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PROJECT TEAM

DEVELOPMENT

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 PAULINE M. LUNA, IIDA, NCIDQ
 MANAGER MAINSTREAM PLAN REVIEW
 THREE RAVINA DR, SUITE 100
 ATLANTA, GA 30346
 +1 (770) 604-8390
 pauline.luna@ihg.com

ARCHITECTURE

DJR ARCHITECTURE
 SCOTT ENGLAND, AIA, PRINCIPAL
 333 N WASHINGTON AVE #210
 MINNEAPOLIS, MN 55401
 +1 (612) 676-2720
 sengland@djr-inc.com

CIVIL/LANDSCAPE

SNYDER & ASSOCIATES, INC.
 MIKE CALKINS, PE
 2727 SW SYNDER BLVD., P.O. BOX 1159
 ANKENY, IA 50023
 +1 (608) 838-0444
 mcalkins@snyder-associates.com



Atwell Hotel Looking Northwest

PROJECT DESCRIPTION

This project is a 97-unit four (4) story hotel with one (1) level of underground parking. The hotel is located near adjacent farmland & existing businesses on the outskirts of the Village of Cottage Grove, Wisconsin.

The hotel will offer amenities such as a exterior patio, restaurant/bar, fitness room, large common space, conference rooms, and a heated garage.



DJR
 ARCHITECTURE



PIP SUBMITTAL -
 VILLAGE OF COTTAGE GROVE, WI
 05/20/2020

Atwell Hotel

Cottage Grove, Wisconsin

20-028.00

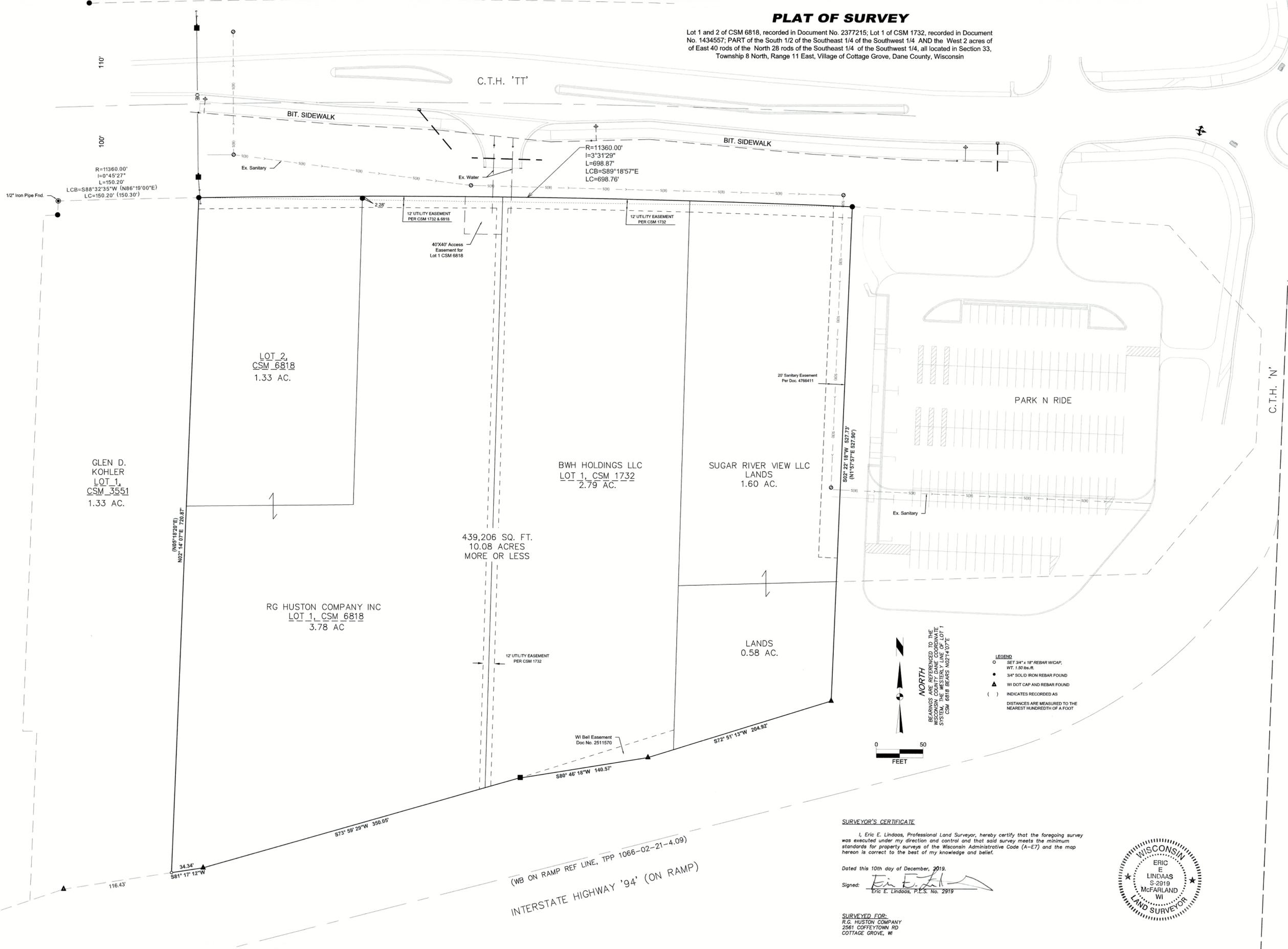
DJR Architecture
 333 N Washington Ave #210
 Minneapolis, MN 55401

Cover Sheet

A000

PLAT OF SURVEY

Lot 1 and 2 of CSM 6818, recorded in Document No. 2377215; Lot 1 of CSM 1732, recorded in Document No. 1434557; PART of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 AND the West 2 acres of East 40 rods of the North 28 rods of the Southeast 1/4 of the Southwest 1/4, all located in Section 33, Township 8 North, Range 11 East, Village of Cottage Grove, Dane County, Wisconsin



NORTH

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY DANE COORDINATE SYSTEM THE WESTERLY LINE OF LOT 1 CSM 6818 BEARS N02°14'07"E

LEGEND

- SET 3/4" x 18" REBAR W/ CAP, WT. 1.50 lbs./ft.
- 3/4" SOLID IRON REBAR FOUND
- ▲ WI DOT CAP AND REBAR FOUND
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

0 50 FEET

SURVEYOR'S CERTIFICATE

I, Eric E. Lindsaas, Professional Land Surveyor, hereby certify that the foregoing survey was executed under my direction and control and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief.

Dated this 10th day of December, 2019.

Signed: *Eric E. Lindsaas*
Eric E. Lindsaas, P.L.S. No. 2919



SURVEYED FOR:
R.G. HUSTON COMPANY
2561 COPPEY TOWN RD
COTTAGE GROVE, WI

(WB ON RAMP REF LINE, TWP 1066-02-21-4.09)
INTERSTATE HIGHWAY '94' (ON RAMP)

MARK	REVISION	DATE	BY
Engineer: EEL	Checked By: CHKD	Scale: 1" = 50'	
Technician: TECH	Date: 12-10-2019	T-R-S: T8N-R11E-S33	

PLAT OF SURVEY

VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN

SNYDER & ASSOCIATES, INC.

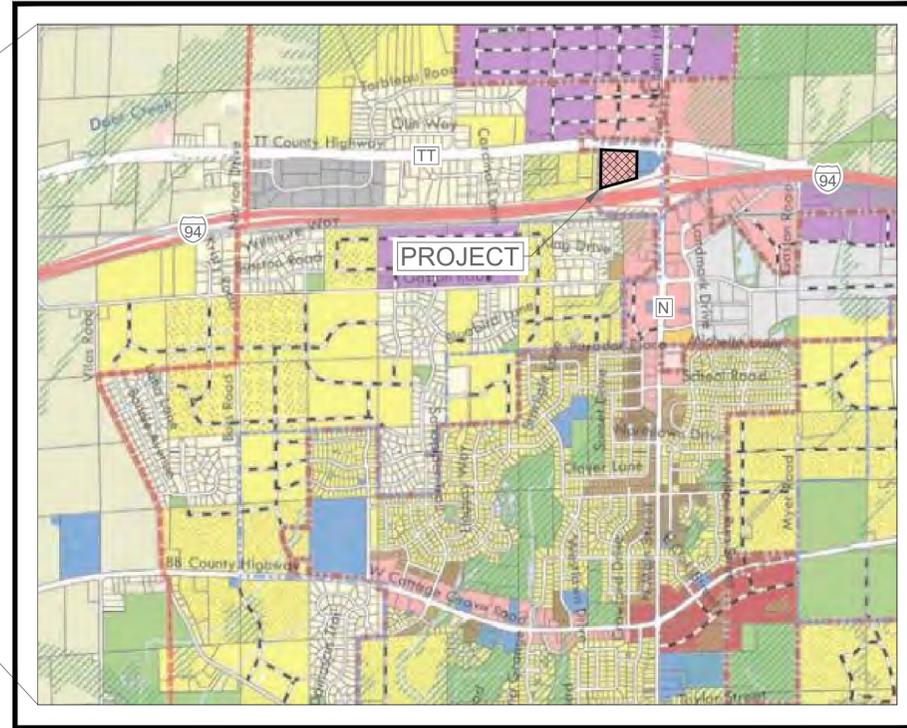
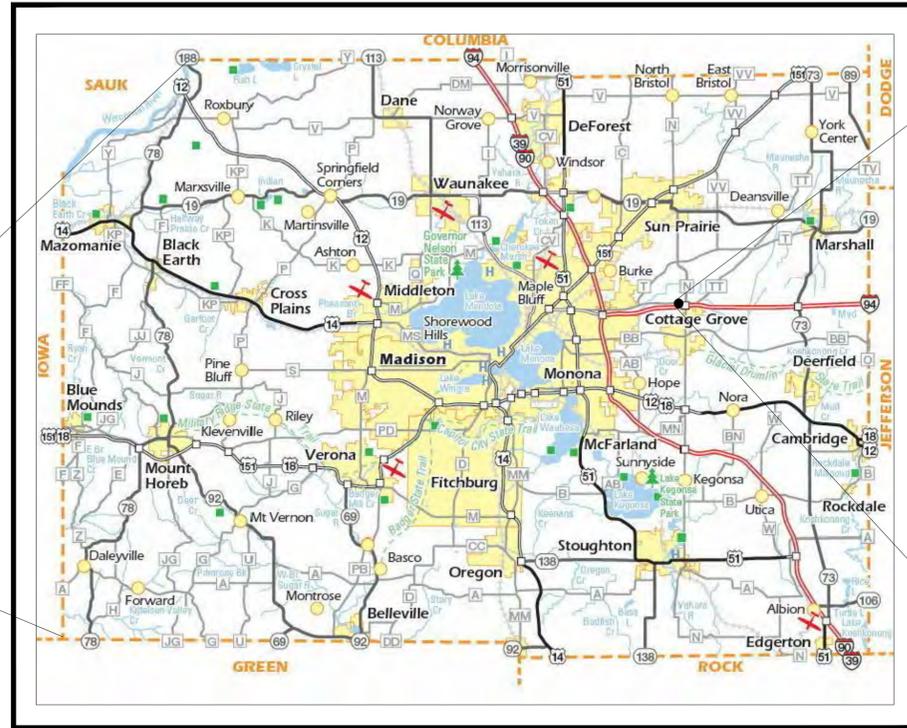
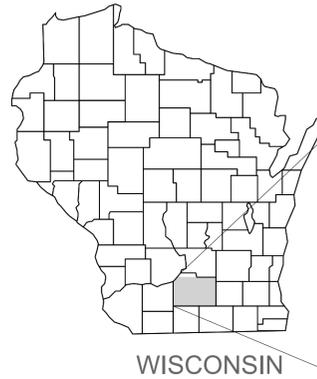
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 119.1084.30
Sheet 1 OF 1

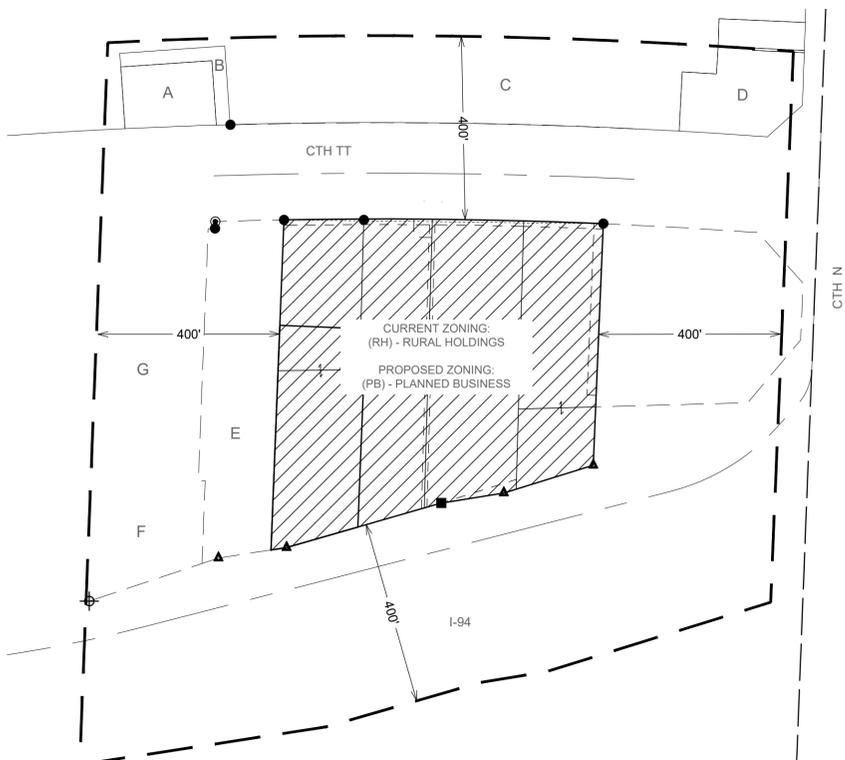
DEVELOPMENT PLANS FOR ATWELL SUITES

VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI



DANE COUNTY
SCALE: NTS

LOCATION MAP
SCALE: NTS



PROPERTY	OWNER	PARCEL #
A	DAO YANG 4643 COUNTY HIGHWAY TT SUN PRAIRIE, WI 53590	0811-333-8883-1
B	DAO YANG 4643 COUNTY HIGHWAY TT SUN PRAIRIE, WI 53590	0811-333-8895-1
C	COTTAGE GROVE BUSINESS DEVELOPMENT LLC 804 LIBERTY BLVD STE 204 SUN PRAIRIE, WI 53590	0811-333-8075-1
D	I-94 LLC 1840 BELOIT AVE JANESVILLE, WI 53546	0811-333-8390-2
E	BWH HOLDINGS LLC 2561 COFFEYTOWN RD COTTAGE GROVE, WI 53527	0811-333-9610-3
F	JAMES MACK & AMMIE C. MACK 4762 HELGELAND RD SUN PRAIRIE, WI 53590	0811-333-9193-1
G	ARNOLD E. HELLER JR & DIANA HELLER 4640 COUNTY HIGHWAY TT SUN PRAIRIE, WI 53590	0811-333-9000-1

Sheet List Table

Sheet Number	Sheet Title
C100	TITLE SHEET
C101	ZONING MAP
C300	SITE PLAN
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L200	LANDSCAPE PLAN
L300	LANDSCAPE DETAILS

OWNER

RG HUSTON COMPANY, INC.
2561 COFFEYTOWN ROAD
COTTAGE GROVE, WI 53527
608-225-9223

DEVELOPER

HUSTON HOTEL PARTNERS, LLC
2561 COFFEYTOWN ROAD
COTTAGE GROVE, WI 53527
608-225-9223

 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

ATWELL SUITES
TITLE SHEET

VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI

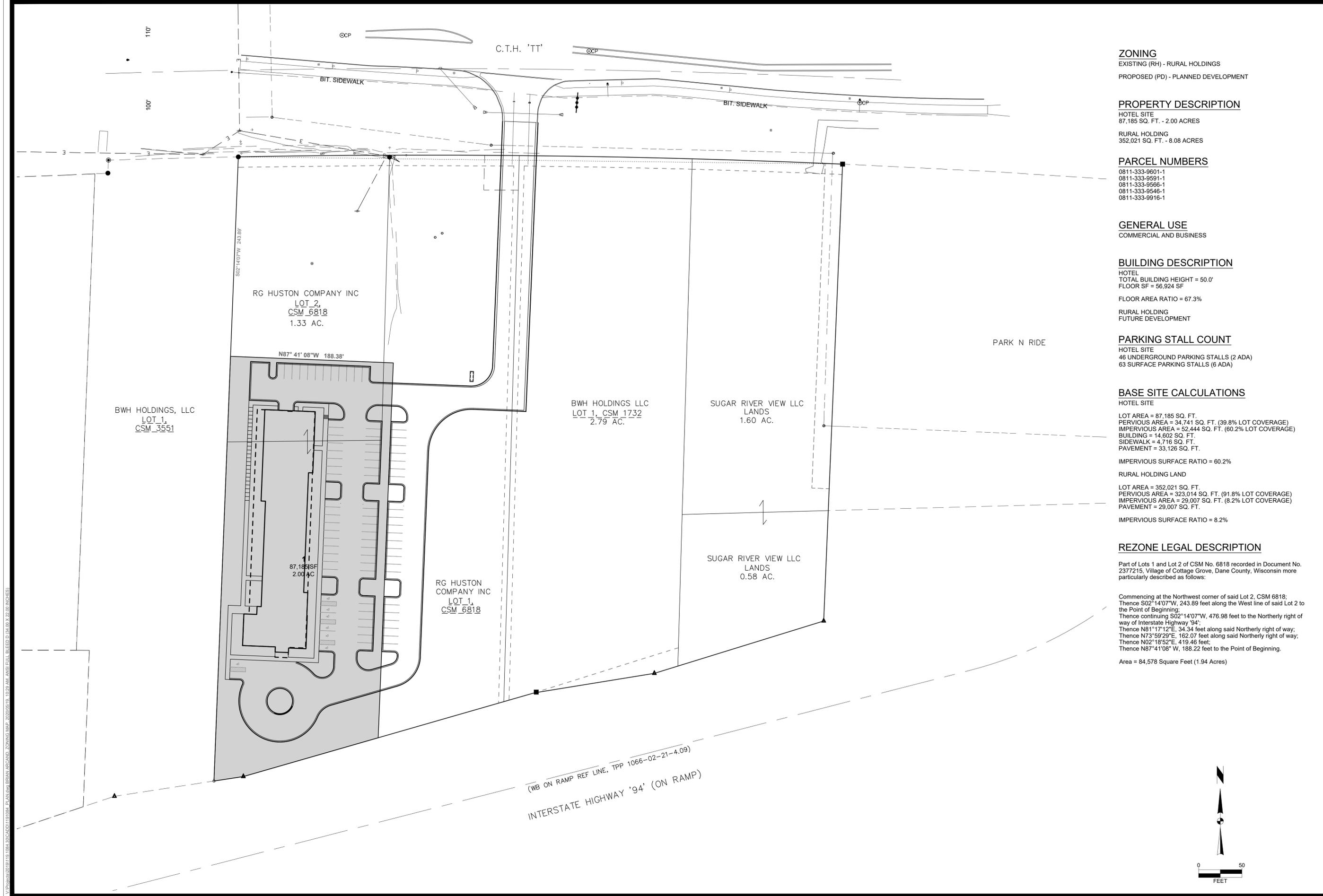
SNYDER & ASSOCIATES, INC.



Project No: 119.1084.30
Sheet C100

MARK	PIP SUBMITTAL	DATE	8/27/2020	BCA
Engineer: BCA	Checked By: MLC	Date:	03-30-2020	T-R-S: TTN-RRW-SS
Technician: TECH				
Project No: 119.1084.30				Sheet C100

V:\Projects\20191113_1084.30\CADD\119.1084_Plan.dwg BRUAN ARCAD, TITLE SHEET, 20200519, 10:29 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



ZONING
 EXISTING (RH) - RURAL HOLDINGS
 PROPOSED (PD) - PLANNED DEVELOPMENT

PROPERTY DESCRIPTION
 HOTEL SITE
 87,185 SQ. FT. - 2.00 ACRES
 RURAL HOLDING
 352,021 SQ. FT. - 8.08 ACRES

PARCEL NUMBERS
 0811-333-9601-1
 0811-333-9591-1
 0811-333-9566-1
 0811-333-9546-1
 0811-333-9916-1

GENERAL USE
 COMMERCIAL AND BUSINESS

BUILDING DESCRIPTION
 HOTEL
 TOTAL BUILDING HEIGHT = 50.0'
 FLOOR SF = 56,924 SF
 FLOOR AREA RATIO = 67.3%
 RURAL HOLDING
 FUTURE DEVELOPMENT

PARKING STALL COUNT
 HOTEL SITE
 46 UNDERGROUND PARKING STALLS (2 ADA)
 63 SURFACE PARKING STALLS (6 ADA)

BASE SITE CALCULATIONS
 HOTEL SITE
 LOT AREA = 87,185 SQ. FT.
 PERVIOUS AREA = 34,741 SQ. FT. (39.8% LOT COVERAGE)
 IMPERVIOUS AREA = 52,444 SQ. FT. (60.2% LOT COVERAGE)
 BUILDING = 14,602 SQ. FT.
 SIDEWALK = 4,716 SQ. FT.
 PAVEMENT = 33,126 SQ. FT.
 IMPERVIOUS SURFACE RATIO = 60.2%
 RURAL HOLDING LAND
 LOT AREA = 352,021 SQ. FT.
 PERVIOUS AREA = 323,014 SQ. FT. (91.8% LOT COVERAGE)
 IMPERVIOUS AREA = 29,007 SQ. FT. (8.2% LOT COVERAGE)
 PAVEMENT = 29,007 SQ. FT.
 IMPERVIOUS SURFACE RATIO = 8.2%

REZONE LEGAL DESCRIPTION
 Part of Lots 1 and Lot 2 of CSM No. 6818 recorded in Document No. 2377215, Village of Cottage Grove, Dane County, Wisconsin more particularly described as follows:
 Commencing at the Northwest corner of said Lot 2, CSM 6818;
 Thence S02°14'07"W, 243.89 feet along the West line of said Lot 2 to the Point of Beginning;
 Thence continuing S02°14'07"W, 476.98 feet to the Northerly right of way of Interstate Highway '94';
 Thence N81°17'12"E, 34.34 feet along said Northerly right of way;
 Thence N73°59'29"E, 162.07 feet along said Northerly right of way;
 Thence N02°18'52"E, 419.46 feet;
 Thence N87°41'08" W, 188.22 feet to the Point of Beginning.
 Area = 84,578 Square Feet (1.94 Acres)



MARK	1	Address comments	REVISION	03-31-20	BCA	DATE	BY
Engineer:	BCA	Checked By:	MLC	03-30-2020	T-R-S:	TTN-RRW-SS	
Technician:	TECH	Date:					
Project No: 119.1084.30							Sheet C101

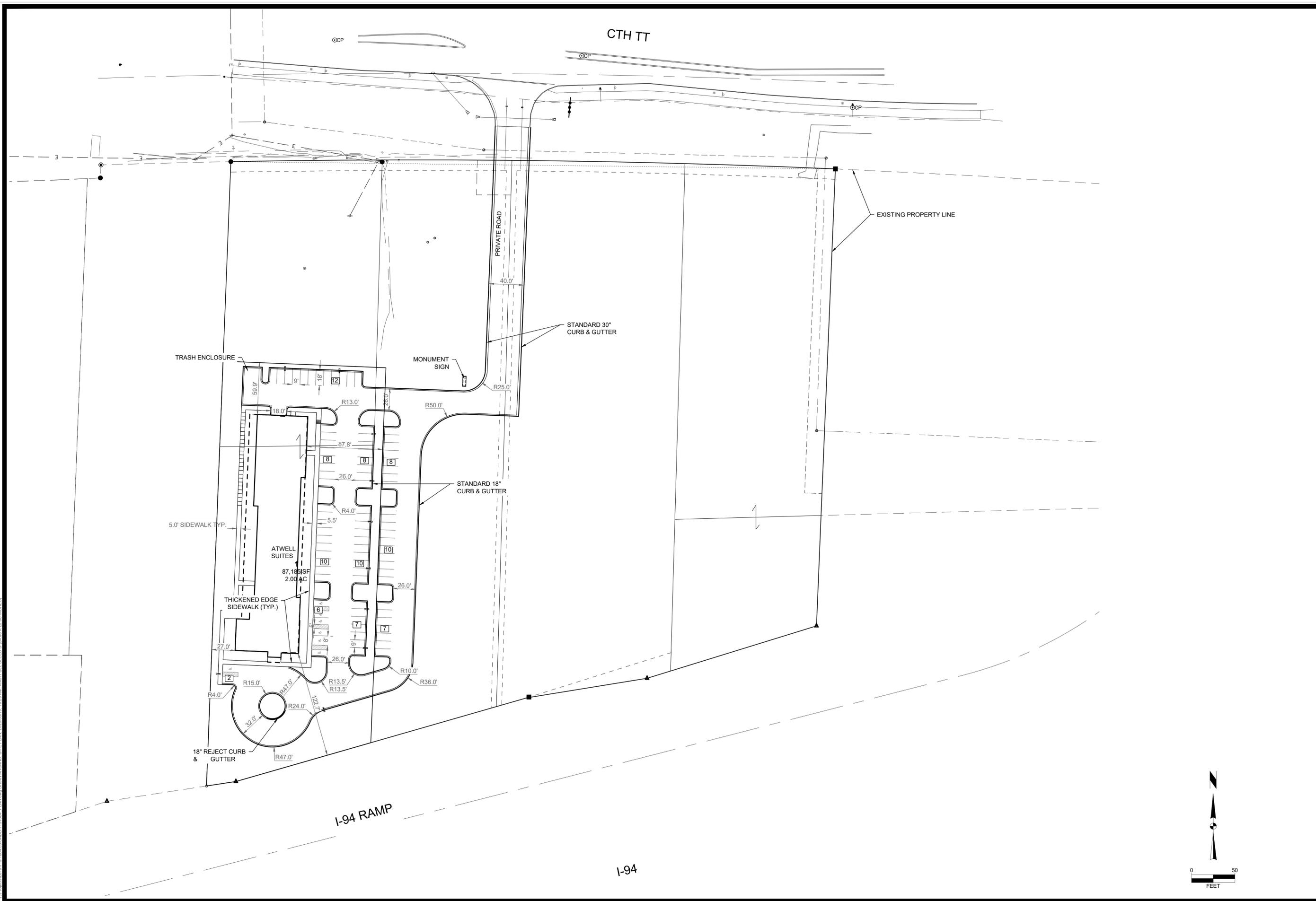
ATWELL SUITES
ZONING MAP
VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC. |
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-898-0444 | www.snyder-associates.com



Project No: 119.1084.30
 Sheet C101

V:\Projects\2019\119.1084.30\CADD\1191084_Plan\DWG\BRANKARCAND_ZONING_MAP_20200519_1029 AM_ANSI_FULL_BLEED.DWG (34.00 X 22.00 INCHES)

V:\Projects\2019\119.1084.30\CADD\1191084_SitePlan.dwg BRANK ARCAD, SITE PLAN, 2020/05/18, 10:29 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



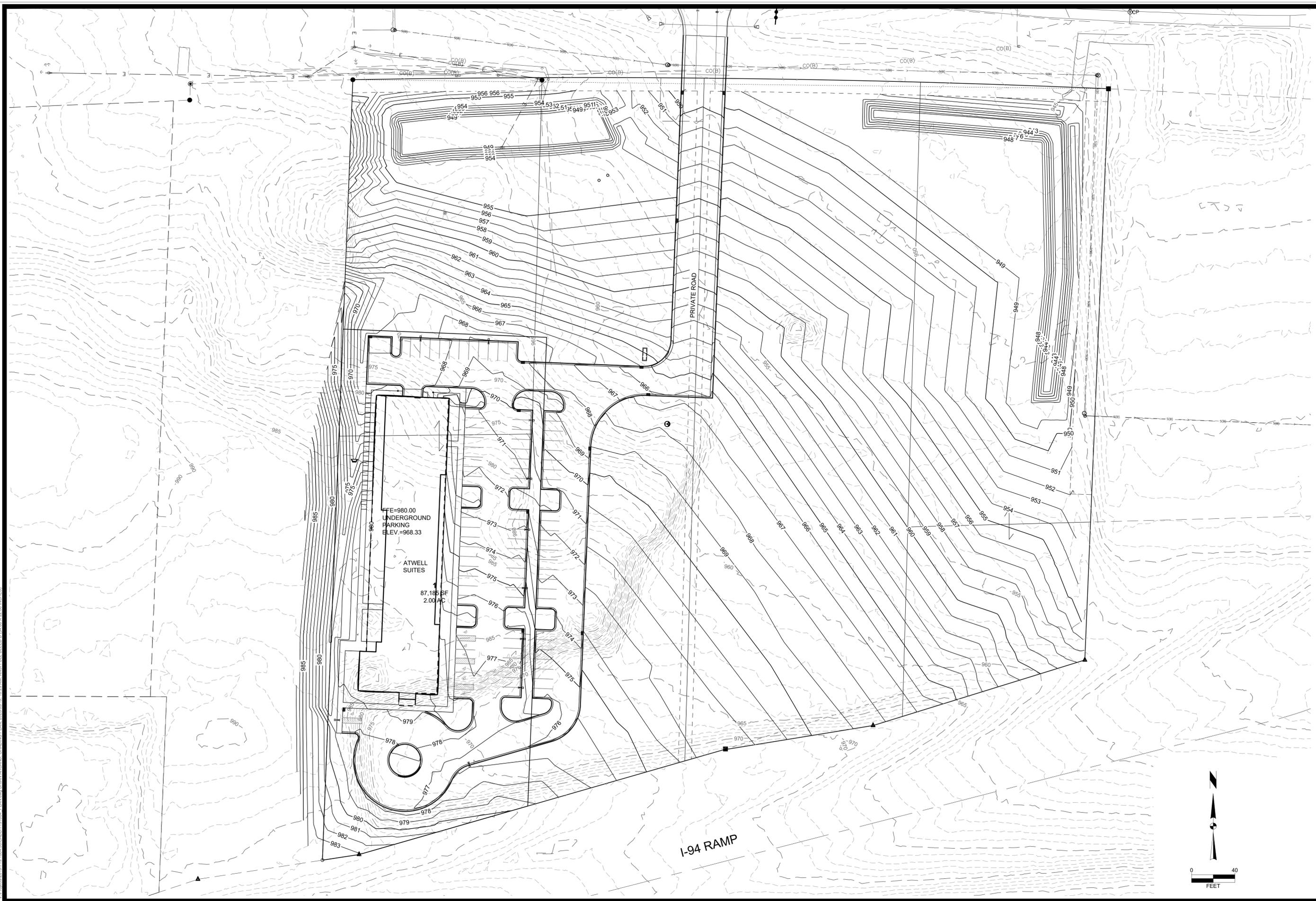
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	REVISION	DATE	BY
	Engineer: BCA	Checked By: MLC	Scale: 1" = AS SHOWN
	Technician: TECH	Date: 03-30-2020	T-R-S: TTN-RRW-SS
Project No: 119.1084.30			Sheet C300

ATWELL SUITES
SITE PLAN
 VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC. |
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com



Project No: 119.1084.30
 Sheet C300

V:\Projects\201113-1084-30\CADD\1101084-PLAN\DWG\BRN\ARCADD-GRADING PLAN_20200619_10:29 AM_ANSI FULL BLEED D (34.00 X 22.00 INCHES)



1	Address comments	REVISION	DATE	BY
1	Engineer: BCA	Checked By: MLC	Date: 03-30-2020	Scale: 1" = AS SHOWN
	Technician: TECH			T-R-S: TTN-RRW-SS
Project No: 119.1084.30				Sheet C400

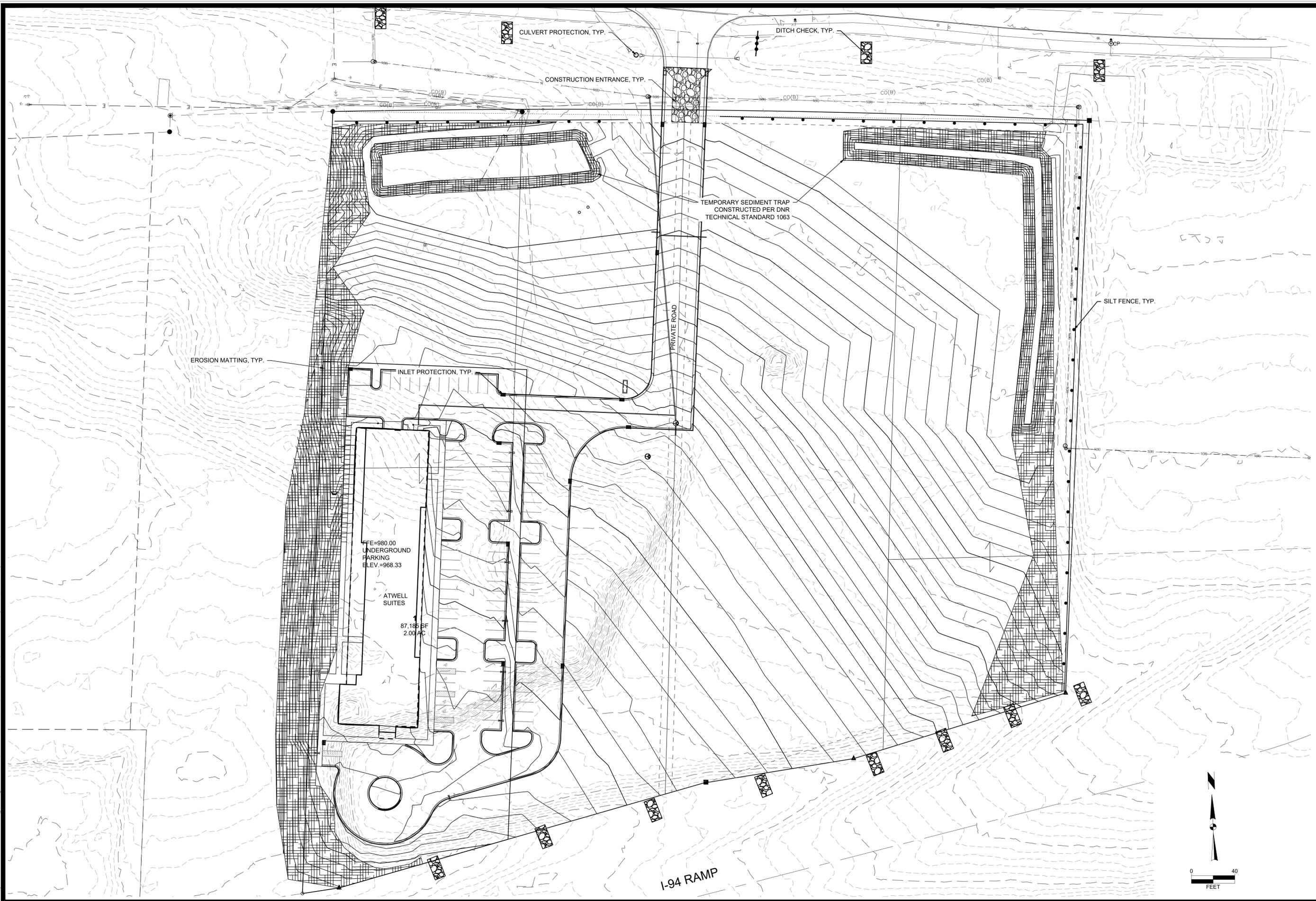
ATWELL SUITES
GRADING PLAN
 VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC.



Project No: 119.1084.30
 Sheet C400

5010 VOGES ROAD
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V:\Projects\201113-1084-30\CADD\1101084_EROSION CONTROL PLAN_20200619_10:30 AM_ANSI FULL BLEED D (4.0 X 22.0) INCHES



1	Address comments	03-31-20	BCA
	REVISION	DATE	BY
	Engineer: BCA	Checked By: MLC	Scale: 1" =
	Technician: TECH	Date: 03-30-2020	T-R-S; TTN-RRW-SS
Project No: 119,1084.30			Sheet C402

ATWELL SUITES
EROSION CONTROL PLAN
VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC. |

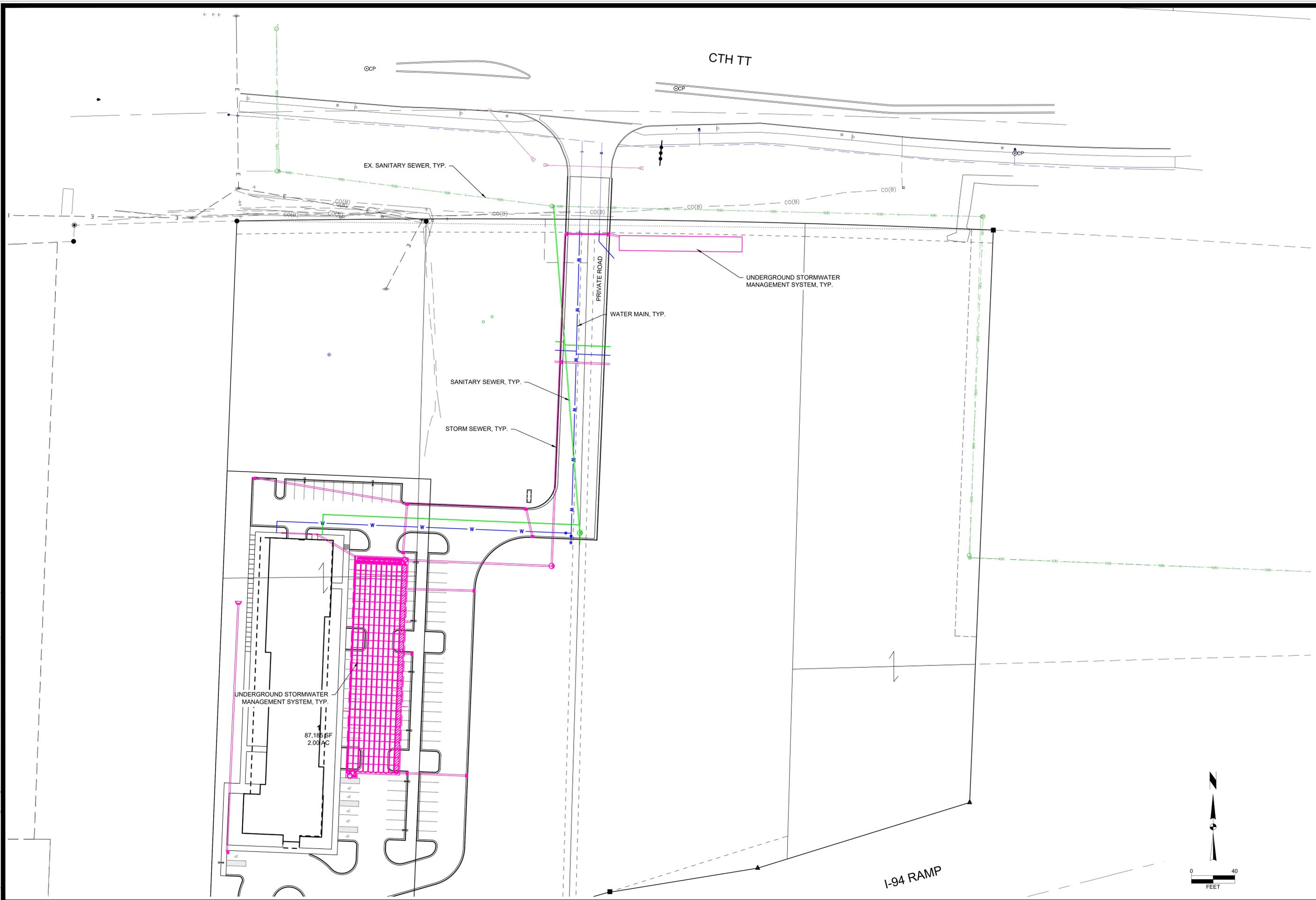


SNYDER & ASSOCIATES

Project No: 119,1084.30
 Sheet C402

5010 VOGES ROAD
 MADISON, WISCONSIN 53718
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V:\Projects\20111113_1084_30\CADD\1191084_Plan\DWG\BRANK ARCADE UTILITY PLAN_202005019_10:52 AM_ANSI FULL BLEED D (34.00 X 22.00 INCHES)



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	REVISION	DATE	BY
	Checked By:	MLC	Scale: 1" =
	Date:	03-30-2020	T-R-S; TTN-RRW-SS
	Engineer:	BCA	
	Technician:	TECH	
	Project No.:	119,1084.30	Sheet C500

ATWELL SUITES
UTILITY PLAN
 VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC. |
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 119.1084.30
 Sheet C500

CONSTRUCTION SEQUENCE

- INSTALL AND MAINTAIN THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT'S AS DESCRIBED IN THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. ADDITIONALLY INSTALL CONSTRUCTION EQUIPMENT PARKING AREAS. STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE. THE TEMPORARY ACCESS POINT SHALL BE PLACED IN THE LOCATION SHOWN ON THE GRADING AND EROSION CONTROL PLAN. THE ENTRANCE/EXITS WILL BE INSPECTED DAILY. IF THE AGGREGATE WITHIN THE TEMPORARY ACCESS PADS BECOMES COVERED WITH SOIL OR IF SIGNIFICANT QUANTITIES OF SOIL ARE TRACKED ONTO THE EXISTING ROADWAY THEN ADDITIONAL AGGREGATE WILL BE INSTALLED TO ALLOW THE ENTRANCE/EXITS TO FUNCTION PROPERLY.
- INSTALL EROSION AND SEDIMENT CONTROL BARRIERS (SILT FENCE) IMMEDIATELY DOWNSLOPE OF AREAS TO BE DISTURBED DURING CONSTRUCTION AS SHOWN ON THE APPROVED GRADING PLAN. THE BARRIERS MUST BE INSTALLED PARALLEL TO THE SITE CONTOURS TO THE EXTENT PRACTICABLE WITH THE ENDS EXTENDED UPSLOPE ONE TO TWO FEET TO PREVENT FLANKING OF THE RUNOFF. AT NO TIME FROM THE START OF ROUGH GRADING UNTIL SITE STABILIZATION SHALL AN UNBROKEN SLOPE EXIST BETWEEN DISTURBED AREAS AND THE RECEIVING WATERS. THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL WILL BE REFERENCED FOR THE PROPER INSTALLATION AND MAINTENANCE OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES ON THE SITE.
- SEDIMENT BASIN SHALL BE CONSTRUCTED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND SHALL BE RESTORED AT THE TIME OF SITE STABILIZATION.
- STRIP TOPSOIL FROM THE AREAS OF THE SITE THAT WILL BE GRADED WITHIN 48 HOURS. ANY AREAS THAT WILL NOT BE IMMEDIATELY GRADED MUST NOT BE STRIPPED OF TOPSOIL UNTIL THE PRECEDING AREAS ARE TOPSOILED, SEEDED AND MULCHED. PLACE SOIL STOCKPILES AT LEAST 25 FEET AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, OR DITCH. ALL TOPSOIL PILES WILL HAVE SILT FENCE PLACED ON THEIR DOWNSLOPE SIDES. TOPSOIL PILES WILL BE SEEDED WITH ANNUAL RYE IF THEY ARE IN PLACE FOR MORE THAN 7 DAYS. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS WILL BE STABILIZED IMMEDIATELY WITH SEED AND MULCH.
- GRADING WILL BE PHASED TO THE EXTENT PRACTICABLE TO LIMIT THE AMOUNT OF THE EXPOSED SOIL AT ANY ONE TIME AND TO PROVIDE A BUFFER BETWEEN THE GRADED AREAS AND THE RECEIVING WATERS. THE INTENT OF THESE GRADING RESTRICTIONS IS TO PROVIDE AN UNDISTURBED BUFFER AREA ALLOWING ADDITIONAL EROSION AND SEDIMENTATION PROTECTION DURING CONSTRUCTION.
- TOPSOIL, SEED AND MULCH ALL AREAS WHICH ARE AT FINAL GRADE AND WHICH WILL NOT BE DISTURBED DURING SUBSEQUENT PHASES OF CONSTRUCTION. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS MUST BE STABILIZED IMMEDIATELY.
- INSTALL SANITARY SEWER, WATER MAIN, & STORM SEWER.
- COMPLETE FINAL GRADING FOR ROADWAY AND STABILIZE WITH GRAVEL.
- COMPLETE FINAL GRADE OF THE SITE.
- UTILITY TRENCHES SHALL BE FILLED WITH SUITABLE BACKFILL MATERIAL AND COMPACTED AS NEEDED. TOPSOIL SHALL BE REPLACED, FERTILIZED, SEEDED AND PROTECTED AS CALLED FOR BELOW IN ITEMS 11 AND 12. UTILITY CONSTRUCTION SHALL BE COORDINATED WITH OTHER GRADING ACTIVITIES SO THAT RESTORATION CAN BE COMPLETED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
- WITHIN 7 DAYS OF THE COMPLETION OF FINAL GRADING, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REPLACED ON ALL DISTURBED SURFACES THAT ARE TO BE REVEGETATED. TOPSOIL SHALL BE UNIFORMLY PLACED, GRADED SMOOTH AND SCARIFIED FOR SEEDING.
- FERTILIZE ALL AREAS TO BE SEEDED OR SODDED WITH 500LBS. PER ACRE OF 16-8-8 (MINIMUM). INCORPORATE THE FERTILIZER INTO THE SOIL BY SCARIFYING AS INDICATED ABOVE IN ITEM 11. SEED ALL DISTURBED AREAS WITH THE FOLLOWING SEEDING MIXTURE:
 30.50 LBS/ACRE OF KENTUCKY BLUEGRASS
 17.50 LBS/ACRE OF RED FESCUE
 17.50 LBS/ACRE OF HARD FESCUE
 22.00 LBS/ACRE OF PERENNIAL RYE GRASS

THE OWNER RESERVES THE RIGHT TO REVISE THE SEEDING MIXTURE SUBJECT TO APPROVAL BY THE VILLAGE OF DEFOREST.

SOD MAY BE SUBSTITUTED FOR SEEDING ON ALL AREAS TO BE SEEDED AND IS RECOMMENDED FOR ALL AREAS WITH SLOPES OF 5:1 OR STEEPER.

MULCH ALL SEEDED AREAS WITH 1.5 TONS PER ACRE OF CLEAN STRAW. STRAW SHALL BE ANCHORED IN PLACE WITH SUITABLE EQUIPMENT OR STAKING WITH TWINE.

FOR AREAS ON WHICH GRADING IS COMPLETED AFTER SEPTEMBER 30.
 TEMPORARY SEED SHALL INCLUDE A SOIL STABILIZING POLYMER AND COVER CROP OF WINTER RYE (AT A RATE OF 75#/ACRE) AND MUST BE APPLIED AS SOON AS THESE AREAS REACH THEIR FINAL GRADE. ADDITIONAL EROSION CONTROL BARRIERS MAY BE NEEDED DOWNSLOPE OF THESE AREAS UNTIL FINAL SEEDING OR SODDING IS COMPLETED IN SPRING (BY JUNE 1). ANY AREAS WITH SLOPES GREATER THAN 6:1 MUST BE SEEDED AND MULCHED BUT NOT TOPSOILED. AREAS WITH SLOPED LESS THAN 6:1 MUST BE TOPSOILED, SEEDED AND MULCHED. ALL AREAS MUST BE TOPSOILED, SEEDED AND MULCHED AS DESCRIBED ABOVE IN THE FOLLOWING SPRING.

- WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.
- SILT FENCE MAINTENANCE: EROSION CONTROL BARRIERS (SILT FENCE) MUST BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OF 0.5-INCHES OR MORE, AND DAILY DURING PERIODS OF PROLONGED RAINFALL. REPAIRS OR REPLACEMENT SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS ON THE UPSLOPE SIDE ON THE SILT FENCES SHALL BE REMOVED WHEN THE DEPOSITS REACH HALF THE HEIGHT OF THE SILT FENCE.
- GRAVEL TRACKING PAD MAINTENANCE: ADDITIONAL STONE IS REQUIRED IF EXISTING STONE BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM TIRES. SEDIMENT THAT IS TRACKED ONTO THE ROADWAY MUST BE REMOVED IMMEDIATELY. TRACKING PADS MAY REQUIRE PERIODIC CLEANING TO MAINTAIN THE EFFECTIVENESS OF THE PRACTICE, WHICH MAY INCLUDE THE REMOVAL AND RE-INSTALLATION OF THE STONE.

EROSION CONTROL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WISDNR WPDES DISCHARGE PERMIT (IF APPLICABLE), COUNTY AND LOCAL EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
- ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD, FOUND AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
- ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH ALL APPLICABLE PERMITS ISSUED FOR THE PROJECT.
- ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. REPAIRS SHALL BE MADE IMMEDIATELY TO EROSION CONTROL PRACTICES AS NECESSARY.
- TEMPORARY STOCKPILES SHALL BE STABILIZED IF NOT REMOVED IN 10 DAYS. PERIMETER CONTROL ON THE DOWNHILL SIDE SHALL BE IN PLACE AT ALL TIMES (SILT FENCE OR APPROVED EQUAL).
- TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.2.1.5.1.4 OF THE WISDOT STANDARD SPECIFICATIONS FOR FALL PLANTINGS STARTED AFTER OCTOBER 1 AND THE TEMPORARY SEEDING SHALL INCLUDE A SOIL STABILIZING POLYMER AND COVER CROP OF WINTER WHEAT OR RYE .
- DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
- SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
- ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY EROSION CONTROL AND/OR SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
- TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE LOCAL MUNICIPALITY.
- DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 106B.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EROSION CONTROL FACILITIES AND MEASURES NECESSARY TO CONTROL EROSION AND SEDIMENTATION AT THE PROJECT SITE. THESE FACILITIES AND MEASURES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THEIR ABSENCE ON THE DRAWINGS DOES NOT ALLEVIATE THE CONTRACTOR FROM PROVIDING THEM. ANY MEASURES AND FACILITIES SHOWN ON THE DRAWINGS ARE THE MINIMUM ACTIONS REQUIRED.
- ERODED MATERIAL THAT HAS LEFT THE CONSTRUCTION SITE SHALL BE COLLECTED AND RETURNED TO THE SITE BY THE CONTRACTOR.
- AFTER FINAL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL FACILITIES. RESTORE AREAS DISTURBED BY THE REMOVALS.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE. CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARDS.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES 4:1, USE CLASS I URBAN, TYPE A EROSION CONTROL MATTING. FOR SLOPES GREATER THAN 4:1 BUT LESS THAN 2.5:1, USE CLASS I URBAN TYPE B. FOR SLOPES GREATER THAN 2.5:1 USE CLASS I TYPE B. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S FACILITIES DEVELOPMENT MANUAL AND INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARDS.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. ELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S FACILITIES DEVELOPMENT MANUAL; INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARDS.
- ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE COVERED WITH A BIO-DEGRADABLE EROSION MAT INCLUDING BIO-DEGRADABLE STAPLES.
- ALL BIO-DEGRADABLE EROSION MAT SHALL BE CURLEX NET FREE OR APPROVED EQUAL.
- WATERING OF NEW SEEDING SHALL BE OF A DURATION AND FREQUENCY ADEQUATE TO ENSURE PROPER ESTABLISHMENT OF NEW SEEDING.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

GENERAL CONDITIONS

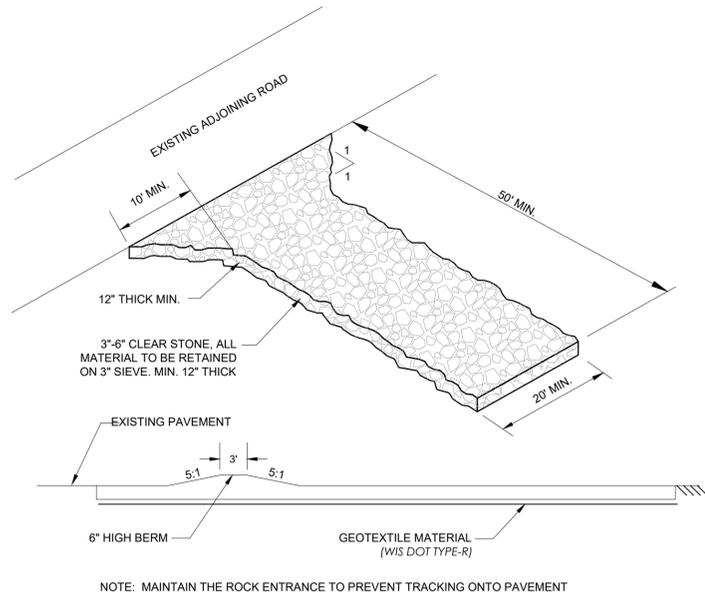
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY TWO WORKING DAYS (48 HOURS) PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS PROPOSAL. HE SHALL BASE HIS BID ON HIS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
- ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE STONE ENTRANCE PADS SHOWN ON THE PLANS.

MARK	PIP SUBMITTAL	DATE	BY
Engineer: BCA	Checked By: MLC	Date: 03-30-2020	Scale: 1" =
Technician: TECH			T-R-S: TTN-RRW-SS
Project No: 119,1084.30			Sheet C600

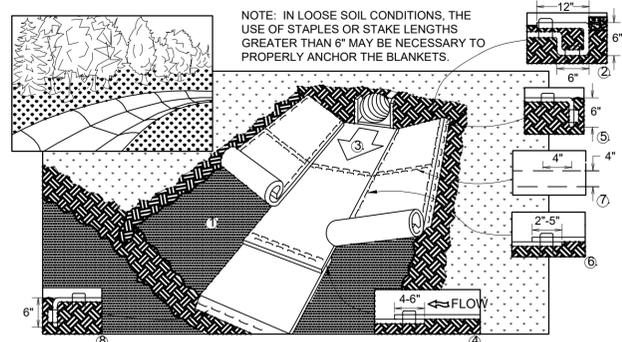
ATWELL SUITES
EROSION CONTROL NOTES
VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC. |
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V:\P\084\20110113_1084_30\CADD\1191084_DTL 5.dwg BRIAN ARCAD. EROSION CONTROL NOTES. 20200519 10:39 AM. ANSI FULL PLOT D (34.00 X 22.00 INCHES)

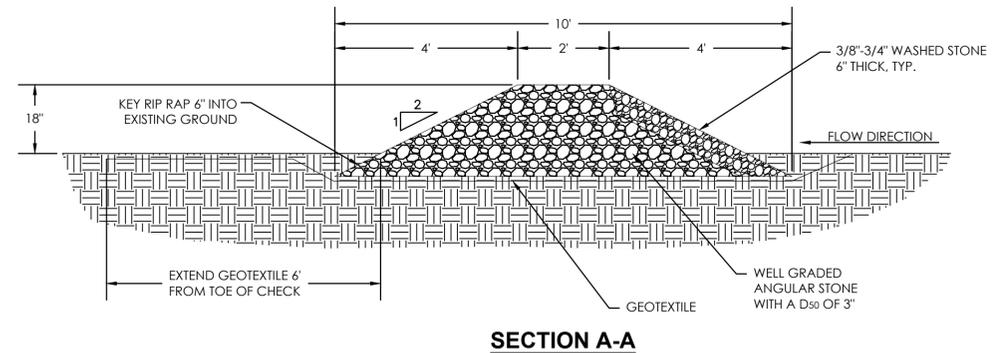


1 CONSTRUCTION ENTRANCE DETAIL
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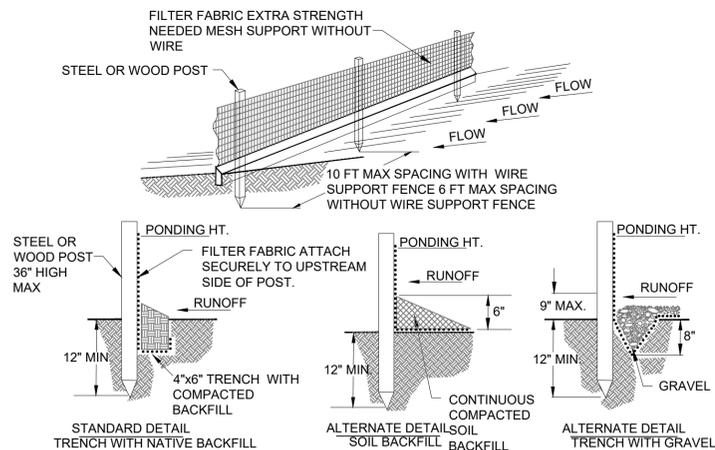


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
7. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
8. EROSION MAT SHALL EXTEND FOR WHICHEVER IS GREATER: UPSLOPE ONE FOOT MIN. VERTICALLY FROM DITCH BOTTOM OR 6" HIGHER THAN DESIGN FLOW DEPTH.
9. EROSION MAT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1053.

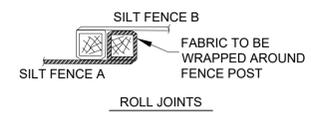
3 EROSION CONTROL MAT - CHANNEL INSTALLATION
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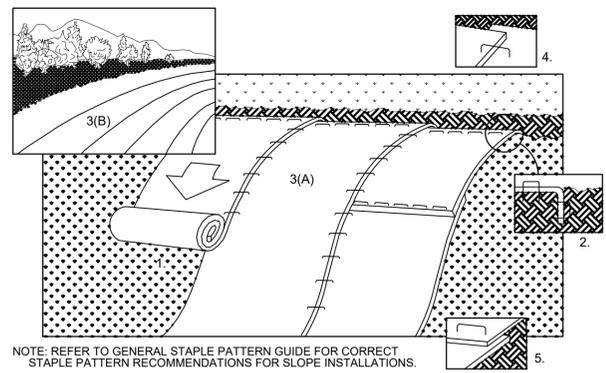
5 STONE DITCH CHECK DETAIL
SCALE: NTS



- NOTE:
1. INSPECT FENCE WEEKLY AND AFTER EACH RAIN EVENT OF 0.5 INCHES AND REPAIR IF REQUIRED. REMOVE SEDIMENT WHEN NECESSARY OR WHEN SEDIMENT REACHES 1/2 OF FENCE HEIGHT.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
 4. SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.

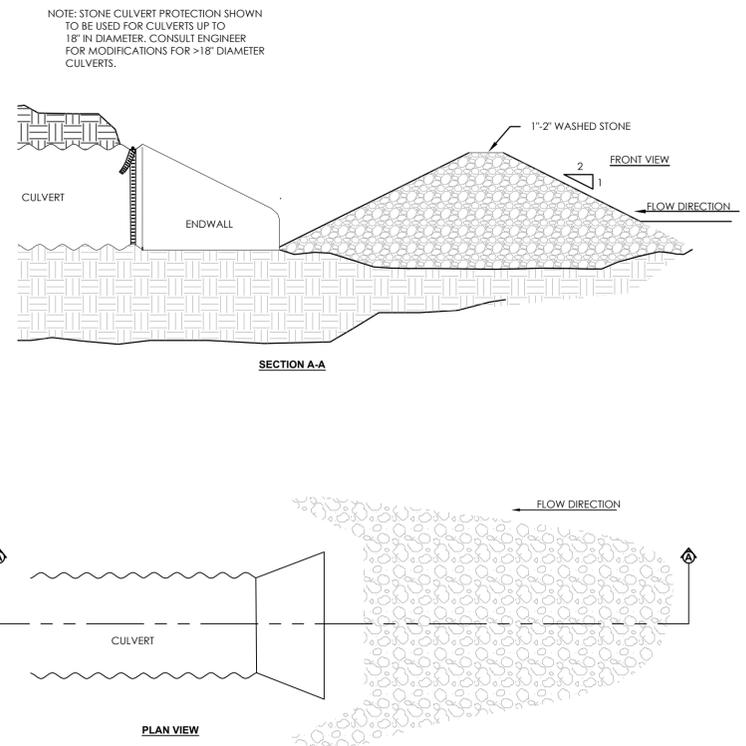


2 SILT FENCE DETAIL
SCALE: NTS



- NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
 5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
 6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
 7. EROSION MAT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD # 1052.

4 EROSION CONTROL MAT - SLOPE INSTALLATION
SCALE: NTS



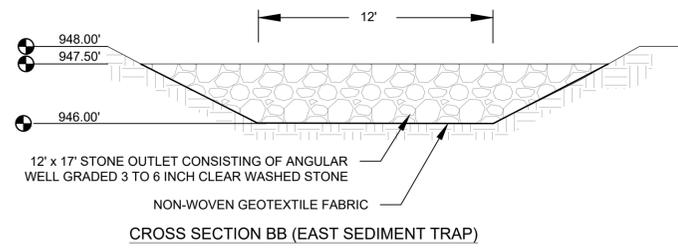
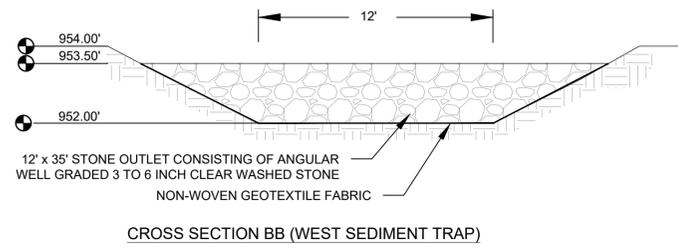
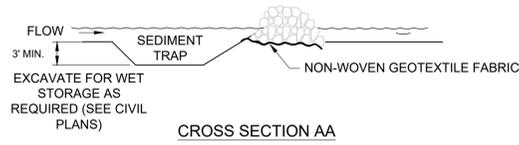
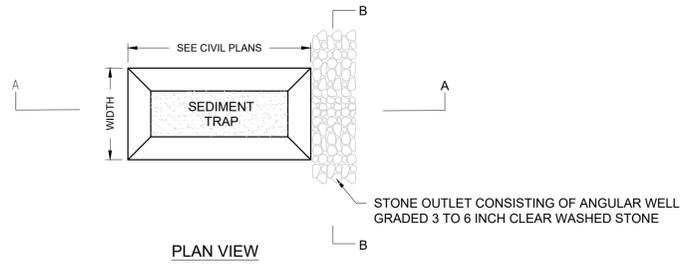
6 EXISTING CULVERT INLET PROTECTION
SCALE: NTS

MARK	PIP SUBMITTAL	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Date: 03-30-2020	T-R-S; TTN-RRW-SS	
Technician: TECH	Scale: 1" =			
Project No: 119.1084.30				Sheet C601

ATWELL SUITES
EROSION CONTROL DETAILS
VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
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SNYDER & ASSOCIATES
Project No: 119.1084.30
Sheet C601

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1 SEDIMENT TRAP DETAIL
 C602 SCALE: NTS

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Engineer: BCA	Checked By: MLC	Date: 03-30-2020	Scale: 1" =
Technician: TECH			T-R-S: TTN-RRW-SS
Project No: 119.1084.30			Sheet C 602

ATWELL SUITES
EROSION CONTROL DETAILS
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Project No: 119.1084.30
 Sheet C 602

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GENERAL LANDSCAPE NOTES

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

GENERAL LANDSCAPE NOTES CONT.

- 22. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
23. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
24. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
25. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
26. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
27. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
28. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
29. WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED). UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVEING PRIOR TO PLACEMENT OF PAVEMENT.
30. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
31. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
32. ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS.

GENERAL NOTES

- 1. DRAWINGS ARE INTENDED TO BE PRINTED ON 22 X 34 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.
5. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
6. THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
9. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
10. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

GENERAL NOTES CONT.

- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
13. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
14. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
15. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
18. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
19. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
20. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
21. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
22. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
23. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
24. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
25. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

LAYOUT NOTES

- 1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
6. LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
7. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
8. WHEN APPLICABLE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

PLANT SCHEDULE table with columns: QTY, KEY, BOTANICAL NAME, COMMON NAME, INSTALL SIZE, MATURE SIZE, COMMENTS, POINTS. Includes rows for CLIMAX TREES, TALL DECIDUOUS TREES, MEDIUM DECIDUOUS TREES, LOW DECIDUOUS TREES, TALL EVERGREEN TREES, LOW EVERGREEN TREES, TALL DECIDUOUS SHRUBS, MEDIUM DECIDUOUS SHRUBS, ORNAMENTAL GRASSES, and ORNAMENTAL TREES.

VILLAGE OF COTTAGE GROVE LANDSCAPE REQUIREMENTS

- REQUIREMENTS BASED ON PLANNED BUSINESS (PB)
BUILDING FOUNDATION REQUIREMENT: 40 POINTS PER 100 FEET OF BUILDING FOUNDATION NO TREES SHALL BE COUNTED TOWARDS REQUIREMENT REQUIRED: 726 LF / 100 X 40 = 290 POINTS PROVIDED: 305 POINTS
STREET FRONTAGE REQUIREMENT: 40 POINTS PER 100 LINEAR FEET OF STREET FRONTAGE SHRUBS NOT COUNTED TOWARDS TOTAL. A MINIMUM OF 50% CLIMAX TREES AND 30% MEDIUM TREES REQUIRED: 49 LF / 100 X 40 = 20 POINTS TOTAL POINTS PROVIDED = 60 POINTS
PAVED AREAS REQUIREMENT: 80 POINTS PER 20 PARKING STALLS OR 10,000 SF OF PAVED AREA MIN OF 30% OF POINTS DEVOTED TO CLIMATE TREES AND 40% TO SHRUBS REQUIRED: 33,126 SF PAVED AREA / 10,000 SF X 80 = 265 POINTS TOTAL POINTS PROVIDED = 511 POINTS
DEVELOPED LOTS REQUIREMENT: 10 POINTS PER 1,000 SF OF BUILDING FOOTPRINT ALL PLANT CATEGORIES CAN BE USED TO MEET REQUIREMENT REQUIRED: 14,546 SF / 1,000 SF X 10 = 146 POINTS TOTAL POINTS PROVIDED = 448 POINTS
TOTAL POINTS REQUIRED: 721 TOTAL POINTS PROVIDED: 1,324

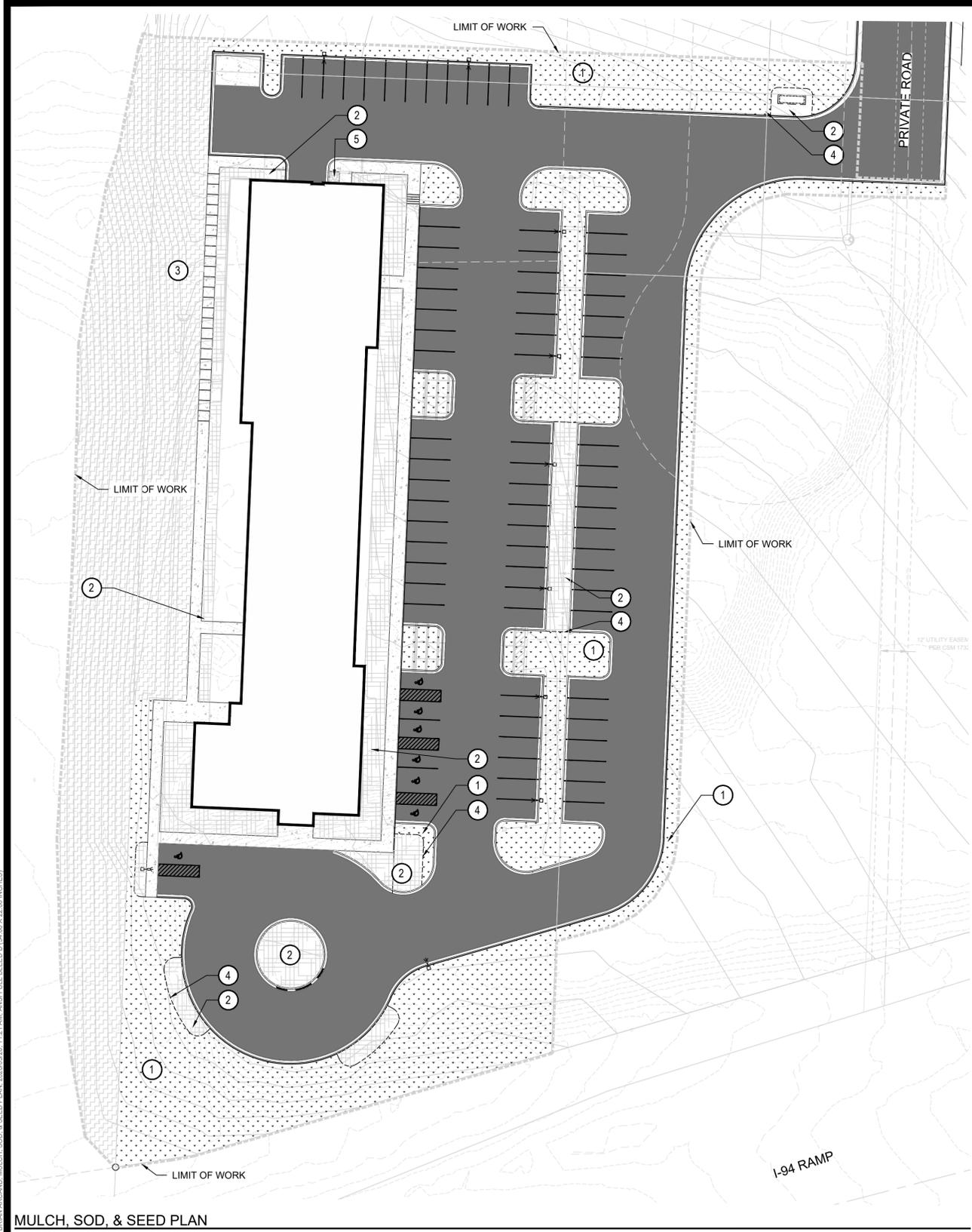
V:\P\2020\2021\118_1084_30\CADD\1181084_PLANTLAND.dwg BRVAN ARCANO, LANDSCAPE NOTES, 2020/09/20, 11:20 AM, ANSI FULL BLEED, 04.00 X 22.00 INCHES

Project No: 119.1084.30
Sheet L100
T-R-S: TTN-RRW-SS
Scale: 1" =
Checked By: MLC
Date: 05-21-2020
Engineer: BCA
Technician: TECH

COTTAGE GROVE, WI
LANDSCAPE NOTES
ATWELL SUITES
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES logo
Project No: 119.1084.30
Sheet L100

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MULCH, SOD, & SEED PLAN

LANDSCAPE LEGEND

-  SOD, REFER TO CONSTRUCTION NOTES FOR TYPE
-  SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONE TREES OUTSIDE SHRUB BED AREAS), REFER TO CONSTRUCTION NOTES FOR TYPE
-  TURF SEED, REFER TO CONSTRUCTION NOTES FOR TYPE
-  ROCK MULCH, REFER TO CONSTRUCTION NOTES FOR TYPE
-  SPADE CUT EDGER AT 4" DEPTH
-  LIMIT OF WORK
-  CLIMAX DECIDUOUS TREE
-  LOW DECIDUOUS TREES
-  EVERGREEN TREE
-  DECIDUOUS SHRUBS
-  EVERGREEN SHRUBS
-  ORNAMENTAL GRASSES

LANDSCAPE CONSTRUCTION NOTES

1. BLACK BEAUTY TALL FESCUE KENTUCKY BLUEGRASS (TFKB SOD) PROVIDED BY PAUL'S TURF & TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
2. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEO-TEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
3. TURF SEED SHALL BE ROUGH & TOUGH 100 PROVIDED BY CIRCLE B LANDSCAPE SUPPLY (608.846.9200) OR APPROVED EQUAL.
4. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
5. ROCK MULCH SHALL BE 1 1/2" MISSISSIPPI RIVER STONE PROVIDED BY MIDWEST DECORATIVE STONE (608.273.9787) OR APPROVED EQUAL.
6. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

MARK	PIP SUBMITTAL	9/21/2020/BCA	DATE	BY
Engineer: BCA	Checked By: MLC	05-21-2020	Scale: 1" = 1'-R-S; TTN-RRW-SS	
Technician: TECH	Date:	05-21-2020	Project No: 119.1084.30	
				Sheet L200

ATWELL SUITES

MULCH, SOD, & SEED PLAN

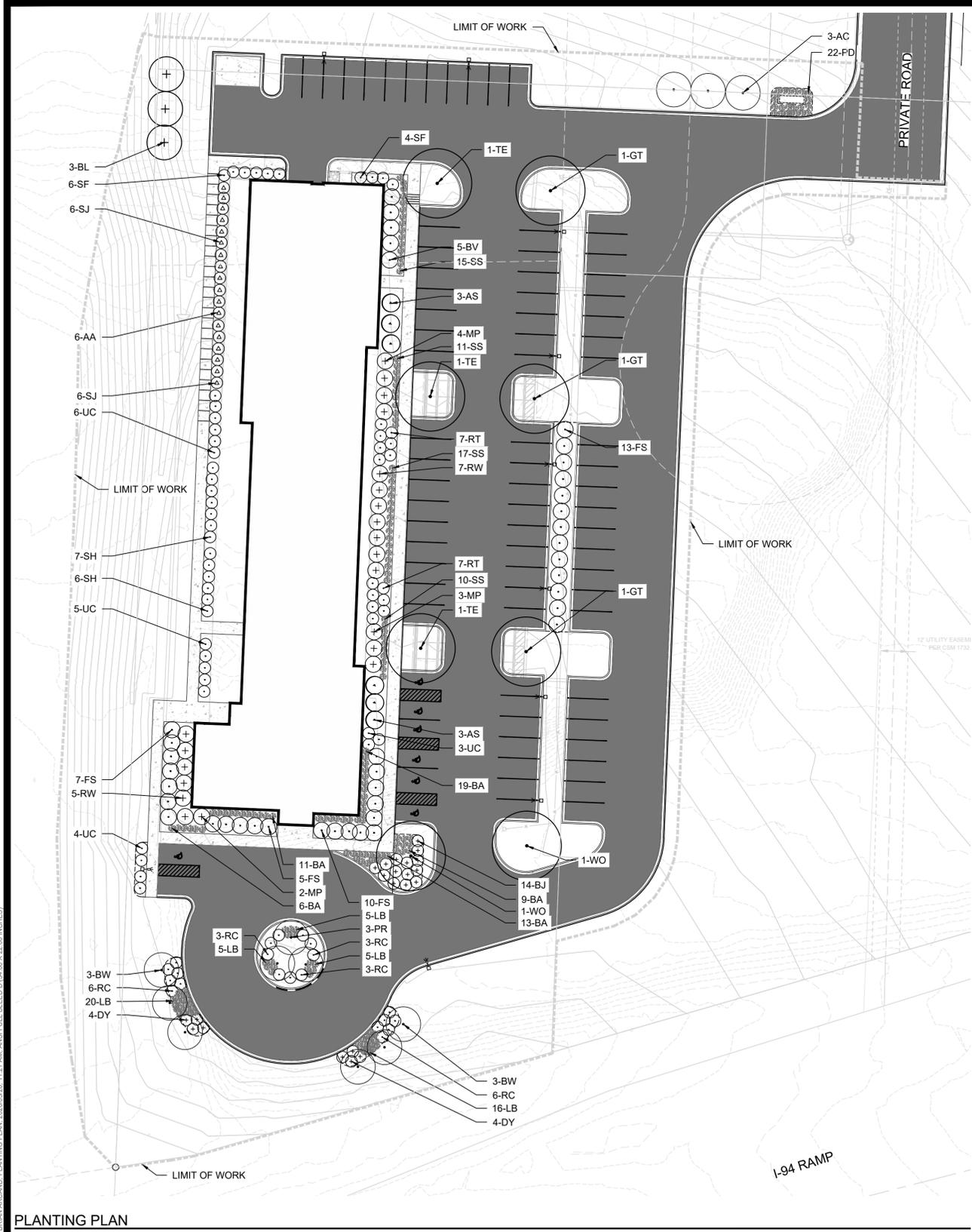
COTTAGE GROVE, WI

SNYDER & ASSOCIATES, INC. |

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com



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PLANTING PLAN



LANDSCAPE LEGEND

- SOD, REFER TO CONSTRUCTION NOTES FOR TYPE
- SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONE TREES OUTSIDE SHRUB BED AREAS), REFER TO CONSTRUCTION NOTES FOR TYPE
- TURF SEED, REFER TO CONSTRUCTION NOTES FOR TYPE
- ROCK MULCH, REFER TO CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH
- LIMIT OF WORK
- CLIMAX DECIDUOUS TREE
- LOW DECIDUOUS TREES
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

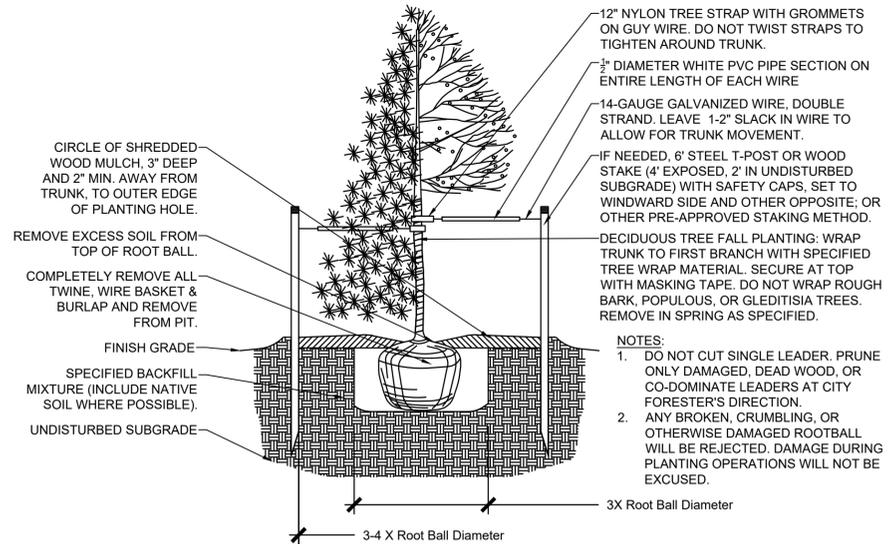
LANDSCAPE CONSTRUCTION NOTES

1. BLACK BEAUTY TALL FESCUE KENTUCKY BLUEGRASS (TFKB SOD) PROVIDED BY PAUL'S TURF & TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
2. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEO-TEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
3. TURF SEED SHALL BE ROUGH & TOUGH 100 PROVIDED BY CIRCLE B LANDSCAPE SUPPLY (608.846.9200) OR APPROVED EQUAL.
4. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
5. ROCK MULCH SHALL BE 1 1/2" MISSISSIPPI RIVER STONE PROVIDED BY MIDWEST DECORATIVE STONE (608.273.9787) OR APPROVED EQUAL.
6. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

PLANT SCHEDULE

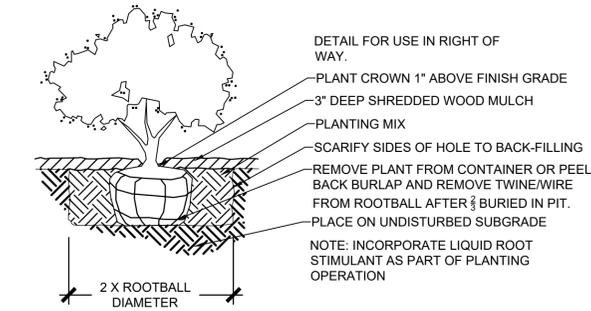
QTY	KEY	COMMON NAME
CLIMAX TREES		
	AG	AUTUMN GOLD GINKGO
	WO	SWAMP WHITE OAK
	TE	TRIUMPH ELM
TALL DECIDUOUS TREES		
	GT	SKYLINE HONEY LOCUST
MEDIUM DECIDUOUS TREES		
	BW	WHITESPIRE BIRCH TWIN
LOW DECIDUOUS TREES		
	PR	PRAIRIFIRE CRABAPPLE
	AC	AMUR CHOKECHERRY
	AS	AUTUMN BRILLIANCE SERVICEBERRY
TALL EVERGREEN TREES		
	BL	BLACK HILLS SPRUCE
LOW EVERGREEN TREES		
	AA	AMERICAN ARBORVITAE
	SJ	SKYHIGH JUNIPER
TALL DECIDUOUS SHRUBS		
	BV	BLACKHAW VIBURNUM
MEDIUM DECIDUOUS SHRUBS		
	SF	SHOW OFF FORSYTHIA
	UC	UPRIGHT RED CHOKEBERRY
	RT	RED TWIG DOGWOOD
	SH	SMOOTH HYDRANGEA
LOW DECIDUOUS SHRUBS		
	FS	GRO LO FRAGRANT SUMAC
	RC	ROCK COTONEASTER
TALL-MEDIUM EVERGREEN SHRUBS		
	MP	DWARF MUGO PINE
	RW	WHITE CATAWBA RHODODENDRON
	DY	DWARF YEW (BREVIFOLIA)
LOW EVERGREEN SHRUBS		
	BJ	BUFFALO JUNIPER
ORNAMENTAL GRASSES		
	BA	BLONDE AMBITION BLUE GRAMA GRASS
	SS	SHENANDOAH SWITCH GRASS
	PD	PRAIRIE DROPSEED
	LB	LITTLE BLUESTEM

ATWELL SUITES	PLANTING PLAN	COTTAGE GROVE, WI	PIP SUBMITTAL 9/21/2020/BCA DATE BY	Scale: 1" = T-R-S: TTN-RRW-SS
SNYDER & ASSOCIATES, INC. 			Engineer: BCA Checked By: MLC Date: 05-21-2020	Project No: 119.1084.30 Sheet L201
			2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com	
Project No: 119.1084.30			Sheet L201	



1 TREE PLANTING

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



2 SHRUB PLANTING

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

MARK	PIP SUBMITTAL	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Date: 04-23-2020	Scale: 1" =	T-R-S; TTN-RRW-SS
Technician: TECH				
Project No: 119.1084.30				Sheet L300

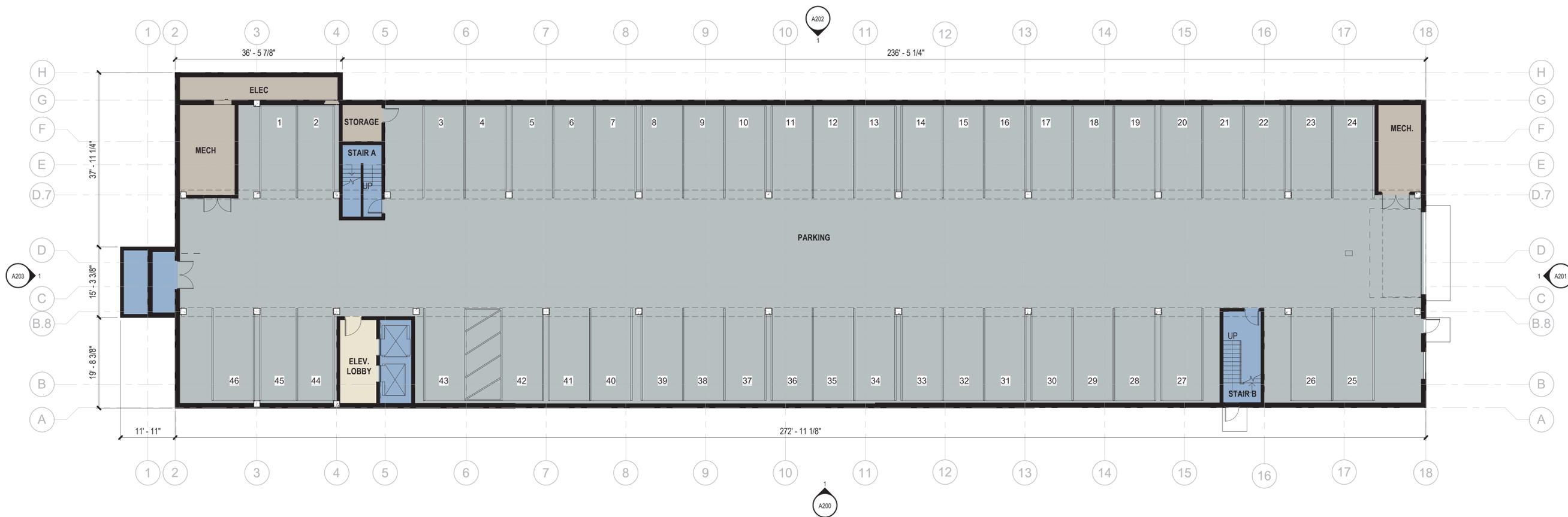
ATWELL SUITES
 LANDSCAPE DETAILS
 COTTAGE GROVE, WI
 SNYDER & ASSOCIATES, INC. |
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
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Level P1 Plan

Level P1 Summary	
Parking	16,887 SF
Core	750 SF
Public	170 SF
BOH	852 SF
Total - 18,658 GSF	



LEVEL P1 PLAN
SCALE: 3/32" = 1'-0"



- Key**
- Residential Units
 - Public Area
 - Parking
 - Core
 - BOH
 - Office



DJR
ARCHITECTURE



PIP SUBMITTAL -
VILLAGE OF COTTAGE GROVE, WI
05/20/2020

Atwell Hotel

Cottage Grove, Wisconsin

20-028.00

DJR Architecture
333 N Washington Ave #210
Minneapolis, MN 55401

Floor Plans

A100

Level 1 Plan

Level 1 Summary	
Residential	- 7,704 SF (19 units/floor)
Core	- 619 SF
Public	- 4,007 SF
BOH	- 2,215 SF
Total - 14,546 GSF	



GUESTROOM COUNT LEVEL 01		
	DESCRIPTION	COUNT
▲	KING	10
●	KING: ADA	00
▲	Q/Q	08
●	Q/Q: ADA	01

Key

 Residential Units
 Public Area
 Parking
 Core
 BOH
 Office

LEVEL 1 PLAN
SCALE: 3/32" = 1'-0"



DJR
ARCHITECTURE



PIP SUBMITTAL -
VILLAGE OF COTTAGE GOVE, WI
05/20/2020

Atwell Hotel

Cottage Grove, Wisconsin

20-028.00

DJR Architecture
333 N Washington Ave #210
Minneapolis, MN 55401

Floor Plans

A110

Level 2 Plan

Level 2 Summary	
Residential	- 8,775 SF (22 units/floor)
Core	- 645 SF
Public	- 4,615 SF
BOH	- 421 SF
Total- 14,456 GSF	



GUESTROOM COUNT LEVEL 02		
	DESCRIPTION	COUNT
▲	KING	13
●	KING: ADA	00
▲	Q/Q	08
●	Q/Q: ADA	01

LEVEL 2 PLAN
SCALE: 3/32" = 1'-0"



- Key**
- Residential Units
 - Public Area
 - Parking
 - Core
 - BOH
 - Office



DJR
ARCHITECTURE



PIP SUBMITTAL -
VILLAGE OF COTTAGE GOVE, WI
05/20/2020

Atwell Hotel

Cottage Grove, Wisconsin

20-028.00

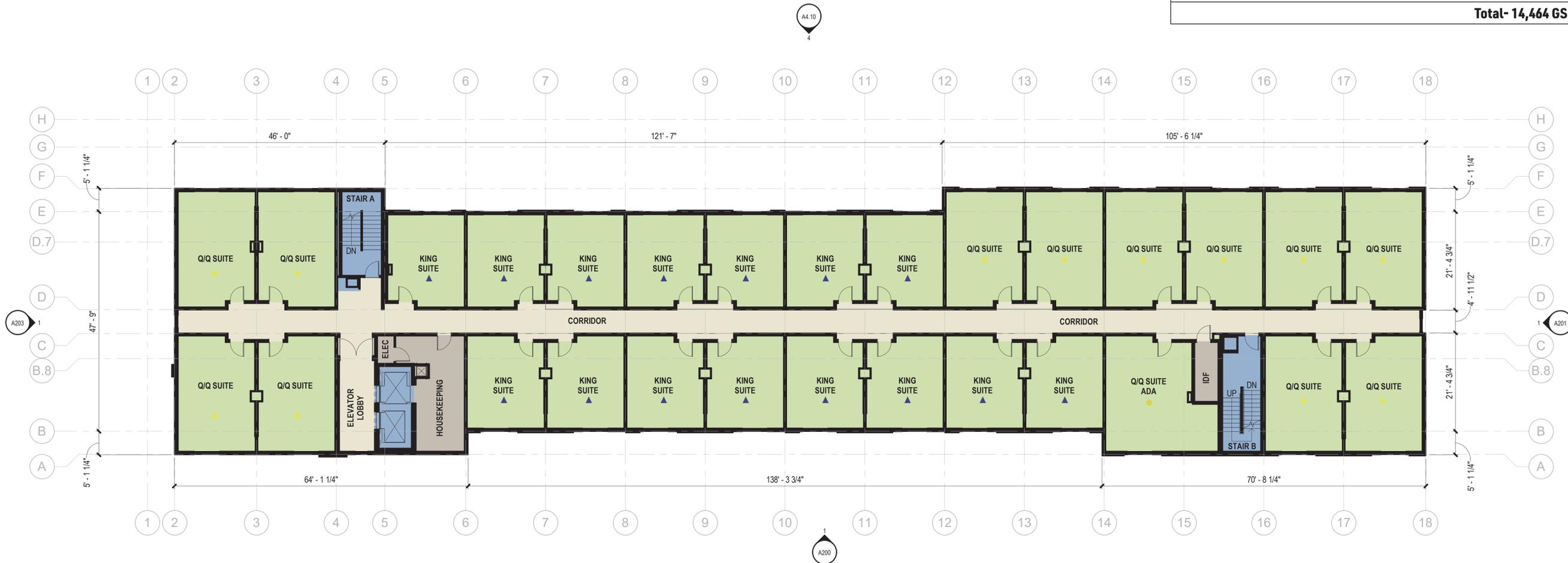
DJR Architecture
333 N Washington Ave #210
Minneapolis, MN 55401

Floor Plans

A120

Level 3 Plan

Level 3 Summary	
Residential	- 11,310 SF (28 units/floor)
Core	- 661 SF
Common	- 2,073 SF
BOH	- 421 SF
Total- 14,464 GSF	



GUESTROOM COUNT LEVEL XX		
	DESCRIPTION	COUNT
▲	KING	15
●	KING: ADA	00
▲	Q/Q	12
●	Q/Q: ADA	01

LEVEL 3 PLAN
SCALE: 3/32" = 1'-0"



- Key**
- Residential Units
 - Public Area
 - Parking
 - Core
 - BOH
 - Office



DJR
ARCHITECTURE



PIP SUBMITTAL -
VILLAGE OF COTTAGE GOVE, WI
05/20/2020

Atwell Hotel

Cottage Grove, Wisconsin

20-028.00

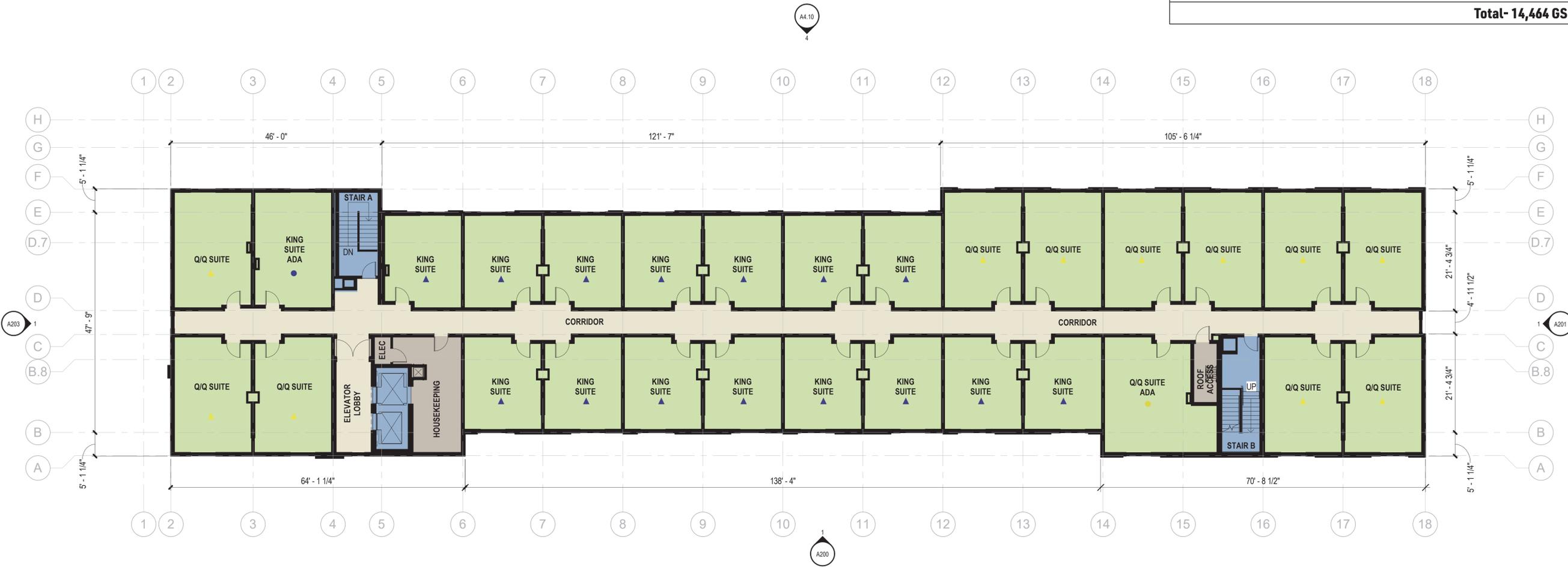
DJR Architecture
333 N Washington Ave #210
Minneapolis, MN 55401

Floor Plans

A130

Level 4 Plan

Level 4 Summary	
Residential	- 11,310 SF (28 units/floor)
Core	- 661 SF
Common	- 2,073 SF
BOH	- 421 SF
Total- 14,464 GSF	



GUESTROOM COUNT		
LEVEL XX		
	DESCRIPTION	COUNT
▲	KING	15
●	KING: ADA	01
▲	Q/Q	11
●	Q/Q: ADA	01

LEVEL 4 PLAN
SCALE: 3/32" = 1'-0"



- Key**
- Residential Units
 - Public Area
 - Parking
 - Core
 - BOH
 - Office



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PIP SUBMITTAL -
VILLAGE OF COTTAGE GOVE, WI
05/20/2020

Atwell Hotel

Cottage Grove, Wisconsin
20-028.00

DJR Architecture
333 N Washington Ave #210
Minneapolis, MN 55401

Floor Plans

A140

East Elevation



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EAST ELEVATION

SCALE: 3/32" = 1'-0"

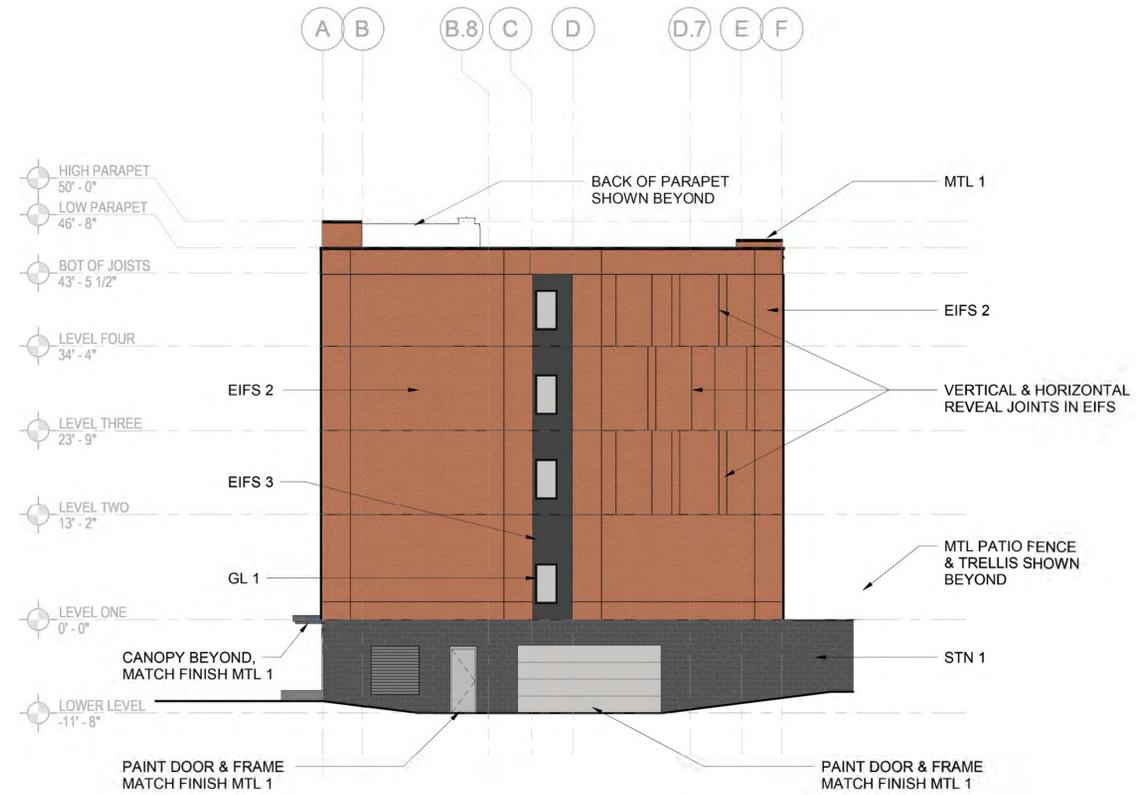
Exterior Material Key:

- ST1 - SPLIT-FACE CMU
- EIFS 1 - EIFS PANEL (COTTON)
- EIFS 2 - EIFS PANEL (SIESTA)
- EIFS 3 - EIFS PANEL (WINTERS EVE)
- WDT 1 - WOOD TILE (CIPRESSO)
- GL 1 - LOW-E GLASS
- MTL 1 - METAL PANEL (CHARCOAL)

	Area		EIFS		Metal		Wood Tile		Glass		Stone	
	(SF)		(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)
EAST TOTAL	16,671sf		12,791 sf	76%	612 sf	4%	21 sf	0%	1926 sf	12%	1322 sf	8%
NORTH TOTAL	3,490 sf		2,673 sf	72%	237 sf	7%	--	--	55 sf	1%	525 sf	15%
WEST TOTAL	13,334 sf		10,505 sf	79%	681 sf	5%	72 sf	1%	1640 sf	12%	446 sf	3%
SOUTH TOTAL	2,845 sf		2,036 sf	71%	68 sf	2%	186 sf	7%	556 sf	20%	--	--
TOTAL	36,352 sf		28,042 sf	77%	1,588 sf	4%	279 sf	1%	4,150 sf	11%	2,293 sf	7%

Elevations

A200



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Elevations

A210

NORTH ELEVATION

SCALE: 3/32" = 1'-0"

Exterior Material Key:

- ST1 - SPLIT-FACE CMU
- EIFS 1 - EIFS PANEL (COTTON)
- EIFS 2 - EIFS PANEL (SIESTA)
- EIFS 3 - EIFS PANEL (WINTERS EVE)
- WDT 1 - WOOD TILE (CIPRESSO)
- GL 1 - LOW-E GLASS
- MTL 1 - METAL PANEL (CHARCOAL)

	Area		EIFS		Metal		Wood Tile		Glass		Stone	
	(SF)		(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)
EAST TOTAL	16,671sf		12,791 sf	76%	612 sf	4%	21 sf	0%	1926 sf	12%	1322 sf	8%
NORTH TOTAL	3,490 sf		2,673 sf	72%	237 sf	7%	--	--	55 sf	1%	525 sf	15%
WEST TOTAL	13,334 sf		10,505 sf	79%	681 sf	5%	72 sf	1%	1640 sf	12%	446 sf	3%
SOUTH TOTAL	2,845 sf		2,036 sf	71%	68 sf	2%	186 sf	7%	556 sf	20%	--	--
TOTAL	36,352 sf		28,042 sf	77%	1,588 sf	4%	279 sf	1%	4,150 sf	11%	2,293 sf	7%

West Elevation



PIP SUBMITTAL -
VILLAGE OF COTTAGE GOVE, WI
05/20/2020

	Area		EIFS		Metal		Wood Tile		Glass		Stone	
	(SF)	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)	
EAST TOTAL	16,671sf	12,791 sf	76%	612 sf	4%	21 sf	0%	1926 sf	12%	1322 sf	8%	
NORTH TOTAL	3,490 sf	2,673 sf	72%	237 sf	7%	--	--	55 sf	1%	525 sf	15%	
WEST TOTAL	13,334 sf	10,505 sf	79%	681 sf	5%	72 sf	1%	1640 sf	12%	446 sf	3%	
SOUTH TOTAL	2,845 sf	2,036 sf	71%	68 sf	2%	186 sf	7%	556 sf	20%	--	--	
TOTAL	36,352 sf	28,042 sf	77%	1,588 sf	4%	279 sf	1%	4,150 sf	11%	2,293 sf	7%	

WEST ELEVATION
SCALE: 3/32" = 1'-0"

Exterior Material Key:
 ST1 - SPLIT-FACE CMU
 EIFS 1 - EIFS PANEL (COTTON)
 EIFS 2 - EIFS PANEL (SIESTA)
 EIFS 3 - EIFS PANEL (WINTERS EVE)
 WDT 1 - WOOD TILE (CIPRESSO)
 GL 1 - LOW-E GLASS
 MTL 1 - METAL PANEL (CHARCOAL)

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Elevations
A220



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Elevations

A230

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

Exterior Material Key:

- ST1 - SPLIT-FACE CMU
- EIFS 1 - EIFS PANEL (COTTON)
- EIFS 2 - EIFS PANEL (SIESTA)
- EIFS 3 - EIFS PANEL (WINTERS EVE)
- WDT 1 - WOOD TILE (CIPRESSO)
- GL 1 - LOW-E GLASS
- MTL 1 - METAL PANEL (CHARCOAL)

	Area		EIFS		Metal		Wood Tile		Glass		Stone	
	(SF)	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)	
EAST TOTAL	16,671sf	12,791 sf	76%	612 sf	4%	21 sf	0%	1926 sf	12%	1322 sf	8%	
NORTH TOTAL	3,490 sf	2,673 sf	72%	237 sf	7%	--	--	55 sf	1%	525 sf	15%	
WEST TOTAL	13,334 sf	10,505 sf	79%	681 sf	5%	72 sf	1%	1640 sf	12%	446 sf	3%	
SOUTH TOTAL	2,845 sf	2,036 sf	71%	68 sf	2%	186 sf	7%	556 sf	20%	--	--	
TOTAL	36,352 sf	28,042 sf	77%	1,588 sf	4%	279 sf	1%	4,150 sf	11%	2,293 sf	7%	

Exterior Materials



Atwell Hotel Looking Northwest

WDT1



ST1 - SPLIT FACE CMU (ONYX)
 Vendor/Supplier: RCP Block & Brick or Similar
 Model: RCP Block or Similar
 Color: Onyx
 Use: Field Material, Exposed Foundation



EIFS 1 - EIFS PANEL (COTTON)
 Vendor/Supplier: Dryvit or Similar
 Model: Reveal Panel or Similar
 Color: Cotton
 Use: Field Material



EIFS 2 - EIFS PANEL (SIESTA)
 Vendor/Supplier: Dryvit or Similar
 Model: Reveal Panel or Similar
 Color: Siesta
 Use: Field Material



EIFS 3 - EIFS PANEL (WINTEREVE)
 Vendor/Supplier: Dryvit or Similar
 Model: Reveal Panel or Similar
 Color: Wintereve
 Use: Field Material



WDT 1 - WOOD TILE (CIPRESSO)
 Vendor/Supplier: Palermo or Similar
 Model: Flush Panel or Similar
 Color: Cipresso or Similar
 Use: Trim at Entryway



GL1 - LOW-E GLASS
 Vendor/Supplier: Vitro or Similar
 Model: SN 68, Insulated, Low-E coating or Similar
 Color: Starphire
 Use: All glass



MTL1 - METAL PANEL
 Vendor/Supplier: A&C or Similar
 Model: Flush Panel or Similar
 Color: Charcoal or Similar
 Use: Mics Metal



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Exterior Materials

A240