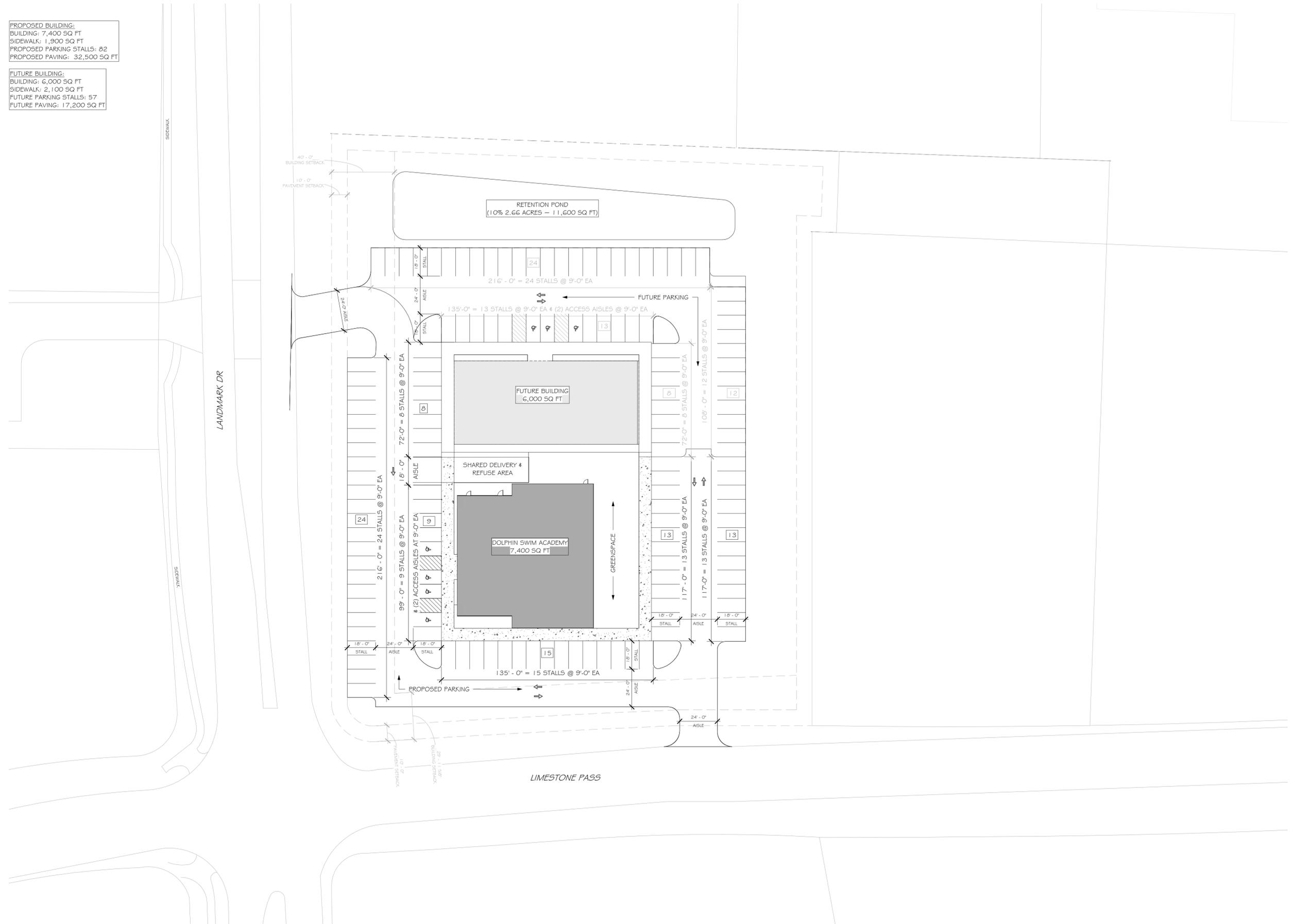


**PROPOSED BUILDING:**  
 BUILDING: 7,400 SQ FT  
 SIDEWALK: 1,900 SQ FT  
 PROPOSED PARKING STALLS: 82  
 PROPOSED PAVING: 32,500 SQ FT

**FUTURE BUILDING:**  
 BUILDING: 6,000 SQ FT  
 SIDEWALK: 2,100 SQ FT  
 FUTURE PARKING STALLS: 57  
 FUTURE PAVING: 17,200 SQ FT



1 SITE PLAN  
 SCALE: 1" = 30'-0"



**PRELIMINARY**  
 FOR REVIEW  
 PURPOSES ONLY

| REV                       | DATE             |
|---------------------------|------------------|
| DATE ISSUED               | 09/04/2020       |
| ISSUE PHASE               | SCHEMATIC DESIGN |
| PROJECT TITLE             |                  |
| DOLPHIN SWIM ACADEMY - CG |                  |
| PROJECT OWNER             |                  |
| BRITTANY BALLWEG          |                  |
| PROJECT LOCATION          |                  |
| COTTAGE GROVE, WI         |                  |
| SHEET TITLE               |                  |
| ARCHITECTURAL SITE PLAN   |                  |
| PROJECT NUMBER            | 48885            |
| SHEET NUMBER              | A001             |

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**SITE INFORMATION**

PARCEL NO.: 1120711-041-9030-1  
 LOT NO.: 15  
 LOT SIZE: 2.66 ACRES  
 ZONING: (PI) PLANNED INDUSTRIAL DISTRICT  
 MUNICIPALITY: VILLAGE OF COTTAGE GROVE

**DEVELOPMENT INFORMATION**

**PROPOSED DEVELOPMENT:**  
 PAVED AREA: 32,500 SF  
 BUILDING PERIMETER: 358 LF  
 BUILDING FLOOR AREA: 7,400 SF  
 STREET FRONTAGE: 570 LF  
 PARKING STALLS: 82 STALLS (4 ACC, 78 STD)

**FUTURE DEVELOPMENT:**  
 PAVED AREA: 17,200 SF  
 BUILDING PERIMETER: 342 LF  
 BUILDING FLOOR AREA: 6,000 SF  
 PARKING STALLS: 57 STALLS (3 ACC, 54 STD)

**LANDSCAPING REQUIREMENTS - PROPOSED DEVELOPMENT**

(325 ATTACHMENT 1)

**PAVED AREA: 123 POINTS REQUIRED**

30 POINTS PER 20 PARKING STALLS -OR- 10,000 SF OF PAVED AREA  
 = 82 STALLS / 20 STALLS = 4.1 X 30 = 123 -OR-  
 = 32,500 SF / 10,000 SF = 3.25 X 30 = 97.5  
 HIGHER OF THE TWO, ROUNDED UP = 123 POINTS REQUIRED

**BUILDING PERIMETER: 108 POINTS REQUIRED**

30 POINTS PER 100 FEET OF BUILDING FOUNDATION  
 = 358 LF / 100 LF = 3.58 X 30 = 107.4, ROUNDED UP TO 108

**BUILDING FLOOR AREA: 74 POINTS REQUIRED**

10 POINTS PER 1,000 SF OF BUILDING FOOTPRINT  
 = 7,400 SF / 1,000 SF = 7.4 X 10 = 74 POINTS REQUIRED

**STREET FRONTAGE: 171 POINTS REQUIRED**

30 POINTS PER 100 LF OF STREET FRONTAGE  
 = 570 LF / 100 = 5.70 X 30 = 171 POINTS REQUIRED

**TOTAL POINTS REQUIRED IN PROPOSED DEVELOPMENT: 476 POINTS REQUIRED**

**LANDSCAPING REQUIREMENTS - FUTURE DEVELOPMENT**

(325 ATTACHMENT 1)

**PAVED AREA: 86 POINTS REQUIRED**

30 POINTS PER 20 PARKING STALLS -OR- 10,000 SF OF PAVED AREA  
 = 57 STALLS / 20 STALLS = 2.85 X 30 = 85.5 -OR-  
 = 17,200 SF / 10,000 SF = 1.72 X 30 = 51.6  
 HIGHER OF THE TWO, ROUNDED UP = 86 POINTS REQUIRED

**BUILDING PERIMETER: 103 POINTS REQUIRED**

30 POINTS PER 100 FEET OF BUILDING FOUNDATION  
 = 342 LF / 100 LF = 3.42 X 30 = 102.6, ROUNDED UP TO 103

**BUILDING FLOOR AREA: 60 POINTS REQUIRED**

10 POINTS PER 1,000 SF OF BUILDING FOOTPRINT  
 = 6,000 SF / 1,000 SF = 6 X 10 = 60 POINTS REQUIRED

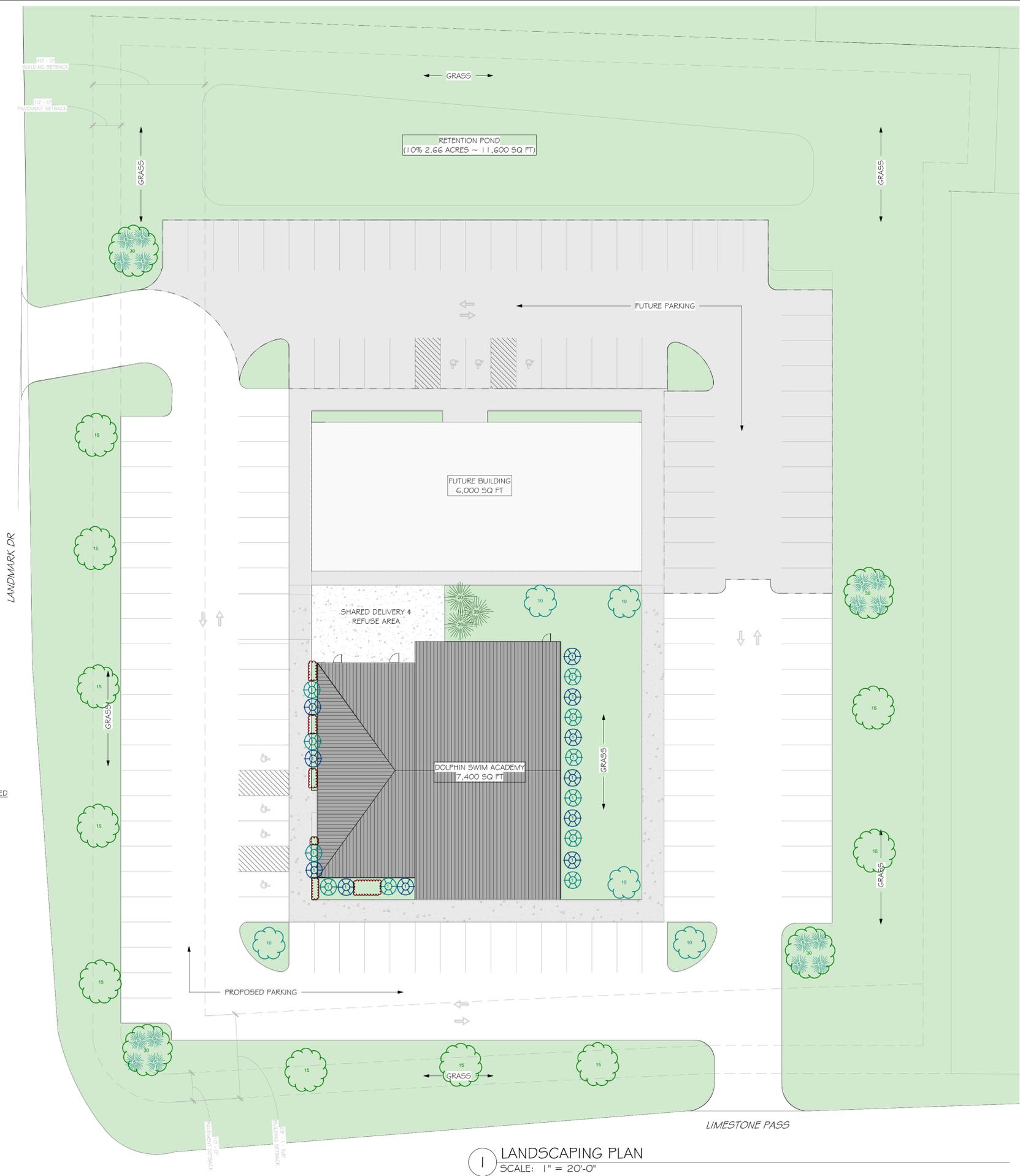
**STREET FRONTAGE: 0 POINTS REQUIRED**

REQUIREMENT ACHIEVED ABOVE IN PROPOSED DEVELOPMENT

**TOTAL POINTS REQUIRED IN FUTURE DEVELOPMENT: 249 POINTS REQUIRED**

| SYMBOL | PLANT CATEGORY         | INSTALLATION SIZE | SPECIES           | POINTS PER | QTY PROVIDED                 | POINTS PROVIDED |
|--------|------------------------|-------------------|-------------------|------------|------------------------------|-----------------|
|        | TALL DECIDUOUS TREE    | 1- 1/2" CALIPER   | MAPLE: RED        | 30         | 4                            | 120             |
|        | MEDIUM DECIDUOUS TREE  | 6' TALL           | BIRCH: PAPER      | 15         | 10                           | 150             |
|        | MEDIUM EVERGREEN TREE  | 4' TALL           | AMER. ARBORVITAE  | 20         | 3                            | 60              |
|        | LOW DECIDUOUS TREE     | 4' TALL           | DOWNY HAWTHORN    | 10         | 5                            | 50              |
|        | MEDIUM EVERGREEN SHRUB | 18" TALL/WIDE     | JUNIPER: PFITZER  | 5          | 16                           | 80              |
|        | LOW DECIDUOUS SHRUB    | 18" TALL          | JAPANESE BARBERRY | 5          | 11                           | 55              |
|        | LOW DECIDUOUS SHRUB    | 18" TALL          | SNOWMOUND SPIREA  | 5          | 11                           | 55              |
|        | INCIDENTAL PLANTINGS   | ---               | SEASONAL          | --         | --                           | --              |
|        |                        |                   |                   |            | <b>TOTAL POINTS PROVIDED</b> | <b>482</b>      |

NOTE: 250 SQ FT LANDSCAPING PROVIDED IN EACH ISLAND



**LANDSCAPING PLAN**  
SCALE: 1" = 20'-0"



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**FOR REVIEW**  
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|                           |                  |
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| DOLPHIN SWIM ACADEMY - CG |                  |
| PROJECT OWNER             |                  |
| BRITTANY BALLWEG          |                  |
| PROJECT LOCATION          |                  |
| COTTAGE GROVE, WI         |                  |
| SHEET TITLE               |                  |
| LANDSCAPING PLAN          |                  |
| PROJECT NUMBER            | 48885            |
| SHEET NUMBER              | LOO1             |

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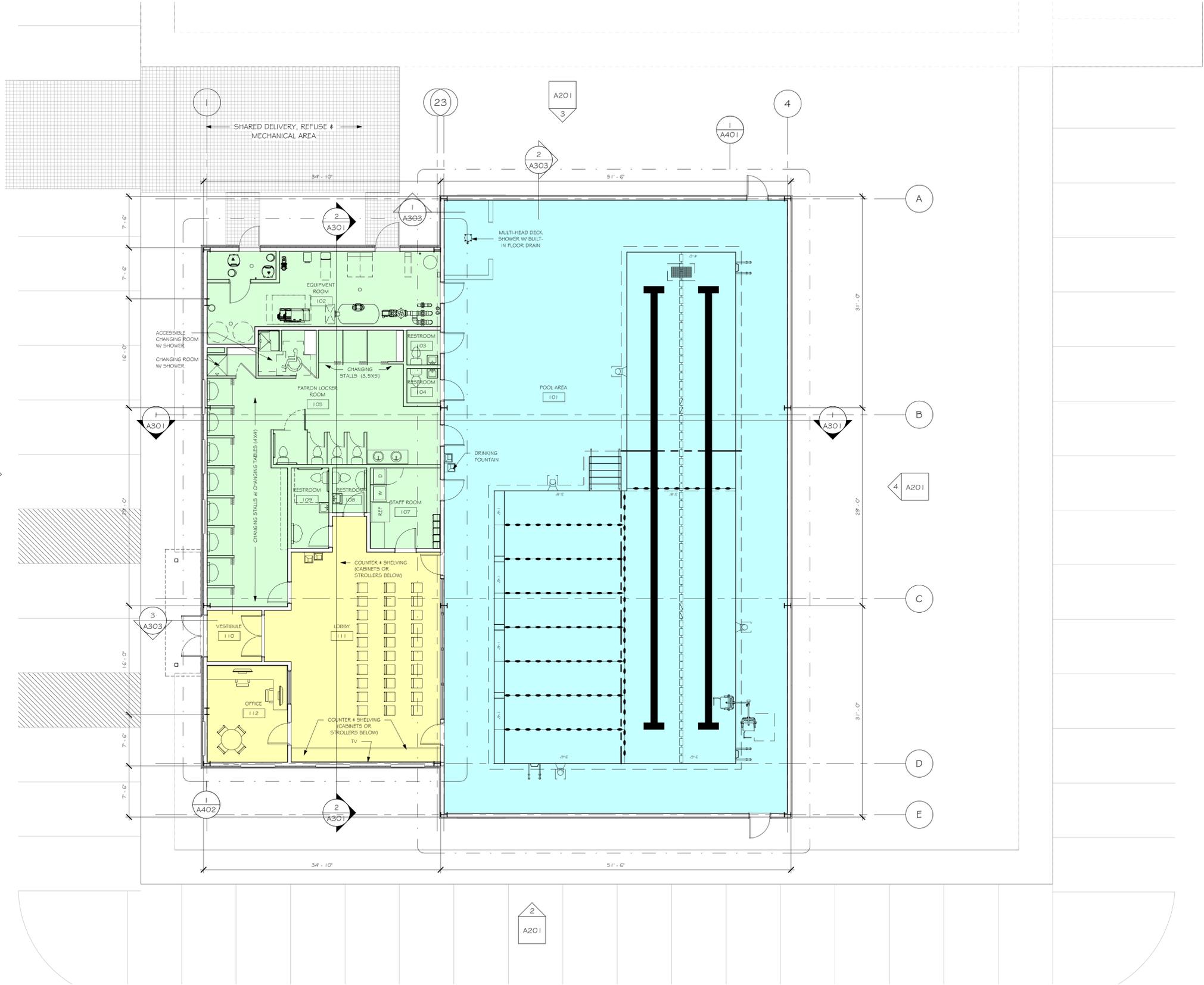
**1** FIRST FLOOR  
 SCALE: 1/8" = 1'-0"



| BUILDING SUMMARY (NET SF)  |          |
|----------------------------|----------|
| POOL AREA:                 | 1,995 SF |
| POOL DECK AREA:            | 2,410 SF |
| OFFICE/LOBBY AREAS:        | 925 SF   |
| MECHANICAL & LOCKER AREAS: | 1,525 SF |

| TOTAL BUILDING AREA (GROSS SF) |          |
|--------------------------------|----------|
|                                | 7,350 SF |

| TOILET FIXTURE SUMMARY |           |           |
|------------------------|-----------|-----------|
|                        | REQUIRED: | PROVIDED: |
| TOILETS:               | 2         | 6         |
| LAVATORIES:            | 2         | 4         |
| SHOWERS:               | 2         | 2         |
| DECK SHOWERS:          | 0         | 4         |
| DR. FOUNTAIN:          | 1         | 1         |



| REV         | DATE             |
|-------------|------------------|
| DATE ISSUED | 09/04/2020       |
| ISSUE PHASE | SCHEMATIC DESIGN |

PROJECT TITLE  
**DOLPHIN SWIM ACADEMY - CG**

PROJECT OWNER  
**BRITTANY BALLWEG**

PROJECT LOCATION  
**COTTAGE GROVE, WI**

SHEET TITLE  
**FIRST FLOOR PLAN**

PROJECT NUMBER  
**48885**

SHEET NUMBER  
**A101**