

SYMBOL	DENOTES
●	IRON PIN PIPE FOUND
○	1" IRON PIPE FOUND
●	3/4" SOLID IRON ROD FOUND
●	1-1/4" SOLID IRON ROD FOUND
⊕	SECTION CORNER MONUMENT
⊗	SANITARY MANHOLE
⊗	WATER VALVE BOX/HANDHOLE
⊗	WATER VALVE MANHOLE
⊗	FIRE HYDRANT
■	CORNER POST
○	TRAFFIC SIGN
♿	HANDICAP PARKING

ZONING
 EXISTING (NO) - NEIGHBORHOOD OFFICE
 PROPOSED (PD) - PLANNED DEVELOPMENT

PROPERTY DESCRIPTION
 LOT 2 & 3 -
 57,909 SQ. FT. - 1.33 ACRE SITE
 MULTI-FAMILY BUILDINGS
 8 DWELLING UNITS 2 LEVELS

LOT 4 -
 167,520 SQ. FT. - 3.85 ACRE SITE
 MULTI-FAMILY/COMMERCIAL BUILDING
 105 DWELLING UNITS 4 LEVELS
 8030 SF COMMERCIAL
 PRECAST CONC WRAPPED PARKING 3 LEVELS

PARCEL NUMBER
 0711-042-9501-9

GENERAL USE
 COMMERCIAL AND RESIDENTIAL

BUILDING DESCRIPTION
 TOTAL BUILDING HEIGHT=45.0'
 FLOOR SF= 144,930 SF RESIDENTIAL
 FLOOR SF= 8,030 SF COMMERCIAL

PARKING STALL COUNT
 LOT 2 & 3 -
 64 COVERED PARKING STALLS

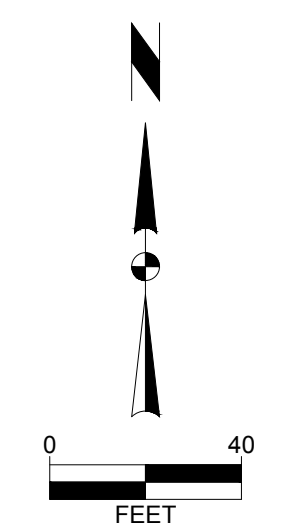
LOT 4 -
 213 COVERED PARKING STALLS INCLUDING 10 ADA
 54 SURFACE PARKING STALLS INCLUDING 4 ADA

BASE SITE CALCULATIONS
 LOT 2 & 3 -
 PERVIOUS AREA = 31,256 SQ. FT. (51.4% LOT COVERAGE)
 IMPERVIOUS AREA = 29,589 SQ. FT. (48.6% LOT COVERAGE)
 BUILDING = 24,336 SQ. FT.
 SIDEWALK = 3,241 SQ. FT.
 PAVEMENT = 2,012 SQ. FT.

LOT 4 -
 PERVIOUS AREA = 60,664 (37.8% LOT COVERAGE)
 IMPERVIOUS AREA = 99,614 SQ. FT. (62.2% LOT COVERAGE)
 BUILDING = 68,587 SQ. FT.
 SIDEWALK = 4,955 SQ. FT.
 PAVEMENT = 26,102 SQ. FT.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = AS SHOWN	
Technician: MW	Date: 09-16-2019	T-R-S: 7N-11E-4	

Project No: 119.0635.30
 Sheet C 101

COTTAGE GROVE COMMONS
SITE PLAN

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

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 Sheet C 101