 min calculated for 3.905 af (100% of inflow)
Center-of-Mass det. time= 132.4 min (913.3 - 780.9)

Volume	Invert	Avail.Storage	Storage Description
#1	907.50'	66,911 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
907.50	13,391	0	0
908.00	14,200	6,898	6,898
909.00	15,803	15,002	21,899
910.00	17,490	16,647	38,546
911.00	19,445	18,468	57,013
911.50	20,147	9,898	66,911

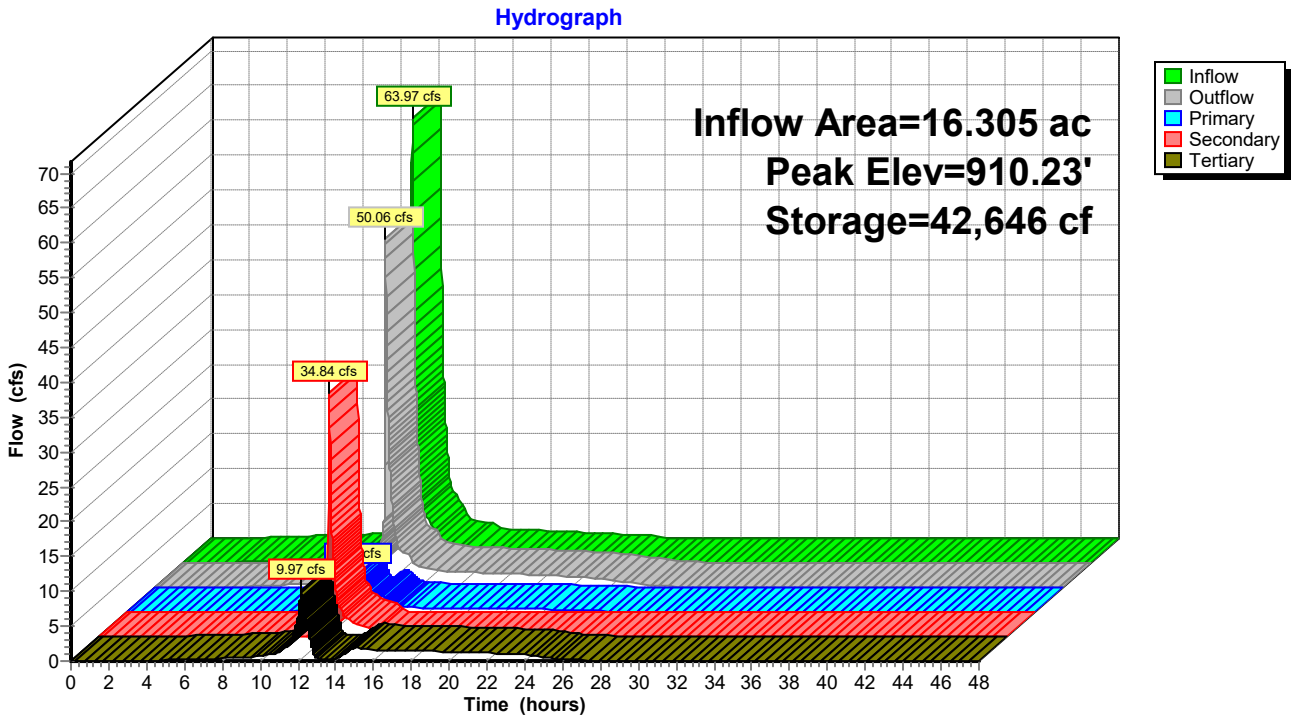
Device	Routing	Invert	Outlet Devices
#1	Primary	905.50'	**15.0" Round 15" Outlet Pipe** L= 33.6' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 905.50' / 905.40' S= 0.0030 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.23 sf
#2	Device 1	907.50'	**4.0" Vert. 4" Orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	910.00'	**48.0" Horiz. 48" Outlet Structure** C= 0.600 Limited to weir flow at low heads
#4	Secondary	910.00'	**Custom Weir/Orifice, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 2.50 Width (feet) 95.00 110.00
#5	Tertiary	907.50'	**12.0" Round 12" RCP Equalizer Pipe X 2.00** L= 24.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 907.50' / 907.30' S= 0.0083 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 0.79 sf

Primary OutFlow Max=5.22 cfs @ 12.18 hrs HW=910.23' TW=0.00' (Dynamic Tailwater)
└─**1=15" Outlet Pipe** (Passes 5.22 cfs of 10.56 cfs potential flow)
  ├─**2=4" Orifice** (Orifice Controls 0.67 cfs @ 7.71 fps)
  └─**3=48" Outlet Structure** (Weir Controls 4.55 cfs @ 1.57 fps)

Secondary OutFlow Max=34.65 cfs @ 12.18 hrs HW=910.23' TW=907.46' (Dynamic Tailwater)
└─**4=Custom Weir/Orifice** (Weir Controls 34.65 cfs @ 1.57 fps)

Tertiary OutFlow Max=9.97 cfs @ 12.18 hrs HW=910.23' TW=907.46' (Dynamic Tailwater)
└─**5=12" RCP Equalizer Pipe** (Inlet Controls 9.97 cfs @ 6.35 fps)

Pond WP: Wet Pond

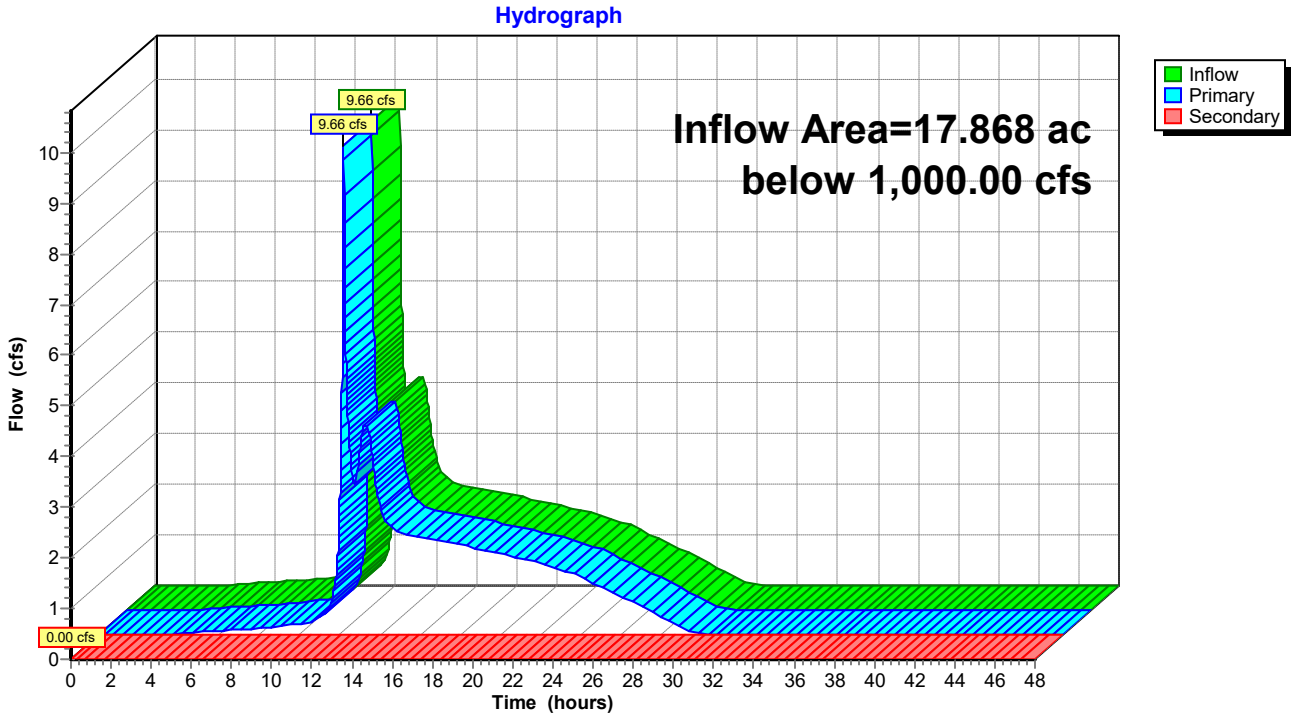


Summary for Link 2L: (new Link)

Inflow Area = 17.868 ac, 34.70% Impervious, Inflow Depth = 1.65" for 25-Year event
Inflow = 9.66 cfs @ 12.17 hrs, Volume= 2.453 af
Primary = 9.66 cfs @ 12.17 hrs, Volume= 2.453 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 2L: (new Link)



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment OP1: Proposed Watershed Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=3.00"
Flow Length=995' Tc=15.7 min CN=WQ Runoff=6.14 cfs 0.462 af

Subcatchment P1: Proposed Watershed Runoff Area=13.379 ac 39.76% Impervious Runoff Depth=3.65"
Tc=6.0 min CN=WQ Runoff=70.54 cfs 4.072 af

Subcatchment P2: Proposed Watershed Runoff Area=1.224 ac 17.24% Impervious Runoff Depth=2.73"
Tc=6.0 min CN=WQ Runoff=5.04 cfs 0.278 af

Subcatchment P3: Proposed Watershed P3 Runoff Area=0.339 ac 0.00% Impervious Runoff Depth=2.07"
Tc=6.0 min CN=61 Runoff=1.13 cfs 0.059 af

Subcatchment P4: Proposed Watershed Runoff Area=1.078 ac 55.10% Impervious Runoff Depth=4.16"
Tc=6.0 min CN=WQ Runoff=6.34 cfs 0.374 af

Pond 4P: 15" Storm Sewer Peak Elev=911.90' Inflow=6.34 cfs 0.374 af
Primary=6.34 cfs 0.374 af Secondary=0.00 cfs 0.000 af Outflow=6.34 cfs 0.374 af

Pond IB: Infiltration Basin Peak Elev=910.42' Storage=52,500 cf Inflow=68.58 cfs 3.266 af
Discarded=1.23 cfs 1.831 af Primary=1.29 cfs 1.434 af Secondary=0.00 cfs 0.000 af Outflow=2.51 cfs 3.266 af

Pond WP: Wet Pond Peak Elev=910.42' Storage=45,975 cf Inflow=80.96 cfs 4.908 af
Primary=10.80 cfs 1.637 af Secondary=58.50 cfs 1.167 af Tertiary=10.22 cfs 2.098 af Outflow=76.92 cfs 4.902 af

Link 2L: (new Link) below 1,000.00 cfs Inflow=15.22 cfs 3.408 af
Primary=15.22 cfs 3.408 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 5.244 af Average Runoff Depth = 3.52"
65.30% Pervious = 11.668 ac 34.70% Impervious = 6.200 ac

Summary for Subcatchment OP1: Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min

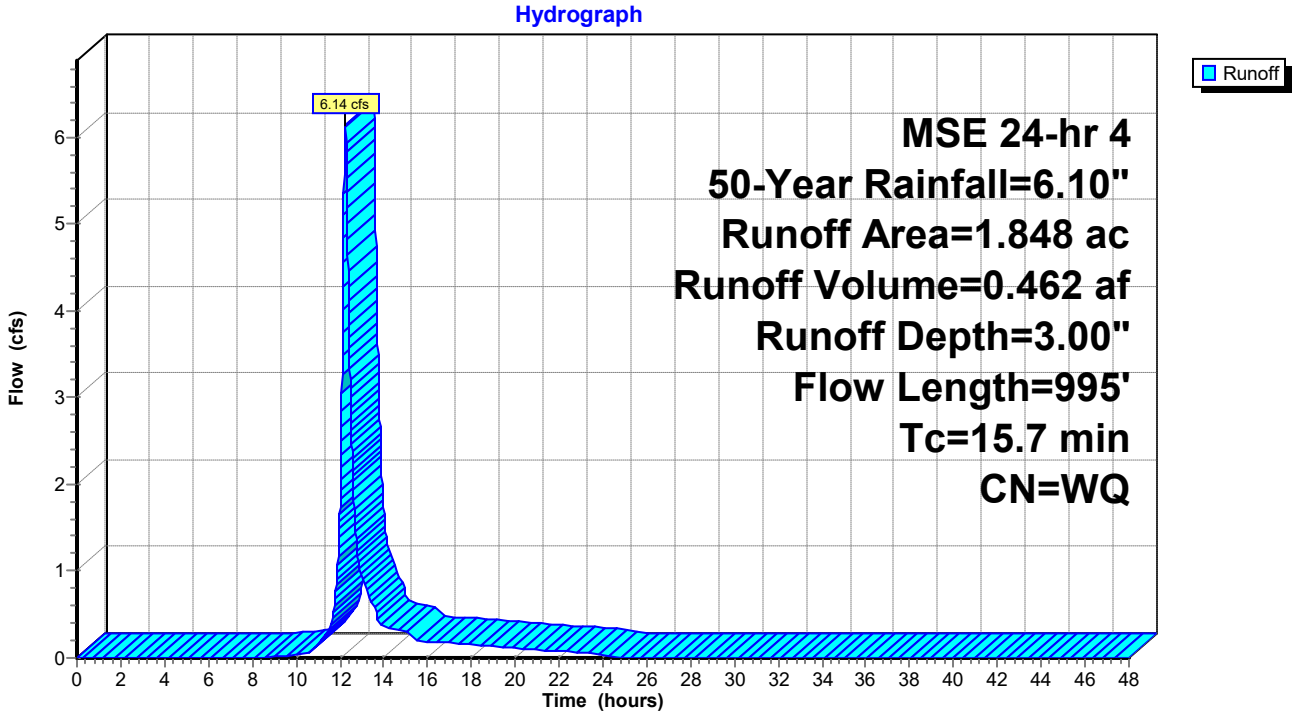
Runoff = 6.14 cfs @ 12.24 hrs, Volume= 0.462 af, Depth= 3.00"
Routed to Pond WP : Wet Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 50-Year Rainfall=6.10"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
0.8	226	0.0770	4.47		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	142	0.0425	6.08	4.77	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.020 Corrugated PE, corrugated interior
0.4	118	0.0201	4.85	5.95	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.020 Corrugated PE, corrugated interior
1.5	260	0.0040	2.96	9.30	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.020 Corrugated PE, corrugated interior
0.2	49	0.0038	3.35	16.44	**Pipe Channel,** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.020 Corrugated PE, corrugated interior
15.7	995	Total			

Subcatchment OP1: Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min



Summary for Subcatchment P1: Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min

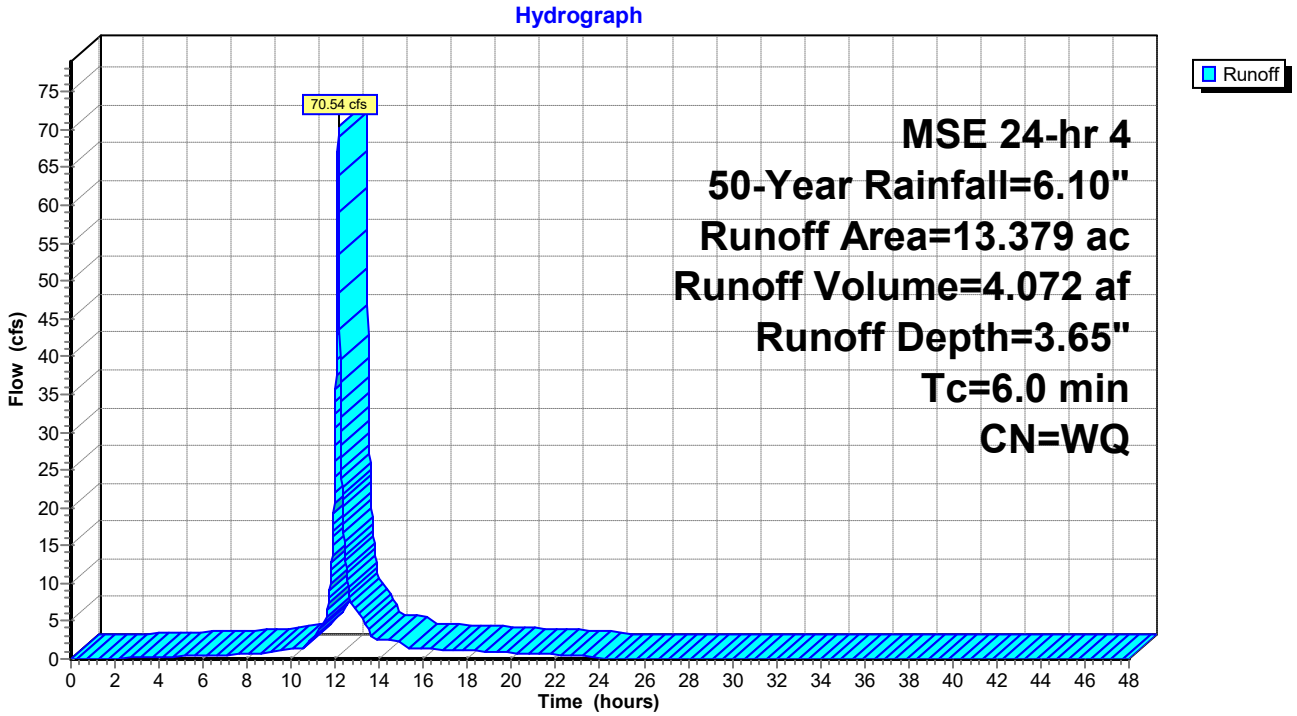
Runoff = 70.54 cfs @ 12.13 hrs, Volume= 4.072 af, Depth= 3.65"
Routed to Pond WP : Wet Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 50-Year Rainfall=6.10"

	Area (ac)	CN	Description
*	2.615	98	Roofs
*	1.349	98	Paved Streets
*	0.736	98	Paved Parking
*	0.124	98	Sidewalk
*	0.495	100	Bottom of Basin & WSE of Wet Pond
	7.343	61	>75% Grass cover, Good, HSG B
	0.717	74	>75% Grass cover, Good, HSG C
	13.379		Weighted Average
	8.060		60.24% Pervious Area
	5.319		39.76% Impervious Area

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

Subcatchment P1: Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min



Summary for Subcatchment P2: Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min

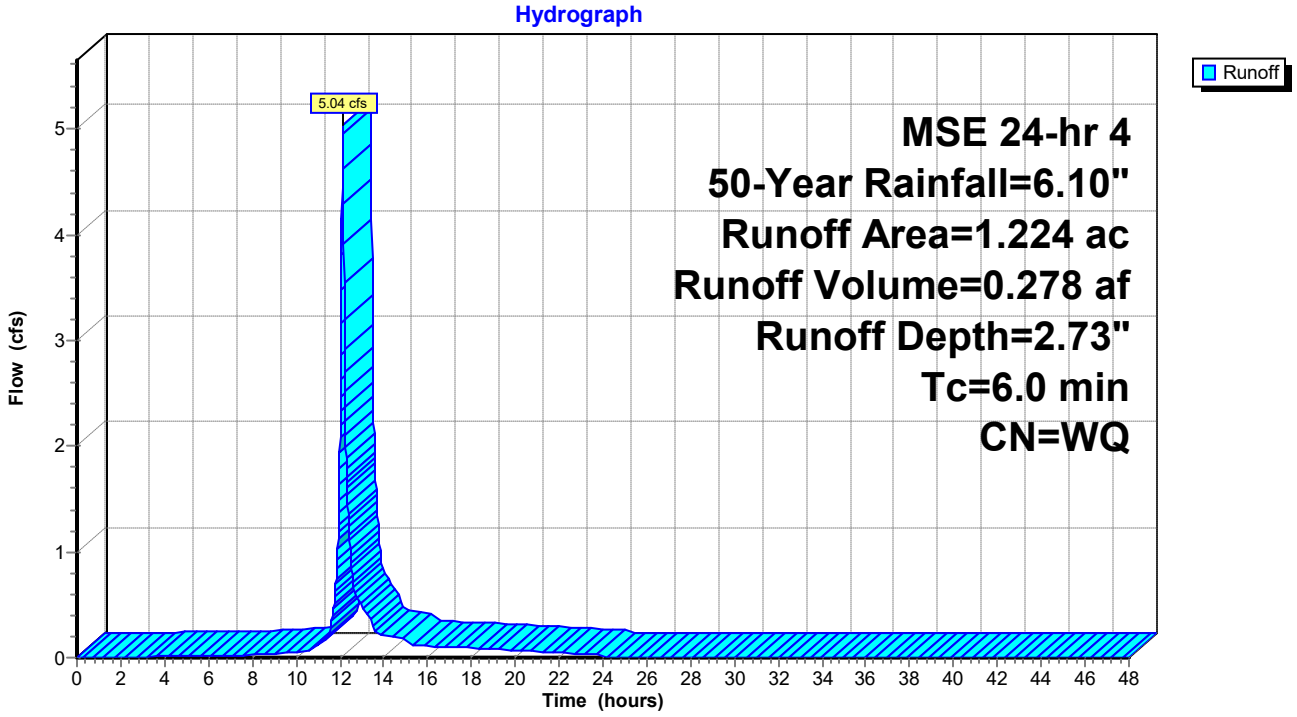
Runoff = 5.04 cfs @ 12.13 hrs, Volume= 0.278 af, Depth= 2.73"
Routed to Link 2L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 50-Year Rainfall=6.10"

	Area (ac)	CN	Description
*	0.092	98	Roofs
*	0.118	98	Paved Streets
*	0.001	98	Sidewalk
	1.013	61	>75% Grass cover, Good, HSG B
	1.224		Weighted Average
	1.013		82.76% Pervious Area
	0.211		17.24% Impervious Area

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

Subcatchment P2: Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min



Summary for Subcatchment P3: Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min

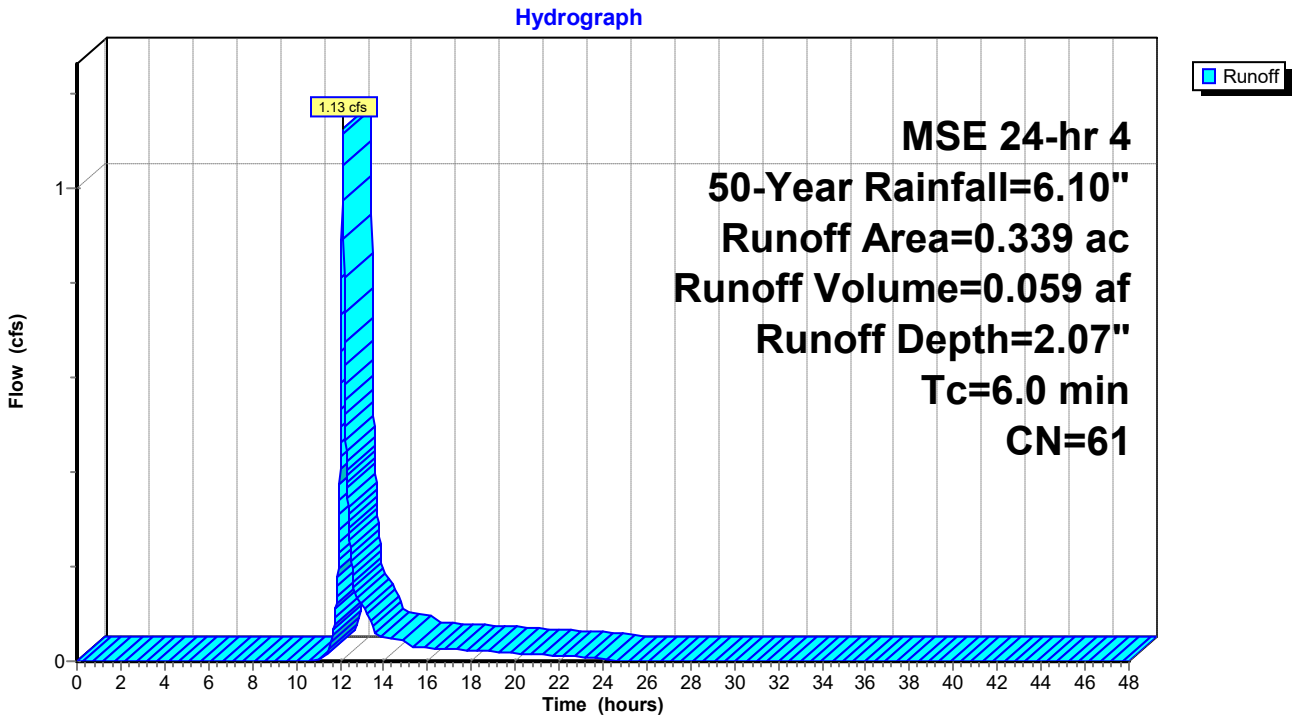
Runoff = 1.13 cfs @ 12.14 hrs, Volume= 0.059 af, Depth= 2.07"
Routed to Link 2L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 50-Year Rainfall=6.10"

Area (ac)	CN	Description
0.339	61	>75% Grass cover, Good, HSG B
0.339		100.00% Pervious Area

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

Subcatchment P3: Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min



Summary for Subcatchment P4: Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

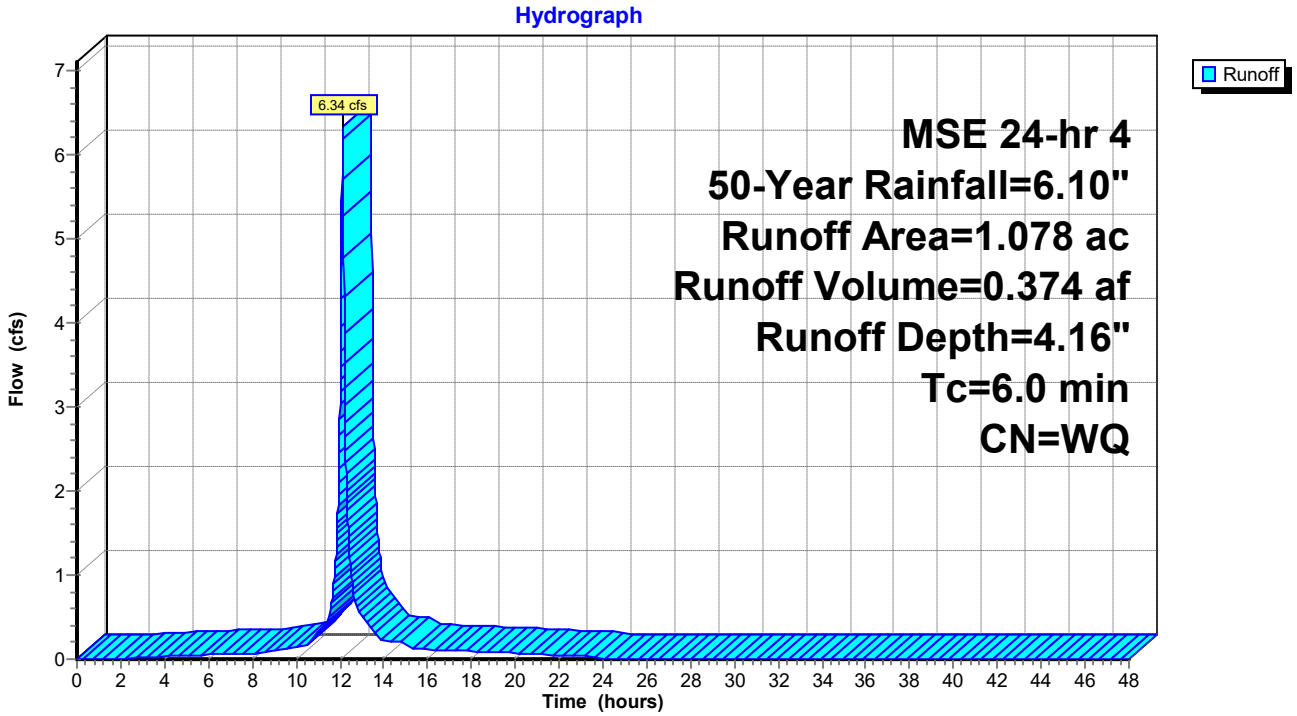
Runoff = 6.34 cfs @ 12.13 hrs, Volume= 0.374 af, Depth= 4.16"
Routed to Pond 4P : 15" Storm Sewer

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 50-Year Rainfall=6.10"

	Area (ac)	CN	Description
*	0.114	98	Roofs
*	0.415	98	Paved Streets
*	0.058	98	Paved Parking
*	0.007	98	Sidewalk
	0.484	61	>75% Grass cover, Good, HSG B
	1.078		Weighted Average
	0.484		44.90% Pervious Area
	0.594		55.10% Impervious Area

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

Subcatchment P4: Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min



Summary for Pond 4P: 15" Storm Sewer

Inflow Area = 1.078 ac, 55.10% Impervious, Inflow Depth = 4.16" for 50-Year event
Inflow = 6.34 cfs @ 12.13 hrs, Volume= 0.374 af
Outflow = 6.34 cfs @ 12.13 hrs, Volume= 0.374 af, Atten= 0%, Lag= 0.0 min
Primary = 6.34 cfs @ 12.13 hrs, Volume= 0.374 af
Routed to Pond WP : Wet Pond
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 2L : (new Link)

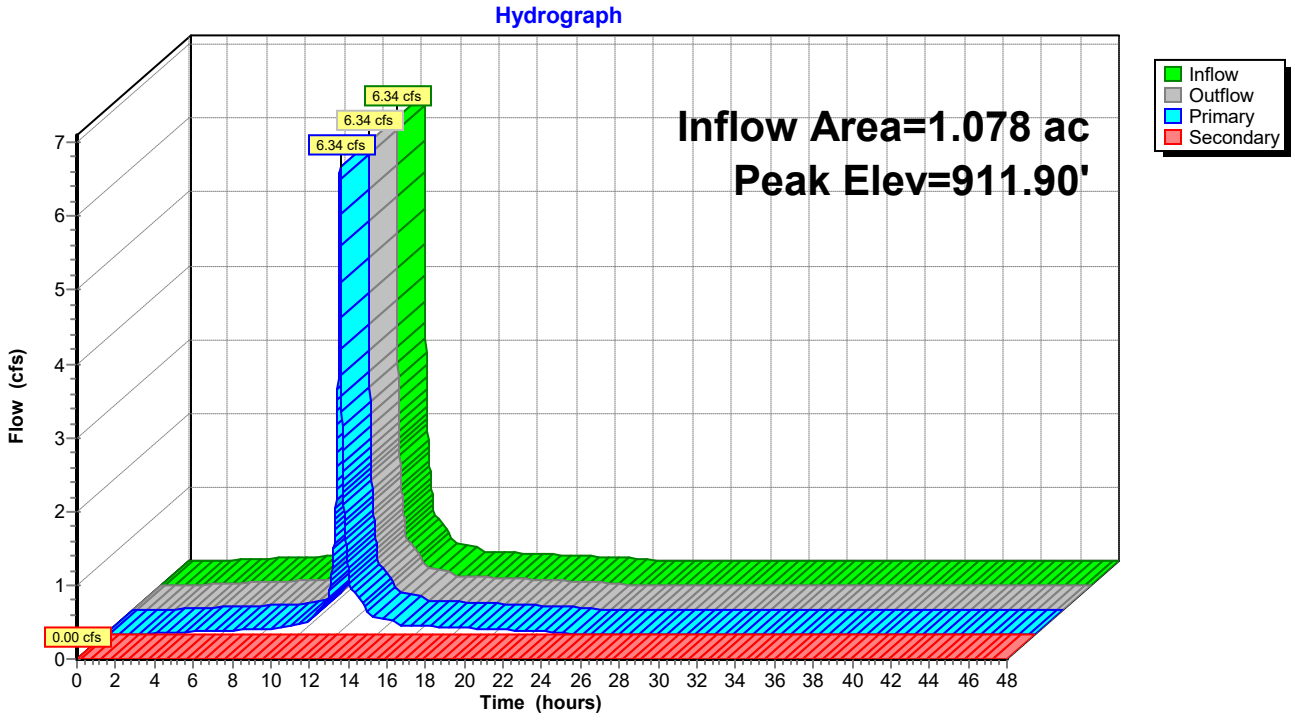
Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 911.90' @ 12.14 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	908.11'	**15.0" Round RCP_Round 15"** L= 103.0' Ke= 0.500 Inlet / Outlet Invert= 908.11' / 907.60' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Secondary	911.89'	**140.0 deg Sharp-Crested Vee/Trap Weir** Cv= 2.47 (C= 3.09)

Primary OutFlow Max=6.27 cfs @ 12.13 hrs HW=911.88' TW=910.30' (Dynamic Tailwater)
└**1=RCP_Round 15"** (Outlet Controls 6.27 cfs @ 5.11 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=908.11' TW=0.00' (Dynamic Tailwater)
└**2=Sharp-Crested Vee/Trap Weir** (Controls 0.00 cfs)

Pond 4P: 15" Storm Sewer



Summary for Pond IB: Infiltration Basin

Inflow = 68.58 cfs @ 12.15 hrs, Volume= 3.266 af
Outflow = 2.51 cfs @ 12.56 hrs, Volume= 3.266 af, Atten= 96%, Lag= 24.4 min
Discarded = 1.23 cfs @ 12.56 hrs, Volume= 1.831 af
Primary = 1.29 cfs @ 12.56 hrs, Volume= 1.434 af
Routed to Link 2L : (new Link)
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 2L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 910.42' @ 12.56 hrs Surf.Area= 14,706 sf Storage= 52,500 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 234.4 min (1,140.3 - 905.9)

Volume	Invert	Avail.Storage	Storage Description
#1	905.49'	69,426 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
905.49	8,157	0.0	0	0
905.50	8,157	27.0	22	22
906.50	8,157	100.0	8,157	8,179
907.00	8,901	100.0	4,265	12,444
908.00	10,489	100.0	9,695	22,139
909.00	12,162	100.0	11,326	33,464
910.00	13,995	100.0	13,079	46,543
911.00	15,707	100.0	14,851	61,394
911.50	16,423	100.0	8,033	69,426

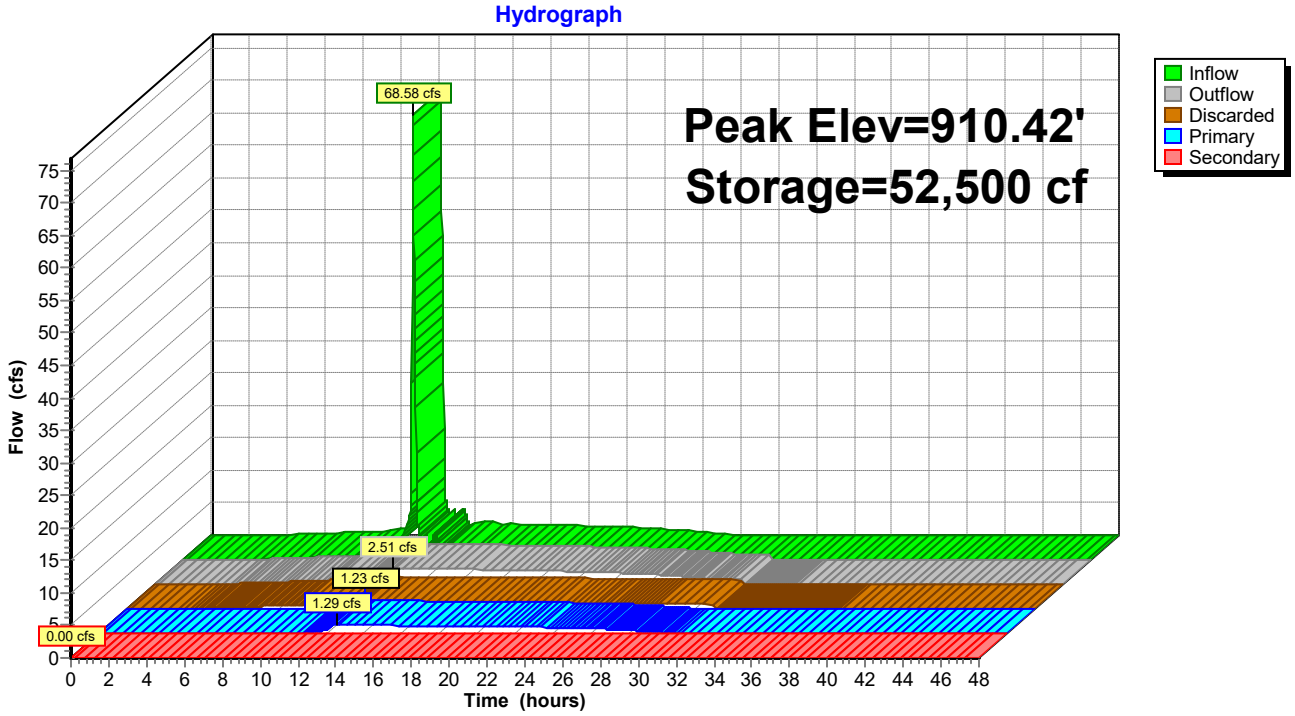
Device	Routing	Invert	Outlet Devices
#1	Primary	905.50'	**6.0" Round 6" Perforated Underdrain** L= 62.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 905.50' / 905.50' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Discarded	905.49'	**3.600 in/hr Exfiltration over Surface area**
#3	Secondary	910.90'	**Custom Weir/Orifice, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 0.60 Width (feet) 20.00 30.20

Discarded OutFlow Max=1.23 cfs @ 12.56 hrs HW=910.42' (Free Discharge)
2=Exfiltration (Exfiltration Controls 1.23 cfs)

Primary OutFlow Max=1.29 cfs @ 12.56 hrs HW=910.42' TW=0.00' (Dynamic Tailwater)
1=6" Perforated Underdrain (Barrel Controls 1.29 cfs @ 6.56 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=905.49' TW=0.00' (Dynamic Tailwater)
3=Custom Weir/Orifice (Controls 0.00 cfs)

Pond IB: Infiltration Basin



Summary for Pond WP: Wet Pond

Inflow Area = 16.305 ac, 36.73% Impervious, Inflow Depth = 3.61" for 50-Year event
Inflow = 80.96 cfs @ 12.13 hrs, Volume= 4.908 af
Outflow = 76.92 cfs @ 12.15 hrs, Volume= 4.902 af, Atten= 5%, Lag= 1.2 min
Primary = 10.80 cfs @ 12.57 hrs, Volume= 1.637 af
Routed to Link 2L : (new Link)
Secondary = 58.50 cfs @ 12.15 hrs, Volume= 1.167 af
Routed to Pond IB : Infiltration Basin
Tertiary = 10.22 cfs @ 12.15 hrs, Volume= 2.098 af
Routed to Pond IB : Infiltration Basin

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 910.42' @ 12.57 hrs Surf.Area= 18,302 sf Storage= 45,975 cf

Plug-Flow detention time= 118.4 min calculated for 4.901 af (100% of inflow)
Center-of-Mass det. time= 117.9 min (897.8 - 779.9)

Volume	Invert	Avail.Storage	Storage Description
#1	907.50'	66,911 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
907.50	13,391	0	0
908.00	14,200	6,898	6,898
909.00	15,803	15,002	21,899
910.00	17,490	16,647	38,546
911.00	19,445	18,468	57,013
911.50	20,147	9,898	66,911

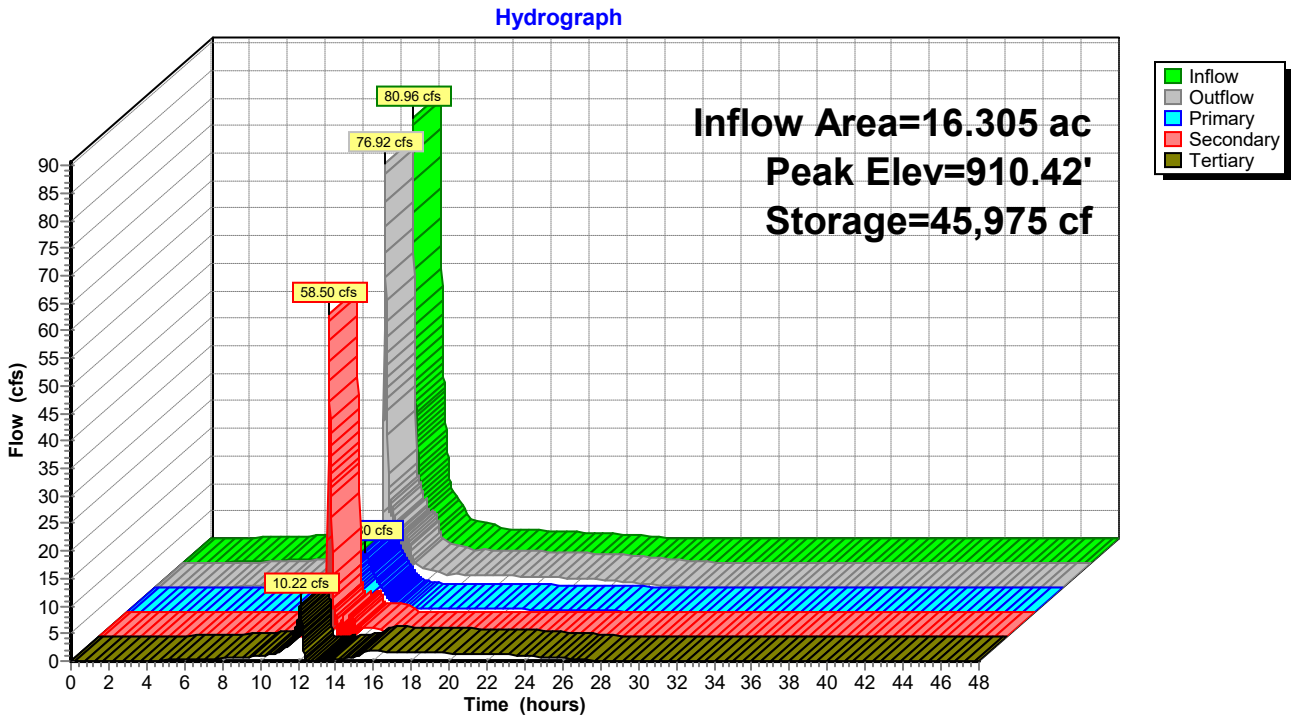
Device	Routing	Invert	Outlet Devices
#1	Primary	905.50'	**15.0" Round 15" Outlet Pipe** L= 33.6' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 905.50' / 905.40' S= 0.0030 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.23 sf
#2	Device 1	907.50'	**4.0" Vert. 4" Orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	910.00'	**48.0" Horiz. 48" Outlet Structure** C= 0.600 Limited to weir flow at low heads
#4	Secondary	910.00'	**Custom Weir/Orifice, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 2.50 Width (feet) 95.00 110.00
#5	Tertiary	907.50'	**12.0" Round 12" RCP Equalizer Pipe X 2.00** L= 24.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 907.50' / 907.30' S= 0.0083 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 0.79 sf

Primary OutFlow Max=10.80 cfs @ 12.57 hrs HW=910.42' TW=0.00' (Dynamic Tailwater)
└─**1=15" Outlet Pipe** (Inlet Controls 10.80 cfs @ 8.80 fps)
  └─**2=4" Orifice** (Passes < 0.70 cfs potential flow)
  └─**3=48" Outlet Structure** (Passes < 10.99 cfs potential flow)

Secondary OutFlow Max=58.23 cfs @ 12.15 hrs HW=910.33' TW=908.27' (Dynamic Tailwater)
└─**4=Custom Weir/Orifice** (Weir Controls 58.23 cfs @ 1.86 fps)

Tertiary OutFlow Max=10.02 cfs @ 12.15 hrs HW=910.32' TW=908.07' (Dynamic Tailwater)
└─**5=12" RCP Equalizer Pipe** (Inlet Controls 10.02 cfs @ 6.38 fps)

Pond WP: Wet Pond

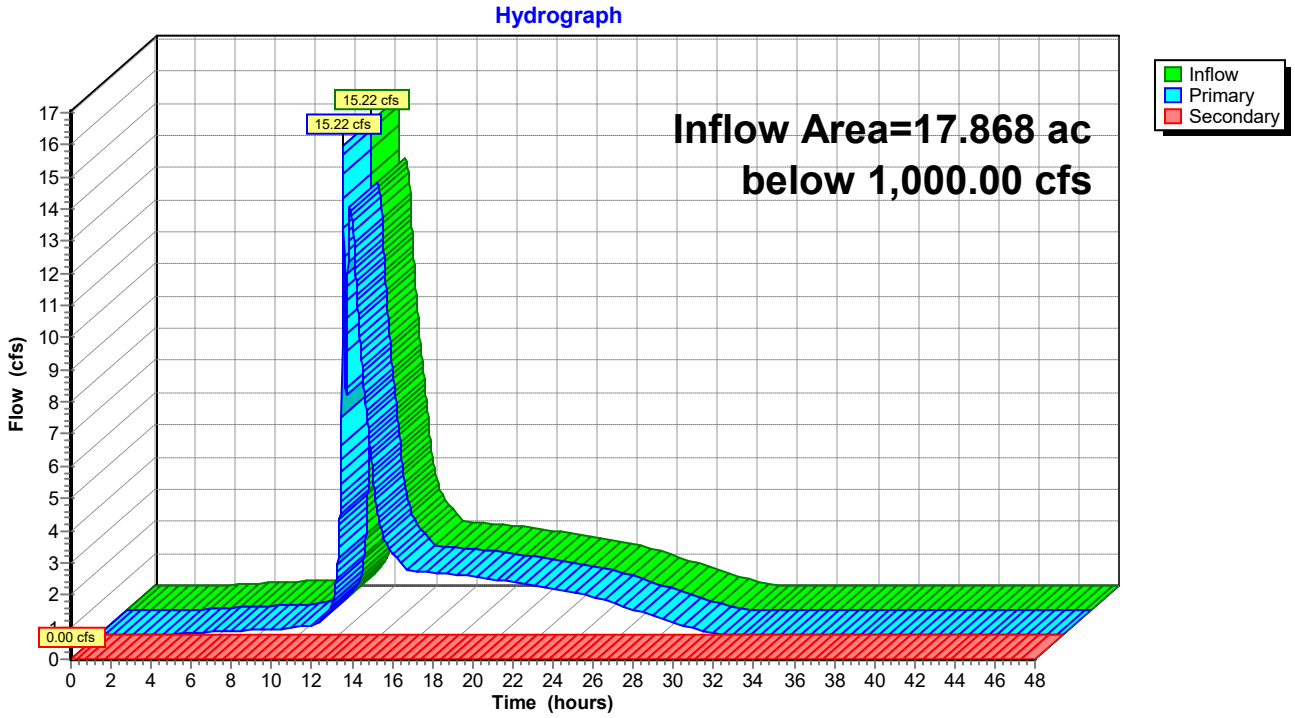


Summary for Link 2L: (new Link)

Inflow Area = 17.868 ac, 34.70% Impervious, Inflow Depth = 2.29" for 50-Year event
Inflow = 15.22 cfs @ 12.15 hrs, Volume= 3.408 af
Primary = 15.22 cfs @ 12.15 hrs, Volume= 3.408 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 2L: (new Link)



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment OP1: Proposed Watershed Runoff Area=1.848 ac 4.11% Impervious Runoff Depth=3.83"
Flow Length=995' Tc=15.7 min CN=WQ Runoff=7.87 cfs 0.590 af

Subcatchment P1: Proposed Watershed Runoff Area=13.379 ac 39.76% Impervious Runoff Depth=4.49"
Tc=6.0 min CN=WQ Runoff=87.28 cfs 5.005 af

Subcatchment P2: Proposed Watershed Runoff Area=1.224 ac 17.24% Impervious Runoff Depth=3.49"
Tc=6.0 min CN=WQ Runoff=6.52 cfs 0.356 af

Subcatchment P3: Proposed Watershed P3 Runoff Area=0.339 ac 0.00% Impervious Runoff Depth=2.78"
Tc=6.0 min CN=61 Runoff=1.53 cfs 0.079 af

Subcatchment P4: Proposed Watershed Runoff Area=1.078 ac 55.10% Impervious Runoff Depth=5.03"
Tc=6.0 min CN=WQ Runoff=7.70 cfs 0.452 af

Pond 4P: 15" Storm Sewer Peak Elev=912.31' Inflow=7.70 cfs 0.452 af
Primary=6.94 cfs 0.449 af Secondary=0.77 cfs 0.003 af Outflow=7.70 cfs 0.452 af

Pond IB: Infiltration Basin Peak Elev=911.03' Storage=61,939 cf Inflow=85.59 cfs 3.571 af
Discarded=1.31 cfs 1.960 af Primary=1.38 cfs 1.542 af Secondary=3.39 cfs 0.069 af Outflow=6.08 cfs 3.571 af

Pond WP: Wet Pond Peak Elev=911.02' Storage=57,469 cf Inflow=99.54 cfs 6.044 af
Primary=11.54 cfs 2.467 af Secondary=78.35 cfs 1.335 af Tertiary=10.14 cfs 2.237 af Outflow=96.37 cfs 6.039 af

Link 2L: (new Link) below 1,000.00 cfs Inflow=20.63 cfs 4.516 af
Primary=20.63 cfs 4.516 af Secondary=0.00 cfs 0.000 af

Total Runoff Area = 17.868 ac Runoff Volume = 6.481 af Average Runoff Depth = 4.35"
65.30% Pervious = 11.668 ac 34.70% Impervious = 6.200 ac

Summary for Subcatchment OP1: Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min

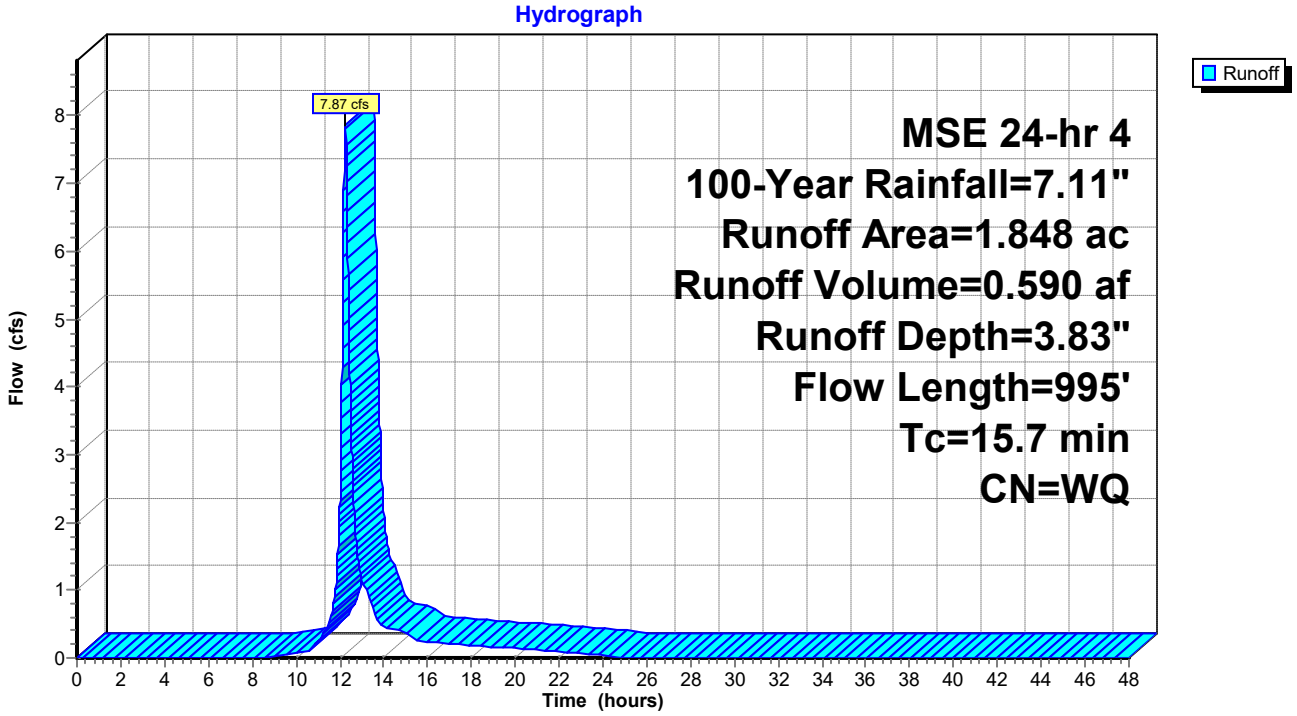
Runoff = 7.87 cfs @ 12.24 hrs, Volume= 0.590 af, Depth= 3.83"
Routed to Pond WP : Wet Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-Year Rainfall=7.11"

	Area (ac)	CN	Description
*	0.076	98	Roofs
*	0.196	61	Grassland, HSG B
*	1.576	71	Grassland, HSG C
	1.848		Weighted Average
	1.772		95.89% Pervious Area
	0.076		4.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	200	0.1310	0.27		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.86"
0.8	226	0.0770	4.47		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	142	0.0425	6.08	4.77	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.020 Corrugated PE, corrugated interior
0.4	118	0.0201	4.85	5.95	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.020 Corrugated PE, corrugated interior
1.5	260	0.0040	2.96	9.30	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.020 Corrugated PE, corrugated interior
0.2	49	0.0038	3.35	16.44	**Pipe Channel,** 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.020 Corrugated PE, corrugated interior
15.7	995	Total			

Subcatchment OP1: Proposed Watershed OP1 Area = 1.848 Acres, CN = 71, TC = 15.7 min



Summary for Subcatchment P1: Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min

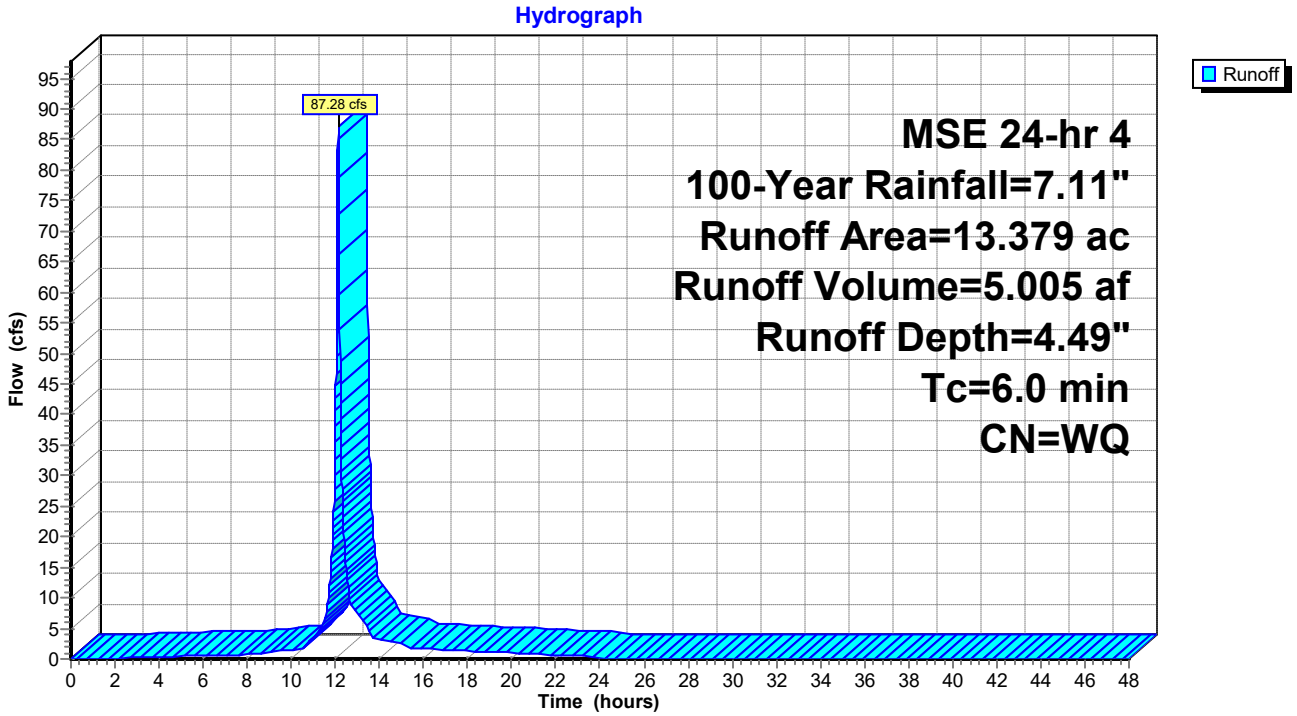
Runoff = 87.28 cfs @ 12.13 hrs, Volume= 5.005 af, Depth= 4.49"
Routed to Pond WP : Wet Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-Year Rainfall=7.11"

	Area (ac)	CN	Description
*	2.615	98	Roofs
*	1.349	98	Paved Streets
*	0.736	98	Paved Parking
*	0.124	98	Sidewalk
*	0.495	100	Bottom of Basin & WSE of Wet Pond
	7.343	61	>75% Grass cover, Good, HSG B
	0.717	74	>75% Grass cover, Good, HSG C
	13.379		Weighted Average
	8.060		60.24% Pervious Area
	5.319		39.76% Impervious Area

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

Subcatchment P1: Proposed Watershed P1 Area = 13.379 Acres, CN = 76, TC = 6 min



Summary for Subcatchment P2: Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min

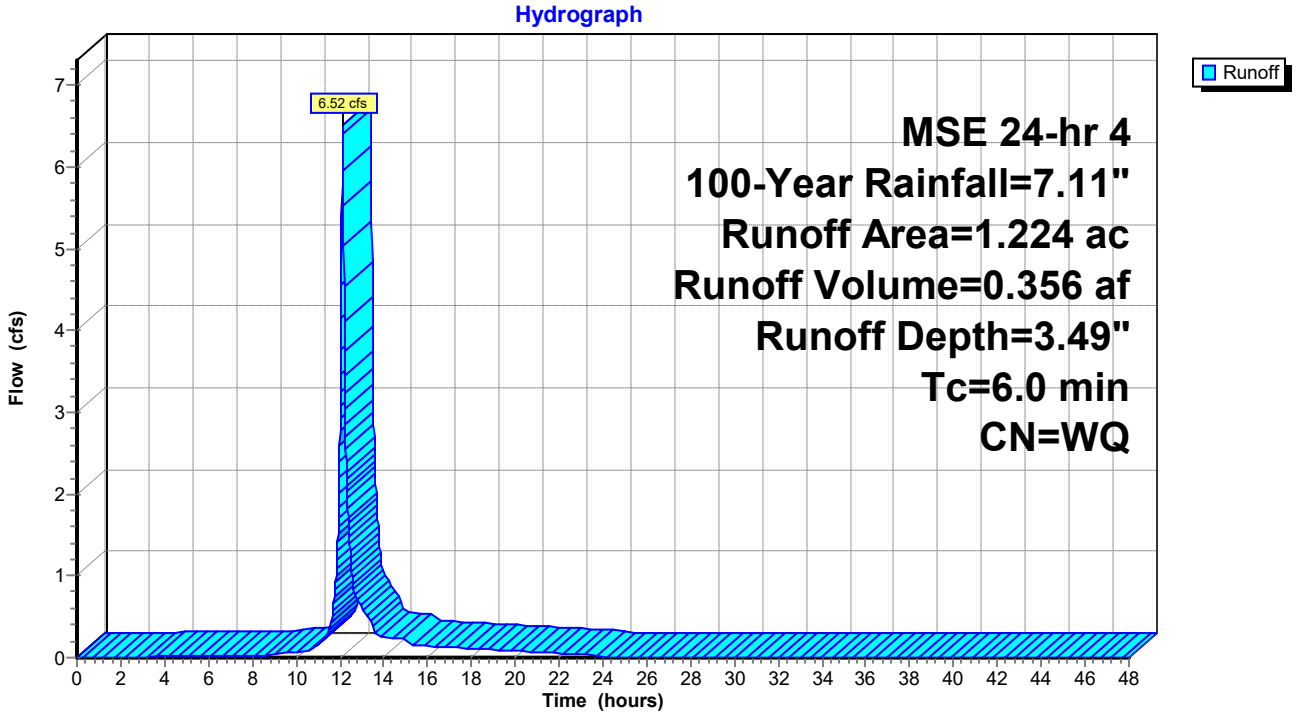
Runoff = 6.52 cfs @ 12.13 hrs, Volume= 0.356 af, Depth= 3.49"
Routed to Link 2L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-Year Rainfall=7.11"

	Area (ac)	CN	Description
*	0.092	98	Roofs
*	0.118	98	Paved Streets
*	0.001	98	Sidewalk
	1.013	61	>75% Grass cover, Good, HSG B
	1.224		Weighted Average
	1.013		82.76% Pervious Area
	0.211		17.24% Impervious Area

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

Subcatchment P2: Proposed Watershed P2 Area = 1.224 Acres, CN = 67, TC = 6.0 min



Summary for Subcatchment P3: Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min

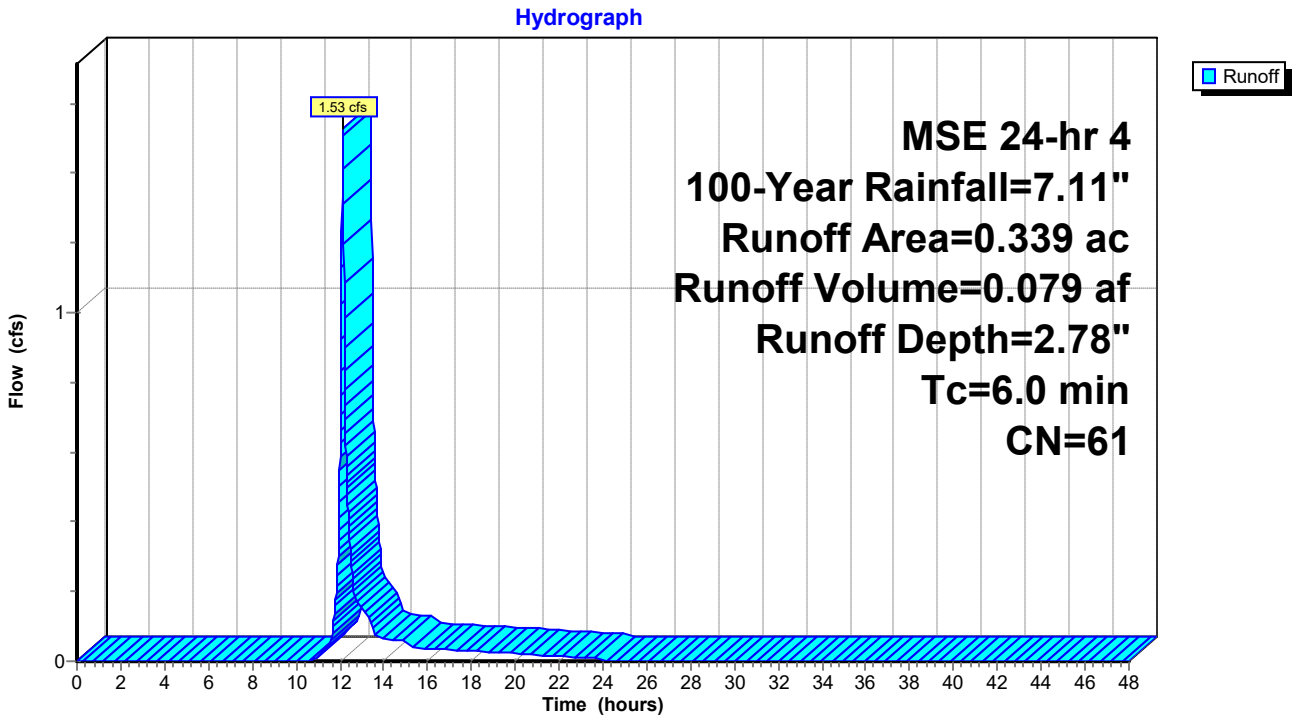
Runoff = 1.53 cfs @ 12.14 hrs, Volume= 0.079 af, Depth= 2.78"
Routed to Link 2L : (new Link)

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-Year Rainfall=7.11"

Area (ac)	CN	Description
0.339	61	>75% Grass cover, Good, HSG B
0.339		100.00% Pervious Area

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

Subcatchment P3: Proposed Watershed P3 Area = 0.339 Acres, CN = 61, TC = 6 min



Summary for Subcatchment P4: Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min

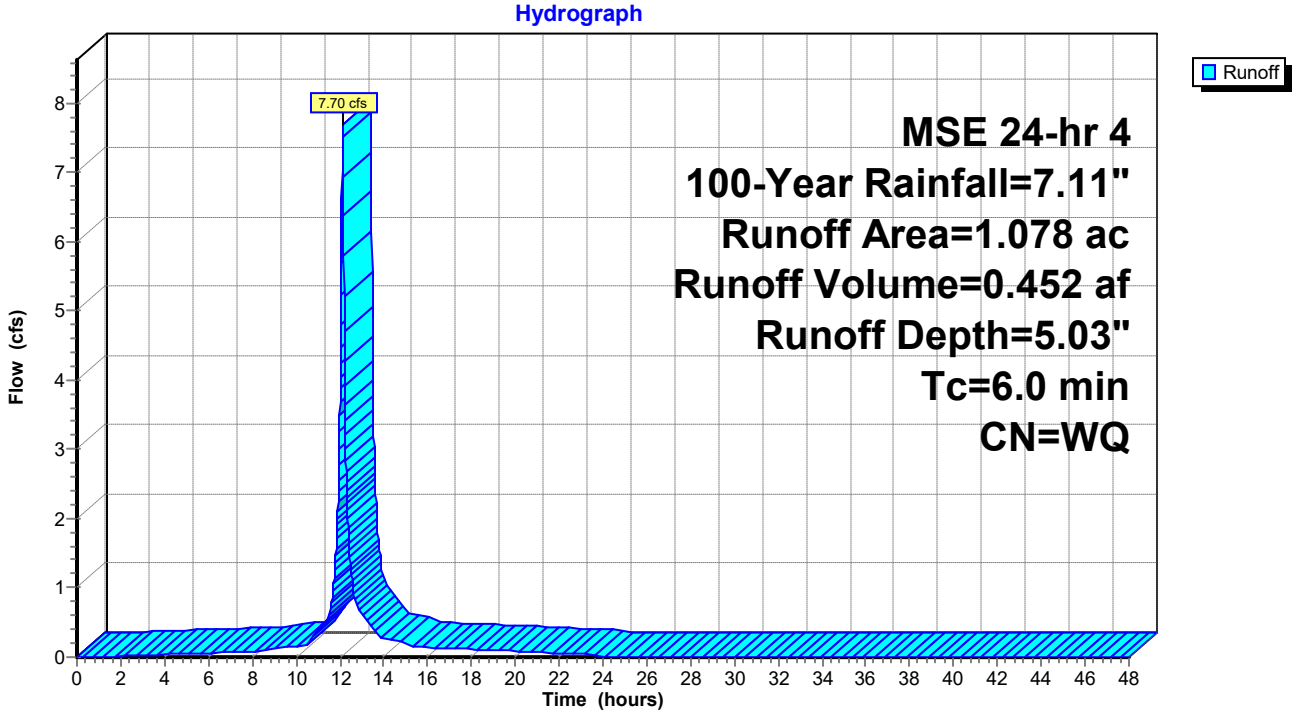
Runoff = 7.70 cfs @ 12.13 hrs, Volume= 0.452 af, Depth= 5.03"
Routed to Pond 4P : 15" Storm Sewer

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-Year Rainfall=7.11"

	Area (ac)	CN	Description
*	0.114	98	Roofs
*	0.415	98	Paved Streets
*	0.058	98	Paved Parking
*	0.007	98	Sidewalk
	0.484	61	>75% Grass cover, Good, HSG B
	1.078		Weighted Average
	0.484		44.90% Pervious Area
	0.594		55.10% Impervious Area

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

Subcatchment P4: Proposed Watershed P4 Area = 1.078 Acres, CN = 81, TC = 6 min



Summary for Pond 4P: 15" Storm Sewer

Inflow Area = 1.078 ac, 55.10% Impervious, Inflow Depth = 5.03" for 100-Year event
Inflow = 7.70 cfs @ 12.13 hrs, Volume= 0.452 af
Outflow = 7.70 cfs @ 12.13 hrs, Volume= 0.452 af, Atten= 0%, Lag= 0.0 min
Primary = 6.94 cfs @ 12.13 hrs, Volume= 0.449 af
Routed to Pond WP : Wet Pond
Secondary = 0.77 cfs @ 12.13 hrs, Volume= 0.003 af
Routed to Link 2L : (new Link)

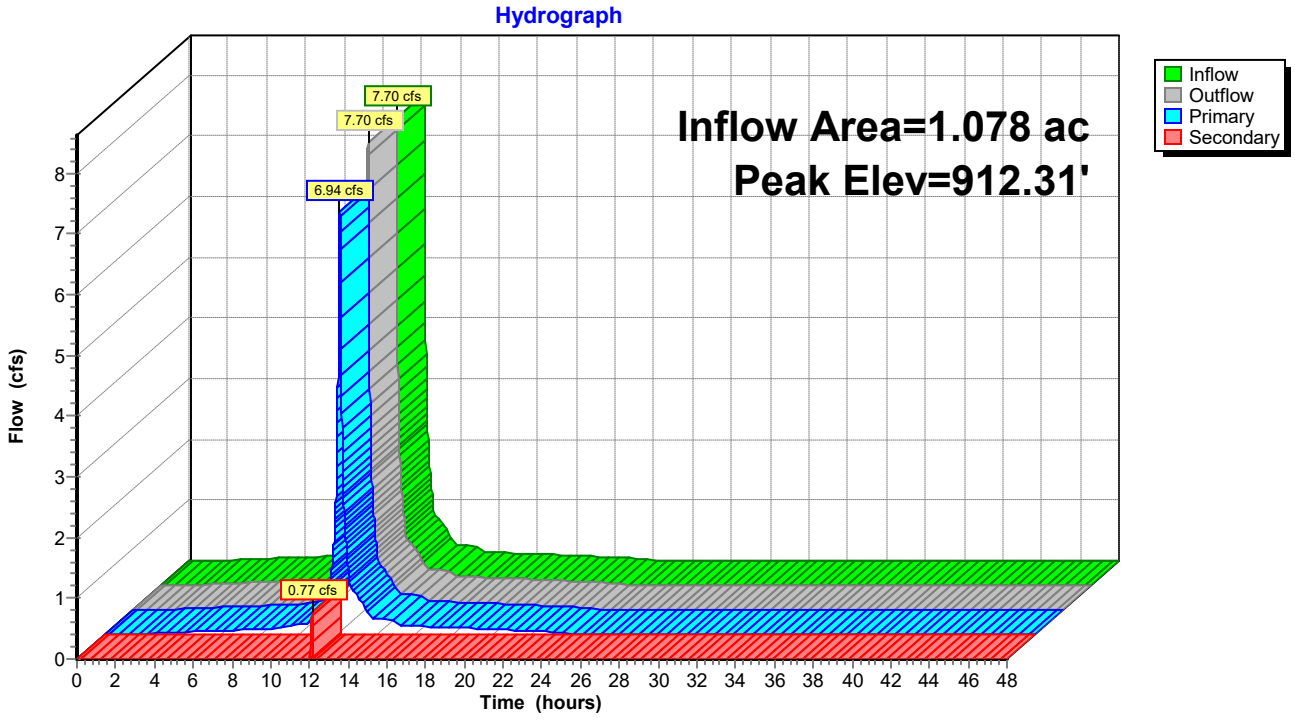
Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 912.31' @ 12.13 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	908.11'	**15.0" Round RCP_Round 15"** L= 103.0' Ke= 0.500 Inlet / Outlet Invert= 908.11' / 907.60' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Secondary	911.89'	**140.0 deg Sharp-Crested Vee/Trap Weir** Cv= 2.47 (C= 3.09)

Primary OutFlow Max=6.91 cfs @ 12.13 hrs HW=912.30' TW=910.38' (Dynamic Tailwater)
└**1=RCP_Round 15"** (Outlet Controls 6.91 cfs @ 5.63 fps)

Secondary OutFlow Max=0.75 cfs @ 12.13 hrs HW=912.31' TW=0.00' (Dynamic Tailwater)
└**2=Sharp-Crested Vee/Trap Weir** (Weir Controls 0.75 cfs @ 1.59 fps)

Pond 4P: 15" Storm Sewer



Summary for Pond IB: Infiltration Basin

Inflow = 85.59 cfs @ 12.15 hrs, Volume= 3.571 af
Outflow = 6.08 cfs @ 12.51 hrs, Volume= 3.571 af, Atten= 93%, Lag= 21.8 min
Discarded = 1.31 cfs @ 12.51 hrs, Volume= 1.960 af
Primary = 1.38 cfs @ 12.51 hrs, Volume= 1.542 af
Routed to Link 2L : (new Link)
Secondary = 3.39 cfs @ 12.51 hrs, Volume= 0.069 af
Routed to Link 2L : (new Link)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 911.03' @ 12.51 hrs Surf.Area= 15,757 sf Storage= 61,939 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 236.3 min (1,139.9 - 903.7)

Volume	Invert	Avail.Storage	Storage Description
#1	905.49'	69,426 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
905.49	8,157	0.0	0	0
905.50	8,157	27.0	22	22
906.50	8,157	100.0	8,157	8,179
907.00	8,901	100.0	4,265	12,444
908.00	10,489	100.0	9,695	22,139
909.00	12,162	100.0	11,326	33,464
910.00	13,995	100.0	13,079	46,543
911.00	15,707	100.0	14,851	61,394
911.50	16,423	100.0	8,033	69,426

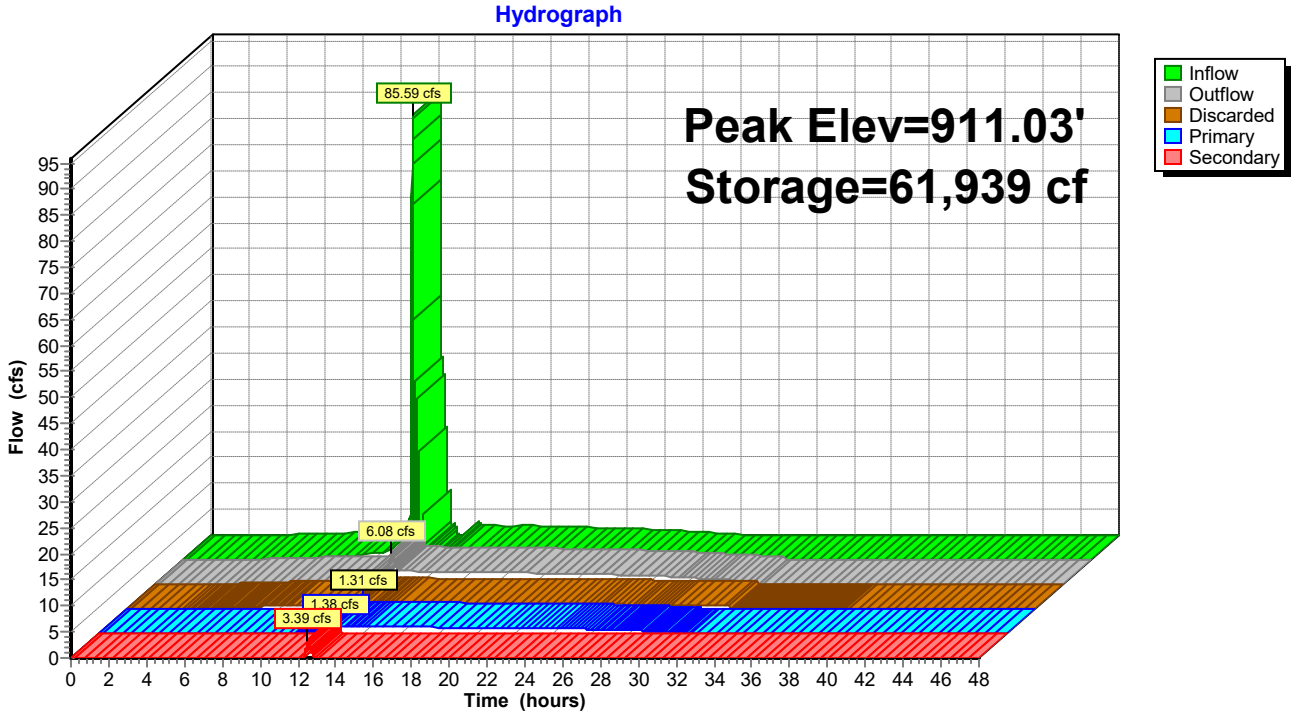
Device	Routing	Invert	Outlet Devices
#1	Primary	905.50'	**6.0" Round 6" Perforated Underdrain** L= 62.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 905.50' / 905.50' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Discarded	905.49'	**3.600 in/hr Exfiltration over Surface area**
#3	Secondary	910.90'	**Custom Weir/Orifice, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 0.60 Width (feet) 20.00 30.20

Discarded OutFlow Max=1.31 cfs @ 12.51 hrs HW=911.03' (Free Discharge)
2=Exfiltration (Exfiltration Controls 1.31 cfs)

Primary OutFlow Max=1.38 cfs @ 12.51 hrs HW=911.03' TW=0.00' (Dynamic Tailwater)
1=6" Perforated Underdrain (Barrel Controls 1.38 cfs @ 7.01 fps)

Secondary OutFlow Max=3.36 cfs @ 12.51 hrs HW=911.03' TW=0.00' (Dynamic Tailwater)
3=Custom Weir/Orifice (Weir Controls 3.36 cfs @ 1.19 fps)

Pond IB: Infiltration Basin



Summary for Pond WP: Wet Pond

Inflow Area = 16.305 ac, 36.73% Impervious, Inflow Depth = 4.45" for 100-Year event
Inflow = 99.54 cfs @ 12.13 hrs, Volume= 6.044 af
Outflow = 96.37 cfs @ 12.15 hrs, Volume= 6.039 af, Atten= 3%, Lag= 0.8 min
Primary = 11.54 cfs @ 12.55 hrs, Volume= 2.467 af
Routed to Link 2L : (new Link)
Secondary = 78.35 cfs @ 12.15 hrs, Volume= 1.335 af
Routed to Pond IB : Infiltration Basin
Tertiary = 10.14 cfs @ 12.09 hrs, Volume= 2.237 af
Routed to Pond IB : Infiltration Basin

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 911.02' @ 12.55 hrs Surf.Area= 19,478 sf Storage= 57,469 cf

Plug-Flow detention time= 108.9 min calculated for 6.039 af (100% of inflow)
Center-of-Mass det. time= 108.3 min (887.1 - 778.7)

Volume	Invert	Avail.Storage	Storage Description
#1	907.50'	66,911 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
907.50	13,391	0	0
908.00	14,200	6,898	6,898
909.00	15,803	15,002	21,899
910.00	17,490	16,647	38,546
911.00	19,445	18,468	57,013
911.50	20,147	9,898	66,911

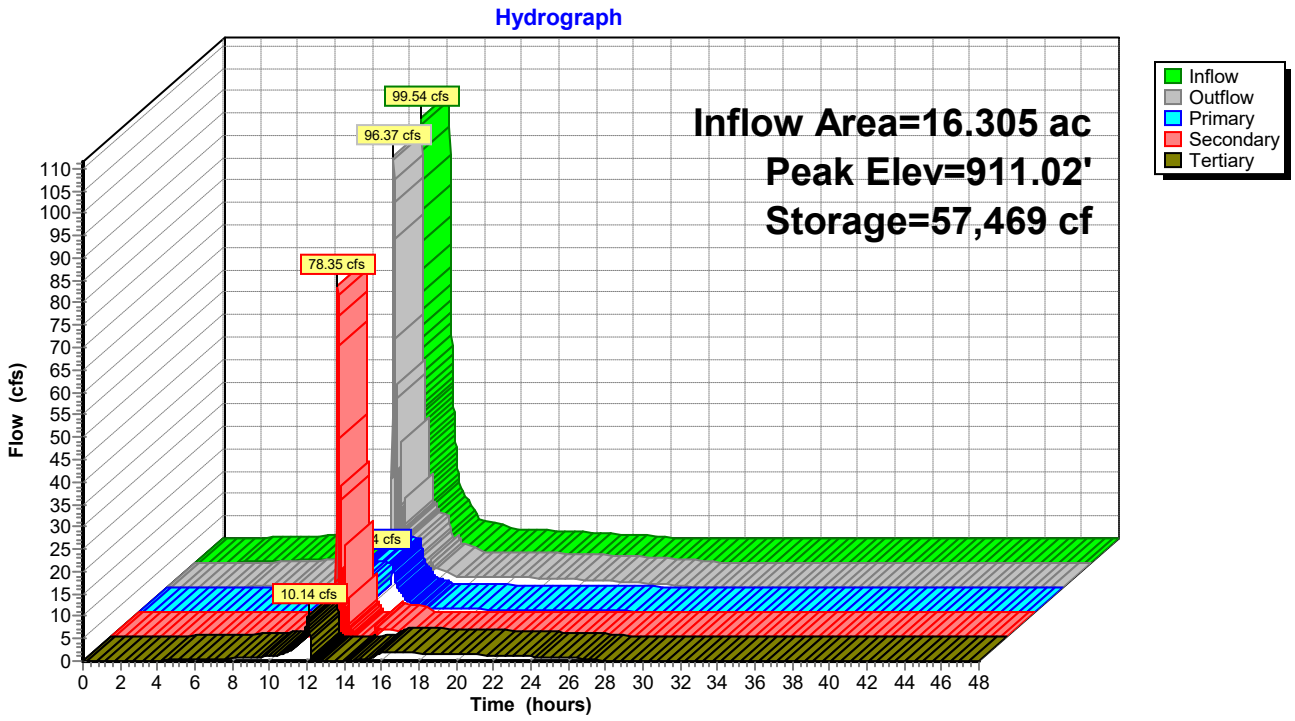
Device	Routing	Invert	Outlet Devices
#1	Primary	905.50'	**15.0" Round 15" Outlet Pipe** L= 33.6' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 905.50' / 905.40' S= 0.0030 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.23 sf
#2	Device 1	907.50'	**4.0" Vert. 4" Orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	910.00'	**48.0" Horiz. 48" Outlet Structure** C= 0.600 Limited to weir flow at low heads
#4	Secondary	910.00'	**Custom Weir/Orifice, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 2.50 Width (feet) 95.00 110.00
#5	Tertiary	907.50'	**12.0" Round 12" RCP Equalizer Pipe X 2.00** L= 24.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 907.50' / 907.30' S= 0.0083 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 0.79 sf

Primary OutFlow Max=11.54 cfs @ 12.55 hrs HW=911.02' TW=0.00' (Dynamic Tailwater)
└─**1=15" Outlet Pipe** (Inlet Controls 11.54 cfs @ 9.40 fps)
  └─**2=4" Orifice** (Passes < 0.77 cfs potential flow)
  └─**3=48" Outlet Structure** (Passes < 42.54 cfs potential flow)

Secondary OutFlow Max=78.30 cfs @ 12.15 hrs HW=910.40' TW=909.50' (Dynamic Tailwater)
└─**4=Custom Weir/Orifice** (Weir Controls 78.30 cfs @ 2.06 fps)

Tertiary OutFlow Max=9.99 cfs @ 12.09 hrs HW=910.30' TW=908.06' (Dynamic Tailwater)
└─**5=12" RCP Equalizer Pipe** (Inlet Controls 9.99 cfs @ 6.36 fps)

Pond WP: Wet Pond

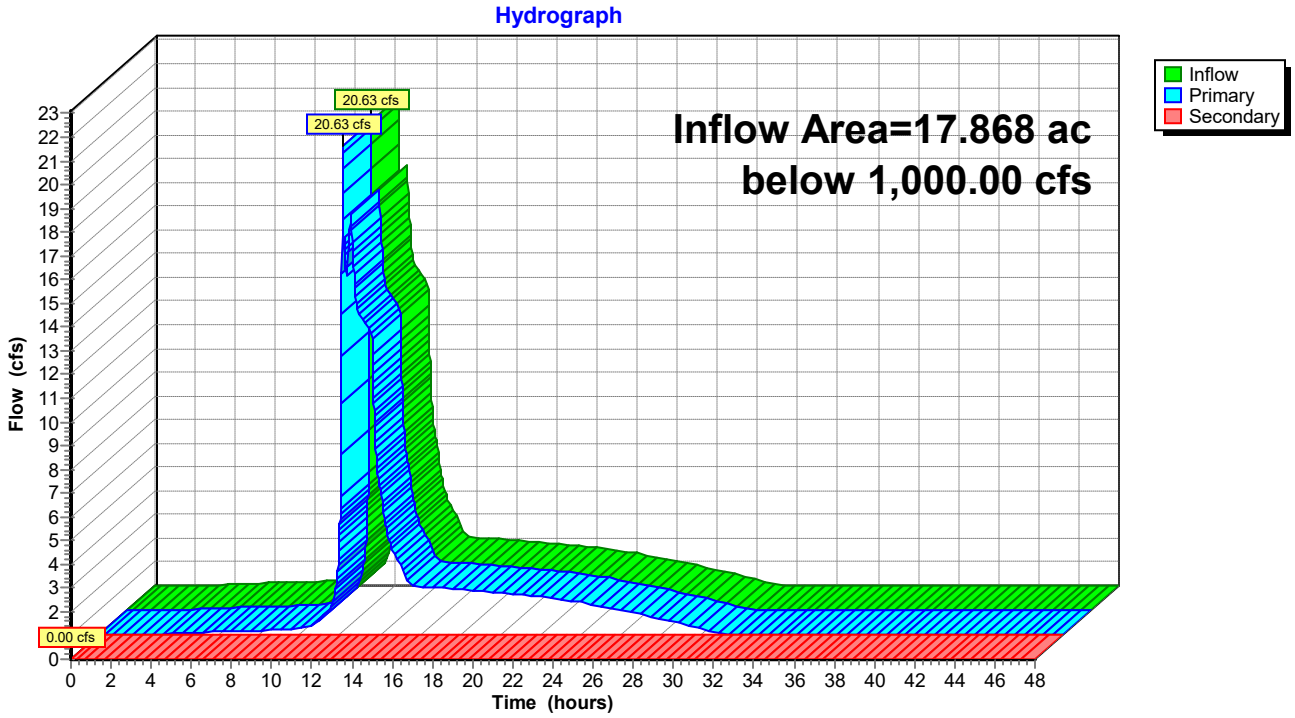


Summary for Link 2L: (new Link)

Inflow Area = 17.868 ac, 34.70% Impervious, Inflow Depth = 3.03" for 100-Year event
Inflow = 20.63 cfs @ 12.14 hrs, Volume= 4.516 af
Primary = 20.63 cfs @ 12.14 hrs, Volume= 4.516 af, Atten= 0%, Lag= 0.0 min
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

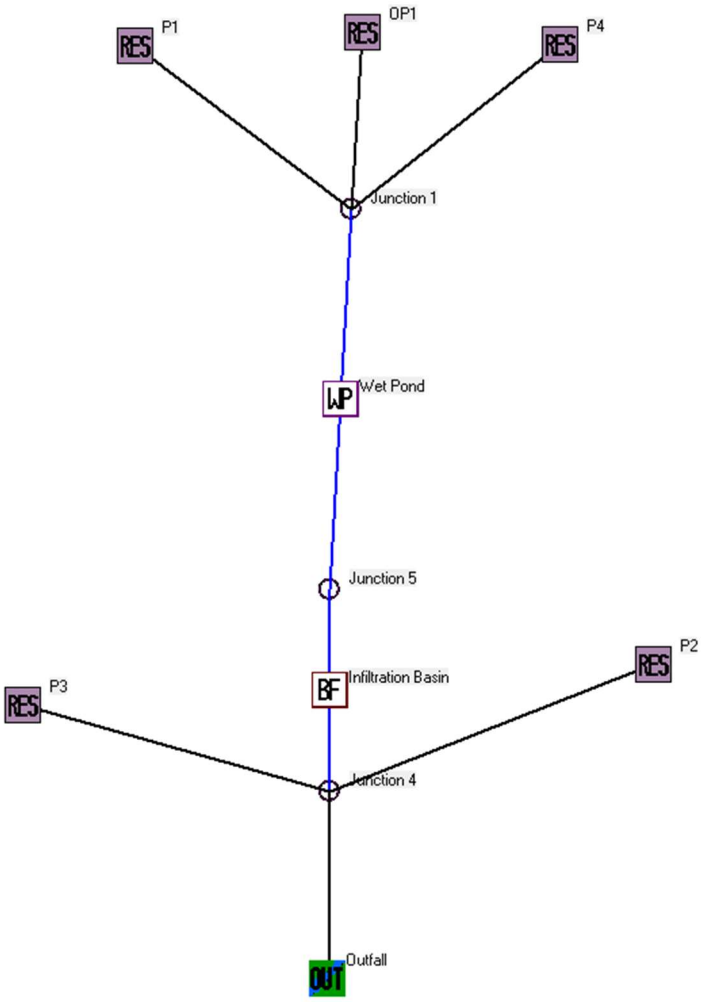
Primary outflow = Inflow below 1,000.00 cfs, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 2L: (new Link)



Sediment Reduction Calculations

WinSLAMM Routing Diagram



Input Data File

Data file name: R:\Maplewood Communities\240772 - Reedsburg Courtyards\Design Development\Stormwater and Erosion Control\Modeling\TSS Modeling\2025-02-18 Reedsburg Courtyards.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 02-18-2025 Time: 10:20:53
Site information:

LU# 1 - Residential: P1 Total area (ac): 13.379
1 - Roofs 1: 2.615 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.736 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.124 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1: 1.349 ac. Intermediate Street Length = 0.4637 mi Street Width = 24.00097 ft Street Edges = 2
Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 8.060 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.495 ac. Source Area PSD File: C:\WinSLAMM Files\\Residential Land Use

LU# 2 - Residential: P2 Total area (ac): 1.224
1 - Roofs 1: 0.092 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.001 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1: 0.118 ac. Intermediate Street Length = 0.0406 mi Street Width = 23.97783 ft Street Edges = 2

Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 1.013 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Residential: P3 Total area (ac): 0.339
45 - Large Landscaped Areas 1: 0.339 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Residential: P4 Total area (ac): 1.078
1 - Roofs 1: 0.114 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.058 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.007 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1: 0.415 ac. Intermediate Street Length = 0.1427 mi Street Width = 23.99264 ft Street Edges = 2
Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.484 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 5 - Residential: OP1 Total area (ac): 1.848
1 - Roofs 1: 0.076 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#3
45 - Large Landscaped Areas 1: 1.772 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#4

Control Practice 1: Wet Detention Pond CP# 1 (DS) - Wet Pond
Particle Size Distribution file name: Not needed - calculated by program
Initial stage elevation (ft): 5
Peak to Average Flow Ratio: 3.8
Maximum flow allowed into pond (cfs): No maximum value entered
Outlet Characteristics:
Outlet type: Orifice 1
1. Orifice diameter (ft): 1
2. Number of orifices: 2
3. Invert elevation above datum (ft): 5
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 95
2. Weir crest width (ft): 5
3. Height from datum to bottom of weir opening: 7.5
Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 4
2. Stand pipe height above datum (ft): 7.5
Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	0.01	0.1368	0.00	0.00

2	1.00	0.1525	0.00	0.00
3	2.00	0.1687	0.00	0.00
4	3.00	0.1856	0.00	0.00
5	4.00	0.2052	0.00	0.00
6	5.00	0.3074	0.00	0.00
7	5.50	0.3260	0.00	0.00
8	6.50	0.3628	0.00	0.00
9	7.50	0.4015	0.00	0.00
10	8.50	0.4464	0.00	0.00
11	9.00	0.4625	0.00	0.00

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

1. Top area (square feet) = 16423
2. Bottom aea (square feet) = 8157
3. Depth (ft): 6
4. Biofilter width (ft) - for Cost Purposes Only: 85
5. Infiltration rate (in/hr) = 3.6
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.001
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0.5
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 0.5
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 0
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil
User-Defined Media Type 1.000
Biofilter Outlet/Discharge Characteristics:
Outlet type: Broad Crested Weir

1. Weir crest length (ft): 20
2. Weir crest width (ft): 10
3. Height of datum to bottom of weir opening: 5.4

Outlet type: Surface Discharge Pipe

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

Outlet type: Drain Tile/Underdrain

1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 0
3. Number of underdrain outlets: 1

Control Practice 3: Other Device CP# 1 (SA) - SA Device, LU# 5 ,SA# 1
Fraction of drainage area served by device (ac) = 1.00
Particulate Concentration reduction fraction = 1.00
Filterable Concentration reduction fraction = 0.00
Runoff volume reduction fraction = 0

Control Practice 4: Other Device CP# 2 (SA) - SA Device, LU# 5 ,SA# 45
Fraction of drainage area served by device (ac) = 1.00
Particulate Concentration reduction fraction = 1.00
Filterable Concentration reduction fraction = 0.00
Runoff volume reduction fraction = 0

Wet Pond

Wet Detention Control Device

Pond Number 1

Drainage System Control Practice

Initial Stage Elevation (ft): 5.00

Maximum Inflow into Pond (cfs)
Enter 0 or leave blank for no limit:

Enter Two Stage Area Values in Rows 1 and 2, and Press to Interpolate

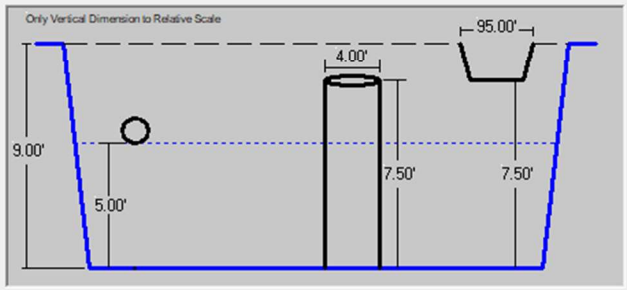
Create Pond Stage-Area Values | Refresh Schematic

Enter fraction (greater than 0) that you want to modify all pond areas by and then select 'Modify Pond Areas' button: 0.00 | Modify Pond Areas

Copy Pond Data | Paste Pond Data | Recalculate Cumulative Volume

Save or Delete Pond Data to Database File | Get Pond Data From Database File

	Stage (ft)	Area (acres)	Cumulative Volume (ac-ft)
0	0.00	0.0000	0.0000
1	0.01	0.1368	0.001
2	1.00	0.1525	0.144
3	2.00	0.1687	0.304
4	3.00	0.1856	0.482
5	4.00	0.2052	0.677
6	5.00	0.3074	0.933
7	5.50	0.3260	1.092
8	6.50	0.3628	1.436
9	7.50	0.4015	1.818
10	8.50	0.4464	2.242
11	9.00	0.4625	2.469
12			
13			
14			
15			
16			
17			



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

Cancel | Continue | Press 'F1' for Help

Control Practice # : 1 | CP Index # : 1

Add **Sharp Crested Weir**

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

Add **V-Notch Weir**

Weir Angle (<180 degrees)	
Height from datum to bottom of weir opening (ft)	
Number of V-Notch weirs	

Remove **Orifice Set 1**

Orifice Diameter (ft)	1.00
Invert elevation above datum (ft)	5.00
Number of orifices in set	2

Add **Orifice Set 2**

Orifice Diameter (ft)	
Invert elevation above datum (ft)	
Number of orifices in set	

Add **Orifice Set 3**

Orifice Diameter (ft)	
Invert elevation above datum (ft)	
Number of orifices in set	

Add **Stone Weeper**

Width at bottom of weeper (ft)	
Weeper side slope (_H:1V)	
Upstream side slope (_H:1V)	
Downstream side slope (_H:1V)	
Horizontal flow path length at top of weeper (ft)	
Average rock diameter (ft)	
Distance from bottom to top of weeper (ft)	
Height from datum to bottom of weeper (ft)	

Remove **Vertical Stand Pipe**

Pipe diameter (ft)	4.00
Height above datum (ft)	7.50

Add | Add

Month	Evaporation (in/day)	Water Withdraw Rate (ac-ft/day)
Jan	0.00	0.000
Feb	0.00	0.000
Mar	0.00	0.000
Apr	0.00	0.000
May	0.00	0.000
Jun	0.00	0.000
Jul	0.00	0.000
Aug	0.00	0.000
Sep	0.00	0.000
Oct	0.00	0.000
Nov	0.00	0.000
Dec	0.00	0.000

Add | Add

Stage (ft)	Natural Seepage Rate (in/hr)	Other Outflow Rate (cfs)
0.00	0.00	0.000
0.01	0.00	0.000
1.00	0.00	0.000
2.00	0.00	0.000
3.00	0.00	0.000
4.00	0.00	0.000
5.00	0.00	0.000

Remove **Broad Crested Weir (Required)**

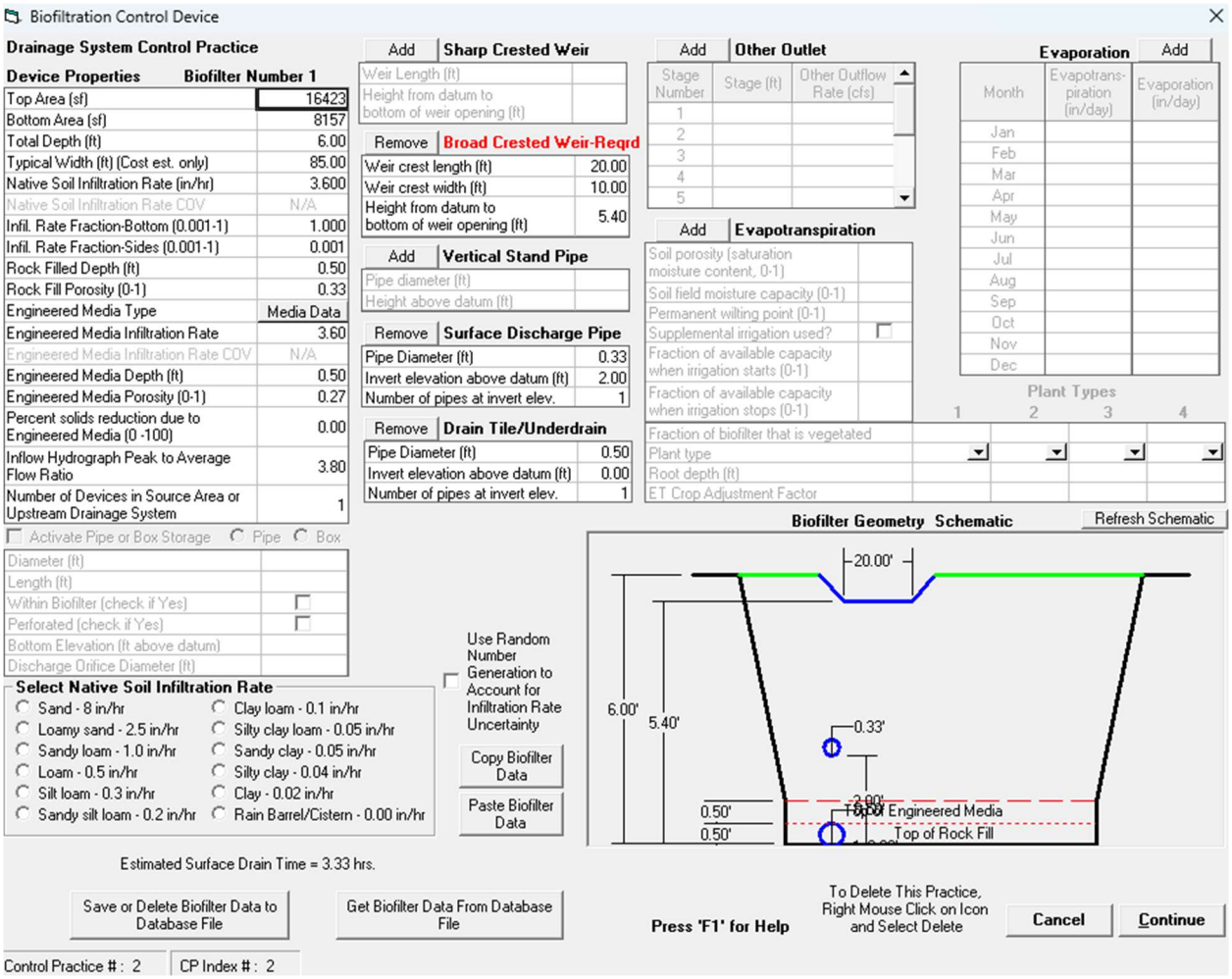
Weir crest length (ft)	95.00
Weir crest width (ft)	5.00
Height from datum to bottom of weir opening (ft)	7.50

Add **Seepage Basin**

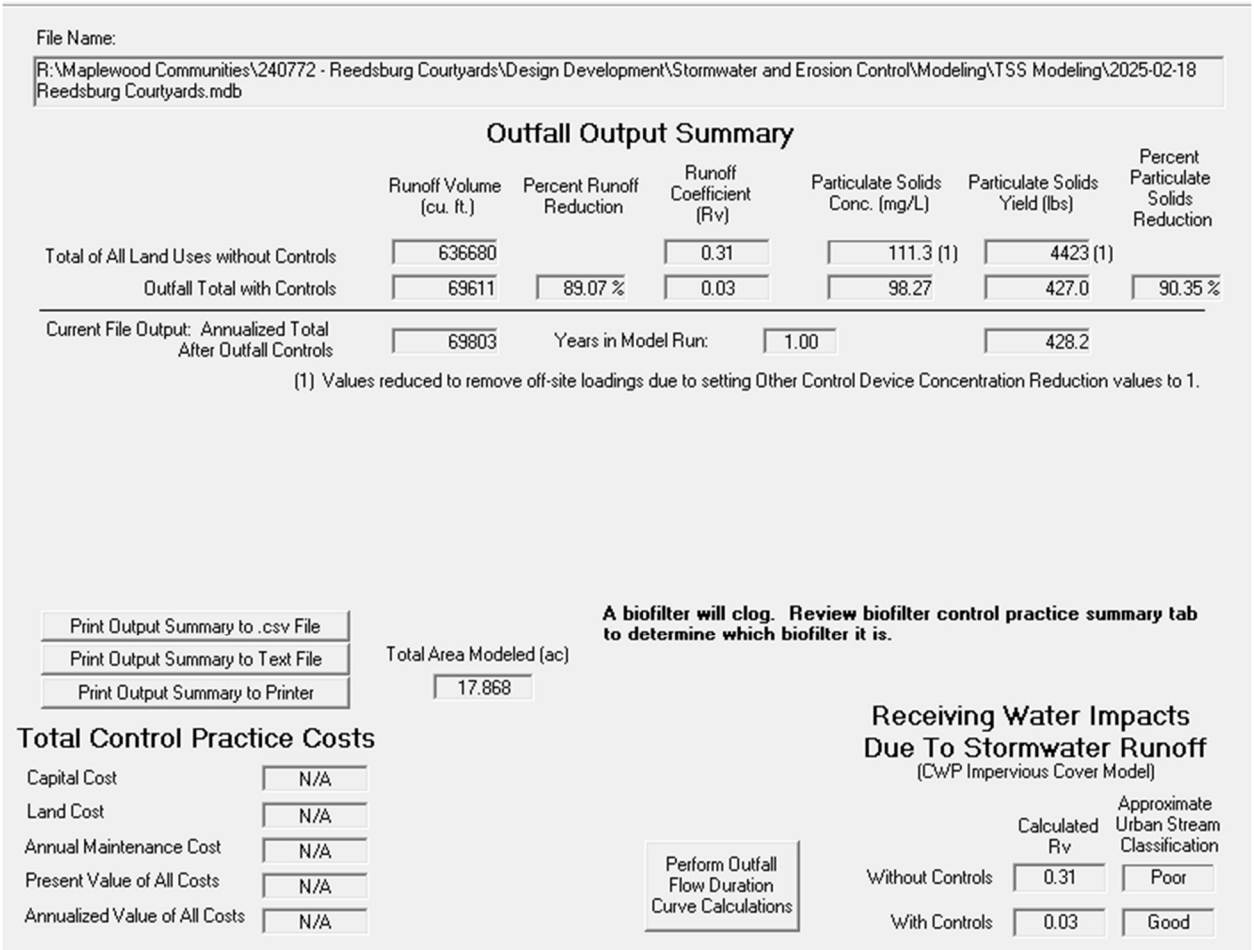
Infiltration rate (in/hr)	
Width of device (ft)	
Length of device (ft)	
Invert elevation of seepage basin inlet above datum (ft)	

Add **Pump**

Infiltration Basin



Output Summary



File Name:

R:\Maplewood Communities\240772 - Reedsburg Courtyards\Design Development\Stormwater and Erosion Control\Modeling\TSS Modeling\2025-02-18 Reedsburg Courtyards.mdb

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	636680		0.31	111.3 (1)	4423 (1)	
Outfall Total with Controls	69611	89.07 %	0.03	98.27	427.0	90.35 %
Current File Output: Annualized Total After Outfall Controls	69803	Years in Model Run:	1.00		428.2	

(1) Values reduced to remove off-site loadings due to setting Other Control Device Concentration Reduction values to 1.

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

Total Area Modeled (ac): 17.868

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

Total Control Practice Costs

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

Perform Outfall Flow Duration Curve Calculations

Receiving Water Impacts Due To Stormwater Runoff
(CWP Impervious Cover Model)

	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.31	Poor
With Controls	0.03	Good

SLAMM for Windows Version 10.5.0
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Data file name: R:\Maplewood Communities\240772 - Reedsburg Courtyards\Design Development\Stormwater and Erosion Control\Modeling\TSS Modeling\2025-02-18 Reedsburg Courtyards.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

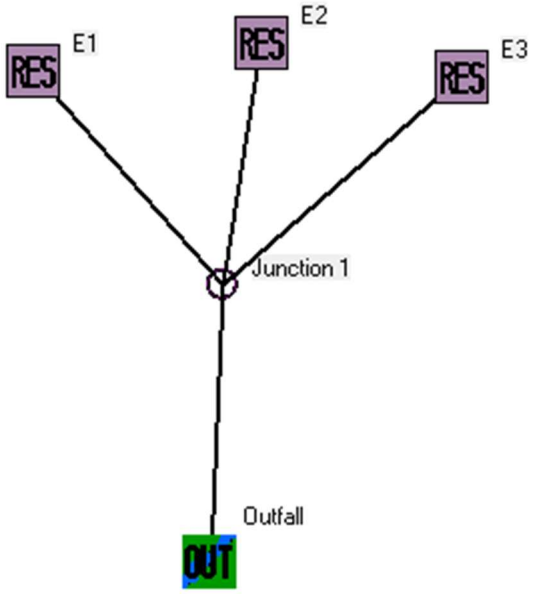
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81
Date of run: 02-18-2025 Time of run: 10:23:31
Total Area Modeled (acres): 17.868
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:	636680	-	111.3	4423	-
Outfall Total with Controls:	69611	89.07%	98.27	427.0	90.35%
Annualized Total After Outfall Controls:	69803			428.2	

Biofilter # 1 is expected to clog in 12.05 years.. Percent Solids Reduction due to Engineered Media Not Used

Infiltration Calculations

WinSLAMM Routing Diagram – Pre-Developed



Input Data – Pre-Developed

Data file name: R:\Maplewood Communities\240772 - Reedsburg Courtyards\Design Development\Stormwater and Erosion Control\Modeling\Infiltration Modeling\Reedsburg Courtyards Existing.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 02-18-2025 Time: 10:32:41
Site information:

LU# 1 - Residential: E1 Total area (ac): 13.450
45 - Large Landscaped Areas 1: 13.450 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Residential: E2 Total area (ac): 1.651
45 - Large Landscaped Areas 1: 1.651 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Residential: E3 Total area (ac): 0.919
45 - Large Landscaped Areas 1: 0.919 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Infiltration Summary – Pre-Developed

Runoff Volume (cf) | Part. Solids Yield (lb

Data File: R:\Maplewood Communities\240772 - Reedsburg Courtyards\Design Development\Stormwater and Erosion Control\Modeling\
Rain File: WisReg - Madison WI 1981.RAN
Date: 02-18-25 Time: 10:33:30 AM
Site Description:

Runoff Volume Total (cf) at the Outfall

Rain Number	Start Date	Rain Total (in)	Outfall Total (cf)	Rv	Total Losses (in.)	Calculated CN*	Event Peak Flow (cfs)
Minimum:		0.00	0	0.000	0.01	69.5	0.000
Maximum:		2.59	30123	0.200	2.07	90.7	2.944
Average:		0.26	922.6	0.012	0.25	74.5	1.417
Total:		28.81	100559		27.09		

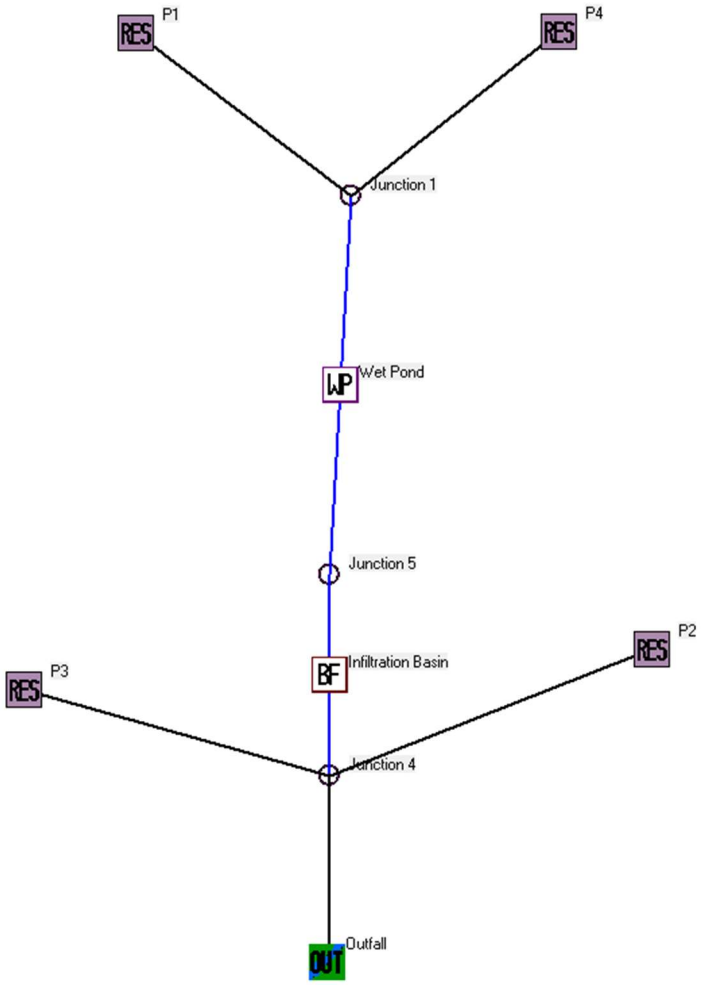
* Note: NRCS does not recommend using CN method for rains < 0.5 in.
See 'PreDevelopment Areas and CN' Help for more info.

90% Goal Calculation:

27.09 inches x 0.90 = 24.38 inches

To meet the 90% infiltration requirement, these basins must infiltrate a minimum of 24.38 inches per year.

WinSLAMM Routing Diagram – Post-Developed



Input Data File – Post-Developed

Data file name: R:\Maplewood Communities\240772 - Reedsburg Courtyards\Design Development\Stormwater and Erosion Control\Modeling\Infiltration Modeling\2025-02-18 Reedsburg Courtyards.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 02-18-2025 Time: 10:38:12
Site information:

LU# 1 - Residential: P1 Total area (ac): 13.379
1 - Roofs 1: 2.615 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.736 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.124 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1: 1.349 ac. Intermediate Street Length = 0.4637 mi Street Width = 24.00097 ft Street Edges = 2
Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 8.060 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.495 ac. Source Area PSD File: C:\WinSLAMM Files\\Residential Land Use

LU# 2 - Residential: P2 Total area (ac): 1.224
1 - Roofs 1: 0.092 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.001 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1: 0.118 ac. Intermediate Street Length = 0.0406 mi Street Width = 23.97783 ft Street Edges = 2

Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 1.013 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Residential: P3 Total area (ac): 0.339
45 - Large Landscaped Areas 1: 0.339 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Residential: P4 Total area (ac): 1.078
1 - Roofs 1: 0.114 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.058 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.007 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1: 0.415 ac. Intermediate Street Length = 0.1427 mi Street Width = 23.99264 ft Street Edges = 2
Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.484 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Wet Detention Pond CP# 1 (DS) - Wet Pond
Particle Size Distribution file name: Not needed - calculated by program
Initial stage elevation (ft): 5
Peak to Average Flow Ratio: 3.8
Maximum flow allowed into pond (cfs): No maximum value entered
Outlet Characteristics:
Outlet type: Orifice 1
1. Orifice diameter (ft): 1
2. Number of orifices: 2
3. Invert elevation above datum (ft): 5
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 95
2. Weir crest width (ft): 5
3. Height from datum to bottom of weir opening: 7.5
Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 4
2. Stand pipe height above datum (ft): 7.5
Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	0.01	0.1368	0.00	0.00
2	1.00	0.1525	0.00	0.00
3	2.00	0.1687	0.00	0.00
4	3.00	0.1856	0.00	0.00
5	4.00	0.2052	0.00	0.00
6	5.00	0.3074	0.00	0.00
7	5.50	0.3260	0.00	0.00

8	6.50	0.3628	0.00	0.00
9	7.50	0.4015	0.00	0.00
10	8.50	0.4464	0.00	0.00
11	9.00	0.4625	0.00	0.00

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

1. Top area (square feet) = 16423
2. Bottom aea (square feet) = 8157
3. Depth (ft): 6
4. Biofilter width (ft) - for Cost Purposes Only: 85
5. Infiltration rate (in/hr) = 3.6
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.001
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0.5
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 0.5
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 0
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil
User-Defined Media Type 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir
1. Weir crest length (ft): 20
2. Weir crest width (ft): 10
3. Height of datum to bottom of weir opening: 5.4

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

Outlet type: Drain Tile/Underdrain
1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 0
3. Number of underdrain outlets: 1

Infiltration Summary – Post-Developed

Runoff Volume (cf) | Part. Solids Yield (lb

Data File: R:\Maplewood Communities\240772 - Reedsburg Courtyards\Design Development\Stormwater and Erosion Control\Modeling\
Rain File: WisReg - Madison WI 1981.RAN
Date: 02-18-25 Time: 10:35:07 AM
Site Description:

Runoff Volume Total (cf) at the Outfall

Rain Number	Start Date	Rain Total (in)	Outfall Total (cf)	Rv	Total Losses (in.)	Calculated CN*	Event Peak Flow (cfs)
Minimum:		0.00	0	0.000	0.01	62.9	0.000
Maximum:		2.59	24470	0.162	2.17	99.5	0.766
Average:		0.26	595.2	0.010	0.25	71.8	0.480
Total:		28.81	64873		27.75		

* Note: NRCS does not recommend using CN method for rains < 0.5 in.
See 'PreDevelopment Areas and CN' Help for more info.

27.75 / 27.09 = 1.02 x 100 = 102%

102% of the runoff received in one year is infiltrated via the proposed stormwater treatment facilities.

Erosion Control Calculations

Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.1 (12-05-2024)

WISCONSIN DEPT. OF NATURAL RESOURCES

YEAR 1

Developer: Maplewood Communities

Project: Reedsburg Courtyards - USLE #1

Date: 02/11/25

County: Sauk

Version 2.1

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	06/01/25	03/31/26	83.4%	130	Loamy Sand	0.17	5.5%	150	0.74	1.00	13.6	0.911	Sediment Trap	2.5
Seed with Mulch or Er	03/31/26	05/31/26	16.0%	130	Loamy Sand	0.17	5.5%	150	0.74	0.10	0.3	0.911	Sediment Trap	0.0
End	05/31/26	-----	-----	-----	-------	-----	5.5%	150	0.74	------	-----	0.000		0.0
		-----	-----	-----	-------	-----	5.5%	150	0.74	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	5.5%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	0.0%	0	-----	-----	-----	0.000		0.0
										TOTAL	**13.9**		**TOTAL**	**2.5**
													% Reduction Required	**NONE**

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

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

Recommended Permanent Seeding Dates:

5/1-6/15	and	7/15-8/10	Turf, introduced grasses and legumes
Thaw-7/15			Native Grasses, forbs, and legumes

Designed By:	VIERBICHER
Date	2/6/2025

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Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.1 (12-05-2024)

WISCONSIN DEPT. OF NATURAL RESOURCES

YEAR 1

Developer: Maplewood Communities

Project: Reedsburg Courtyards - USLE #2

Date: 02/11/25

County: Sauk

Version 2.1

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	06/01/25	05/31/26	99.4%	130	Loamy Sand	0.17	4.8%	200	0.72	1.00	15.8	0.933	Sediment Trap	3.0
End	05/31/26	-----	-----	-----	-------	-----	4.8%	200	0.72	------	-----	0.000	Sediment Trap	0.0
		-----	-----	-----	-------	-----	4.8%	200	0.72	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	4.8%	200	0.72	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	4.8%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	0.0%	0	-----	-----	-----	0.000		0.0
										TOTAL	**15.8**		**TOTAL**	**3.0**
													% Reduction Required	**NONE**

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

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

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Thaw-7/15			Native Grasses, forbs, and legumes

Designed By:	VIERBICHER
Date	2/6/2025

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Huntington Park Drive
66' Public Right-of-Way - Asphalt Pavement

North Wengel Drive
66' Public Right-of-Way - Asphalt Pavement

Eastridge Cir

ROAD A
ROAD B
ROAD C
ROAD D
ROAD E

40' SETBACK

USLE #1

USLE #2

TP-2

Manufactured Housing Unit

SILT FENCE
SEE DETAIL 4/26

PROPOSED STORM WATER WET POND
SEE SHEET 9 FOR DETAILS

EROSION MAT CLASS I, TYPE A
SEE DETAIL 3/26

PROPOSED STORM WATER INFILTRATION BASIN
SEE SHEET 9 FOR DETAILS

EROSION MAT CLASS II, TYPE B
SEE DETAIL 3/26

SILT FENCE
SEE DETAIL 4/26

INLET PROTECTION, TYP

TRACKING PAD
SEE DETAIL 1/26

GRAPHIC SCALE FEET
0 25 50 100

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OVERALL GRADING PLAN

THE COUNTYARDS EXPANSION
REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE
JUNE 9, 2023

DRAFTER
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PROJECT NO.
220042

SHEET
7 OF 26

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Exhibits

8.1 Stormwater Maintenance Plan

REEDSBURG COURTYARDS, REEDSBURG, WI
LONG-TERM STORMWATER MANAGEMENT
MAINTENANCE PROVISIONS

SITE NAME
Reedsburg Courtyards

PROPERTY LEGAL DESCRIPTION
A portion of SW ¼ NW ¼ Section 12 Township 12N Range 4E City of Reedsburg, Sauk County, Wisconsin

RESPONSIBLE PARTY
Owner and its successors and assigns are responsible for satisfying the provisions of this agreement throughout the duration of construction and ownership of the property. Upon completion of the Permanent Components of the Stormwater System (defined below) and approval of the same by the City of Reedsburg, the Owner will own all Permanent Components of the Stormwater System.

PERMANENT COMPONENTS OF THE STORMWATER SYSTEM
The stormwater system consists of the following components:

- Wet Detention Basin
- Infiltration Basin
- Swales
- Storm Sewer & Outlets

SPECIFIC ROUTINE MAINENANCE REQUIREMENTS
All components of the stormwater system shall be inspected at least semiannually in early Spring and early Autumn. Repairs will be made whenever the performance of a stormwater control structure is compromised. Routine Maintenance listed below shall be performed by the Owner's sole cost and expense.

INFILTRATION BASINS

- Infiltration surface shall be protected from construction sediment with staging or through the use of erosion control measures. Basin shall be inspected upon completion to confirm that clogging due to construction sediment has not occurred.
- In the first Spring and Summer after construction, water the area once per week during the first 8 weeks if rainfall has not occurred within the previous 7 days. At least 1 inch of water is necessary per week.
- Remove emergency drawdown plugs for first growing season in basin. This will allow plugs to establish and minimized the risk of plant failure.
- All vehicular or equipment is prohibited from driving onto or across basin.
- Pedestrian traffic is prohibited from crossing basin.
- All draw down devices in the basin shall be opened during winter months to discourage infiltration of runoff water containing high levels of chlorides. If this practice is an enclosed basin, the use of chloride deicers shall be limited in the area draining to reduce the chance of exceeding the limits in ch. NR 140.
- Snow shall not be dumped directly onto the infiltration surface.
- Regular mowing is prohibited in the Infiltration Basin, except that vegetation shall be cut down and removed once a year in the spring or fall.
- Mowing height shall be 6 inches in height or higher to promote filtration.

WET DETENTION BASINS

- Visually inspect the basin outlet structure(s) and perimeter semi-annually. All undesirable vegetation and volunteer tree growth shall be removed.
- Check the outlet structure(s) for deterioration or damage, obstructions, sediment, and general operation (including emergency drawdown & overflow devices if present).
- Check the condition at the receiving area/channels at the outlet and downstream from the release structures for stability and signs of erosion damage or sparse vegetation.
- To maximize filtration, mowing in buffer areas around stormwater ponds should be minimized. If occasional mowing is necessary, the mowing height is recommended to be no shorter than 6 inches. Applications of fertilizer, herbicide, pesticide or other chemicals are discouraged unless an approved chemical application plan is on file with the City of Reedsburg.
- Access to the basin must be maintained to perform inspection and maintenance activities.
- No plantings of structures of any kind are permitted within the retention pond area, without prior written approval of the City Engineer.
- To maximize filtration, mowing in buffer areas around stormwater ponds should be minimized. If occasional mowing is necessary, the mowing height is recommended to be no shorter than 6 inches. Applications of fertilizer, herbicide, pesticide or other chemicals are discouraged unless an approved chemical application plan is on file with the City of Reedsburg.

SWALES

- In addition to semi-annual inspection, also inspect swales after rainfall events of 1.5 inches or greater, for two (2) years following installation.
- Repair any areas that do not have good vegetative cover or show signs of erosion.
- Repairs must restore the swale(s) to the specifications of the original plan.
- Mowing height shall be 6 inches in height or higher to promote filtration.
- Mowing shall occur in-frequently (ideally twice annually) in order to retain taller vegetation.

STORM SEWER & OUTLETS

- Visual inspection of components shall be performed, and debris removed from inlets and storm sewer manholes.
- Repair inlet/outlet areas that are damaged or show signs of erosion.
- Rip-rap shall be replaced as necessary.
- Repairs must restore the component to the specifications of the original plan.

OTHER PROVISIONS

- The City Engineer has authorization to access the property to conduct inspections of stormwater management practices as necessary to ascertain that the Permanent Components of the Stormwater System are being maintained and operated in accordance with this agreement.
- The City Engineer shall maintain public records of the results of the site inspections, to inform the party responsible for maintenance of the inspection results, and to specifically indicate any corrective actions required to bring the Permanent Components of the Stormwater System into proper working condition.
- The Owner shall be notified by the City Engineer of maintenance problems which require correction. The specified corrective actions shall be undertaken withing a reasonable time frame as set by the City Engineer.
- The City Engineer has authorization to perform the corrected actions identifies in the inspection report if the Owner does not make the required corrections in the specified time period. The City Engineer shall enter the amount due on the tax rolls and collect the money as a special assessment against the property pursuant to subch. VII of Ch. 66, Wis. Stats.

SIGNATURE

The undersigned agrees to the provision set forth in this agreement.

For the Landowner/Developer:

Mannie Shapiro
_____
Name

CFO/COO
_____
Title

2/19/2025
_____
Date

For the Municipality:

_____
Name

_____
Title

_____
Date

8.2 Watershed Delineation & Time of Concentration

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18 Feb 2025 - 11:14a R:\Maplewood Communities\240772 - Reedsburg Courtyards\CADD\The Courtyards Expansion - Watershed Delineation.dwg by: jree

HUNTINGTON PARK DRIVE

EASTRIDGE CIR

N MENGEL DRIVE

200' SHEET FLOW AT 13.75%

778' SHALLOW CONCENTRATED FLOW AT 3.17%

200' SHEET FLOW AT 13.10%

932' SHALLOW CONCENTRATED FLOW AT 3.75%

200' SHEET FLOW AT 4.95%

200' SHEET FLOW AT 2.15%

189' SHALLOW CONCENTRATED FLOW AT 1.67%

OE1
1.848 AC
CN: 71

E1
13.45 AC
CN: 62

E3
0.919 AC
CN: 61

E2
1.651 AC
CN: 61

TP-1

TP-2

Manufactured Housing Unit

N

W E

S

GRAPHIC SCALE FEET
0 25 50 100

EXISTING WATERSHED DELINEATION LEGEND

- EXISTING WATERSHED BOUNDARY
- EXISTING TC FLOWPATH
- EXISTING SURFACE FLOW DIRECTION
- XX / XXX AC — EXISTING WATERSHED NUMBER
- XXX — EXISTING STORMWATER FACILITY
- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS

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PRE-DEVELOPED WATERSHED DELINEATION

REEDSBURG COURTYARDS
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

DATE 2025-02-18
DRAFTER JREE
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PROJECT NO. 240772
SHEET 1 OF 2

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18 Feb 2025 - 11:29a R:\Maplewood Communities\240772 - Reedsburg Courtyards\CADD\The Courtyards Expansion - Watershed Delineation.dwg by: jree

HUNTINGTON PARK DRIVE

EASTRIDGE CIR

P1 TIME OF CONCENTRATION 6.0 MINUTES

200' SHEET FLOW AT 13.10%

226' SHALLOW CONCENTRATED FLOW AT 7.70%

OP1
1.848 AC
CN: 71

P1
13.379 AC
CN: 76

142' PIPE FLOW AT 4.25%

118' PIPE FLOW AT 2.01%

260' PIPE FLOW AT 0.40%

49' PIPE FLOW AT 0.38%

P3
0.339 AC
CN: 61

P3 TIME OF CONCENTRATION 6.0 MINUTES

P4
1.078 AC
CN: 81

P4 TIME OF CONCENTRATION 6.0 MINUTES

P2
1.224 AC
CN: 67

P2 TIME OF CONCENTRATION 6.0 MINUTES

WP

IB

TP-2

N WENZEL DRIVE

Manufactured Housing Unit

N

W E

S

GRAPHIC SCALE FEET
0 25 50 100

PROPOSED WATERSHED DELINEATION LEGEND

- PROPOSED WATERSHED BOUNDARY
- PROPOSED TC FLOWPATH
- PROPOSED SURFACE FLOW DIRECTION
- XX / XXX AC — PROPOSED WATERSHED NUMBER
- XXX — PROPOSED STORMWATER FACILITY
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS

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POST-DEVELOPED WATERSHED DELINEATION

REEDSBURG COURTYARDS
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
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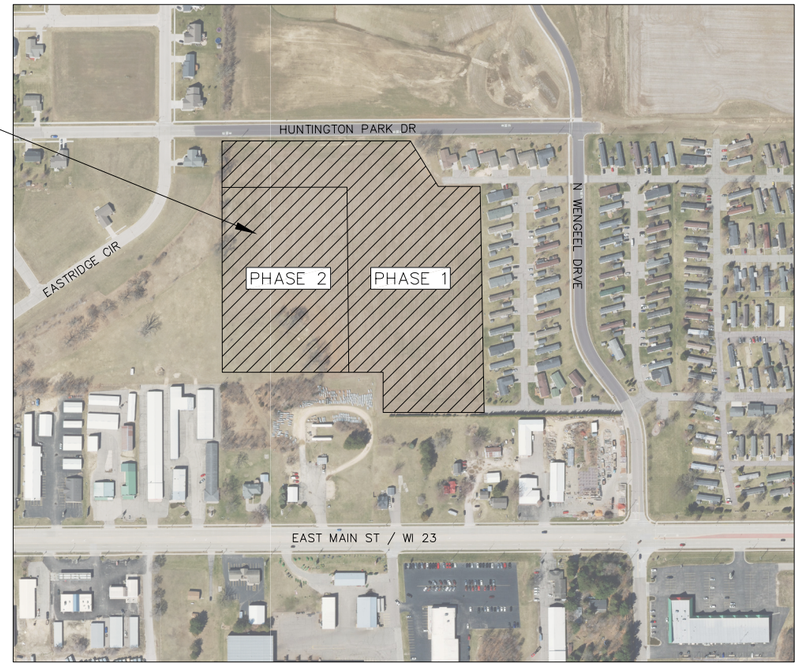
8.3 Grading & Erosion Control Plan & Details

THE COURTYARDS EXPANSION

CITY OF REEDSBURG

SAUK COUNTY, WISCONSIN

PHASE 1





SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LEGEND & GENERAL NOTES
3	EXISTING CONDITIONS
4	SITE PLAN
5	SITE LAYOUT TYPICAL
6	OVERALL GRADING & EROSION CONTROL PLAN
7	STORM WATER BASINS DETAILS
8	OVERALL UTILITY PLAN
9	PLAN & PROFILES SHEET INDEX – EW STREETS
10	PLAN & PROFILES SHEET INDEX – NS STREETS
11	PLAN & PROFILES SHEET INDEX – EW YARD
12	PLAN & PROFILES SHEET INDEX – NS YARD
13–19	EAST–WEST PLAN & PROFILES
20–28	NORTH–SOUTH PLAN & PROFILES
29–32	DETAILS
33–35	METER BUILDING

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1–800–242–8511

SITE BENCHMARKS

1. BENCHMARK #1
TOP OF HYDRANT
ELEV= 961.01'

2. BENCHMARK #2
TOP OF HYDRANT
ELEV= 926.49'

3. BENCHMARK #3
TOP OF HYDRANT
ELEV= 908.56'

SITE CONTROL POINTS

4. CONTROL POINT #4
ROD
NORTHING: 260441.885
EASTING: 589190.16
ELEV= 921.93'

5. CONTROL POINT #5
MAG NAIL
NORTHING: 261258.508
EASTING: 589171.722
ELEV= 958.47'

6. CONTROL POINT #6
MAG NAIL
NORTHING: 261272.542
EASTING: 590403.638
ELEV= 911.87;

7. CONTROL POINT #7
MAG NAIL
NORTHING: 260800.486
EASTING: 590354.744
ELEV= 906.17'

8. CONTROL POINT #8
MAG NAIL
NORTHING: 260275.848
EASTING: 590540.152
ELEV= 904.09'

NOT FOR CONSTRUCTION
ISSUED DATE: 02/20/2025

vierbicher planners engineers advisors

TITLE SHEET TEST
THE COUNTYARDS EXPANSION - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS NO. DATE REMARKS

REVISIONS NO. DATE REMARKS

DATE 2025–02–20
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SHEET 1 OF 35

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TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING BORING

SURVEY LEGEND

- BENCHMARK
- FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- FOUND NAIL
- FOUND 1" ø IRON PIPE
- FOUND 2" ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD
- FOUND RAILROAD SPIKE
- SET CHISELED "X"
- SET NAIL
- SET P.K. NAIL
- SET 1 1/4" ø IRON ROD
- SET 3/4" ø IRON ROD
- SET RAILROAD SPIKE
- GENERAL CONTROL POINT

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR (820)
- EXISTING MINOR CONTOUR (818)
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING WETLANDS
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

GRADING LEGEND

- EXISTING MAJOR CONTOURS (820)
- EXISTING MINOR CONTOURS (818)
- PROPOSED MAJOR CONTOURS (820)
- PROPOSED MINOR CONTOURS (818)
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED CONCRETE MOBILE HOME PAD
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

CONSTRUCTION AND GENERAL NOTES:

1. CONTRACTOR SHALL INSTALL ALL NEW WATER SERVICE FROM MAIN & REPLACE CURB STOP. SERVICE DEPTH TO BE 7' DEEP TO AND INCLUDING CURB STOP. MINIMUM SIZE IS 1" DIAMETER.

2. THE CONTRACTOR SHALL NOTIFY THE THE CITY DIRECTOR OF PUBLIC WORKS, THE CITY UTILITY, THE ENGINEER, AND UTILITIES 48 HOURS PRIOR TO ANY ANTICIPATED UTILITY INTERRUPTION.

3. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL PROPERTY OWNERS, SO AS TO MAINTAIN ACCESS TO THEIR PROPERTIES DURING CONSTRUCTION ACTIVITIES.

4. ALL DEWATERING OF THE TRENCHES FOR ANY CONSTRUCTION AS SHOWN ON THE PLANS, SHALL BE INCIDENTAL TO THE PIPE LAYING AND BID SCHEDULE ITEMS, AND WILL NOT BE PAID FOR SEPARATELY.

5. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE GROUND WATER CONDITIONS THAT WILL BE ENCOUNTERED DURING CONSTRUCTION, HOWEVER, NO PAYMENT WILL BE MADE FOR DEWATERING.

6. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.

7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING ORDER OF ANY SUCH ITEM.

8. DURING AND AFTER CONSTRUCTION, DISPOSAL OF SURPLUS MATERIALS OR TEMPORARY STOCKPILES WILL NOT BE PERMITTED IN A WETLAND OR ADJACENT AREAS, UNLESS PERMITS ARE OBTAINED FROM THE APPROPRIATE REGULATORY AGENCIES AND/OR AS DIRECTED BY THE ENGINEER. ALL STOCKPILES SHALL BE PROTECTED BY EROSION CONTROL DEVICES TO MINIMIZE SOIL LOSS.

9. UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, SALVAGED ITEMS SHALL BECOME PROPERTY OF THE CITY/UTILITY AND DELIVERED TO A SITE WITHIN THE CITY AS INSTRUCTED BY THE OWNER.

10. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF REMOVED PIPE, ASPHALT, CONCRETE AND EXCESS MATERIAL OFF SITE OR AS DIRECTED.

11. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.

12. CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY OF REEDSBURG, RESIDENTS, WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) AND LOCAL AUTHORITIES. COST OF COOPERATION AND COORDINATION SHALL BE INCIDENTAL TO THE CONTRACT AND SHALL NOT BE A CAUSE FOR ANY EXTRA COMPENSATION FOR TIME EXTENSION AND NO EXTRA COST TO THE OWNER.

13. CONTRACTOR TO SUBMIT "RECORD DRAWINGS" AT EVERY PAY REQUEST FOR WORK COMPLETED AND ACCEPTED BY THE OWNER/ENGINEER.

14. CONTRACTOR TO MAKE FINAL ADJUSTMENTS TO MANHOLES, CASTINGS AND WATER VALVES, AS REQUIRED, FOR THE FINAL PAVEMENT GRADES.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS OR AS MAY BE REQUIRED TO ACCOMMODATE THE CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MONITORING AND INSPECTING THE EROSION CONTROL MEASURES AS REQUIRED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

16. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE AT LEAST WEEKLY AND AFTER A RAINFALL OF 1/2 INCH OR MORE WITHIN 24 HOURS. NECESSARY MAINTENANCE SHOULD FOLLOW THE INSPECTIONS WITHIN 24 HOURS.

17. ALL FINAL GRADES FOR HYDRANTS ARE FINISHED GRADES AT FLANGES OF HYDRANT.

18. REMOVE AND REINSTALL ALL STREET SIGNAGE AS REQUIRED.

19. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

20. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY THE MEANS OF STREET SWEEPING (NOT FLUSHING) AT THE END OF EACH WORK DAY.

21. REMOVE AND REINSTALL ALL MAIL BOXES AS REQUIRED.

22. RIGHT-OF-WAY AND PROPERTY LINES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED.

23. ALL WATER MAIN FITTINGS (BENDS, TEES, REDUCERS, CROSSES, ETC.) WILL NOT BE PAID FOR SEPARATELY, BUT WILL BE CONSIDERED INCIDENTAL TO THE WATER MAIN.

24. GRADING NOTE: WHEN THE CONTRACT USES LUMP SUM PAYMENT FOR EXCAVATION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE QUANTITY TO THEIR SATISFACTION PRIOR TO BIDDING. NO ADDITIONAL PAYMENT WILL BE MADE FOR COMMON EXCAVATION BID AS LUMP SUM.

AGENCIES:

EMERGENCY – FIRE, RESCUE, AMBULANCE, POLICE
DIAL 911

CITY OF REEDSBURG
STEVE ZIBELL, DIRECTOR OF PUBLIC WORKS
134 S. LOCUST ST
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608-524-6404
szibell@ci.reedsburg.wi.us

TOM BENSON, SUPERINTENDENT
SCHOOL DISTRICT OF REEDSBURG
501 K STREET
REEDSBURG WI
608-524-2016
tbenson@rsd.k12.wi.us

UTILITIES:

GAS
ALLIANT ENERGY
MICHAEL LONG
520 COMMERCE AVENUE
BARABOO, WI 53913
608-356-0608
michaellong@alliantenergy.com

TELEVISION
CHARTER COMMUNICATIONS
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608-2093202
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FIBER OPTIC
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608-524-6404
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TELEPHONE
FRONTIER
CHRIS BLUMER
100 COMMUNICATIONS DR
SUN PRAIRIE, WI 53590
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ELECTRIC, CABLE, WATER
REEDSBURG UTILITY COMMISSION
501 UTILITY COURT
REEDSBURG, WI 53959
608-768-1000
ruc@rucls.net

SANITARY SEWER
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134 S. LOCUST ST
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szibell@ci.reedsburg.wi.us

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LEGEND & GENERAL NOTES

THE COUNTYARDS EXPANSION - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 2025-02-20
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PROJECT NO. 220042
SHEET 2 OF 35

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HUNTINGTON PARK DR
66' Public Right-of-Way – Asphalt Pavement

WENGEL DR
66' Public Right-of-Way – Asphalt Pavement

BENCHMARK #1
TOP OF HYDRANT
ELEV= 961.01'

BENCHMARK #2
TOP OF HYDRANT
ELEV= 926.49'

BENCHMARK #3
TOP OF HYDRANT
ELEV= 908.56'

BENCHMARK #4
ROD
ELEV= 921.93'

BENCHMARK #5
MAG NAIL
ELEV= 958.47'

BENCHMARK #7
MAG NAIL
ELEV= 906.17'

CLEAR & GRUB

TREES TO BE REMOVED, TYP

B-1
B-2
B-3
B-5
TP-1
TP-2

EX 2' x 3' CI
TC=924.95
IE=921.42 N
IE=921.42 W
IE=921.78 E

EX 48" CONC CB
TC=913.12
IE=905.41 SE
IE=905.41 N

EX 48" CONC SMH
RIM=912.15
IE=899.35 S
IE=899.32 N
IE=899.29 E

EX 48" SMH
RIM=914.97
IE=906.33 E

EX 48" CONC STMH
RIM=911.00
IE=903.07 S
IE=903.07 NE
IE=905.38 NW

EX 48" CONC STMH
RIM=909.46
IE=902.92 S
IE=902.92 W
IE=902.92 E
IE=902.92 N

EX 2' x 3' CI
TC=912.06
IE=909.10 W

EX 2' x 3' CI
TC=912.64
IE=908.64 W

EX 2' x 3' CI
TC=912.13
IE=906.09 SW
IE=906.58 E
IE=906.09 N

EX 48" SMH
RIM=910.83
IE=903.91 S
IE=903.91 W

EX 48" SMH
RIM=907.86
IE=897.82 N
IE=897.77 S

EX 48" SMH
RIM=907.48
IE=901.51 S
IE=901.51 N

EX 48" CONC STMH
RIM=906.38
IE=901.84 S
IE=901.84 W
IE=901.84 E
IE=901.84 N

EX 48" CONC SMH
RIM=905.18
IE=901.71 S
IE=901.71 N

EX 48" CONC SMH
RIM=905.22
IE=896.48 S
IE=896.49 N

EX 48" SMH
RIM=905.11
IE=900.36 N

EX 48" CONC SMH
RIM=904.80
IE=896.06 N
IE=895.99 SE

EX 48" CONC FI
RIM=904.56
IE=899.68 SE
IE=899.68 N

EX 2' x 3' CI
TC=906.67
IE=901.07 E
IE=901.07 W

EX 2' x 3' CI
TC=903.87
IE=899.59 NE

EX 48" SMH
RIM=903.88
IE=895.14 NW
IE=895.14 S

EX 24" CONC FI
RIM=907.16
IE=905.34 E

EX 48" CONC FI
RIM=903.61
IE=899.48 SW
IE=899.48 NE
IE=899.48 NW
IE=899.48 S

SAN MH APPROX. LOCATION
APROX. IE=905.15

SAN & WAT PIPES
APPROXIMATE
LOCATION

SAN MH
APPROXIMATE
LOCATION

SAN 8" PVC PLUG END
APROX. IE=904.02

SAN & WAT PIPES
APPROXIMATE
LOCATION

SAN MH APPROX. LOCATION
APROX. IE=902.62

SAN & WAT PIPES
APPROXIMATE
LOCATION

SAN PIPE & MH
APPROXIMATE
LOCATION

SAN PIPE & MH
APPROXIMATE
LOCATION

UTILITY BOX,
TYP

CONCRETE DRIVEWAY

CONCRETE SIDEWALK

24" Concrete Curb & Gutter

EXISTING DOUBLE WIDE HOMES ARE ON A CONCRETE PAD

EXISTING MOBILE HOMES ARE ON A GRAVEL PAD

Manufactured Housing Unit

WOOD FENCE

SITE SIGN

Asphalt

Concrete Sidewalk

Basketball Court

Playground Area

Survey Map No. 3185

Lot 1

West Line of NW 1/4 of Section 12

East Line of S.W. 1/4

West Line of East 1173' of S.W. 1/4 of the N.W. 1/4 of Section 12

40' Utility Easement Strings Addition (Unrecorded)

(PARCEL 3)
(Exception)
Now or Formerly:
LAKES GAS CO
Parcel: 276-2355-00000

(PARCEL 5)
(Exception)
Now or Formerly:
LAKES GAS CO
Parcel: 276-2354-00000

(PARCEL 5)
(Exception)

Now or Formerly:
STEVEN V & JODI G STATZ LIVING TRUST

GRAPHIC SCALE FEET
0 25 50 100

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EXISTING CONDITIONS
THE COUNTYARDS EXPANSION - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

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HUNTINGTON PARK DR
66' Public Right-of-Way - Asphalt Pavement

EASTRIDGE CIR

NORTH WENGEL DR
66' Public Right-of-Way - Asphalt Pavement

ROAD A
ROAD B
ROAD C
ROAD D
ROAD E

PHASE 1
PHASE 2

SPEED LIMIT SIGN SEE DETAIL 2/31
YIELD SIGN SEE DETAIL 2/31
STREET LIGHT, TYP
SAW CUT
40' SETBACK
Manufactured Housing Unit
5' CHAIN LINK FENCE COATED BLACK
6' WIDE GATE
STORM WATER WET POND
STORM WATER INFILTRATION BASIN
DOG PARK
B-1
B-2
B-3
B-4
B-5
TP-1
TP-2

GRAPHIC SCALE FEET
0 25 50 100

LAYOUT INFORMATION

REQUIREMENTS BASED ON CITY OF REEDSBURG ZONING
§690-24 MOBIL HOME PARKS (AMENDED 2-23-2009)

Item	Requirements	Observed
The minimum size of a mobile home park	5 Acres	23.12 Acres
The minimum size lot per mobile home	3,000 sq. ft.	4,400 sq. ft.
The minimum width of a mobile home site	40 ft.	40 ft.
The minimum distance between mobile home trailers	20 ft.	24 ft. - side 56 ft. - rear
The minimum distance between mobile home and service road	10 ft.	10 ft.
A minimum side yard setback	40 ft.	40 ft.
Parking area	*1 ¼ parking spaces	20 ft. x 18 ft.
Service road width		24 ft.
Home Dimensions		16 ft. x 80 ft.
Project area		16.1 Acres
Stormwater area		1.03 Acres (6.4%)
Number of Proposed Homes During Phase 1		62
Number of Proposed Homes During Phase 2		34
Total Number of Proposed Homes		96

* There shall be one parking space for each mobile home plus additional parking spaces within the park for automotive vehicles, the combined total of which shall be not less than 1 1/4 parking spaces for each mobile home space.

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REVISIONS
NO. DATE REMARKS

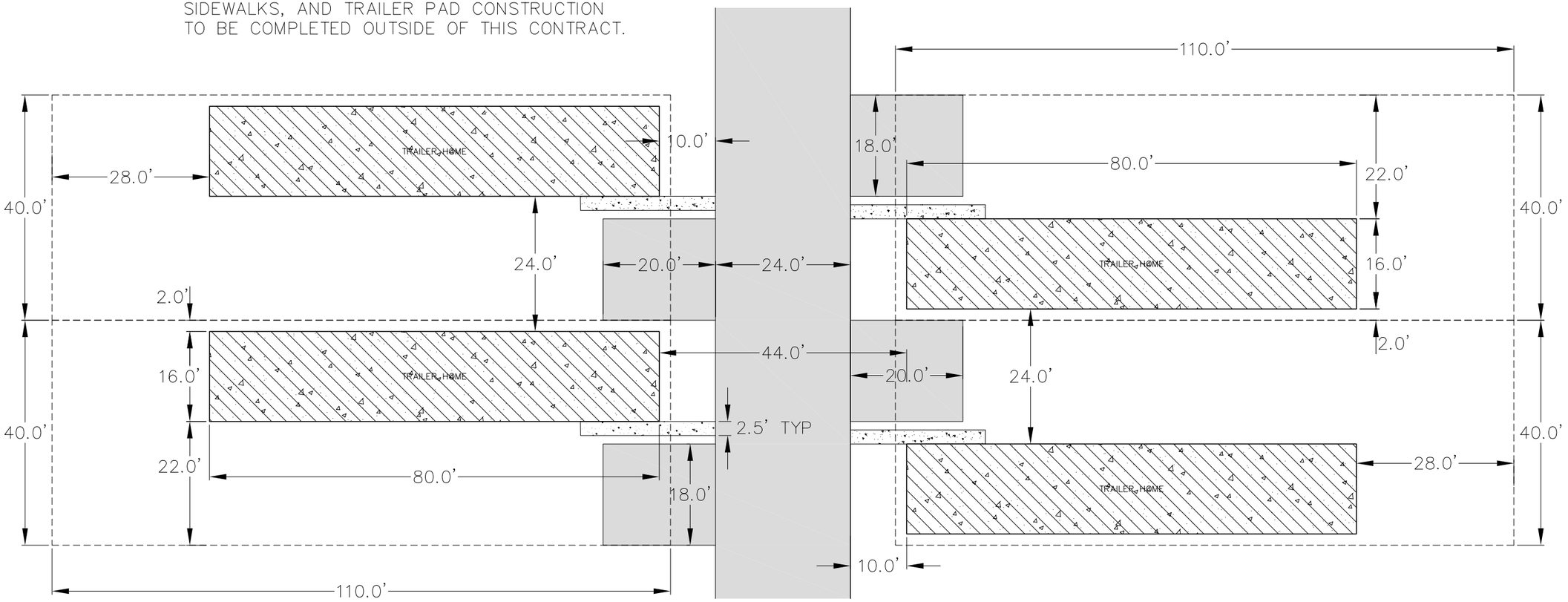
REVISIONS
NO. DATE REMARKS

SITE PLAN
THE COUNTYARDS EXPANSION - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

DATE 2025-02-20
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WORK AS PART OF THIS CONTRACT INCLUDES THE OVERALL GRADING, STREET, AND UTILITIES AS SHOWN ON THE PLANS. THE DRIVEWAYS, SIDEWALKS, AND TRAILER PAD CONSTRUCTION TO BE COMPLETED OUTSIDE OF THIS CONTRACT.



SITE LAYOUT TYPICAL

GRAPHIC SCALE FEET
0 10 20 40

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SITE LAYOUT TYPICAL
THE COUNTYARDS EXPANSION - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

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LIMITS OF DISTURBANCE, NO GRADING OR TOPSOIL REMOVAL WHERE NO GRADING IS SHOWN.

NO GRADING AT CONNECTION

HUNTINGTON PARK DR
66' Public Right-of-Way - Asphalt Pavement

EASTRIDGE CIR

ROAD D

ROAD A

ROAD B

ROAD C

ROAD E

NORTH WENGEL DR
66' Public Right-of-Way - Asphalt Pavement

PHASE 1

PHASE 2

40' SETBACK

GRADING LIMITS

CONCRETE APRON TO ROW

TRACKING PAD
SEE DETAIL 1/32

NOTE:
CONSTRUCTION ENTRANCE, NO CONSTRUCTION TRAFFIC THROUGH EXISTING MOBILE HOME PARK.

EROSION MAT CLASS II, TYPE B
SEE DETAIL 2/32

SILT FENCE
SEE DETAIL 3/32

PROPOSED STORM WATER WET POND
SEE SHEET 7 FOR DETAILS

EROSION MAT CLASS I, TYPE A
SEE DETAIL 2/32

EROSION MAT CLASS III, TYPE C
SEE DETAIL 2/32

EROSION MAT CLASS II, TYPE A
SEE DETAIL 2/32

PROPOSED STORM WATER INFILTRATION BASIN
SEE SHEET 7 FOR DETAILS

EROSION MAT CLASS III, TYPE C
SEE DETAIL 2/32

EROSION MAT CLASS II, TYPE B
SEE DETAIL 2/32

SILT FENCE
SEE DETAIL 3/32

INLET PROTECTION, TYP

TRACKING PAD
SEE DETAIL 1/32

WATER HYDRANT

TP-2

Manufactured Housing Unit

GRAPHIC SCALE FEET
0 25 50 100

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OVERALL GRADING & EROSION CONTROL PLAN

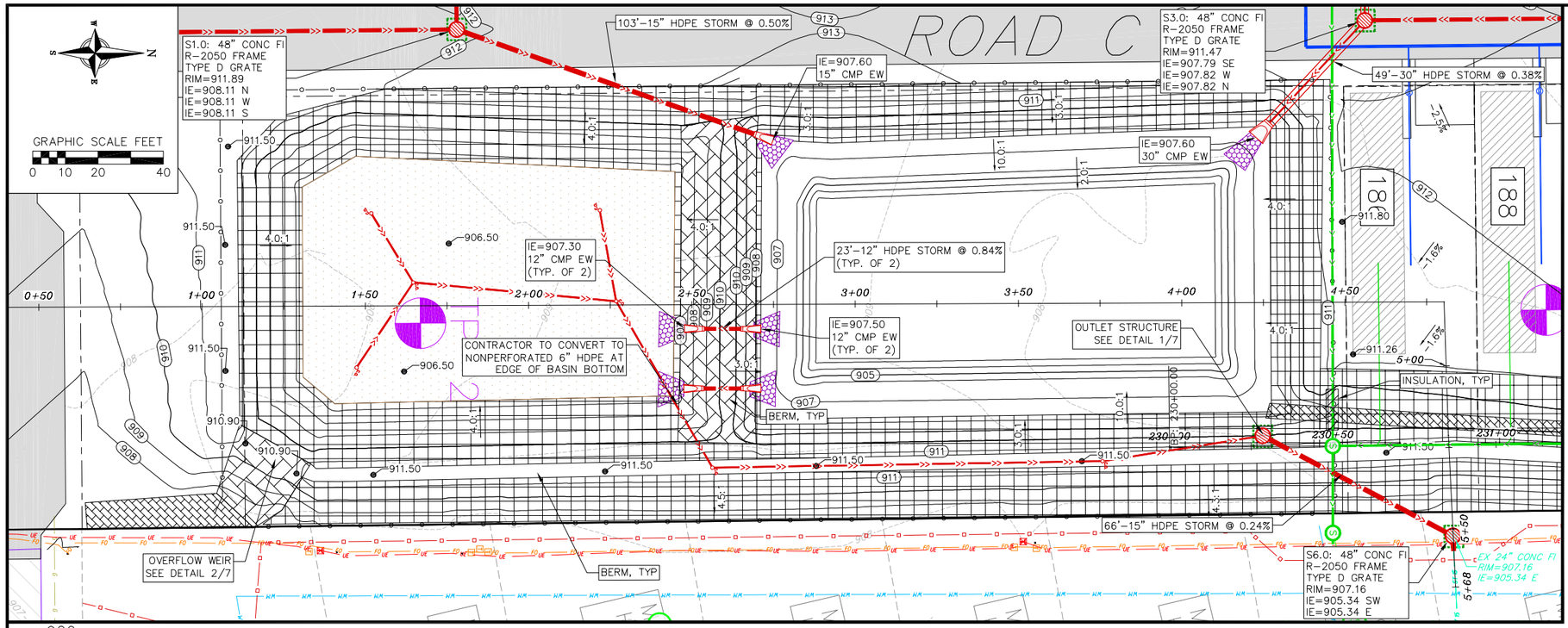
THE COUNTYARDS EXPANSION - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

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RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):

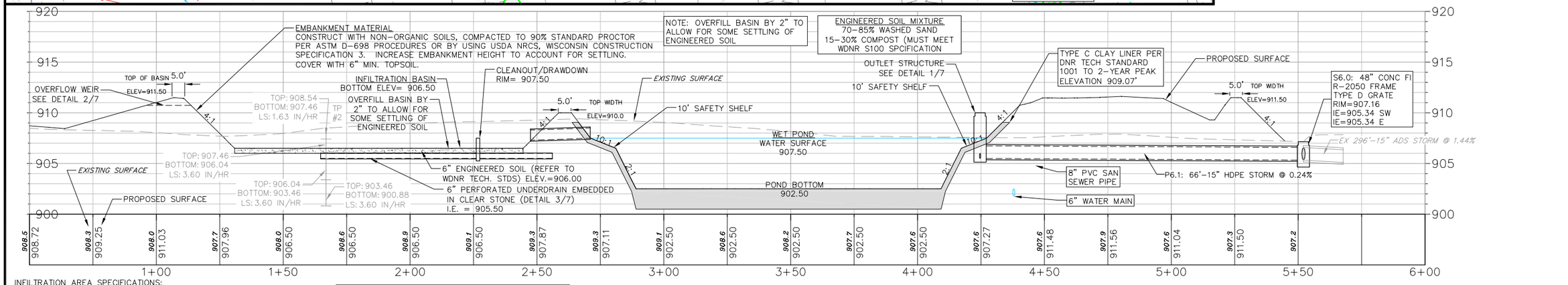
1. NATIVE (PRAIRIE) SEEDING SHALL BE COMPLETED IN THE FALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (BETWEEN MAY 1 AND JUNE 20), OR PLUGS SHALL BE USED.
2. FERTILIZER –SOIL TESTING SHALL BE USED TO DETERMINE PROPER APPLICATIONS FOR NUTRIENTS AND LIMING. FERTILIZER APPLICATION SHALL CONFORM TO THE CRITERIA LOCATED IN NRCS CONSERVATION PRACTICE STANDARD, CRITICAL AREA PLANTING (342) OR WDNR TECHNICAL STANDARD SEEDING FOR CONSTRUCTION SITE EROSION CONTROL (1059).
3. MULCH OR EROSION MAT –MULCH SHALL CONFORM TO THE CRITERIA LOCATED IN WDNR TECHNICAL STANDARD MULCHING FOR CONSTRUCTION SITES (1058). EROSION MAT SHALL BE CLASS II AND PLACED ON THE SURFACE OF THE INFILTRATION AREA.
4. WATER AS NECESSARY, DEPENDING ON WEATHER. RE–MULCH VOID AREAS, TREAT DISEASED OR DISTRESSED PLANTS, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS, REMOVE DEBRIS AND LITTER, AND INSPECT AND REPAIR ERODED AREAS, AS NEEDED.

CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):

1. OVER–EXCAVATE THE AREA TO INFILTRATIVE LAYER REQUIRED PER DETAIL. NATIVE LAYER OF DEVICE TO BE VISUALLY INSPECTED BY DESIGN ENGINEER IN THE FIELD AFTER THE AREA IS EXCAVATED.
2. CHISEL PLOW, OR ROTO–TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
3. PLACE GRANULAR FILL, DEPTH AS REQUIRED BY DETAIL, AND UNDERDRAIN COMPONENTS.
4. PLACE ENGINEERED SOIL IN MAXIMUM 12" LIFTS (OVERFILL BY 2" TO ALLOW FOR SETTLING), COMPRISED OF:
   70–85% WASHED SAND
   15–30% COMPOST (PER DNR TECHNICAL STANDARD S100)
5. SEED, MULCH/EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE UNDERDRAIN DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

LONG–TERM MAINTENANCE OF INFILTRATION AREA:

1. REFER TO DNR TECHNICAL STANDARD 1003



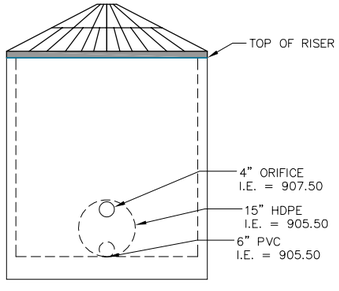
INFILTRATION AREA SPECIFICATIONS:
INFILTRATION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1003 (INFILTRATION BASIN).

HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM INFILTRATION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.

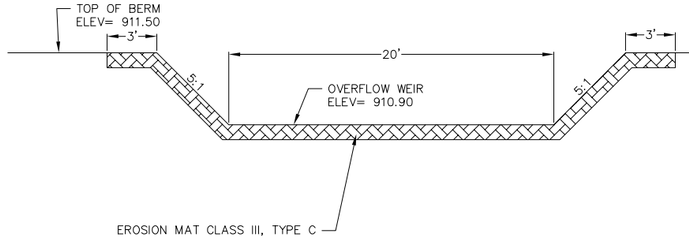
NATIVE SEEDING –NATIVE VEGETATION SHALL BE ESTABLISHED IN CONFORMANCE WITH RECOMMENDATIONS FROM A QUALIFIED NATIVE NURSERY IN THE AREA. IF TREES ARE TO BE USED, SPECIES SHALL BE SELECTED THAT WILL NOT INTERFERE WITH THE FUNCTION OF THE BASIN, OR CAUSE MAINTENANCE PROBLEMS.

CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER).

OUTLET STRUCTURES
48" RISER W/ HAALA GRATE (OR OTHER APPROVED BY DESIGN ENGINEER).
*STRUCTURE MAY CHANGE BASED ON SHOP DRAWINGS PROVIDED BY CONTRACTOR

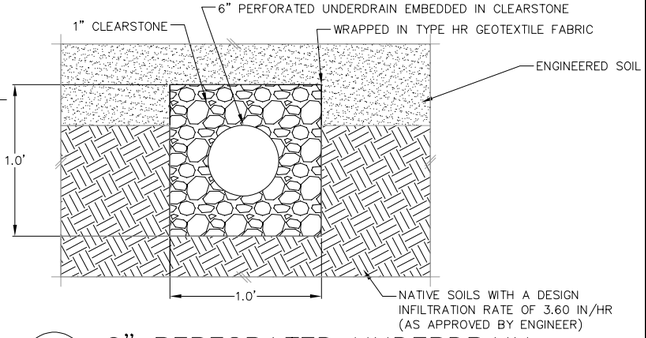


1/7 OUTLET STRUCTURE
NOT TO SCALE



2/7 OVERFLOW WEIR
NOT TO SCALE

NOTE: EXTEND EROSION CONTROL BLANKET TO TOE OF SLOPE ON THE DOWNSTREAM SIDE OF THE BERM



3/7 6" PERFORATED UNDERDRAIN
NOT TO SCALE

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STORM WATER BASINS DETAILS
THE COUNTYARDS EXPANSION - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS			
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NO.	DATE	REMARKS	

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EASTRIDGE CIR

HUNTINGTON PARK DR
66' Public Right-of-Way - Asphalt Pavement

NORTH WENGEL DR
66' Public Right-of-Way - Asphalt Pavement

ROAD A

ROAD B

ROAD C

ROAD D

ROAD E

PHASE 1

PHASE 2

WATER METER BUILDING
SEE SHEETS 33, 34, AND 35

EP: 234+04.53

BP: 230+00.00

TP-2

FLOOR DRAIN LATERAL

IE=917.41 E
IE=917.51 W

IE=929.34 E

IE=909.41 W

IE=908.91 S
IE=909.01 W
IE=909.01 E

IE=925.55 S

IE=915.10 S

IE=905.53 S

IE=916.66 E
IE=916.76 N
IE=916.76 S

IE=906.47 E
IE=906.57 W
IE=906.57 S
IE=906.57 N

IE=905.33 E
IE=905.43 W
IE=905.43 N
IE=905.43 S

IE=912.57 N

IE=919.11 N

IE=907.40 E

IE=907.08 N
IE=907.18 E
IE=907.18 W

IE=907.57 W

IE=904.10 W
IE=904.02 E

IE=904.31 W
IE=904.21 E
IE=904.31 N

EX 24" CONC FI
RIM=907.16
IE=905.34 E

IE=904.16 E

WATER HYDRANT

Manufactured Housing Unit

GRAPHIC SCALE FEET
0 25 50 100

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OVERALL UTILITY PLAN

THE COUNTYARDS EXPANSION - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

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HUNTINGTON PARK DR

66' Public Right-of-Way – Asphalt Pavement

EASTRIDGE CIR

SHEET 13

SHEET 14

SHEET 19

ROAD A

ROAD B

ROAD C

ROAD D

ROAD E

PHASE 1

PHASE 2

TP-1

TP-2

Manufactured Housing Unit

N

W E

S

GRAPHIC SCALE FEET

0 25 50 100

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PLAN & PROFILES SHEET INDEX - EW STREETS

THE COUNTYARDS EXPANSION - PHASE 1

CITY OF REEDSBURG

SAUK COUNTY, WISCONSIN

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EASTRIDGE CIR

HUNTINGTON PARK DR

66' Public Right-of-Way — Asphalt Pavement

ROAD D

ROAD A

ROAD B

ROAD C

ROAD E

PHASE 1

PHASE 2

SHEET 20

SHEET 21

SHEET 22

SHEET 23

SHEET 7

TP-1

TP-2

Manufactured Housing Unit

N

W E

S

GRAPHIC SCALE FEET

0 25 50 100

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PLAN & PROFILES SHEET INDEX - NS STREETS

THE COUNTYARDS EXPANSION - PHASE 1

CITY OF REEDSBURG

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SHEET 15

SHEET 16

SHEET 17

SHEET 18

HUNTINGTON PARK DR

66' Public Right-of-Way – Asphalt Pavement

EASTRIDGE CIR

ROAD D

ROAD A

ROAD B

ROAD C

ROAD E

PHASE 2

PHASE 1

TP-1

TP-2

Manufactured Housing Unit

GRAPHIC SCALE FEET

0 25 50 100

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PLAN & PROFILES SHEET INDEX - EW YARD

THE COUNTYARDS EXPANSION - PHASE 1

CITY OF REEDSBURG

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EASTRIDGE CIR

HUNTINGTON PARK DR

66' Public Right-of-Way – Asphalt Pavement

ROAD D

ROAD A

ROAD B

ROAD C

ROAD E

SHEET 24

SHEET 25

SHEET 26

SHEET 27

SHEET 28

PHASE 1

PHASE 2

TP-1

TP-2

Manufactured Housing Unit

N

W E

S

GRAPHIC SCALE FEET

0 25 50 100

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PLAN & PROFILES SHEET INDEX - NS YARD

THE COUNTYARDS EXPANSION - PHASE 1

CITY OF REEDSBURG

SAUK COUNTY, WISCONSIN

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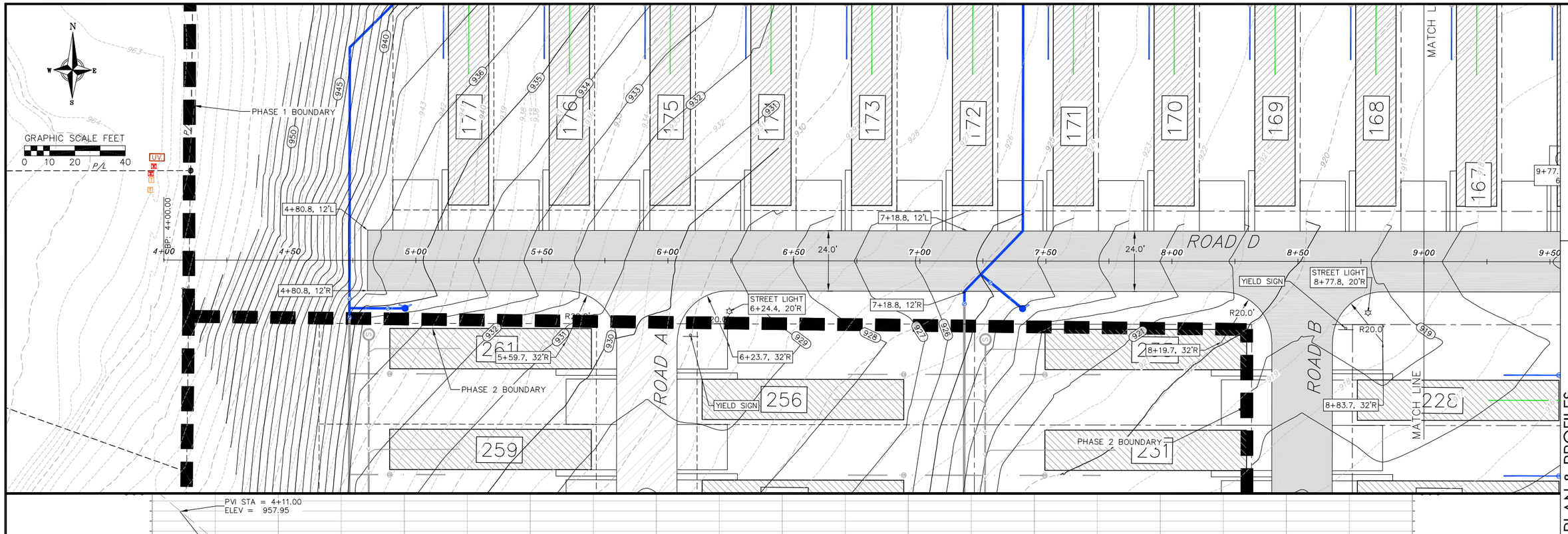
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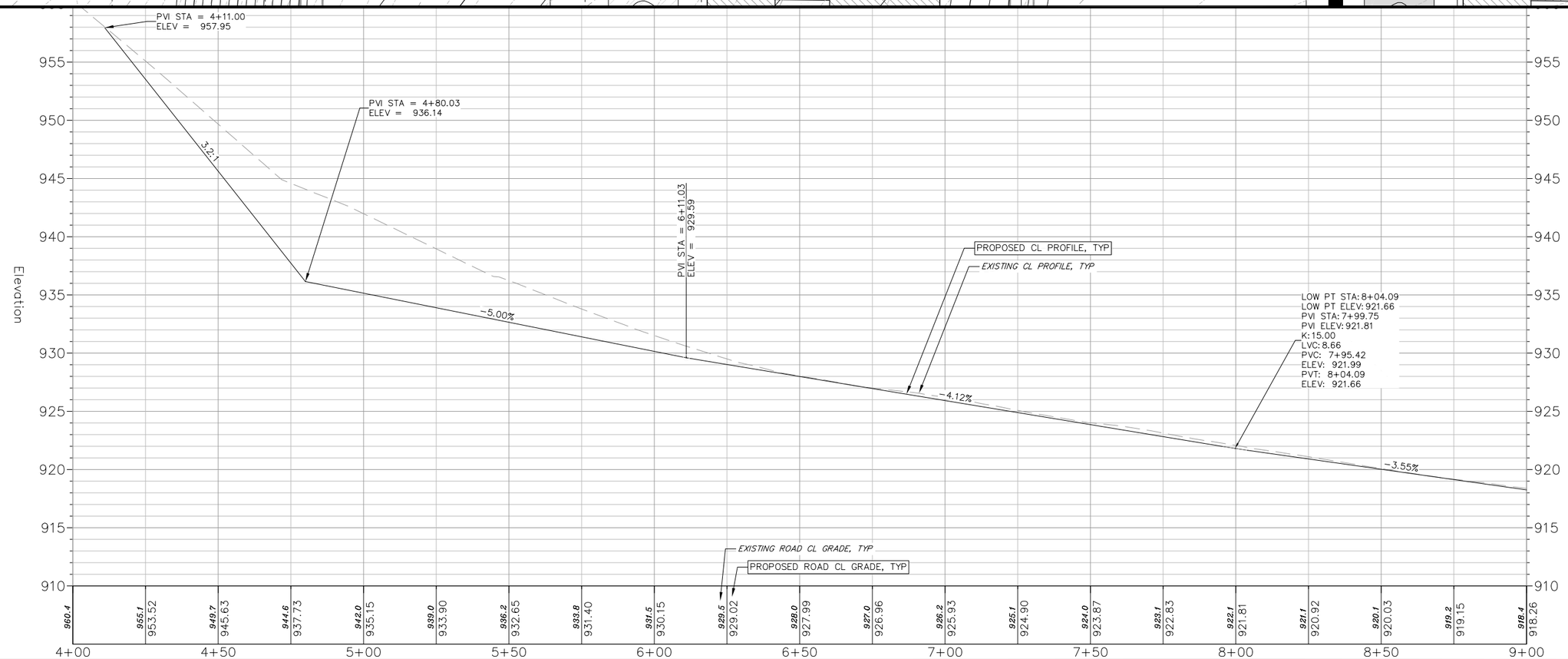
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EAST-WEST DRIVES PLAN & PROFILES

THE COUNTYARDS EXPANSION - PHASE 1
CITY OF REEDSBURG
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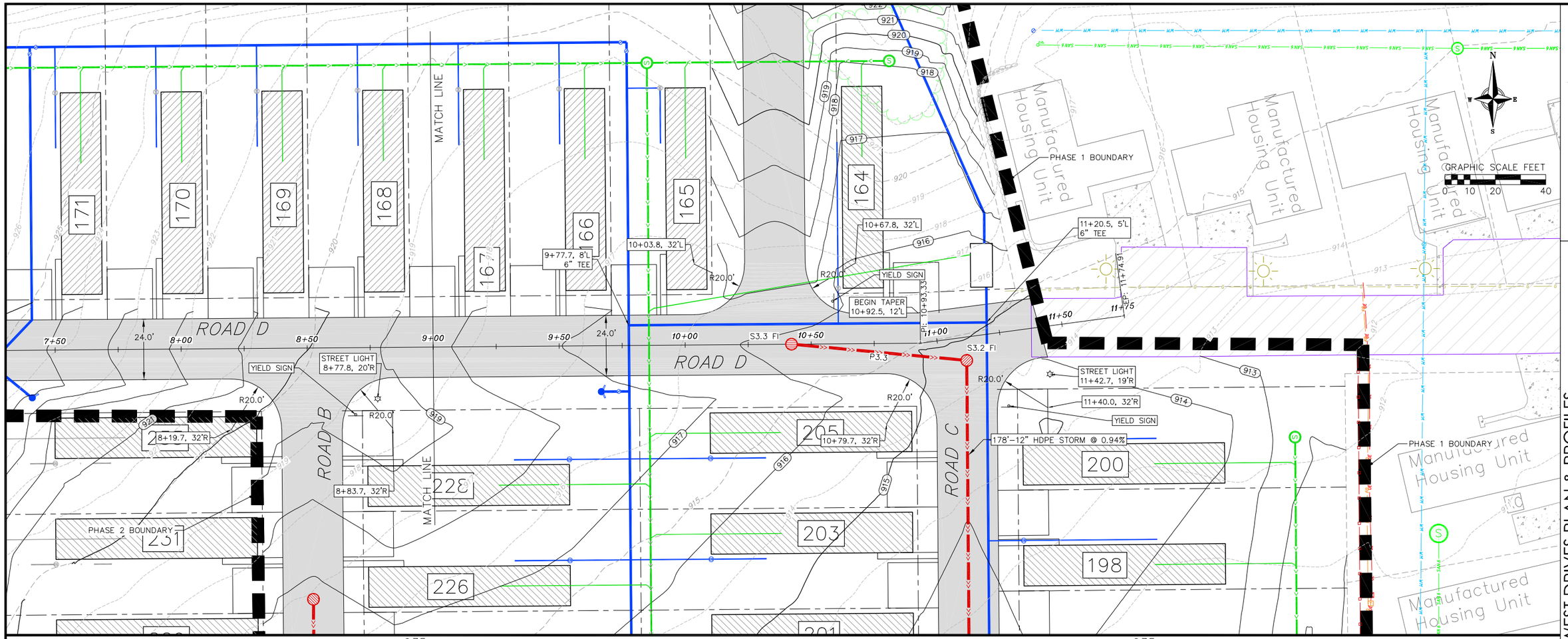
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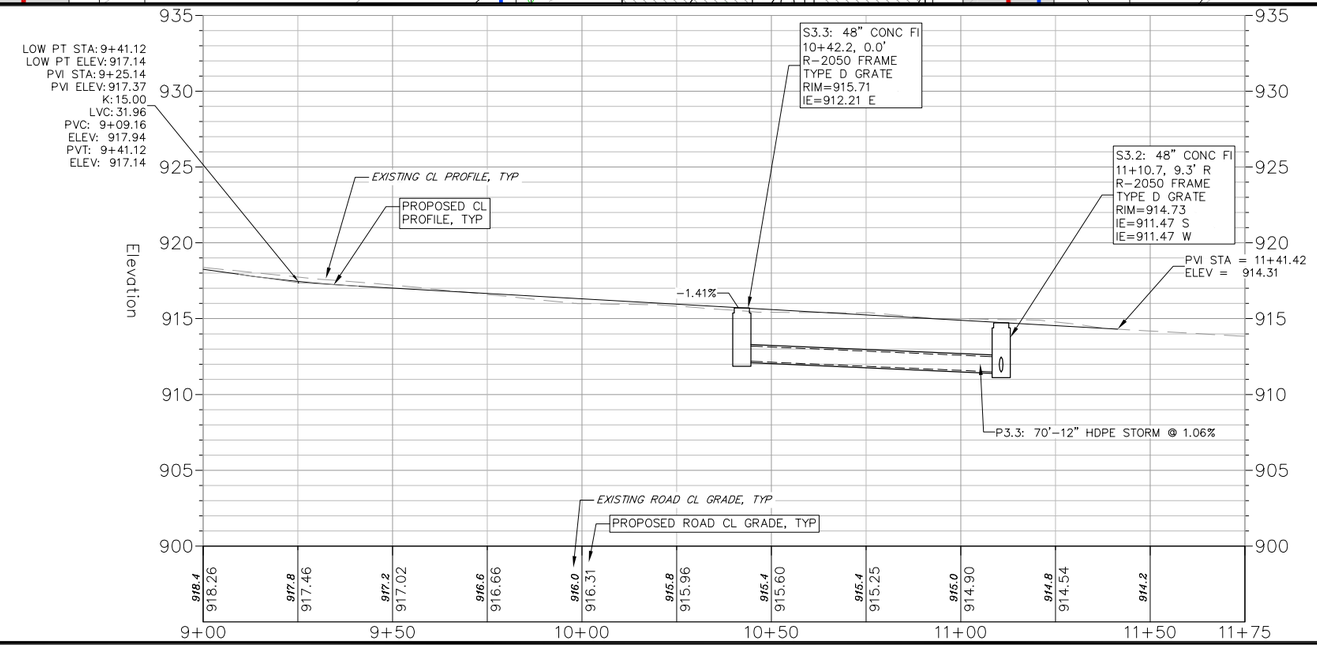
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EAST-WEST DRIVES PLAN & PROFILES

THE COUNTYARDS EXPANSION - PHASE 1
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HUNTINGTON PARK DRIVE

MATCH LINE

CONSTRUCTION E
NO CONSTRUCTION
THROUGH EXISTIN
HO

TRACKING
SEE DETAIL

6" WATER MAIN

PHASE 1 BOUNDARY

8" WATER MAIN

6" WATER MAIN

110+32.0, 8'L
45° BEND

BP: 110+00.00

112+63.5, 8'L
6" TEE
2 – 6" GATE VALVES

115+00.4, 8'L
6" TEE
2 – 6" GATE VALVES

S9 SMH

S10 SMH

S11 SM

210'–8" PVC SAN @ 5.63%

261'–8" PVC SAN @ 3.22%

110+33.5, 10'R WATER CURB STOP
110+73.5, 10'R WATER CURB STOP
111+13.5, 10'R WATER CURB STOP
111+53.5, 10'R WATER CURB STOP
111+93.5, 10'R WATER CURB STOP
112+33.5, 10'R WATER CURB STOP
112+73.5, 10'R WATER CURB STOP
113+13.5, 10'R WATER CURB STOP
113+53.5, 10'R WATER CURB STOP
113+93.5, 10'R WATER CURB STOP
114+33.5, 10'R WATER CURB STOP
114+73.5, 10'R WATER CURB STOP

110+43.5, 38'R END SAN LAT
110+83.5, 38'R END SAN LAT
111+23.5, 38'R END SAN LAT
111+63.5, 38'R END SAN LAT
112+03.5, 38'R END SAN LAT
112+43.5, 38'R END SAN LAT
112+83.5, 38'R END SAN LAT
113+23.5, 38'R END SAN LAT
113+63.5, 38'R END SAN LAT
114+03.5, 38'R END SAN LAT
114+43.5, 38'R END SAN LAT
114+83.5, 38'R END SAN LAT

177 176 175 174 173 172 171 170 169 168 167 166

ROAD D

GRAPHIC SCALE, FEET
0 10 20 40

Elevation

PROPOSED PROFILE, TYP

414 LF 6" WATER MAIN

P19: 210'–8" PVC SAN @ 5.63%

EXISTING PROFILE, TYP

MIN 6.5' COVER, TYP

S9: 48" CONC SMH
110+37.3, 0.0'
RIM=938.08
IE=929.34 E

S10: 48" CONC SMH
112+47.3, 0.0'
RIM=927.41
IE=917.41 E
IE=917.51 W

P18: 261'–8" PVC SAN @ 3.22%

EXISTING GRADE, TYP

PROPOSED GRADE, TYP

948.4 946.30 | 943.9 940.12 | 940.9 937.34 | 939.1 936.20 | 937.1 935.07 | 935.2 934.33 | 933.2 | 931.6 | 930.1 | 928.6 | 927.3 | 925.9 | 924.9 | 923.8 | 922.7 | 921.6 | 920.7 | 919.9 | 919.5 | 919.2 | 919.0

109+25 109+50 110+00 110+50 111+00 111+50 112+00 112+50 113+00 113+50 114+00 114+50 115+00

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EAST-WEST SANITARY SEWER PLAN & PROFILES

THE COUNTYARDS EXPANSION - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

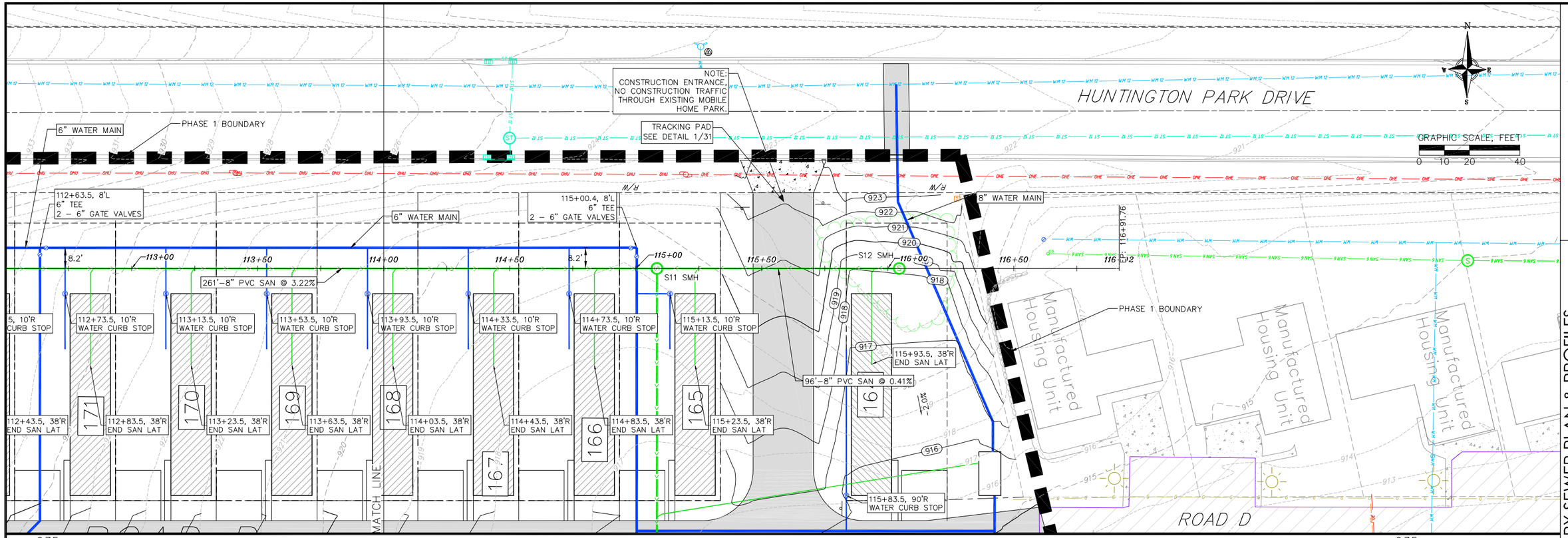
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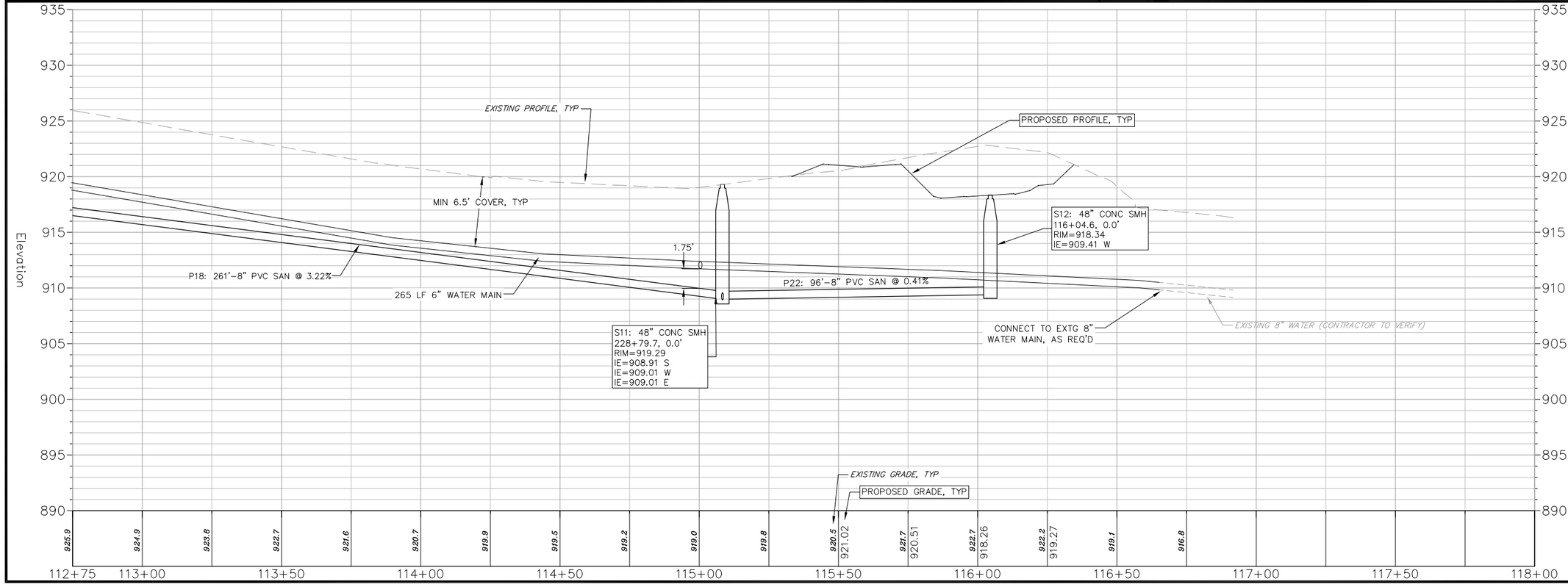
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EAST-WEST SANITARY SEWER PLAN & PROFILES

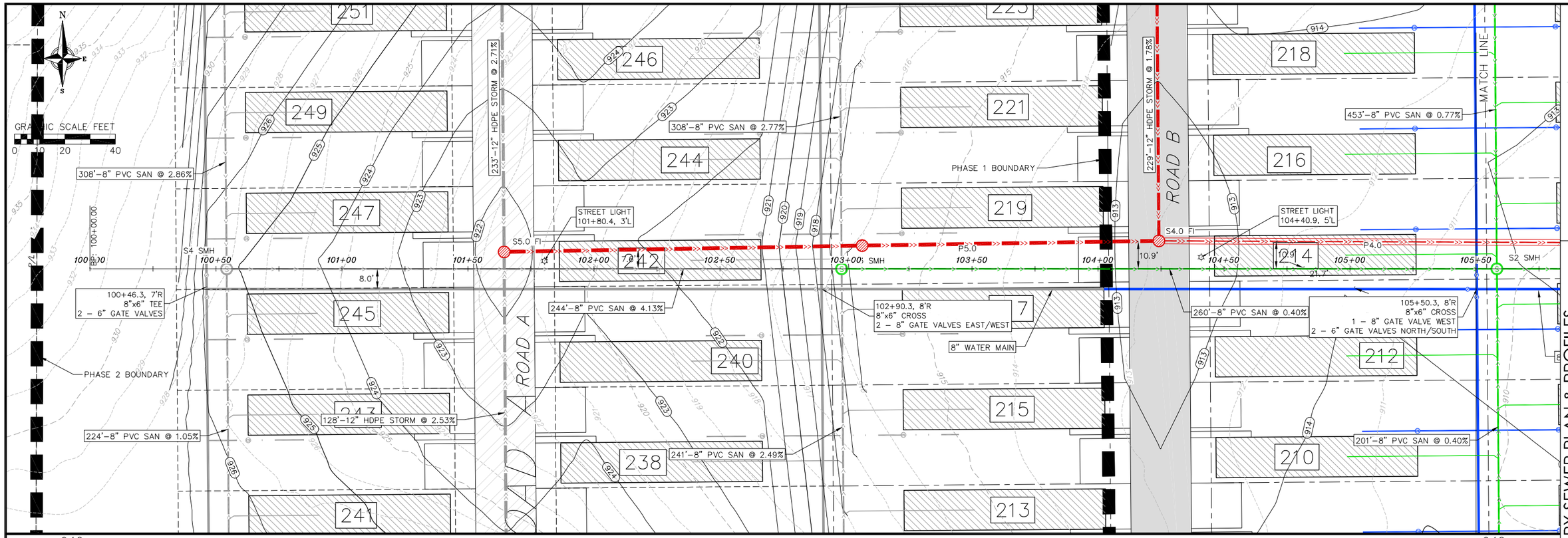
THE COUNTYARDS EXPANSION - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

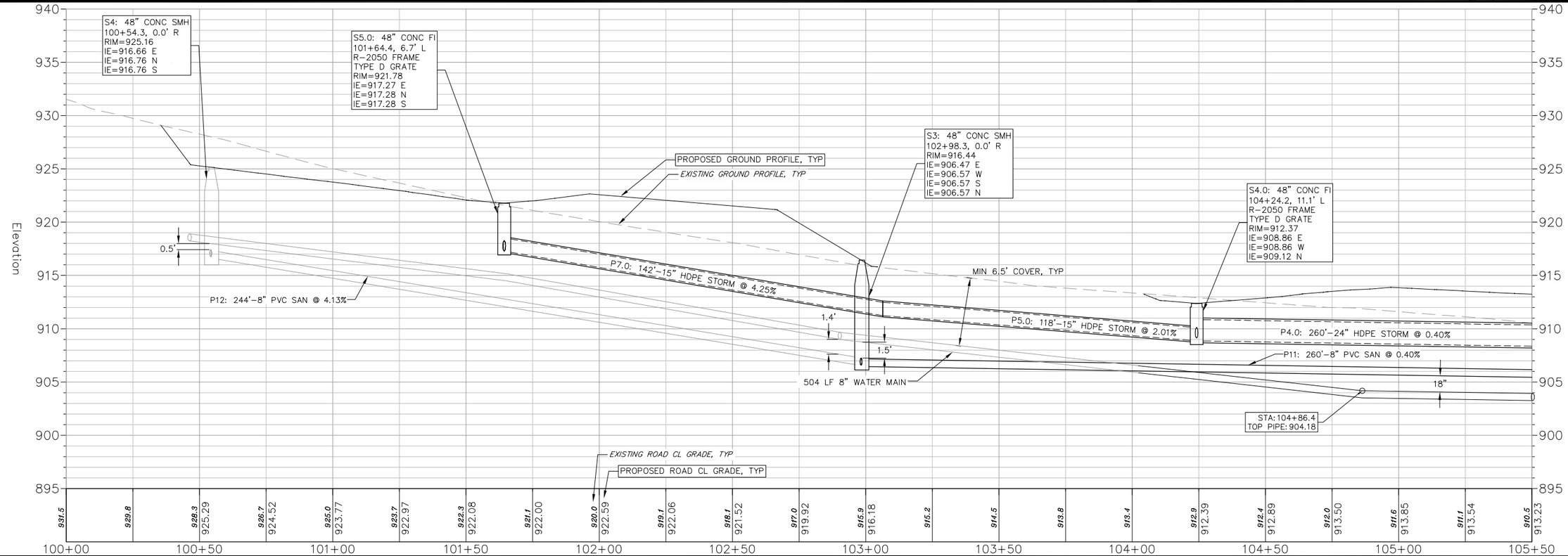
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EAST-WEST SANITARY SEWER PLAN & PROFILES

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SAUK COUNTY, WISCONSIN

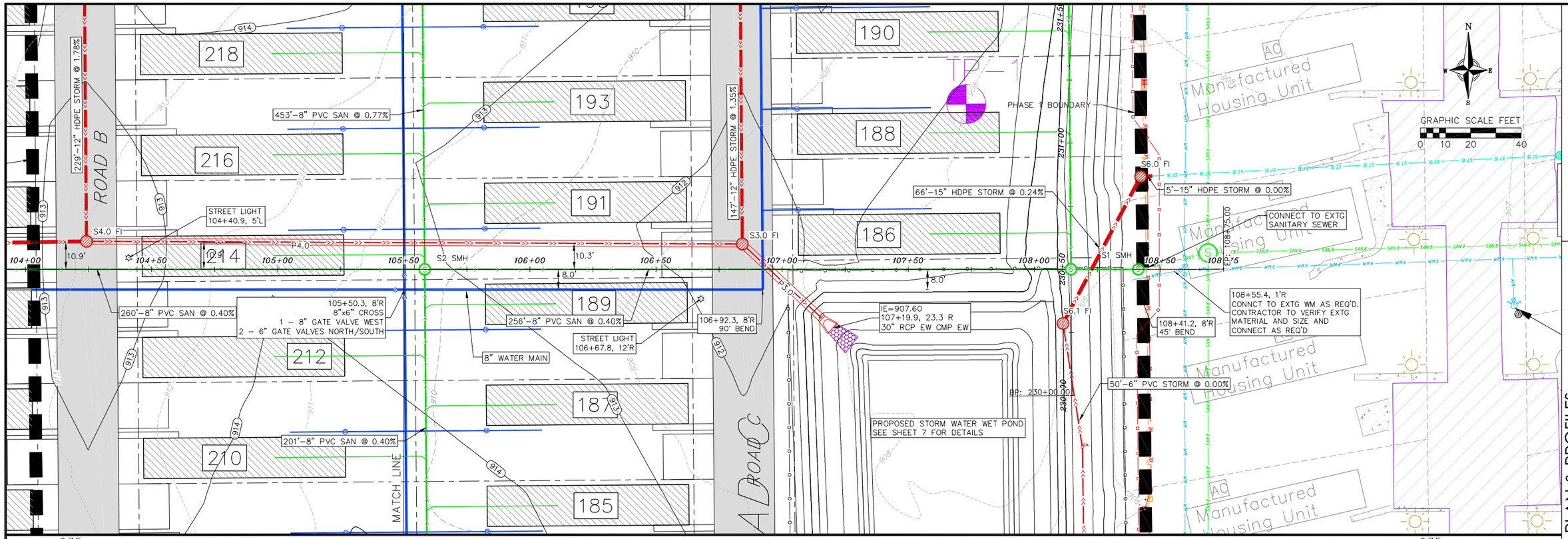
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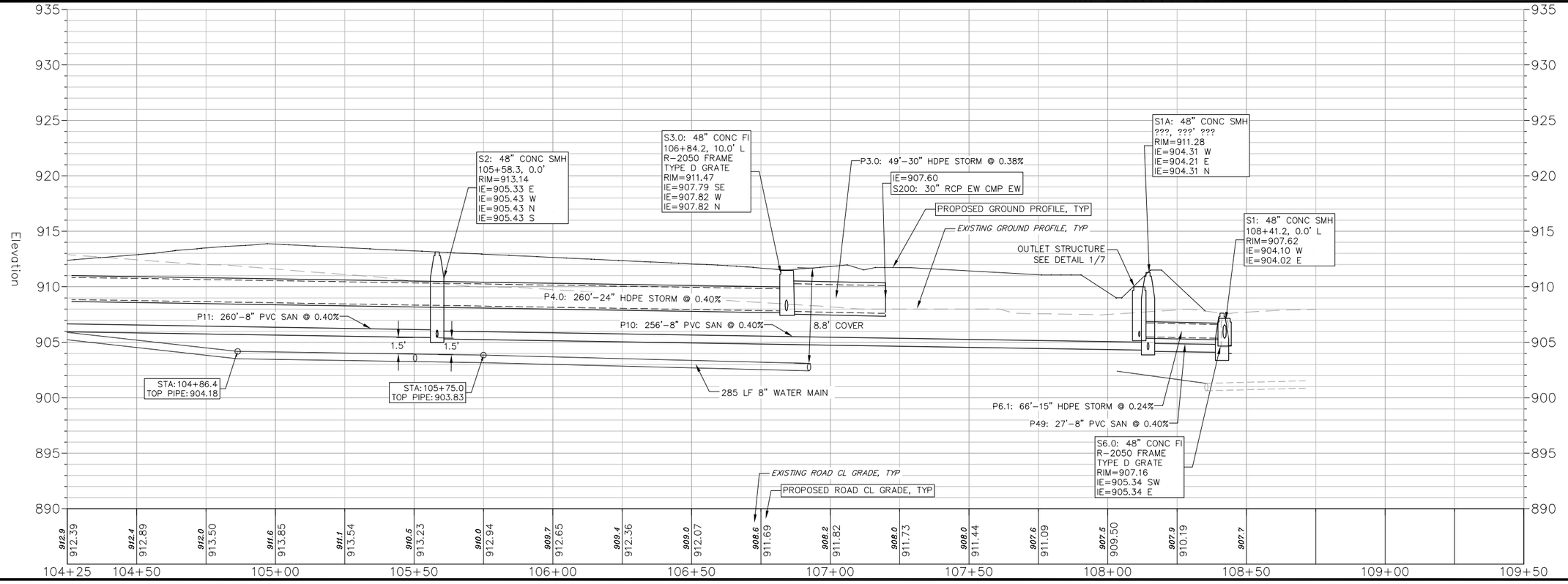
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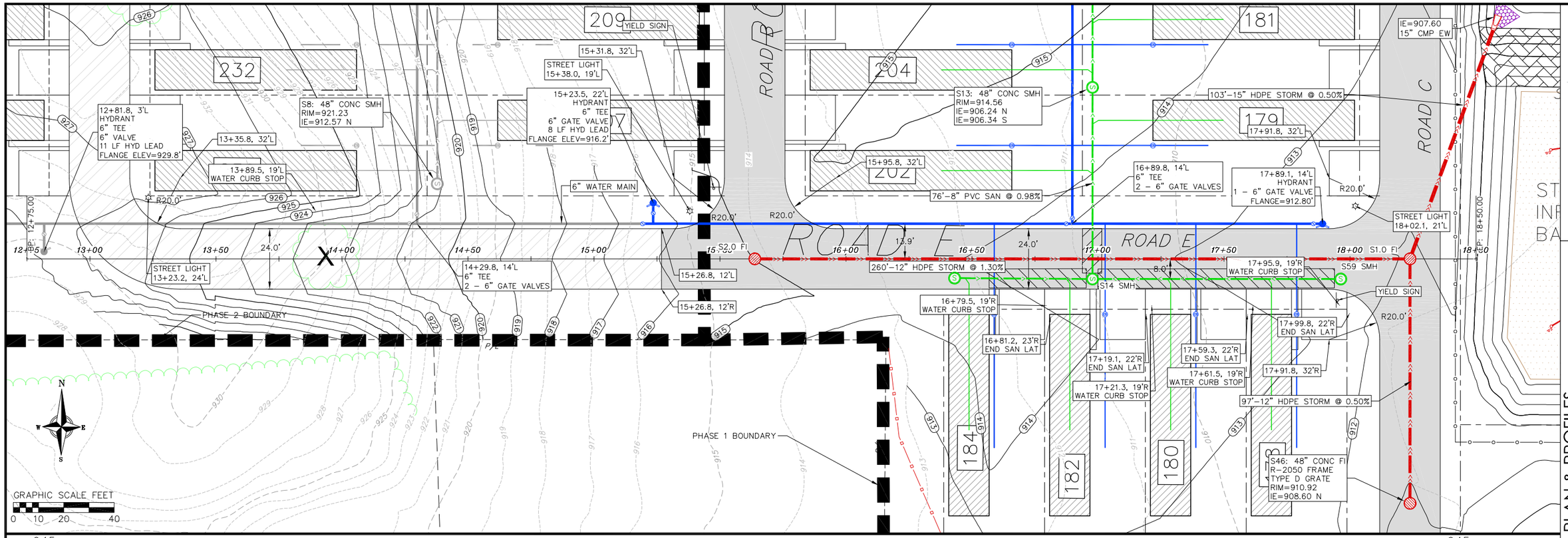
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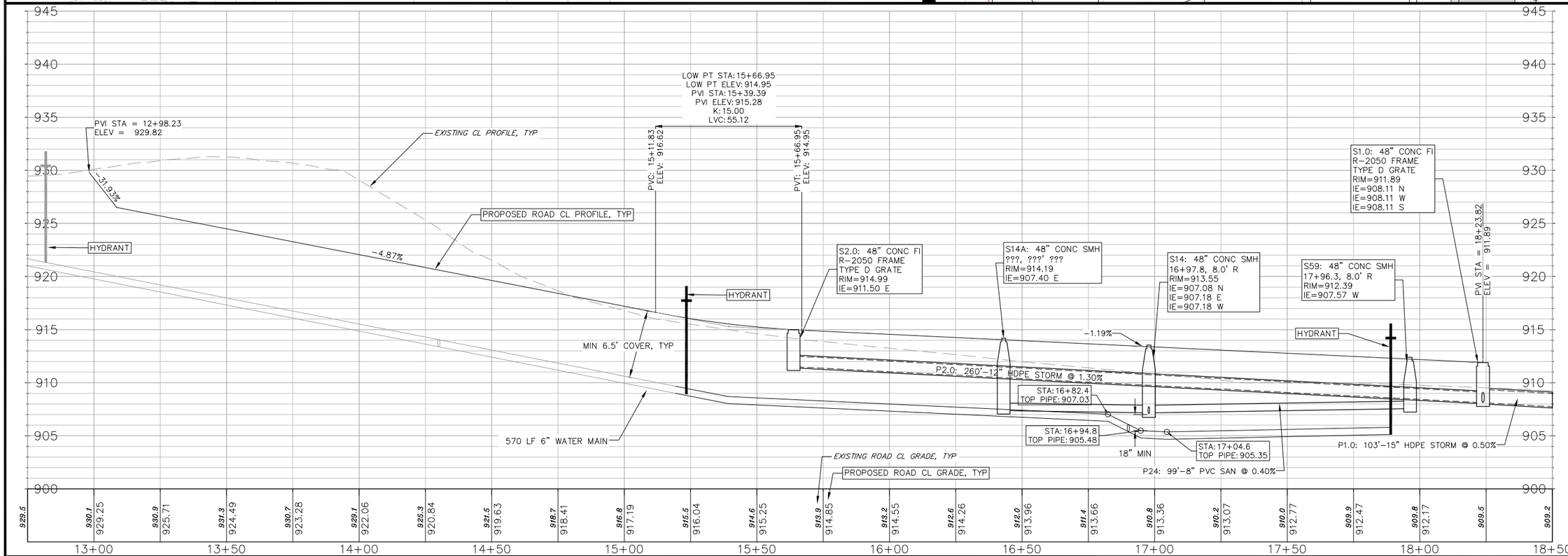
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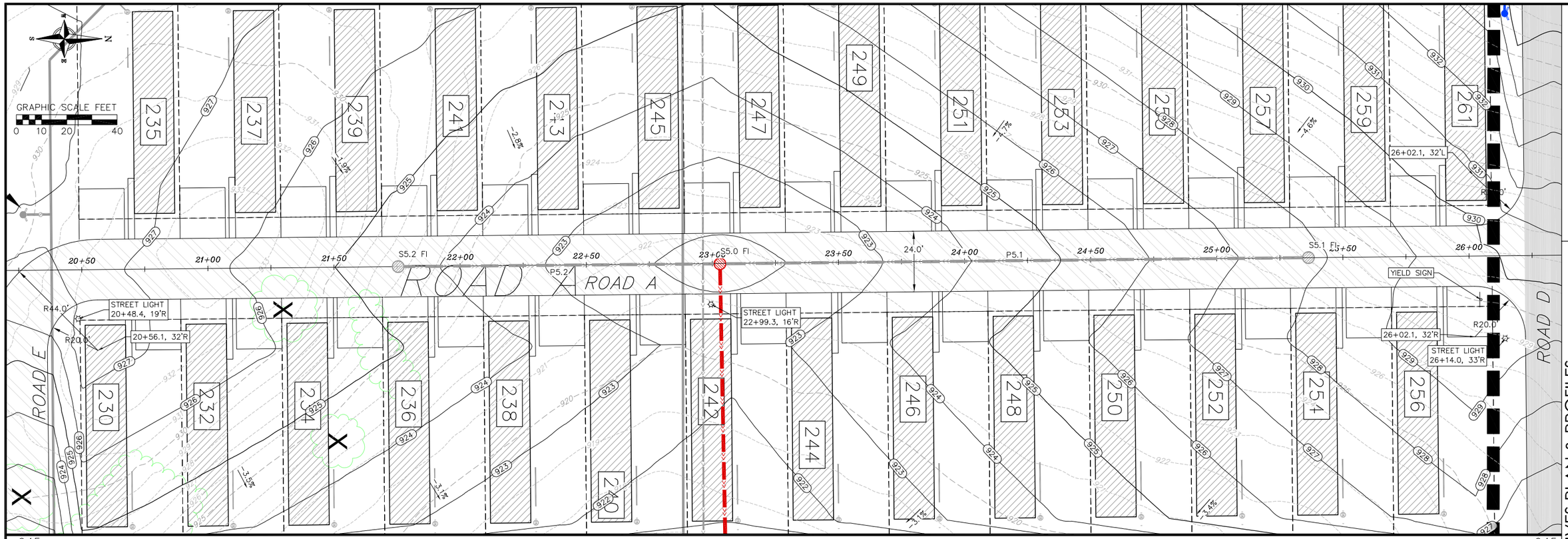
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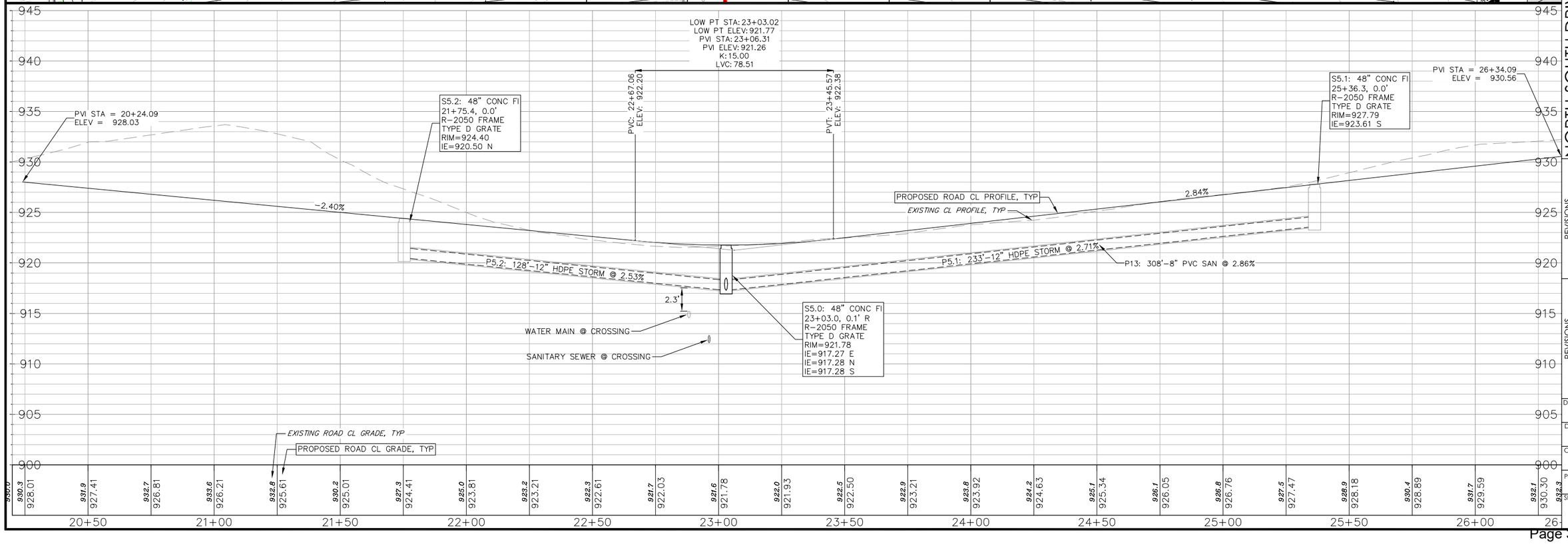
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NORTH-SOUTH DRIVES PLAN & PROFILES

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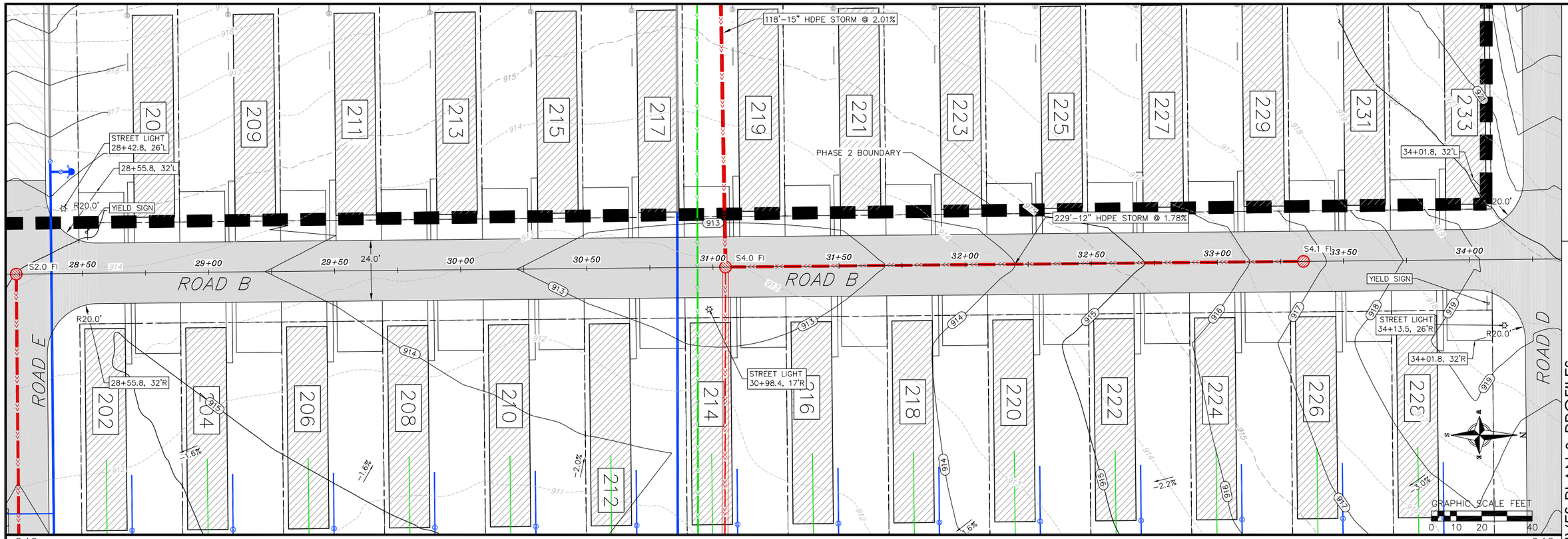
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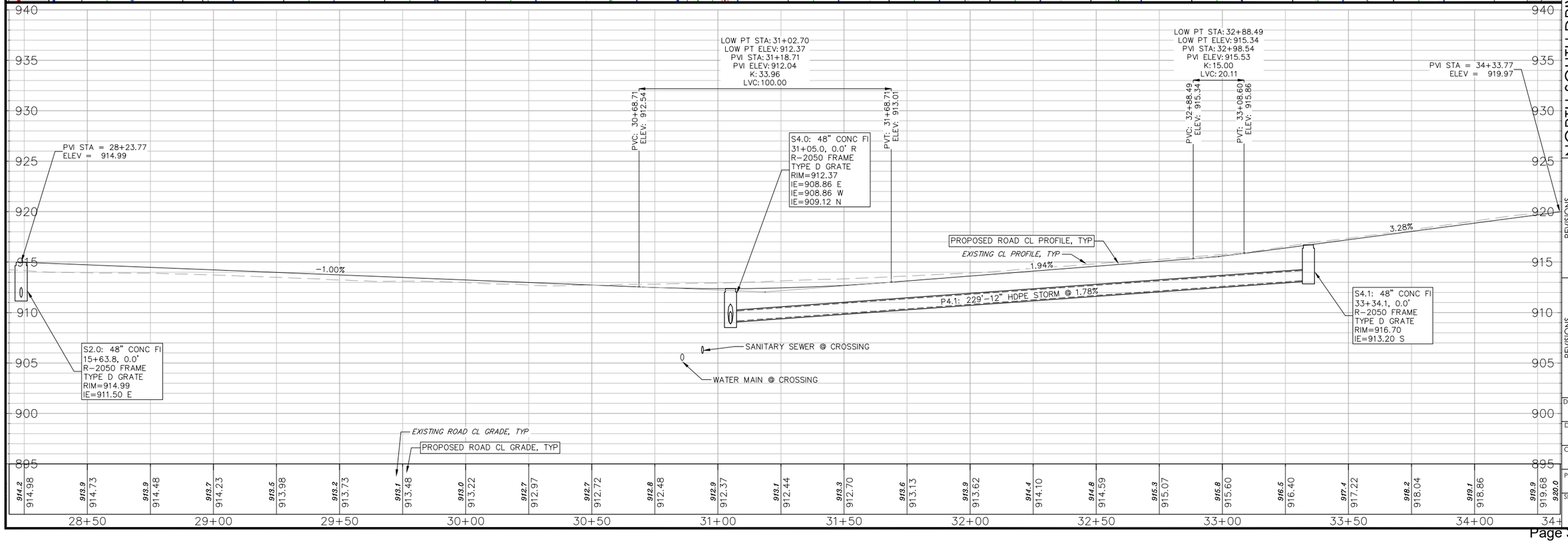
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NORTH-SOUTH DRIVES PLAN & PROFILES

THE COUNTYARDS EXPANSION - PHASE 1
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GRAPHIC SCALE FEET
0 10 20 40

PHASE 1 BOUNDARY

182 180 178

YIELD SIGN

S14: 48" CONC SMH
RIM=913.55
IE=907.08 N
IE=907.18 E
IE=907.18 W

S13: 48" CONC SMH
RIM=914.56
IE=906.24 N
IE=906.34 S

201'–8" PVC SAN @ 0.40%

76'–8" PVC SAN @ 0.98%

260'–12" HDPE STORM @ 1.30%

WEST HYDRANT

MATCH LINE

ROAD C

ROAD B

38+65.0, 32'L

39+29.0, 32'L

39+18.0, 22'L

STREET LIGHT

41+57.0, 8'R
90° BEND

STREET LIGHT
41+53.5, 17'L

R20.0'

PI: 37+88.16

S46 FI 38+00

S1.0 FI 39+00

S3.0 FI 42+00

24.0'

103'–15" HDPE STORM @ 0.50%

49'–30" HDPE STORM

41+88.4,
WATER CL

IE=907.60
30" RCP EW CMP EW

IE=907.60
15" CMP EW

PC: 37+37.98

R44.0'

37+88.2, 32'R

37+18.0, 12'R

37+09.2, 20'R

8.7'

32.0'

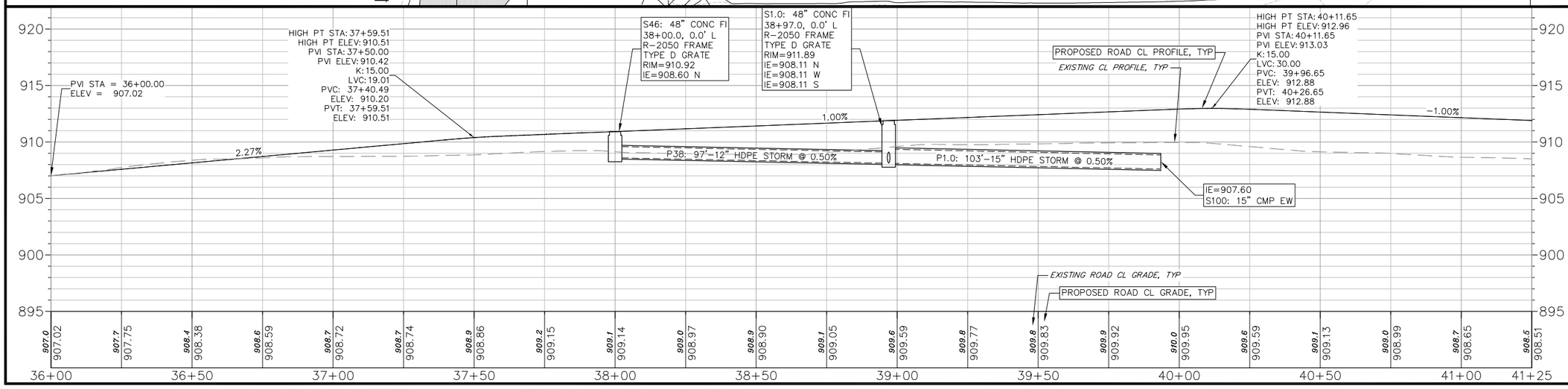
83.4'

PROPOSED 5' CHAIN LINK FENCE, COATED BLACK

TP–2

230+00.00

S6.1 FI 230+50



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NORTH-SOUTH DRIVES PLAN & PROFILES

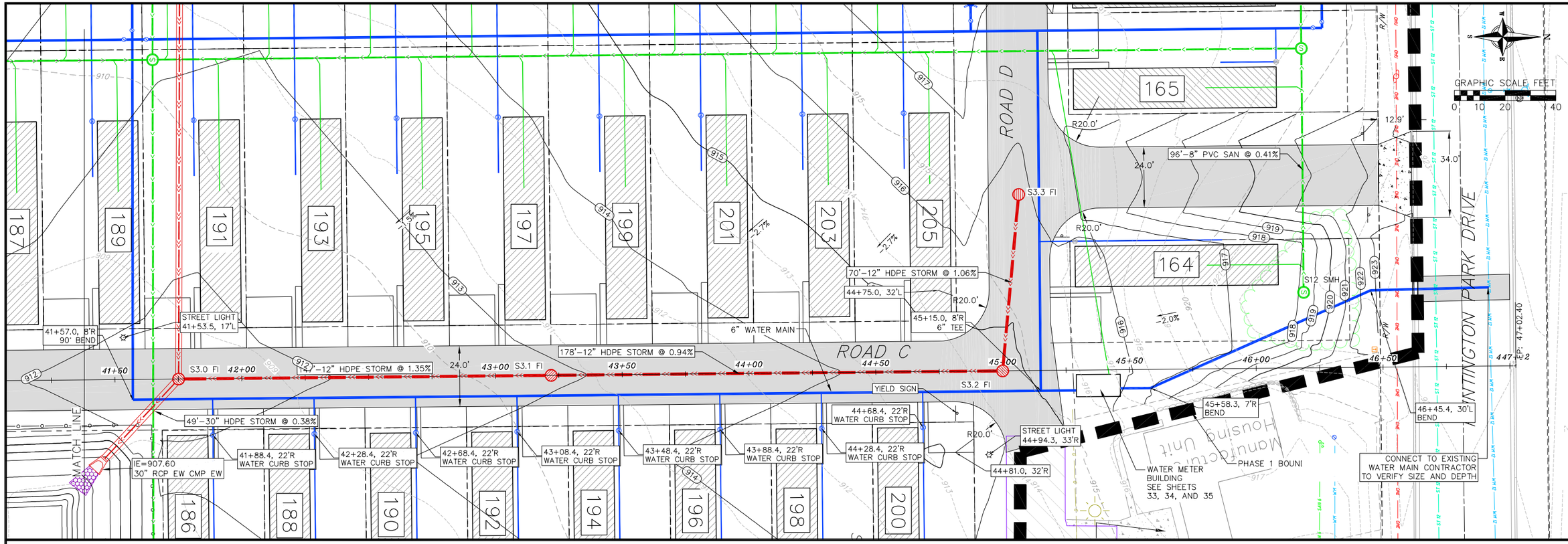
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CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

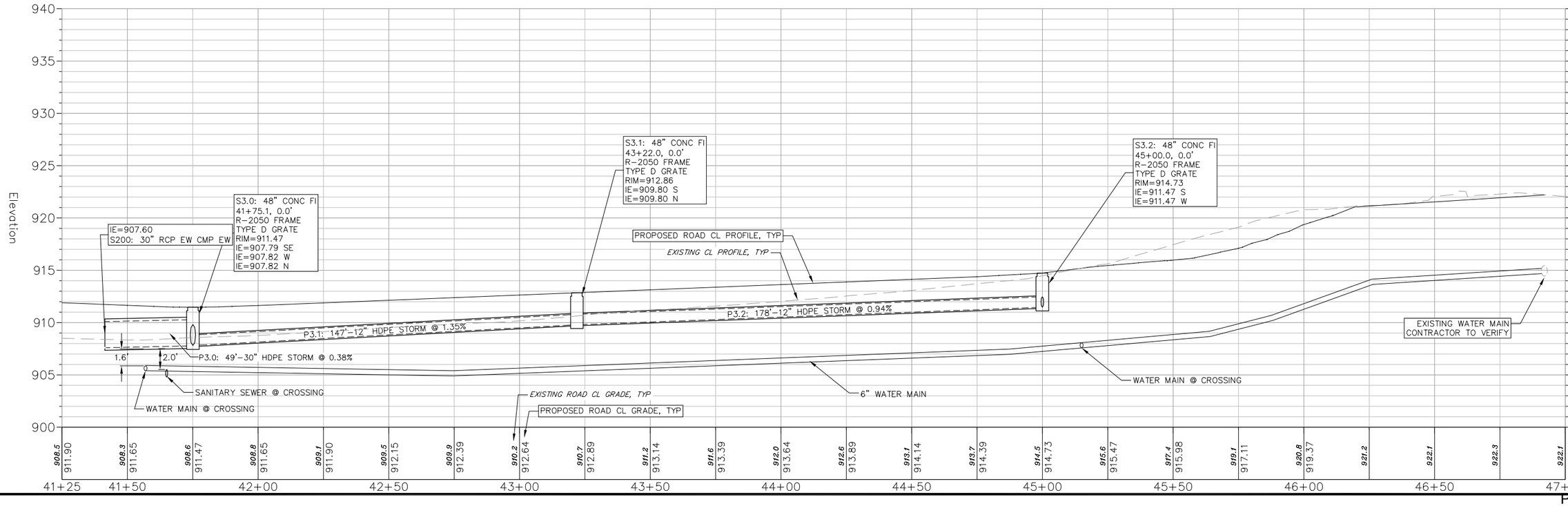
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NORTH-SOUTH DRIVES PLAN & PROFILES

THE COUNTYARDS EXPANSION - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

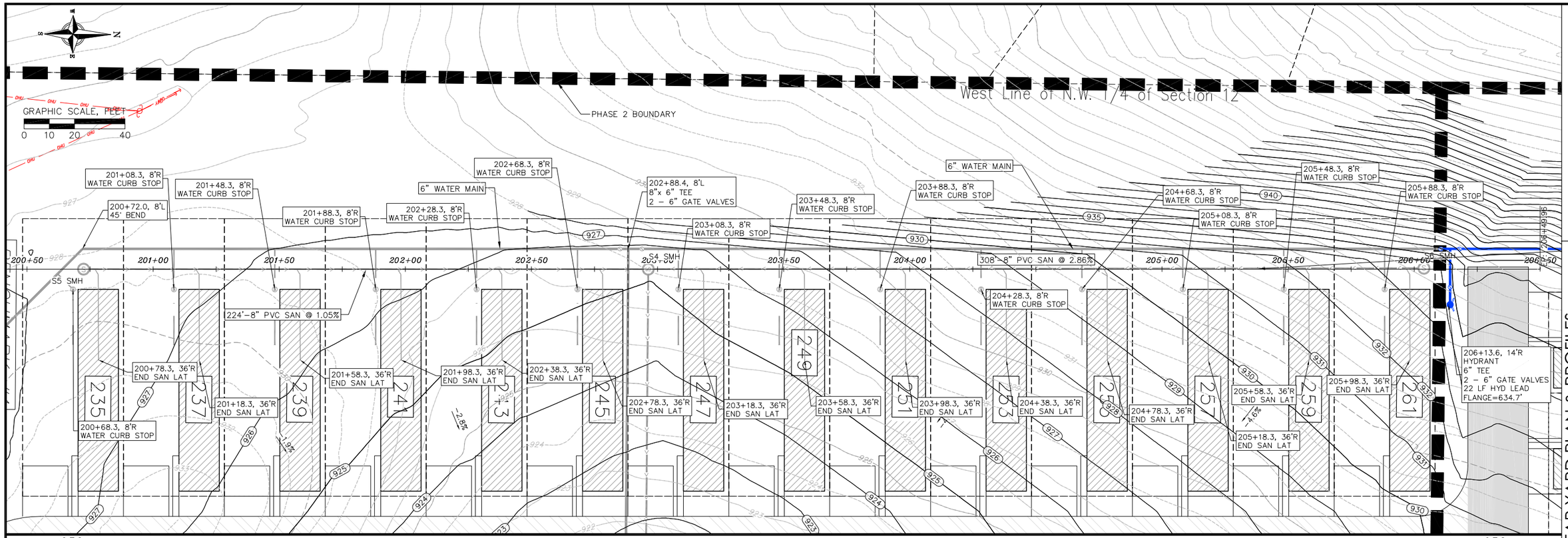
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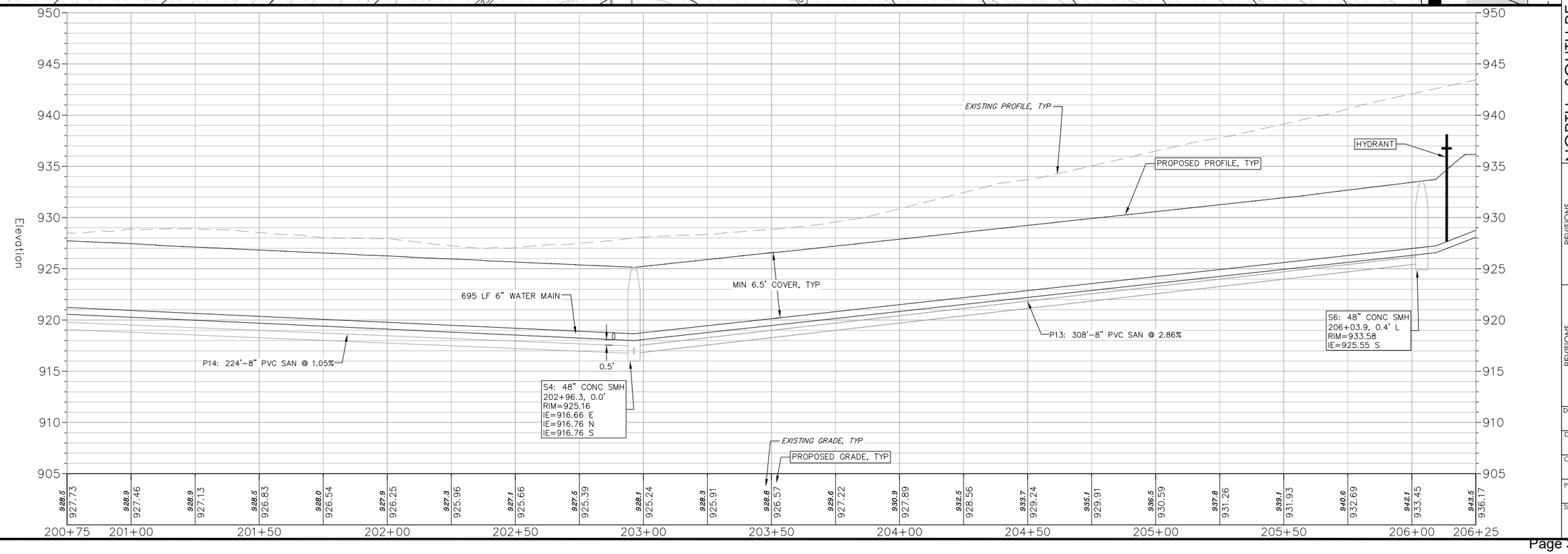
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NORTH - SOUTH REAR YARD PLAN & PROFILES

THE COUNTYARDS EXPANSION - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

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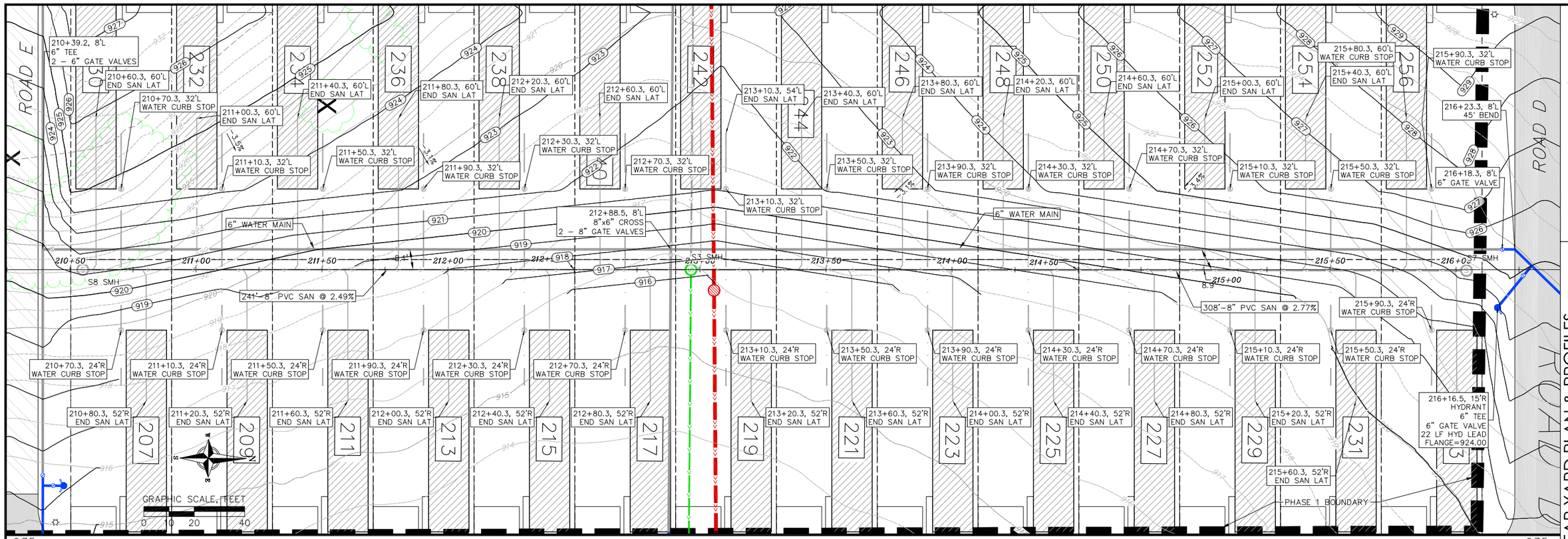
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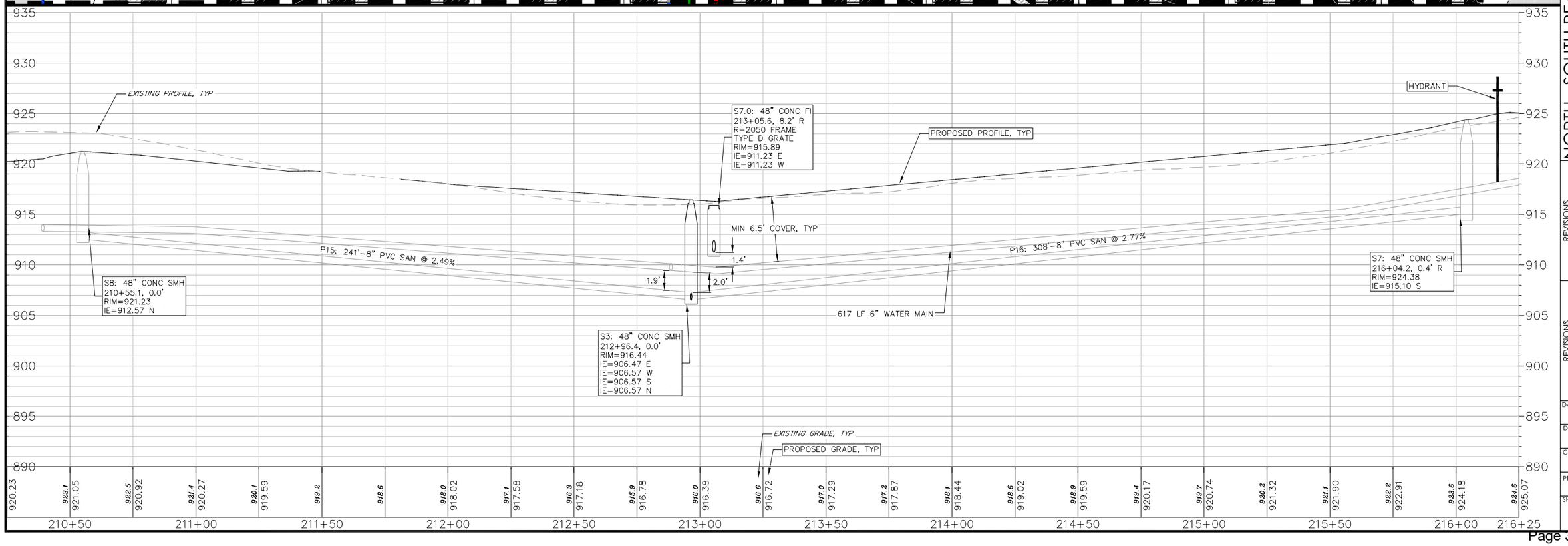
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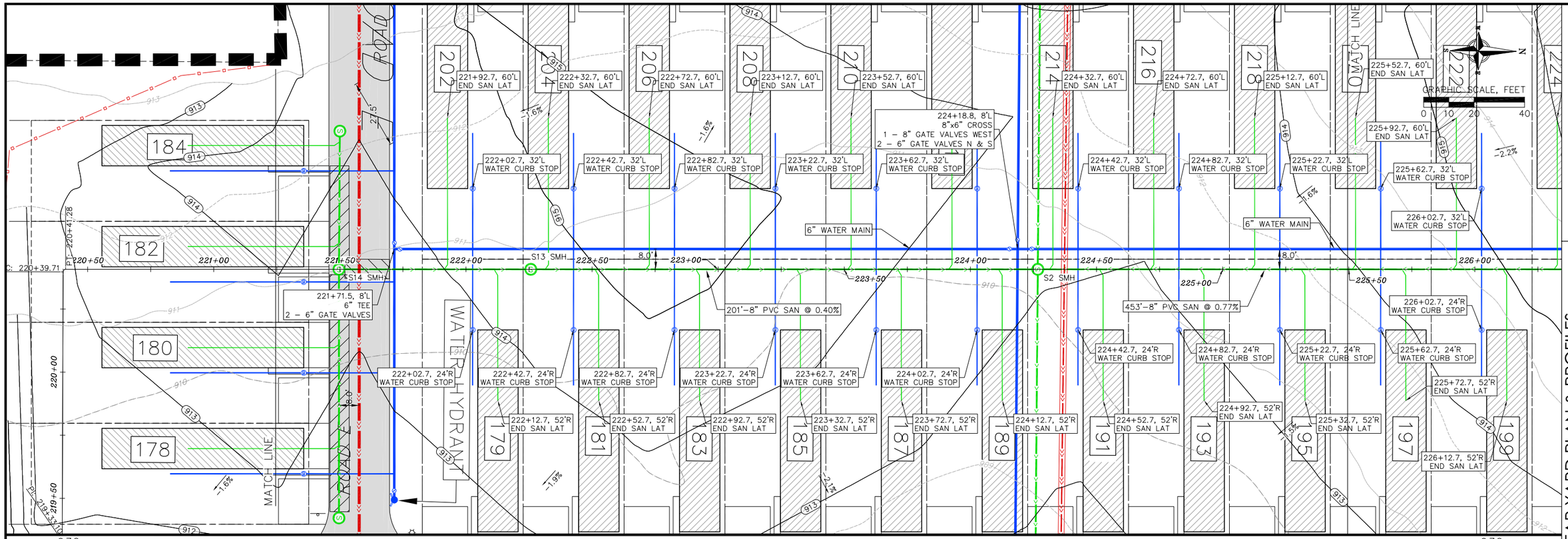
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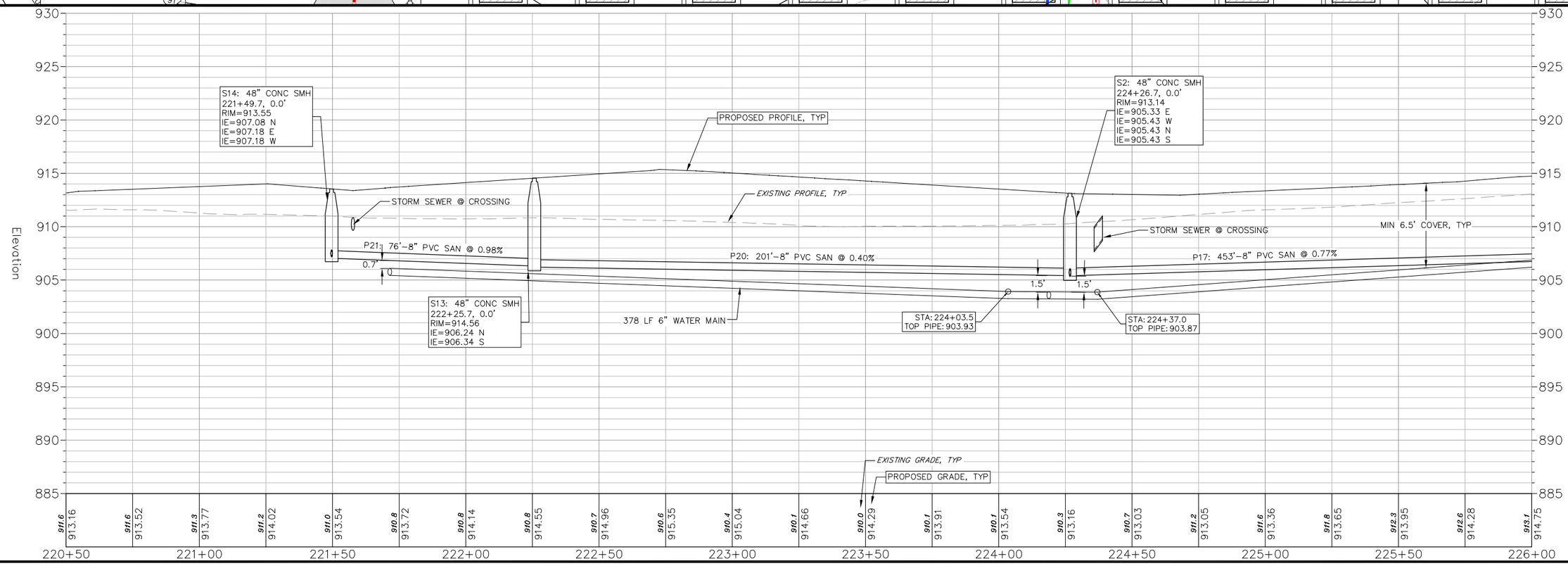
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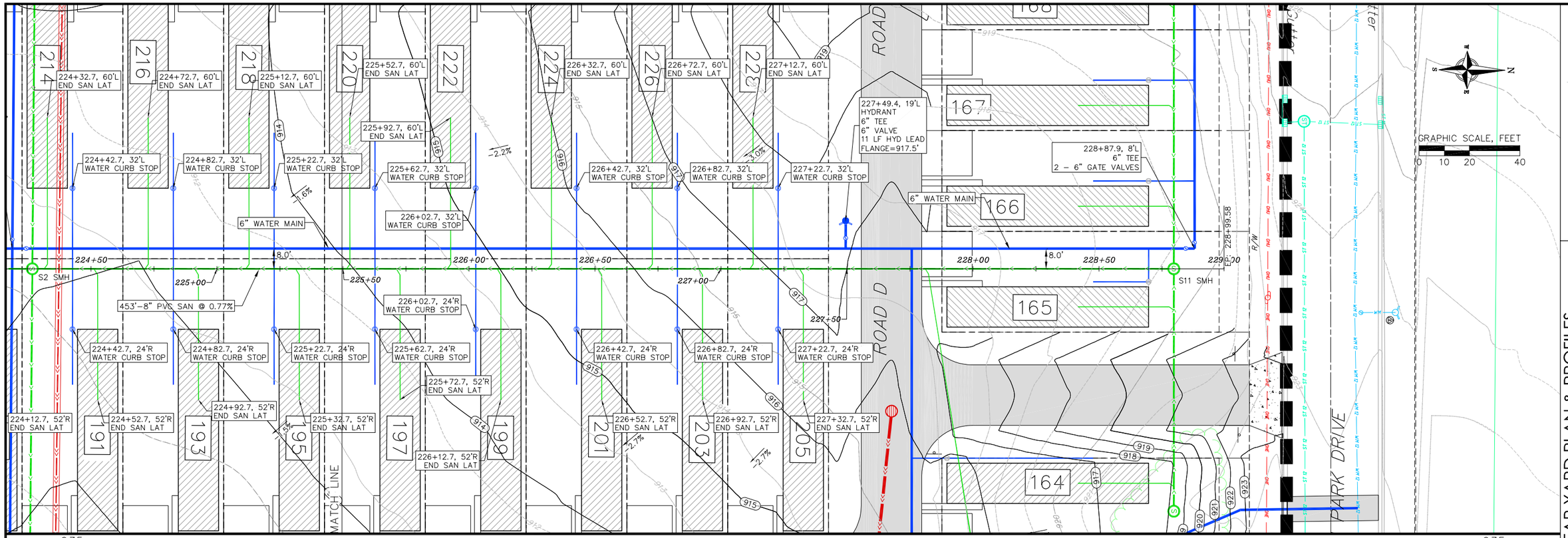
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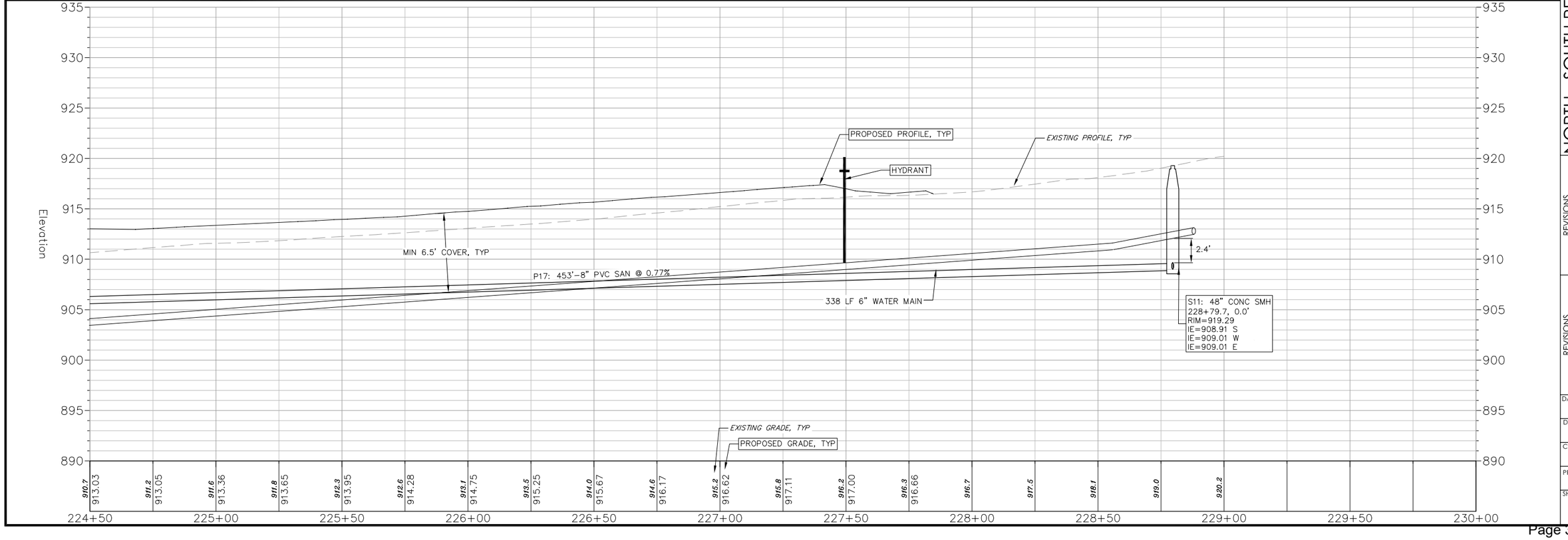
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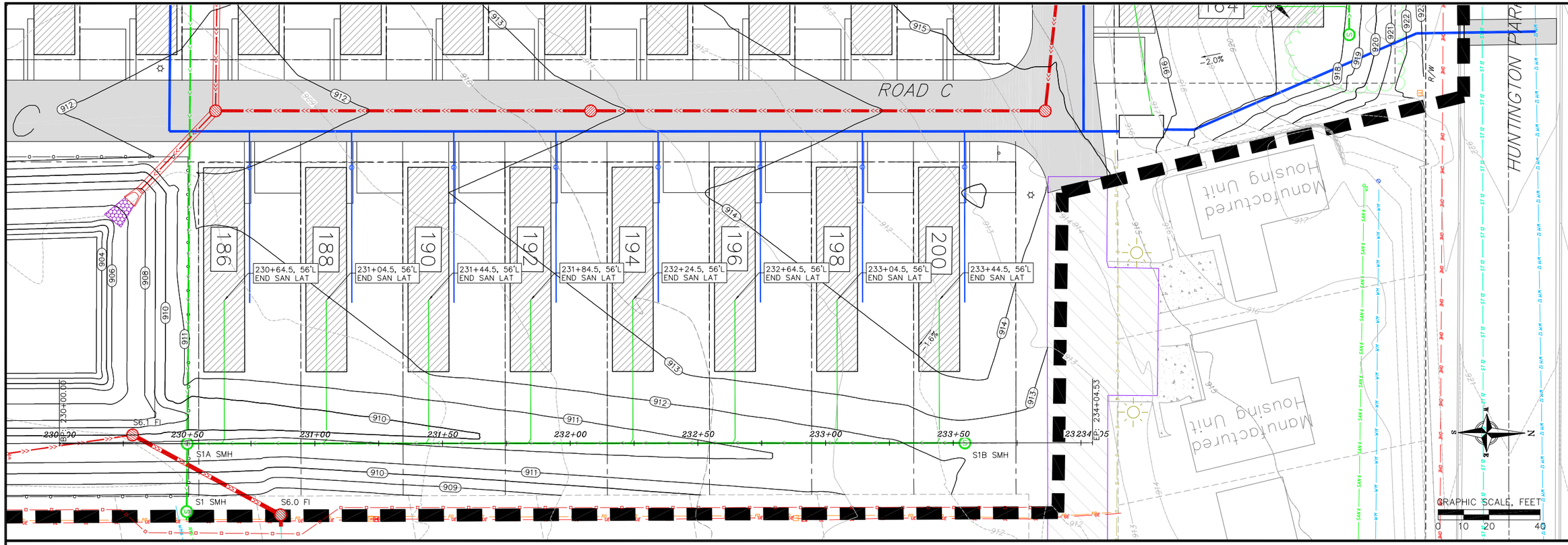
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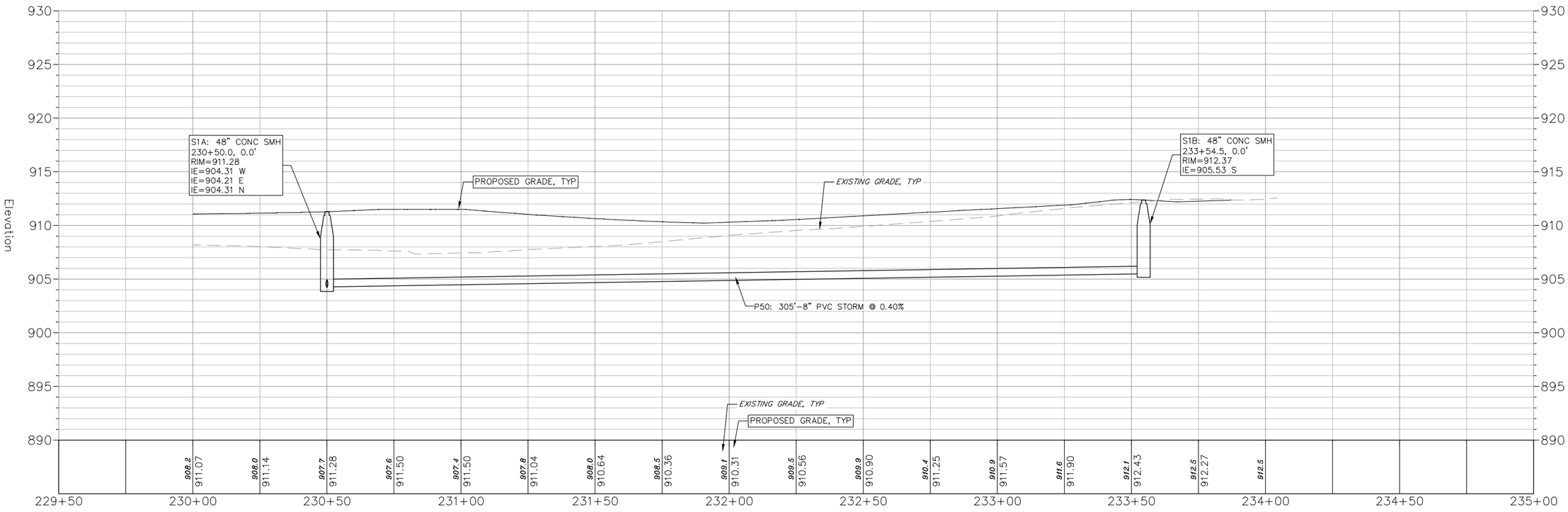
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THE COUNTYARDS EXPANSION - PHASE 1
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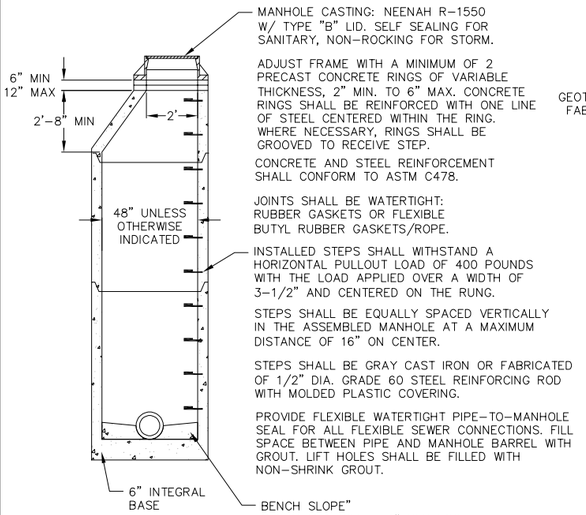
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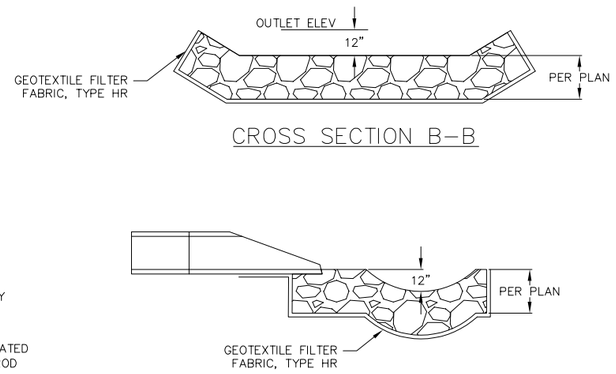
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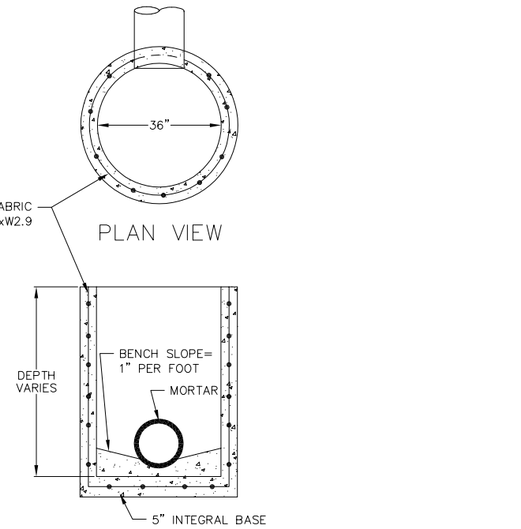
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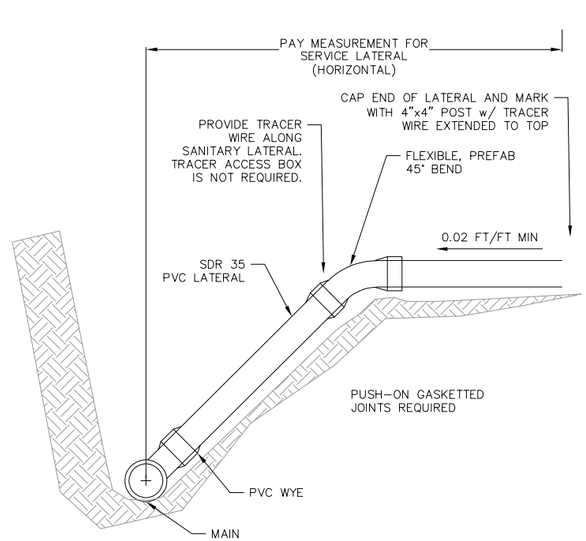
1/29 PRECAST CONCRETE MANHOLE
NOT TO SCALE



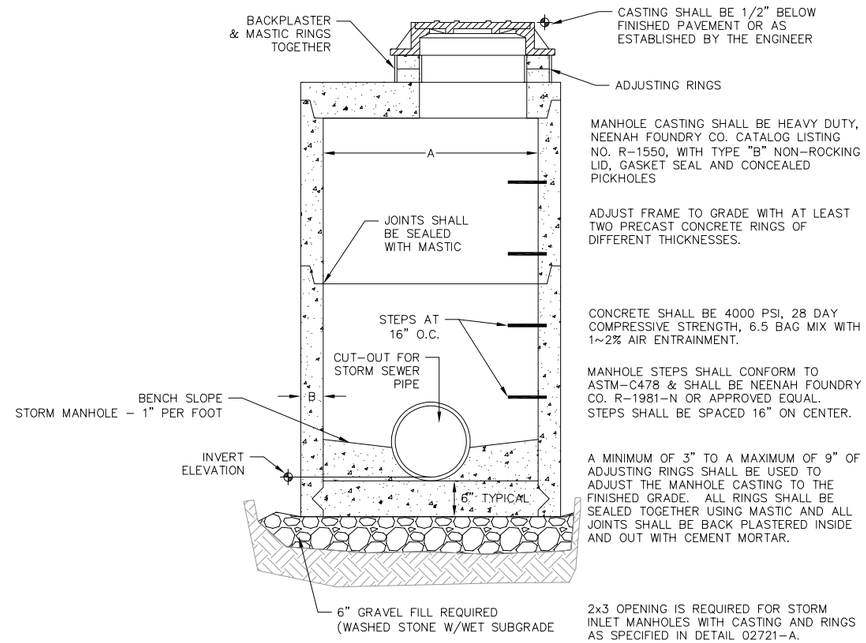
2/29 RIP-RAP OUTLET
NOT TO SCALE



3/29 FIELD INLET (36" DIA. BASIN)
NOT TO SCALE



4/29 SANITARY SEWER LATERAL
NOT TO SCALE



MANHOLE CASTING SHALL BE HEAVY DUTY, NEENAH FOUNDRY CO. CATALOG LISTING NO. R-1550, WITH TYPE "B" NON-ROCKING LID, GASKET SEAL AND CONCEALED PICKHOLES

ADJUST FRAME TO GRADE WITH AT LEAST TWO PRECAST CONCRETE RINGS OF DIFFERENT THICKNESSES.

CONCRETE SHALL BE 4000 PSI, 28 DAY COMPRESSIVE STRENGTH, 6.5 BAG MIX WITH 1~2% AIR ENTRAINMENT.

MANHOLE STEPS SHALL CONFORM TO ASTM-C478 & SHALL BE NEENAH FOUNDRY CO. R-1981-N OR APPROVED EQUAL. STEPS SHALL BE SPACED 16" ON CENTER.

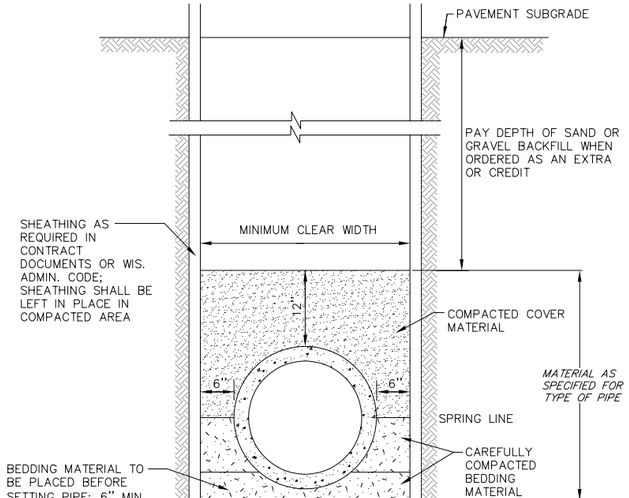
A MINIMUM OF 3" TO A MAXIMUM OF 9" OF ADJUSTING RINGS SHALL BE USED TO ADJUST THE MANHOLE CASTING TO THE FINISHED GRADE. ALL RINGS SHALL BE SEALED TOGETHER USING MASTIC AND ALL JOINTS SHALL BE BACK PLASTERED INSIDE AND OUT WITH CEMENT MORTAR.

2x3 OPENING IS REQUIRED FOR STORM INLET MANHOLES WITH CASTING AND RINGS AS SPECIFIED IN DETAIL 02721-A.

STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

5/29 STORM SEWER MANHOLE
NOT TO SCALE



WATERMAIN (TYPE 3 EMBEDMENT):
BEDDING: SAND OR SAND SCREENINGS
COVER: SAND OR SAND SCREENINGS

SANITARY SEWER (CLASS 'C' BEDDING):
BEDDING: CLASS 1: 3/8" TO 1½" CLEAR STONE
COVER: 3/8" TO 1½" CLEAR STONE

STORM SEWER (CLASS 'B' BEDDING):
BEDDING: CLASS 1: 3/8" TO 1½" CLEAR STONE
COVER: NATIVE OR GRANULAR BACKFILL AS REQ'D

6/29 STANDARD TRENCH SECTION
NOT TO SCALE

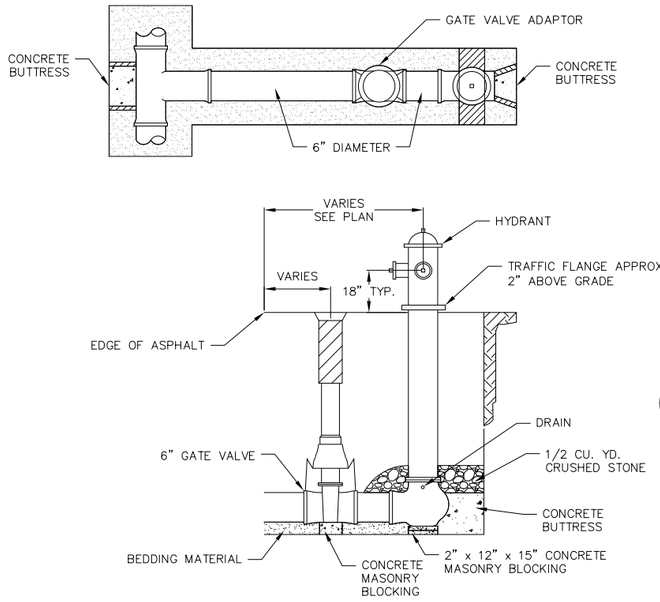
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THE COUNTYARDS EXPANSION - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

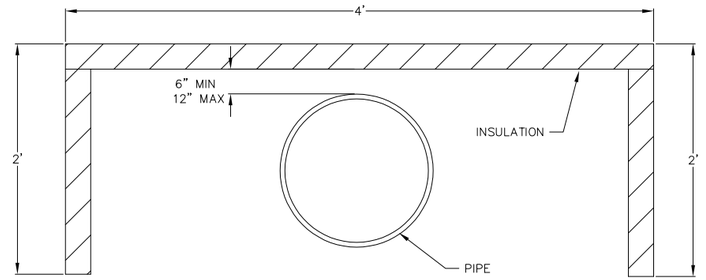
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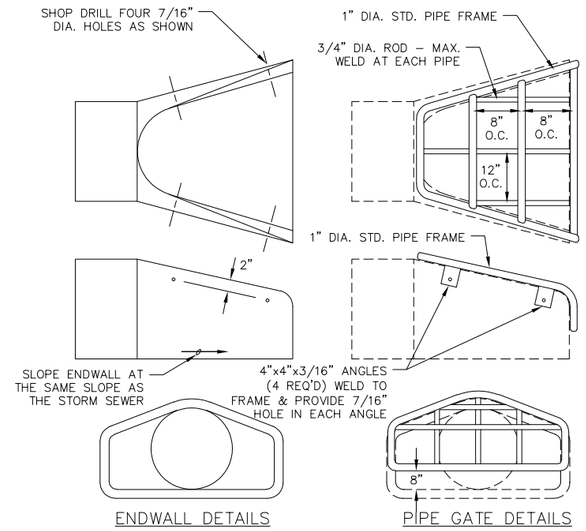
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1/30 STANDARD HYDRANT SETTING
NOT TO SCALE



2/30 SANITARY & WATER SERVICE INSULATION DETAIL
NOT TO SCALE

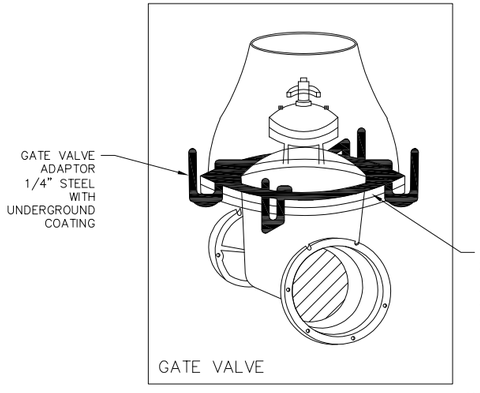


NOTES:
– THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
– THE CONTRACTOR SHALL PROVIDE JOINT TIES ON STORM SEWER SYSTEM INFALL AND OUTFALL PIPES. TIE THE ENDWALL AND THE LAST 2 PIPE SECTIONS.

PAINTING SPECIFICATIONS:
– THE PIPE GATE SHALL RECEIVER THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS–OLEUM X–60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUST–OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS–OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.

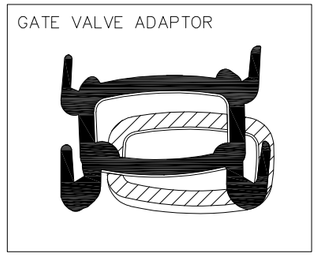
PREPARATION STEPS:
1. BARE METAL SURFACES – TREAT WITH THE THREE–COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
3. ALLOW 24–48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

3/30 STANDARD ENDWALL
NOT TO SCALE

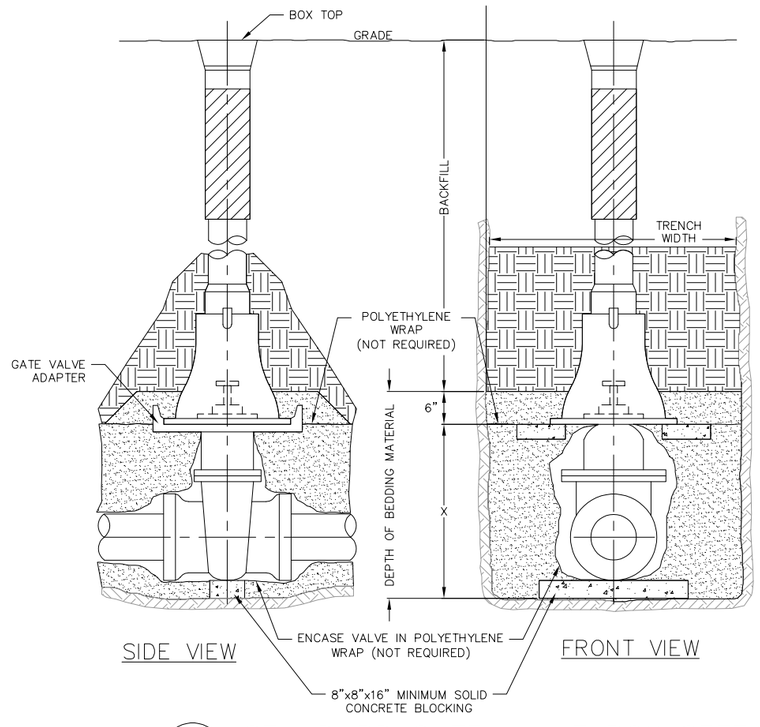


NOTE: GATE VALVE ADAPTORS ARE MANDITORY IN THE VILLAGE OF DEFOREST

MANUFACTURED BY ADAPTOR, INC. 3642 E. AMERICAN AVE. MILWAUKEE, WI 53154

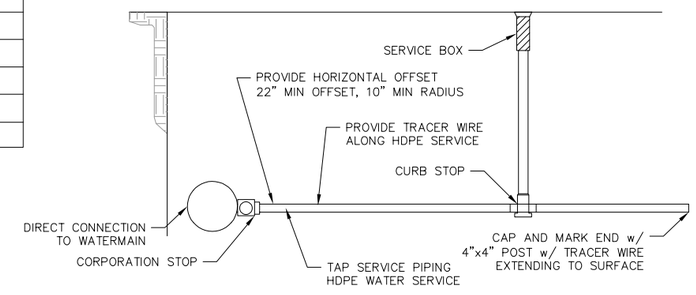


4/30 GATE VALVE AND GATE VALVE ADAPTOR
NOT TO SCALE



PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

5/30 STANDARD GATE VALVE BOX SETTING
NOT TO SCALE



6/30 WATER SERVICE
NOT TO SCALE

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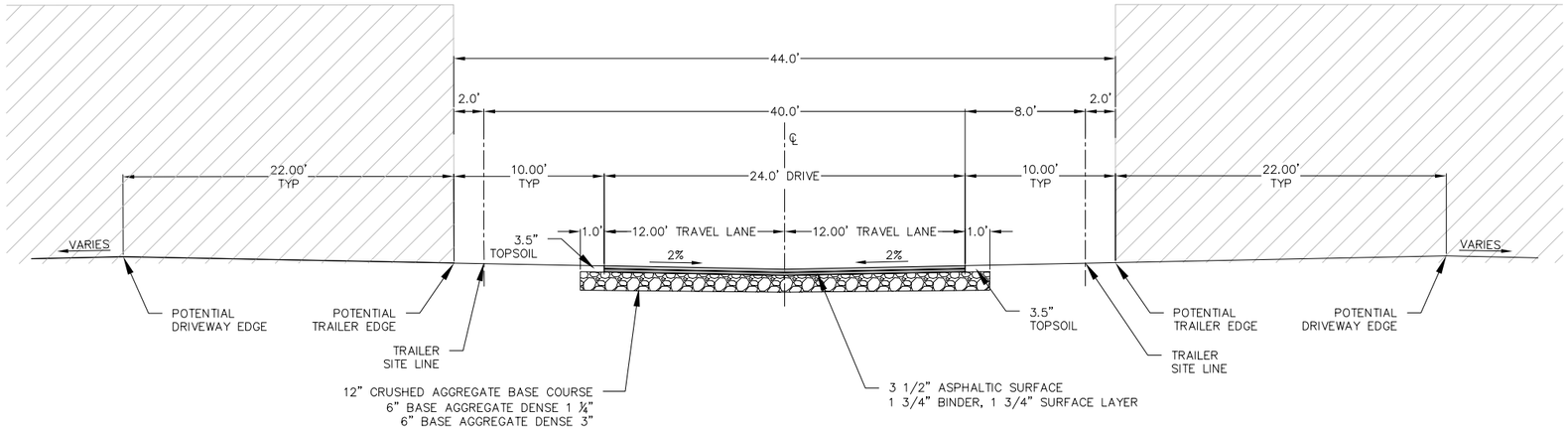
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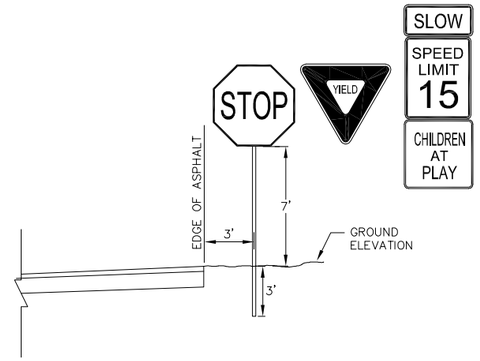
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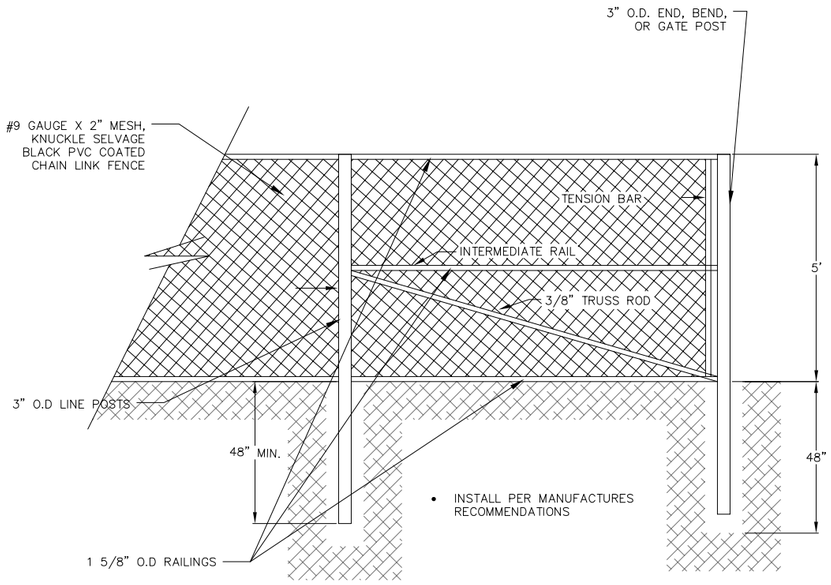
1/31 TYPICAL SECTION
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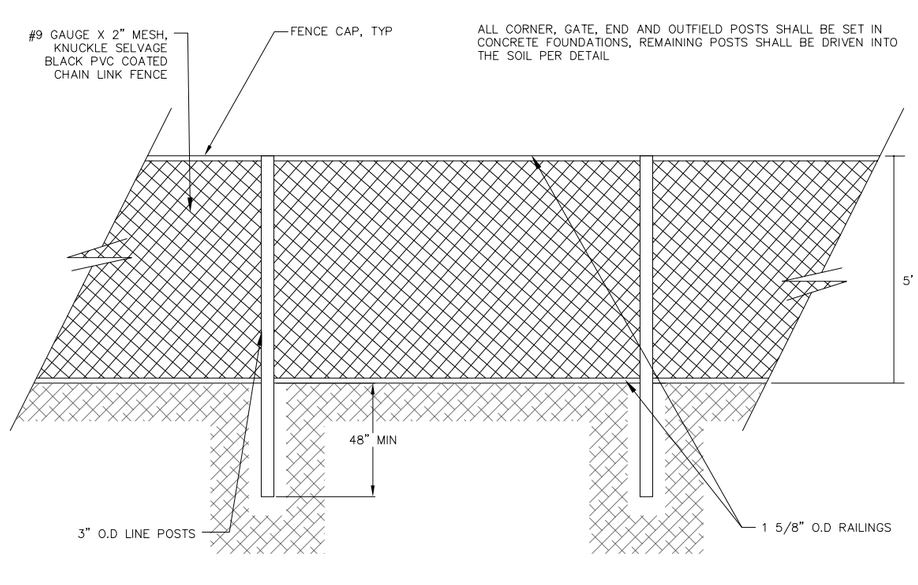
SIGNAGE NOTES:

1. ALL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SIGNS SHALL BE A DISTANCE OF 7' FROM GROUND LEVEL TO THE BOTTOM OF THE SIGN MOUNTED ON THE POST AND LOCATED 3' BEHIND THE BACK OF CURB.
3. SIGN POSTS SHALL BE 2-3/8" O.D., GALVANIZED 10 FT LONG, 13 GAUGE, AND 0.095 WALL THICKNESS. MOUNT SIGN AT TOP OF THE POST, AND INSTALL POSTS 3' DEEP AND MIX 1/2 BAG OF 80 LB SAKRETE CONCRETE, POURING IT AROUND THE POST BELOW THE GROUND BEFORE COVERING WITH 8" OF TOPSOIL.

2/31 STOP, YIELD OR SPEED LIMIT SIGN
NOT TO SCALE



3/31 TERMINAL, CORNER, & GATE SECT.
NOT TO SCALE



4/31 FENCE DETAIL
NOT TO SCALE

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DETAILS
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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF REEDSBURG EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
13. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
16. AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL-PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
17. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
18. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
19. EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
20. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER/THIS SHEET. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
21. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
22. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
23. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
24. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
25. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
26. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
27. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

   AFTER SEPTEMBER 15.

PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

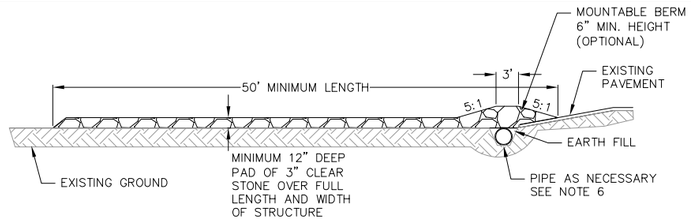
TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

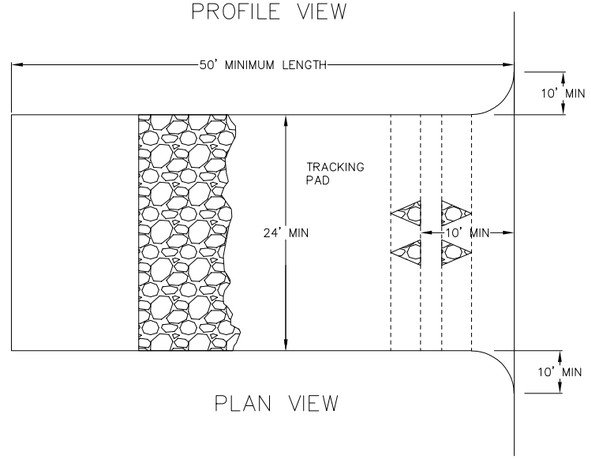
TEMPORARY AND PERMANENT:
USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL-DETENTION BASINS
3. ROUGH GRADE TEMPORARY BASINS
4. TEMPORARY SEED TEMPORARY BASINS
5. STRIP TOPSOIL-STREETS & LOTS
6. ROUGH GRADE STREETS & LOTS
7. SEED LOT AREAS AND INSTALL DRIVE-OVER VELOCITY CHECKS
8. CONSTRUCT UNDERGROUND UTILITIES
9. INSTALL INLET PROTECTION
10. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK). REMOVE DRIVE-OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED
11. RESTORE TERRACES
12. AFTER DISTURBED AREAS ARE ESTABLISHED FINISH BASINS PER DETAILS
13. REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED



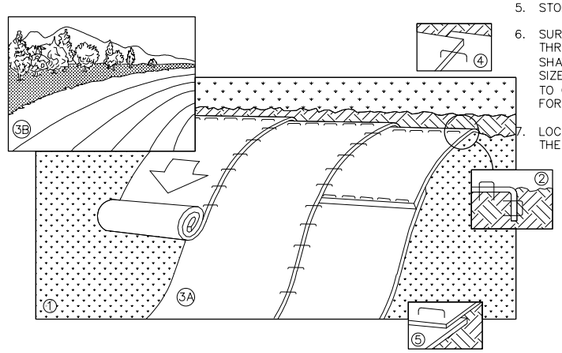
PROFILE VIEW



PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH – MINIMUM OF 50'
3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

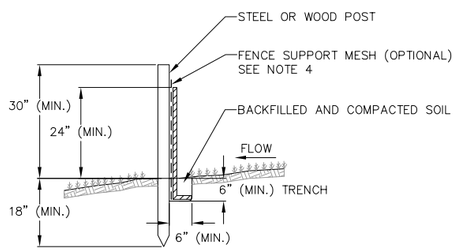
1/32 TRACKING PAD
NOT TO SCALE



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
   NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

2/32 EROSION MAT
NOT TO SCALE



NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)

   POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

3/32 SILT FENCE
NOT TO SCALE

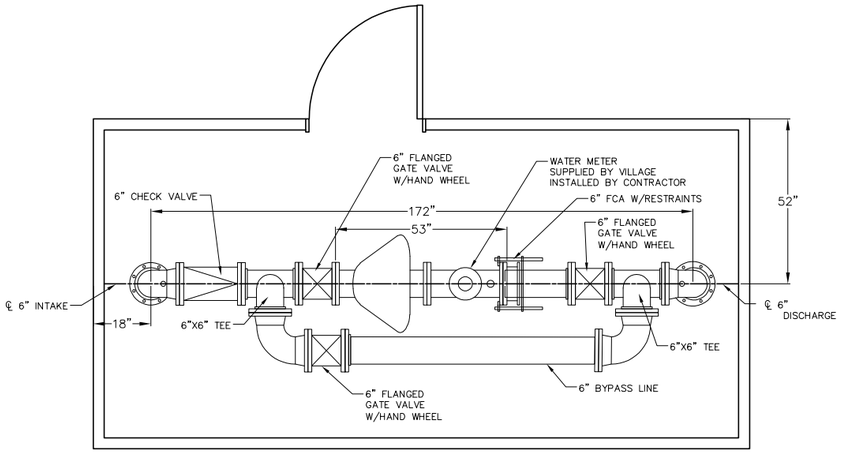
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DETAILS
THE COUNTYARDS EXPANSION - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

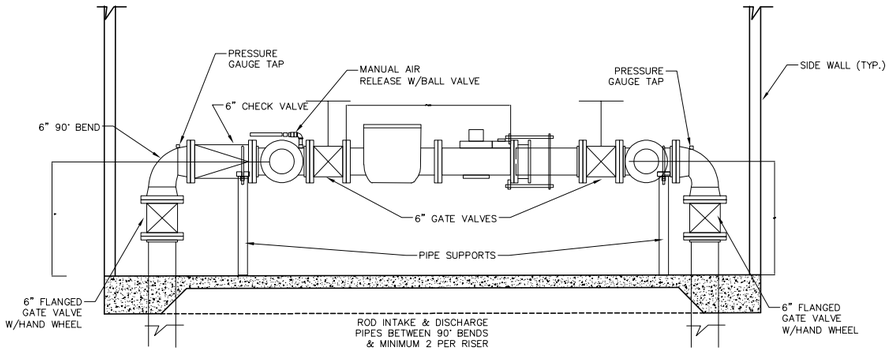
REVISIONS			
NO.	DATE	REMARKS	
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DATE 2025-02-20
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PROJECT NO. 220042
SHEET 32 OF 35

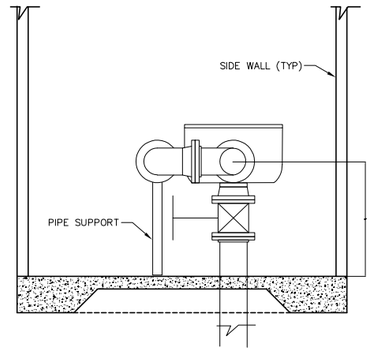
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1/32 INTERIOR PIPING PLAN VIEW
NOT TO SCALE



2/32 INTERIOR PIPING SIDE VIEW
NOT TO SCALE



3/32 INTERIOR PIPING END VIEW
NOT TO SCALE

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METER BUILDING - INTERIOR PIPING PLAN

THE COUNTYARDS EXPANSION - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
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2025-02-20

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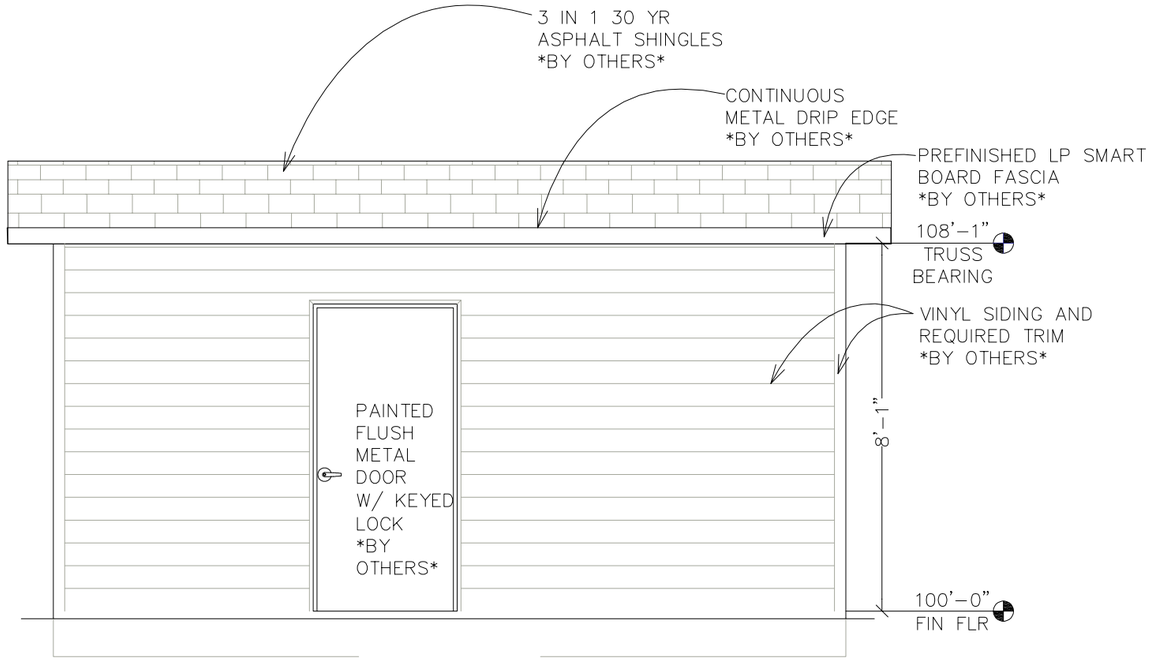
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PROJECT NO.
220042

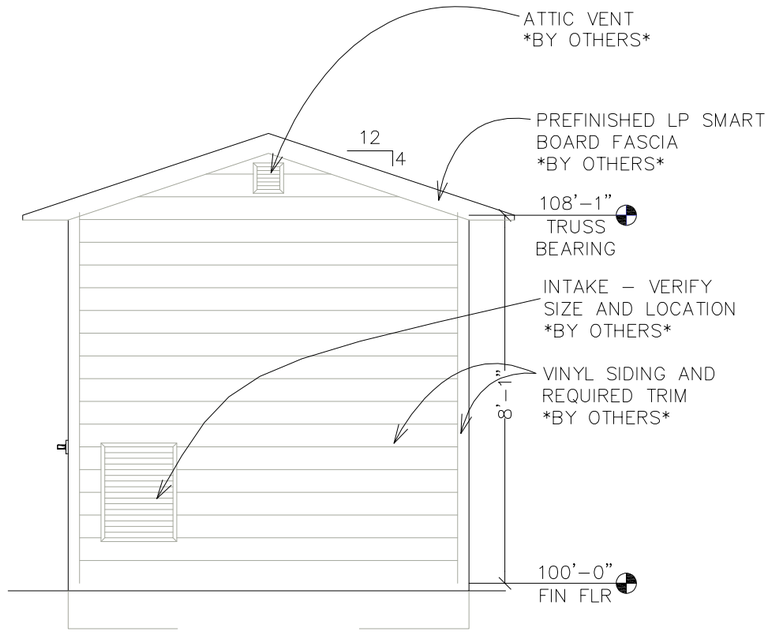
SHEET
33 OF 35

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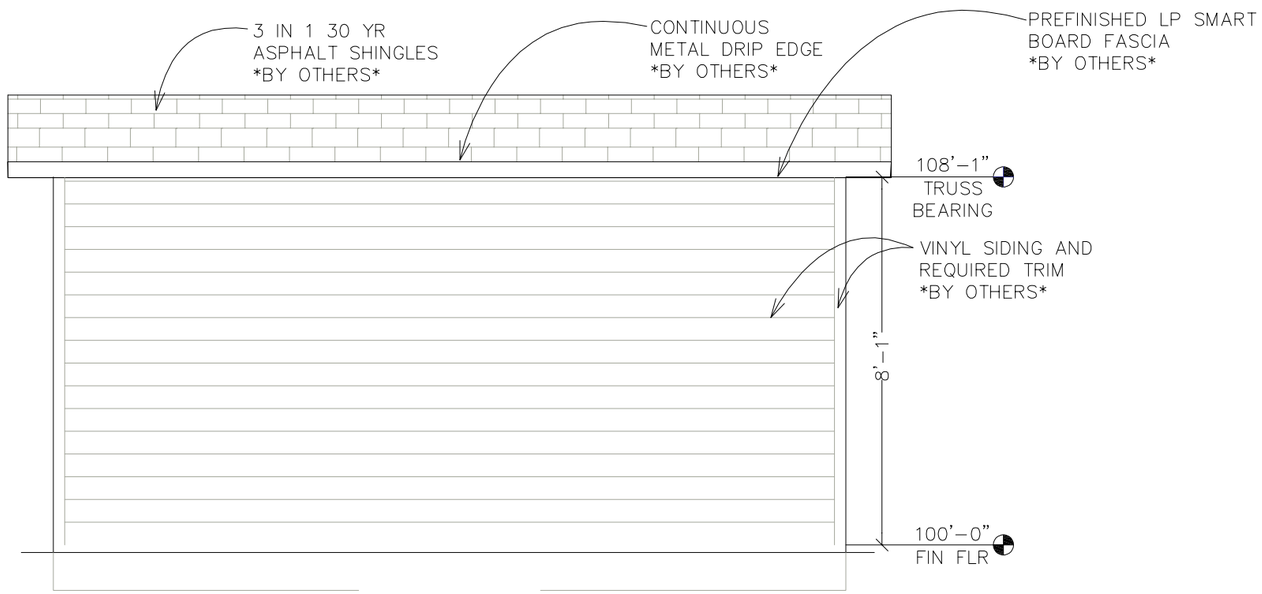
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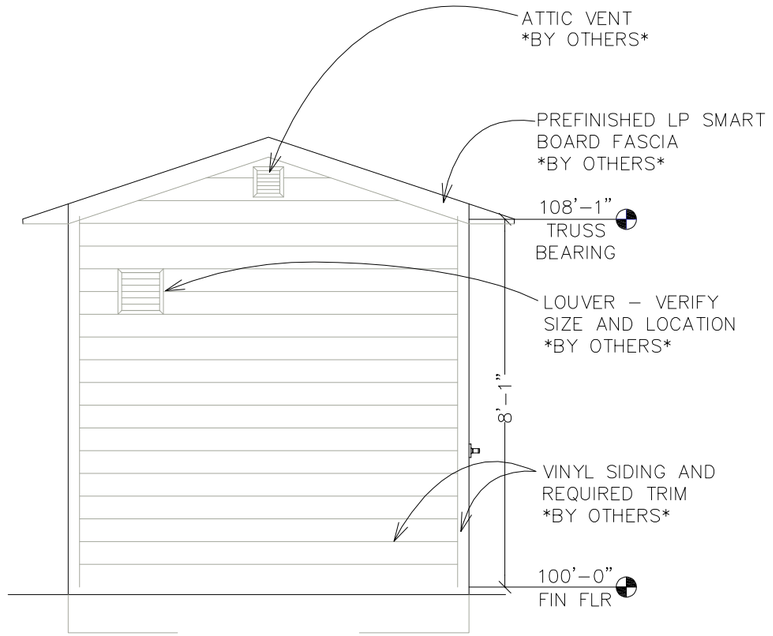
1/33 SOUTHEAST ELEVATION
NOT TO SCALE



2/33 SOUTHWEST ELEVATION
NOT TO SCALE



3/33 NORTHWEST ELEVATION
NOT TO SCALE



4/33 NORTHEAST ELEVATION
NOT TO SCALE

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METER BUILDING - ELEVATIONS
THE COUNTYARDS EXPANSION - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE
2025-02-20

DRAFTER
IGRE

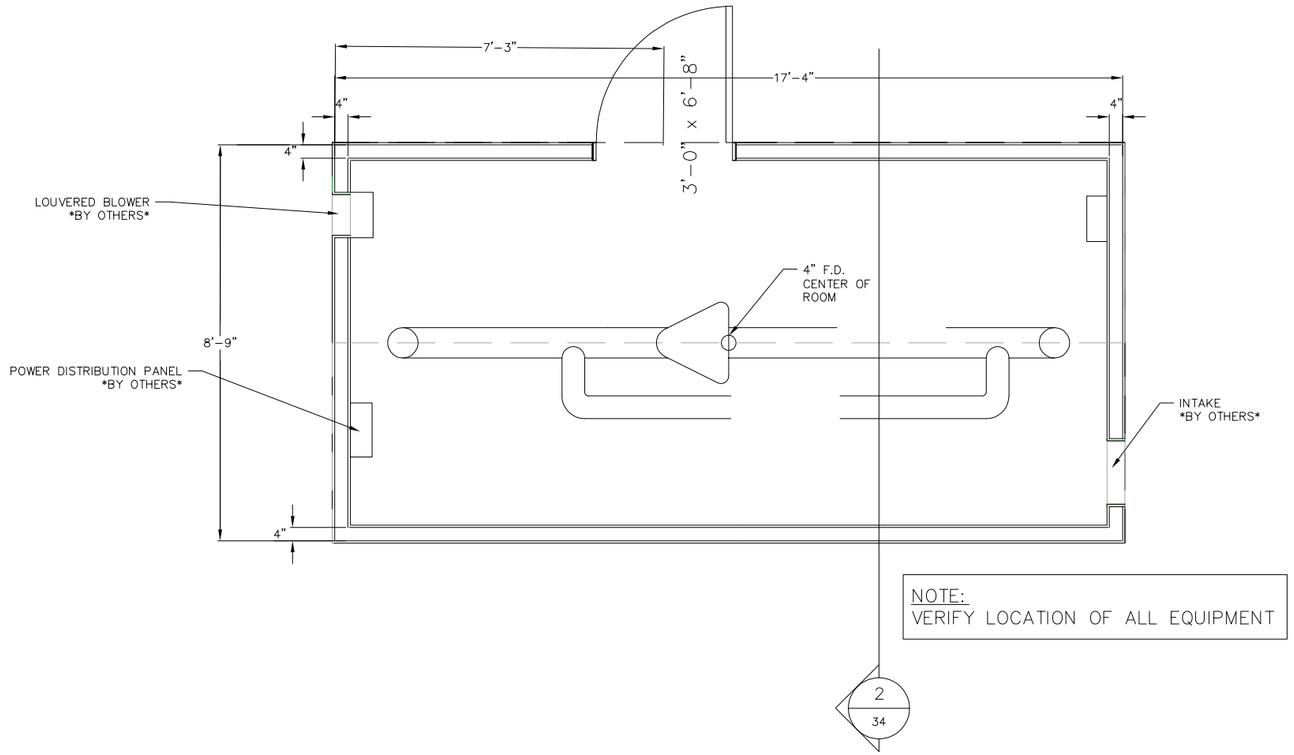
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MMUC / CMAT

PROJECT NO.
220042

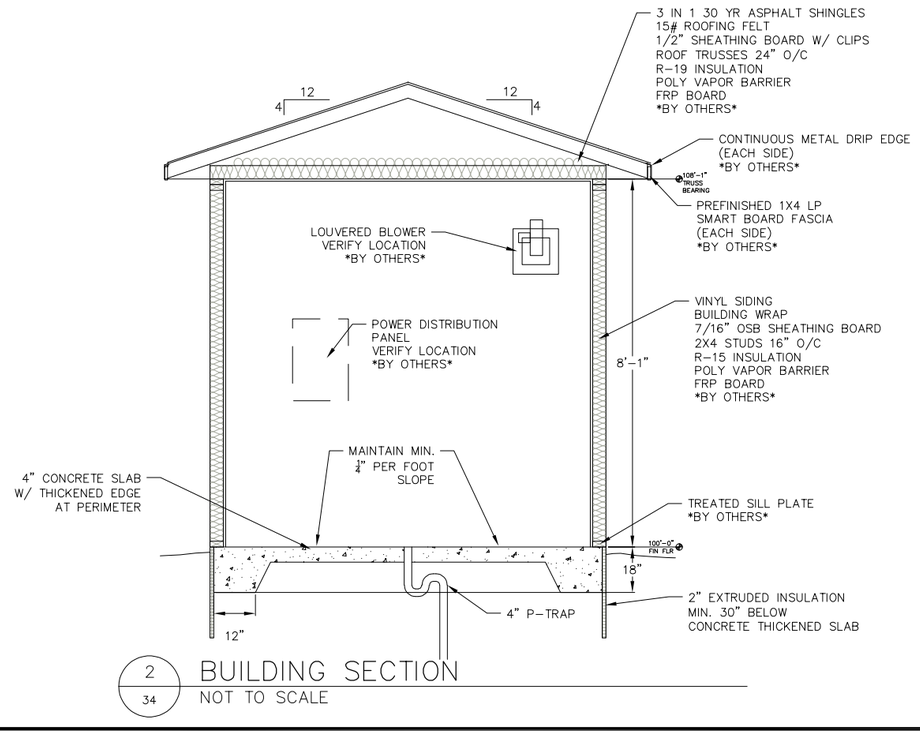
SHEET
34 OF 35

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1/34 FLOOR PLAN
NOT TO SCALE



2/34 BUILDING SECTION
NOT TO SCALE

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METER BUILDING - FLOOR PLAN & BUILDING SECTION

THE COUNTYARDS EXPANSION - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE
2025-02-20

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IGRE

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PROJECT NO.
220042

SHEET
35 OF 35

8.4 Site Photos



Taken on the southwest corner of existing site viewing west toward project.

Photo 1

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Existing Site Photos – August 1, 2022
Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin



Photo 2

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Existing Site Photos – August 1, 2022
Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin



Photo 3

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Existing Site Photos – August 1, 2022
Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin



Photo 4

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Existing Site Photos – August 1, 2022
Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin



Taken on southwest corner of project site viewing southwest.

Photo 5

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Existing Site Photos – August 1, 2022
Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin



Photo 6

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Existing Site Photos – August 1, 2022
Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin



Photo 7

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Existing Site Photos – August 1, 2022
Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin



Photo 8

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Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin



Photo 9

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Existing Site Photos – August 1, 2022
Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin



Photo 10

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Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin



Photo 11

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Project Location: Reedsburg, Sauk County, Wisconsin



Photo 12

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Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin



Photo 13

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Existing Site Photos – August 1, 2022
Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin



Taken on the northwest corner of project site viewing east.

Photo 14

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Existing Site Photos – August 1, 2022
Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin



Photo 15

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Existing Site Photos – August 1, 2022
Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin



Photo 16

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Existing Site Photos – August 1, 2022
Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin



Taken on north edge of project site viewing east.

Photo 17

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Existing Site Photos – August 1, 2022
Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin



Photo 18

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Existing Site Photos – August 1, 2022
Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin



Google Street View taken on northeast edge of project site viewing southwest.

Photo 19

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Existing Site Photos – August 1, 2022
Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin



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Photo Index
Project Name: The Courtyards Expansion
Project Location: Reedsburg, Sauk County, Wisconsin

Bill Davis <bdav@vierbicher.com>

Courtyards

3 messages

Bill Davis <bdav@vierbicher.com> Mon, Apr 7, 2025 at 9:38 AM
To: Craig Douglas <bgi@rucls.net>

Hi Craig - Please see attached as we discussed on the phone. Let me know if you have questions. Thanks!

Bill Davis

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Vierbicher
201 E. Main Street, Suite 100
Reedsburg, WI 53959

Call / Text / Fax - (608) 402-6396

2025-04-04 to FD for Review.pdf
685K

bgi@rucls.net <bgi@rucls.net> Mon, Apr 7, 2025 at 10:23 AM
To: Bill Davis <bdav@vierbicher.com>

Bill –

Per our phone conversation the site plan / layout is acceptable.

Thanks,

Craig Douglas

Beaver Glass, Inc.

441 E Main St.

Reedsburg, WI. 53959

608-393-5801 c

Since 1984

[Quoted text hidden]

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Bill Davis <bdav@vierbicher.com> Mon, Apr 7, 2025 at 10:25 AM
To: bgi@rucls.net

Thank you, Craig.

Have a good day,

Bill Davis

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Vierbicher
201 E. Main Street, Suite 100
Reedsburg, WI 53959

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10 Mar 2025 - 3:12p R:\Maplewood Communities\240722 - Reedsburg Courtyards\CADD\The Courtyards Exponsion - Base Engineering.dwg by: kfen

EASTRIDGE CIR

HUNTINGTON PARK DR
66' Public Right-of-Way - Asphalt Pavement

NORTH WENGEL DR
66' Public Right-of-Way - Asphalt Pavement

ROAD A

ROAD B

ROAD C

ROAD D

ROAD E

PHASE 1

PHASE 2

GRAPHIC SCALE FEET
0 25 50 100

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OVERALL UTILITY PLAN

REEDSBURG DEVELOPMENT LLC - PHASE 1
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS				REVISIONS		
NO.	DATE	REMARKS		NO.	DATE	REMARKS

DATE 2025-02-21
DRAFTER IGRE
CHECKED CMAT
PROJECT NO. 220042
SHEET 8 OF 34

Plan Commission

DATE OF MEETING: May 13, 2025

APPLICANT: Neil Pfaff, Vierbicher Associates

LOCATION: 2701 E Main St; Parcel # 276-2260-12000

ZONING: R-2 Residential

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Conditional Use Permit for an addition of 96 units to Courtyard MHC Mobile Home Park under § 690-24

General Findings

SURROUNDING LAND USES:

- North – School
- West – Residential
- South – Commercial
- East – Residential

ZONING:

- North – Government
- West – R-2 Residential; B-2 Business
- South – B-2 Business
- East – R-2 Residential

TOPOGRAPHY: Slopes up to NW

STREET R.O.W./TRAFFIC/ACCESS: N Wengel Dr & Huntington Park Dr; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: High-density residential

COMMENTS:
POLICE:
FIRE:
PUBLIC WORKS:
UTILITIES:
SCHOOLS:
PARKS:
ADMINISTRATOR:

Site Plan Review Findings of Fact for Section 690-33(A-G)

Topography and vegetation. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.

1. The Board finds that the property is currently vacant.
2. The Board finds that a two-phase addition of 96 mobile home lots is proposed.
3. The Board finds that the parcel is zoned R-2.
4. The Board finds that section § 690-24 allows mobile home parks as a conditional use.
5. The Board finds that the undeveloped property is 16.13 acres.
6. The Board finds that each lot would be 40' X 110'.
7. The Board finds that the proposed dog park is permitted per § 690-24(H).

Stormwater. Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring properties.

1. The Board finds that a stormwater pond and basin would be located in the SE corner of the property.

Emergency Services. All buildings shall be so arranged as to permit emergency vehicle access by some practical means.

1. The Board finds that there would be access from the existing drive off N Wengel and a new driveway from Huntington Park Dr.
2. The Board finds that there would be 24'-wide asphalt interior roads.

Exterior lighting shall be arranged as follows:

- **It is deflected away from adjacent properties.**
- **It does not impede the vision of traffic along adjacent streets.**
- **It does not unnecessarily illuminate night skies.**

1. The Board finds that new exterior lighting is shown on the site plan.

Traffic generation, circulation and parking areas. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.

1. The Board finds that there would be access from the existing drive off N Wengel and a new driveway from Huntington Park Dr.
2. The Board finds that there would be an 18' X 20' driveway on each lot (An average of 1.25 spaces are required for the overall park).
3. The Board finds that there would be 24'-wide asphalt interior roads.

Architectural plans; existing and proposed structures. The proposed conditional land use shall be designed, constructed, operated, and maintained so to complement the surrounding area. Physical buffers shall be added as needed for neighboring conformance.

1. The Board finds that elevations of the future single-wide mobile homes may vary.

Consistency with other plans and statutes. Site plans shall conform to all applicable requirements of City, state and federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, state and federal permits.

1. The Board finds that future use is high-density residential.

Conditional Use Permit Findings of Fact for Section 690-19(A-C)

Proposed operation. No conditional use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this chapter and will not place demands on fire, police, or other public resources in excess of current capacity.

1. The Board finds that the property is currently vacant.
2. The Board finds that a two-phase addition of 96 mobile home lots is proposed.
3. The Board finds that the parcel is zoned B-2.
4. The Board finds that section § 690-24 allows mobile home parks as a conditional use.
5. The Board finds that the undeveloped property is 16.13 acres.
6. The Board finds that each lot would be 40' X 110'.
7. The Board finds that the proposed dog park is permitted per § 690-24(H).

Character and use of adjoining buildings and those in the vicinity. The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.

1. The Board finds that surrounding parcels contain the overall Courtyards Mobiel Home park and businesses to the south. Prairie Ridge School is to the north.
2. The Board finds that the area is zoned R-2, B-2 and Government.

Utilities. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.

1. The Board finds that proposed utilities are indicated on the plan, and that RUC was notified prior to the PC meeting.

STAFF COMMENTS: The proposal meets the basic standards:

- The minimum size of a mobile home park shall be five acres.
- The minimum size lot per mobile home shall be 3,000 square feet.
- The minimum width of a mobile home site shall be 40 feet.
- The minimum distance between mobile home trailers shall be 20 feet.
- The minimum distance between mobile home and service road shall be 10 feet.
- Landscaping is required around the perimeter. I know they've approached Prestige about it.

Exhibit List

A. City of Reedsburg Comprehensive Plan
B. Zoning Ordinance, City of Reedsburg, Wisconsin
C. May 13, 2025, Plan Commission Agenda
D. Land Use Change Application
E. Staff Report
F. Request for Review and Comment
G. Notice of Public Meeting

Brian Duvalle

Subject: FW: Addendum for: New HUD Homes in Mobile Home Park

From: DSPS SB UDC Tech <DSPSSBUDCTech@wisconsin.gov>
Sent: Friday, May 2, 2025 11:49 AM
To: Brian Duvalle <bduvalle@reedsburgwi.gov>
Cc: Ruetten, Kirk - DSPS <kirk.ruetten1@wisconsin.gov>; Pillard, Adam J - DSPS <adam.pillard@wisconsin.gov>
Subject: Addendum for: New HUD Homes in Mobile Home Park

Brian,

While I answered one part of your question yesterday (permits for individual manufactured homes installed in the park), I did not address the issue of the new addition to the mobile home park (Manufactured Home Community – MHC).

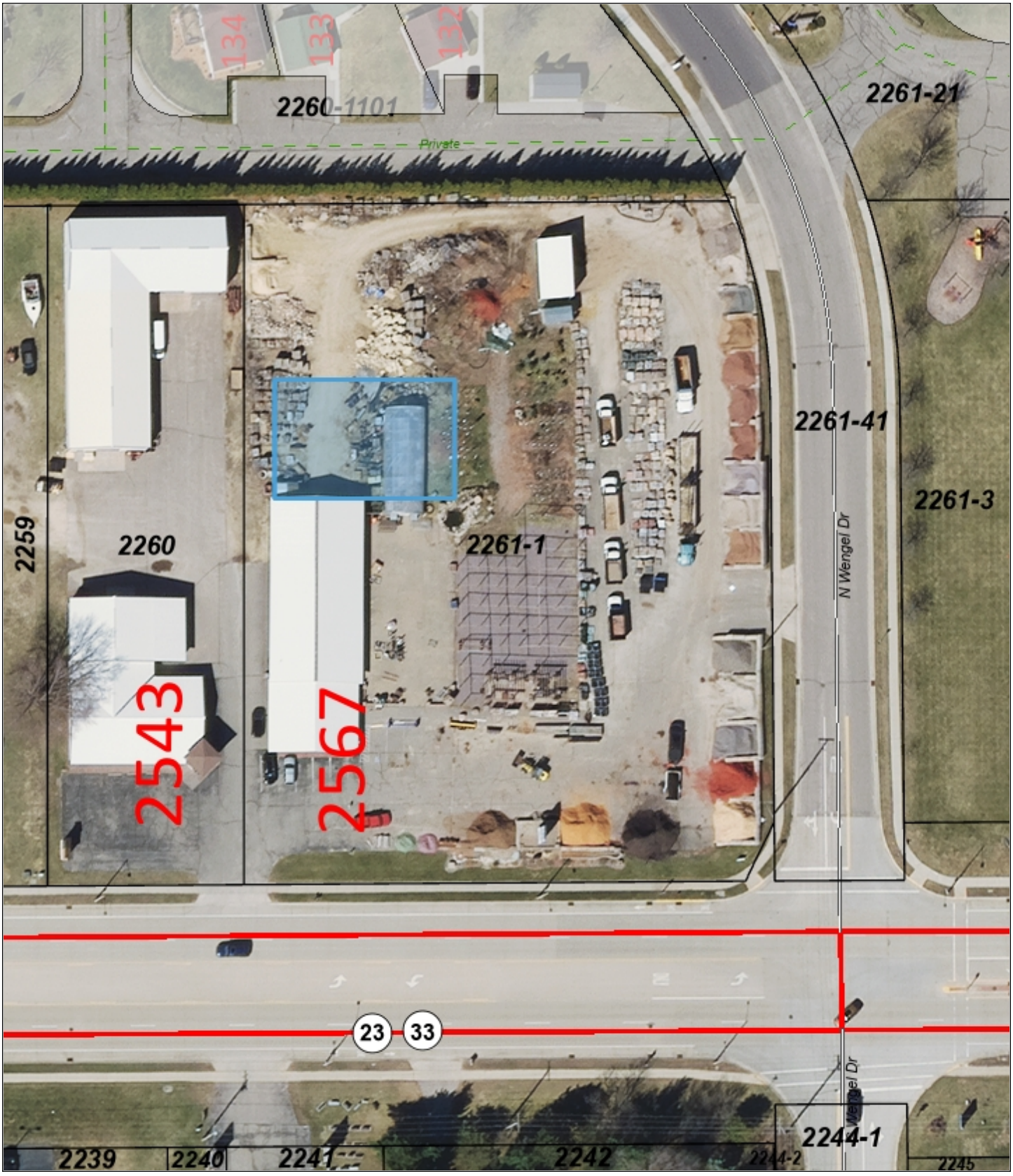
The owner(s) of the park will need to submit their expansion plans for the MHC to the Manufactured Homes division of our agency (DSPS) for approval. Submittal for this will be done via the LicensE portal on the department's website. The LicensE portal can be found on the Manufactured Home Communities program page at the following link. https://dsps.wi.gov/Pages/Professions/MHCommunities/Default.aspx

Please contact the DSPS again if we can provide additional information or answer any other questions. For more information on this DSPS program, please see the departments UDC One and Two Family Dwelling program homepage at https://dsps.wi.gov/Pages/Programs/UDC/Default.aspx

Regards,

Lenny Kanter | UDC Engineering Consultant| Industry Services
Department of Safety and Professional Services
4822 Madison Yards Way, Madison WI 53705
robert.kanter@wisconsin.gov | Office: 608.261.6541 Cell: 608.225.1855
www.dsps.wi.gov | Follow us @WI_DSPS

The information and response presented above is a general code answer based on the question submitted. This response should not be construed as a formal code interpretation, nor does it supersede any items contained in a previously issued plan review letter.



City of Reedsburg GIS

DISCLAIMER: The City of Reedsburg does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 69 '

CITY OF REEDSBURG
134 S. Locust Street
PO Box 490
Reedsburg, WI 53959
608-524-6404

Print Date: 5/8/2025

Revised 10/22

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Prestige Landscaping

ADDRESS: 2567 E main ST **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-963-6756 **PARCEL #:** 276 2261-1000

E- MAIL: jas.prestigeland@gmail.com

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: (if different from address above) _____

LAND USE REQUEST

(Please describe one or more as applicable -- attach extra pages/maps if necessary)

- ☐ **Certified Survey Map (CSM):** _____
- ☐ **Conditional Use Permit:** _____

  For *CONDITIONAL USE PERMIT* requests, also answer "A, B & C" on back page.
- ☐ **Preliminary Plat:** ____ **Final Plat:** _____ **Name of Plat:** _____
- ☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____
- ☒ **Site Plan Review:** (See "B & C" on back page) 80' X 60' Addition
- ☐ **Zoning Appeal / Interpretation:** _____
- ☐ **Zoning Variance:** _____

  For *VARIANCE* requests, also answer "D" on back page.
- ☐ **Other or Annexation:** _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

_____ / _____ _____ 4/17/25

Applicant Signature / Date **Owner Signature / Date**

Account #10-461500-00

The applicant or representative MUST ATTEND the meeting(s).

C:\Users\Prestige\Downloads\Land Use Appl (1).doc

Cond Use Permit $200	
Cond Use-Agriculture $400	
Variance $125	
Rezoning $200	
C.S.M. $175	
Subdivision Plat $610	
- w/ Stormwater Plan $100	
Site Plan Review $175	X
Annexation $200	
Plan Amend $200	
Date Paid	5-8-2025
Receipt #	1.050596

SITE ADDRESS:

PRESTIGE LANDSCAPING, LLC
2567 EAST MAIN STREET
REEDSBURG, WISCONSIN 53959

COUNTY LOCATION: SAUK
PROJECT TYPE: BUILDING ADDITION
BUILDING AREA: 60' X 80' (4,800 S.F.) NEW HEATED STORAGE
40' X 125' (5,000 S.F.) EXISTING RETAIL/STORAGE
TOTAL AREA = 9,800 S.F.

MEAN ROOF HEIGHT: 21'-8"
NO. STORIES: ONE STORY
OCCUPANCY GROUP: S-1, STORAGE
CONSTRUCTION TYPE: VB
UNSPRINKLERED, HEATED
OCCUPANT LOAD: 9
REQUIRED SEPARATION: N/A
ALLOWABLE HEIGHT: ONE STORY
ALLOWABLE BUILDING AREA: 9,000 S.F.
ALLOWABLE UNSPRINKLERED AREA: 12,000 S.F.
ROOF SLOPE: 4/12
ROOF SURFACE: SLIPPERY (NOT USED)

WIND DESIGN DATA:

DESIGN PROCEDURE METHOD = SIMPLIFIED FOR LOW RISE BUILDING
BASIC WIND SPEED = 115.0 MPH
WIND LOAD RESISTANCE DESIGN ASCE 7-10
WIND LOAD EXPOSURE CATEGORY C
WIND LOAD IMPORTANCE FACTOR, Iw = N/A
ADJUSTMENT FACTOR (λ) = 1.31
COMPONENTS & CLADDING

PRESSURE (10 SF TRIBUTARY AREA)

ZONE 1 - 17.9 / -28.6 PSF
ZONE 2 - 17.9 / -49.6 PSF
ZONE 3 - 17.9 / -73.4 PSF
ZONE 4 - 31.2 / -33.8 PSF
ZONE 5 - 31.2 / -41.8 PSF

SIMPLIFIED MWFRS (METHOD 2)

ZONE A - 37.1 PSF
ZONE B - -10.0 PSF
ZONE C - 22.9 PSF
ZONE D - -10.0 PSF
ZONE E - -33.0 PSF
ZONE F - -21.6 PSF
ZONE G - -22.9 PSF
ZONE H - -16.5 PSF
ZONE EOH - -46.3 PSF
ZONE GOH - -36.2 PSF

PRESUMPTIVE SOIL DATA:

SOIL TYPE: SILT LOAM (CL)
SOIL LOAD BEARING VALUE: 1500 PSF
SOIL LATERAL PRESSURE: 100 PSF

SNOW DESIGN DATA:

GROUND SNOW LOAD, Pg = 35.0 PSF
SNOW LOAD IMPORTANCE FACTOR, Is = 1.0
SNOW LOAD EXPOSURE FACTOR, Ce = 1.0
SLOPED ROOF/FLAT ROOF FACTOR, Cs = 1.00
ROOF THERMAL FACTOR, CT = 1.20
ROOF SNOW LOAD (BALANCED) = 33.6 PSF
ROOF SNOW LOAD (UNBALANCED)
N/A PSF WINDWARD N/A PSF LEEWARD

EARTHQUAKE DESIGN DATA:

SEISMIC IMPORTANCE FACTOR, Ie = 1.0
Ss (SHORT PERIOD SPECTRAL ACCELERATIONS) = 0.053
Si (1 SEC. PERIOD SPECTRAL ACCELERATIONS) = 0.036
Sds (SHORT PERIOD SPECTRAL RESPONSE COEF.) = 0.057
Sd_1 (1 SEC. PERIOD SPECTRAL RESPONSE COEF.) = 0.057
SITE CLASS (ASSUMED): D
SEISMIC DESIGN CATEGORY: A
BASIC SEISMIC FORCE RESISTING SYSTEM:
1.K LIGHT FRAME WALLS WITH SHEAR PANELS
DESIGN BASE SHEAR = 1,1110 LBS
RESPONSE MODIFICATION FACTOR(S), R = 6.5
ANALYSIS PROCEDURE USED: SIMPLIFIED

	LIGHT (LOW) HAZARD OCCUPANCY	ORDINARY (MODERATE) HAZARD OCCUPANCY	EXTRA (HIGH) HAZARD OCCUPANCY
MINIMUM RATED SINGLE EXTINGUISHER	2-A	2-A	2-A**
MAXIMUM FLOOR AREA PER UNIT OF A	3,000 S.F.	1,500 S.F.	1,000 S.F.
MAXIMUM FLOOR AREA FOR EXTINGUISHER	11,250 S.F.	11,250 S.F.	11,250 S.F.
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER	75 FEET	75 FEET	75 FEET

** TWO 2.5 GALLON WATER-TYPE EXTINGUISHERS SHALL BE DEEMED THE EQUIVALENT OF ONE 4-A RATED EXTINGUISHER.

GENERAL NOTES AND SPECIFICATIONS

1. SITE WORK: THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM BUILDING.
2. CONCRETE STRENGTH: 4,000 PSI. IN 28 DAYS. SLUMP NOT OVER 4". READY MIX CONCRETE TO MEET ASTM C94.
3. LUMBER: ALL LUMBER TO BE S4S #2 SPRUCE-PINE-FIR OR EQUAL UNLESS NOTED OTHERWISE ON PLANS.
4. EXIT SIGNS: SHALL BE PROVIDED OVER ALL EXIT DOORS AND SHALL BE MARKED THUS. (E) EXIT SIGNS SHALL COMPLY WITH SECTIONS 1003.2.10.1 THROUGH 1003.2.10.5 OF THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE.
5. MEANS OF EGRESS LIGHTING: THE INTENSITY OF FLOOR LIGHTING SHALL NOT BE LESS THAN 1 FOOTCANDLE OF ILLUMINATION AT THE WALKING SURFACE LEVEL PER 2009 INTERNATIONAL BUILDING CODE.
6. MEANS OF EGRESS COMPONENTS: DOORS, GATES, STAIRWAYS AND RAMPS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 1003 OF THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE.
7. PLUMBING: IS NOT PART OF THIS DRAWING AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. (SEE SECTION 2901 OF THE WISCONSIN ENROLLED COMMERCIAL CODE FOR SANITARY FIXTURE REQUIREMENTS AND CURRENT EDITION OF INTERNATIONAL FIRE CODE FOR SPRINKLER REQUIREMENTS.
8. HEATING, VENTILATING, AND AIR-CONDITIONING: IS NOT PART OF THIS DRAWING AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
9. ELECTRICAL: IS NOT PART OF THIS DRAWING AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
10. OWNER: TO PROVIDE BUILDERS RISK INSURANCE.
11. DEVIATION FROM PLANS: THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF HARTJE LUMBER, INC.
12. FIRE EXTINGUISHERS: FIRE EXTINGUISHERS TO BE PROVIDED BY THE OWNER PER IFC906 AND MAINTAINED PER NFPA 10.
13. DIAPHRAM DESIGN: BUILDING DESIGN DONE USING DIAPHRAM DESIGN. OPENINGS ADDED BEYOND THOSE SHOWN ON FLOOR PLAN MUST BE APPROVED BY REGISTERED DESIGN PROFESSIONAL.
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS, AND WITH ALL APPLICABLE OSHA REGULATIONS.
15. OWNER IS RESPONSIBLE FOR SATISFYING ANY AND ALL VENTILATION REQUIREMENTS IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE FOR AN ENCLOSED PARKING GARAGE.

SHEET INDEX

1	OF	7	TITLE PAGE
2	OF	7	FLOOR PLAN
3	OF	7	ELEVATIONS
4	OF	7	FOUNDATION PLAN & DETAILS
5	OF	7	ROOF FRAMING PLAN, SECTION B-B & DETAILS
6	OF	7	CROSS SECTION A-A & DETAILS
7	OF	7	SITE PLAN

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DRAWN BY: M.T.H.
DATE: 5/2/25

HARTJE LUMBER, INC.
E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

OWNER: PRESTIGE LANDSCAPING, LLC
2567 EAST MAIN STREET
REEDSBURG, WI 53959

BUILDER: M+H CONSTRUCTION
W5900 HEENAN ROAD
MAUSTON, WI. 53948
PROJECT: 60' X 80' X 16' CLEAR
HEATED COMMERCIAL BUILDING

SHEET 1 OF 7
JOB NO. 2508

POLE SPECIFICATION

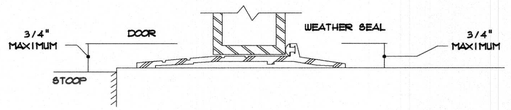
▩	5-PLY 2 X 6 M6R 2400 SOUTHERN PINE COLUMNS (SIDEWALL OVERHEAD DOORS)
■	3-PLY 2 X 6 M6R 2400 SOUTHERN PINE COLUMNS (SIDEWALL COLUMNS)
▥	2-PLY 2 X 6 M6R 2400 SOUTHERN PINE COLUMNS (ENDWALL COLUMNS)

N
W E
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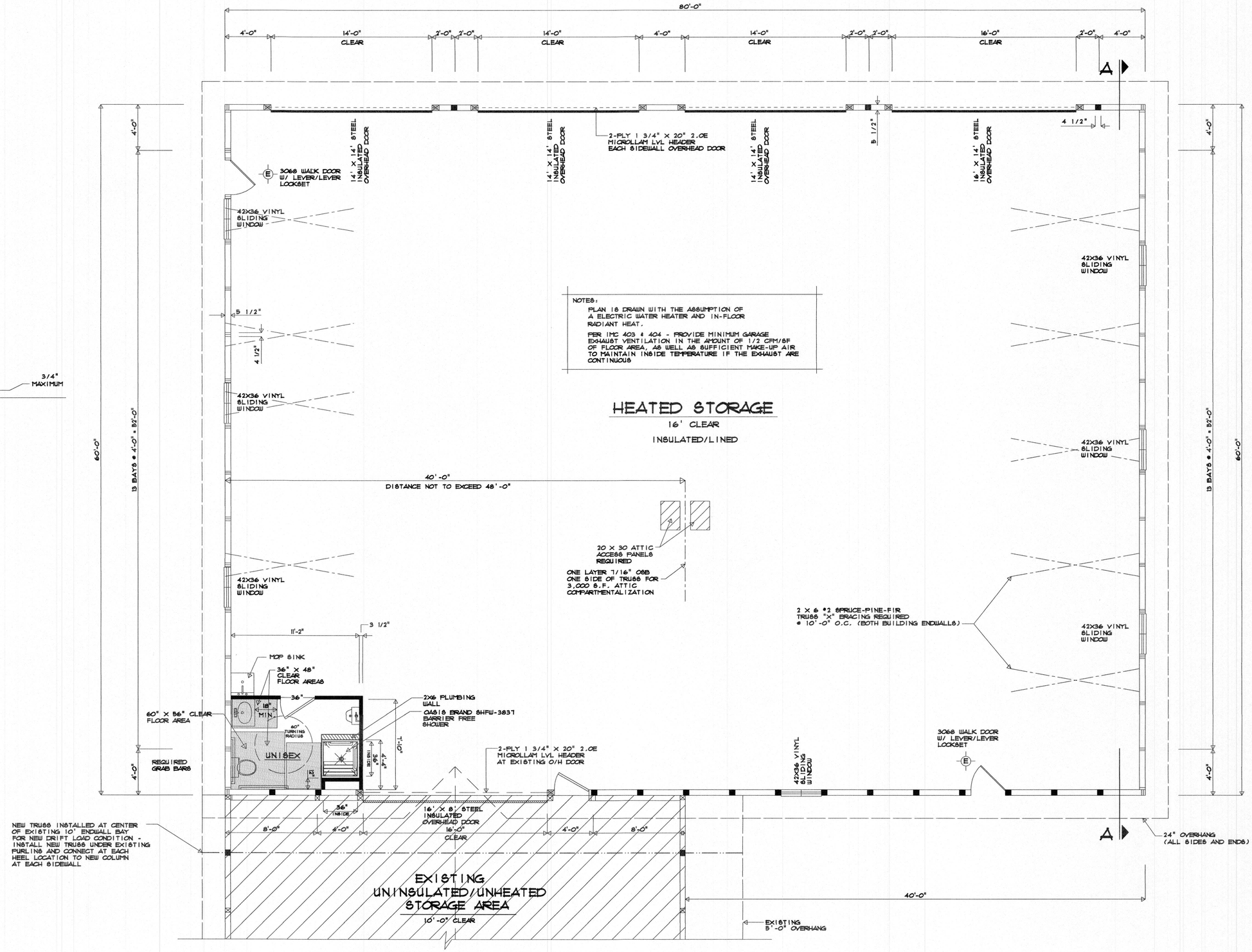
FLOOR PLAN

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

WEATHER STRIPPED THRESHOLDS SHALL NOT EXCEED 3/4" ABOVE THE FINISHED FLOOR AND EXTERIOR PLATFORM, INCLUDING THE WEATHER STRIPPING. ALL EXTERIOR THRESHOLDS SHALL NOT BE LESS THAN 4 INCHES IN WIDTH.



EXTERIOR THRESHOLDS



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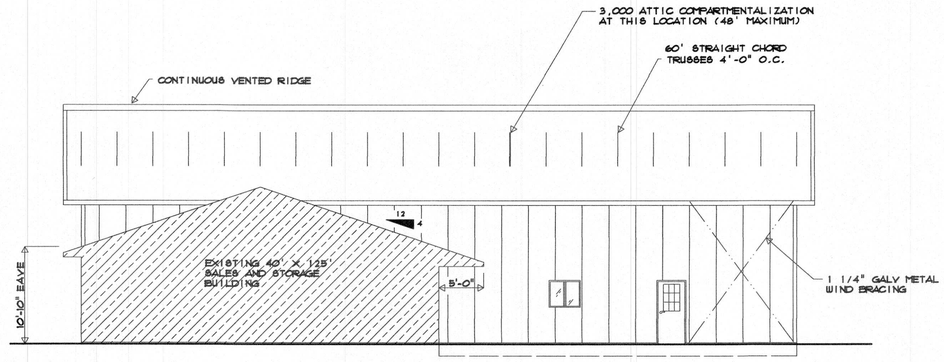
DRAWN BY:	DATE:
M.T.H.	5/2/25

HARTJE LUMBER, INC.
E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

OWNER:	PRESTIGE LANDSCAPING, LLC 2567 EAST MAIN STREET REEDSBURG, WI 53959
BUILDER:	M&H CONSTRUCTION W5900 HEENAN ROAD MAUSTON, WI. 53948
PROJECT:	60' X 80' X 16' CLEAR HEATED COMMERCIAL BUILDING

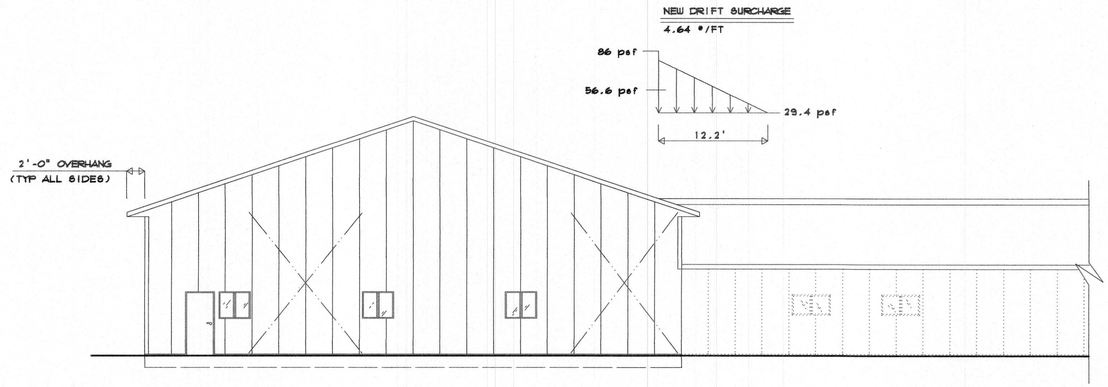
SHEET 2 OF 7

JOB NO. 2508



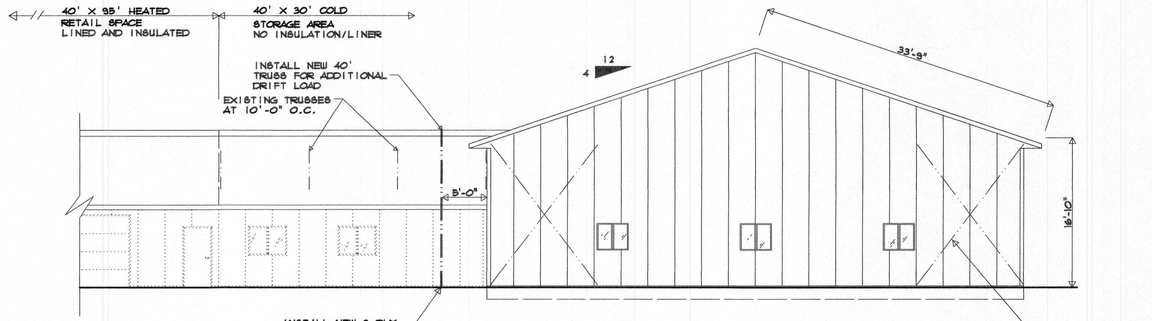
SOUTH SIDEWALL ELEVATION

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



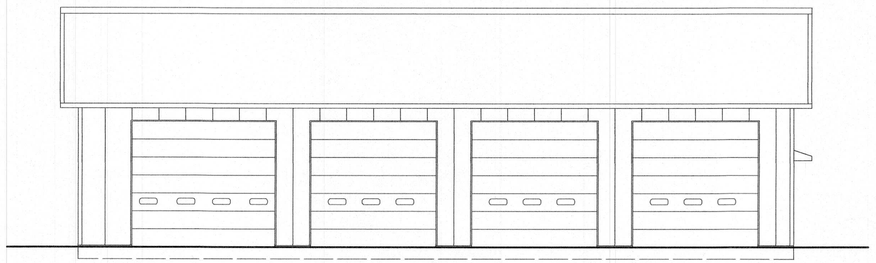
WEST ENDWALL ELEVATION

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



EAST ENDWALL ELEVATION

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



NORTH SIDEWALL ELEVATION

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

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DATE:	5/2/25

HARTJE LUMBER, INC.
E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

OWNER:	PRESTIGE LANDSCAPING, LLC
	2567 EAST MAIN STREET
	REEDSBURG, WI 53959

BUILDER:	M4H CONSTRUCTION
	W5900 HEENAN ROAD
	MAUSTON, WI. 53948
PROJECT:	60' X 80' X 16' CLEAR
	HEATED COMMERCIAL BUILDING

SHEET	3 OF 7
JOB NO.	2508

CONCRETE SPECIFICATIONS:

1. CONCRETE STRENGTH: 4000 psi IN 28 DAYS, SLUMP NOT OVER 4" READY-MIX CONCRETE TO MEET ASTM C94.
2. COVER REINFORCING: STEEL WITH CONCRETE, 3" NEXT TO GROUND, 2" IN FOUNDATION WALL FORMS, LAP REINFORCING STEEL BARS 30 BAR DIAMETERS AND MESH 12", GRADE 60 KSI STEEL.
3. FINISHING AND CURING CONCRETE: KEEP WALL FORMS ON 24 HOURS BEFORE STRIPPING, KEEP FLOORS COVERED WITH WATERTIGHT MEMBRANE 3 DAYS, OR USE CURING COMPOUND. STEEL TROWEL ALL FLOORS TO A DENSE FINISH, LIGHTLY BROOM FOR NON-SLIP SURFACE.
4. CONCRETE TEMPERATURE: MAINTAIN CONCRETE TEMPERATURE ABOVE 50 DEGREES FOR 72 HOURS.
5. FILL: COMPACTED FILL SHALL BE GRANULAR MATERIAL, FREE OF DEBRIS AND STONES OVER 4" AND REASONABLY GRADED. NO FROZEN MATERIALS WILL BE ALLOWED.
6. COMPACTION: STRIP TOPSOIL AND OTHER ORGANIC MATERIAL PRIOR TO PLACING FILL. PLACE FILL IN 9" LOOSE LIFTS AND COMPACT WITH SUITABLE MECHANICAL EQUIPMENT TO A DENSITY 95% OF MAXIMUM DENSITY.
7. GRADES: SLOPE ALL GRADE AWAY FROM BUILDING FOR ADEQUATE DRAINAGE.

PER IBC 1008.1.5 THERE SHALL BE A LANDING ON EACH SIDE OF THE DOOR. SUCH FLOOR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. SLOPE NOT TO EXCEED 2%.

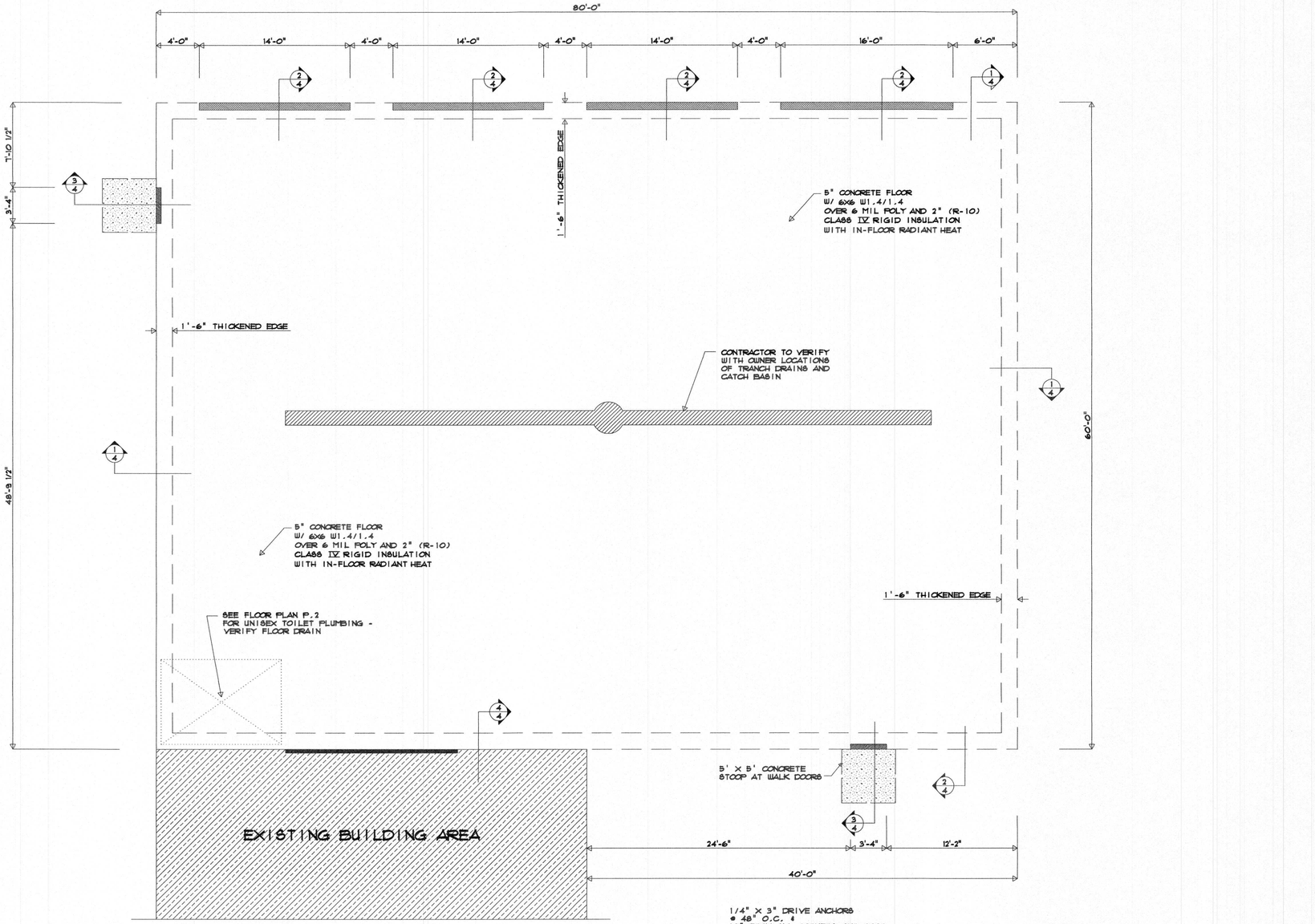
NOTE:
1/4" X 3" DRIVE ANCHORS @ 48" O.C. & 12" FROM ALL CORNERS AND DOOR OPENINGS INTERIOR WALLS
5/8" X 6" LDT ANCHORS @ EXTERIOR WALLS
CONTRACTOR TO VERIFY WITH BUILDING OWNER THE LOCATIONS OF ANY FLOOR DRAINS.

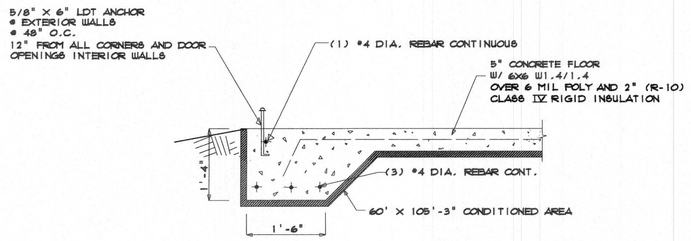
N W E S

FOUNDATION PLAN

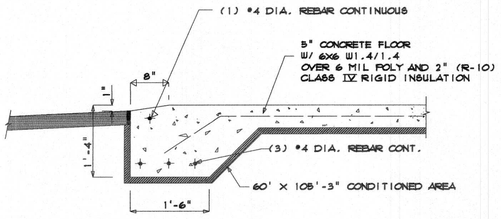
SCALE: 3/16" = 1'-0"

NOTE: CONCRETE MUST BE A MINIMUM OF 12" BELOW FINISHED GRADE IBC-1809.4

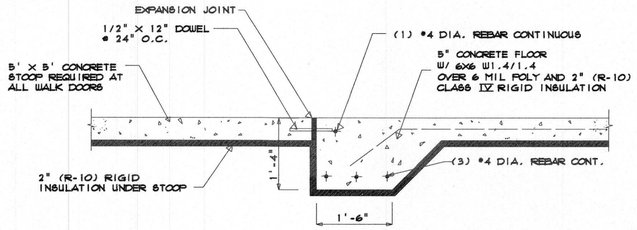




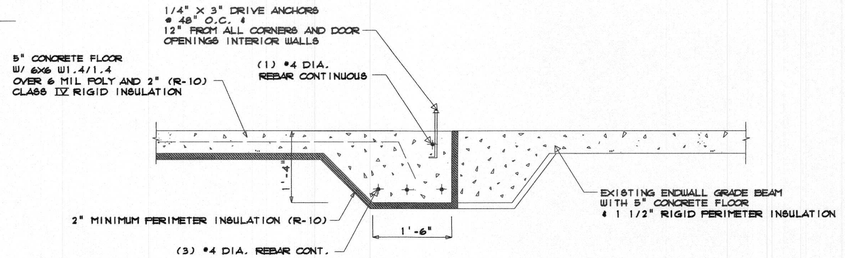
CONCRETE DETAIL 1/4



CONCRETE DETAIL (OVERHEAD DOOR) 2/4



CONCRETE DETAIL (WALK DOOR LOCATIONS) 3/4



CONCRETE DETAIL 4/4

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DRAWN BY: M.T.H.
DATE: 5/2/25

HARTJE LUMBER, INC.

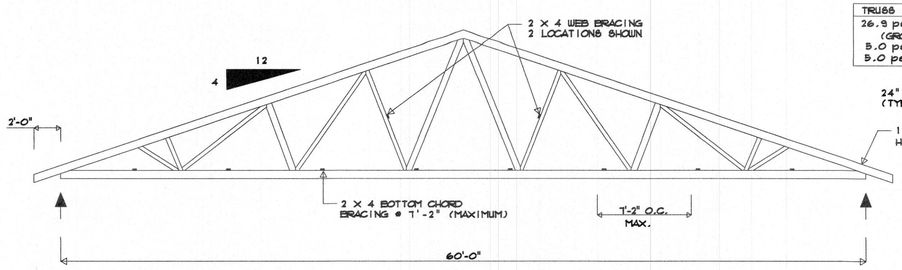
E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

OWNER: PRESTIGE LANDSCAPING, LLC
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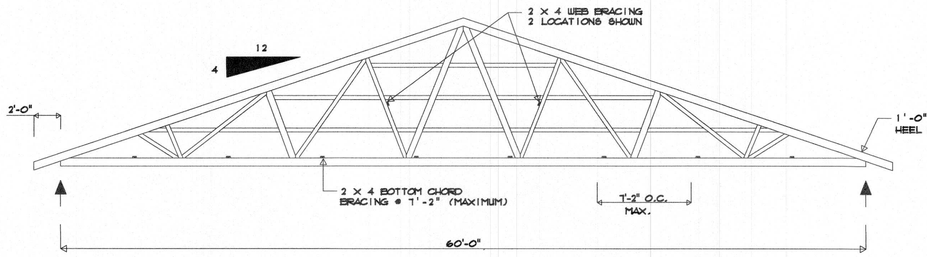
PROJECT: 60' X 80' X 16' CLEAR HEATED COMMERCIAL BUILDING

SHEET 4 OF 7
JOB NO. 2203



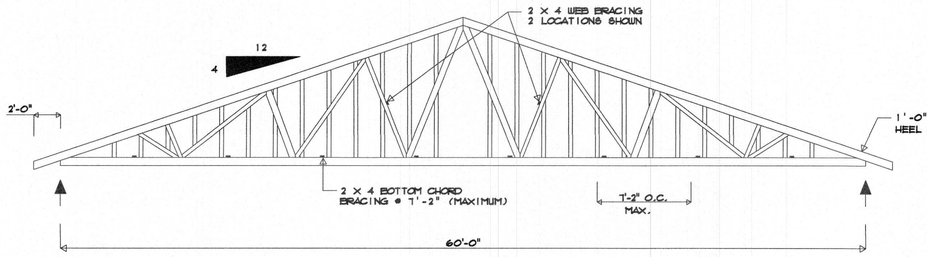
TRUSS "A1"

4'-0" O.C.
QTY: 18



TRUSS "A2"

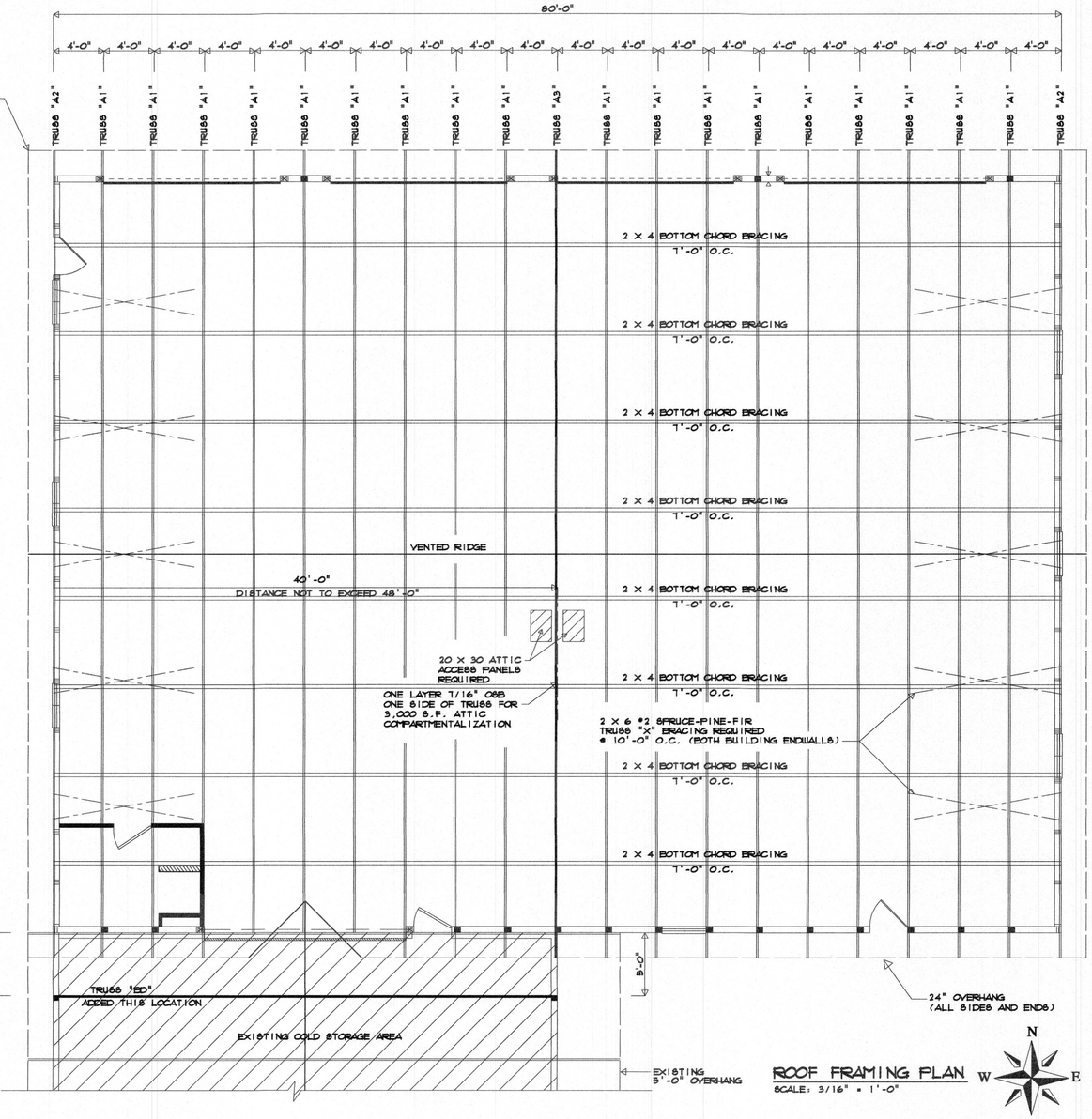
QTY: 2 GABLE END TRUSSES



TRUSS "A3"

QTY: 1 (ATTIC COMPARTMENTALIZATION)

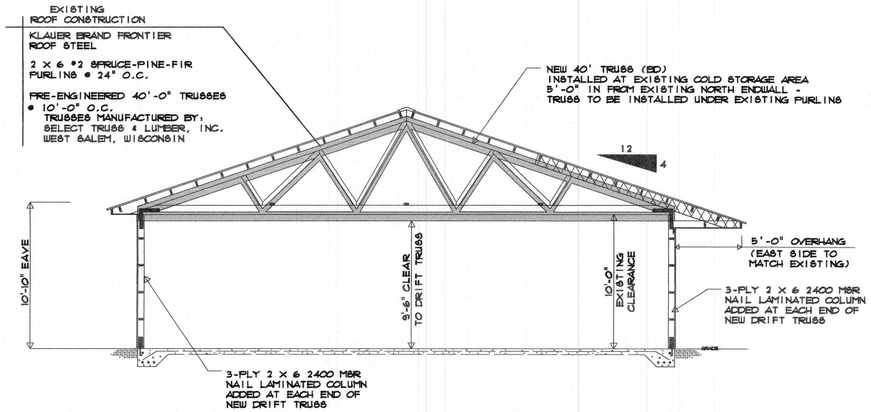
TRUSS LOADING
26.9 psf TOP CHORD LIVE LOAD
(GROUND SNOW = 35.0 psf)
5.0 psf TOP CHORD DEAD LOAD
5.0 psf BOTTOM CHORD DEAD LOAD



ROOF FRAMING PLAN

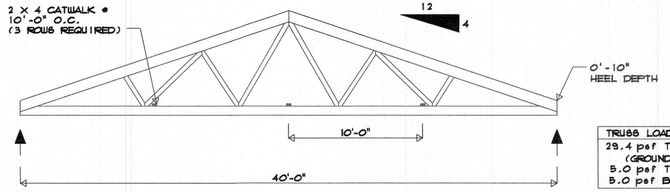
SCALE: 3/16" = 1'-0"





CROSS SECTON B-B

SCALE: 3/16" = 1'-0"



TRUSS LOADING
29.4 psf TOP CHORD LIVE LOAD
(GROUND SNOW = 35.0 psf)
5.0 psf TOP CHORD DEAD LOAD
5.0 psf BOTTOM CHORD DEAD LOAD

TRUSS "ED"

QTY: 1 (EXISTING AREA DRIFT LOAD)

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DRAWN BY: M.T.H.
DATE: 5/2/25

HARTJE LUMBER, INC.

E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

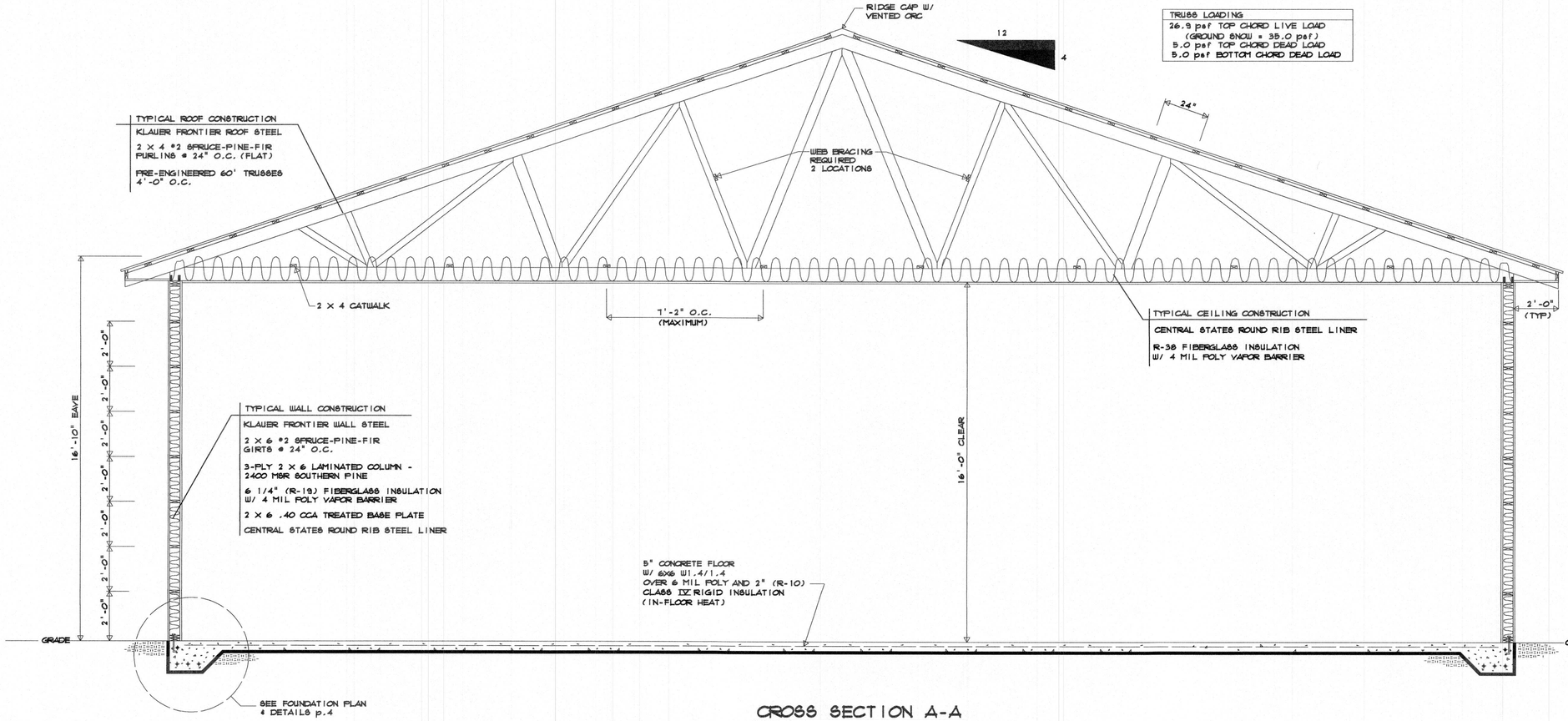
OWNER: PRESTIGE LANDSCAPING, LLC
2561 EAST MAIN STREET
REEDSBURG, WI 53959

BUILDER: M&H CONSTRUCTION
W8900 HEENAN ROAD
MAUSTON, WI. 53948

PROJECT: 60' X 80' X 16' CLEAR
HEATED COMMERCIAL BUILDING

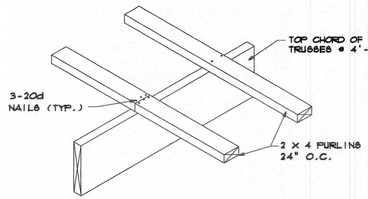
SHEET 5 OF 7

JOB NO. 2203

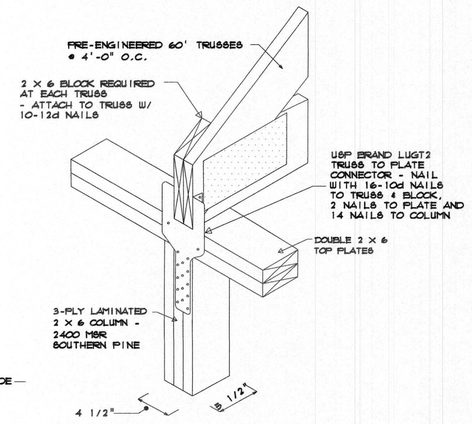


CROSS SECTION A-A

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

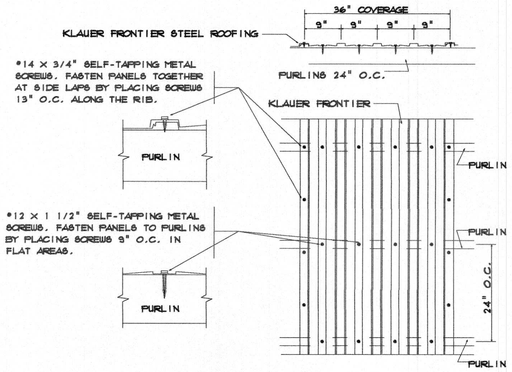


PURLIN TO TRUSS CONNECTION

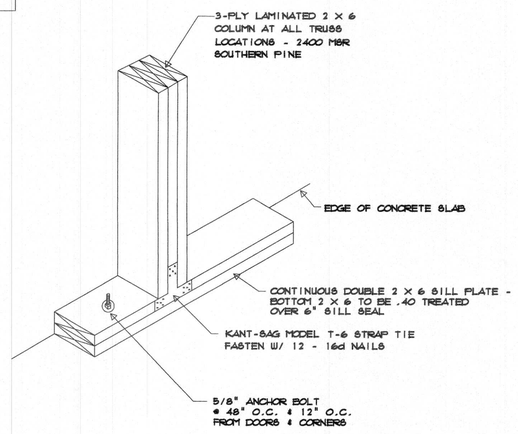


ROOF TRUSS TO WALL CONNECTION

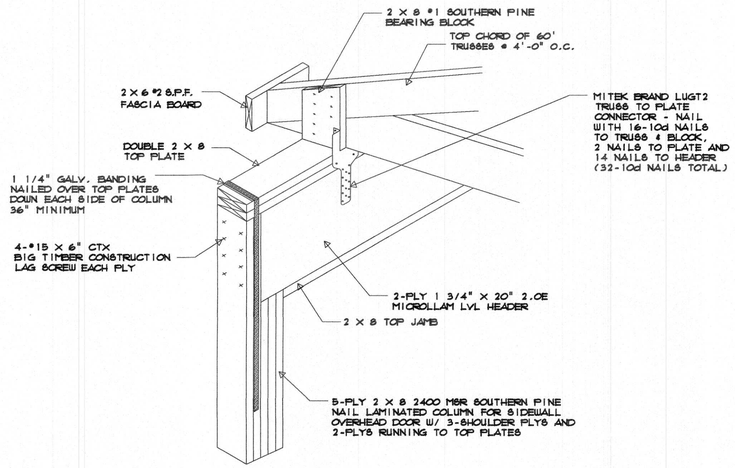
NOTE:
PER IBC 1809.5 - PROVIDE FROST PROTECTION OF YOUR SHALLOW FOUNDATION WITH INSULATION MEETING THE R-VALUE, EXTENT AND DEPTH REQUIRED BY ASCE 32 FOR THIS BUILDING SITE. OTHERWISE, PROVIDE NON-FROST SUSCEPTIBLE SOIL (AS DEFINED BY GRANULAR SOILS OR OTHER APPROVED NON-FROST SUSCEPTIBLE FILL MATERIAL WITH LESS THAN 6% OF MASS PASSING A #200 MESH SIEVE) DOWN TO ANTICIPATED FROST DEPTH, OR OTHER ACCEPTABLE MEANS.



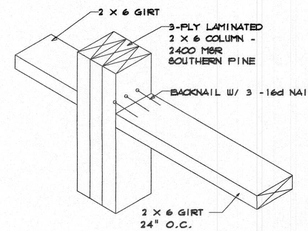
ROOF SHEET ATTACHMENT DETAIL



DETAIL AT GRADE



HEADER CONNECTION DETAIL
(SIDEWALL OVERHEAD DOOR LOCATIONS)



GIRT TO COLUMN CONNECTION
(SIDEWALLS)

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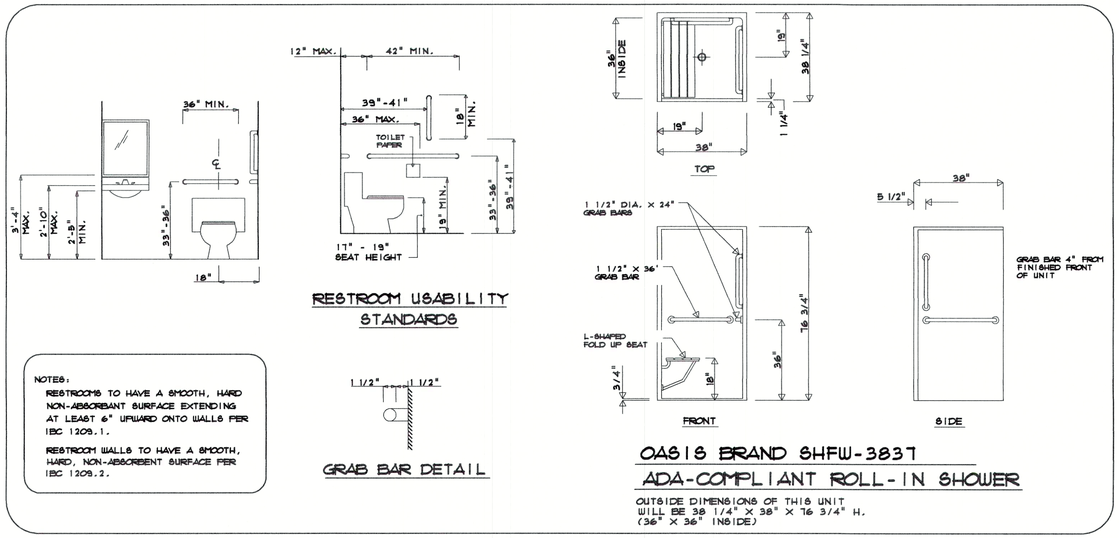
HARTJE LUMBER, INC.
E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

OWNER: PRESTIGE LANDSCAPING, LLC
2567 EAST MAIN STREET
REEDSBURG, WI 53959

BUILDER: M&H CONSTRUCTION
W5900 HEENAN ROAD
MAUSTON, WI. 53948

PROJECT: 60' X 80' X 16' CLEAR HEATED COMMERCIAL BUILDING

SHEET 6 OF 7
JOB NO. 2203



RESTROOM USABILITY STANDARDS

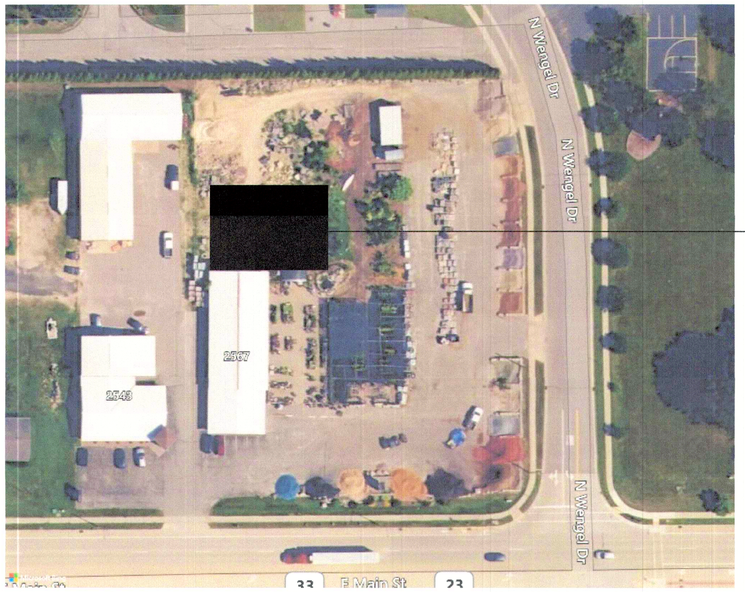
NOTES:
RESTROOMS TO HAVE A SMOOTH, HARD NON-ABSORBANT SURFACE EXTENDING AT LEAST 6" UPWARD ONTO WALLS PER IBC 1209.1.

RESTROOM WALLS TO HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE PER IBC 1209.2.

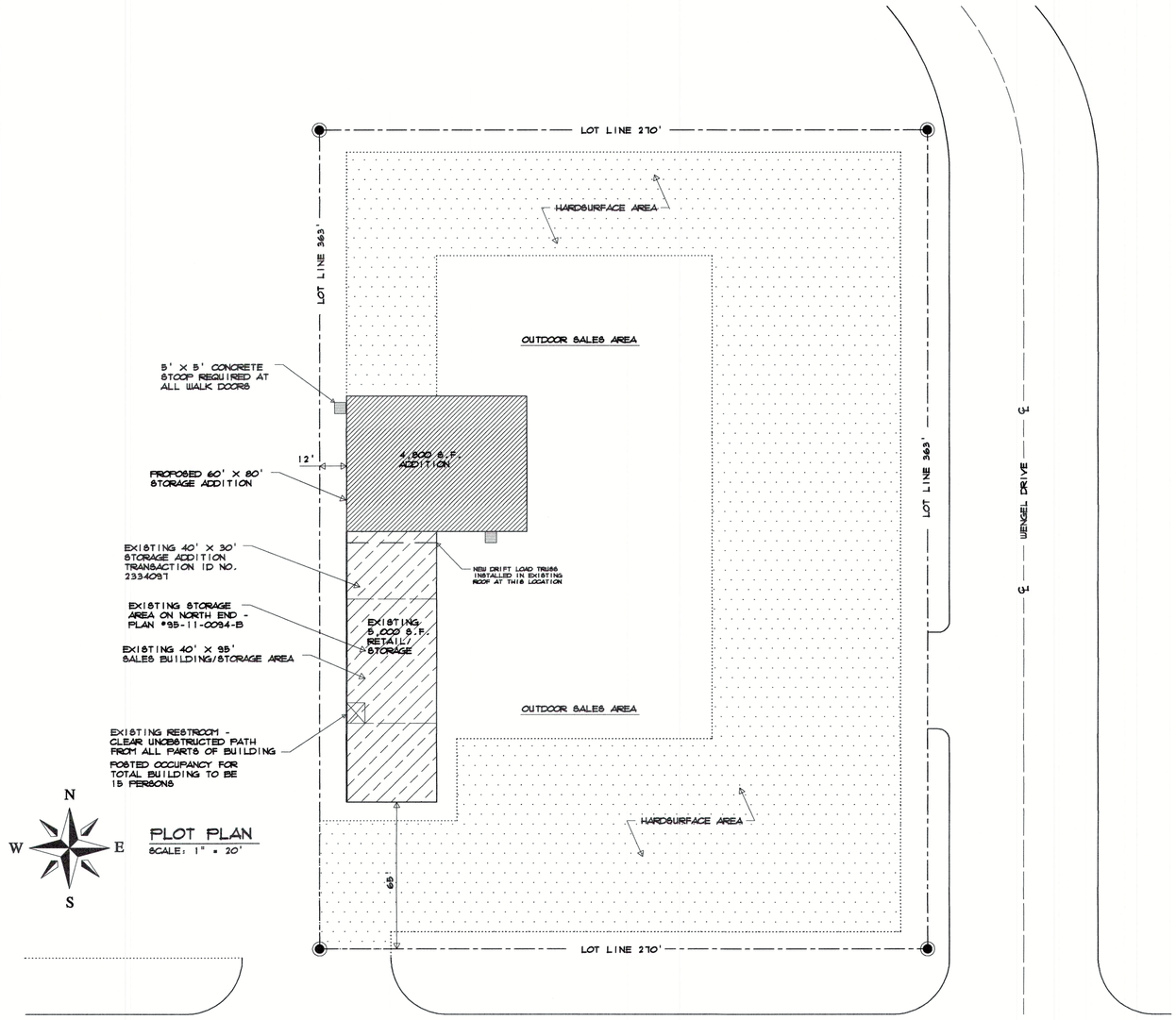
GRAB BAR DETAIL

OASIS BRAND SHFW-3837
ADA-COMPLIANT ROLL-IN SHOWER

OUTSIDE DIMENSIONS OF THIS UNIT WILL BE 38 1/4" X 38" X 76 3/4" H. (36" X 36" INSIDE)



PROJECT LOCATION

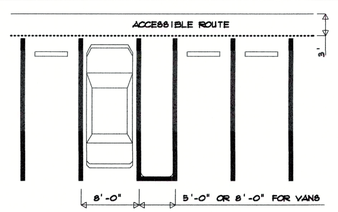


PLOT PLAN
SCALE: 1" = 20'

S.T.H. "33" - EAST MAIN STREET (WEST BOUND)

S.T.H. "33" - EAST MAIN STREET (EAST BOUND)

PARKING AND PASSENGER LOADING ZONES





ACCESSIBLE PARKING SPACES SERVING THIS BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE.

ALL ACCESSIBLE SPACES SHALL BE 8' WIDE. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

PASSENGER LOADING ZONES SHALL PROVIDE AN ACCESS AISLE AT LEAST 5' WIDE AND 20' LONG ADJACENT AND PARALLEL TO THE VEHICLE PULL-UP SPACE. IF THERE ARE CURBS BETWEEN THE ACCESS AISLE AND THE VEHICLE PULL-UP SPACE, THEN A CURB RAMP SHALL BE PROVIDED.

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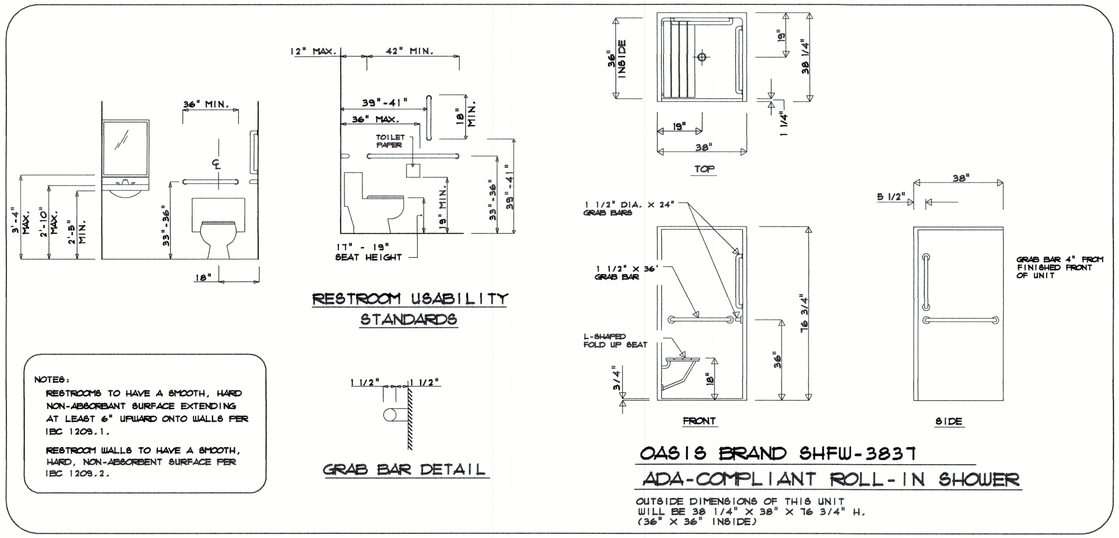
HARTJE LUMBER, INC.
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PHONE: 800-362-5898 OR 608-985-7207

OWNER: PRESTIGE LANDSCAPING, LLC
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REEDSBURG, WI 53959

BUILDER: M4H CONSTRUCTION
W8900 HEENAN ROAD
MAUSTON, WI. 53948

PROJECT: 60' X 80' X 16' CLEAR HEATED COMMERCIAL BUILDING

SHEET 7 OF 7
JOB NO. 2508



RESTROOM USABILITY STANDARDS

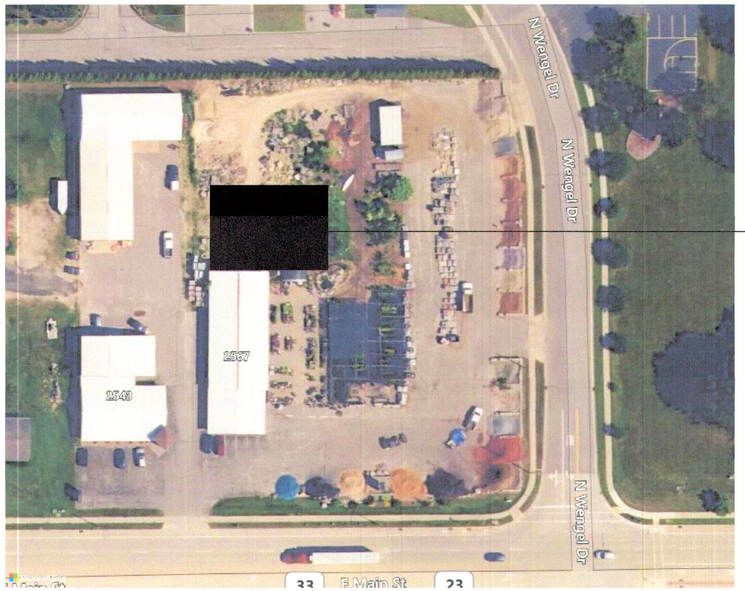
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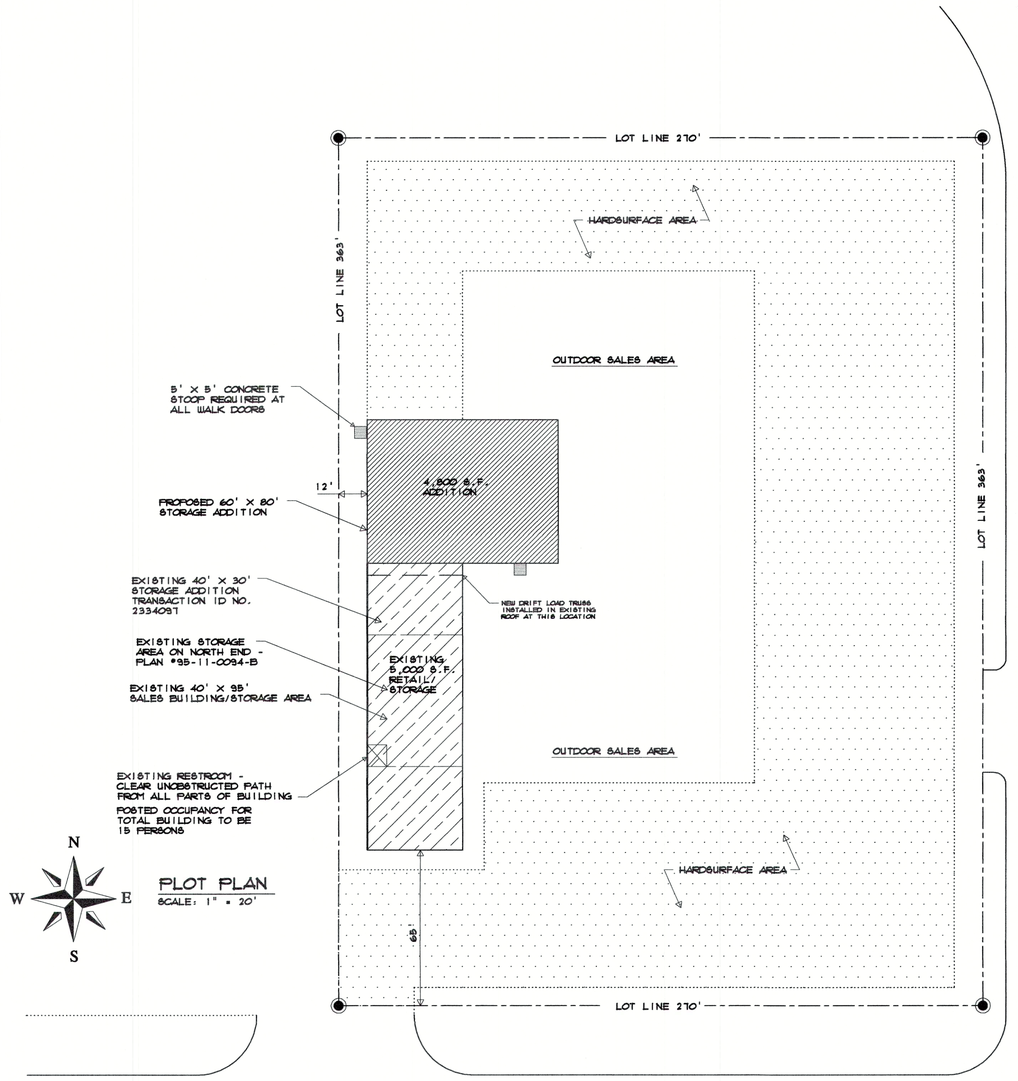
GRAB BAR DETAIL

OASIS BRAND SHFW-3837
ADA-COMPLIANT ROLL-IN SHOWER

OUTSIDE DIMENSIONS OF THIS UNIT WILL BE 38 1/4" X 38" X 76 3/4" H. (36" X 36" INSIDE)



PROJECT LOCATION

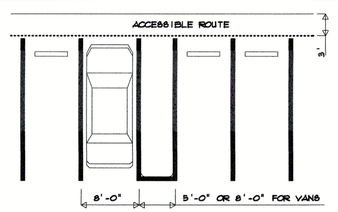


PLOT PLAN
SCALE: 1" = 20'

S.T.H. "33" - EAST MAIN STREET (WEST BOUND)

S.T.H. "33" - EAST MAIN STREET (EAST BOUND)

PARKING AND PASSENGER LOADING ZONES





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W8900 HEENAN ROAD
MAUSTON, WI. 53948

PROJECT: 60' X 80' X 16' CLEAR HEATED COMMERCIAL BUILDING

SHEET 1 OF 1
JOB NO. 2508

Plan Commission

DATE OF MEETING: May 13, 2025

APPLICANT: Prestige Landscaping

LOCATION: 2567 E Main St; Parcel # 276-2261-10000

ZONING: B-2 Business

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider site plan for an 80' X 60' heated storage addition under § 690 Schedule 2

General Findings

SURROUNDING LAND USES:

- North – Residential
- West – Residential
- South – Commercial
- East – Residential

ZONING:

- North – R-2 Residential
- West – B-2 Business
- South – B-2 Business
- East – R-2 Residential; B-2 Business

TOPOGRAPHY: Slopes up to NW

STREET R.O.W./TRAFFIC/ACCESS: N Wengel Dr & E Main St; 66' ROW & 131' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

COMMENTS:
POLICE:
FIRE:
PUBLIC WORKS:
UTILITIES:
SCHOOLS:
PARKS:
ADMINISTRATOR:

Site Plan Review Findings of Fact for Section 690-33(A-G)

Topography and vegetation. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.

1. The Board finds that the property currently contains a landscaping business.
2. The Board finds that a 80' X 60' heated storage addition is proposed.
3. The Board finds that the parcel is zoned B-2.
4. The Board finds that section § 690Schedule 2 allows greenhouses as a permitted use.
5. The Board finds that the undeveloped property is 2.1 acres.
6. The Board finds that the height would be about 26' to the peak.

Stormwater. Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring properties.

1. The Board finds that the addition would be built on existing impervious surface, and that no new stormwater is proposed.

Emergency Services. All buildings shall be so arranged as to permit emergency vehicle access by some practical means.

1. The Board finds that there would be access from the existing drive off N Wengel and E Main St.

Exterior lighting shall be arranged as follows:

- **It is deflected away from adjacent properties.**
- **It does not impede the vision of traffic along adjacent streets.**
- **It does not unnecessarily illuminate night skies.**

1. The Board finds that new exterior lighting would be located at the building exit doors.

Traffic generation, circulation and parking areas. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.

1. The Board finds that a 80' X 60' heated storage addition is proposed.
2. The Board finds that there would be access from the existing drive off N Wengel and E Main St.
3. The Board finds that section § 690Schedule 2 allows greenhouses as a permitted use.

Architectural plans; existing and proposed structures. The proposed conditional land use shall be designed, constructed, operated, and maintained so to complement the surrounding area. Physical buffers shall be added as needed for neighboring conformance.

1. The Board finds that elevations are attached.

Consistency with other plans and statutes. Site plans shall conform to all applicable requirements of City, state and federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, state and federal permits.

1. The Board finds that future use is commercial.

STAFF COMMENTS:

Exhibit List

A. City of Reedsburg Comprehensive Plan
B. Zoning Ordinance, City of Reedsburg, Wisconsin
C. May 13, 2025, Plan Commission Agenda
D. Land Use Change Application
E. Staff Report
F. Request for Review and Comment
G. Notice of Public Meeting

Chapter 55

ETHICS CODE AND BOARD

§ 55-1. Statement of purpose.

A. The proper operation of democratic government requires that public officials and employees be impartial and responsible to the people; that government decisions and policy be made in proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a Code of Ethics for all City of Reedsburg officials and employees, whether elected or appointed, paid or unpaid, including members of boards, committees and commissions of the City, as well as any individuals who are candidates for elective office as soon as such individuals file nomination papers with the City.

B. The purpose of this Ethics Code is to establish guidelines for ethical standards of conduct for all such officials and employees by setting forth those acts or actions that are incompatible with the best interests of the City of Reedsburg and by directing disclosure by such officials and employees of private financial or other interests in matters affecting the City. The Common Council believes that a Code of Ethics for the guidance of elected and appointed officials and employees will help them avoid conflicts between their personal interests and their public responsibilities, will improve standards of public service and will promote and strengthen the faith and confidence of the citizens of this City in their elected and appointed officials and employees. The Common Council hereby reaffirms that each elected and appointed City official and employee holds his or her position as a public trust, and any intentional effort to realize substantial personal gain through official conduct is a violation of that trust. The provisions and purpose of this Ethics Code and such rules and regulations as may be established are hereby declared to be in the best interests of the City of Reedsburg.

§ 55-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

ANYTHING OF VALUE — Any money or property, favor, service, payment, advance, forbearance, loan, or promise of future employment, but does not include compensation and expenses paid by the state, fees and expenses which are permitted and reported under § 19.56, Wis. Stats., political contributions which are reported under Ch. 11, Wis. Stats., or hospitality extended for a purpose unrelated to state business by a person other than an organization.**[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

BUSINESS — Any corporation, partnership, proprietorship, firm, enterprise, franchise, association, organization, self-employed individual or any other legal entity which engages in profit-making activities.

FINANCIAL INTEREST — Any interest which shall yield, directly or indirectly, a monetary or other material benefit to the officer or employee or to any person employing or retaining the services of the officer or employee.

PERSONAL INTEREST — The following specific blood or marriage relationships:

A. A person's spouse, mother, father, child, brother or sister; or

B. A person's relative by blood or marriage who receives, directly or indirectly, more than 1/2 of his or her support from such person or from whom such person receives, directly or indirectly, more than 1/2 of his or her support.

PUBLIC EMPLOYEE — Any person excluded from the definition of a public official who is employed by the City.

PUBLIC OFFICIAL — Those persons serving in elected or appointed offices and all members appointed to boards, committees and commissions established or appointed by the Mayor and/or Common Council, whether paid or unpaid.

SIGNIFICANT INTEREST — Owning or controlling, directly or indirectly, at least 10% or $5,000 of the outstanding stock of any business.

§ 55-3. Statutory standards of conduct.

There are certain provisions of the Wisconsin Statutes which should, while not set forth herein, be considered an integral part of any code of ethics. Accordingly, the provisions of the following sections of the Wisconsin Statutes, as from time to time amended, are made a part of this chapter of Ethics and shall apply to public officials and employees whenever applicable, to wit:

A. Section 946.10, Bribery of Public Officers and Employees.

B. Section 946.11, Special Privileges from Public Utilities.

C. Section 946.12, Misconduct in Public Office.

D. Section 946.13, Private Interest in Public Contract Prohibited.

E. Section 19.41 et seq., Code of Ethics for Public Officials and Employees.

§ 55-4. Responsibility of public office.

Public officials and employees are agents of public purpose and hold office for the benefit of the public. They are bound to uphold the Constitution of the United States and the Constitution of this state and carry out impartially the laws of the nation, state and municipality, to observe in their official acts the highest standards and to discharge faithfully the duties of their office

regardless of personal consideration, recognizing that the public interest must be their prime concern.

§ 55-5. Dedicated service.

Officials and employees shall adhere to the rules of work and performance established as the standard for their positions by the appropriate authority. Officials and employees shall not exceed their authority or breach the law or ask others to do so, and they shall work in full cooperation with other public officials and employees unless prohibited from so doing by law or by officially recognized confidentiality of their work. Members of the City staff are expected to follow their appropriate professional code of ethics.

§ 55-6. Fair and equal treatment.

A. Use of public property. No official or employee shall use or permit the unauthorized use of City-owned vehicles, equipment, materials or property for personal convenience or profit, except when such services are available to the public generally or are provided as City policy for the use of such official or employee in the conduct of official business, as authorized by the Common Council or authorized board, commission or committee.

B. Obligations to citizens. No official or employee shall grant any special consideration, treatment or advantage to any citizen beyond that which is available to every other citizen. No official or employee shall use or attempt to use his or her position with the City to secure any advantage, preference or gain, over and above his or her rightful remuneration and benefits, for himself or herself or for a member of his or her immediate family.

C. Political contributions. No official shall personally solicit from any City employee, other than an elected official, a contribution to a political campaign committee for which the person subject to this chapter is a candidate or treasurer.

§ 55-7. Conflict of interest.

A. Financial and personal interest prohibited.

(1) No official or employee of the City, whether paid or unpaid, shall engage in any business or transaction or shall act in regard to financial or other personal interest, direct or indirect, which is incompatible with the proper discharge of official duties in the public interest contrary to the provisions of this chapter or which would tend to impair independence of judgment or action in the performance of official duties.

(2) Any member of the Common Council who has a financial interest or personal interest in any proposed legislation before the Common Council shall disclose on the records of the Common Council the

nature and extent of such interest; such official shall not participate in debate or vote for adoption or defeat of such legislation. If the matter before the Council involves a member's personal interest with persons involved, the member may participate in debate or discussion and vote on the matter following disclosure unless an ordinance or contract is involved; if an ordinance or contract is involved, such official shall not participate in debate or discussion and vote on the matter.

(3) Any nonelected official, other than a City employee, who has a financial interest or personal interest in any proposed legislative action of the Common Council or any board, commission or committee upon which the official has any influence or input or of which the official is a member that is to make a recommendation or decision upon any item which is the subject of the proposed legislative action shall disclose on the records of the Common Council or the appropriate board, commission or committee the nature and extent of such interest. Such official shall not participate in debate or discussion or vote for adoption or defeat of such legislation.

(4) Any City employee who has a financial interest or personal interest in any proposed legislative action of the Common Council or any board, commission or committee upon which the employee has any influence of input, or of which the employee is a member, that is to make a recommendation or decision upon any item which is the subject of the proposed legislative action shall disclose on the records of the Common Council or the appropriate board, commission or committee the nature and extent of such interest.

B. Disclosure of confidential information. No official or employee shall, without proper legal authorization, disclose confidential information concerning the property, government or affairs of the City, nor shall such information be used to advance the financial or other private interests of the official or employee or others.

C. Gifts and favors.

(1) No official or employee, personally or through a member of his or her immediate family, may solicit or accept, either directly or indirectly, from any person or organization money or anything of value if it could be expected to influence the employee's official actions or judgments or be considered a reward for any action or inaction on the part of the official or employee.

(2) No official or employee, personally or through a member of his or her immediate family, shall accept any gift, whether in the form of money, service, loan, thing or promise, from any person which may tend to impair his or her independence of judgment or action in the performance of his or her duties or grant in the discharge of his or her duties any improper favor, service or thing of value. However, it

is not a conflict of interest for any public official or employee to receive a gift or gratuity that is an unsolicited item of nominal intrinsic value such as a meal, and that is not intended to influence the official. Any official or employee who receives, directly or indirectly, any gift or gifts from any person who is known by said official or employee to be interested, directly or indirectly, in any manner whatsoever in business dealings with the City upon which the official or employee has any influence or input or over which the official or employee has any jurisdiction, discretion or control shall disclose the nature and value of such gifts to the Common Council by January 15 next following the year in which the gift or gifts are received.

(3) An official or employee is not to accept hospitality if, after consideration of the surrounding circumstances, it could reasonably be concluded that such hospitality would not be extended were it not for the fact that the guest, or a member of the guest's immediate family, was a City official or employee. Participation in celebrations, grand openings, open houses, informational meetings and similar events are excluded from this prohibition. This subsection further shall not be construed to prevent candidates for elective office from accepting hospitality from citizens for the purpose of supporting the candidate's campaign.

(4) Gifts received by an official or employee or his or her immediate family under unusual circumstances shall be referred to the Common Council within 10 days of receipt for recommended disposition. Any person subject to this chapter who becomes aware that he is or has been offered any gift, the acceptance of which would constitute a violation of this subsection, shall within 10 days disclose the details surrounding said offer to the Common Council. Failure to comply with this reporting requirement shall constitute an offense under this chapter.

D. Representing private interests before City agencies or courts.

(1) Nonelected City officials and employees shall not appear on behalf of any private person (other than himself or herself, his or her spouse or minor children) before any City agency, board, commission or the Common Council if the official or employee or any board, commission or committee of which the official or employee is a member has any jurisdiction, discretion or control over the matter which is the subject of such representation.

(2) Elected City officials may appear before City agencies on behalf of constituents in the course of their duties as representatives of the electorate or in the performance of public or civic obligations. However, the disclosure requirements of Subsection A above shall be applicable to such appearances.

E. Ad hoc committee exceptions. No violation of the conflict of interest restrictions of this chapter shall exist, however, where an individual serves on a special ad hoc committee charged with the narrow responsibility of addressing a specific issue of topic in which that individual, or the employer or a client of that individual, has an interest, so long as the individual discloses to the Common Council that such interest exists.

F. Contracts with the City. No City official or employee who, in his or her capacity as such officer or employee, participates in the making of a contract in which he has a private pecuniary interest, direct or indirect, or performs in regard to that contract with some function requiring the exercise of discretion on his or her part shall enter into any contract with the City, unless within the confines of § 946.13, Wis. Stats.:

(1) The contract is awarded through a process of public notice and competitive bidding or the Common Council waives the requirement of this chapter after determining that it is in the best interest of the City to do so.

(2) The provisions of this subsection shall not apply to the designation of a public depository of public funds.

§ 55-8. Ethics Board. [Amended 7-26-2010]

A. The Ethics Board shall consist of five members. The membership of the Ethics Board shall consist of four citizens and one alderperson. The nonalderperson members shall not be elected officials, full-time appointed officials or City employees, nor shall the non-Council members be currently serving on any other City board, commission or committee. The City Attorney shall furnish the Board any legal assistance necessary to carry out its functions.

B. Ethics Board members shall be appointed by the Mayor, subject to confirmation by the Council. Initial terms of office shall be: one citizen shall be appointed for two years, one citizen will be appointed for one year, and two citizens will be appointed for three years. Thereafter, all terms shall be three years. Terms begin May 1 of the respective year. Each year, the Mayor shall appoint the alderperson at the annual reorganization meeting. Three members shall constitute a quorum of the Board.

C. The Ethics Board shall elect its own chair.

D. The Ethics Board may make recommendations to the Common Council with respect to amendments of this Code of Ethics.

E. Any person covered by this Ethics Code may apply, in writing, to the Board for an advisory opinion regarding the propriety of any matter to which the person is or may become a party. The Board shall meet to review such a request for an advisory opinion and may advise the person making the request. Advisory opinions and requests therefor

shall be in writing and shall state all material facts. It shall be prima facia evidence of intent to comply with this Ethics Code when a person refers a matter to the Board and abides by the advisory opinion of the Board if the material facts are as stated in the opinion request. Meetings held by the Board for deliberation and action upon such application shall not be open to the public nor shall a nonmember, Common Council member or the Mayor be authorized to attend any such meeting of the Board unless requested to do so by the Board. Advisory opinions rendered by the Board shall be in writing and shall state the material facts upon which the opinion is based. A record of the Board's opinions, opinion requests and investigations of violations shall be closed to public inspection as required by Chapter 19, Wis. Stats. Except as provided by § 19.59(5)(b), Wis. Stats., the Board shall not make public the identity of any person requesting an advisory opinion or of persons or organizations mentioned in the opinion. If the Board determines that an advisory opinion rendered by the Board would be of significant value to other officials or employees, the Board may issue a summary of the opinion, provided that the summary does not disclose the identity of the person originally requesting the advisory opinion. In all cases, the Board may request an advisory opinion from the City Attorney.

F. All complaints alleging that an official or employee committed a violation of this Ethics Code shall be addressed to the Ethics Board and shall be filed with the City Clerk-Treasurer. All such complaints shall be in writing and verified and shall state the name of the official or employee alleged to have committed a violation of this Ethics Code and shall further state the evidentiary facts supporting the charge.

G. Within 14 days after the filing of a properly verified complaint with the City Clerk-Treasurer, the Board shall meet to review the complaint. Within three business days after its initial review of the complaint, the Board shall mail a copy of the complaint to the respondent by certified mail or shall have a copy of the complaint delivered to the respondent by personal service.

H. Following its initial review of a verified complaint, the Board may make a preliminary investigation with respect to each alleged violation of this Ethics Code. No preliminary investigation of an alleged violation of this Ethics Code may be initiated until a copy of the complaint and notice of the Board's intent to investigate the charge has been mailed by certified mail to the respondent or personally served upon the respondent. The preliminary investigation shall be completed within 30 days of the date that the complaint and notice thereof is mailed to the respondent or personally served upon the respondent, except the Board may extend the investigation period for up to an additional 60 days with notice to the respondent and to the complainant.

I. If, after its preliminary investigation, the Board finds that probable cause does not exist for believing that the respondent violated this Ethics Code, it shall dismiss the complaint. The Board shall promptly

notify the complainant and the respondent by certified mail or personal service of its decision dismissing the complaint. The Board's decision to dismiss a complaint shall be final. The same complaint or a complaint which is substantially similar to the dismissed complaint shall not be reconsidered by the Board unless, within 20 days of the Board's mailing or personal service of its dismissal order, the complainant files with the Board additional material facts which were not available to the complainant at the time the original complaint was filed and which, if true, would probably change the Board's decision. The Board's decision to reconsider or not to reconsider a decision under this subsection shall be final. If the Board determines that a verified complaint was brought for harassment purposes, the Board shall so state in its decision.

J. If, after its preliminary investigation, the Board finds that probable cause does exist for believing the allegations of the complaint, it shall conduct a hearing on the matter. The hearing shall be held not more than 60 days after the Board's finding of probable cause. The Board shall give the respondent and complainant written notice of the hearing date by mailing a notice thereof to the respondent and to the complainant by first class mail at least 20 days prior to the hearing date thereof. The hearing shall be held in closed session except that the respondent shall have a right to demand that the hearing be held in open session and, upon such demand, the Board shall conduct the hearing in open session.

K. The chairperson of the Board shall preside over the proceedings, and the City Attorney shall provide legal assistance to the Board as needed. The complainant and the respondent may be represented by an attorney, and the respondent may also be represented by a union representative. Both parties may compel the attendance of witnesses by subpoenas. Subpoenas may be issued by the Chairperson of the Board pursuant to § 885.01, Wis. Stats. Each party shall be responsible for serving subpoenas on its respective witnesses and for paying any witness and mileage fees to the witness as required by the Wisconsin Statutes.

L. All testimony of witnesses at the proceedings shall be given under oath, administered by the Chairperson in the form and manner prescribed by the Wisconsin Statutes. A record of the testimony may be made by stenographic, electronic or other recording method, as the Board determines. The record produced at the direction of the Board shall be the official record of the proceeding. The proceedings may be adjourned or continued by the Board from day to day until completed.

M. The proceedings shall be conducted in the following order:

(1) Statement of the issues and rules by the Chairperson.

(2) Brief factual summaries, if any, by both sides.

(3) Presentation of testimony and the introduction of evidence by the complainant to substantiate the charge.

(4) Cross-examination of witnesses by the respondent.

(5) One additional opportunity to question witnesses by the complainant.

(6) One additional opportunity to cross-examine witnesses by the respondent.

(7) Presentation of the base for the respondent.

(8) Repeat of Subsection M(4), (5) and (6) above regarding witnesses and evidence produced on behalf of the respondent.

(9) Opportunity for each side to present evidence in rebuttal of any evidence presented by the opposing side.

(10) Brief closing arguments, if any, by both sides.

N. The Board shall not be bound by common law or statutory rules of evidence, and the Board shall hear all evidence having reasonable probative value, but shall exclude immaterial, irrelevant or unduly repetitious testimony or evidence. Basic principles of relevancy, materiality and probative force shall govern this proceeding. Hearsay evidence will not be permitted where direct evidence is reasonably available. The Board will not base crucial or essential evidentiary findings on hearsay evidence. Objections to evidentiary offers and offers of proof of evidence not admitted may be made and shall be noted in the record. All evidence, including records and documents, shall be duly offered and made a part of the record. The Chairperson shall rule on any objections or procedural matters. Any member of the Board and the City Attorney may ask questions of the witnesses. No party or witness shall be permitted to ask questions of any Board member during the proceedings, unless expressly authorized by the Chairperson.

O. The Board shall deliberate in closed session.

P. Within 10 working days of the conclusion of the hearing, the Board shall file its written findings of fact, conclusions of law and recommendations signed by a majority of the participating members and concerning the propriety of the conduct of the respondent. Any member of the Board may indicate his/her dissent to the written order. If the Board determines that no violation of the Code of Ethics has occurred, it shall dismiss the complaint, and if requested to do so by the respondent, the Board shall issue a public statement in that regard. If the Board finds that clear, satisfactory and convincing evidence exists for believing the allegations of the complaint, the Board shall refer its findings, conclusions and recommendation to the Common Council or to other proper City authority and/or, in the case of an employee, to the City Administrator and/or the Mayor as deemed appropriate. In its recommendation, the Board may recommend that the Common Council order the official or employee to conform his or her conduct to the

Ethics Code or recommend that the official or employee be cautioned, censured, suspended, removed from office, issued a private reprimand, public reprimand, and, in the case of an employee, may also recommend suspension without pay, discharge, or other appropriate disciplinary action. In appropriate cases, the Board may recommend the referral of the matter to the District Attorney to commence enforcement proceedings pursuant to the procedures and remedies of § 19.59, Wis. Stats.

Q. Records obtained or prepared by the Board in connection with an investigation of a violation of this Ethics Code shall not be open for public inspection, except that the Board shall permit public inspection of records of a hearing conducted in open session pursuant to the request of the respondent as provided in Subsection J hereof. Whenever the Board refers an investigation and hearings record to a District Attorney, the District Attorney may make public such records in the course of a prosecution initiated thereon.

R. The time frames set forth in this Ethics Code specifying Board action are not jurisdictional, and the Board may, where appropriate, extend any time period as necessary.

§ 55-9. Distribution of provisions.

A. The City Clerk-Treasurer shall cause a copy of this Code of Ethics to be distributed to every public official and employee of the City within 30 days after enactment of this chapter. Each public official and employee elected, appointed or engaged thereafter shall be furnished a copy before entering upon his or her duties.

B. Each public official, Mayor, the Chairman of each board, commission or committee and, through the City Administrator, the head of each department shall between May 1 and May 31 each year, review the provisions of this chapter with his or her fellow Council members or board, commission, committee members or subordinates, as the case may be, and certify to the City Clerk-Treasurer by June 15 that such annual review had been undertaken. A notice of this Ethics Code shall be continuously posted on the City bulletin boards wherever situated.

C. Each public official and employee shall, in connection with Subsections A and B above, also complete and file with the City Clerk-Treasurer, as appropriate, the following statement of understanding:

"I have read and understand the contents of the City of Reedsburg Ethics Code, including the attached state statutes.* I also understand that I am expected to adhere to and conduct myself according to rules, guidance and direction as set forth in the Ethics Code." (*Sections 946.10 through 946.13 and 19.41 et seq., Wis. Stats.)

§ 55-10. Employees covered by collective bargaining agreements.

In the event an employee covered under a collective bargaining agreement, is allegedly involved in an Ethics Code violation, the terms and conditions set forth in the applicable collective bargaining agreement shall prevail in the administration and interpretation of this Ethics Code.

§ 55-11. Sanction.

A determination that an employee's actions constitute improper conduct under the provisions of this chapter may constitute a cause of suspension, removal from office or employment or other disciplinary action. Sanctions, including any disciplinary action, which may affect employees covered under a labor agreement will be consistent with the terms and conditions set forth in the applicable labor agreement.

§ 55-12. Police officers and firefighters.

When an ethics complaint has been filed against a police officer or firefighter or the Chief of either the Police or Fire Department, the procedure shall be performed in accordance with the provisions of § 62.13, Wis. Stats.

§ 55-13. Violations and penalties.

Violation of any provision of this chapter should raise conscientious questions for the incumbent concerned as to whether voluntary resignation or other action is indicated to promote the best interests of the City of Reedsburg. For nonelected officials or City employees, violation may constitute a cause for suspension, removal from office or employment, or other disciplinary action. As an alternative or an addition to the sanctions imposed herein, any person violating the provisions of this sanction shall be subject to a nonreimbursable forfeiture of not less than $100 nor more than $500.

CITY OF REEDSBURG
134 South Locust Street, PO Box 490
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CITY OF REEDSBURG

ANNUAL CODE OF ETHICS REVIEW

(Return by May 31st)

Each year between May 1st and May 31st each public official, Mayor, the Chair of each board, commission or committee, and department head shall review the provisions of the Ethics Code and certify that such review has occurred.

I have read and understand the content of the City of Reedsburg Code of Ethics, including the listed State statutes. *

I also understand that I am expected to adhere to and conduct myself according to the rules, guidance and direction as set forth in the Ethics Code. (*§946.10 through §946.13; and §19.41 et seq.)

Date: _____

_____
Printed name

_____
Signature