Village of Mukwonago

Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, August 12, 2025

Time: **6:30 pm**
Place: **Mukwonago Municipal Building, Board Room, 440 River Crest Ct**

1. Call to Order

2. Roll Call

3. Comments from the Public

Please be advised, per Wisconsin Statute Sec. 19.84(2), information and comment will be received from the public by the Plan Commission. The Public Comment Session is granted to the public at the start of each Plan Commission meeting. The Public Comment Session shall last no longer than fifteen (15) minutes and individual presentations are limited to three (3) minutes per speaker. However, these time limits may be extended at the discretion of the Chief Presiding Officer. The Plan Commission may not respond to or have any discussion on information received during the public comment session unless it is placed upon the Agenda for a subsequent meeting. Public comments should be addressed to the Plan Commission as a body. Presentations shall not deal in personalities personal attacks on members of the Plan Commission, the applicant for any project or Village Employees. Comments shall not be used to engage others in a debate in this forum. All comments, questions and concerns should be presented in a respectful professional manner. Any questions to an individual member of the Plan Commission or Staff will be deemed out of order by the Presiding Officer.

4. Approval of Minutes

4.1 Discussion and possible approval of Planning Commission minutes from July 10, 2025.
20250708 PC Minutes Draft.docx

5. New Business

Discussion and Possible Action on the Following Items

5.1 Discussion and possible approval of **PC-Resolution 2025-27** for an amended Site Plan and Architectural Review for Journey Salon, Located at the West/Southwest corner of CTH ES and Phantom Woods Rd, Parcel MUKV 2011 991
Staff Report-20250806-Journey Salon - Amended SPAR.pdf
PC RESOLUTION 2025-27- Journey Salon Amended SPAR.docx
1 Journey Salon Revised SPAR Application 20250801.pdf
2 Journey Salon-Mukwonago-Civil Drawings (FHA 11172).pdf
3 Architectural Drawings.pdf
4 11172_Stormwater Management Plan.pdf
5 Building Materials.pdf
Monument Sign .pdf

6. Adjournment

Membership:

Eric Brill, John Meiners, Karl Kettner, Tim Rutenbeck, Jason Wamser, Fred Winchowky, VACANT SEAT, and Village Planner (Advisory)

It is possible that a quorum of, members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, contact the Municipal Clerk's Office, (262) 363-6420.

MINUTES OF THE PLAN COMMISSION MEETING
Tuesday, July 8, 2025

Time: **6:30pm**
Place: **Mukwonago Municipal Building/Boar Room, 440 River Crest Court, Mukwonago, WI 53149**

Call to Order
Meeting Called to order by President Winchowky at 6:30pm

Roll Call
Commissioners present:
Fred Winchowky, Village President
Eric Brill
Karl Kettner
John Meiners
Tim Rutenbeck
Jason Wamser

Also present: Diana Dykstra, Clerk/ Treasurer/ Administrator
Peter Gesch, Village Planner
Shay Zerfas, Deputy Clerk/ Treasurer

Excused:

Comments from the Public
Ron Roberts, 1616 Honeywell, on behalf of Mukwonago Baptist Church, discussed the proposed addition and renovations planned for the church.
Micha Roberts, 1616 Honeywell, on behalf of Mukwonago Baptist Church, spoke about the purpose of the new addition and its positive impact on the community.
James Knies, 35301 Washington Avenue, Burlington, on behalf of Mukwonago Baptist Church, expressed his excitement for the proposed addition and the benefits it will bring to the community.
Paul Hinkle, Lake Geneva, representing Maple Center, explained the request to modify the building plan from four 3-story buildings with one level of underground parking to four 4-story buildings with two levels of underground parking.
Jason Benit, Mukwonago, on behalf of Mukwonago Baptist Church, expressed his support for the addition and renovations, noting the significant growth the church has experienced over the past 6–7 years.

Closed 6:38pm

Approval of Minutes
Meiners/Rutenbeck motion to approve minutes from June 10, 2025, regular meeting. Unanimously carried.

Public Hearing

Public hearing for a Conditional Use Permit for an expansion of the Mukwonago Baptist Church, located at 1610 Honeywell Road, Parcel #A352400001, applicant (Mukwonago Baptist Church, Inc.)

No Comment, Closed 6:40pm

Public hearing on the following items:

1. **General Development Plan Amendment for a Planned Unit Development for Maple Centre Development, Parcel MUKV2013999013, Applicant (Family Ventures of Mukwonago LLC**
2. **Final Development Plan Amendment for Phase 1 of a Planned Unit Development for Maple Centre Development, Parcel MUKV2013999013, Applicant (Family Ventures of Mukwonago LLC)**
3. **Final Development Plan Approval for Phase 2 of a Planned Unit Development for Maple Centre Development, Parcel MUKV2013999013, Applicant (Family Ventures of Mukwonago LLC)**

Tony Larson, Vice President of Teronomy Builders, provided an overview of the company's background and history, highlighting their passion for construction and working with skilled trades.

Tom Larson, President of Teronomy Builders, explained the reason for the requested modification to the previously approved Maple Center plan changing four 3-story buildings to four 4-story buildings and adding an additional level of underground parking. He noted that the changes are in response to resident feedback from similar projects in other communities. He also described the additional amenities planned for the Maple Center development, emphasized that two of the buildings are still designated for senior housing, and expressed pride in investing in Mukwonago and readiness to move forward with construction.

Closed 6:47pm

Public hearing for a Conditional Use Permit for a drive-through facility and outdoor seating associated with "Café Bliss" located at 318 S Rochester Street, Parcels MUKV1976146 and MUKV1976143, applicant (Campbell Construction & Kevin Bird, authorized representatives for Café Bliss).

No Comment, Closed 6:48pm

Public hearing for a Zoning Map Amendment to rezone multiple parcels from R-1 Residential to R-2 Residential, specifically 606, 612, and 618 Meadow View Court, and 430, 440, 450, 459, 460, 467, 477, 470, 487, 493, 490, 500, 503, 511 Eagle Lake Avenue, and 512 Bay Street. Parcels MUKV1974979001, MUKV1974979002, MUKV1974979003, MUKV1974985, MUKV1974984, MUKV1974983, MUKV1974982, MUKV1974981, MUKV1974980, MUKV1974979004, MUKV1974970, MUKV1974971, MUKV1974972, MUKV1974973, MUKV1974974, MUKV1974975, MUKV1974976, MUKV1974977, MUKV1974969

Daniel Leister, 495 Eagle Lake Ave, Wanted clarification for rezoning of properties.

Closed 6:51pm

New Business

Discussion and possible recommendation to approve Resolution 2025-19 for Conditional Use and Prescribing Conditions for a building expansion of a religious assembly (Mukwonago Baptist Church) on Parcel A352400001, Mukwonago, WI

Planner Gesch provided an overview of the proposed Mukwonago Baptist Church building expansion, which includes the addition of classrooms, a gymnasium, offices, and an updated driveway. He noted that while there are a few items that still need to be addressed, they do not affect the overall submitted plans or the existing Conditional Use Permit or the PC-Resolution (next item).
President Winchowky emphasized that appropriate fire suppression systems and lighting must be confirmed and in place before construction begins.

Meiners/Brill motioned to recommend to Village Board to approve **Resolution 2025-19** for a Conditional Use and Prescribing Conditions for a building expansion of a religious assembly (Mukwonago Baptist Church) on Parcel A352400001, Mukwonago, WI
Unanimously Carried.

Discussion and possible recommendation to approve PC-Resolution 2025-16 for Site Plan Architectural Review for Mukwonago Baptist Church expansion, Parcel A352400001, Mukwonago, WI

Meiners/Brill motioned to recommend to Village Board to approve **PC-Resolution 2025-16** for Site Plan Architectural Review for Mukwonago Baptist Church expansion, Parcel A352400001, Mukwonago, WI
Unanimously Carried.

Discussion and possible recommendation to approve Resolution 2025- 20 for Conditional Use and Prescribing Conditions for a Drive-Through Facility and Outdoor Seating for Café Bliss on Parcel MUKV1976146, Mukwonago, WI

Planner Gesch provided an overview of the project.
The Plan Commission expressed a preference for a darker green roof and requested to see material samples. Concerns were raised regarding the mural, including its materials and size. The Commission agreed that mural approval could be delegated to staff to make sure that it meets current code.
Trustee Brill requested the installation of a protective barrier such as a fence, planters, or similar between the drive-through and the seating area to ensure customer safety.
Campbell Construction will provide material samples and explained that the flat roof is for machinal purposes only (i.e. ac unit).

Meiners/Kettner motioned to recommend to Village Board to approve **Resolution 2025-20** for Conditional Use and Prescribing Conditions for a Drive-Through Facility and Outdoor Seating for Café Bliss on Parcel MUKV1976146, Mukwonago, WI with the addition of protective barrier between drive through and seating area and that light poles on building will be the hook type to match surrounding area.
Unanimously Carried

Discussion and possible approval of PC-Resolution 2025-17 for a Site Plan and Architectural Review for Café Bliss, Parel MUKV 1976 146 and MUKV 1976 143

Planner Gesch provided an overview of the project.
The Plan Commission reiterated their preference for hook-style lighting poles and a darker green roof. They granted staff the authority to approve the final lighting pole design and roof color.

Miners/Winchowky motion to approve **PC-Resolution 2025-17** for a Site Plan and Architectural Review for Café Bliss, Parel MUKV 1976 146 and MUKV 1976 143 to include updating building lighting to the hook style and that the roof color be of a darker green and to allow staff to make those approvals.
Unanimously Carried.

Discussion and possible recommendation to approve Ordinance No.1036 to Amend the Zoning Map of The Village of Mukwonago on behalf of The Village of Mukwonago for Multiple Properties and Addresses from R-1 Residential to R-2 Residential, specifically 606, 612, and 618 Meadow View Court, and 430, 440, 450, 459, 460, 467, 477, 470, 487, 493, 490, 500, 503, 511 Eagle Lake Avenue, and 512 Bay Street. Parcels MUKV1974979001, MUKV1974979002, MUKV1974979003, MUKV1974985, MUKV1974984, MUKV1974983, MUKV1974982, MUKV1974981, MUKV1974980, MUKV1974979004, MUKV1974970, MUKV1974971, MUKV1974972, MUKV1974973, MUKV1974974, MUKV1974975, MUKV1974976, MUKV1974977, MUKV1974969

Planner Gesch provided an overview and background explaining the need for the proposed amendment to the Zoning Map for the listed properties.
Al Ford, 618 Meadowview Court, questioned why three of the four homes in the cul-de-sac are being rezoned, while the fourth property is not.
Planner Gesch explained that the reason behind the selective rezoning is to avoid "spot zoning" within the Village.

Meiners/Rutenbeck motioned to recommend to Village Board to approve **Ordinance No.1036** to Amend the Zoning Map of the Village of Mukwonago

Discussion and possible recommendation to approve Resolution 2025-18 for Certified Survey Map Review for 807 and 809 Main St, Parcel Number MUKV 2009 972 and MUKV 2009 974

Planner Gesch provided an overview of the project and explained the purpose of the Certified Survey Map (CSM) request.
Trustee Brill asked for clarification on whether both properties would be zoned as Business if the CSM is approved.
Meghan Thuene-Burlargan, representing the land surveyor, inquired whether Comment #6 in the staff report regarding utility requirements being waived will be part or the approval.
Planner Gesch explained that the recommendation in Comment #6 is based on the parcels being joined, and there are no current plans for the property to be developed.

Meiners/Brill motioned to recommend to Village Board to approve **Resolution 2025-18** for Certified Survey Map Review for 807 and 809 Main St, Parcel Number MUKV 2009 972 and MUKV 2009 974

Review and consideration of amendments and recommendation for approval for the Maple Centre Development, Parcel MUKV2013999013, MUKV2013999012, MUKV2013999011, (Family Ventures of Mukwonago, LLC, applicant)

Planner Gesch provided an overview of the original plan, which was previously approved and included 10 buildings four 3-story units with one level of underground parking, and six 4-story units with two levels of underground parking. The current request is to modify the four 3-story buildings to 4 stories and add a second level of underground parking. This change would make all 10 buildings uniform, with four stories and two levels of underground parking, adding approximately 96 units, including 2 units in the clubhouse, bringing the total to 770 residential units on the property. He explained that the reason for the numerous items on the agenda is due to the history of the project over the last seven years, which involved multiple approvals starting with the General Development Plan in 2018, the Development Guarantee Agreement, and Phase 1 approval. Across these documents, there were variations in unit counts and other details. Planner Gesch cross-referenced all existing agreements and plans with the current request and drafted new resolutions to align with the proposed amendments. The applicant is also seeking approval for Phase 2 of the development, which would allow them to complete Phase 1 and transition directly into Phase 2. This approach ensures compliance with the Development Agreement in place with the Village.

President Winchowky clarified that the project remains under the 20 units per acre density limit and that parking availability will increase. He also wanted confirmed that stormwater management, utilities, fire access, and landscaping will not be affected. He wanted clarification if the changes will impact both Phases or just one of them.

Planner Gesch affirmed that the proposed changes are consistent with the density and requirements outlined in the General Development Plan. Over the course of the project's planning spanning three administrators and six planners there have been minor discrepancies in documents regarding parking requirements. Code requires 2.25 parking spaces per unit: 1 included space, 1 optional enclosed space, and 0.25 for guest parking. The two senior living buildings were granted reduced parking requirements due to lower vehicle usage by residents. The original agreement allowed for 2.0–2.2 parking spaces per unit and included an option for 104 additional surface parking spaces in front of the senior buildings, if needed. By adding a second level of underground parking, the parking ratio will increase from 2.04 to 2.07 spaces per unit. The proposed changes are vertical only; the building footprints will remain the same and will not impact the approved Development Plan. Both Phases will be affected, as each includes two of the buildings being modified.

Administrator Dykstra noted that this amendment represents the next step following the resolution of long-standing litigation. Now that the legal matters are settled, staff recommends approval of the requested amendment.

Trustee Miners asked about the impact of adding an additional story, particularly regarding lighting.

Planner Gesch responded that the project uses downlighting, which should not affect surrounding areas. However, the Plan Commission could request an updated lighting plan if desired.

Discussion and possible recommendation to direct the Village Attorney to draft and coordinate an amendment or correction instrument for the Developer Guaranty Agreement for Maple Centre Development to revise language related to maximum allowable residential units

Administrator Dykstra recommended that the Village Attorney draft an instrument to strike the unit number from the documents. She clarified that the developer is still required to comply with the terms of the existing Development Agreement.
Commissioner Wamser requested clarification on whether the project is located within a Tax Increment District (TID) and what impact, if any, it would have on the TID.
President Winchowky and Administrator Dykstra confirmed that the project is not located within a TID.
Commissioner Kettner wanted more clarification on what exactly is being amended/corrected in the original agreement
Planner Gesch explained that it would be pertaining having the Village Attorney draft an amendment removing language in 1. C of the Developer Guarantee Agreement stating "…the total residential density shall not exceed 675 units."

Meiners/Rutenbeck motioned to recommend Village Board to direct the Village Attorney to draft and coordinate an amendment or correction instrument for the Developer Guaranty Agreement pertaining to 1. C for Maple Centre Development to revise language related to maximum allowable residential units.
Unanimously Carried.

Discussion and possible recommendation to approve Resolution 2025-21 amending the General Development Plan for the Maple Centre Development

Meiners/Rutenbeck motioned to approve **Resolution 2025-21** amending the General Development Plan for the Maple Centre Development
Unanimously Carried

Discussion and possible recommendation to approve Resolution 2025-22 amending the Final Development Plan for Phase 1 of the Maple Centre Development

Meiners/Rutenbeck motioned to approve **Resolution 2025-22** amending the Final Development Plan for Phase 1 of the Maple Centre Development
Unanimously Carried

Discussion and possible recommendation to approve Resolution 2025-23 approving the Final Development Plan for Phase 2 of the Maple Centre Development

Meiners/Rutenbeck motioned to approve **Resolution 2025-23** approving the Final Development Plan for Phase 2 of the Maple Center Development.
Unanimously Carried

Adjournment
Meeting adjourned at 7:55pm

Respectfully Submitted,
Shay Zerfas
Deputy Clerk/Treasurer

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission

FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.

REPORT DATE: August 6, 2025

MEETING DATE: August 12, 2025, 6:30 P.M.

SUBJECT: Journey Salon Site Plan & Architectural Review Amendment

BASIC INFORMATION	
Project:	Journey Salon
Applicant:	Journey Salon & Spa
Consulting Engineer:	Farris, Hansen & Associates, Inc.
Consulting Architect:	Thrive Architects, LLC
Request:	Site Plan & Architectural Review Amendment
Staff Recommendation:	Approve with Conditions

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV2011991
Acreage:	1.55 Acres
Current Use:	Vacant
Proposed Use:	Personal Service
Reason for Request:	New Salon – Amendment to SPAR
Land Use Classification:	Business
Zoning Classification:	B-3 – Community Business District

Project Summary & Overview

Journey Salon received approval for a Site Plan and Architectural Review application via PC-Resolution 2025-08 at the April 8, 2025 Plan Commission Meeting for a new salon building and related site improvements. As the applicant has continued to work towards construction, they have changed Contractors which has resulted in a few changes to the architectural style of the proposed building. As a result, the applicant has submitted another SPAR application to amend their previous approval and receive approval for the revisions to the building.

The changes to the building include a hip roof instead of a gable roof, asphalt shingles instead of a metal roof, and board and batten siding instead of metal siding. The roof color will also be a lighter grey as opposed to the previously approved black metal.

Additional minor changes include a smaller dumpster enclosure, slight relocation of the enclosure on the same side of the building, a small changes to the monument sign. The remainder of the site items have not changed except minor adjustments that do not substantially change the layout or intent of the original approvals.

Staff Review

Engineering:	Engineer will review SWMP and Civil Plans following Plan Commission Approval and issue comment letter for minor items to be addressed. Overall intent of the storm system and site plan are not a concern. Storm water maintenance agreement shall be completed and recorded prior to construction.
Public Works	Applicant shall coordinate with DPW and Forester for tree removal. Applicant shall conduct an official tree count and comply with Section 34-3(b) of the Village Ordinance to replace trees beyond permitted removal or provide funds to Village tree fund to offset what cannot be provided in landscaping plan.
Utilities	Applicant shall provide easement over existing sanitary lateral for property located to the south.
Police	No comments at this time.
Fire:	Applicant shall also coordinate with Fire Chief for determining on-site fire hydrant locations. Suppression and detection will be determined by State of Wisconsin requirements.
Building Inspection	Sign permit will be issued for planned monument sign.
Planning	No comments at this time.

Recommended Action
Staff recommends the Planning Commission approve with conditions enumerated in the provided resolution.

Attachments

1. Application
2. Civil and Architectural Drawings

VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES

PC RESOLUTION NO. 2025-27

A RESOLUTION FOR AN AMENDED SITE PLAN AND ARCHITECTURAL REVIEW FOR JOURNEY SALON, LOCATED AT THE WEST/SOUTHWEST CORNER OF CTH ES AND PHANTOM WOODS ROAD, PARCEL MUKV2011991

WHEREAS, Journey Salon received approval for a Site Plan and Architectural Review application via PC-Resolution 2025-08 at the April 8, 2025 Plan Commission Meeting for a new salon building and related site improvements, and

WHEREAS, As the applicant has continued to work towards construction, they have changed Contractors which has resulted in a few changes to the architectural style of the proposed building, and

WHEREAS, pursuant to Section 100-601 of the Zoning Code, the applicant has submitted a new application for a site plan and architectural review due to the architectural changes, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the project involves the construction of a new Salon building, parking, lighting, storm water management, monument sign, dumpster enclosure, utility connections, and

WHEREAS, the project complies with the requirements of the Village of Mukwonago zoning code.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the amended site plan and architectural review for Journey Salon based upon the plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED the site plan and architectural review approval shall be subject to the following conditions:

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of site construction plans to the Village and receive approval of said plans prior to issuance of any building permits. Plans shall include but are not limited to grading, utilities, utility calculations, erosion control, landscaping, lighting, building architecture, building materials and other plans as required. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction. Construction shall comply with any conditions of approval issued by staff.
2. Revisions shall be made to the site plans and architectural drawings to reflect items identified in the Staff Report or comments made by Plan Commissioners during the meeting.
3. A final erosion control plan shall be submitted for review and approval.
4. A final tree survey and review by the Village Forester shall be completed prior to removal of any trees on-site.

5. All required regulatory agency permits shall be received and provided to the Village prior to the start of construction.
6. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives. The applicant representative shall coordinate such meeting.
7. The applicant must obtain all required land disturbance permits within nine months of this date.
8. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
9. Prior to the issuance of any permits for construction, the applicant shall increase the value of the escrow account to $10,000 at the start of construction.
10. All work related to this project must comply with all project plans approved by the Village.
11. The developer must comply with all requirements related to impact fees imposed by the Village.
12. The developer shall comply with all parts of the Municipal Code as it relates to this project.
13. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Building Inspectors are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.
14. All lighting within the parking lot and building lighting shall be full cut off lighting and meet municipal standards. Building lighting shall not be direct light or the appearance of light towards adjoining properties. The Police Department or Zoning Administrator, after completion or any modification to the lighting in the future, may request adjustments.
15. Landscaping shall be installed per Village standards and approved plans, if applicable. Landscaping shall incorporate the replacement of trees removed beyond the allowable amount indicated in the Village Ordinance or the applicant shall provides funds to the Village Tree Fund to offset the required replacement costs.
16. The applicant shall comply with the requirements of the Village Utility Department pertaining to sewer and water services.
17. Any future modification to the site such as modification of parking, lighting, grading, signage, fences, etc. may require Site Plan and Architectural Review.

Passed and adopted by the Village of Mukwonago Plan Commission this 12th day of August, 2025.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Shay Zerfas, Deputy Clerk-Treasurer

VILLAGE OF MUKWONAGO

SITE PLAN, ARCHITECTURAL, AND PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Application Fee: Below

Date Submitted: 08/01/25

FEES

(Please check one)

- [x] Minor Site Plan (No Building): $160.00
- [ ] Major Site Plan; New Building/Addition (> 600 sq. ft.): $475.00 plus $.02 per sq. ft.
- [ ] Planned Unit Development (PUD) Review: $225.00 plus $50.00/unit
- [ ] Other (See Current Fee Schedule)_____

CONTACTS

Building Department
Contact: Supervisor of Inspections
Tim Rutenbeck
Phone: (262) 363-6419 Option 1
Fax: (262) 363-6425
Email: trutenbeck@villageofmukwonago.gov

Zoning and Planning
Contact: Village Planner
Peter Gesch
Phone: (262) 542-5733
Fax: (262) 363-6425
Email: pgesch@ruekert-mielke.com

GUIDELINES

The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Plan Commission and Village Board of the Village of Mukwonago. The application packet must be filed with the Village Clerk **at least 30 days prior to the meeting** of the Planning Commission at which action is desired. The Plan Commission meets on the second Tuesday of each month at 6:30 p.m.

Materials listed below must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100 Article IX. Section 100-601(f) and other pertinent sections of Village ordinances, and, as necessary, to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Plan Commission consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Mail completed applications to:	Village Planner 440 River Crest Ct Mukwonago, WI 53149
Deliver to:	Village Clerk's Office 440 River Crest Ct
Email to:	trutenbeck@villageofmukwonago.gov

Complete, accurate and specific information must be entered. Please Print.

APPLICANT *(Full Legal Name)* Tracy Nanney

Name: _____

Company: Journey Salon and Spa

Address: 633 Westlawn Avenue **City:** Mukwonago **State:** WI **Zip:** 53149

Daytime Phone: 262-378-7326 **Fax:** _____

E-Mail: _____

APPLICANT IS REPRESENTED BY *(Full Legal Name)*

Name:
Company:
Address: **City:** **State:** **Zip:**
Daytime Phone: **Fax:**
E-Mail:

ARCHITECT

Name: DAVID M RASCHKA
Company: THRIVE ARCHITECTS, LLC
Address: 259 SOUTH STREET **City:** WAUKESHA **State:** WI **Zip:** 53214
Daytime Phone: 833-380-6180 EXT 702 **Fax:**
E-Mail: DMR@THRIVE-ARCHITECTS.COM

PROFESSIONAL ENGINEER

Name:
Company:
Address: **City:** **State:** **Zip:**
Daytime Phone: **Fax:**
E-Mail:

REGISTERED SURVEYOR

Name:
Company:
Address: **City:** **State:** **Zip:**
Daytime Phone: **Fax:**
E-Mail:

CONTRACTOR

Name: Jay Campbell
Company: Campbell Construction JC, Inc
Address: 461 Rivercrest Ct **City:** Mukwonago **State:** WI **Zip:** 53149
Daytime Phone: (262)436-4760 **Fax:**
E-Mail: jay@campbellconstructionbbg.com

PROPERTY INFORMATION

Property Owner (s) *(if different from applicant)*: Tracy Nanney and Ryan Nanney

Address: 633 Westlawn Avenue **City:** Mukwonago **State:** WI **Zip:** 53149

Daytime Phone: 262-378-7326 **Fax:**

E-Mail:

Present Zoning: B-3 **Tax Key No(s).:** MUKV2011991

Location/Address: 1310 MAIN ST

Present Use: VACANT LAND **Intended Use:** SALON & SPA

PROCEDURAL CHECKLIST FOR SITE PLAN/ARCHITECTURAL PLAN/PUD REVIEW AND APPROVAL

Submittals for review must include and be accompanied by the following:

Application:

- ❑ Completed application form including the procedural checklist.
- ❑ Application fee: See page 1.
- ❑ Agreement for Reimbursable Services (separate application).

Other Documents:

- ❑ One(1) complete set of Application and materials, in addition to the original, for Village of Mukwonago review.
- ❑ Project Summary: Please attach a statement detailing the reasons and background for this request including: details of proposal, services provided, wares sold, plans and hours of operation, number of employees, frequency of customer visits, frequency of deliveries to site, description of any interior/exterior modifications or additions to be made to property, any outside storage (dumpsters, trucks, materials…), number of parking stalls, screening/buffer type, any other information available. ***PLEASE EXPLAIN IN DETAIL.***
- ❑ **Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to trutenbeck@villageofmukwonago.gov .
- ❑ Any additional information as determined by Village staff.

- **Upon receipt of a complete submittal, staff review will be conducted within ten business days.**
- **All Site Plan, Architectural, and Planned Unit Development review requests require Plan Commission review and Village Board approval.**

CERTIFICATION

Applicant hereby certifies that:

1. All of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
2. Affirms that no Village of Mukwonago elected or appointed official or employee has a proprietary interest in the above referenced property for which this applications being filed (except as stated below under "Exceptions").
3. None of the above referenced individuals has been promised or given any contract for consultation, planning or construction in relation to this project (except as stated below under "Exceptions").
4. Applicant has read and understands all information in this packet.

Applicant further understands the policies of the Village regarding change of zonings and property development. Conditions of the resolution regarding all approvals are strictly followed. Certificates of Occupancy are not given until all conditions of approval have been met

By the execution of this application, applicant hereby authorizes the Village of Mukwonago or its agents to enter upon the property during the hours of 7:00 am to 7:00 pm daily for the purpose of inspection. Applicant grants this authorization to enter even if this land has been posted against trespassing pursuant to Section 943.13 WI Stats.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

Tracy Nanney
Signature - Property Owner

Tracy Nanney
Name & Title (PRINT)

08/01/2024
Date

Tracy Nanney
Signature - Applicant

Tracy Nanney
Name & Title (PRINT)

08/01/2024
Date

Ryan Nanney
Signature - Property Owner

Ryan Nanney
Name & Title (PRINT)

08/01/2024
Date

Signature – Applicant's Representative

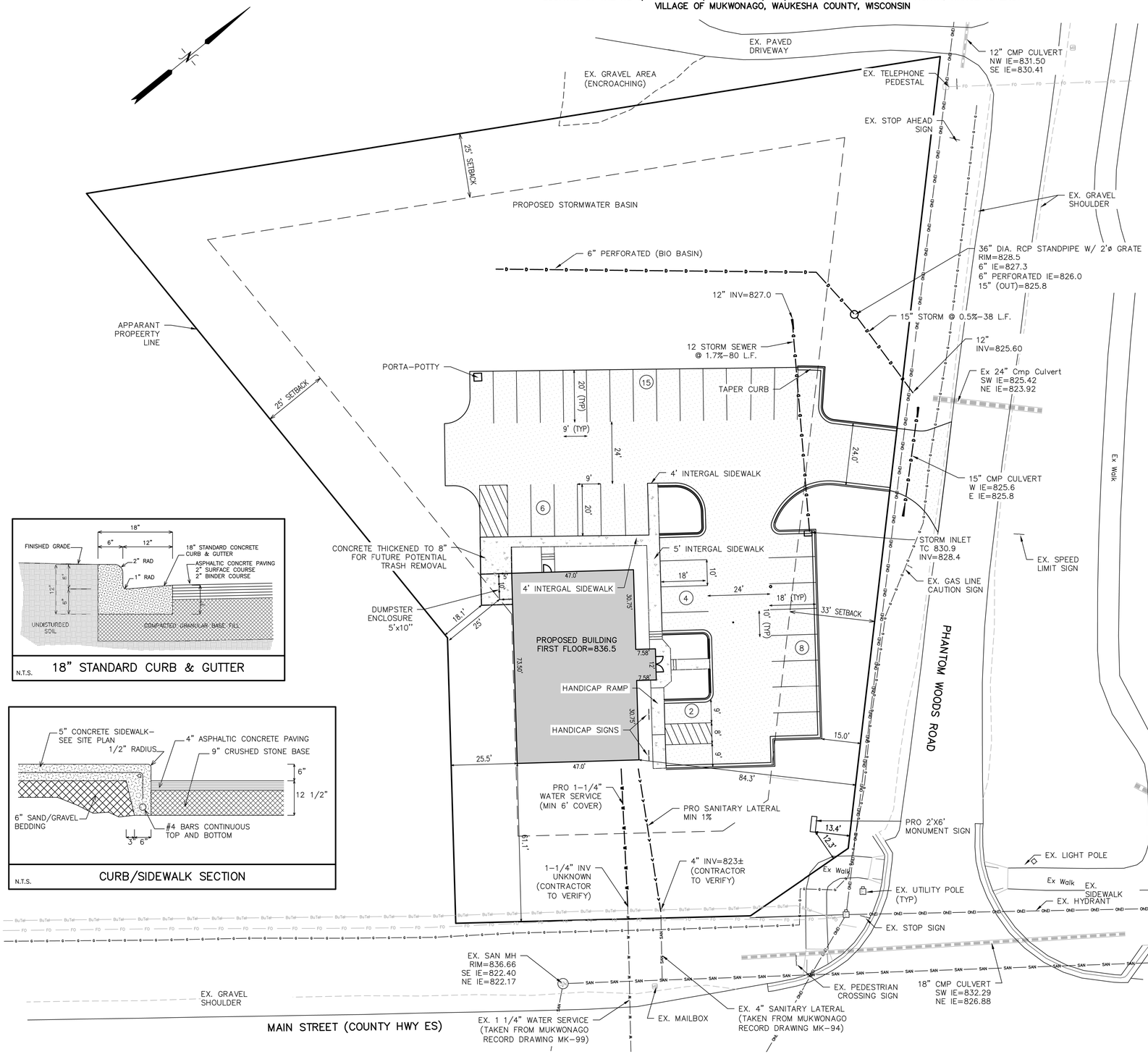
Name & Title (PRINT)

Date

FOR OFFICE USE ONLY	
Date Paid	**Receipt #**
Plan Commission Date(s)	**Village Board Date(s)**
Escrow Required? ❑ Yes ❑No	**Escrow Amount**
Plan Commission Disposition	
Village Board Disposition	

SITE, GRADING, DRAINAGE AND EROSION CONTROL PLAN
JOURNEY SALON – MUKWONAGO

LOCATED IN THE NE 1/4 AND NW 1/4 OF THE S/W 1/4 OF SECTION 35, TOWN 5 NORTH, RANGE 18 EAST
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN



N.T.S. 18" STANDARD CURB & GUTTER

N.T.S. CURB/SIDEWALK SECTION

GENERAL NOTES

1. CLEANING OF SEWERS and APPURTENANCES
The interior of all sewers and appurtenances shall be kept clean throughout construction. The Work shall be freed from all dirt and extraneous materials of all types as the work progresses and left clean at the completion of work.

2. SURPLUS EXCAVATED MATERIALS
The CONTRACTOR shall haul and dispose of surplus excavated material offsite to locations permitted.

3. EXCAVATION AND BACK FILL
Excavate to elevations and dimensions required for performance of the work. Should soil be softened by rain prior to pouring footings, remove the soft soil down to dry firm soil, backfill with suitable material and compact to specified density. Footings are to be constructed on undisturbed natural soil or engineered select granular fill with a safe soil bearing value as indicated on the structural drawings. The soil conditions at the footing level may be ordered to be verified by an independent laboratory before any concrete footing is placed unless waived by the SITE ENGINEER or OWNER. Geotechnical engineer may sample, test, and observe compaction under building areas with costs provided for by OWNER. Backfill the excavations as quickly as construction will permit. Place backfill in eight inch lifts and thoroughly compact. Grade the backfill so that water cannot accumulate next to foundations. After all plumbing work under floor is complete & backfilled level then place the vapor barrier followed by placement and compaction of six inches of crush gravel under floor slabs. Water, roll and compact to grade with maximum ½ inch variation. Placement of backfill, excavations and base for floor slabs shall be coordinated with the concrete CONTRACTOR.

4. FILL
Place the select granular fill under all interior floor slab–on–grade buildings and finish grade and compact subgrade surfaces to the elevations indicated by the structural drawings. Maintain optimum moisture content for compacting material during placement operations. No fill shall be placed without inspection and approval of the subgrade and fill material composition by a representative of the project or Engineer.

5. CRUSHED GRAVEL BASE COURSE
Crushed gravel base course shall be nine inches (9") thick for new paved areas placed in one lift and shall conform to Gradation 3/4" as specified in accordance with the "State Specifications" Section 305.2. All crushed gravel base course shall be compacted with water truck, grader and vibrator roller. The base course shall be crushed gravel and shall be constructed in accordance with the requirements of Section 305 of the "State Specifications".

6. UTILITIES AND PERMITS
Contractor shall obtain required and local state permits (DT1812) before the start of any land disturbance. All work shall be completed as shown on the plans and further described in the following Specifications complete, and in accordance with the "Standard Specifications for Sewer and Water Construction in Wisconsin" LATEST EDITION. All work shall be completed in accordance with the Wisconsin Manual on Uniform Traffic Control, LATEST EDITION. Contractor shall notify all public utilities such as telephone, power, gas, etc., prior to excavating to determine for him or herself the extent of existing underground utilities. In addition the CONTRACTOR shall be responsible for any costs involved with relocating or bracing any above ground utility poles.
Sanitary and water connections shall be in accordance with the Village of Mukwonago Standard Specifications and Detail Drawings, Edition November 2022. Mukwonago Public Works Deparment can be contacted at 262–363–7197

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723–2098 e–mail: office@farrishansen.com

JOURNEY SALON
SITE/UTILITY PLAN/DETAILS
PHANTON WOODS ROAD (PARCEL MUKV2011991)
MUKWONAGO, WI

– WORK ORDERED BY –
FORD CONSTRUCTION
1419 POPLAR DRIVE
WAUKESHA, WI

REVISIONS
4–8–25
Rev setbacks, rev grades & shift improvements
7–29–25
Rev Bldg Size, Dumpster C&G, SW, Asphalt, Grades
08–01–25
TO PLAN COMMISSION

PROJECT NO.
11172
DATE
04/05/2025
SHEET NO.
1 OF 3

STATE OF WISCONSIN
CHRISTOPHER M. HODGES
E–34440
PALMYRA
WISCONSIN
PROFESSIONAL ENGINEER

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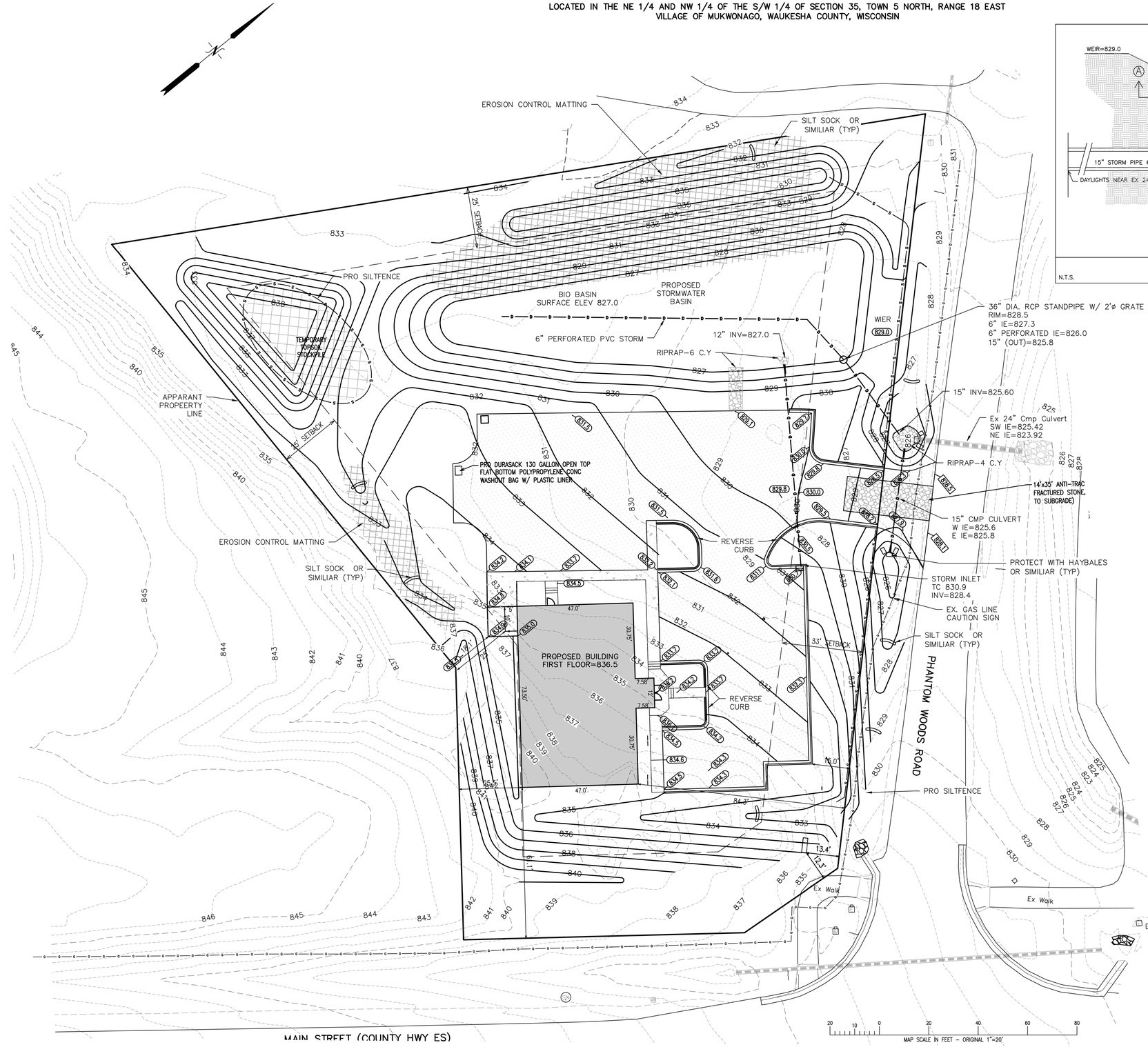
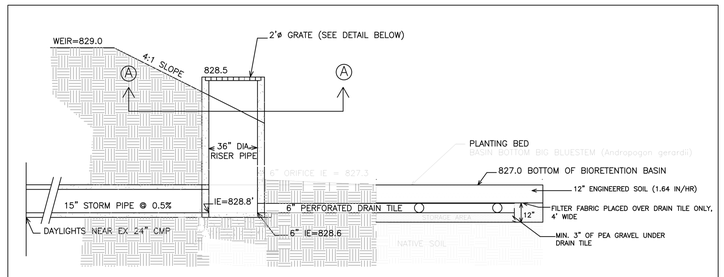
SITE, GRADING, DRAINAGE AND EROSION CONTROL PLAN
JOURNEY SALON – MUKWONAGO

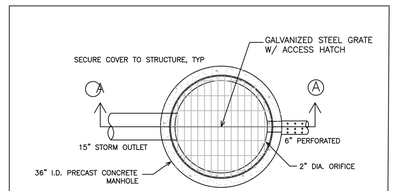
LOCATED IN THE NE 1/4 AND NW 1/4 OF THE S/W 1/4 OF SECTION 35, TOWN 5 NORTH, RANGE 18 EAST
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN





BASIN SECTION A–A
N.T.S.

EXHIBIT 2



OUTLET CONTROL STRUCTURE DETAIL – PLAN
N.T.S.

CONSTRUCTION SEQUENCE AND EROSOIN CONTROL/RESTORATION NOTES
1) SILT FENCING INSTALLED & PROTECT EX STORM INLETS
2) INSTALL ANTI–TRACKING MAT
3) VEGETATION TO BE CLEARED
4) TOPSOIL STRIPPED
5) UTILITIES CONSTRUCTED
6) FOUNDATIONS DUG & POURED
7) WALLS BACKFILLED
8) BUILDRING CONSTRUCTION COMPLETED
9) DRIVE & LANDSCAPING COMPLETED

NOTE: AT STEEP SLOPES, TEMPORARY SITE STABILIZATION MEASURES SHOULD BE INSTALLEED AS SOON AS POSSIBLE AFTER DISTURBANCE. **AMERICAN GREEN S150 OR APPROVED EQUAL FOR SLOPES GREATER THAN 1:3

AREA WITHIN SILT FENCING TO BE CLEARED OF UNDERBRUSH WITH ONLY NECESSARY LARGE TREES REMOVED AS MARKED.

ALL SILT FENCING & GEO–FABRIC COVERS SHALL BE MAINTAINED IN A STABLE CONDITION TO PREVENT MOVEMENT BY RUNOFF UNTIL A DENSE TURF IS ESTABLISHED OVER ALL DISTURBED GROUND SURFACES. DURING OR AFTER EVERY STORM THEY SHALL BE CHECKED. ACCUMULATIONS OF SILT TOPSOIL AND ANY OTHER CONSTRUCTION DEBRIS SHALL BE ROUTINELY REMOVED.

AREA TO BE RESTORED WITH IMPORTED SCREENED AND SHREDDED TOPSOIL (MINIMUM 6" DEPTH) AFTER FOUNDATION AND FRAMING AS SOON AS POSSIBLE FOLLOWED WITH GRASS SEEDING AND MULCH. TO SUPPLEMENT RESPREAD OF SALVAGED TOPSOIL

STATE OF WISCONSIN
CHRISTOPHER A. HODGES
E-34440
ELKHORN WISCONSIN
PROFESSIONAL ENGINEER

JOURNEY SALON
GRADING/EROSION CONTROL/NOTES
PHANTON WOODS ROAD (PARCEL MUKV2011991)
MUKWONAGO, WI

– WORK ORDERED BY –
FORD CONSTRUCTION
1419 POPLAR DRIVE
WAUKESHA, WI

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PHONE: (262) 723–2098 e–mail: office@farrishansen.com

REVISIONS
4–8–2025
Rev setbacks and grades shift improvemnts
4–22–25
Bio–Basin
7–29–25
Rev Bldg Size, Dumpster C&G, SW, Asphalt, Grades
8–01–25
TO PLAN COMMISSION

PROJECT NO. 11172
DATE 04/05/2025
SHEET NO. 2 OF 3

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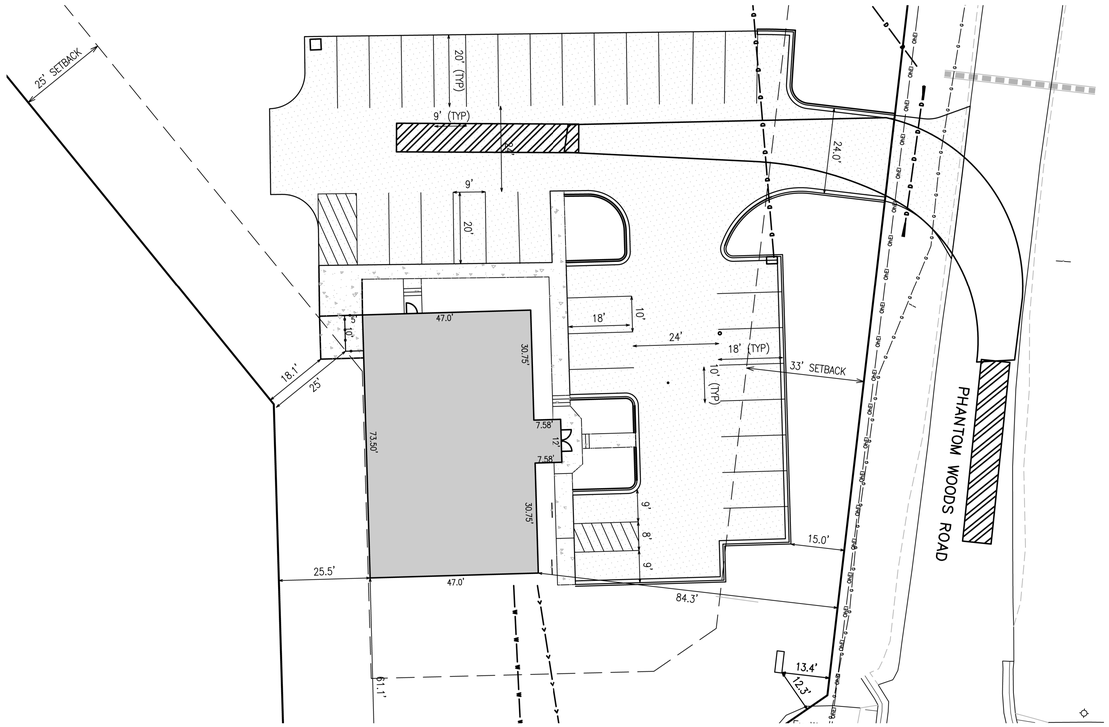
WB – 50 TURNING RADI EXHIBIT
JOURNEY SALON – MUKWONAGO

LOCATED IN THE NE 1/4 AND NW 1/4 OF THE S/W 1/4 OF SECTION 35, TOWN 5 NORTH, RANGE 18 EAST
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

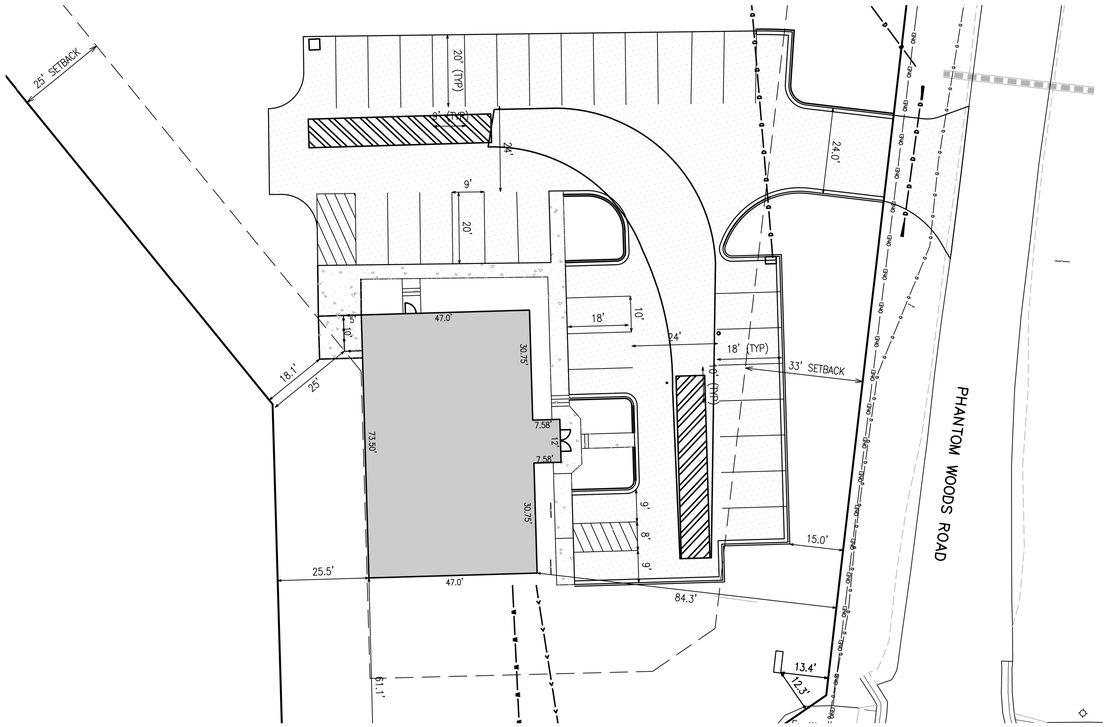
20 10 0 20 40 60 80
MAP SCALE IN FEET – ORIGINAL 1"=20'



TURNING EXHIBIT A

EXHIBIT A SHOWS THE EMERGENCY VEHICLE ENTERING THE WEST LOT FROM PHANTOM WOODS ROAD.

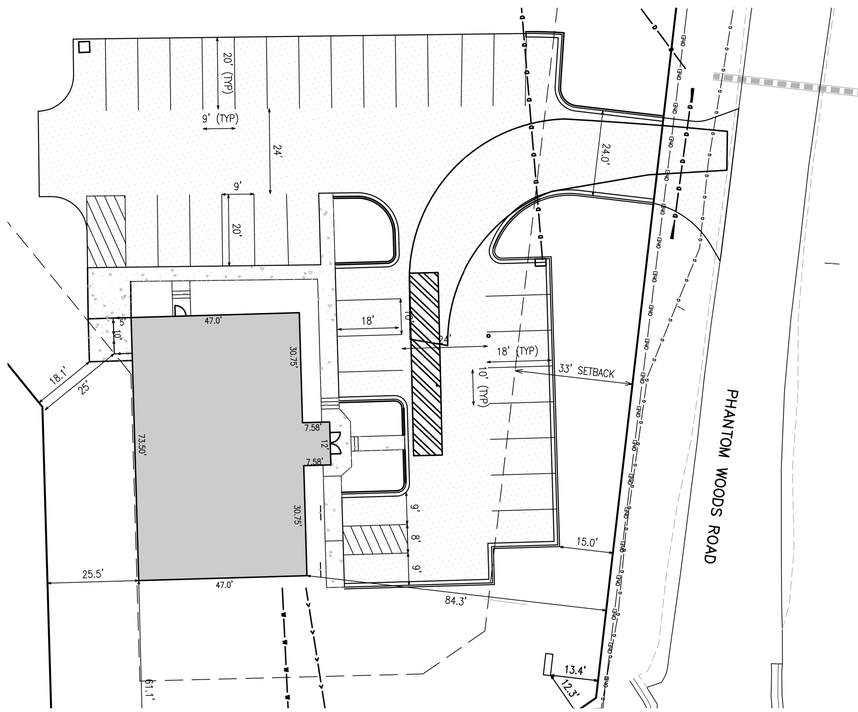
VEHICLE SHOWN IS 8' WIDE AND 51' LONG.



TURNING EXHIBIT B

EXHIBIT B SHOWS THE EMERGENCY VEHICLE REVERSING FROM THE WEST LOT TO THE EAST LOT.

VEHICLE SHOWN IS 8' WIDE AND 51' LONG.



TURNING EXHIBIT C

EXHIBIT C SHOWS THE EMERGENCY VEHICLE EXISTING FROM THE EAST LOT TO PHAONTO WOODS ROAD.

VEHICLE SHOWN IS 8' WIDE AND 51' LONG.

JOURNEY SALON
SITE/UTILITY PLAN/DETAILS
PHANTON WOODS ROAD (PARCEL MUKV2011991)
MUKWONAGO, WI

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REVISIONS

4–8–25
Rev setbacks, rev grades & shift improvements

7–29–25
Rev Bldg Size, Dumpster C&G, SW, Asphalt, Grades

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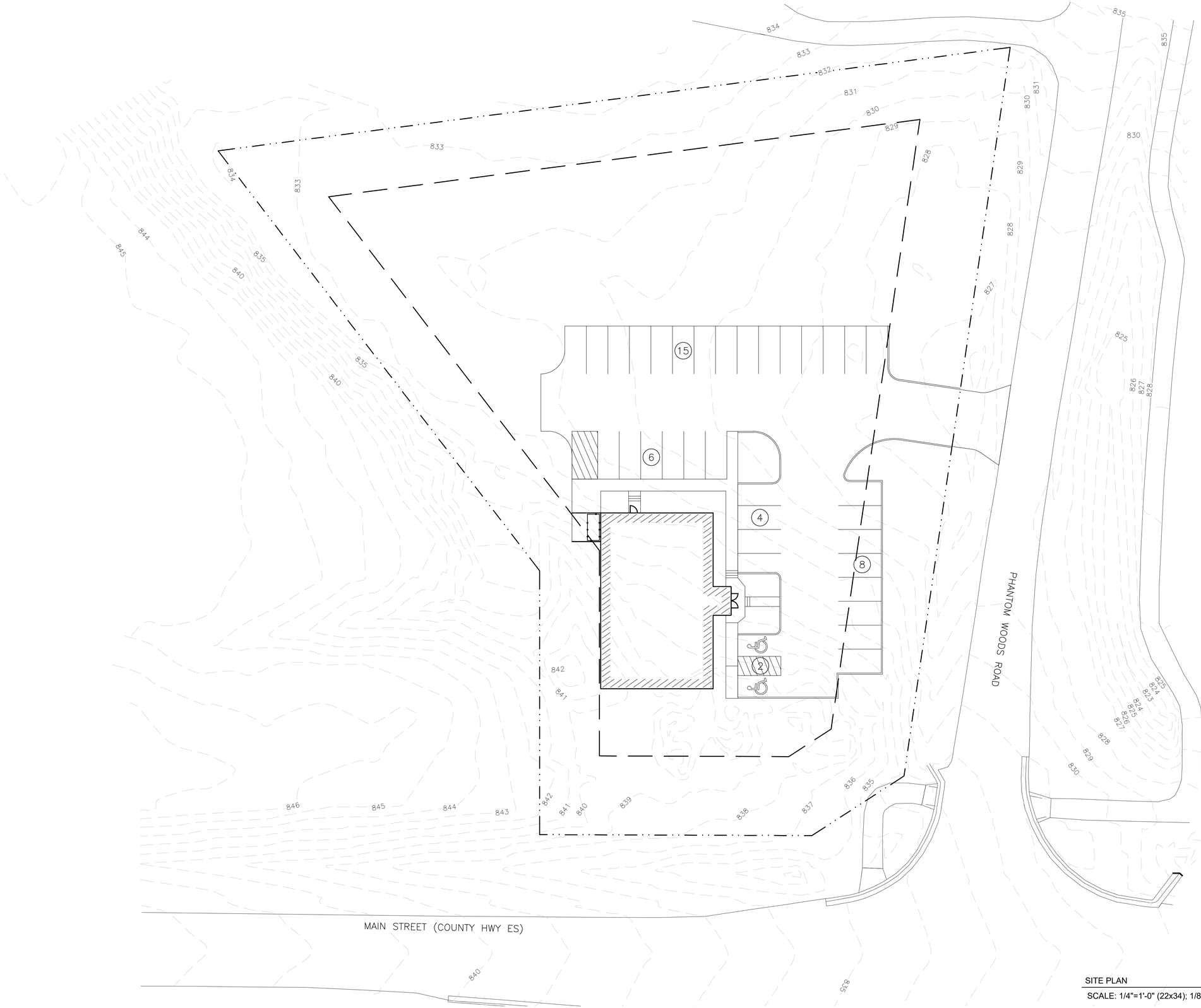


SITE PLAN

SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

1

N

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

Campbell Construction
The Future is Building
Contractor
461 River Crest Ct.
Mukwonago, WI 53149
p: 262.436.4760
e: wayne@campbell constructionbbg.com

Project Info. — 25131

Journey Salon & Spa

New Construction

Main Street & Phantom Woods Rd
Mukwonago, WI

Sheet Title

SITE PLAN

Drawn by	Checked by
EE	DMR

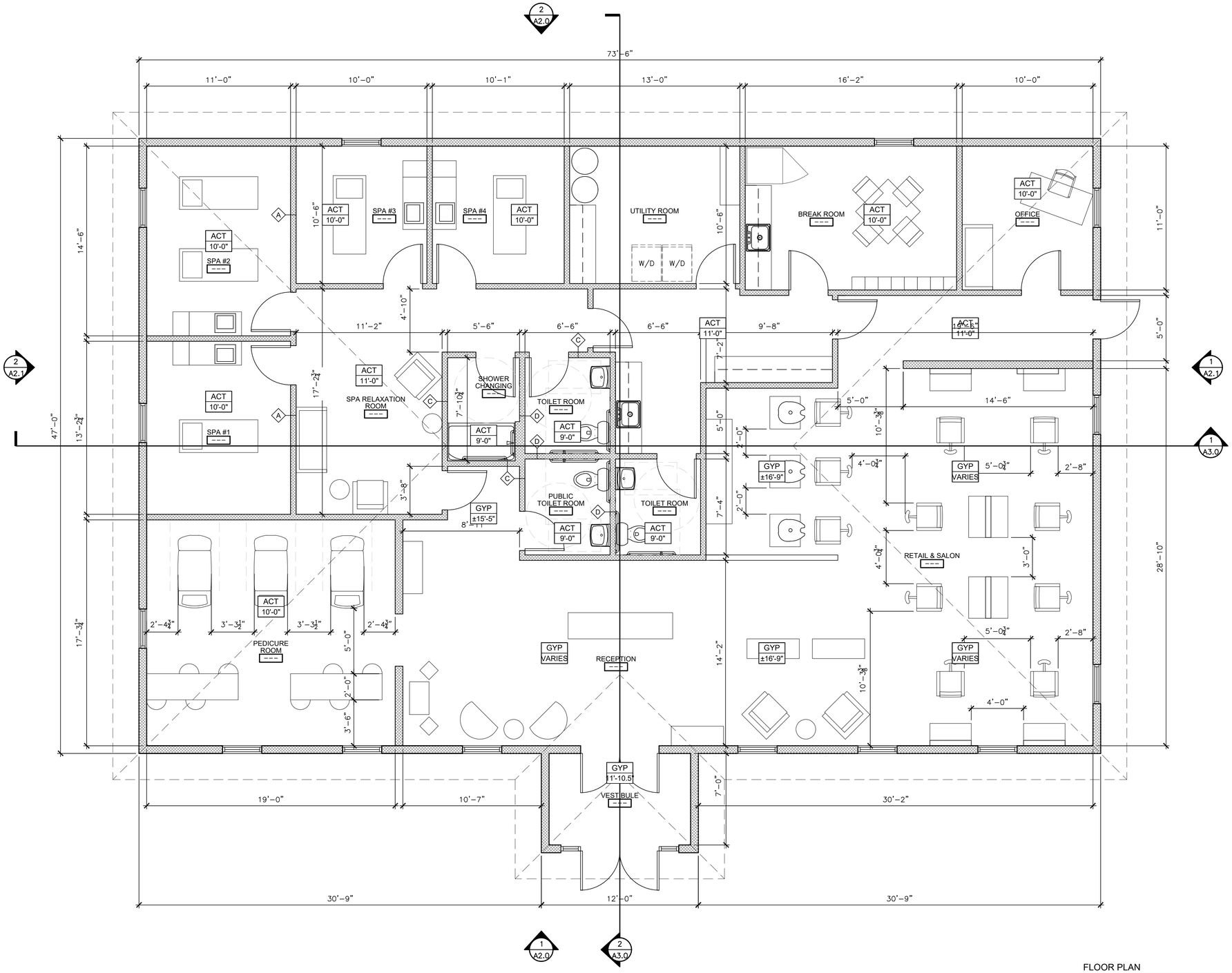
Revisions

No.	Date	Description
	08.01.2025	P.C. Submittal

NOT FOR CONSTRUCTION

Sheet No.

SP1.0



FLOOR PLAN
SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

1

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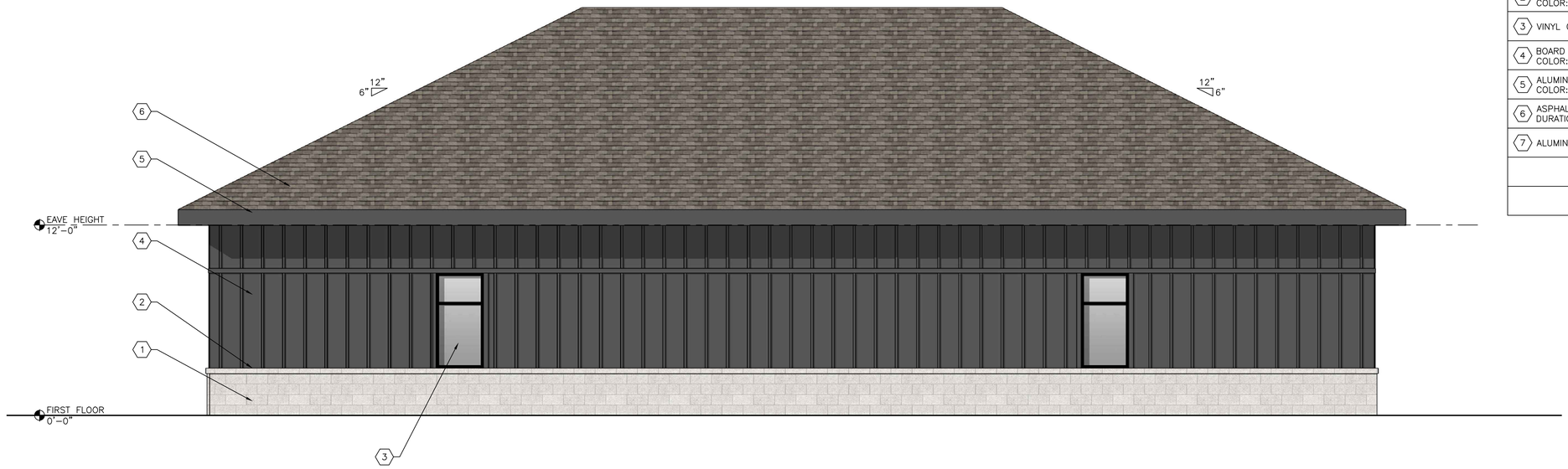
A1.0



REAR ELEVATION — 2

SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

ELEVATION KEY
1 SPLIT-FACE MASONRY VENEER COLOR: WHITE
2 4" MASONRY CAP W/ METAL FLASHING COLOR: WHITE
3 VINYL CLAD WOOD WINDOWS
4 BOARD AND BATTEN SIDING COLOR: CHARCOAL GREY
5 ALUMINUM GUTTERS & DOWNSPOUTS COLOR: CHARCOAL GREY
6 ASPHALT SHINGLE ROOF, OWENS CORNING DURATION ESTATE GREY OR EQUAL
7 ALUMINUM STOREFRONT, DARK BRONZE

FRONT ELEVATION — 1

SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

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Project Info. — 25131

Journey Salon & Spa

New Construction

Main Street & Phantom Woods Rd
Mukwonago, WI

Sheet Title

EXTERIOR ELEVATIONS

Drawn by	Checked by
EE	DMR

Revisions

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	08.01.2025	P.C. Submittal

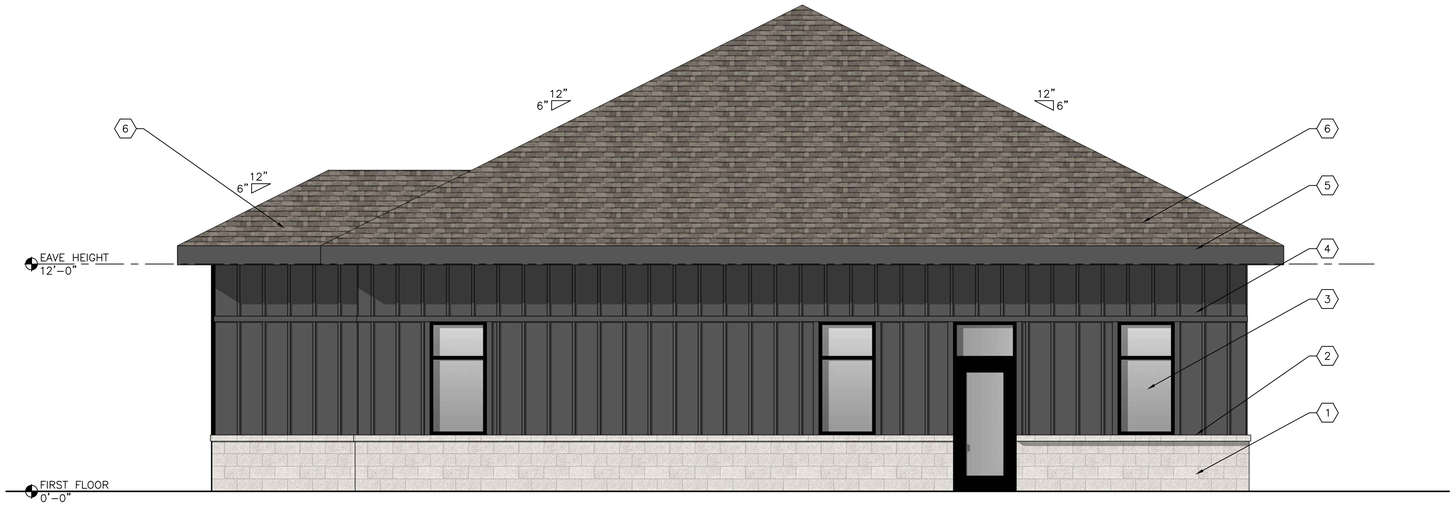
NOT FOR CONSTRUCTION

Sheet No.

A2.0

LEFT SIDE ELEVATION — 2

SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)



RIGHT SIDE ELEVATION — 1

SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

ELEVATION KEY
1 SPLIT–FACE MASONRY VENEER COLOR: WHITE
2 4" MASONRY CAP W/ METAL FLASHING COLOR: WHITE
3 VINYL CLAD WOOD WINDOWS
4 BOARD AND BATTEN SIDING COLOR: CHARCOAL GREY
5 ALUMINUM GUTTERS & DOWNSPOUTS COLOR: CHARCOAL GREY
6 ASPHALT SHINGLE ROOF, OWENS CORNING DURATION ESTATE GREY OR EQUAL
7 ALUMINUM STOREFRONT, DARK BRONZE

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Main Street & Phantom Woods Rd
Mukwonago, WI

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EXTERIOR ELEVATIONS

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NOT FOR CONSTRUCTION

Sheet No.

A2.1

STORM WATER MANAGEMENT PLAN

JOURNEY SALON
VILLAGE OF MUKWONAGO,
WAUKESHA COUNTY, WISCONSIN
JULY 2025

PREPARED FOR:
JOURNEY SALON
CTY "ES" &
PHANTOM WOODS
MUKWONAGO, WISCONSIN 53149

Prepared By:

Farris, Hansen & Associates, Inc.
Engineers, Architects & Surveyors
7 Ridgway Court, P.O. Box 437
Elkhorn, WI 53121

Project No.: 11172

TABLE OF CONTENTS

LOCATION AND PURPOSE

The ± 3.92 acre watershed is located within the limits of the Village of Mukwonago, and consists of the existing Phantom Woods Estates, parking areas and greenspace. The subject property is located at the northwest corner of the intersection of Main St and Phantom Woods Rd along the west side of Main St. Refer to Exhibit 1 (Site Location Map).

The purpose of this report is to evaluate the storage capacity of the proposed stormwater basin on-site and verify the capacity to handle the existing and proposed improvements for the 1, 2, 10, and 100-year watershed discharges for compliance with the Village of Mukwonago's Storm Water Management Ordinance. According to the most current Ordinance, the calculated post-development peak storm water discharge rate for the 100-year design storm shall not exceed the calculated old or present day pre-development discharge rates for the 10-year design storm and the calculated post-development peak storm water discharge rate for the 2 and 10 year design storms shall not exceed the calculated old or present day pre-development discharge rates for the 2-year design storm. We accomplished this by analyzing the post-development conditions onsite using HydroCAD, which utilizes the SCS TR-20 methodology.

EXISTING DRAINAGE CONDITIONS

The entire watershed is ±3.92-acres consisting of lands that were used for agricultural purposes. There are few impervious areas on the existing site. Existing stormwater flow from the site can be seen in the existing conditions drainage area map. In general stormwater travels overland to Phantom Woods Rd right of way to the northeast.

Upon review of the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey (See Exhibit 2), soils located on site are Casco loam (CeB, CeC2, CeD2), Fox silt loam (RaA), and Matherton silt loam (MmA). The site soils are classified as being well drained and are rated at hydraulic soil group B.

PROPOSED DRAINAGE CONDITIONS

For the proposed conditions or post-development hydrologic analysis, the storm water model was analyzed as one (1) sub-catchment to appropriately model the proposed improvements and design. The proposed stormwater management plan includes a proposed stormwater basin utilizing an infiltration basin storm water over time. See Exhibit 3 (Proposed Conditions Drainage Area Plans).

METHOD OF DRAINAGE ANALYSIS

The Proposed Conditions Stormwater runoff has been analyzed using the HydroCAD Stormwater modeling computer program.

Model Sub-catchments have been delineated using Soil Conservation Service methods. Curve Numbers based upon the type of development and soil classifications were used to estimate the runoff

volumes. The time of concentration for the sub-catchment (Tc was taken from Ellena Report), coupled with the runoff characteristics, were used to estimate the peak stormwater runoff for each area. The 1-year, 2-year, 10-year, and 100-year statistical rain events were modeled for both the pre and post-earth removal conditions. The total rainfall per a 24-hour period for the 1, 2, 10 and 100-year statistical rain events are 2.38", 2.69", 3.81" and 6.05" respectively. The statistical rainfall for the area is considered a MSE3 distribution. Rainfall Data for Mukwonago (Waukesha County) was taken from was taken from the *NOAA Atlas 14* and input into the program. Refer to Appendix A for details.

SUMMARY OF RESULTS

TABLE 1

Pre-Development

Area (ID)	Area (Ac)	Tc (Min.)	CN	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)
1S	1.31	14.0	69	0.48	0.74	1.89	4.75
2S	0.55	25.6	69	0.15	0.22	0.58	1.47
1SA	2.04	18.2	69	0.65	1.00	2.57	6.51
AP	-	-	-	1.21	1.85	4.80	12.29

TABLE 2

Post-Development

Area (ID)	Area (Ac)	Tc (Min.)	CN	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)
1S	1.31	14.0	69	0.48	0.74	1.89	4.75
2S	0.55	25.6	69	0.15	0.22	0.58	1.47
1SA	2.04	17.6	75	1.26	1.73	3.63	8.07
1P	-	-	-	0.69	0.76	1.52	4.07
AP	-	-	-	0.69	0.76	1.52	4.07

Table 2 represents the proposed storm water peak runoff from sub-catchments 1-3, basins 1 and analysis points (AP) 1. The discharge rates for the sub-basins will be used to compare computer modeling results of storm water runoff for existing and proposed conditions. (See HydroCAD results).

TABLE 3
Existing and Proposed Watershed Peak Discharge

Sub-basin	Existing Peak Discharge (cfs)				Proposed Peak Discharge (cfs)				Remarks
	1-yr	2-yr	10-yr	100-yr	1-yr	2-yr	10-yr	100-yr	
1AP	0.48	0.74	1.89	4.75	0.48	0.74	1.89	4.75	Site Discharge
2AP	0.15	0.22	0.58	1.47	0.15	0.22	0.58	1.47	Site Discharge
(1SA) AP	0.65	1.00	2.57	6.51	1.26	0.19	1.02	8.07	Site Discharge
AP	1.21	1.85	4.80	12.29	0.69	0.76	1.52	4.07	Total Site Discharge

TABLE 4
Net Watershed Peak Discharge

Sub-basin	Peak Discharge (cfs)				Remarks
	1-yr	2-yr	10-yr	100-yr	
AP	-0.52	-1.09	-3.28	-8.22	Total site discharge

CONCLUSIONS

From review of Table 3 and HydroCAD results, it can be seen that the net watershed peak discharges post construction are lower than the preconstruction levels for all analysis points. The AP subbasin in Table 4 is the sum of subbasins 1AP, 2AP and (1SA)AP. The overall decrease in peak discharge values on this site is due to the incorporation of the stormwater basin

The modeling results assume that the storm water system will be constructed as shown on the proposed Development Plans, prepared by Farris, Hansen & Associates. In addition, it is also assumed that system maintenance and cleaning or removal of leaves and other debris occurs on an as-need basis to ensure proper operation.

LIMITATIONS

The stormwater analysis was performed in accordance with standard civil engineering practice, and relies on information provided by others as well as published information. Areas of potential runoff analysis were limited to those areas within the bounds of property owned or believed to impact the property of concern or be part of a specific watershed or catchment.

In addition, Farris, Hansen & Associates shall not be responsible for construction or installation not conforming to the plans, nor shall Farris, Hansen & Associates be responsible for maintenance of the proposed Storm Water Management System.

It shall also be understood that the SCS Time Lag Method of drainage analysis was originally formulated to assist with the development of farmland and crop production. The SCS method has become one standard method of hydrologic analysis within civil engineering community, yet may be conservative for use on very small areas of modern development and provide runoff results that are greater or more conservative than actual conditions (pre- or post- construction).

COMPLIANCE WITH SECTION 26.10 OF WALWORTH COUNTY CODE OF ORDINACNES AND DEPARTMENT OF NATURAL RESOURCSE CHAPTER NR151

Section 26.10 of the Walworth County Code of Ordinances and the NR 151 set forth specific storm water management performance standards. The pertinent performance standards and the proposed project's compliance with these standards have been documented as follows:

Total Suspended Solids

Water quality calculations for the post-development drainage areas were performed using the Source Loading and Management Model, SLAMM. The particulate solids reduction for project site was established at 36.99%. This reduction meets the 80 percent reduction required for a new development site under NR 151.121.

Peak Discharge

As noted in the report above, the total peak discharges for the site post construction are less than the pre-construction peak discharges for the site for all storm events. The overall decrease in runoff for the rain events is due to the incorporation of the stormwater basin onsite. In addition, the post Operation and Maintenance Plan included in Appendix D will be utilized on-site to ensure the proposed system functions as designed

Infiltration

This project incorporates the use of an infiltration basin as a primary best management practice (BMP) for stormwater quantity and quality control. The design and implementation of this infiltration basin is in full compliance with NR.151.124(4)1. The system is intended to promote onsite infiltration of runoff, reduce pollutant loading, and mitigate downstream impacts consistent with local and state regulatory requirements.

Protective Areas

There are no protected areas located on or around this site.

Fueling and Vehicle Maintenance Areas

No fueling or vehicle maintenance area will be located on-site so no additional best management practices are specified.

Site Drainage

Site grading plans have been prepared according to acceptable engineering practices and standards to ensure proper site drainage, prevent property damage, and protect the public health and safety. Positive flows away from all buildings, parking lots, and driveways have been included as part of the proposed design. The practices implemented reduce the peak discharge from the site from existing conditions.

SUMMARY

As discussed in detail within the preceding sections of this Plan, the BMPs and structural controls proposed for this site development project include: one (1) stormwater basin and one (1) infiltration basin. In addition, an appropriate Operation and Maintenance Plan is proposed. Altogether, the stormwater system is designed to mitigate peak storm flow rates and to provide Stormwater Treatment to the required levels.

EXHIBITS

SITE LOCATION MAP

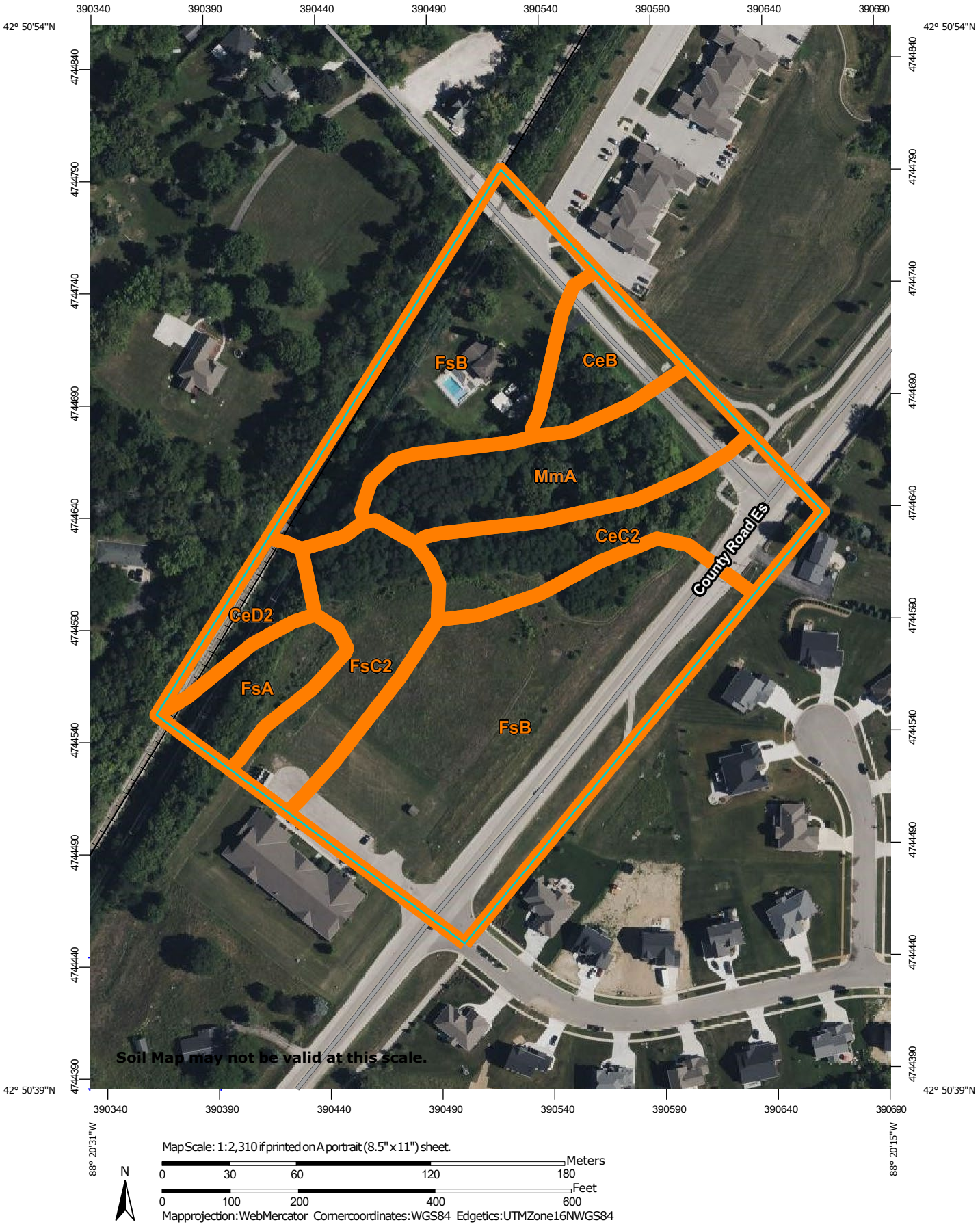
CUSTOM SOILS REPORT

PROPOSED CONDITIONS DRAINAGE AREA PLANS
(Overall Drainage Area taken from 2008 Ellena Report)

SITE LOCATION MAP


Dawn's Trolley Pub
Phantom Woods Estates
Phantom Woods Rd
Main St
Main St
Jonathan Ct
Regees Rd
Main St
Regees Rd

CUSTOM SOILS REPORT


88° 20'31"W
88° 20'15"W
42° 50'54"N
42° 50'39"N
390340
390390
390440
390490
390540
390590
390640
390690
4744840
4744790
4744740
4744690
4744640
4744590
4744540
4744490
4744440
4744390
FsB
CeB
MmA
CeC2
County Road Es
CeD2
FsC2
FsA
FsB
Soil Map may not be valid at this scale.
Map Scale: 1:2,310 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0 30 60 120 180
Feet
0 100 200 400 600
Mapprojection: WebMercator Cornercoordinates: WGS84 Edgetics: UTMZone16NWGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Waukesha County, Wisconsin
Survey Area Data: Version 3, Dec 10, 2024

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

Date(s) aerial images were photographed: Jul 30, 2022—Aug 18, 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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeB	Casco loam, 2 to 6 percent slopes	0.7	5.3%
CeC2	Casco loam, 6 to 12 percent slopes, eroded	1.5	11.8%
CeD2	Casco loam, 12 to 20 percent slopes, eroded	0.4	3.5%
FsA	Fox silt loam, 0 to 2 percent slopes	0.6	5.0%
FsB	Fox silt loam, 2 to 6 percent slopes	6.5	52.0%
FsC2	Fox silt loam, 6 to 12 percent slopes, eroded	1.3	10.1%
MmA	Matherton silt loam, 1 to 3 percent slopes	1.5	12.2%
Totals for Area of Interest		**12.6**	**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

EXISTING
DRAINAGE AREA

EXISTING DRAINAGE MAP
JOURNEY SALON – MUKWONAGO

LOCATED IN THE NE 1/4 AND NW 1/4 OF THE S/W 1/4 OF SECTION 35, TOWN 5 NORTH, RANGE 18 EAST
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

30 15 0 30 60 90 120
MAP SCALE IN FEET – ORIGINAL 1"=30'

X:\PROJECTS\ACAD\11172-FINAL.DWG

JOURNEY SALON
EXISTING DRAINAGE MAP
PHANTON WOODS ROAD (PARCEL MUKV2011991)
MUKWONAGO, WI

– WORK ORDERED BY –
FORD CONSTRUCTION
1419 POPLAR DRIVE
WAUKESHA, WI

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farrishansen.com

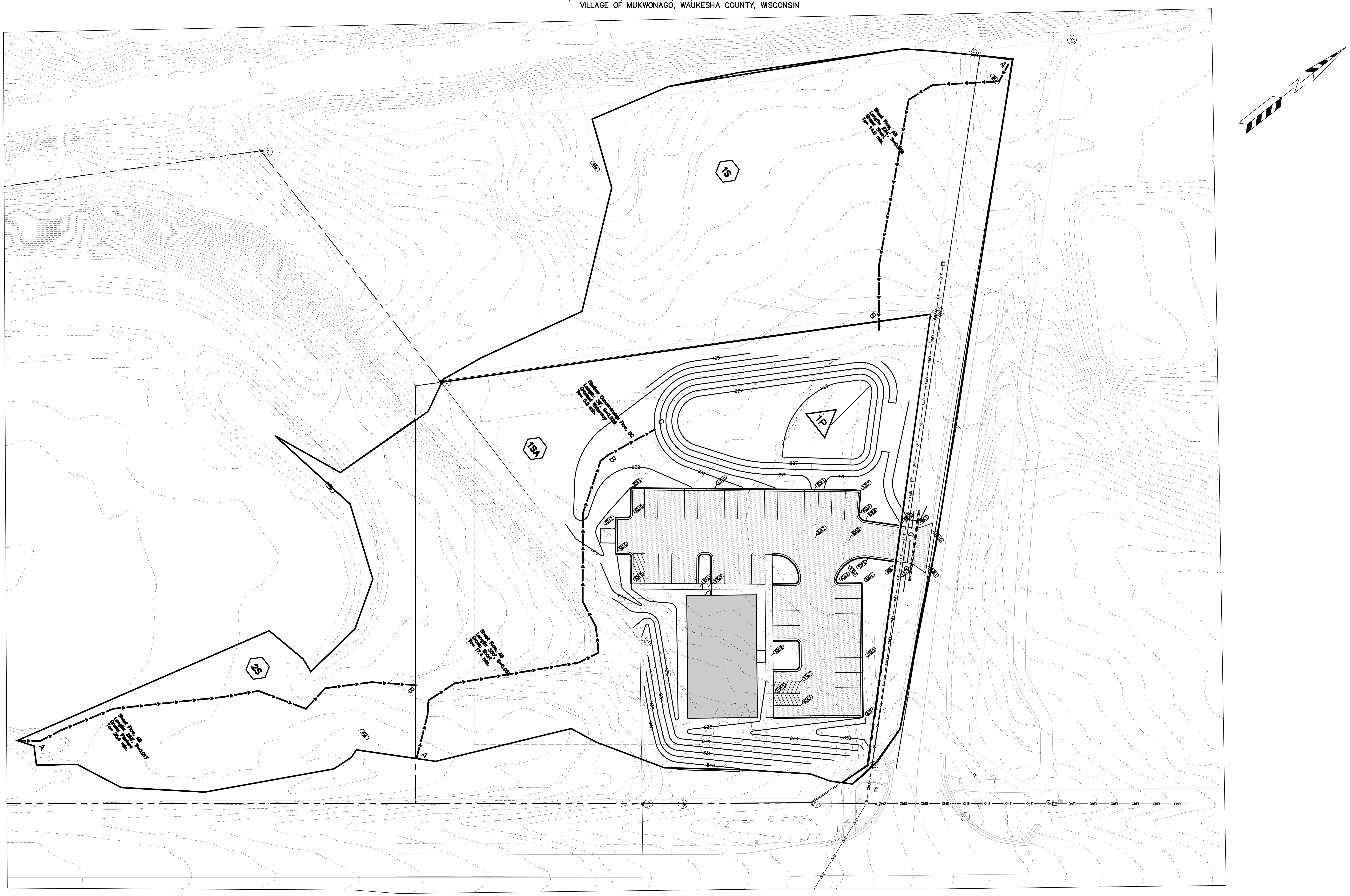
REVISIONS
4-8-25
Rev setbacks, rev grades & shift improvements

PROJECT NO. 11172
DATE 04/05/2025
SHEET NO. 1 OF 2

PROPOSED
DRAINAGE AREA

SITE, GRADING, DRAINAGE AND EROSION CONTROL PLAN
JOURNEY SALON – MUKWONAGO

LOCATED IN THE NE 1/4 AND NW 1/4 OF THE S/W 1/4 OF SECTION 35, TOWN 5 NORTH, RANGE 18 EAST
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN



30 15 0 30 60 90 120
MAP SCALE IN FEET – ORIGINAL 1"=30'

X:\PROJECTS\ACAD\11172-FINAL.DWG

JOURNEY SALON
SITE/UTILITY PLAN/DETAILS
PHANTON WOODS ROAD (PARCEL MUKV2011991)
MUKWONAGO, WI

– WORK ORDERED BY –
FORD CONSTRUCTION
1419 POPLAR DRIVE
WAUKESHA, WI

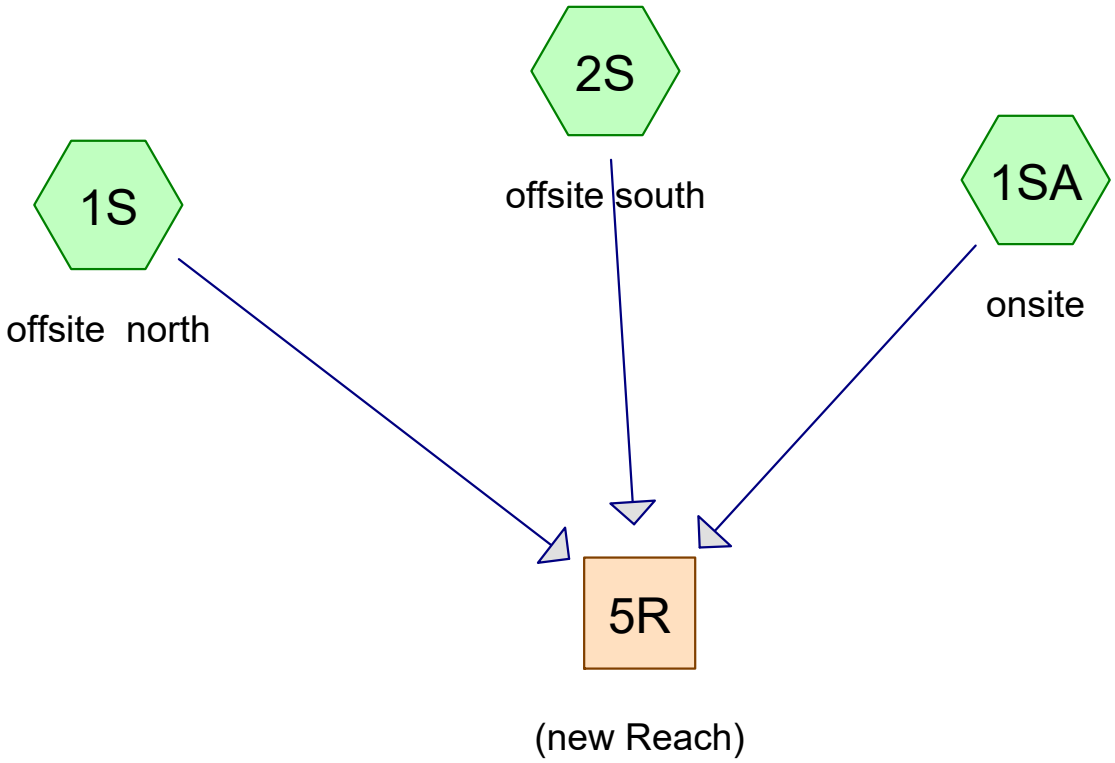
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farrishansen.com

REVISIONS
4-8-25
Rev setbacks, rev grades & shift improvements

PROJECT NO.
11172
DATE
04/05/2025
SHEET NO.
1 OF 2

APPENDIX A

EXISTING
1, 2, 10, AND 100-YEAR
HYDROCAD MODEL



Subcat Reach Pond Link

Routing Diagram for 11172_ex
Prepared by Farris, Hansen & Associates, Inc, Printed 7/29/2025
HydroCAD® 10.20-6a s/n 05638 © 2024 HydroCAD Software Solutions LLC

Project Notes

Rainfall events imported from "11172_proposed.hcp"

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	MSE 24-hr	3	Default	24.00	1	2.38	2
2	2-Year	MSE 24-hr	3	Default	24.00	1	2.69	2
3	10-Year	MSE 24-hr	3	Default	24.00	1	3.81	2
4	100-Year	MSE 24-hr	3	Default	24.00	1	6.05	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.899	69	(1S, 1SA, 2S)
3.899	**69**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
3.899	Other	1S, 1SA, 2S
3.899		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	3.899	3.899		1S, 1SA, 2S
0.000	**0.000**	**0.000**	**0.000**	**3.899**	**3.899**	**TOTAL AREA**	

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

Subcatchment 1S: offsite north Runoff Area=1.307 ac 0.00% Impervious Runoff Depth>0.34"
Flow Length=234' Slope=0.0560 '/' Tc=14.0 min CN=69 Runoff=0.48 cfs 0.037 af

Subcatchment 1SA: onsite Runoff Area=2.039 ac 0.00% Impervious Runoff Depth>0.34"
Flow Length=432' Tc=18.2 min CN=69 Runoff=0.65 cfs 0.057 af

Subcatchment 2S: offsite south Runoff Area=0.553 ac 0.00% Impervious Runoff Depth>0.34"
Flow Length=283' Slope=0.0180 '/' Tc=25.6 min CN=69 Runoff=0.15 cfs 0.016 af

Reach 5R: (new Reach) Inflow=1.21 cfs 0.110 af
Outflow=1.21 cfs 0.110 af

Total Runoff Area = 3.899 ac Runoff Volume = 0.110 af Average Runoff Depth = 0.34"
100.00% Pervious = 3.899 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: offsite north

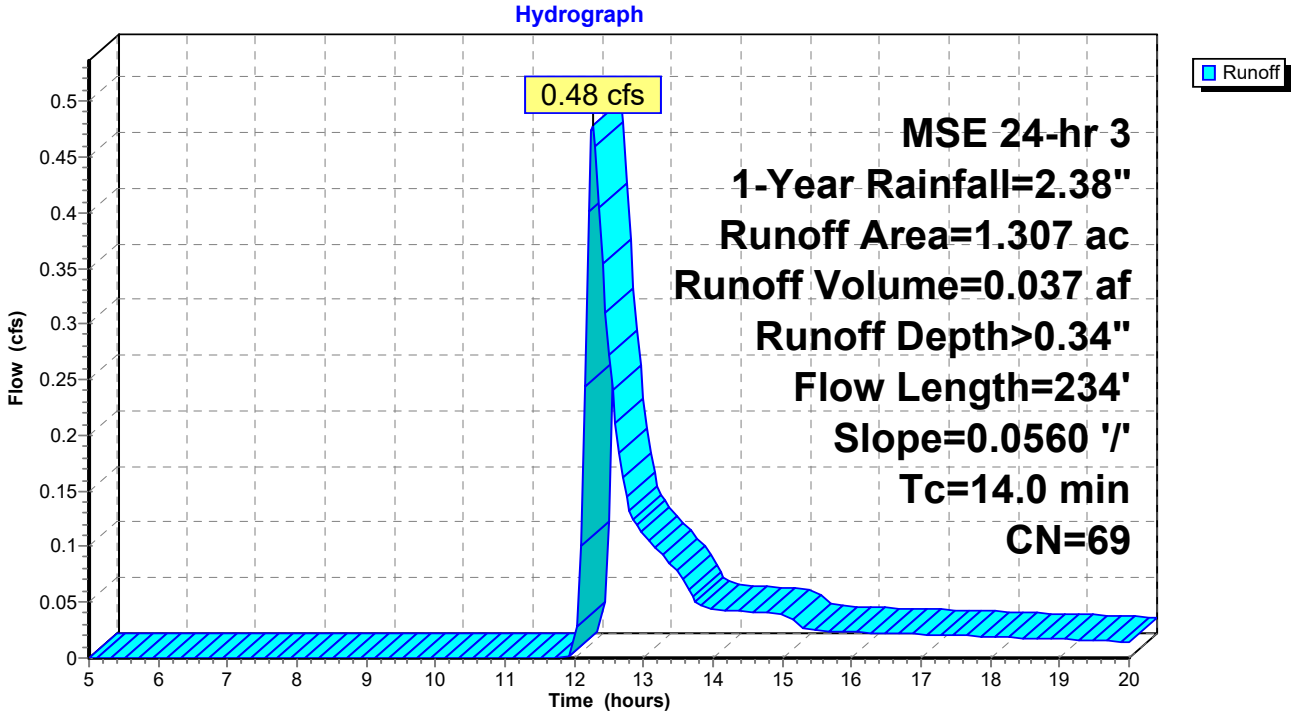
Runoff = 0.48 cfs @ 12.27 hrs, Volume= 0.037 af, Depth> 0.34"
Routed to Reach 5R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.38"

	Area (ac)	CN	Description
*	1.307	69	
	1.307		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.0	234	0.0560	0.28		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment 1S: offsite north



Summary for Subcatchment 1SA: onsite

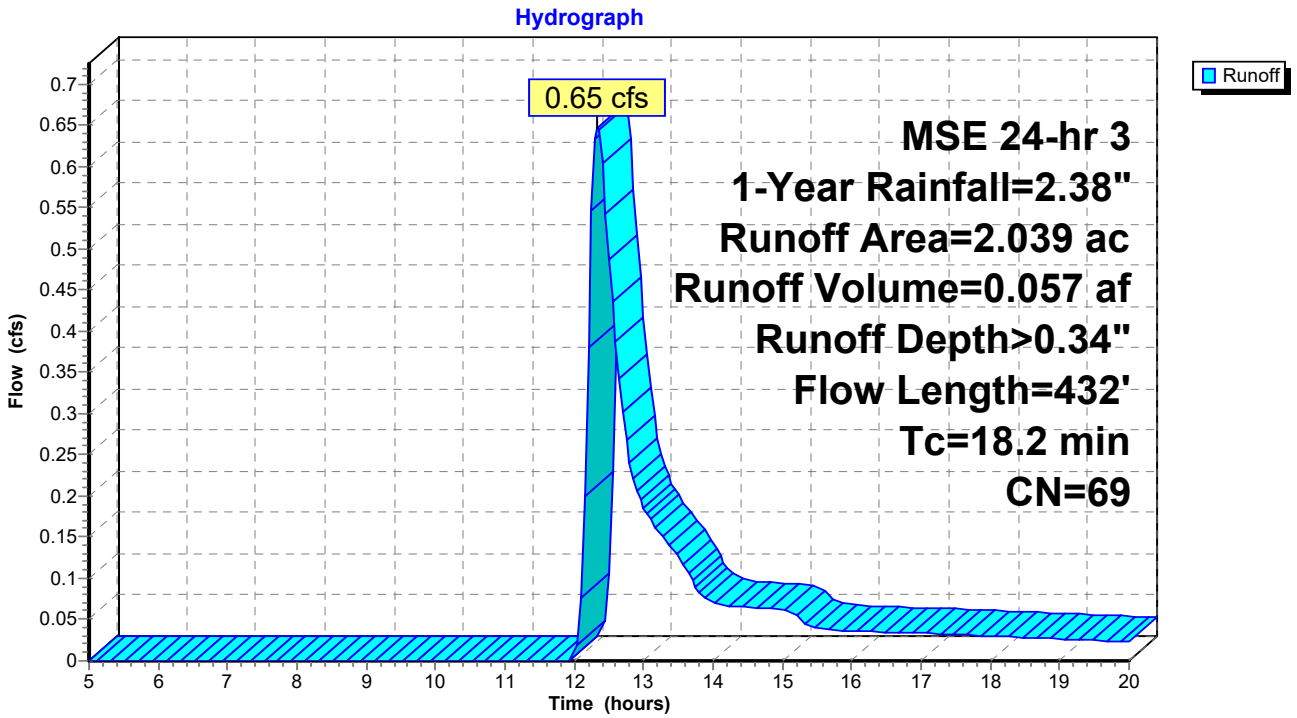
Runoff = 0.65 cfs @ 12.34 hrs, Volume= 0.057 af, Depth> 0.34"
Routed to Reach 5R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.38"

	Area (ac)	CN	Description
*	2.039	69	
	2.039		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	300	0.0530	0.29		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"
0.8	132	0.0380	2.92		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
18.2	432	Total			

Subcatchment 1SA: onsite



Summary for Subcatchment 2S: offsite south

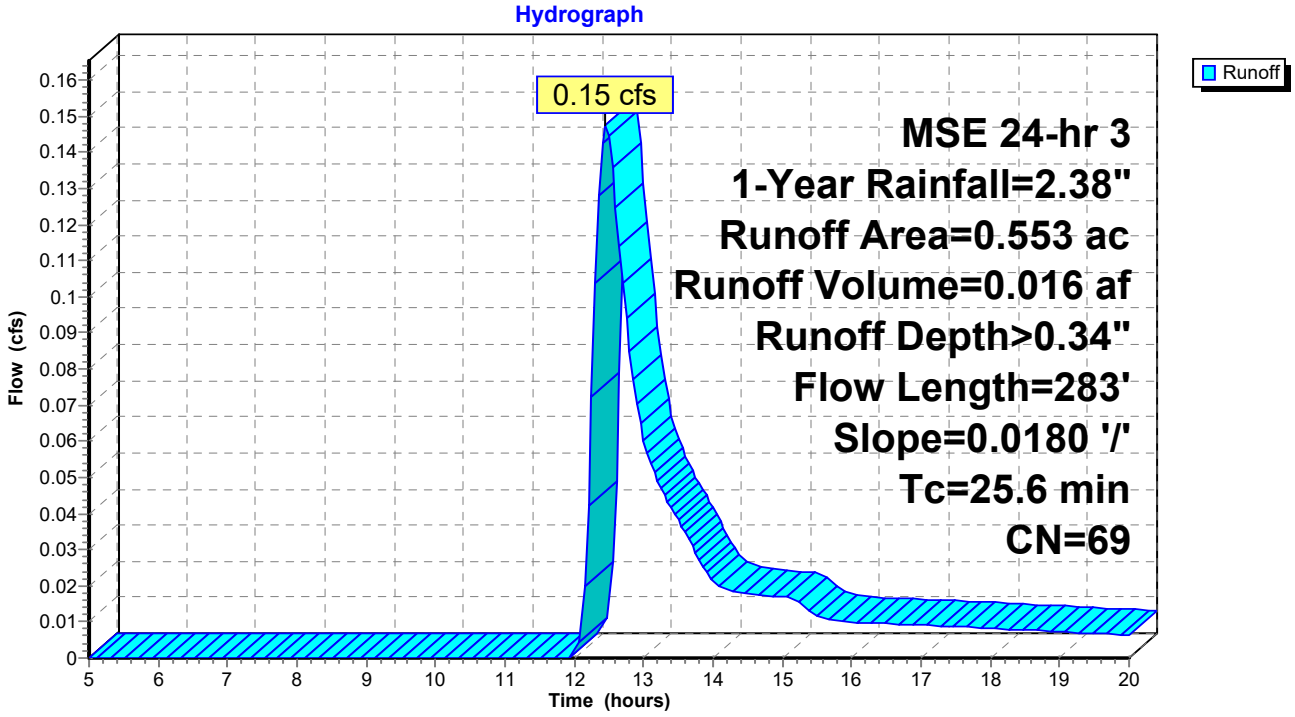
Runoff = 0.15 cfs @ 12.46 hrs, Volume= 0.016 af, Depth> 0.34"
Routed to Reach 5R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.38"

	Area (ac)	CN	Description
*	0.553	69	
	0.553		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.6	283	0.0180	0.18		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment 2S: offsite south



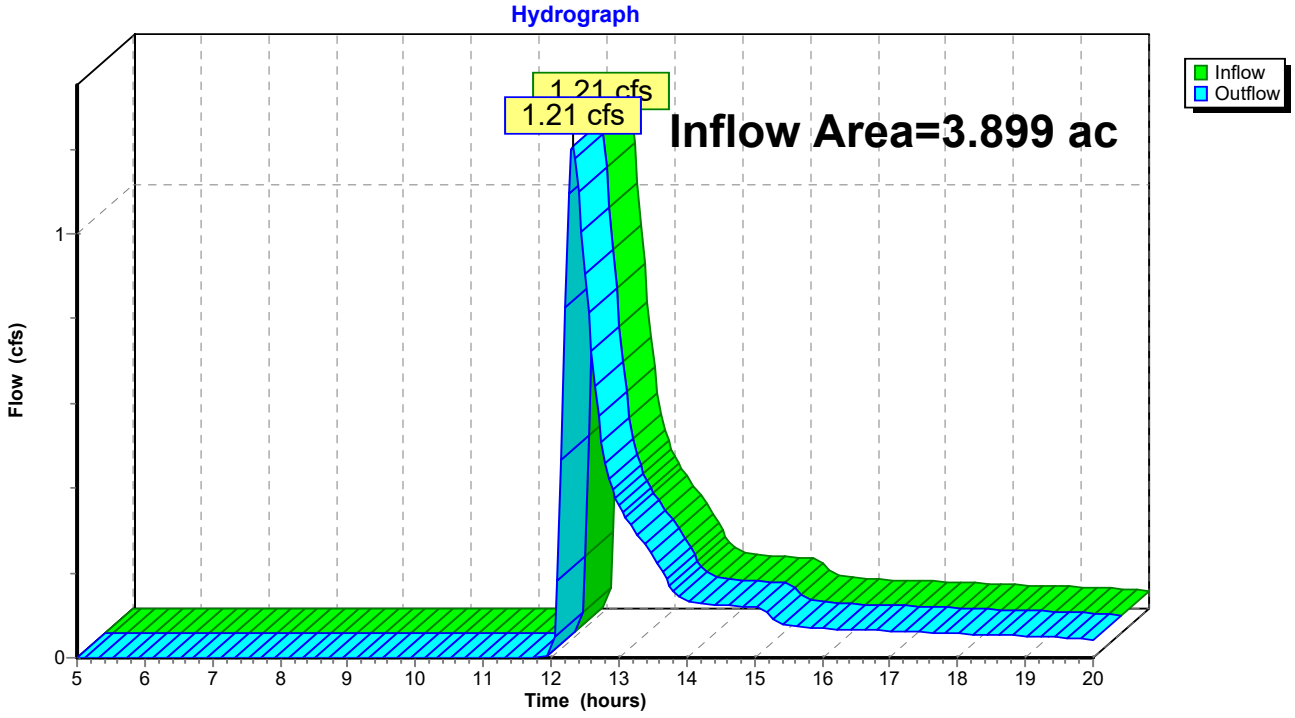
Summary for Reach 5R: (new Reach)

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

Inflow Area = 3.899 ac, 0.00% Impervious, Inflow Depth > 0.34" for 1-Year event
Inflow = 1.21 cfs @ 12.32 hrs, Volume= 0.110 af
Outflow = 1.21 cfs @ 12.32 hrs, Volume= 0.110 af, Atten= 0%, Lag= 0.0 min

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

Reach 5R: (new Reach)



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

Subcatchment 1S: offsite north Runoff Area=1.307 ac 0.00% Impervious Runoff Depth>0.47"
Flow Length=234' Slope=0.0560 '/' Tc=14.0 min CN=69 Runoff=0.74 cfs 0.052 af

Subcatchment 1SA: onsite Runoff Area=2.039 ac 0.00% Impervious Runoff Depth>0.47"
Flow Length=432' Tc=18.2 min CN=69 Runoff=1.00 cfs 0.080 af

Subcatchment 2S: offsite south Runoff Area=0.553 ac 0.00% Impervious Runoff Depth>0.47"
Flow Length=283' Slope=0.0180 '/' Tc=25.6 min CN=69 Runoff=0.22 cfs 0.022 af

Reach 5R: (new Reach) Inflow=1.85 cfs 0.154 af
Outflow=1.85 cfs 0.154 af

Total Runoff Area = 3.899 ac Runoff Volume = 0.154 af Average Runoff Depth = 0.47"
100.00% Pervious = 3.899 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: offsite north

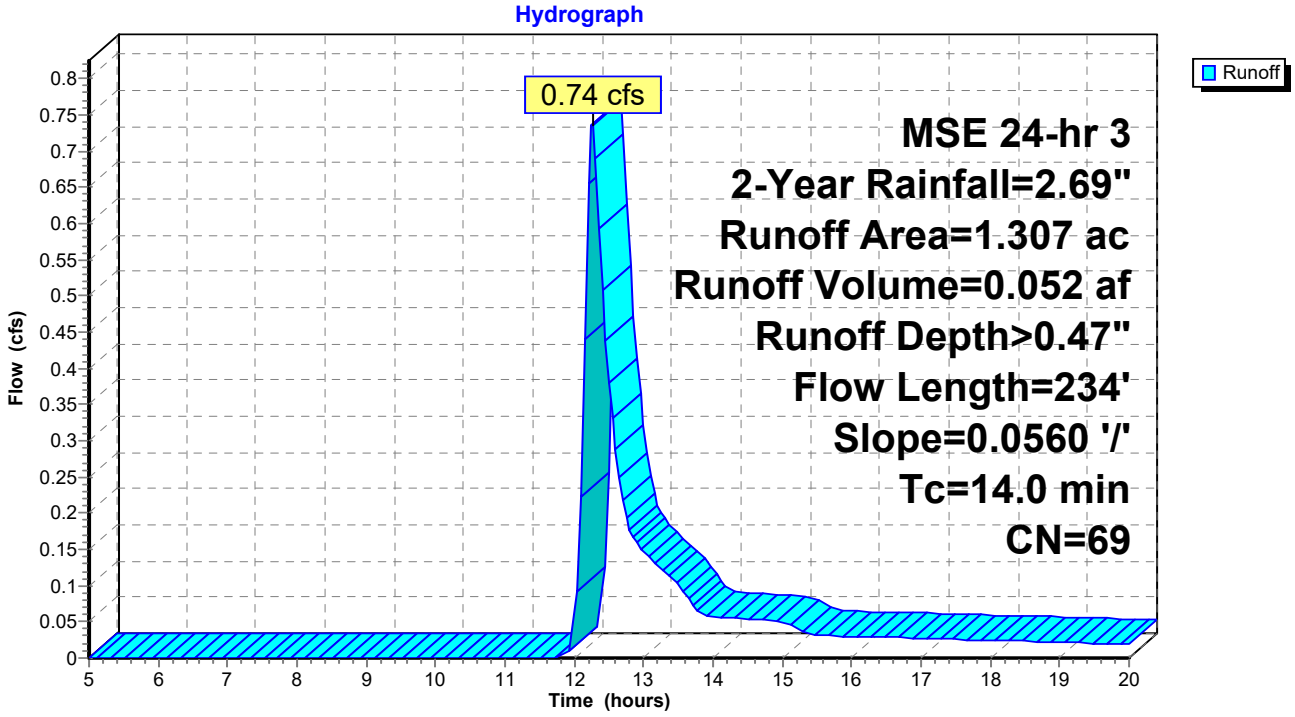
Runoff = 0.74 cfs @ 12.26 hrs, Volume= 0.052 af, Depth> 0.47"
Routed to Reach 5R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.69"

	Area (ac)	CN	Description
*	1.307	69	
	1.307		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.0	234	0.0560	0.28		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment 1S: offsite north



Summary for Subcatchment 1SA: onsite

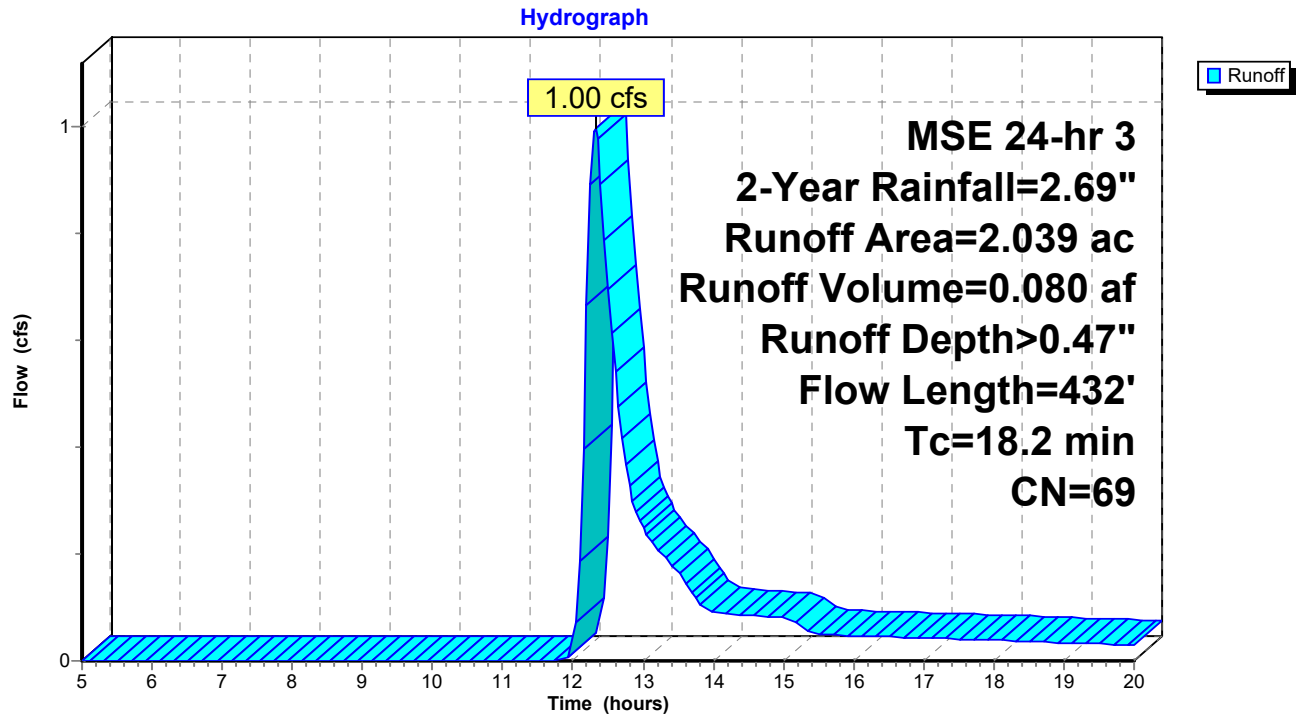
Runoff = 1.00 cfs @ 12.32 hrs, Volume= 0.080 af, Depth> 0.47"
Routed to Reach 5R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.69"

	Area (ac)	CN	Description
*	2.039	69	
	2.039		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	300	0.0530	0.29		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"
0.8	132	0.0380	2.92		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
18.2	432	Total			

Subcatchment 1SA: onsite



Summary for Subcatchment 2S: offsite south

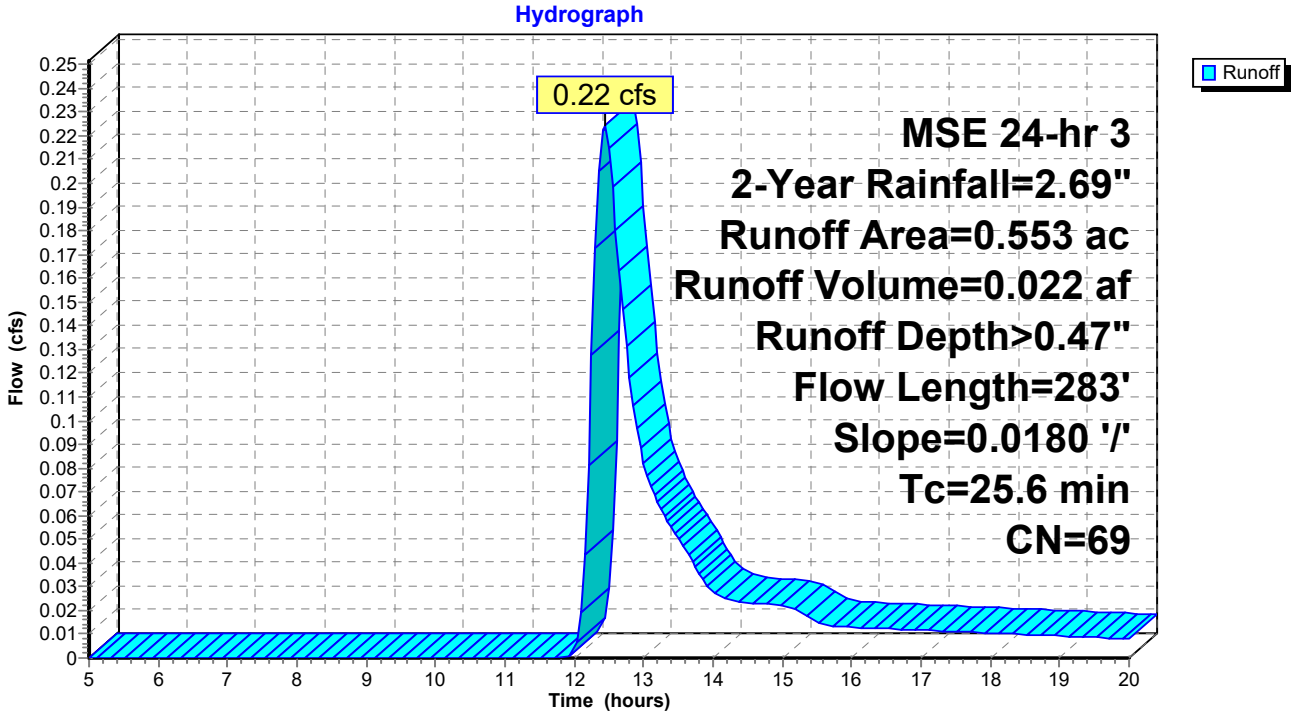
Runoff = 0.22 cfs @ 12.44 hrs, Volume= 0.022 af, Depth> 0.47"
Routed to Reach 5R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.69"

	Area (ac)	CN	Description
*	0.553	69	
	0.553		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.6	283	0.0180	0.18		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment 2S: offsite south



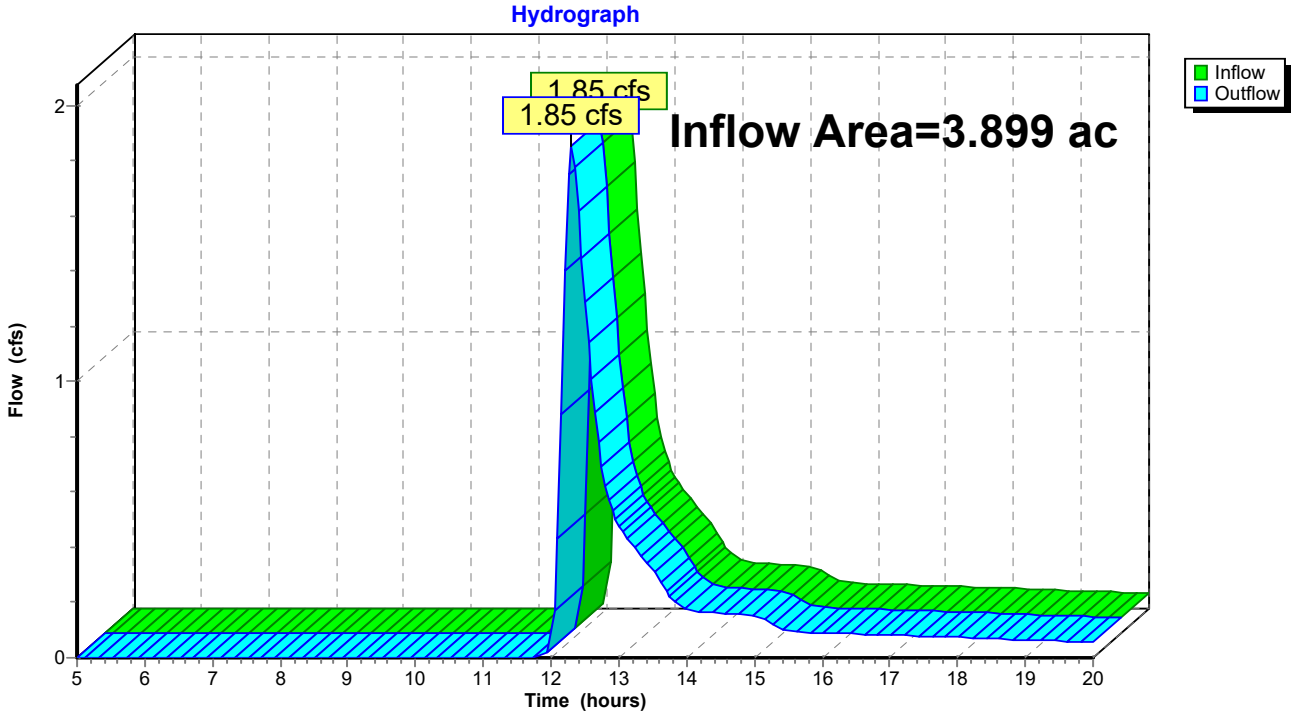
Summary for Reach 5R: (new Reach)

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

Inflow Area = 3.899 ac, 0.00% Impervious, Inflow Depth > 0.47" for 2-Year event
Inflow = 1.85 cfs @ 12.30 hrs, Volume= 0.154 af
Outflow = 1.85 cfs @ 12.30 hrs, Volume= 0.154 af, Atten= 0%, Lag= 0.0 min

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

Reach 5R: (new Reach)



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

Subcatchment 1S: offsite north Runoff Area=1.307 ac 0.00% Impervious Runoff Depth>1.08"
Flow Length=234' Slope=0.0560 '/' Tc=14.0 min CN=69 Runoff=1.89 cfs 0.117 af

Subcatchment 1SA: onsite Runoff Area=2.039 ac 0.00% Impervious Runoff Depth>1.08"
Flow Length=432' Tc=18.2 min CN=69 Runoff=2.57 cfs 0.183 af

Subcatchment 2S: offsite south Runoff Area=0.553 ac 0.00% Impervious Runoff Depth>1.07"
Flow Length=283' Slope=0.0180 '/' Tc=25.6 min CN=69 Runoff=0.58 cfs 0.049 af

Reach 5R: (new Reach) Inflow=4.80 cfs 0.350 af
Outflow=4.80 cfs 0.350 af

Total Runoff Area = 3.899 ac Runoff Volume = 0.350 af Average Runoff Depth = 1.08"
100.00% Pervious = 3.899 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: offsite north

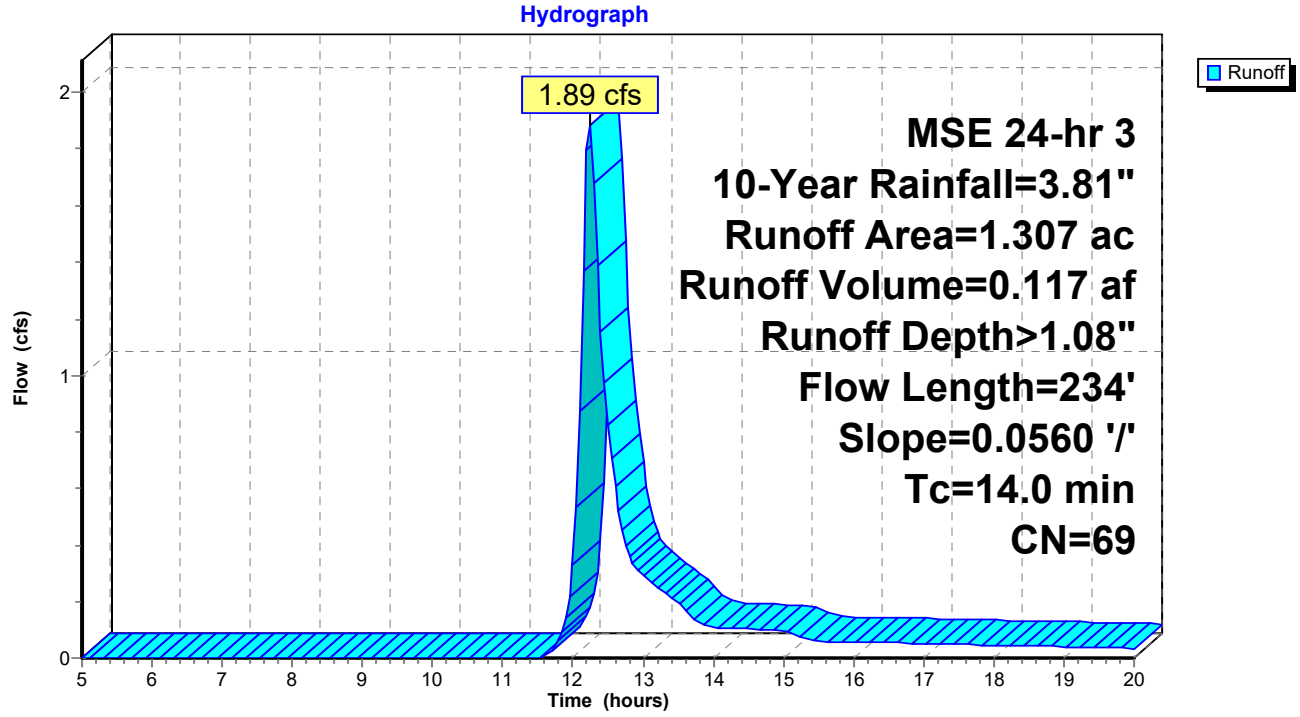
Runoff = 1.89 cfs @ 12.24 hrs, Volume= 0.117 af, Depth> 1.08"
Routed to Reach 5R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.81"

	Area (ac)	CN	Description
*	1.307	69	
	1.307		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.0	234	0.0560	0.28		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment 1S: offsite north



Summary for Subcatchment 1SA: onsite

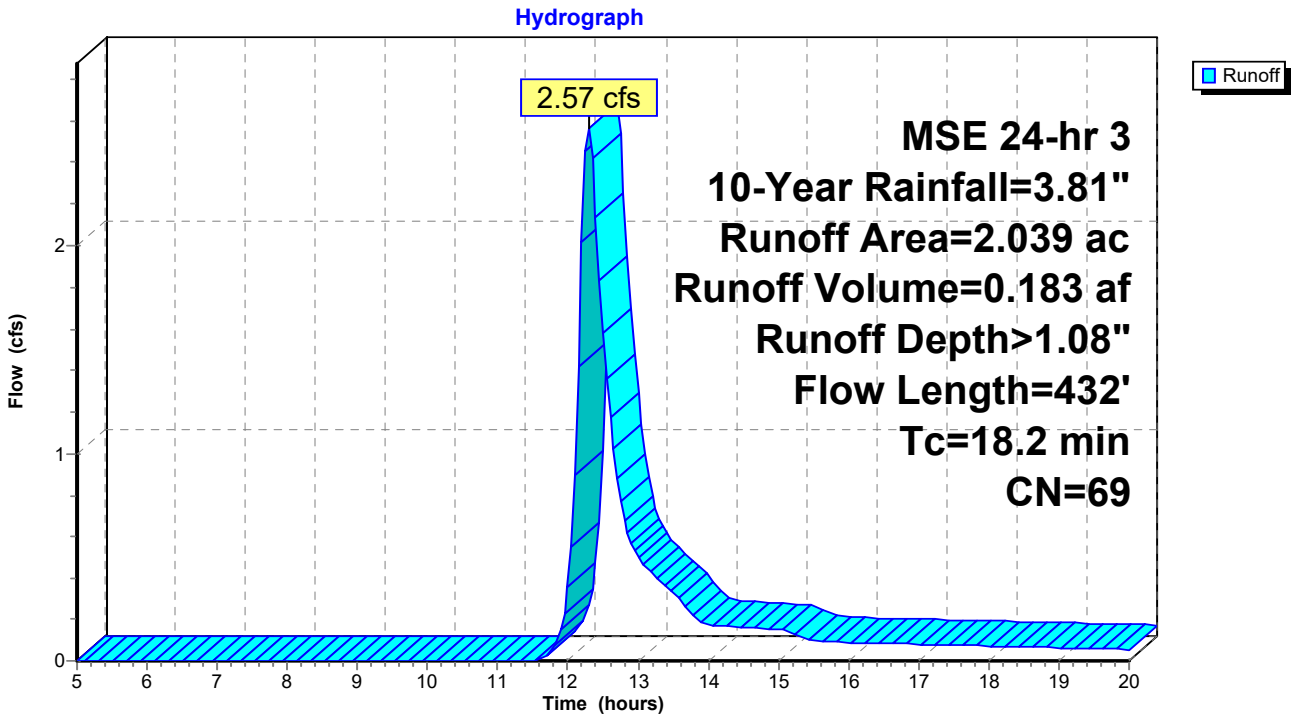
Runoff = 2.57 cfs @ 12.30 hrs, Volume= 0.183 af, Depth> 1.08"
Routed to Reach 5R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.81"

	Area (ac)	CN	Description
*	2.039	69	
	2.039		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	300	0.0530	0.29		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"
0.8	132	0.0380	2.92		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
18.2	432	Total			

Subcatchment 1SA: onsite



Summary for Subcatchment 2S: offsite south

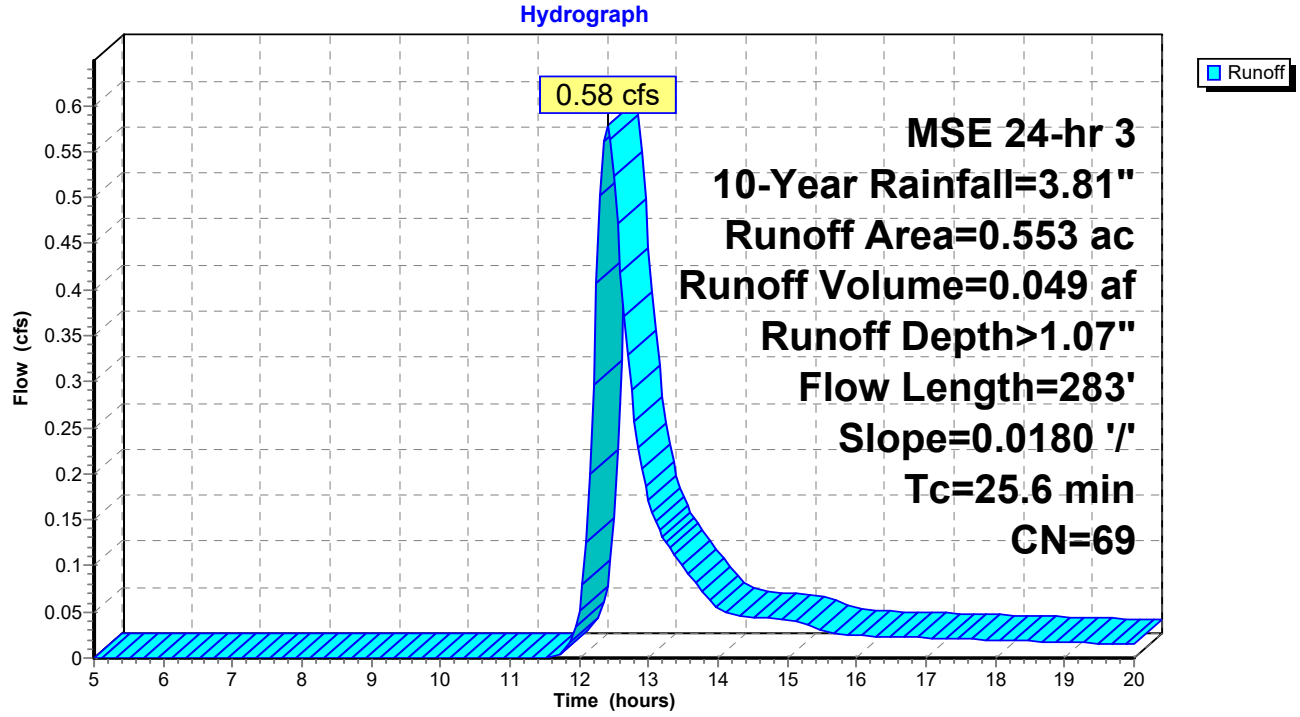
Runoff = 0.58 cfs @ 12.40 hrs, Volume= 0.049 af, Depth> 1.07"
Routed to Reach 5R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.81"

	Area (ac)	CN	Description
*	0.553	69	
	0.553		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.6	283	0.0180	0.18		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment 2S: offsite south



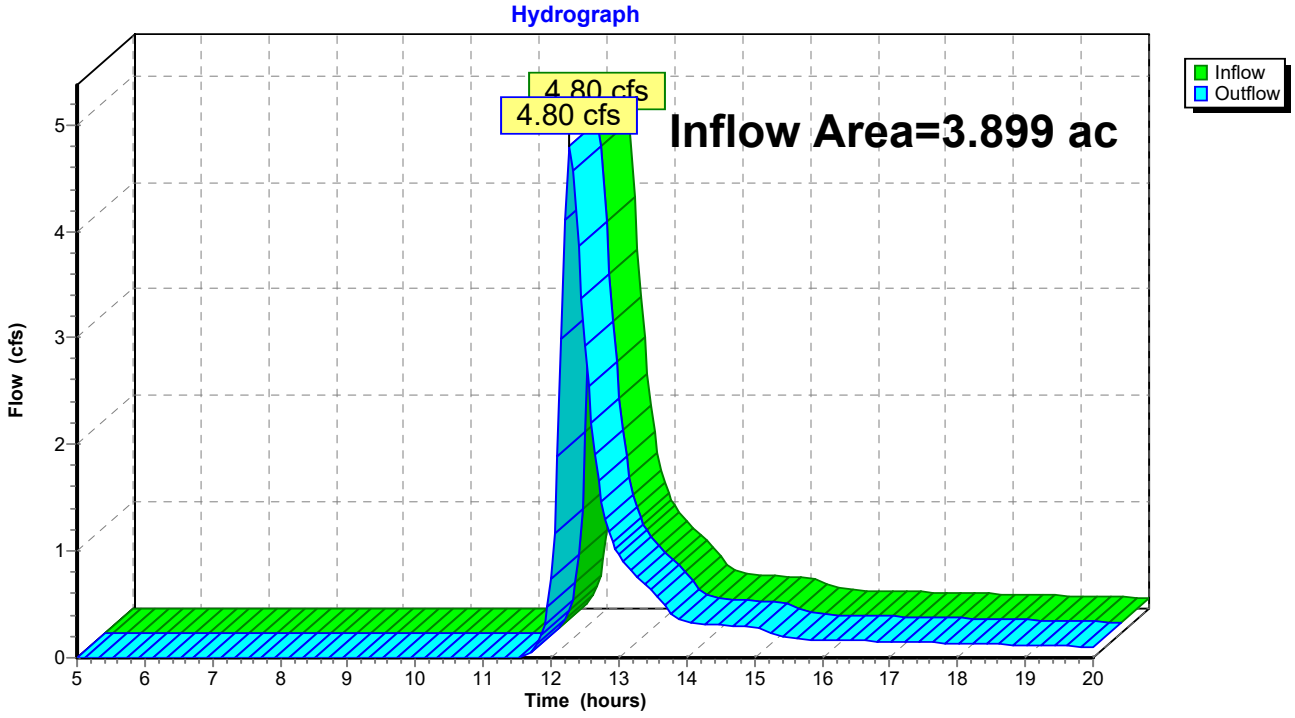
Summary for Reach 5R: (new Reach)

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

Inflow Area = 3.899 ac, 0.00% Impervious, Inflow Depth > 1.08" for 10-Year event
Inflow = 4.80 cfs @ 12.28 hrs, Volume= 0.350 af
Outflow = 4.80 cfs @ 12.28 hrs, Volume= 0.350 af, Atten= 0%, Lag= 0.0 min

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

Reach 5R: (new Reach)



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

Subcatchment 1S: offsite north Runoff Area=1.307 ac 0.00% Impervious Runoff Depth>2.62"
Flow Length=234' Slope=0.0560 '/' Tc=14.0 min CN=69 Runoff=4.75 cfs 0.285 af

Subcatchment 1SA: onsite Runoff Area=2.039 ac 0.00% Impervious Runoff Depth>2.62"
Flow Length=432' Tc=18.2 min CN=69 Runoff=6.51 cfs 0.444 af

Subcatchment 2S: offsite south Runoff Area=0.553 ac 0.00% Impervious Runoff Depth>2.61"
Flow Length=283' Slope=0.0180 '/' Tc=25.6 min CN=69 Runoff=1.47 cfs 0.120 af

Reach 5R: (new Reach) Inflow=12.29 cfs 0.850 af
Outflow=12.29 cfs 0.850 af

Total Runoff Area = 3.899 ac Runoff Volume = 0.850 af Average Runoff Depth = 2.62"
100.00% Pervious = 3.899 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: offsite north

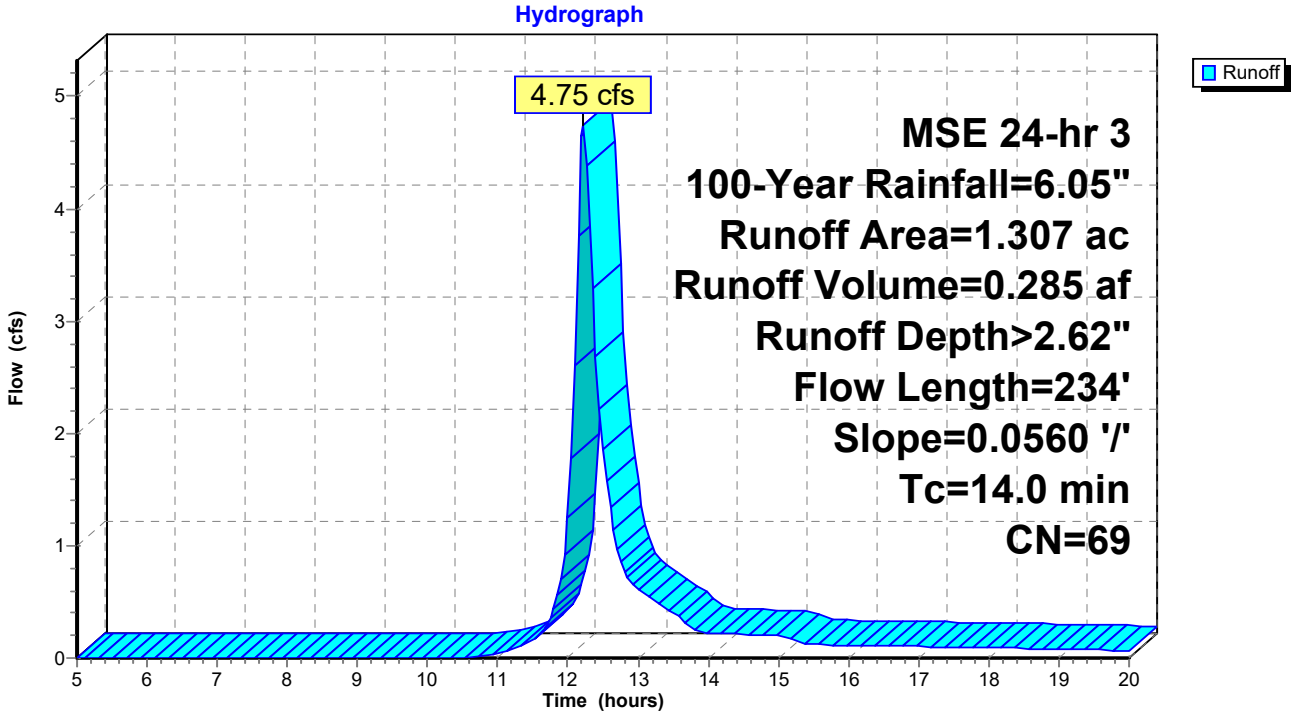
Runoff = 4.75 cfs @ 12.23 hrs, Volume= 0.285 af, Depth> 2.62"
Routed to Reach 5R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.05"

	Area (ac)	CN	Description
*	1.307	69	
	1.307		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.0	234	0.0560	0.28		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment 1S: offsite north



Summary for Subcatchment 1SA: onsite

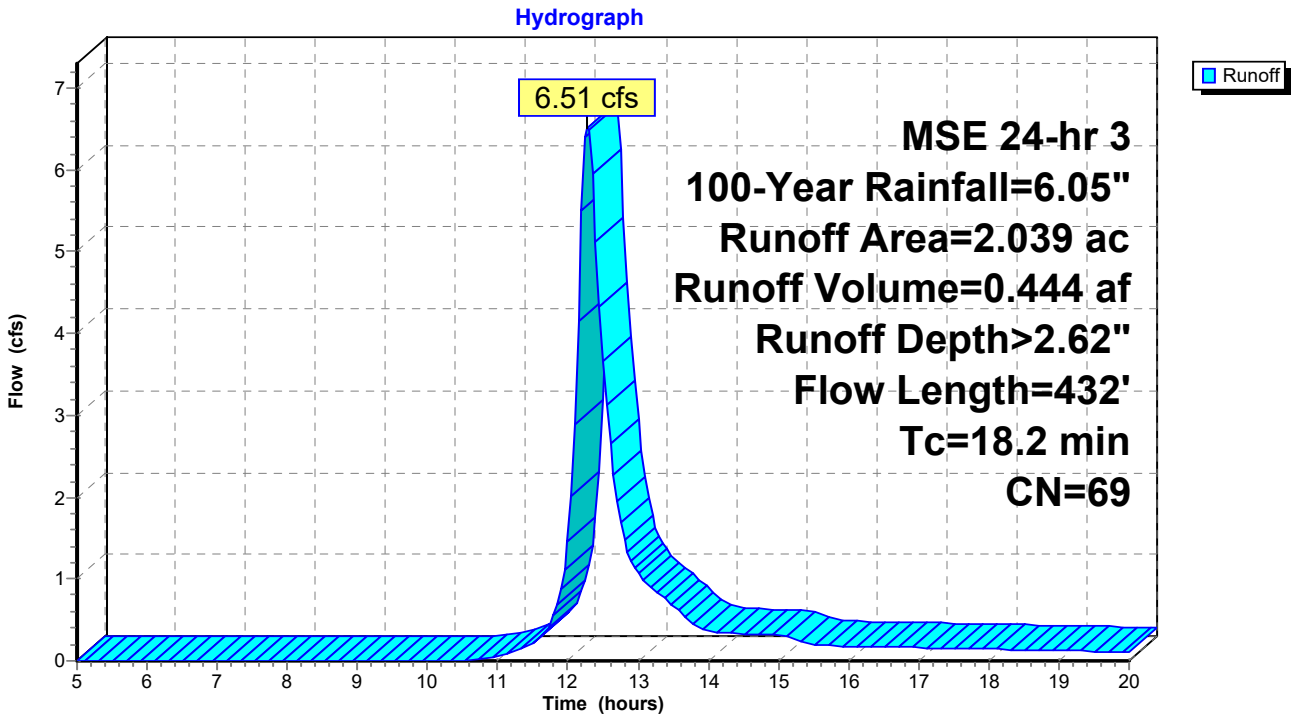
Runoff = 6.51 cfs @ 12.28 hrs, Volume= 0.444 af, Depth> 2.62"
Routed to Reach 5R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.05"

	Area (ac)	CN	Description
*	2.039	69	
	2.039		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	300	0.0530	0.29		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"
0.8	132	0.0380	2.92		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
18.2	432	Total			

Subcatchment 1SA: onsite



Summary for Subcatchment 2S: offsite south

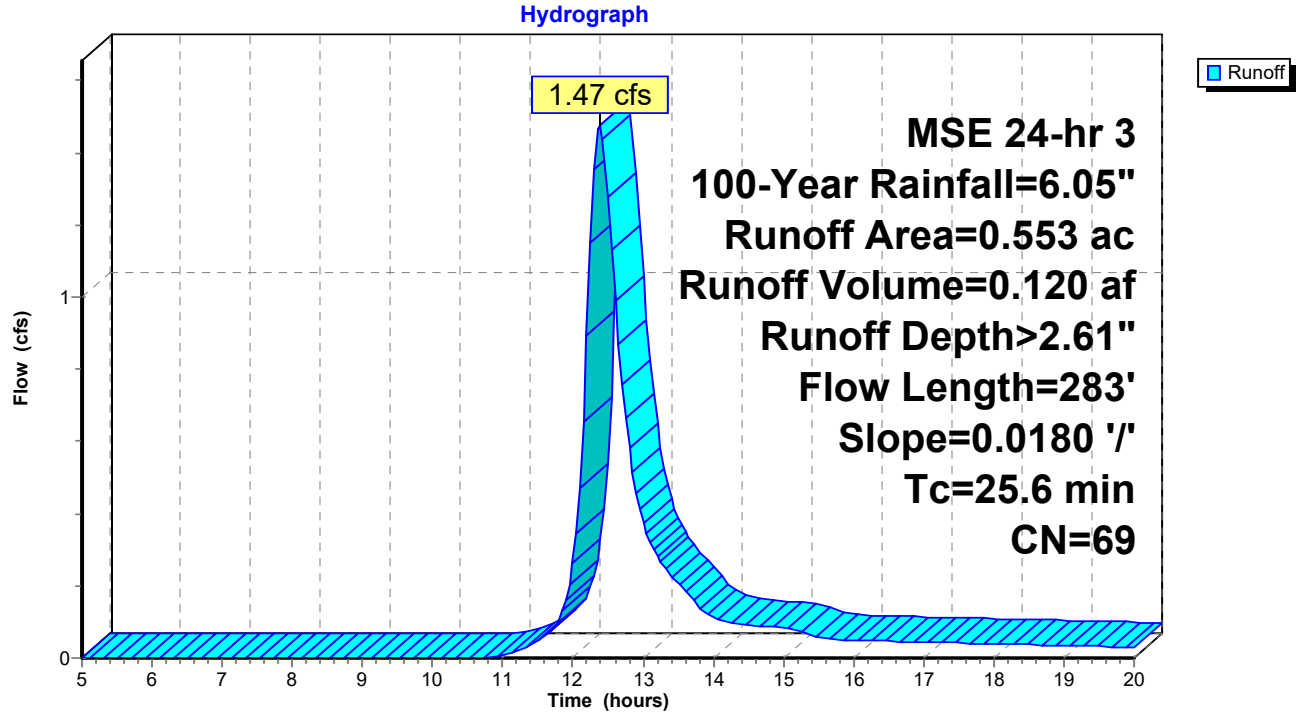
Runoff = 1.47 cfs @ 12.38 hrs, Volume= 0.120 af, Depth> 2.61"
Routed to Reach 5R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.05"

	Area (ac)	CN	Description
*	0.553	69	
	0.553		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.6	283	0.0180	0.18		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment 2S: offsite south



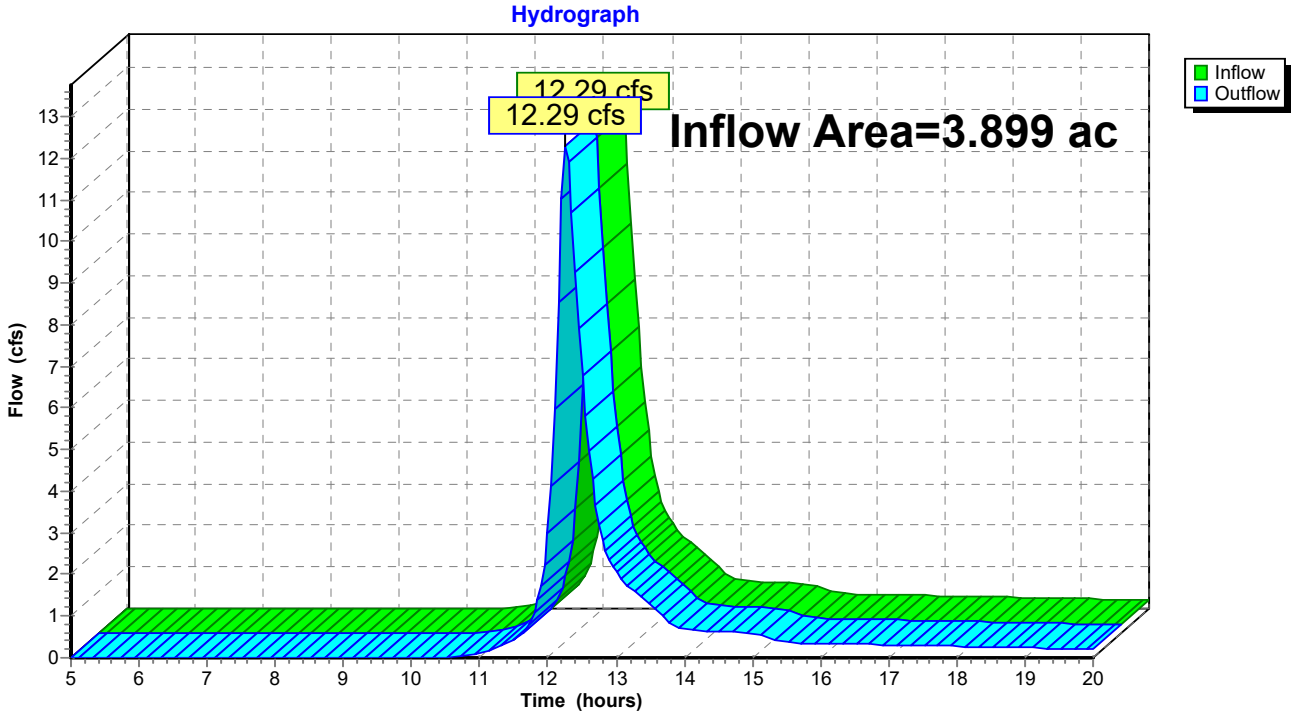
Summary for Reach 5R: (new Reach)

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

Inflow Area = 3.899 ac, 0.00% Impervious, Inflow Depth > 2.62" for 100-Year event
Inflow = 12.29 cfs @ 12.26 hrs, Volume= 0.850 af
Outflow = 12.29 cfs @ 12.26 hrs, Volume= 0.850 af, Atten= 0%, Lag= 0.0 min

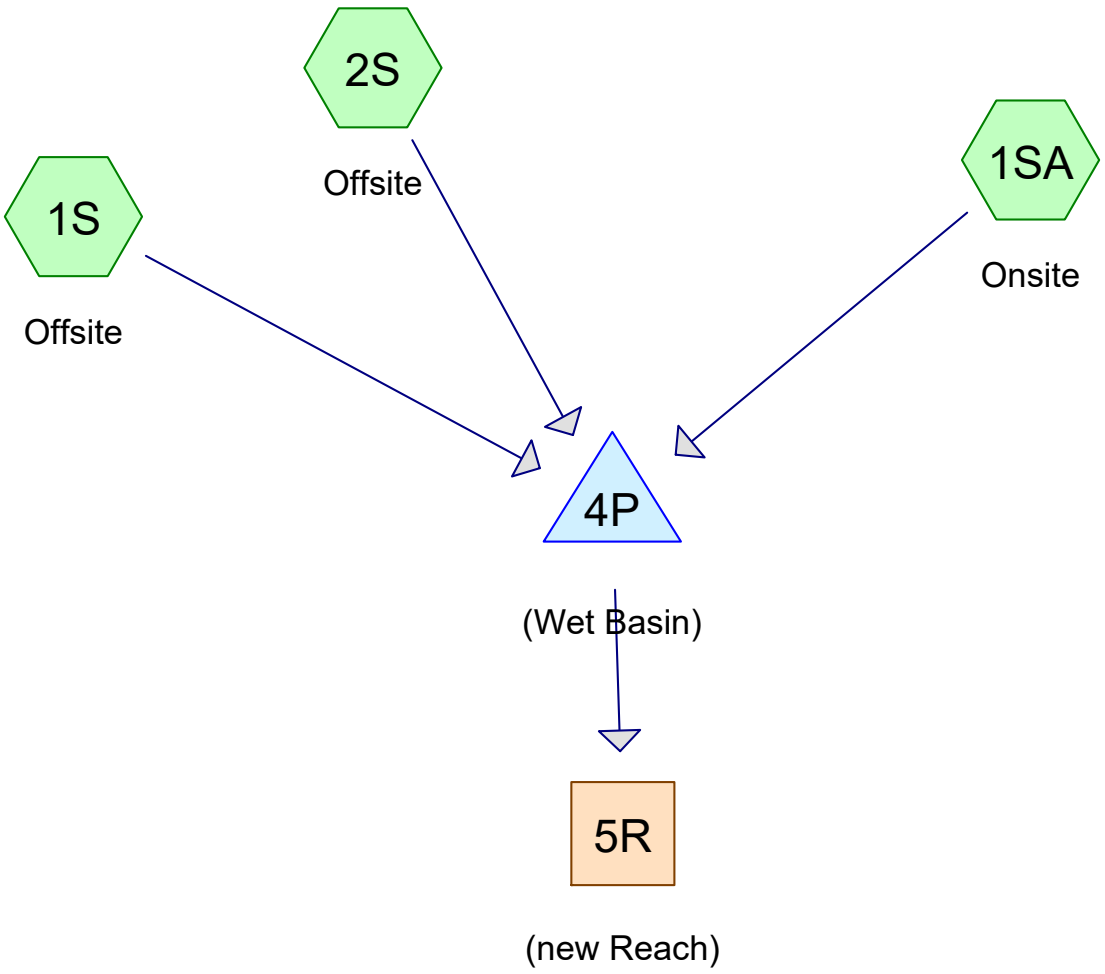
Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 5R: (new Reach)



APPENDIX A

PROPOSED
1, 2, 10, AND 100-YEAR
HYDROCAD MODEL



Subcat Reach Pond Link

Routing Diagram for 11172_proposed - 07.28
Prepared by Farris, Hansen & Associates, Inc, Printed 7/30/2025
HydroCAD® 10.20-6a s/n 05638 © 2024 HydroCAD Software Solutions LLC

Project Notes

Rainfall events imported from "FHA 10998 PR.hcp"
Rainfall events imported from "FHA 10998 PR.hcp"

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	MSE 24-hr	3	Default	24.00	1	2.38	2
2	2-Year	MSE 24-hr	3	Default	24.00	1	2.69	2
3	10-Year	MSE 24-hr	3	Default	24.00	1	3.81	2
4	100-Year	MSE 24-hr	3	Default	24.00	1	6.05	2
5	Custom	MSE 24-hr	3	Default	24.00	1	2.69	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.171	69	(1SA, 2S)
0.081	98	bldg (1SA)
0.340	98	parking (1SA)
1.307	69	short grass (1S)
3.899	**72**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
3.899	Other	1S, 1SA, 2S
3.899		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	2.171	2.171		1SA, 2S
0.000	0.000	0.000	0.000	0.081	0.081	bldg	1SA
0.000	0.000	0.000	0.000	0.340	0.340	parking	1SA
0.000	0.000	0.000	0.000	1.307	1.307	short grass	1S
0.000	**0.000**	**0.000**	**0.000**	**3.899**	**3.899**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	5R	825.80	825.60	40.0	0.0050	0.015	0.0	15.0	0.0	

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

Subcatchment 1S: Offsite Runoff Area=1.307 ac 0.00% Impervious Runoff Depth>0.34"
Flow Length=234' Slope=0.0560 '/' Tc=14.0 min CN=69 Runoff=0.48 cfs 0.037 af

Subcatchment 1SA: Onsite Runoff Area=2.039 ac 20.65% Impervious Runoff Depth>0.54"
Flow Length=336' Tc=17.6 min CN=75 Runoff=1.26 cfs 0.092 af

Subcatchment 2S: Offsite Runoff Area=0.553 ac 0.00% Impervious Runoff Depth>0.34"
Flow Length=283' Slope=0.0180 '/' Tc=25.6 min CN=69 Runoff=0.15 cfs 0.016 af

Reach 5R: (new Reach) Avg. Flow Depth=0.35' Max Vel=2.43 fps Inflow=0.69 cfs 0.144 af
15.0" Round Pipe n=0.015 L=40.0' S=0.0050 '/' Capacity=3.96 cfs Outflow=0.69 cfs 0.144 af

Pond 4P: (Wet Basin) Peak Elev=827.20' Storage=0.033 af Inflow=1.83 cfs 0.145 af
Outflow=0.69 cfs 0.144 af

Total Runoff Area = 3.899 ac Runoff Volume = 0.145 af Average Runoff Depth = 0.45"
89.20% Pervious = 3.478 ac 10.80% Impervious = 0.421 ac

Summary for Subcatchment 1S: Offsite

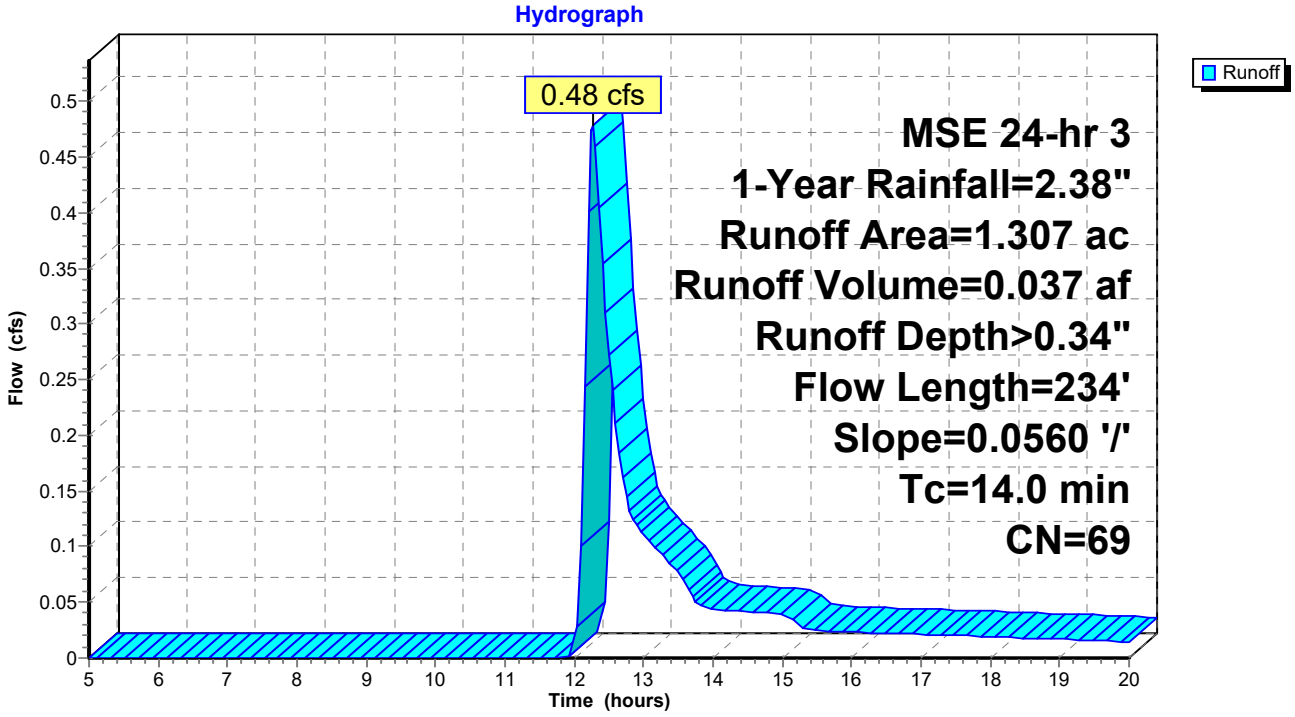
Runoff = 0.48 cfs @ 12.27 hrs, Volume= 0.037 af, Depth> 0.34"
Routed to Pond 4P : (Wet Basin)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.38"

	Area (ac)	CN	Description
*	1.307	69	short grass
	1.307		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.0	234	0.0560	0.28		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment 1S: Offsite



Summary for Subcatchment 1SA: Onsite

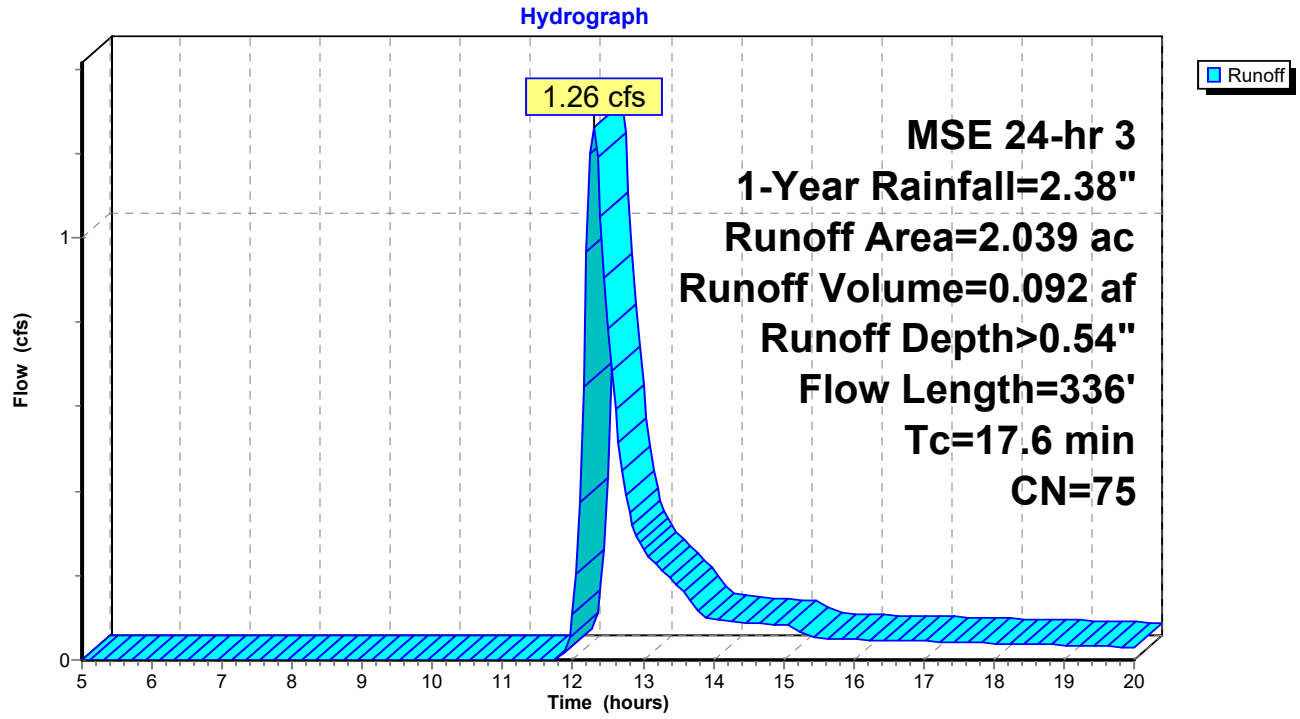
Runoff = 1.26 cfs @ 12.30 hrs, Volume= 0.092 af, Depth> 0.54"
Routed to Pond 4P : (Wet Basin)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.38"

	Area (ac)	CN	Description
*	1.618	69	
*	0.081	98	bldg
*	0.340	98	parking
	2.039	75	Weighted Average
	1.618		79.35% Pervious Area
	0.421		20.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	300	0.0530	0.29		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"
0.2	36	0.0280	2.51		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
17.6	336	Total			

Subcatchment 1SA: Onsite



Summary for Subcatchment 2S: Offsite

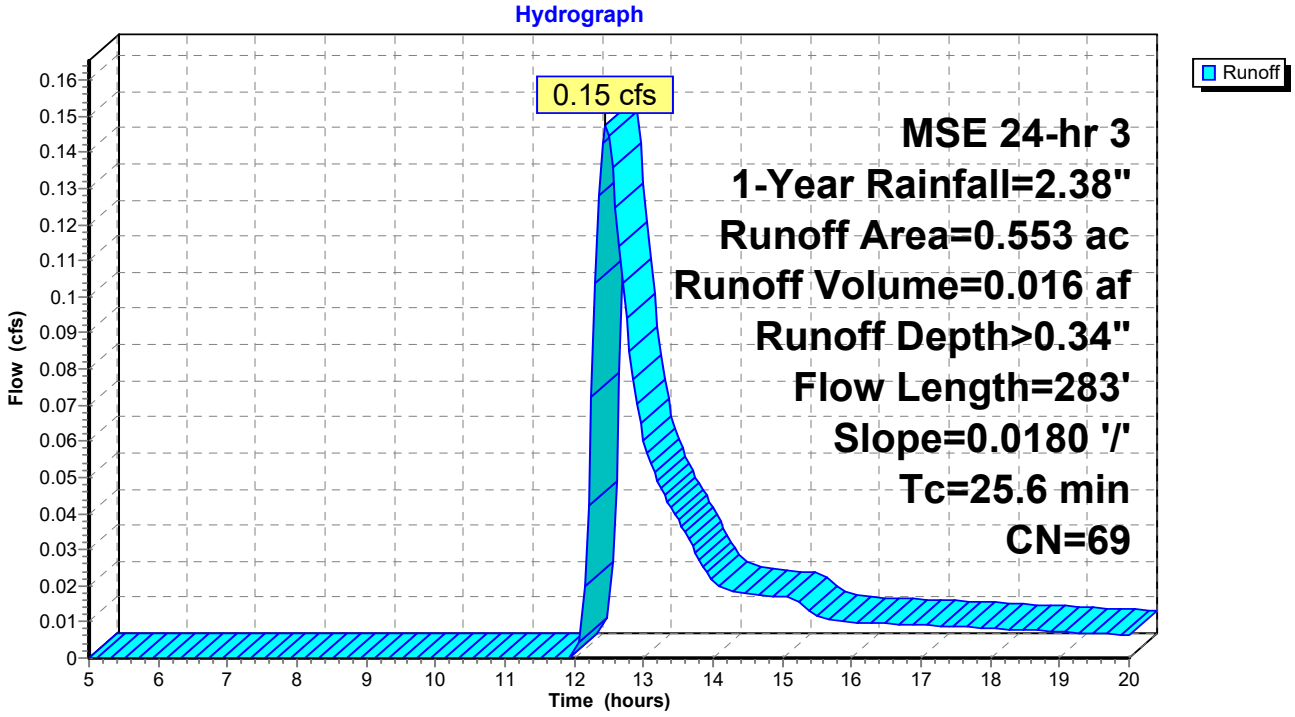
Runoff = 0.15 cfs @ 12.46 hrs, Volume= 0.016 af, Depth> 0.34"
Routed to Pond 4P : (Wet Basin)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.38"

	Area (ac)	CN	Description
*	0.553	69	
	0.553		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.6	283	0.0180	0.18		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment 2S: Offsite



Summary for Reach 5R: (new Reach)

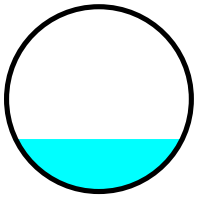
[52] Hint: Inlet/Outlet conditions not evaluated

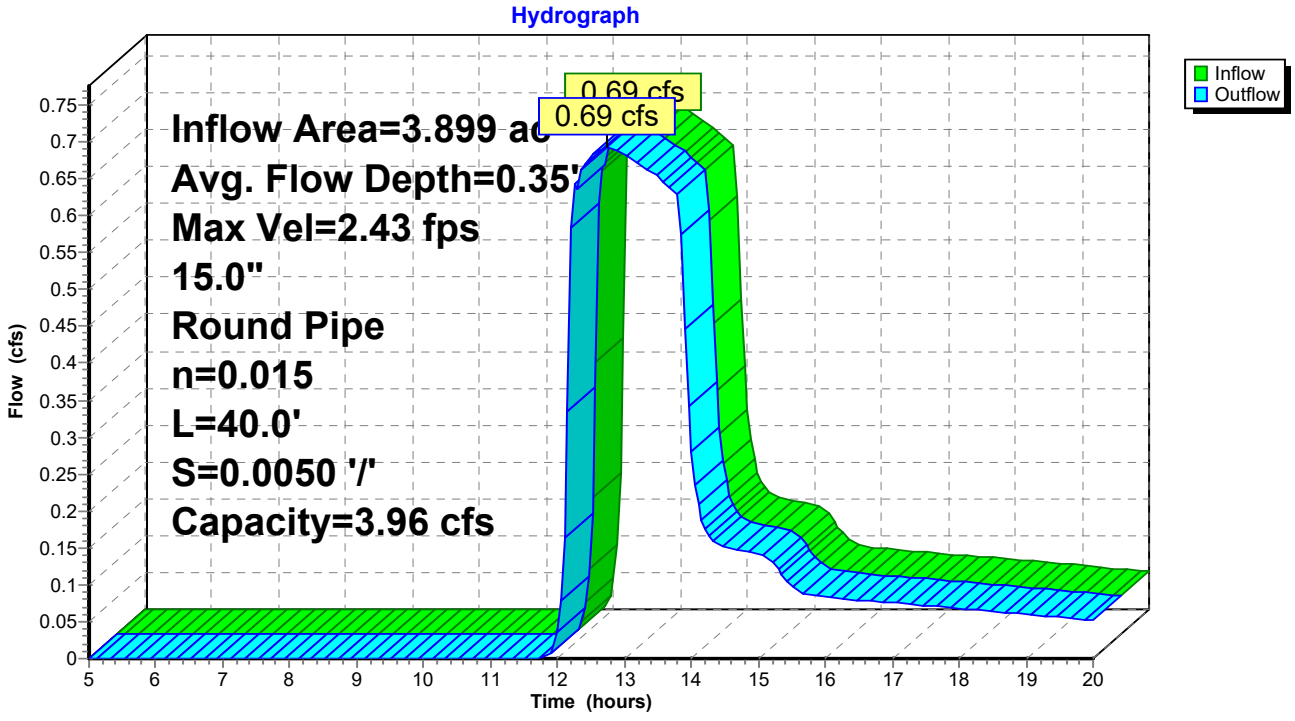
Inflow Area = 3.899 ac, 10.80% Impervious, Inflow Depth > 0.44" for 1-Year event
Inflow = 0.69 cfs @ 12.71 hrs, Volume= 0.144 af
Outflow = 0.69 cfs @ 12.75 hrs, Volume= 0.144 af, Atten= 0%, Lag= 2.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.43 fps, Min. Travel Time= 0.3 min
Avg. Velocity = 1.52 fps, Avg. Travel Time= 0.4 min

Peak Storage= 11 cf @ 12.65 hrs
Average Depth at Peak Storage= 0.35' , Surface Width= 1.13'
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 3.96 cfs

15.0" Round Pipe
n= 0.015 Concrete sewer w/manholes & inlets
Length= 40.0' Slope= 0.0050 '/'
Inlet Invert= 825.80', Outlet Invert= 825.60'





Summary for Pond 4P: (Wet Basin)

[92] Warning: Device #3 is above defined storage

Inflow Area = 3.899 ac, 10.80% Impervious, Inflow Depth > 0.45" for 1-Year event
Inflow = 1.83 cfs @ 12.30 hrs, Volume= 0.145 af
Outflow = 0.69 cfs @ 12.71 hrs, Volume= 0.144 af, Atten= 62%, Lag= 25.0 min
Primary = 0.69 cfs @ 12.71 hrs, Volume= 0.144 af
Routed to Reach 5R : (new Reach)

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 827.20' @ 12.71 hrs Surf.Area= 0.174 ac Storage= 0.033 af

Plug-Flow detention time= 18.1 min calculated for 0.144 af (100% of inflow)
Center-of-Mass det. time= 16.9 min (843.2 - 826.3)

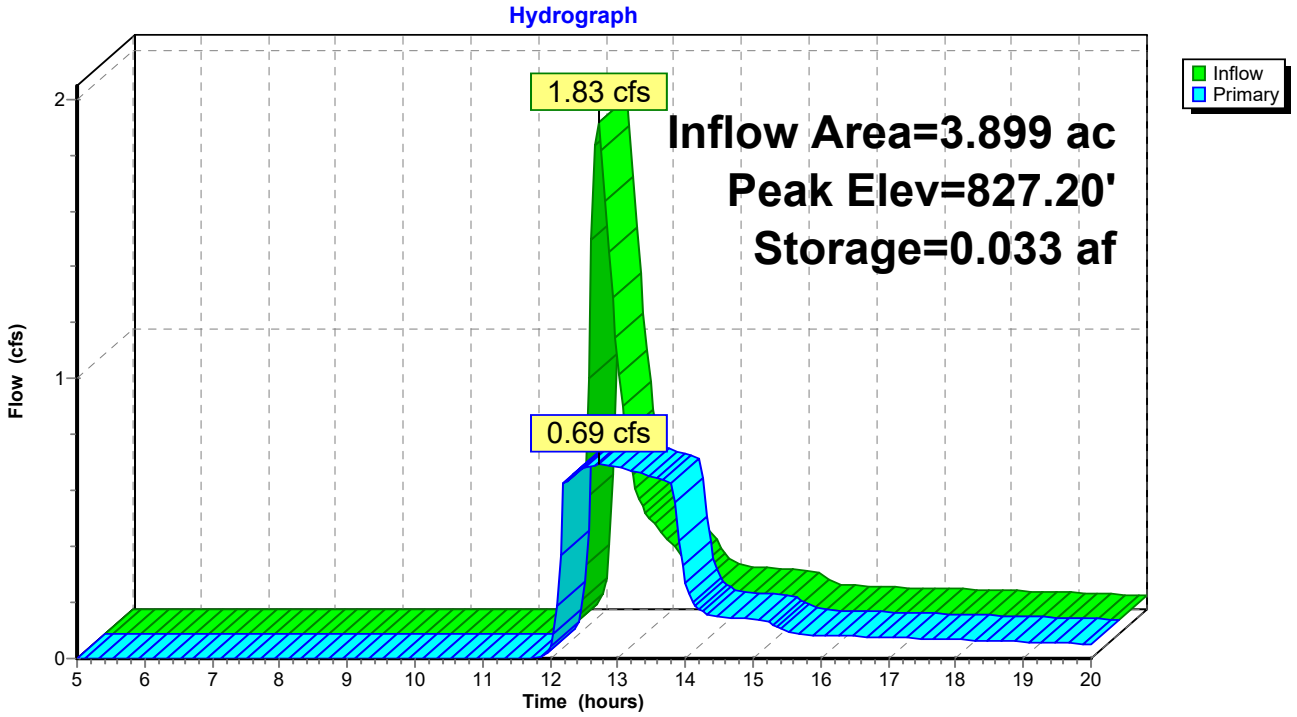
Volume	Invert	Avail.Storage	Storage Description
#1	827.00'	0.398 af	**Custom Stage Data (Conic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
827.00	0.168	0.000	0.000	0.168
828.00	0.199	0.183	0.183	0.200
829.00	0.231	0.215	0.398	0.233

Device	Routing	Invert	Outlet Devices
#1	Primary	828.50'	**24.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	827.30'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	829.00'	**1.5' long + 1.0 '/' SideZ x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#4	Primary	827.00'	**3.600 in/hr Exfiltration over Wetted area** Conductivity to Groundwater Elevation = 825.00'

Primary OutFlow Max=0.69 cfs @ 12.71 hrs HW=827.20' (Free Discharge)
- **1=Orifice/Grate** (Controls 0.00 cfs)
- **2=Orifice/Grate** (Controls 0.00 cfs)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)
- **4=Exfiltration** (Controls 0.69 cfs)

Pond 4P: (Wet Basin)



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

Subcatchment 1S: Offsite Runoff Area=1.307 ac 0.00% Impervious Runoff Depth>0.47"
Flow Length=234' Slope=0.0560 '/' Tc=14.0 min CN=69 Runoff=0.74 cfs 0.052 af

Subcatchment 1SA: Onsite Runoff Area=2.039 ac 20.65% Impervious Runoff Depth>0.72"
Flow Length=336' Tc=17.6 min CN=75 Runoff=1.73 cfs 0.122 af

Subcatchment 2S: Offsite Runoff Area=0.553 ac 0.00% Impervious Runoff Depth>0.47"
Flow Length=283' Slope=0.0180 '/' Tc=25.6 min CN=69 Runoff=0.22 cfs 0.022 af

Reach 5R: (new Reach) Avg. Flow Depth=0.37' Max Vel=2.49 fps Inflow=0.76 cfs 0.195 af
15.0" Round Pipe n=0.015 L=40.0' S=0.0050 '/' Capacity=3.96 cfs Outflow=0.76 cfs 0.195 af

Pond 4P: (Wet Basin) Peak Elev=827.34' Storage=0.058 af Inflow=2.59 cfs 0.195 af
Outflow=0.76 cfs 0.195 af

Total Runoff Area = 3.899 ac Runoff Volume = 0.195 af Average Runoff Depth = 0.60"
89.20% Pervious = 3.478 ac 10.80% Impervious = 0.421 ac

Summary for Subcatchment 1S: Offsite

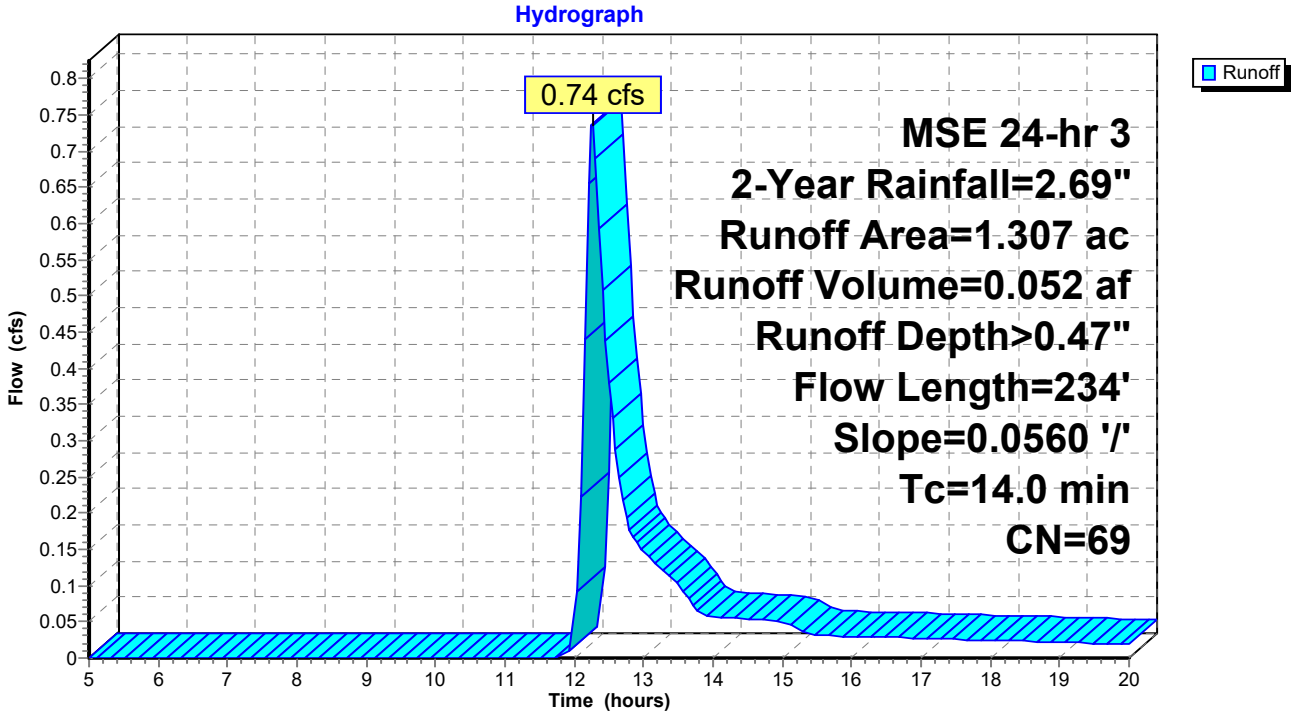
Runoff = 0.74 cfs @ 12.26 hrs, Volume= 0.052 af, Depth> 0.47"
Routed to Pond 4P : (Wet Basin)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.69"

	Area (ac)	CN	Description
*	1.307	69	short grass
	1.307		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.0	234	0.0560	0.28		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment 1S: Offsite



Summary for Subcatchment 1SA: Onsite

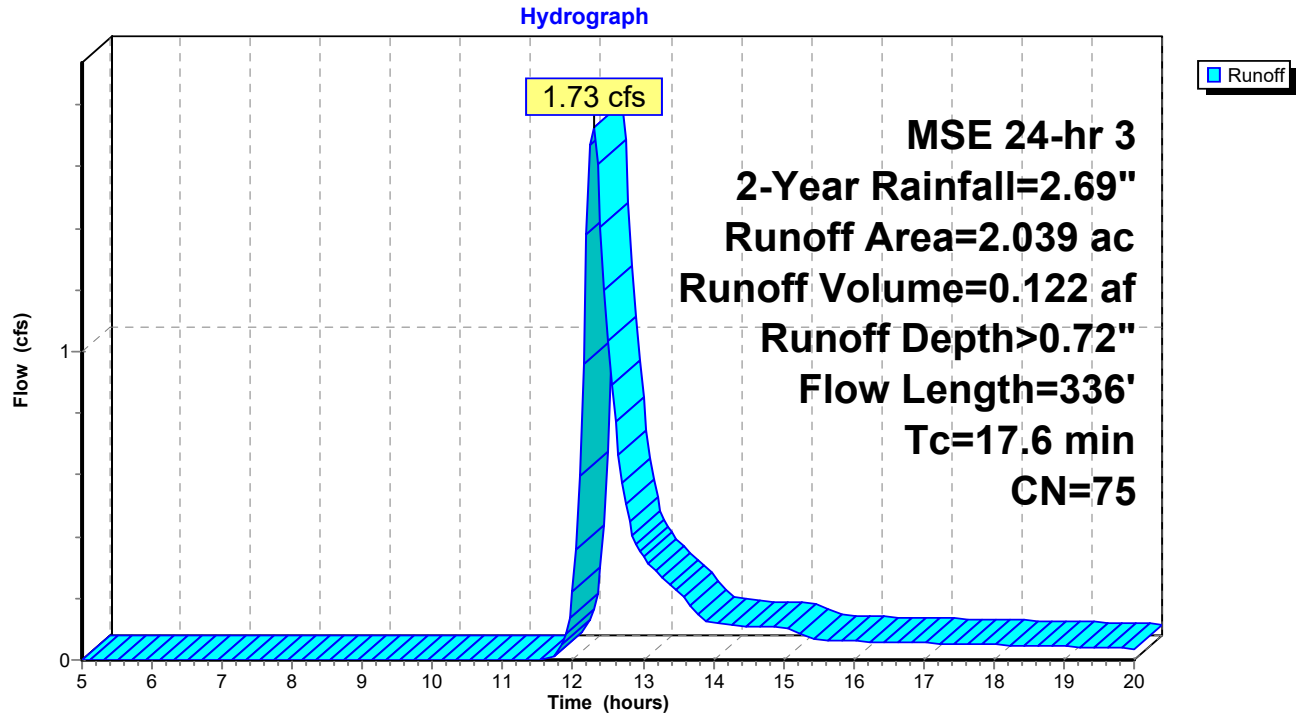
Runoff = 1.73 cfs @ 12.29 hrs, Volume= 0.122 af, Depth> 0.72"
Routed to Pond 4P : (Wet Basin)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.69"

	Area (ac)	CN	Description
*	1.618	69	
*	0.081	98	bldg
*	0.340	98	parking
	2.039	75	Weighted Average
	1.618		79.35% Pervious Area
	0.421		20.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	300	0.0530	0.29		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"
0.2	36	0.0280	2.51		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
17.6	336	Total			

Subcatchment 1SA: Onsite



Summary for Subcatchment 2S: Offsite

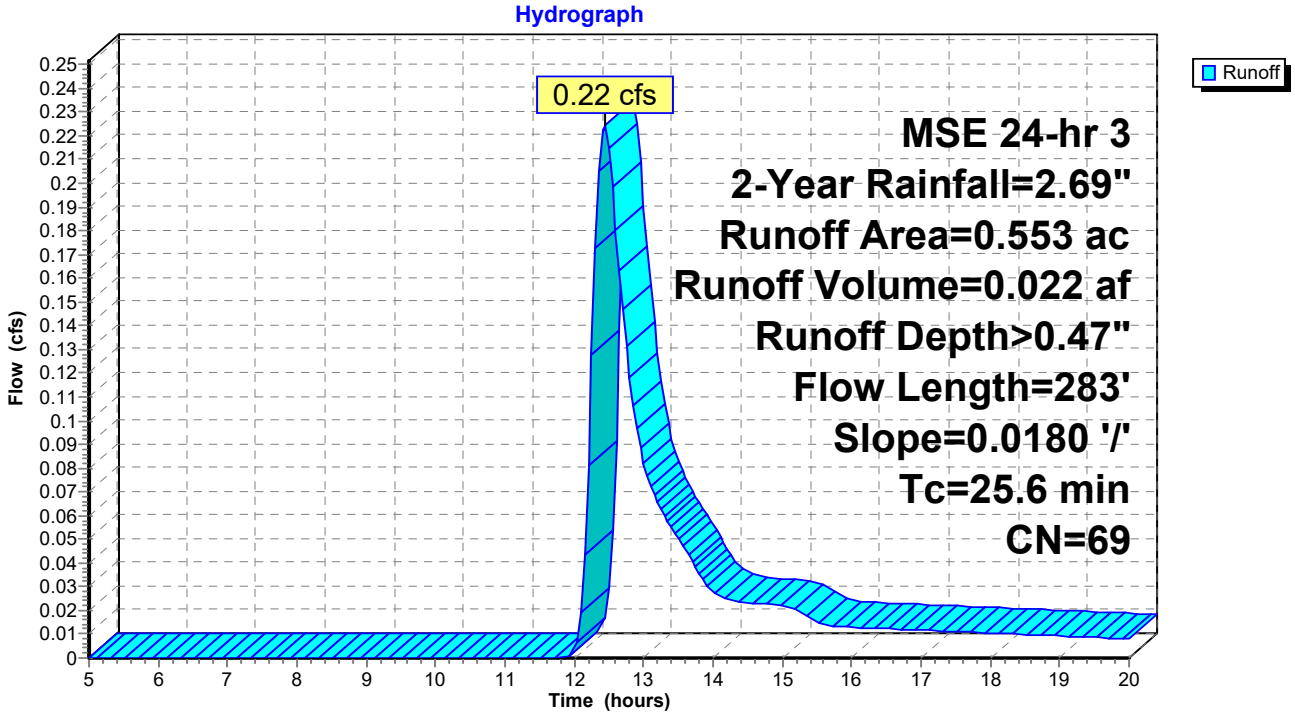
Runoff = 0.22 cfs @ 12.44 hrs, Volume= 0.022 af, Depth> 0.47"
Routed to Pond 4P : (Wet Basin)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.69"

	Area (ac)	CN	Description
*	0.553	69	
	0.553		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.6	283	0.0180	0.18		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment 2S: Offsite



Summary for Reach 5R: (new Reach)

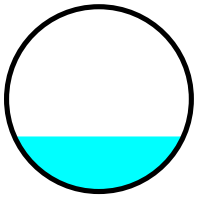
[52] Hint: Inlet/Outlet conditions not evaluated

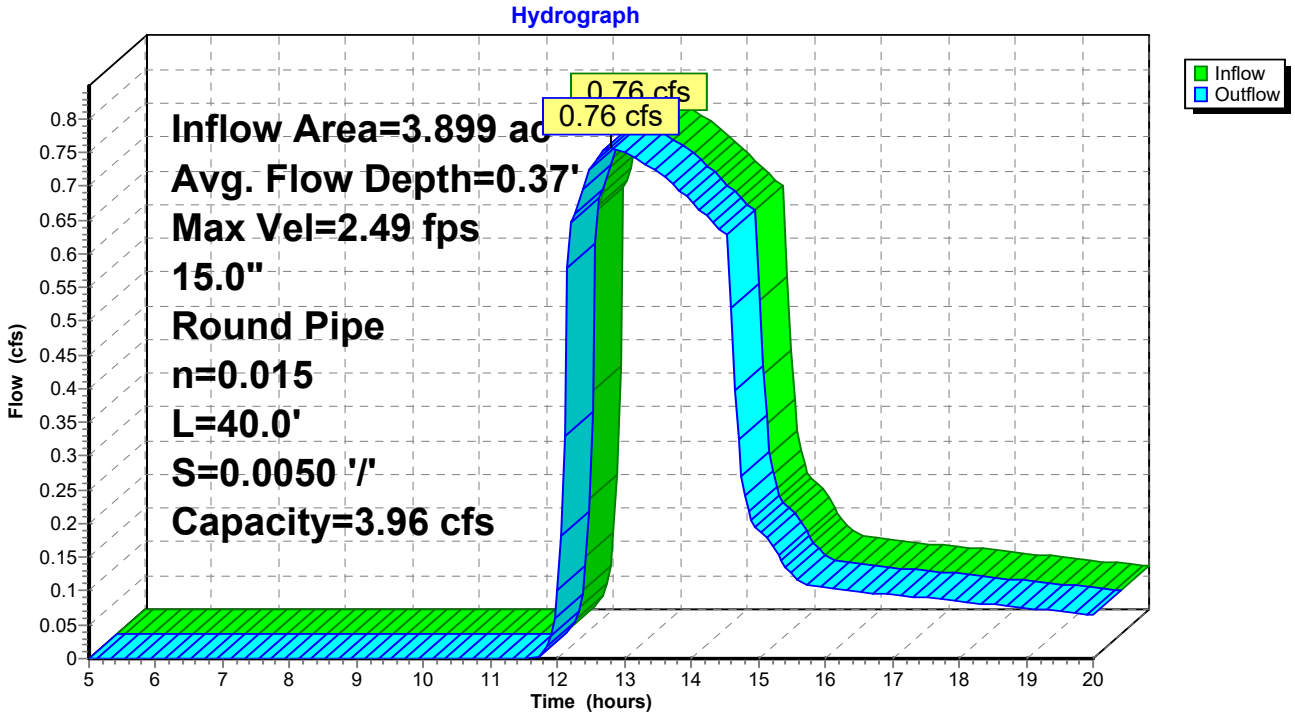
Inflow Area = 3.899 ac, 10.80% Impervious, Inflow Depth > 0.60" for 2-Year event
Inflow = 0.76 cfs @ 12.79 hrs, Volume= 0.195 af
Outflow = 0.76 cfs @ 12.80 hrs, Volume= 0.195 af, Atten= 0%, Lag= 0.6 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.49 fps, Min. Travel Time= 0.3 min
Avg. Velocity = 1.66 fps, Avg. Travel Time= 0.4 min

Peak Storage= 12 cf @ 12.80 hrs
Average Depth at Peak Storage= 0.37' , Surface Width= 1.14'
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 3.96 cfs

15.0" Round Pipe
n= 0.015 Concrete sewer w/manholes & inlets
Length= 40.0' Slope= 0.0050 '/'
Inlet Invert= 825.80', Outlet Invert= 825.60'





Summary for Pond 4P: (Wet Basin)

[92] Warning: Device #3 is above defined storage

Inflow Area = 3.899 ac, 10.80% Impervious, Inflow Depth > 0.60" for 2-Year event
Inflow = 2.59 cfs @ 12.29 hrs, Volume= 0.195 af
Outflow = 0.76 cfs @ 12.79 hrs, Volume= 0.195 af, Atten= 71%, Lag= 30.4 min
Primary = 0.76 cfs @ 12.79 hrs, Volume= 0.195 af
Routed to Reach 5R : (new Reach)

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 827.34' @ 12.79 hrs Surf.Area= 0.178 ac Storage= 0.058 af

Plug-Flow detention time= 30.0 min calculated for 0.194 af (99% of inflow)
Center-of-Mass det. time= 28.7 min (849.2 - 820.4)

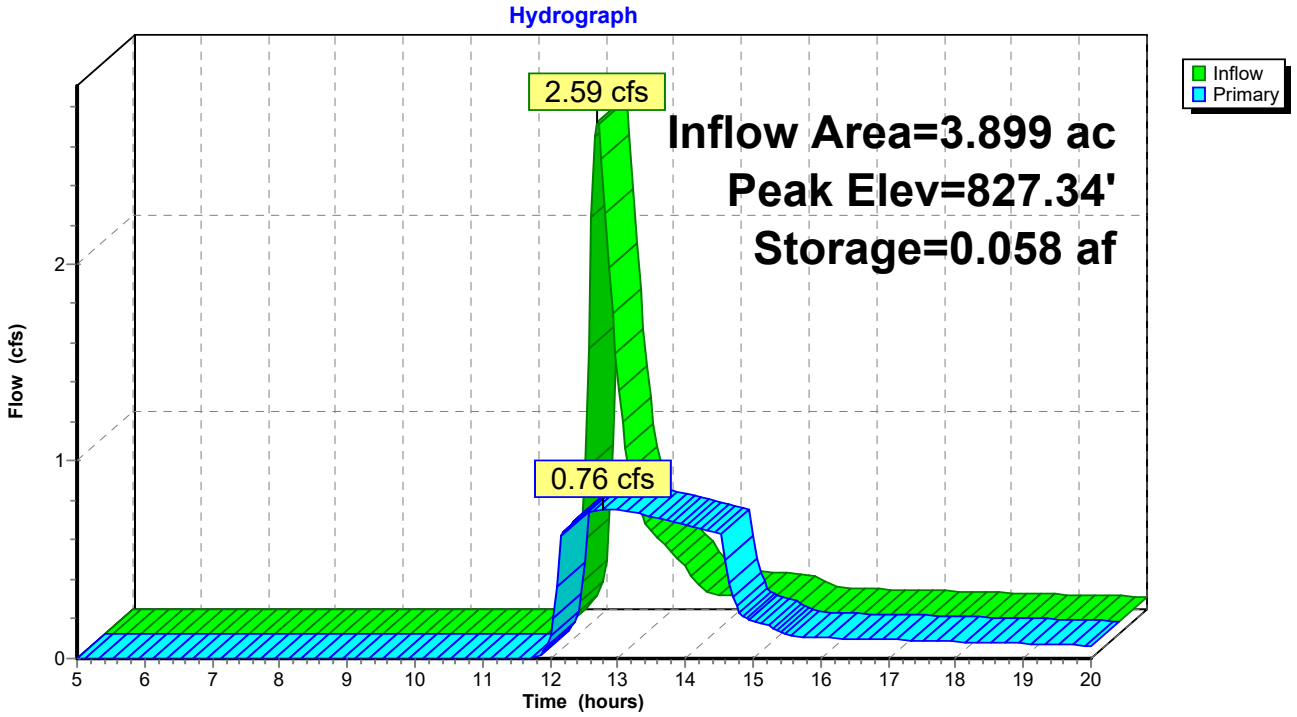
Volume	Invert	Avail.Storage	Storage Description
#1	827.00'	0.398 af	**Custom Stage Data (Conic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
827.00	0.168	0.000	0.000	0.168
828.00	0.199	0.183	0.183	0.200
829.00	0.231	0.215	0.398	0.233

Device	Routing	Invert	Outlet Devices
#1	Primary	828.50'	**24.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	827.30'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	829.00'	**1.5' long + 1.0 '/' SideZ x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#4	Primary	827.00'	**3.600 in/hr Exfiltration over Wetted area** Conductivity to Groundwater Elevation = 825.00'

Primary OutFlow Max=0.76 cfs @ 12.79 hrs HW=827.34' (Free Discharge)
- **1=Orifice/Grate** (Controls 0.00 cfs)
- **2=Orifice/Grate** (Orifice Controls 0.00 cfs @ 0.64 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)
- **4=Exfiltration** (Controls 0.75 cfs)

Pond 4P: (Wet Basin)



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

Subcatchment 1S: Offsite Runoff Area=1.307 ac 0.00% Impervious Runoff Depth>1.08"
Flow Length=234' Slope=0.0560 '/' Tc=14.0 min CN=69 Runoff=1.89 cfs 0.117 af

Subcatchment 1SA: Onsite Runoff Area=2.039 ac 20.65% Impervious Runoff Depth>1.45"
Flow Length=336' Tc=17.6 min CN=75 Runoff=3.63 cfs 0.246 af

Subcatchment 2S: Offsite Runoff Area=0.553 ac 0.00% Impervious Runoff Depth>1.07"
Flow Length=283' Slope=0.0180 '/' Tc=25.6 min CN=69 Runoff=0.58 cfs 0.049 af

Reach 5R: (new Reach) Avg. Flow Depth=0.54' Max Vel=3.01 fps Inflow=1.52 cfs 0.411 af
15.0" Round Pipe n=0.015 L=40.0' S=0.0050 '/' Capacity=3.96 cfs Outflow=1.52 cfs 0.411 af

Pond 4P: (Wet Basin) Peak Elev=827.86' Storage=0.157 af Inflow=5.92 cfs 0.412 af
Outflow=1.52 cfs 0.411 af

Total Runoff Area = 3.899 ac Runoff Volume = 0.412 af Average Runoff Depth = 1.27"
89.20% Pervious = 3.478 ac 10.80% Impervious = 0.421 ac

Summary for Subcatchment 1S: Offsite

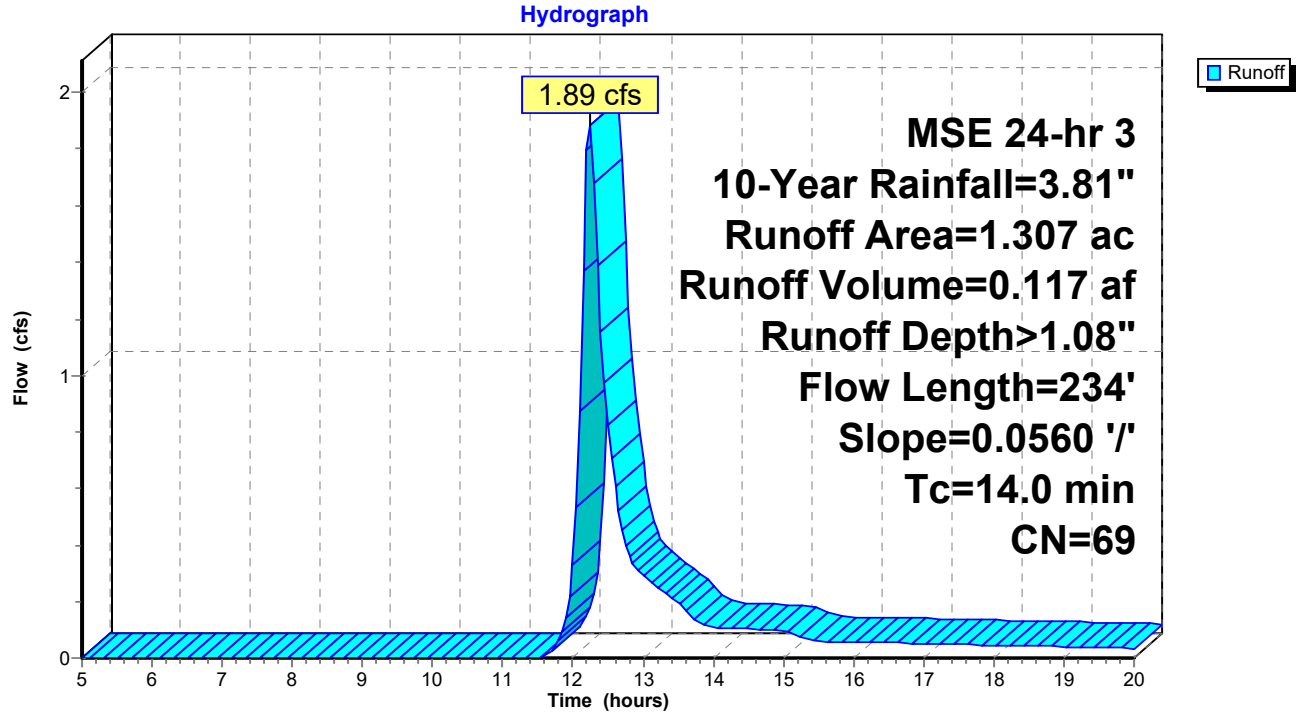
Runoff = 1.89 cfs @ 12.24 hrs, Volume= 0.117 af, Depth> 1.08"
Routed to Pond 4P : (Wet Basin)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.81"

	Area (ac)	CN	Description
*	1.307	69	short grass
	1.307		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.0	234	0.0560	0.28		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment 1S: Offsite



Summary for Subcatchment 1SA: Onsite

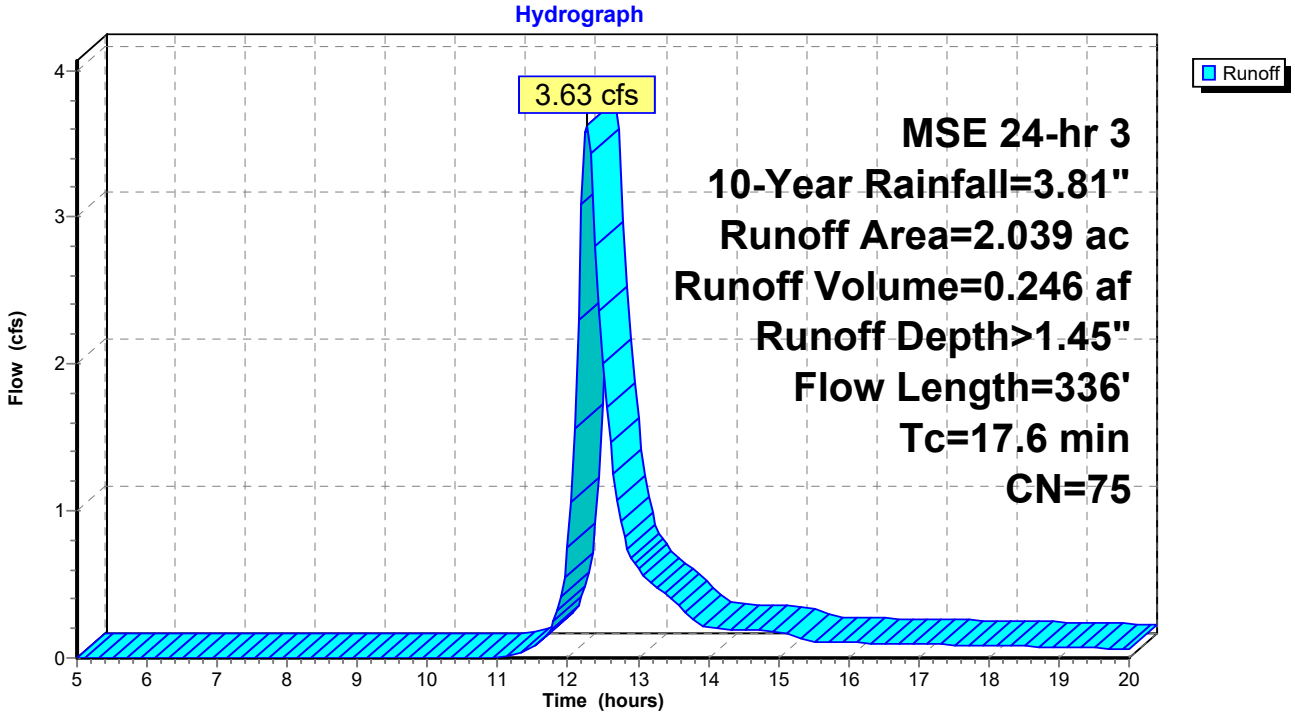
Runoff = 3.63 cfs @ 12.28 hrs, Volume= 0.246 af, Depth> 1.45"
Routed to Pond 4P : (Wet Basin)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.81"

	Area (ac)	CN	Description
*	1.618	69	
*	0.081	98	bldg
*	0.340	98	parking
	2.039	75	Weighted Average
	1.618		79.35% Pervious Area
	0.421		20.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	300	0.0530	0.29		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"
0.2	36	0.0280	2.51		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
17.6	336	Total			

Subcatchment 1SA: Onsite



Summary for Subcatchment 2S: Offsite

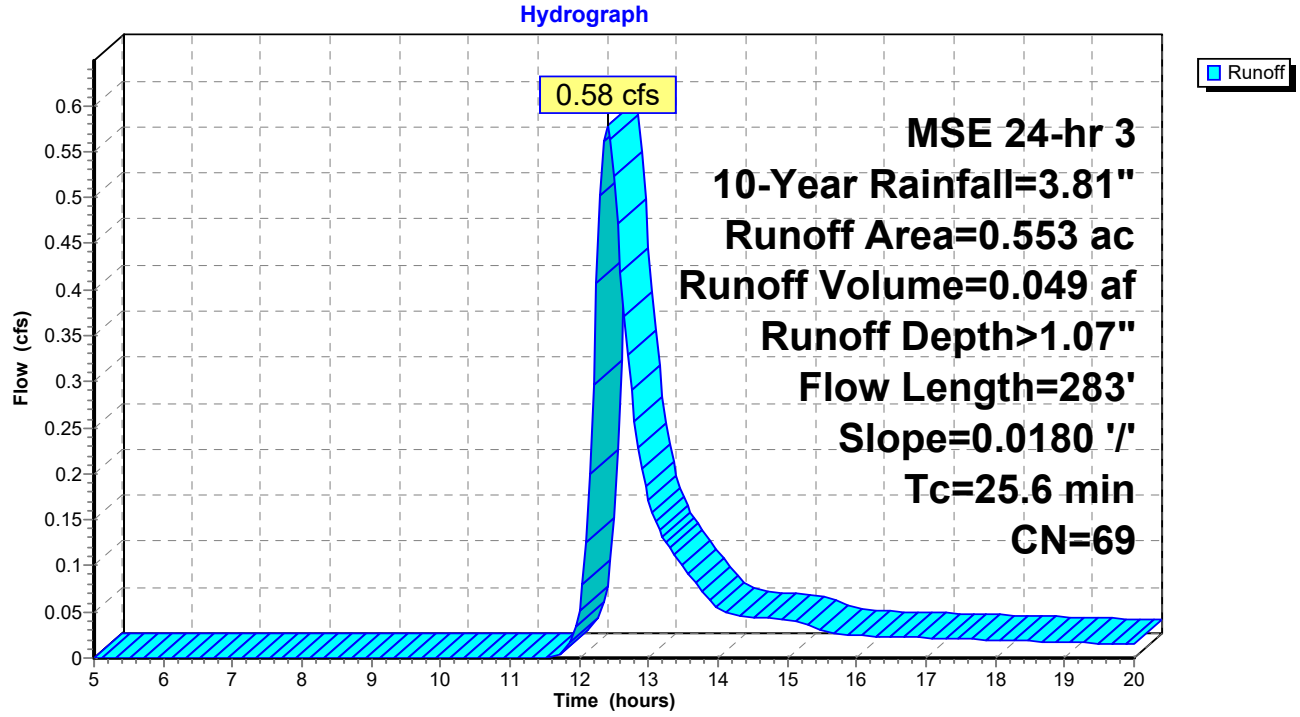
Runoff = 0.58 cfs @ 12.40 hrs, Volume= 0.049 af, Depth> 1.07"
Routed to Pond 4P : (Wet Basin)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.81"

	Area (ac)	CN	Description
*	0.553	69	
	0.553		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.6	283	0.0180	0.18		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment 2S: Offsite



Summary for Reach 5R: (new Reach)

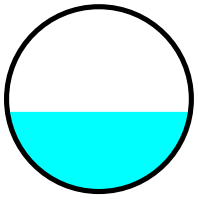
[52] Hint: Inlet/Outlet conditions not evaluated

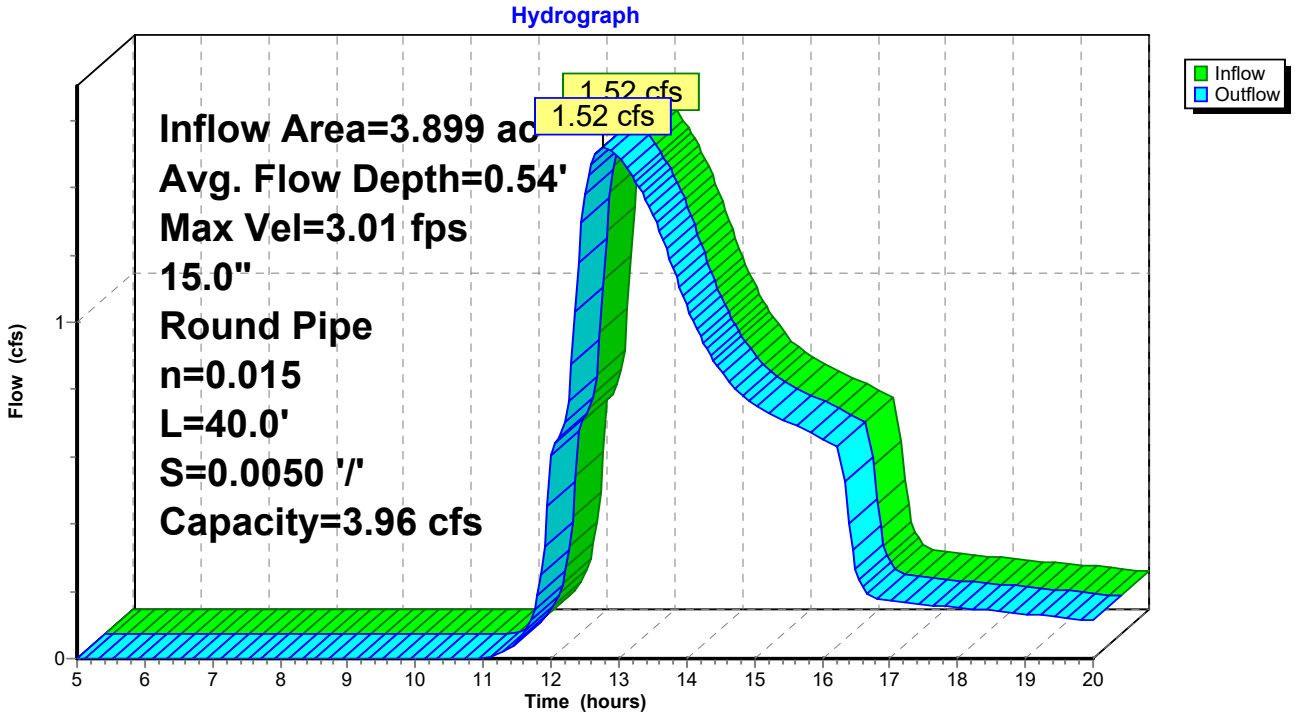
Inflow Area = 3.899 ac, 10.80% Impervious, Inflow Depth > 1.27" for 10-Year event
Inflow = 1.52 cfs @ 12.78 hrs, Volume= 0.411 af
Outflow = 1.52 cfs @ 12.78 hrs, Volume= 0.411 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 3.01 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 2.03 fps, Avg. Travel Time= 0.3 min

Peak Storage= 20 cf @ 12.77 hrs
Average Depth at Peak Storage= 0.54' , Surface Width= 1.24'
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 3.96 cfs

15.0" Round Pipe
n= 0.015 Concrete sewer w/manholes & inlets
Length= 40.0' Slope= 0.0050 '/'
Inlet Invert= 825.80', Outlet Invert= 825.60'





Summary for Pond 4P: (Wet Basin)

[92] Warning: Device #3 is above defined storage

Inflow Area = 3.899 ac, 10.80% Impervious, Inflow Depth > 1.27" for 10-Year event
Inflow = 5.92 cfs @ 12.27 hrs, Volume= 0.412 af
Outflow = 1.52 cfs @ 12.78 hrs, Volume= 0.411 af, Atten= 74%, Lag= 30.5 min
Primary = 1.52 cfs @ 12.78 hrs, Volume= 0.411 af
Routed to Reach 5R : (new Reach)

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 827.86' @ 12.78 hrs Surf.Area= 0.195 ac Storage= 0.157 af

Plug-Flow detention time= 52.9 min calculated for 0.411 af (100% of inflow)
Center-of-Mass det. time= 51.9 min (859.1 - 807.2)

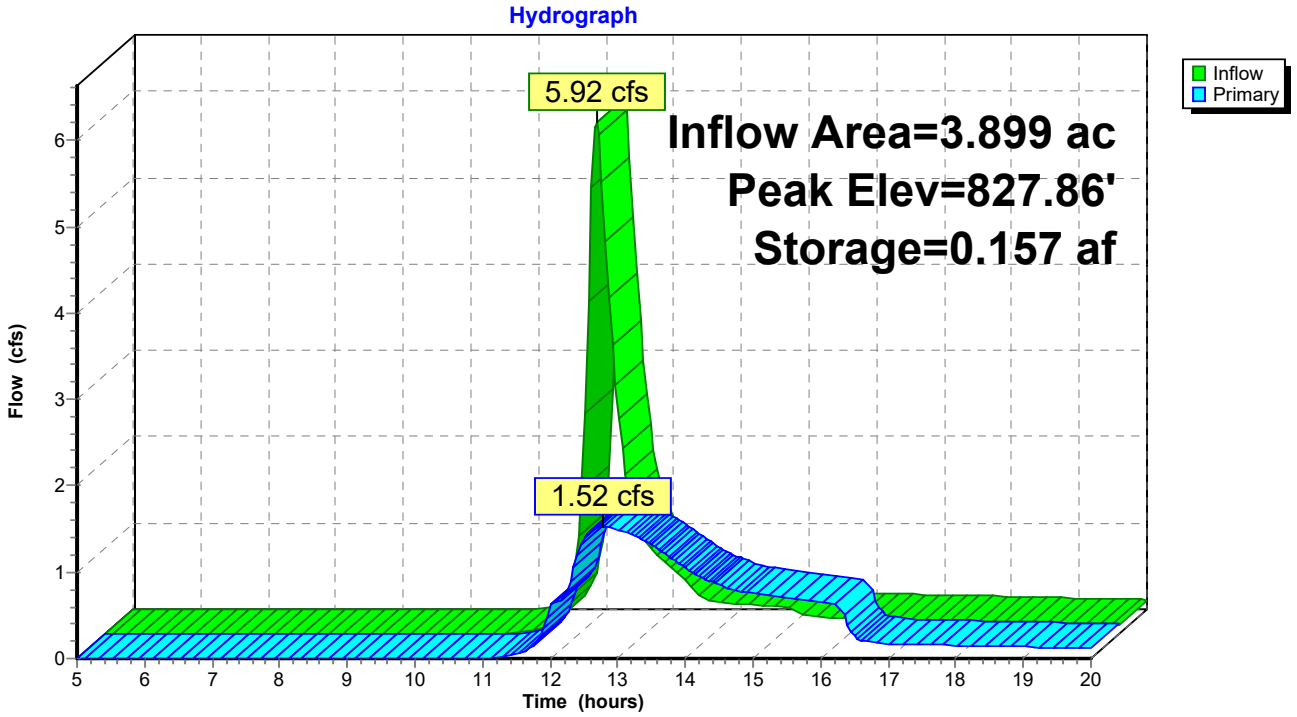
Volume	Invert	Avail.Storage	Storage Description
#1	827.00'	0.398 af	**Custom Stage Data (Conic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
827.00	0.168	0.000	0.000	0.168
828.00	0.199	0.183	0.183	0.200
829.00	0.231	0.215	0.398	0.233

Device	Routing	Invert	Outlet Devices
#1	Primary	828.50'	**24.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	827.30'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	829.00'	**1.5' long + 1.0 '/' SideZ x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#4	Primary	827.00'	**3.600 in/hr Exfiltration over Wetted area** Conductivity to Groundwater Elevation = 825.00'

Primary OutFlow Max=1.52 cfs @ 12.78 hrs HW=827.86' (Free Discharge)
- **1=Orifice/Grate** (Controls 0.00 cfs)
- **2=Orifice/Grate** (Orifice Controls 0.53 cfs @ 2.70 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)
- **4=Exfiltration** (Controls 0.99 cfs)

Pond 4P: (Wet Basin)



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

Subcatchment 1S: Offsite Runoff Area=1.307 ac 0.00% Impervious Runoff Depth>2.62"
Flow Length=234' Slope=0.0560 '/' Tc=14.0 min CN=69 Runoff=4.75 cfs 0.285 af

Subcatchment 1SA: Onsite Runoff Area=2.039 ac 20.65% Impervious Runoff Depth>3.18"
Flow Length=336' Tc=17.6 min CN=75 Runoff=8.07 cfs 0.540 af

Subcatchment 2S: Offsite Runoff Area=0.553 ac 0.00% Impervious Runoff Depth>2.61"
Flow Length=283' Slope=0.0180 '/' Tc=25.6 min CN=69 Runoff=1.47 cfs 0.120 af

Reach 5R: (new Reach) Avg. Flow Depth=1.06' Max Vel=3.68 fps Inflow=4.07 cfs 0.943 af
15.0" Round Pipe n=0.015 L=40.0' S=0.0050 '/' Capacity=3.96 cfs Outflow=4.07 cfs 0.943 af

Pond 4P: (Wet Basin) Peak Elev=828.99' Storage=0.395 af Inflow=13.86 cfs 0.945 af
Outflow=4.07 cfs 0.943 af

Total Runoff Area = 3.899 ac Runoff Volume = 0.945 af Average Runoff Depth = 2.91"
89.20% Pervious = 3.478 ac 10.80% Impervious = 0.421 ac

Summary for Subcatchment 1S: Offsite

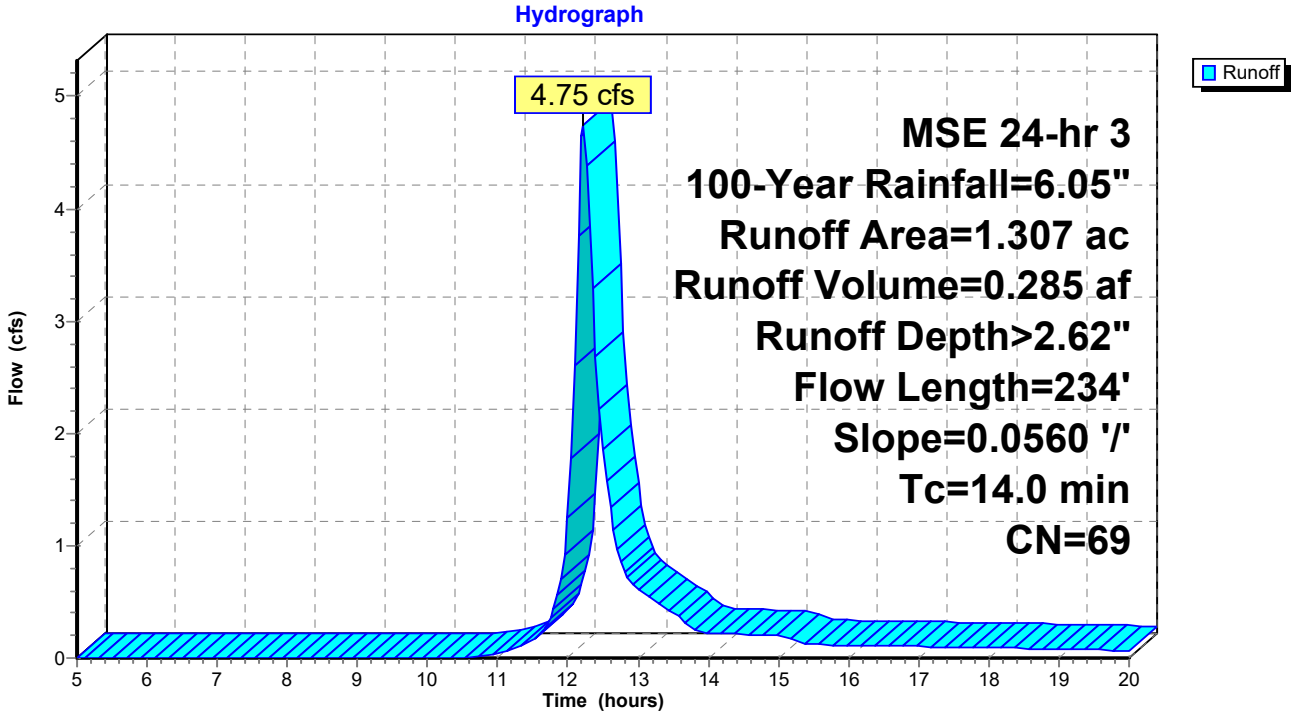
Runoff = 4.75 cfs @ 12.23 hrs, Volume= 0.285 af, Depth> 2.62"
Routed to Pond 4P : (Wet Basin)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.05"

	Area (ac)	CN	Description
*	1.307	69	short grass
	1.307		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.0	234	0.0560	0.28		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment 1S: Offsite



Summary for Subcatchment 1SA: Onsite

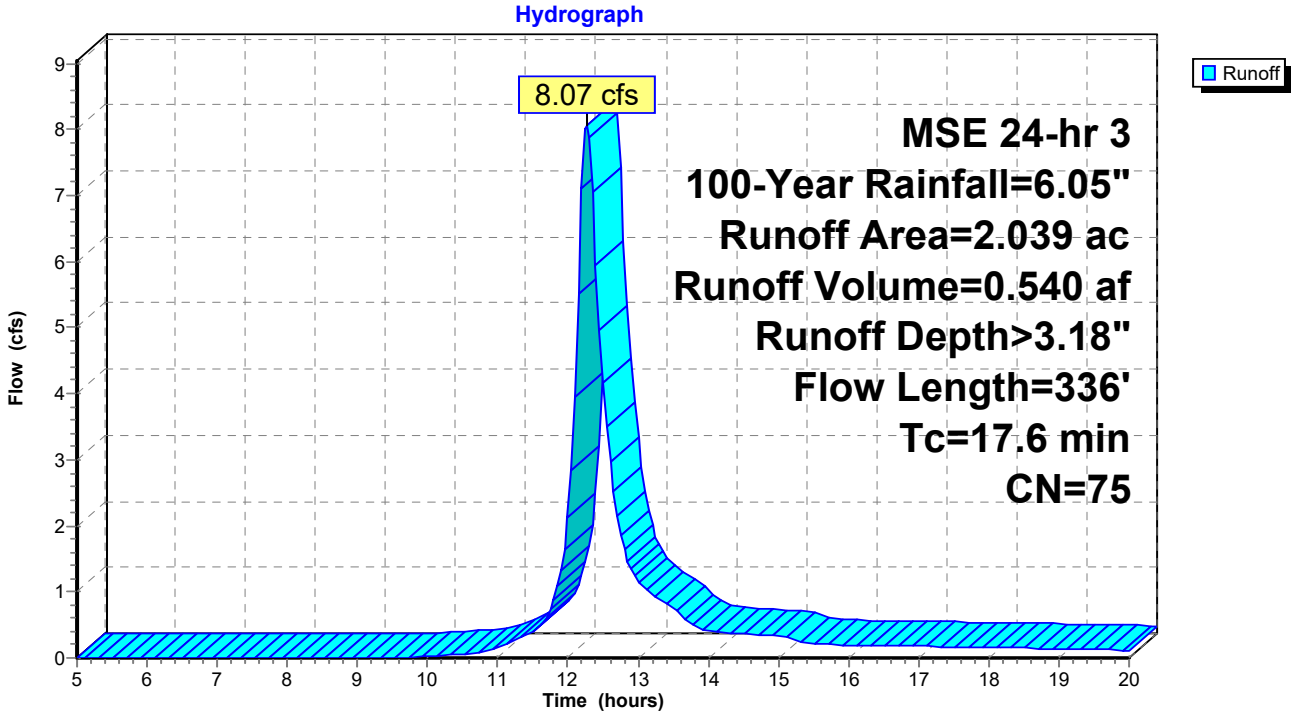
Runoff = 8.07 cfs @ 12.27 hrs, Volume= 0.540 af, Depth> 3.18"
Routed to Pond 4P : (Wet Basin)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.05"

	Area (ac)	CN	Description
*	1.618	69	
*	0.081	98	bldg
*	0.340	98	parking
	2.039	75	Weighted Average
	1.618		79.35% Pervious Area
	0.421		20.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	300	0.0530	0.29		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"
0.2	36	0.0280	2.51		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
17.6	336	Total			

Subcatchment 1SA: Onsite



Summary for Subcatchment 2S: Offsite

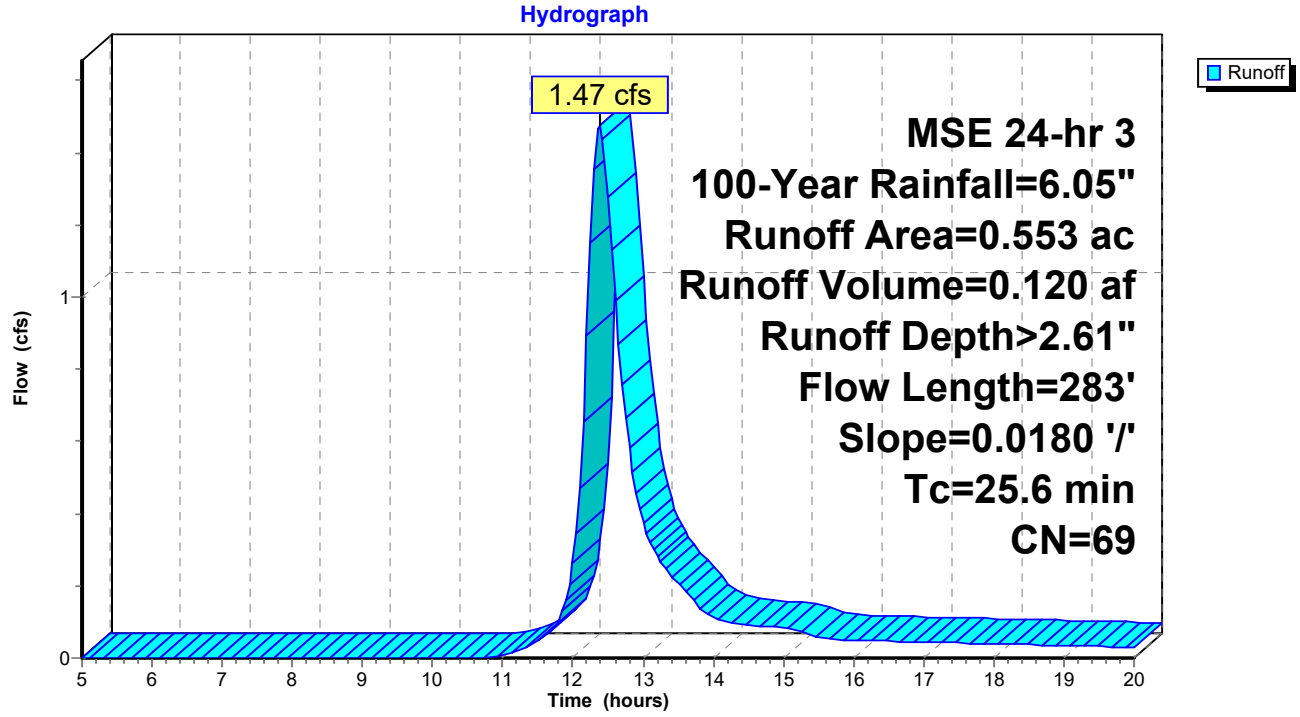
Runoff = 1.47 cfs @ 12.38 hrs, Volume= 0.120 af, Depth> 2.61"
Routed to Pond 4P : (Wet Basin)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.05"

	Area (ac)	CN	Description
*	0.553	69	
	0.553		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.6	283	0.0180	0.18		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment 2S: Offsite



Summary for Reach 5R: (new Reach)

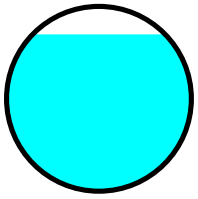
[52] Hint: Inlet/Outlet conditions not evaluated
[55] Hint: Peak inflow is 103% of Manning's capacity

Inflow Area = 3.899 ac, 10.80% Impervious, Inflow Depth > 2.90" for 100-Year event
Inflow = 4.07 cfs @ 12.69 hrs, Volume= 0.943 af
Outflow = 4.07 cfs @ 12.69 hrs, Volume= 0.943 af, Atten= 0%, Lag= 0.4 min

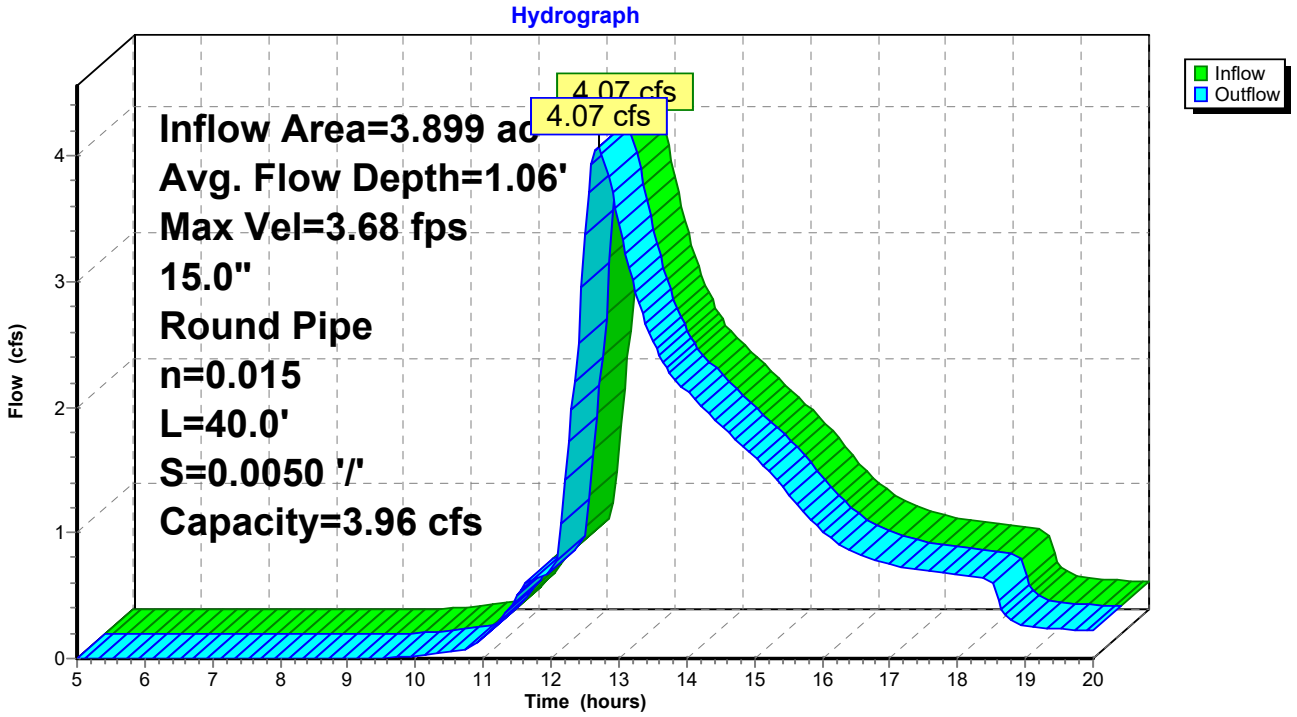
Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 3.68 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 2.39 fps, Avg. Travel Time= 0.3 min

Peak Storage= 44 cf @ 12.69 hrs
Average Depth at Peak Storage= 1.06' , Surface Width= 0.90'
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 3.96 cfs

15.0" Round Pipe
n= 0.015 Concrete sewer w/manholes & inlets
Length= 40.0' Slope= 0.0050 '/'
Inlet Invert= 825.80', Outlet Invert= 825.60'



Reach 5R: (new Reach)



Summary for Pond 4P: (Wet Basin)

[92] Warning: Device #3 is above defined storage

Inflow Area = 3.899 ac, 10.80% Impervious, Inflow Depth > 2.91" for 100-Year event
Inflow = 13.86 cfs @ 12.26 hrs, Volume= 0.945 af
Outflow = 4.07 cfs @ 12.69 hrs, Volume= 0.943 af, Atten= 71%, Lag= 25.7 min
Primary = 4.07 cfs @ 12.69 hrs, Volume= 0.943 af
Routed to Reach 5R : (new Reach)

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 828.99' @ 12.69 hrs Surf.Area= 0.231 ac Storage= 0.395 af

Plug-Flow detention time= 69.3 min calculated for 0.943 af (100% of inflow)
Center-of-Mass det. time= 68.4 min (862.2 - 793.8)

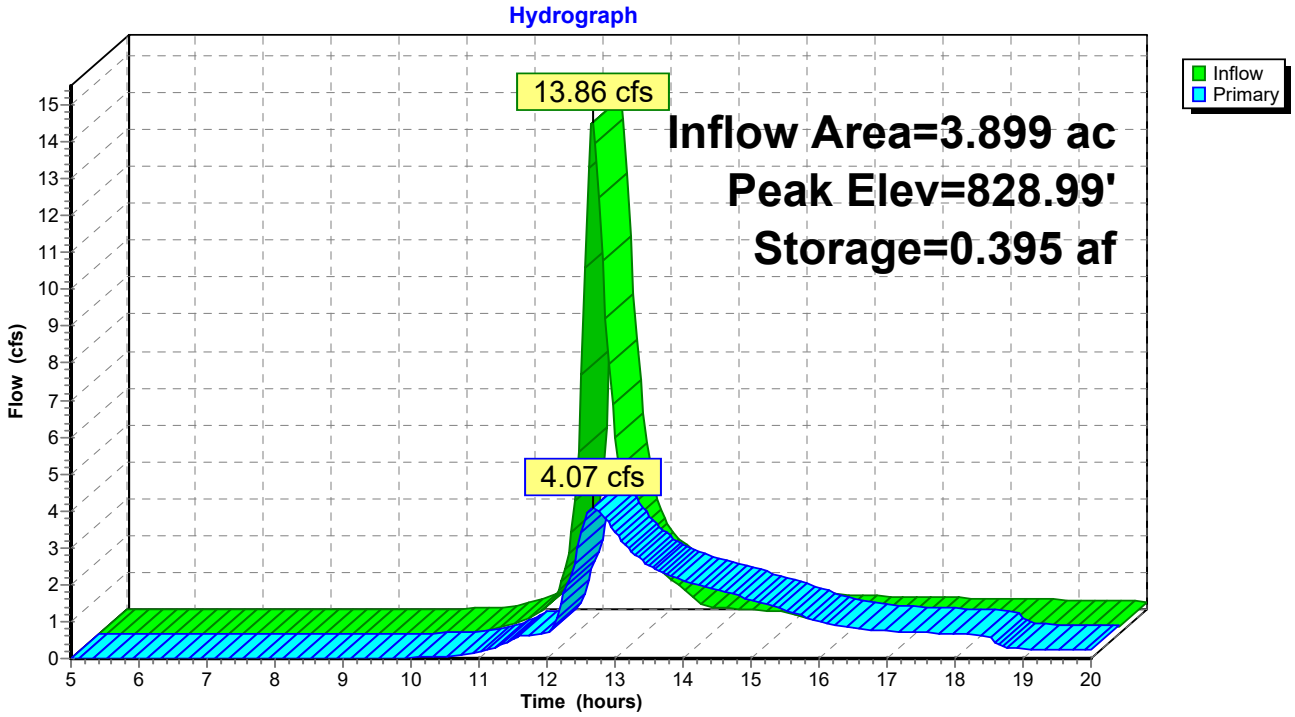
Volume	Invert	Avail.Storage	Storage Description
#1	827.00'	0.398 af	**Custom Stage Data (Conic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
827.00	0.168	0.000	0.000	0.168
828.00	0.199	0.183	0.183	0.200
829.00	0.231	0.215	0.398	0.233

Device	Routing	Invert	Outlet Devices
#1	Primary	828.50'	**24.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	827.30'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	829.00'	**1.5' long + 1.0 '/' SideZ x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#4	Primary	827.00'	**3.600 in/hr Exfiltration over Wetted area** Conductivity to Groundwater Elevation = 825.00'

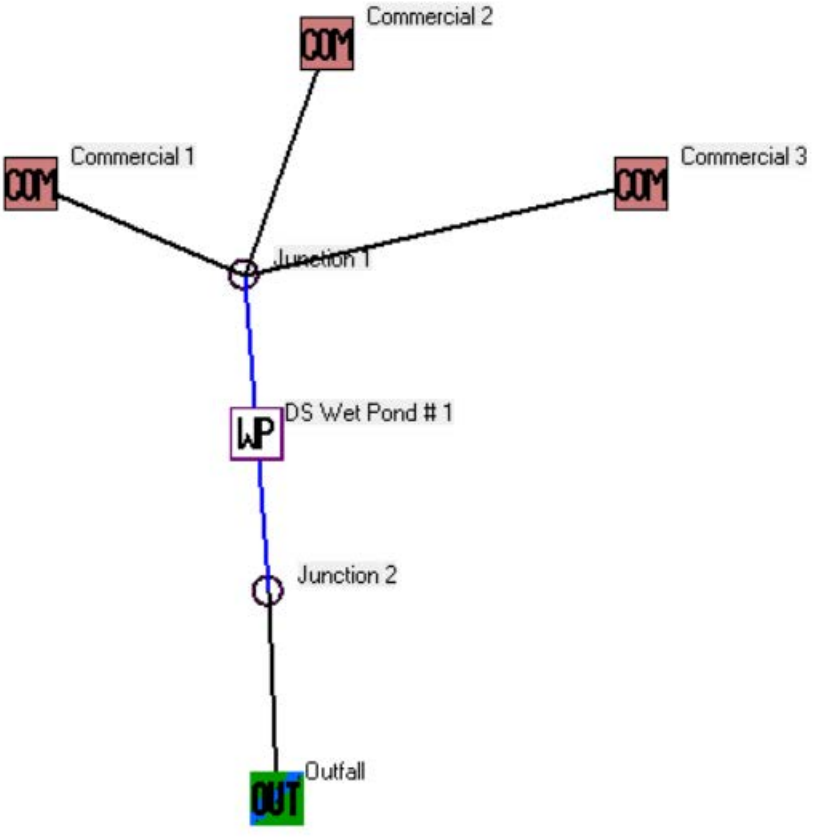
Primary OutFlow Max=4.06 cfs @ 12.69 hrs HW=828.99' (Free Discharge)
- **1=Orifice/Grate** (Orifice Controls 1.40 cfs @ 2.37 fps)
- **2=Orifice/Grate** (Orifice Controls 1.13 cfs @ 5.77 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)
- **4=Exfiltration** (Controls 1.54 cfs)

Pond 4P: (Wet Basin)



APPENDIX B

PROPOSED
WINSLAMM MODEL


Commercial 2
COM
Commercial 1
COM
Commercial 3
COM
Junction 1
DS Wet Pond # 1
WP
Junction 2
Outfall
OUT

Data file name: C:\Users\Nathan\Documents\Engineering\Farris Hansen\11172_Journey Salon\DRAINAGE\FHA 11172 WinSLAMM.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 08-01-2025 Time: 11:04:53
Site information:

LU# 1 - Commercial: Commercial 1 Total area (ac): 2.030
1 - Roofs 1: 0.081 ac. Pitched Disconnected Normal Sandy PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.c
13 - Paved Parking 1: 0.340 ac. Disconnected Normal Sandy PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.c
71 - Other Pervious Areas 1: 1.609 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Commercial: Commercial 2 Total area (ac): 0.550
45 - Large Landscaped Areas 1: 0.550 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Commercial: Commercial 3 Total area (ac): 1.307
45 - Large Landscaped Areas 1: 1.307 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Wet Detention Pond CP# 1 (DS) - DS Wet Pond # 1
Particle Size Distribution file name: Not needed - calculated by program
Initial stage elevation (ft): 0
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): 0.5
2. Number of orifices: 1
3. Invert elevation above datum (ft): 0
Outlet type: Orifice 2
1. Orifice diameter (ft): 1.25
2. Number of orifices: 1
3. Invert elevation above datum (ft): 0
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 1
2. Weir crest width (ft): 0.5
3. Height from datum to bottom of weir opening: 2
Outlet type: Seepage field
1. Infiltration rate (inches/hr): 3.6
2. Width of device (ft): 40
3. Length of device (ft): 160
4. Invert elevation of seepage basin inlet above datum (ft): 0
Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 2
2. Stand pipe height above datum (ft): 2
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	0.10	0.1680	0.00	0.00
2	0.50	0.1840	0.00	0.00
3	1.00	0.1990	0.00	0.00
4	1.50	0.2150	0.00	0.00
5	2.00	0.2310	0.00	0.00

SLAMM for Windows Version 10.5.0

Data file name: C:\Users\Nathan\Documents\Engineering\Farris Hansen\11172_Journey Salon\DRAINAGE\FHA 11172 WinSLAMM.mdb
Data file description:
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
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: 08-01-2025 Time of run: 11:04:08
Total Area Modeled (acres): 3.887
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:	22199	-	224.7	311.4	-
Outfall Total with Controls:	7453	66.43%	421.8	196.2	36.99%
Annualized Total After Outfall Controls:	7473			196.8	

Pollutant	Concentration - No Controls	Concentration - With Controls	Conc. Units	Pollutant Yield No Controls	Pollutant Yield With Controls	Pol. Yield Units	Percent Reduction
Particulate Solids	224.7	421.8	mg/L	311.4	196.2	lbs	36.99 %
Particulate Phosphorus	1.007	1.890	mg/L	1.396	0.8796	lbs	36.99 %

APPENDIX C

OPERATION AND MAINTENANCE CONTROL PLAN

Exhibit B – Location Map

The following description and map describes the land parcel affected by this maintenance agreement.
Project name: Journey Salon
Date of recording:
Legal Description: LOCATED IN THE NE 1/4 AND NW 1/4 OF THE S/W 1/4 OF SECTION 35, TOWN 5 NORTH, RANGE 18 EAST

The stormwater practices covered by the agreement are depicted in this reduced copy of the construction plans.

Project Name: Journey Salon
Stormwater practices: Proposed stormwater basin

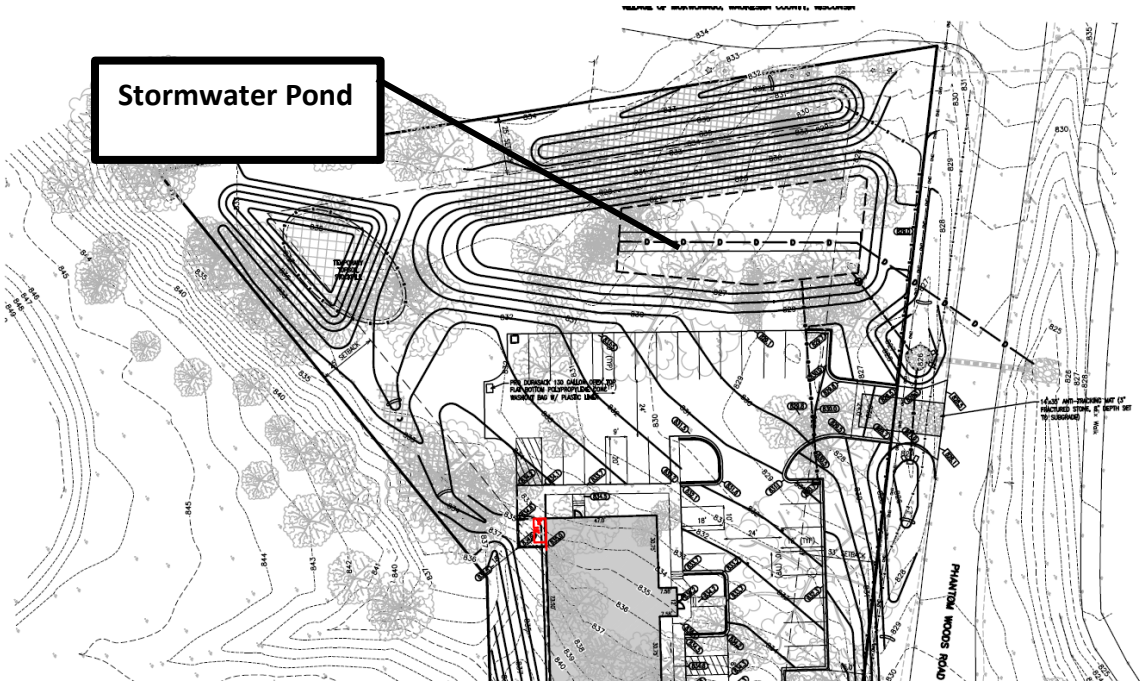


Exhibit C – Stormwater practice Maintenance Plan

This exhibit explains the basic function of each of the stormwater practices listed in exhibit B and prescribes the minimum maintenance requirements to remain compliant with this agreement. The maintenance activities listed below are aimed to ensure these practices continue servicing their intended functions in perpetuity.

STORM WATER MAINTENANCE PLAN

July 2025

Journey Salon

CTY “ES” & Phantom Woods

Village of Mukwonago, WI

It is anticipated that the Salon will become responsible for the operation and maintenance of the stormwater system upon completion of construction. Until such time, the contractor will be responsible for operation and maintenance.

The contractor selected to complete the site work construction will be responsible for the operation and maintenance of the temporary erosion control measures during construction and the stormwater management system during the construction phase of the project. Erosion control measures shall be installed and maintained as shown on site plans for the project in accordance with details shown on the plan. Erosion control shall be maintained as detailed on the site plan.

The following maintenance and inspection recommendations are taken from WDNR’s Technical Standards and shall become part of the operation and maintenance plan for the stormwater management system located on the site:

Exhibit D– Design Summaries for Infiltration Basin

The following tables summarize the performance of the Infiltration Basin for the proposed buildout condition. The tables show the post-development release from the infiltration basin being 0 cfs for all storm

events along with the pollutant load reduction for the proposed conditions. This modeling supports the conclusion that the proposed additions will be complete detained in the infiltration basin area.

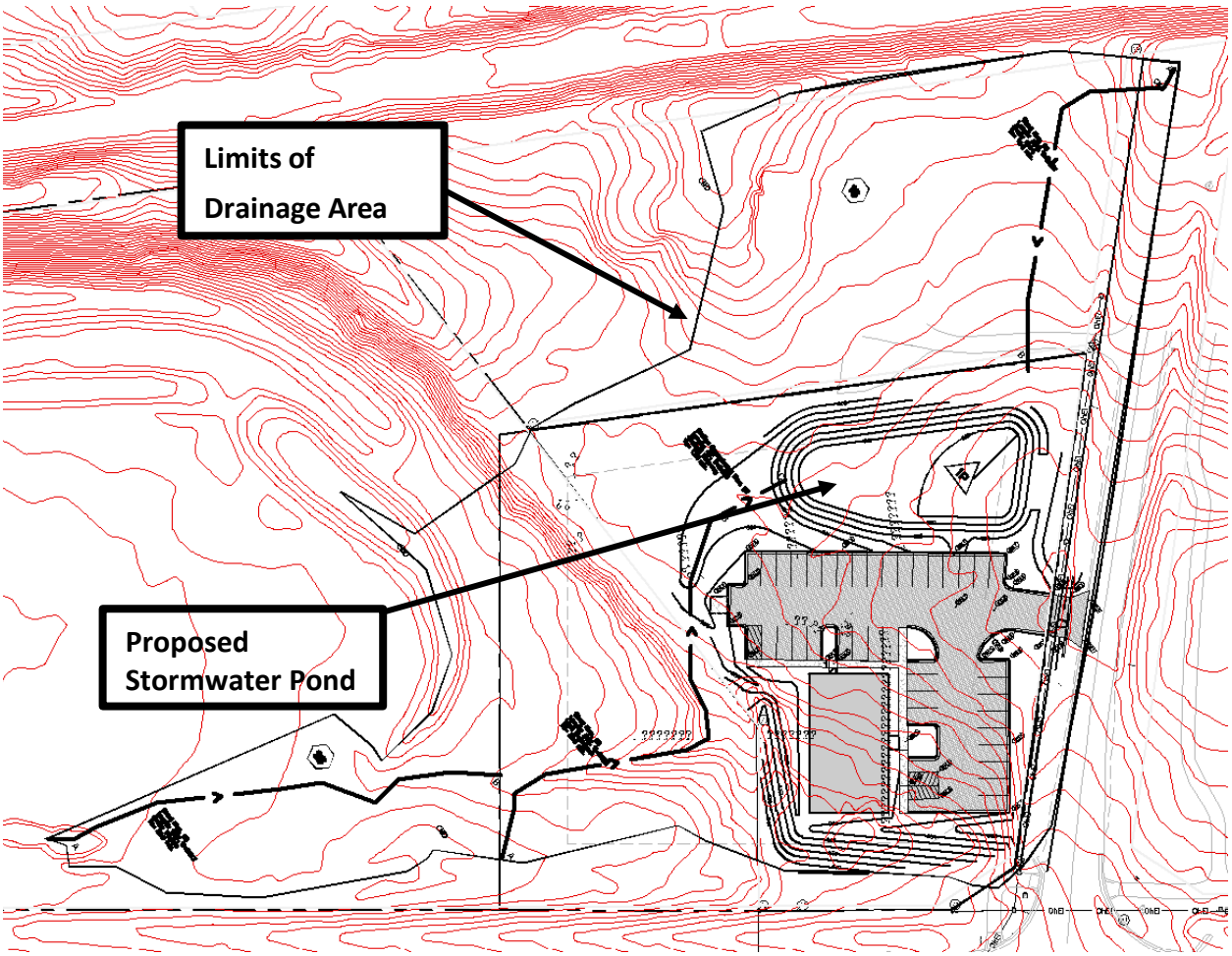
Summary of Basin release:

Area (ID)	Area (Ac)	Tc (Min.)	CN	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)
1S	1.31	14.0	69	0.48	0.74	1.89	4.75
2S	0.55	25.6	69	0.15	0.22	0.58	1.47
1SA	2.04	17.6	75	1.26	1.73	3.63	8.07
1P	-	-	-	0.69	0.76	1.52	4.07
AP	-	-	-	0.69	0.76	1.52	4.07

Summary of pollution control:

Pollutant (1)	Concentration - No Controls	Concentration - With Controls	Concentration Units	Pollutant Yield - No Controls	Pollutant Yield - With Controls	Pollutant Yield Units
Particulate Solids	244.1	280	mg/L	548.3	547	lbs
Filterable Phosphorous	0.5953	0.6824	mg/L	1.337	1.333	lbs

Watershed map:



APPENDIX D

SOIL EVALUATION FORMS

Splitface / Smoothface

CONCRETE MASONRY UNITS

SANDCASTLE (Custom Color)

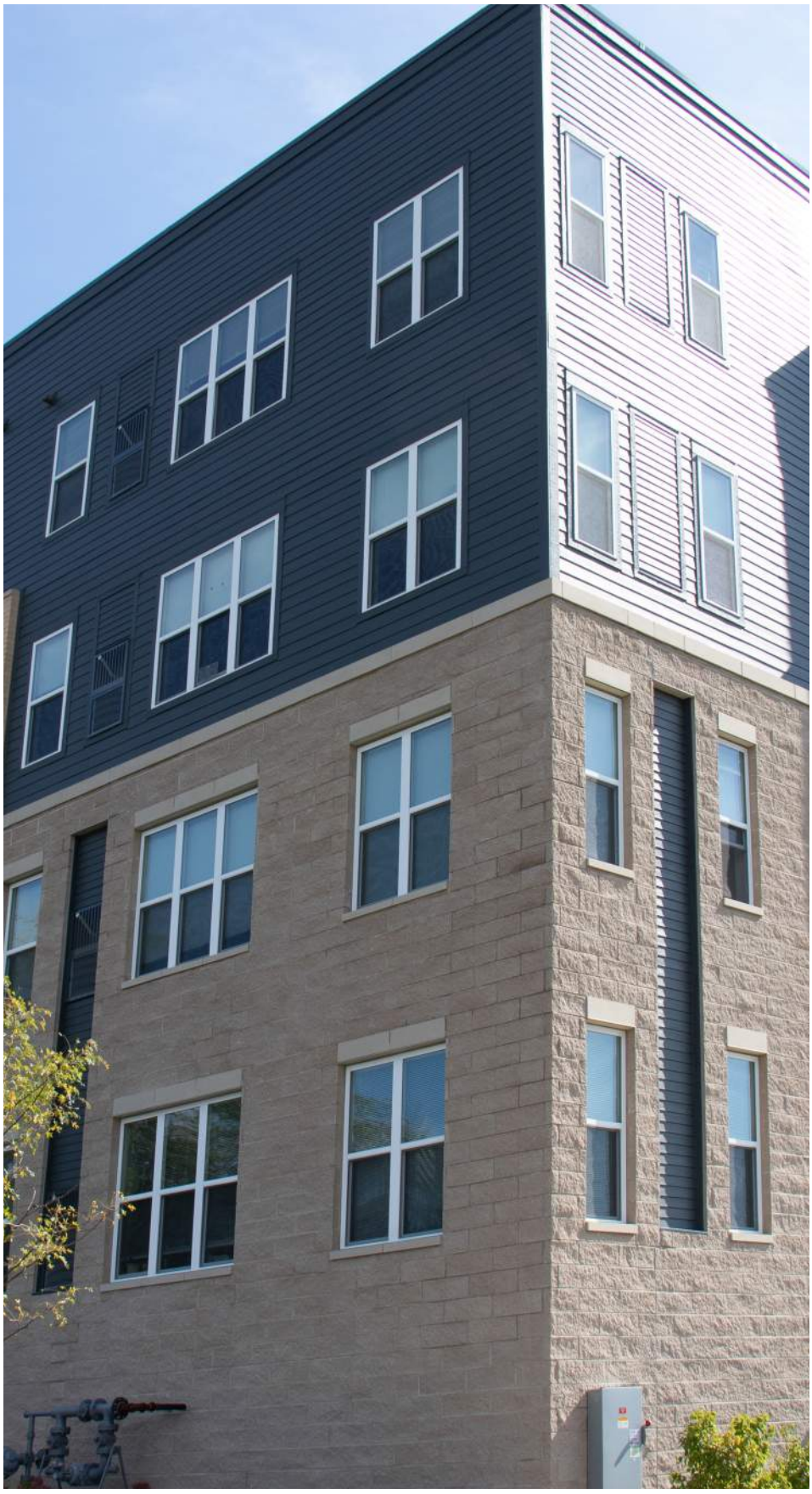
Splitface

CONCRETE
MASONRY UNITS

Concrete masonry allows you to build with one unit and a single laying operation. Available in a wide selection of sizes and colors, Splitface units eliminate the need for additional wall coverings. Concrete masonry is compatible with all roofing systems and has excellent load-bearing capacity for supporting multistory structures. The cavities in concrete block can accommodate vertical steel reinforcement for enhanced structural integrity.

Functional Aesthetics

- Ideal for commercial, industrial, institutional, and residential applications
- Minimal maintenance
- Compatible with all roofing systems
- Eliminate the need for additional wall coverings
- Available in many integral color blends



BISQUE

Color options manufactured in Appleton, Wis. Plant


White (18-006C)


Salt & Pepper (18-004C)


Sandstone (18-314C)


Pebble Beach (18-002C)


Light Cream (18-079C)


Cream (18-080C)


Bisque (18-121C)


Sienna Cream (18-082C)


Western Sand (18-120B)


Coral Brown (18-571B)


Tumbleweed (18-122A)


Adobe (18-070A)


Brown (18-068A)


Buff (18-074A)


Mocha (18-123A)


Espresso (18-126A)


Autumn Red (18-124A)


Natural (18-000A)


Steel Gray (18-348A)


Blackened Ash (18-064A)


Dark Chocolate (18-072A)


Charcoal (18-078A)

Letter following color names denote pricing levels. "A" indicates lowest price level; "C" is highest price level.

Colors, product data, and availability are subject to change without notice. Please confirm all details with a County Materials representative for availability in your area. Colors shown may vary from actual hues and should only be used as a guide. Refer to actual product samples for final color selection.

Color options manufactured in Roberts, Wis. Plant


White (12-006C)


Cream (12-080C)


Desert Edge (12-706C)


Tan Warmstone (12-032C)


October Oak (12-052A)


Fawn (12-088A)


Bisque (12-121C)


Sienna Cream (12-082C)


Buttercup (12-234B)


Tumbleweed (12-122A)


Taupe (12-032A)


Brick Rose (12-012A)


Gray (12-000A)


Pacific Beach (12-027A)


Desert Castle (12-030A)


Mushroom (12-028A)

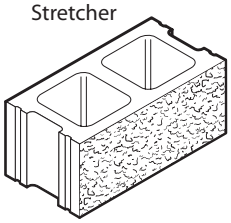

Blackened Ash (12-064A)

SPLITFACE CONCRETE MASONRY UNITS

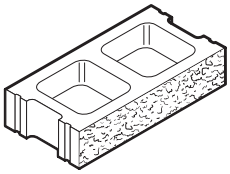
SPLITFACE masonry units lend a **refined beauty of hewn, chiseled stone** to architecture – qualities that convey permanence and stability. The randomly textured face and rugged pattern of split units creates an ever-changing visual scenery on buildings throughout the day. SPLITFACE masonry is a durable yet versatile design option for commercial, industrial, institutional and residential construction.

SPLITFACE LOAD-BEARING & FULL VENEER UNITS

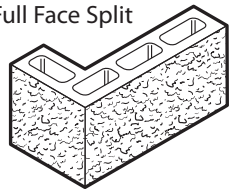
Stretcher



Half High Stretcher



4" "L" Corner
Full Face Split



4" x 8" Full Face Split End

12" or 16" Available

4" or 8" Available

Unit Availability	NOMINAL WIDTHS						
CONFIGURATION	4"	6"	8"	10"	12"	14"	16"
Stretcher			✓	✓	✓	✓	✓
Flush End/Sash/Splitable			✓	✓	✓	✓	✓
Bond Beam		✓	✓	✓	✓	✓	✓
Double Flush End	✓	✓	✓	✓	✓	✓	✓
All Solid	✓						
Half Block – 8" Long			✓	✓	✓		
Half High – 4" High	✓	✓	✓	✓	✓		
Corner Configurations	8" Corner / 4" "L" Corner / 4" Corner 12" Long						

Contact your sales rep for: stocking and/or special order status, water repellent, integral color options, etc.

Note: Not all block immediately available at all County Materials locations.

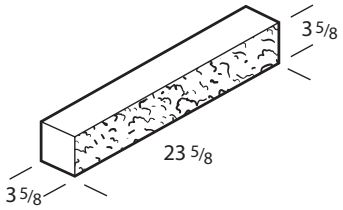
All oversize block are custom ordered.

Oversize block produced in Janesville, Burnished colors only.

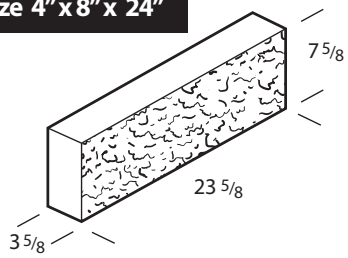
Corners can only be produced in up to 16" lengths.

All dimensions nominal.

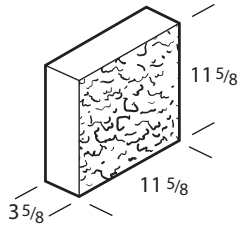
Oversize 4"x 4"x 24"



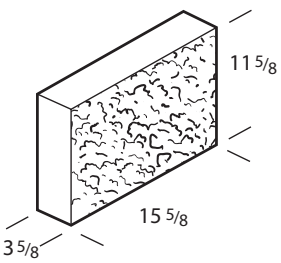
Oversize 4"x 8"x 24"



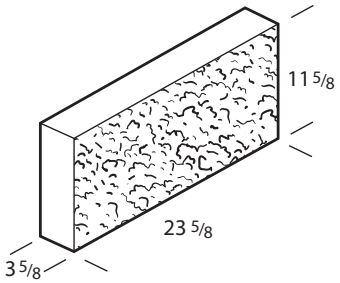
Oversize 4"x 12"x 12"



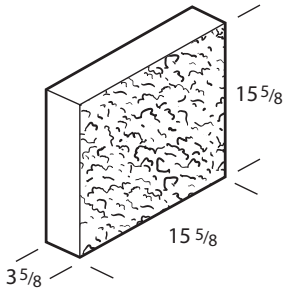
Oversize 4"x 12"x 16"



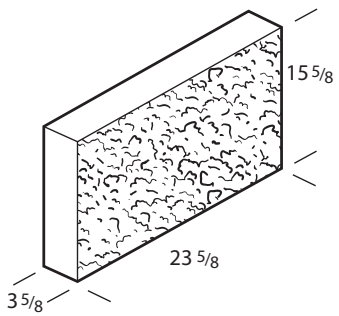
Oversize 4"x 12"x 24"



Oversize 4"x 16"x 16"

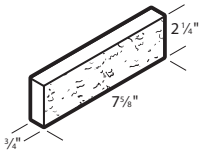


Oversize 4"x 16"x 24"



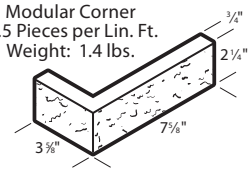
SPLITFACE THIN VENEERS – FIELD APPLIED

Modular

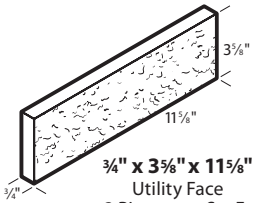


¾" x 2¼" x 7⅝"
Modular Face
6.85 Pieces per Sq. Ft.
Weight: 1.0 lbs.

¾" x 2¼" x 7⅝"
Modular Corner
4.5 Pieces per Lin. Ft.
Weight: 1.4 lbs.

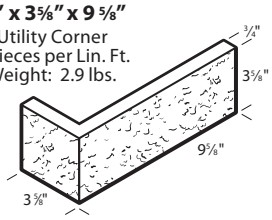


Utility



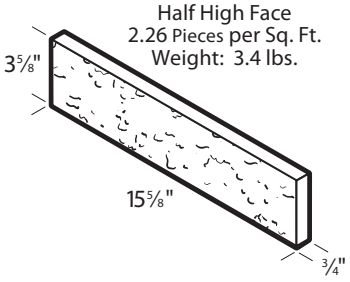
¾" x 3⅝" x 11⅝"
Utility Face
3 Pieces per Sq. Ft.
Weight: 2.2 lbs.

¾" x 3⅝" x 9⅝"
Utility Corner
3 Pieces per Lin. Ft.
Weight: 2.9 lbs.

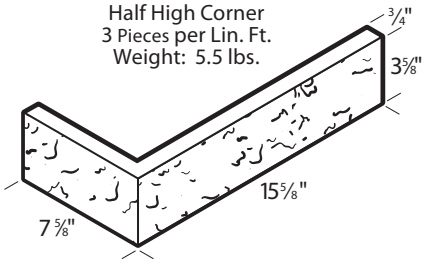


Half High

¾" x 3⅝" x 15⅝"
Half High Face
2.26 Pieces per Sq. Ft.
Weight: 3.4 lbs.

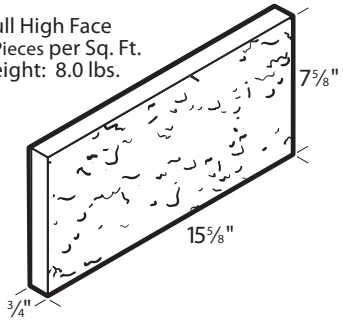


¾" x 3⅝" x 15 ⅝"
Half High Corner
3 Pieces per Lin. Ft.
Weight: 5.5 lbs.

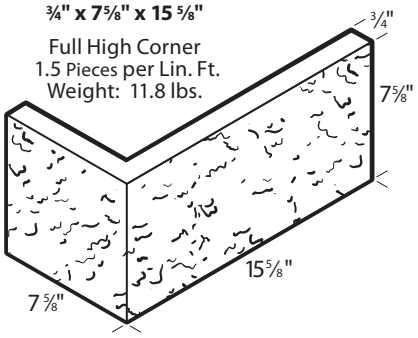


Full High

¾" x 7⅝" x 15⅝"
Full High Face
1.13 Pieces per Sq. Ft.
Weight: 8.0 lbs.



¾" x 7⅝" x 15 ⅝"
Full High Corner
1.5 Pieces per Lin. Ft.
Weight: 11.8 lbs.

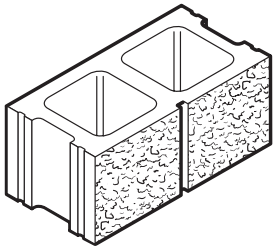


Note: Splitface thickness will range from ¾" to 1¼" thick on applicable sizes. All dimensions nominal.

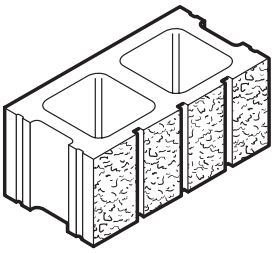
SPLITFACE / ROCKFACE BLOCK WITH SQUARE OR ROUND SCORE(S)

Present symmetrical lines and formality to walls with tooled scored splitface units.
SCORED SPLITFACE are divided into 2, 4, 6 or 8 vertical split ribbed sections.
These ribs are proportioned for vertical alignment in either a running or stacked bond placement. *Call for availability.*

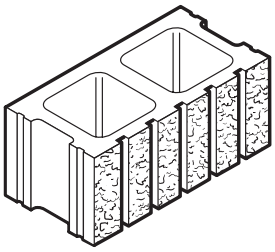
1 Score – 3/8" Square



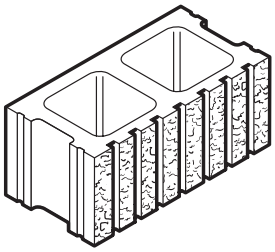
3 Score – 3/8" Square



5 Score – 3/8" Square

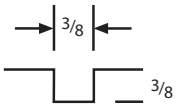


7 Score – 3/8" Square



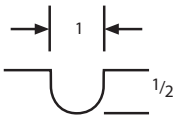
Score Options

3/8" Square Score*



Available Scores: 1, 3, 5, 7

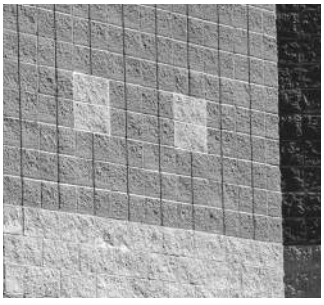
1" Round Score*



Available Scores: 7
(Available in 8" units only)

Unit Availability

CONFIGURATION	NOMINAL WIDTHS 4"	6"	8"	10"	12"	14"	16"
Stretcher			✓	✓	✓	✓	✓
Flush End/Sash/Splitable	✓	✓	✓	✓	✓	✓	✓
Bond Beam		✓	✓	✓	✓	✓	✓
Double Flush End	✓	✓	✓	✓	✓	✓	✓
All Solid	✓						
Half High – 4" High	✓		✓	✓	✓		
Corner Configurations	1 Score: 8" Return Corner / 4" "L" Corner 3, 5, or 7 Scores: 8" Return Corner						



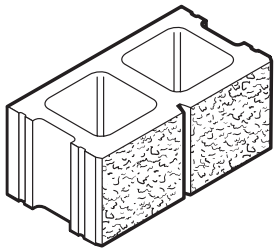
Contact your sales rep for:
stocking and/or special order status, water repellent, integral color options, etc.

* Depth and width of scores vary by manufacturing location. Contact your local County Materials representative for information.

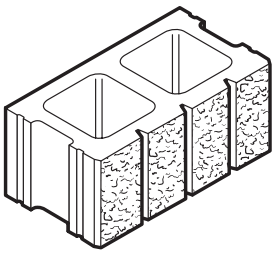
Note: Not all block immediately available at all County Materials locations
All dimensions nominal.

SPLITFACE / ROCKFACE BLOCK WITH DEEP V SCORE(S)

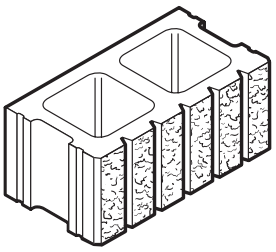
1 Score – 7/8" Deep V



3 Score – 7/8" Deep V

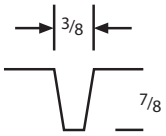


5 Score – 7/8" Deep V



Score Options

7/8" Deep V Score*



Available Scores: 1, 3, 5

Unit Availability

CONFIGURATION	NOMINAL WIDTHS 4"	6"	8"	10"	12"	14"	16"
Stretcher			✓		✓		
Flush End/Sash/Splitable			✓		✓		
Bond Beam			✓		✓		
All Solid	✓						
Corner Configurations	1 Score: 8" Return Corner / 4" "L" Corner 3, 5, or 7 Scores: 8" Return Corner						

Contact your sales rep for:
stocking and/or special order status, water repellent, integral color options, etc.

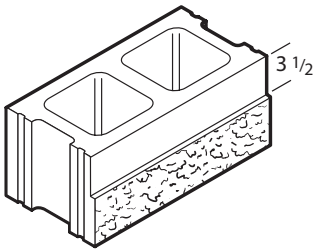
* Depth and width of scores vary by manufacturing location. Contact your local County Materials representative for information.

Note: Not all block immediately available at all County Materials locations. All dimensions nominal.

TRANSPLIT® BLOCK

Fullface split and smooth face units are uniquely combined in one unit.
TRANSPLIT BLOCK allow roof flashing to be installed against a smooth surface for **water penetration integrity**, while maintaining the aesthetic features of your building. TRANSPLIT BLOCK can also be used to create accent bands.

Transplit



Unit Availability	NOMINAL WIDTHS						
CONFIGURATION	4"	6"	8"	10"	12"	14"	16"
Stretcher			✓	✓	✓		
Flush End/Sash/Splitable			✓	✓	✓		
Bond Beam			✓	✓	✓		
Double Flush End	✓	✓	✓	✓	✓		
Corner Configurations	Field Mitered Corners						

Contact your sales rep for: stocking and/or special order status, water repellent, integral color options, etc.

Note: Not all block immediately available at all County Materials locations. All dimensions nominal.

Smoothface

CONCRETE
MASONRY UNITS

Smoothface units provide an attractive alternative to standard concrete masonry units with their ultra-smooth, modern surface used to create contemporary façades that stand the test of time.

Refined and Reliable

- Ideal for commercial, industrial, institutional, and residential applications
- Minimal maintenance
- Compatible with all roofing systems
- Eliminate the need for additional wall coverings
- Available in many integral color blends

SLATE and CHARCOAL

COUNTY MATERIALS CORPORATION

(800) 242-7733
countymaterials.com
info@countymaterials.com

TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology

Tejas con tecnología patentada SureNail®

STREAKGUARD ALGAE PROTECTION

TOTAL PROTECTION SIMPLIFIED®

It takes more than just shingles to protect a home. It takes an integrated system of components and layers designed to perform in three critical areas. The Owens Corning® Total Protection Roofing System®^ gives you the assurance that all of your Owens Corning roofing components are working together to help increase the performance of your roof.

PROTECCIÓN TOTAL SIMPLIFICADA®

Se necesita más que simplemente tejas para proteger su vivienda. Se necesita un sistema integral de componentes y capas diseñadas para desempeñarse en tres áreas críticas. El Total Protection Roofing System® de Owens Corning® le garantiza que todos sus componentes para cubiertas de Owens Corning funcionan en conjunto para mejorar el desempeño de su techo.

SEAL. SELLAR.

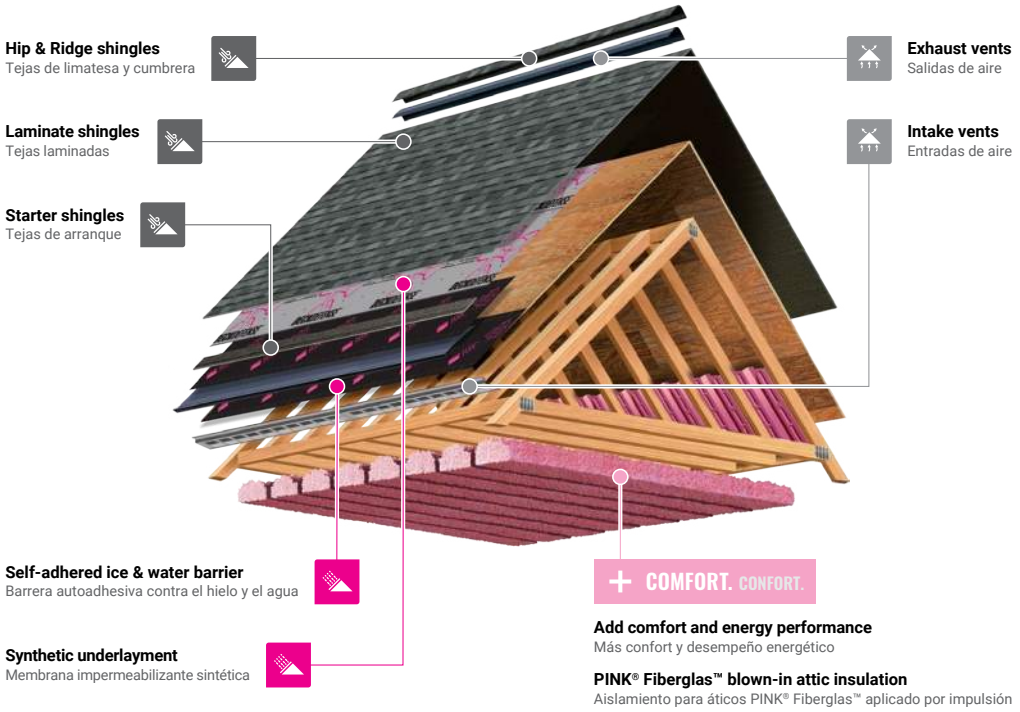
Helps create a waterproof barrier
Ayuda a crear una barrera impermeable

DEFEND. DEFENDER.

Helps protect against nature's elements
Protege contra los elementos climáticos

BREATHE. RESPIRAR.

For balanced attic ventilation
Para una ventilación equilibrada del ático



REGISTER YOUR WARRANTY

Registering your Owens Corning® warranty ensures it's easily referenced should you ever need to access it. The process is easy—just have your installation date, shingle type, shingle color and number of squares ready. Then go online to www.owenscorning.com/roofingstandardwarranty or call 1-800-ROOFING (1-800-766-3464) to finish the process.

SCAN TO REGISTER YOUR WARRANTY

Escanee para registrar su garantía

REGISTRE SU GARANTÍA

Al registrar su garantía de Owens Corning® la podrá consultar rápidamente si fuera necesario acceder a ella. El proceso es simple: tenga a mano la fecha de instalación, el tipo y color de tejas y la cantidad de cuadrados. Luego, visite www.owenscorning.com/roofingstandardwarranty o llame al 1-800-ROOFING (1-800-766-3464) para completar el proceso.

DEEP DIMENSION
OUTSTANDING PERFORMANCE

Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty*/‡ for as long as you own your home
- The protection of a 130-MPH* wind warranty
- StreakGuard® Protection with a 25-year Algae Resistance Limited Warranty[3/§]
- Rated Class 3 for Impact Resistance[6] and may qualify for a homeowner insurance discount[7]

UNA NUEVA DIMENSIÓN
DESEMPEÑO SOBRESALIENTE

Las tejas Duration® ofrecen:

- El gran desempeño de la tecnología SureNail®
- La gama de colores TruDefinition®
- Una garantía limitada de por vida*/‡ mientras sea propietario de la vivienda
- La protección de una garantía contra vientos de hasta 210 km/h (130 mph)*
- Protección StreakGuard® con una garantía limitada de 25 años de resistencia a las algas [3/§]
- Clasificación nominal 3 para resistencia a los impactos[6] y puede ser aplicable a descuento por seguro del propietario[7]

STREAKGUARD
ALGAE PROTECTION

Don't let black streaks lower the value or curb appeal of your home.

Owens Corning blends specialized copper-lined granules, developed by 3M, a leading producer of roofing granules, into our colorful shingles. This helps resist blue-green algae growth.

No deje que las manchas de algas afecten al valor o aspecto de su vivienda.

En sus coloridas tejas, Owens Corning añade gránulos especiales con recubrimiento de cobre, desarrollados por 3M, un productor líder de gránulos para techos. Esto ayuda a prevenir la proliferación de algas azul-verdosas.

THE FINISHING TOUCH

OWENS CORNING® HIP & RIDGE SHINGLES

Owens Corning® Hip & Ridge Shingles are uniquely color matched to TruDefinition® Duration® Shingles. The multiple color blends are only available from Owens Corning Roofing and offer a finished look for the roof.

EL TOQUE FINAL

TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

Las tejas de limatesa y cumbrera de Owens Corning® se ofrecen en una exclusiva gama de colores para combinar con las tejas Duration® TruDefinition®. Esta gran variedad de combinaciones de colores es una exclusividad de Owens Corning Roofing para lograr techos con un acabado único.

TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®

Brownwood[1]

Chateau Green[1]

Colonial Slate[1]

Desert Rose[1]

Driftwood[1]

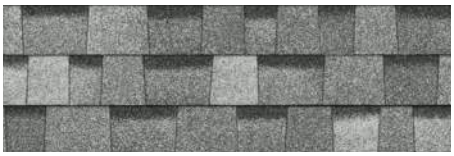
Estate Gray[1]

Midnight Plum[1/5]

Onyx Black[1]

Peppercorn[1]

Sand Castle[1]



Sierra Gray[1]

Slatestone Gray[1]

Teak[1]

Terra Cotta[1]

Williamsburg Gray[1]

COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda; su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.

THERE'S A LINE BETWEEN A GOOD SHINGLE AND A GREAT SHINGLE.®

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having Patented SureNail® Technology, only from Owens Corning.

HAY UNA GRAN DIFERENCIA ENTRE UNA BUENA TEJA Y UNA TEJA EXCELENTE™

Es la línea de clavado en su tejas. La diferencia entre una buena teja y una teja excelente es la tecnología patentada SureNail,® una exclusividad de Owens Corning.

SureNail® Technology

Breakthrough Design
Patented SureNail® Technology is the first and only reinforced nailing zone on the face of the shingle.

Diseño innovador
La tecnología patentada SureNail® es la primera y la única que provee un área de clavado reforzada en la cara de la teja.

Excellent Adhesive Power
Helps keep the shingle layers laminated.

Excelente poder adhesivo
Ayuda a conservar el laminado de las capas de las tejas.

"No Guess" Wide Nailing Zone
This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

Área de clavado ancha, sin cálculos "a ojo"
Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.

Outstanding Grip
The SureNail® strip enhances the already amazing grip of our proprietary Tru-Bond®** sealant for exceptional wind resistance of a 130-MPH wind warranty.

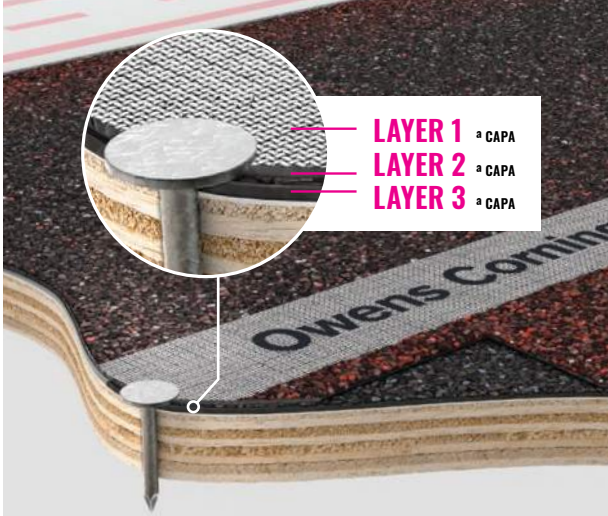
Agarre excepcional
La banda SureNail® mejora el excelente agarre de nuestro sellador patentado Tru-Bond®** con una garantía de resistencia al viento excepcional de 210 km/h (130 mph).

Triple Layer Protection®+
A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, providing increased protection against "nail pull" from the wind.

Triple Layer Protection®+
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

Double the Common Bond
SureNail® features up to a 200% wider bond between the shingle layers in the nailing zone over standard shingles.

Duplica la adherencia común
En comparación con las tejas comunes, SureNail® ofrece un área de unión hasta un 200 % más ancha entre las capas de la teja en el área de clavado.



THE PROOF IS IN THE PERFORMANCE

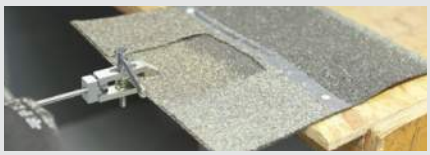
LA PRUEBA ESTÁ EN EL DESEMPEÑO

Up to **2.5X BETTER** NAIL PULL-THROUGH RESISTANCE

Hasta **2.5X MEJOR** RESISTENCIA A LA TRACCIÓN DE LOS CLAVOS

Up to **9X BETTER** NAIL BLOW-THROUGH RESISTANCE

Hasta **9X MEJOR** RESISTENCIA AL DESPRENDIMIENTO DE LOS CLAVOS



Up to **2X BETTER** DELAMINATION RESISTANCE

Hasta **2X MEJOR** RESISTENCIA A LA DELAMINACIÓN

Product Attributes

Warranty Length*/‡

Limited Lifetime
(for as long as you own your home)

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty*/§

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years

TruDefinition® Duration® Shingles Product Specifications

Size	13¼" x 39⅜"
Application Exposure	5⅝"
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

- ASTM D3462
- ASTM D228
- ASTM D3018 (Type 1)
- ICC-ES AC438#
- ASTM D3161 (Class F Wind Resistance)
- ASTM D7158 (Class H Wind Resistance)
- ASTM E108/UL 790 (Class A Fire Resistance)
- UL 2218 (Class 3 Impact Resistance)6
- FM 4473 (Class 3 Impact Resistance)6
- PRI ER 1378E01
- Florida Product Approval
- Miami-Dade County Product Approval2

Características del producto

Período de garantía*/‡

Garantía limitada de por vida
(mientras sea propietario de la vivienda)

Garantía limitada de resistencia al viento*

210 km/h (130 mph)

Garantía limitada de resistencia a las algas*/§

25 años

Período no prorrateado de garantía limitada TRU PROtection®

10 años

Especificaciones de las tejas Duration® TruDefinition®

Tamaño	33.65 × 100 cm (13¼ × 39⅜ pulg)
Exposición de aplicación	14.3 cm (5⅝ pulg)
Tejas por paquete	20 como mínimo
Cantidad promedio de tejas por 3 paquetes	64
Cobertura promedio por 3 paquetes	9.14 m² (98.4 pies²)

Normas y códigos pertinentes

- ASTM D3462
- ASTM D228
- ASTM D3018 (Tipo 1)
- ICC-ES AC438#
- ASTM D3161 (Resistencia al viento, Clase F)
- ASTM D7158 (Resistencia al viento Clase H)
- ASTM E108/UL 790 (Resistencia al fuego Clase A)
- UL 2218 (Resistencia a impactos de clase 3)6
- FM 4473 (Resistencia a impactos de clase 3)6
- PRI ER 1378E01
- Aprobación del producto en el estado de Florida
- Producto aprobado por el condado de Miami-Dade2

* See actual warranty for complete details, limitations and requirements.

‡ 40-Year Limited Warranty on commercial projects.

† Owens Corning testing against competing products with wide, single-layer nailing zones when following manufacturers' installation instructions and nailing in the middle of the allowable nailing zone.

** Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing® and Asphalt, LLC.

+ The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

1 See Color Disclaimer information on page 3 for additional details.

2 Applies to all areas that recognize Miami-Dade Notice of Acceptance (NOA).

3 Shingles are algae resistant to control the growth of algae and discoloration.

§ Installation must include use of an Owens Corning® Hip & Ridge product. See actual warranty for details.

5 Owens Corning® Bourbon and Midnight Plum shingles include a patent pending design.

6 Qualifying Owens Corning Hip & Ridge Shingles may be required to complete a UL 2218 and/or FM 4473 Class 3 Impact-Resistant Roof System. Due to the variability in real storm conditions, a Class Rating on any product does not guarantee that it will withstand damage from hailstorms or other acts of God. Owens Corning shingles are not covered under a warranty for hail damage.

7 Homeowners should check with their insurance company to see if they qualify.
SureNail® Technology is not a guarantee of performance in all weather conditions.
For patent information, please visit owenscorning.com/patents.

* Consulte la garantía para obtener una lista completa de detalles, limitaciones y requisitos.

‡ Garantía limitada de 40 años para proyectos comerciales.

† Ensayos comparativos de Owens Corning con productos de la competencia con zonas de clavado ancho de una sola capa cuando se siguen las instrucciones de instalación del fabricante y se clava en el medio de la zona de clavado permitida.

** Tru-Bond® es un sellador asfáltico patentado de calidad premium formulado por Owens Corning Roofing® and Asphalt, LLC.

+ La cantidad de Triple Layer Protection® puede variar entre una teja y otra.

Criterios de aceptación de los servicios de evaluación del Consejo Internacional de Códigos para tejas asfálticas alternativas.

^ Se excluyen productos para techos no fabricados por Owens Corning®, como tapajuntas, sujetadores, bases de tubos y estructuras de soporte de madera.

1 Para obtener más información, consulte el Descargo de responsabilidad sobre los colores, en la página 3.

2 Aplicable a todas las zonas que reconocen el Aviso de aceptación (NOA, Notice of Acceptance) del condado de Miami Dade.

3 Las tejas son resistentes a las algas para controlar su desarrollo y la decoloración.

§ La instalación debe incluir el uso de un producto para limatesa y cumbrera de Owens Corning®.

5 Las tejas de Owens Corning® Bourbon y Midnight Plum incluye un diseño con patente pendiente.

6 Es posible que se requiera el uso de tejas aptas para limatesa y cumbrera de Owens Corning para completar un sistema de techo resistente a impactos UL 2218 y/o FM 4473 Clase 3. Debido a la variación de las condiciones de tormenta real, una calificación de clase en cualquier producto no garantiza que soportará daños por tormentas de granizo u otros casos fortuitos. Las tejas de Owens Corning no están cubiertas por una garantía por daños de granizo.

7 Los propietarios deben verificar con su aseguradora para saber si califican.
La tecnología SureNail® no es una garantía de desempeño en todos los tipos de condiciones climáticas.
Para información sobre la patente, visite www.owenscorning.com/patents.

OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659

1-800-GET-PINK® | 1-800-438-7465
www.owenscorning.com

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(Brookville, Medina, Minneapolis, Summit)

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PANEL & VERTICAL SIDING

Available in Cedar and Brushed Smooth textures to enhance the curb appeal of new and remodeled homes.

AVAILABLE PROFILES

Pebbled Stucco Panel Siding

Cedar Texture Groove Panel Siding

Cedar Texture No-Groove Panel Siding

Cedar Texture Vertical Siding

Brushed Smooth Vertical Siding

See It In Action

FIND A CONTRACTOR >

EXPERTFINISH COLORS >

Looking for color? Select LP SmartSide products are available in 16 Exp

Explore color to get inspired, or download the complete list.

Advanced Durability

Engineered wood technology offers superior protection against the elements.

16 Foot Length

Can allow for faster installation and less jobsite waste.

Fewer Seams

Can result in a cleaner, more elegant look.

Industry-Leading Warranty

Backed by a 5/50-year limited warranty.

Award-Winning

Green Builder Media's Most Sustainable Siding Supplier per the 2022 Brand Index.

Professional Resources

Find the details you'll need to complete your next project.

Install & Tech Docs

Get LP SmartSide

Homeowners
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Professionals
WHERE TO BUY

Product Specifications

Warranty Information

Where to Buy

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Get inspired to create a look that sets your project apart.

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Choosing a Siding Color

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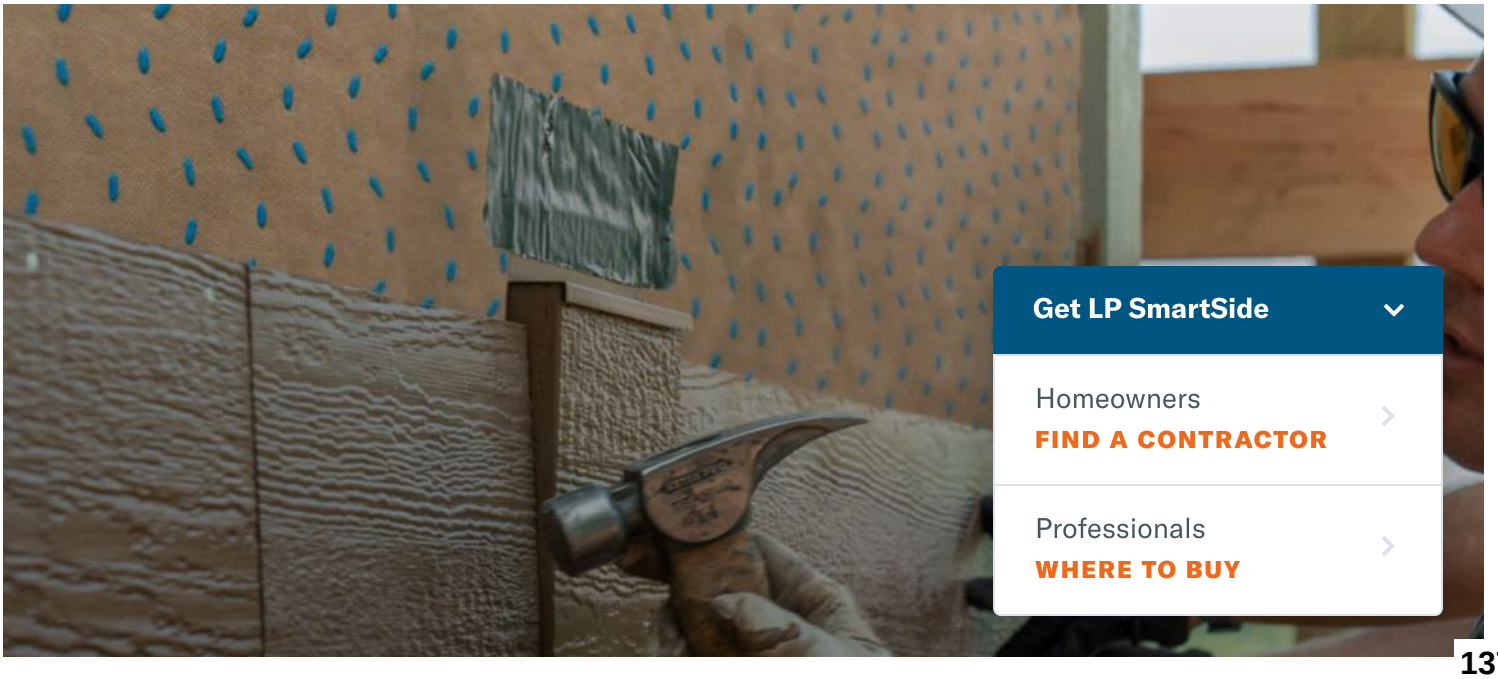
Why LP SmartSide?

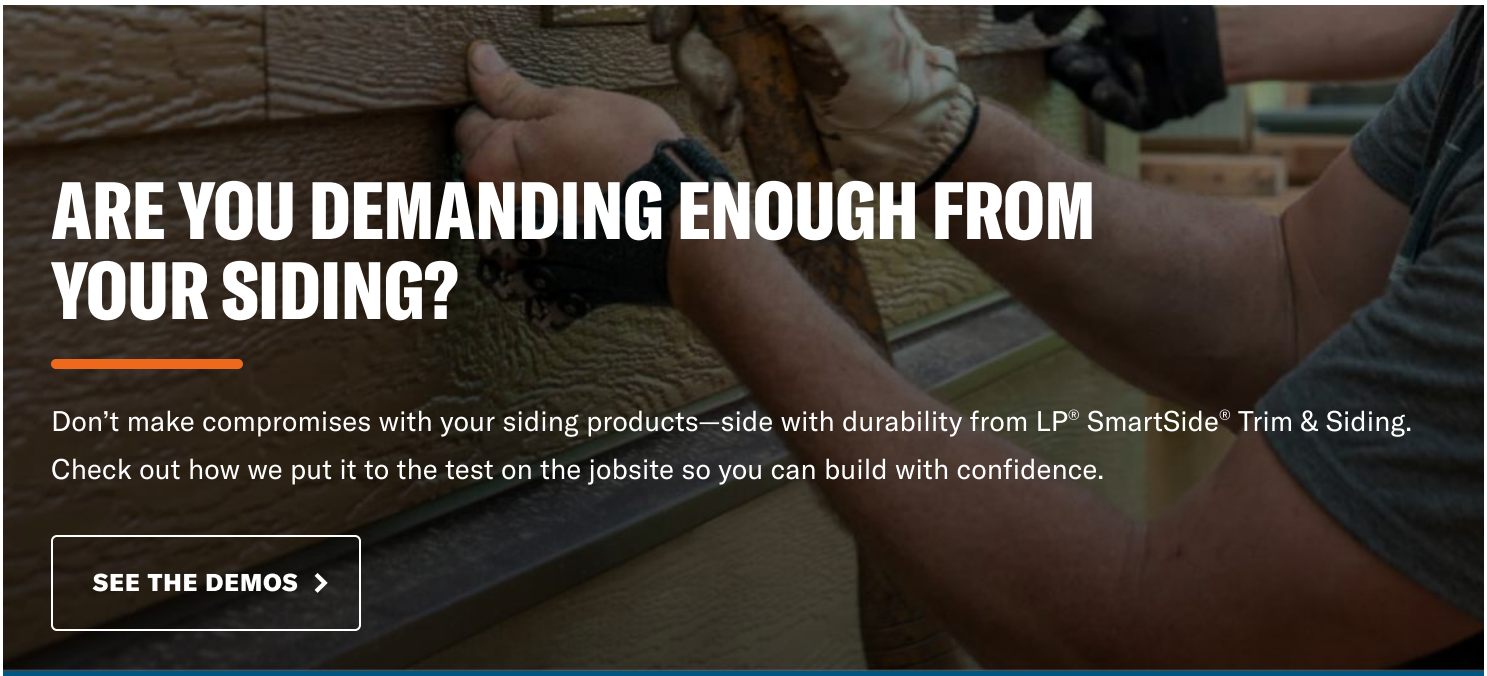
Proven to be more durable than other siding materials..

Resiliency

Competition

Sustainability





ARE YOU DEMANDING ENOUGH FROM YOUR SIDING?

Don’t make compromises with your siding products—side with durability from LP® SmartSide® Trim & Siding. Check out how we put it to the test on the jobsite so you can build with confidence.

SEE THE DEMOS >

LP® SMARTSIDE® EXPERTFINISH® TRIM & SIDING COLORS

Durability now comes in color. With 16 versatile prefinished colors designed to complement almost any home, the possibilities transforming your home’s look—without sacrificing durability—are endless.

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INSTALLATION MADE EASY

Watch our experts demonstrate the advantages of installing LP® SmartSide® products.

Install Tip: Priming cut Ends

Install Tip: Nail Application

Install Tip: Kick-Out Flashing

Install Tip: Freezing Weather

INSPIRATION GALLERY

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THE BENEFITS OF ENGINEERED WOOD

LP SmartSide Trim & Siding products are treated with our proprietary SmartGuard® process. With four components of protection, the process adds strength and helps our products withstand impacts, freeze/thaw cycles, high humidity, fungal decay and termites.

WATCH VIDEO

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RESOURCES

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- Home Visualizer
- Inspiration Gallery

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BAUER Sign & Lighting

2500 South 170th
New Berlin, Wisconsin
Proudly Made in the USA!

Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-784-6675

File	Journey Salon & Spa
Location	Mukwonago
Client	
Sales rep	Jordan
Date	cb 08/07/25
Revision	

☑ ART IS PRODUCTION READY, RE-CREATED BY BAUER SIGN GRAPHIC ARTIST

BOTH SIDES SAME

NIGHT VIEW

SPECIFICATIONS

OPTION 1

FABRICATE AND INSTALL A D/F INTERNALLY ILLUMINATED MONUMENT SIGN WITH ROUTED FACES.

- **CABINET** TO BE ALUMINUM WITH ROUTED FACES, PAINTED BLACK AND BACKED WITH WHITE PLEX
- **ILLUMINATED** WITH WHITE LEDS
- **POWERED** WITH APPROPRIATE LOAD POWER SUPPLIES
- **BASE** TO BE SPLIT FACE BLOCK WITH 2" ALUMINUM CAP PAINTED WHITE
- **ADDRESS** TO BE .125 ALUM LETTERS PAINTED WHITE ON A .125 ALUM BLACK BACKER PANEL

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples.

FINAL ELECTRICAL CONNECTION IS CLIENT'S RESPONSIBILITY

our products are certified by: Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with the Article 600 of the National Electrical Code and/or the applicable local codes. This includes proper grounding and bonding of the sign. Sign shall bear correct UL Labels.

Scale: 1/2" -

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BOTH SIDES SAME

NIGHT VIEW

SPECIFICATIONS

OPTION 2

FABRICATE AND INSTALL A D/F INTERNALLY ILLUMINATED MONUMENT SIGN WITH LEXAN FACES.

- **CABINET** TO BE ALUMINUM EXTRUISION WITH 1.5″ RETAINERS, PAINTED BLACK
- **FACES** TO BE WHITE LEXAN
- **GRAPHICS** TO BE BLACK VINYL OVERLAYS
- **ILLUMINATED** WITH WHITE LEDS
- **POWERED** WITH APPROPRIATE LOAD POWER SUPPLIES
- **BASE** TO BE SPLIT FACE BLOCK WITH 2″ ALUMINUM CAP PAINTED WHITE
- **ADDRESS** TO BE .125 ALUM LETTERS PAINTED WHITE ON A .125 ALUM BLACK BACKER PANEL

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples.

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