

Village of Cottage Grove

Notice of Public

Meeting

## PLAN COMMISSION

Wednesday, June 10, 2020

6:30 P.M.

*Due to the COVID-19 pandemic, this meeting will take place virtually via Zoom. Please join the meeting from your computer, tablet or smartphone by visiting <https://zoom.us/j/96876748463>.*

*You can also participate via phone by dialing 1 312 626 6799 and use Meeting ID: 968 7674 8463#  
When asked for your Participant ID, just press #*

*You may also choose to participate by providing public comment prior to the meeting via email to Village Clerk Lisa Kalata: [lkalata@village.cottage-grove.wi.us](mailto:lkalata@village.cottage-grove.wi.us)*

1. Call To Order
2. Determination Of Quorum And That The Agenda Was Properly Posted
3. Pledge Of Allegiance
4. PUBLIC APPEARANCES-Public's Opportunity To Speak About Any Subject That Is Not A Specific Agenda Item
5. Discuss And Consider The Minutes From The Plan Commission Meeting Of May 13, 2020.

Documents:

[5-13-2020 PLAN COMMISSION MINUTES.PDF](#)

6. Discuss And Consider A Request From Huston Hotel Group, LLC For Approval Of A Precise Implementation Plan For An Atwell Suites Hotel At 4672 County Highway TT.

Documents:

[CG\\_ATWELLSUITES-PIP\\_2020-06-05.PDF](#)  
[00094071 ATWELL SUITES HOTEL REVIEW 06082020.PDF](#)  
[ATWELL PIP\\_P1-25.PDF](#)  
[ATWELL PIP\\_P26-49.PDF](#)  
[EXECUTED PIP APP\\_2018-11-20.PDF](#)

7. Discuss And Consider Request From Farris Auto For Site Plan Amendment For Property At 212 W. Cottage Grove Road.

Documents:

[CG\\_FARRISBROS\\_SITEPLAN\\_2020-06-10.PDF](#)  
[A111 11X17 OPTION 3.PDF](#)  
[A112 11X17 OPTION 3.PDF](#)  
[A113 11X17 OPTION 3.PDF](#)  
[DOC05995420200424133824.PDF](#)

[FARRISAUTO.RETPOND.PKNGLOT \(1\)\\_RED.PDF](#)  
[4416\\_001.PDF](#)

8. Discuss And Consider Request From Town Of Sun Prairie To Engage In Boundary Agreement Discussions.

Documents:

[CG\\_TOSP-BNDAGR\\_2020-06-10.PDF](#)

9. Discuss And Consider Public Hearing Draft Of Comprehensive Plan.

Documents:

[CG\\_PUBHRGDRAFT\\_2020-06-10.PDF](#)

10. Discuss And Consider Public Participation Plan And Setting Public Hearing Date For Proposed Amendments To Comprehensive Plan.

Documents:

[CG\\_PUBPART\\_2020-06-10.PDF](#)

11. Discuss Potential Subdivision Ordinance Amendment To Extend Deadline For Recording A Certified Survey Map.

Documents:

[CG\\_CSM-SUBDIVORD\\_2020-06-10.PDF](#)

12. Discuss And Consider Moving Date Of July Plan Commission From July 8, 2020 To July 15, 2020.

Documents:

[CG\\_PCMTGDATE\\_2020-06-10.PDF](#)

13. Future Agenda Items

14. Adjournment

This agenda has been prepared by Staff and approved by the Village President as Chair of the Plan Commission for use at the meeting as listed above. Any item on the agenda is subject to final action. Notice: Persons needing special accommodations should call 608-839-4704 at least 24 hours prior to the meeting. It is possible that members of and possibly a quorum of members of other governmental bodies 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.

**VILLAGE OF COTTAGE GROVE**  
**PLAN COMMISSION**  
**Wednesday, May 13, 2020**

**MINUTES**

**1. Call to order**

The Plan Commission meeting for May 13, 2020 was called to order by Village President John Williams at 6:31 p.m. this was a zoom meeting.

**2. Determination of quorum and that the agenda was properly posted.**

It was noted that a quorum was present and that the agenda was properly posted. Roll Call was taken. Commission members present were: John Williams, Don Brinkmeier, Kyle Broom, Alex Jushchyshyn, Melissa Ratcliff, Kim Sale, Fred Schulze. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Village Clerk Lisa Kalata, Village Engineer Kevin Lord, Public Works Director JJ Larson, and Village Attorney Larry Konopacki.

**3. Pledge of Allegiance**

**4. PUBLIC APPEARANCES** – *Public's opportunity to speak about any subject that is not a specific agenda item.*  
None

**5. Discuss and consider the minutes from the Plan Commission meeting of April 15, 2020.**

**Motion** by Jushchyshyn to approve the minutes from the April 15, 2020 Plan Commission meeting, seconded by Schulze **Motion** carried with a voice vote of 6-0-1 with Brinkmeier abstaining.

**6. PUBLIC HEARING: Opportunity for Public to Provide Input Regarding A Request from Huston Hotel Group, LLC for approval of a General Development Plan for an Atwell Suites Hotel at 4672 County Highway TT.**

Williams opened the public hearing at 6:35 p.m. Troy Hoekstra with Huston Hotel Group was present to explain the 97 room Atwell Hotel project. Staff recommended approval with conditions in the reports. There were no public comments. Williams closed the public hearing at 6:50 p.m.

**7. Discuss and Consider a Request from Huston Hotel Group, LLC for approval of a General Development Plan for an Atwell Suites Hotel at 4672 County Highway TT.**

**Motion** by Ratcliff to approve the request from Huston Hotel Group, LLC for a General Development plan for an Atwell Suites Hotel at 4672 County Highway TT with conditions in staff reports, seconded by Brinkmeier.

**Motion** carried with a voice vote of 6-0-1 with Broom abstaining.

**8. Discuss and Consider a Request from Badger Hotel Group for approval of a Precise Implementation Plan for a Comfort Suites Hotel located on Parcel #0711-041-2120-1 on Landmark Drive in the Commerce Park.**

Todd Rizzo from Greywolf was present to present the changes to the project. Staff recommend approval. **Motion** by Jushchyshyn to approve the request from Badger Hotel Group for approval of a Precise Implementation Plan for a Comfort Suites Hotel located on parcel #0711-041-2120-1 on Landmark Drive in the Commerce Park, seconded by Ratcliff. **Motion** carried with a voice vote of 5-1-1 with Schulze voting No and Broom abstaining.

**9. Presentation from Movin' Out regarding the Comprehensive Plan Future Land Use Designation of Lots 86, 87, And 88 Of Northlawn Estates 1st Addition. For Feedback Only – No Formal Action Will Be Taken.**

Megan Schuetz from Movin' Out and Adam Fredendall from JLA Architects were present to get feedback on a proposed project of a 100-unit affordable house complex.

**10. Discuss Potential Zoning Ordinance Amendments Related to Conditional Use Permits. For Feedback Only – No Formal Action Will Be Taken.**

Ruth explained the staff memo in the packet and indicated that he would bring specific text amendment language to the next meeting.

**11. Future Agenda Items**

Atwell Suites, Conditional uses, Comprehensive Plan changes, Movin' Out tax information.

**12. Adjournment**

**Motion** by Schulze to adjourn at 8:02 pm, seconded by Ratcliff. **Motion** carried with a voice vote of 7-0-0.

Lisa Kalata, Clerk  
Village of Cottage Grove  
Approved:

These minutes represent the general subject matter discussed in this meeting but do not reflect a verbatim documentation of the subjects and conversations that took place.

DRAFT



# PLANNING STAFF REPORT

**MEMO DATE:** June 5, 2020

**MTG. DATE:** JUNE 10, 2020

**TO:** Village of Cottage Grove Plan Commission

**CC:** Village of Cottage Grove Board of Trustees  
Matt Giese – Village Administrator  
Lisa Kalata – Village Clerk  
Larry Konopacki – Village Attorney  
Kevin Lord – Village Engineer

**FROM:** [Erin Ruth, AICP – Village Planning Director](#)

**RE:** **Atwell Suites Hotel – Precise Implementation Plan**

## BACKGROUND

Property Owner: Huston Hotel Group, LLC

Location: 4672 County Highway TT

Area: 1.94 acres

Agent: Troy Hoekstra – United Development Solutions

Existing Zoning: Rural Holding

Proposed Zoning: Planned Unit Development

Future Land Use Plan: Planned Business

## OVERVIEW

The applicant is seeking approval of a Planned Unit Development for a four-story, 97 room hotel with 46 parking spaces in an underground parking level. The hotel will be branded as an Atwell Suites, which is an IHG brand. This would be the first Atwell Suites in the area. Amenities in the building will include bar service, food service, and expanded work areas.

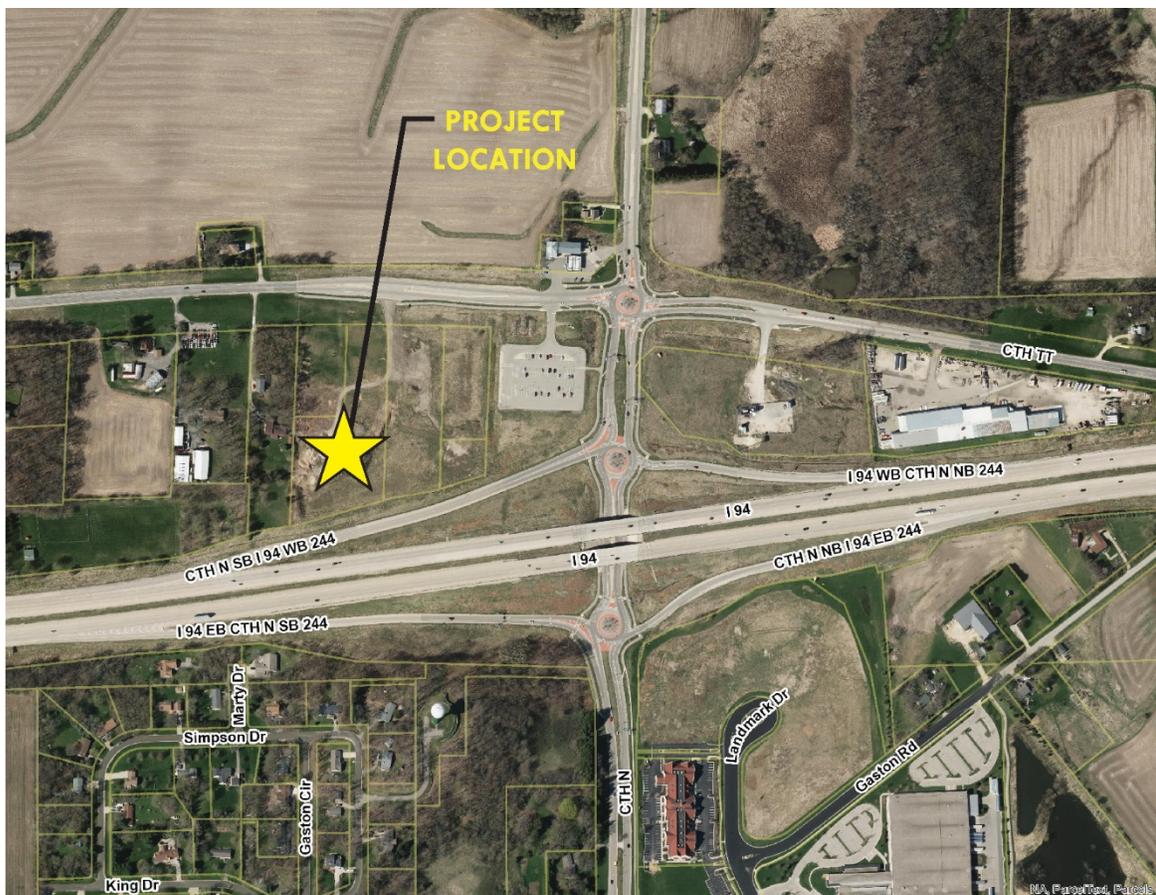
The Village's zoning ordinance includes a process for approving a project as a Planned Unit Development (PUD). Planned Unit Developments are appropriate for projects that exceed



some aspect of the standard zoning district, where the project is consistent with the Comprehensive Plan and provides positive benefits to the community (market need, aesthetics, or tax base). This is a relatively common process that has been used in recent years for projects such as Cottage Grove Commons and the Summit Credit Union headquarters.

A PUD has a two-step approval process. The first step, the General Development Plan, was approved at the May Plan Commission and Village Board meetings. The current PIP represents the second of the two steps.

## LOCATION MAP



## COMPREHENSIVE PLAN CONSISTENCY

Per the Land Use Chapter several Planned Business policies are relevant to this project. Policy #1 states that “the Planned Business uses around the interchange of I-94 and CTH N will serve as a “gateway” into the Village from other locations inside and outside of the



region and reflect the image of the Village to passers-by. Due to the location, particular attention should be given to ensuring that development is of a high aesthetic quality.”

Policy #7 states “encourage Planned Business development that occurs along major transportation corridors (e.g. Interstate 94 and CTH N, CTH BB) to contribute toward establishing and enhancing a positive image for the Village. The developments that are built along these corridors and surrounding interchange areas are highly visible to residents and visitors, and can help establish an attractive image for the Village.”

The proposed project complies with the design guidelines in polices #9 and #10 for the Planned Business district.

The Economic Development chapter of the Comprehensive Plan includes a survey of local business owners. Approximately 80% of respondents felt that a hotel and a meeting/event space would provide a major or minor improvement to the Cottage Grove business community. No respondents felt such facilities would detract from the business community.

The chapter also includes a resident survey. In that survey, approximately 70% of respondents were at least mildly interested in adding a hotel to the Village, which was one of the highest scores among the businesses listed.

The Economic Development chapter also includes a matrix indicating the desirability of various industry types in different areas within the Village. The matrix indicates that accommodations and food service are appropriate and desirable north of I-94.

In the opinion of staff, the proposed project is consistent with the Village’s Comprehensive Plan.

## **ZONING ORDINANCE CONSISTENCY**

The subject property is currently zoned Rural Holding. The Comprehensive Plan indicates that Planned Business would be the most likely zoning category when the property is rezoned. The applicant is requesting that the property be rezoned to a Planned Unit Development to accommodate features of the project that do not fit within the base Planned Business zoning category.

### *Requested exceptions*

The requested exceptions are as follows:

- The proposed building height (50') exceeds the maximum building height in the Planned Business district (35').
- The proposed floor area ratio (FAR) is 0.65, which exceeds the maximum FAR in the PB district (0.3).



### Parking

325-49(H)(11)(b) requires one parking space per room plus one space for each employee on the largest shift.

The proposed project includes 46 indoor underground parking spaces and 63 outdoor spaces on the PUD site for a total of 109. The Zoning Ordinance requires 1 space per room plus 1 space for every employee on the largest work shift. Therefore, the parking provided can accommodate the 97 rooms plus twelve employees on the largest shift. Note that an additional 25 spaces are shown adjacent to the PUD site which would provide additional parking when built, but they may be shared with or allocated to other uses as the remainder of the site is developed.

The applicants have provided drawings which verify the parking layout can accommodate the necessary turn radii for a 30' box truck and a 46' fire department ladder truck, fulfilling a condition of GDP approval.

It was noted during GDP approval that the drive aisle width in the parking lot could be reduced to the minimum 24' required by the Village. The applicants considered the option and have chosen to keep the 26' width.

### Landscaping

The proposed landscaping far exceeds the minimum requirements of the Planned Business district. A total of 721 points are required and 1,324 points are provided. This total represents a significant increase from the 840 points shown in the approved GDP. The additional landscaping helps to enliven the exterior which is otherwise primarily comprised of an EIFS material.

The landscaping plan shows a white oak near the SE corner of the building. Upon maturity white oaks can grow quite tall and as shown it appears that the tree may obstruct views of the building's signature southeast corner. The applicant may wish to consider relocating the white oak to a different location on the site.

The surrounding parcels are remaining under RH, Rural Holding zoning, but the property is expected to ultimately develop as commercial uses. Therefore, staff does not anticipate a need for bufferyards per the Landscaping Ordinance.

## **STAFF RECOMMENDATIONS**

Staff recommends that the General Development Plan be **APPROVED WITH CONDITIONS**, with the conditions as follows:

1. The rezone to a Planned Unit Development applies only to the property designated for the hotel site, as described by the 'Rezone Legal Description' in the submittal. The remaining property under the same ownership remains under RH, Rural Holding zoning.



2. Alterations to existing lot lines will require future approval via certified survey map or plat.
3. Obtain necessary sign permits prior to sign installation.
4. Consider relocating the white oak shown near the SE corner of the building to avoid obstructing views the building's signature design element.

**ENGINEERING REVIEWER:**

Kevin Lord, P.E.  
Phone: (608) 242-7779  
klord@msa-ps.com

**DATE:**

June 8, 2020



Proposed Atwell Suites Hotel: Huston

**REVIEW COMMENTS**

MSA has reviewed the Plans submitted for the PIP application on June 5, 2020 for the proposed Atwell Suites Hotel between CTH TT and Interstate 94 in the northwest quadrant of the intersection of CTH N and Interstate 94.

**INCLUDED**

1. Site Construction Plans
2. Various building elevations
3. Existing Plat of Survey
4. Lighting Plan
5. Landscape Plan
6. Stormwater Summary and Infiltration Calculations
7. Turning movements maneuvering the overall site

MSA will work with the developer on site specific reviews to address the comments and specifics on the drainage and site civil for the project following the PIP approval.

**Precise Implementation Plan Comments:**

1. Show proposed lot lines for the site to verify and shared amenities or setback concerns.
2. It is assumed a CSM or plat will be prepared for the area to include the hotel and include the proposed stormwater either within the lot or in separate outlots or easements. Verify if any easements be necessary for a shared use of the underground stormwater facility.
3. Grading will be required on the parcel to the west of the property lines. Owner to secure an easement and/or permitting as necessary.

## PROJECT REVIEW

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4. Additional erosion control may be necessary depending on the timing of the hotel project with the overall property grading and restoration.
5. Parking (at grade and underground combined) appears to meet the one parking stall per room plus the anticipated largest shift of employees.
6. Verify trash enclosure can be accessed with gates when swung open and verify trucks turning around for exiting.
7. Lighting plan should be shown with proposed lot lines in order to verify trespass.
8. Section 325-78 D. (2) states the exterior lighting conditions should not exceed 0.50 footcandles at the property line. The current plan exceeds this requirement near the southwest corner of the property based on current property lines.
9. Section 325-78 D. (5) states the areas designated for traffic circulation should have a minimum of 0.4 footcandles. The south end of the turnaround is deficient in the required lighting.
10. Stormwater appears to be planned as underground storage within the site. Soil borings should be included to support the infiltration analysis.
11. A stormwater plan with pipe sizing should be included along with any outfall details.
12. Calculations to show the rate control and water quality treatment calculations should be provided.
13. Verify the site works within the DOT setbacks. Trans 233 discusses no buildings or improvements within the setbacks for the highway.

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|                    | EXHIBIT A - BOX TRUCK TURNING MOVEMENTS         |
|                    | EXHIBIT B - LADDER/FIRE TRUCK TURNING MOVEMENTS |

## PROJECT TEAM

### DEVELOPMENT

IHG  
 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

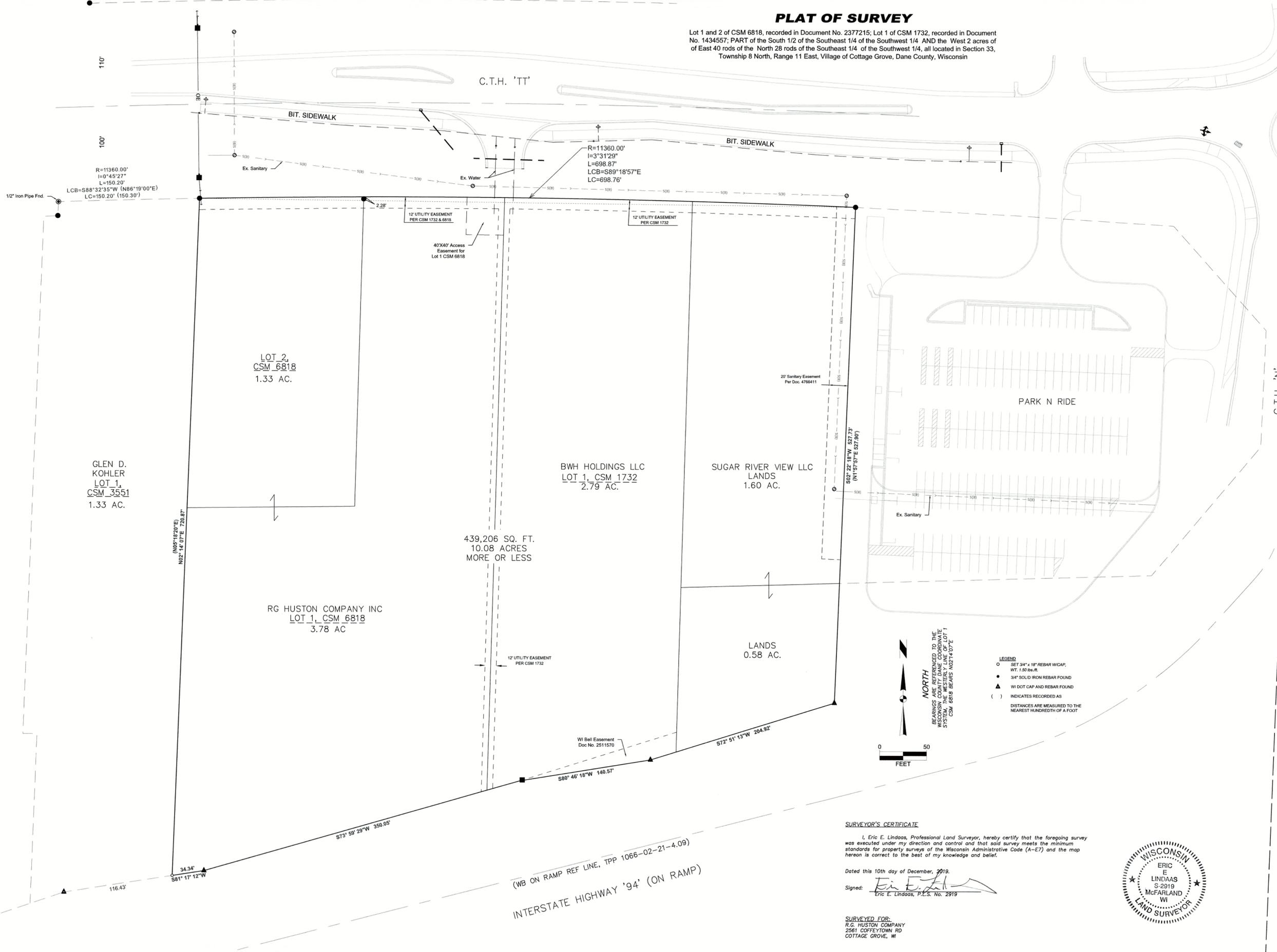
DJR Architecture  
 333 N Washington Ave #210  
 Minneapolis, MN 55401

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

**SURVEYOR'S CERTIFICATE**

I, Eric E. Lindsas, 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. Lindsas*  
 Eric E. Lindsas, 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)

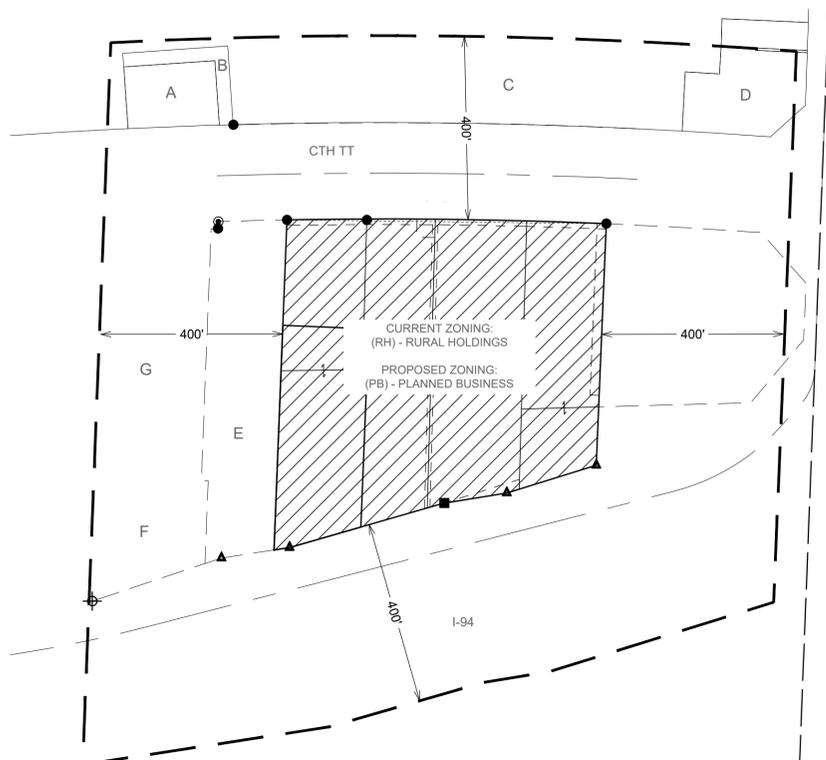
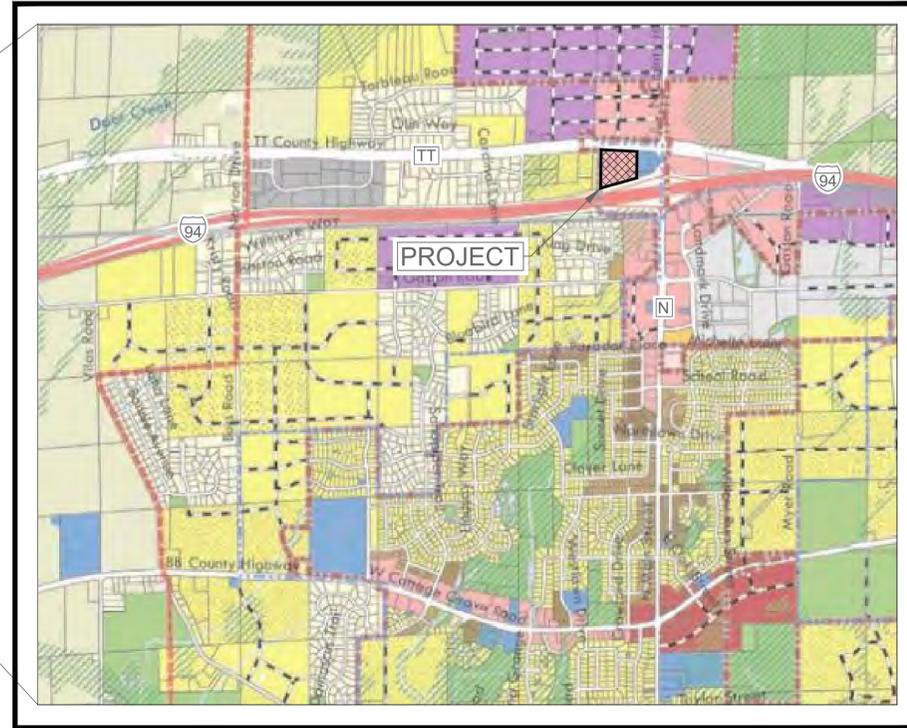
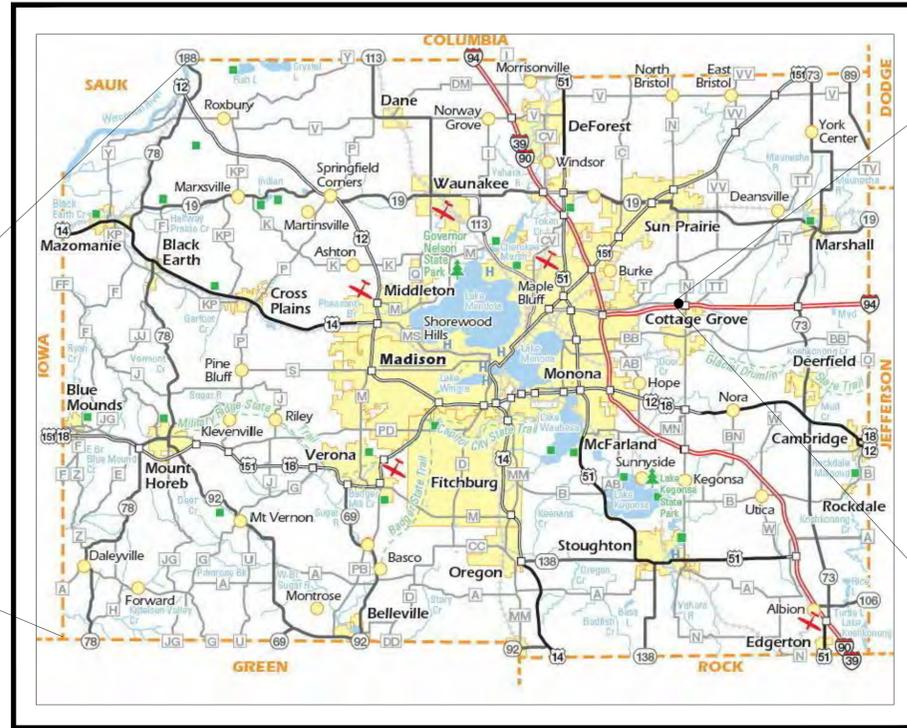
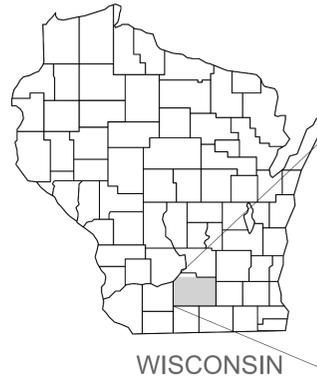
| MARK             | REVISION         | DATE                | BY |
|------------------|------------------|---------------------|----|
| Engineer: EEL    | Checked By: CHKD | Scale: 1" = 50'     |    |
| Technician: TECH | Date: 12-10-2019 | T-R-S: T8N-R11E-S33 |    |

**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



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

### Sheet List Table

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#### 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

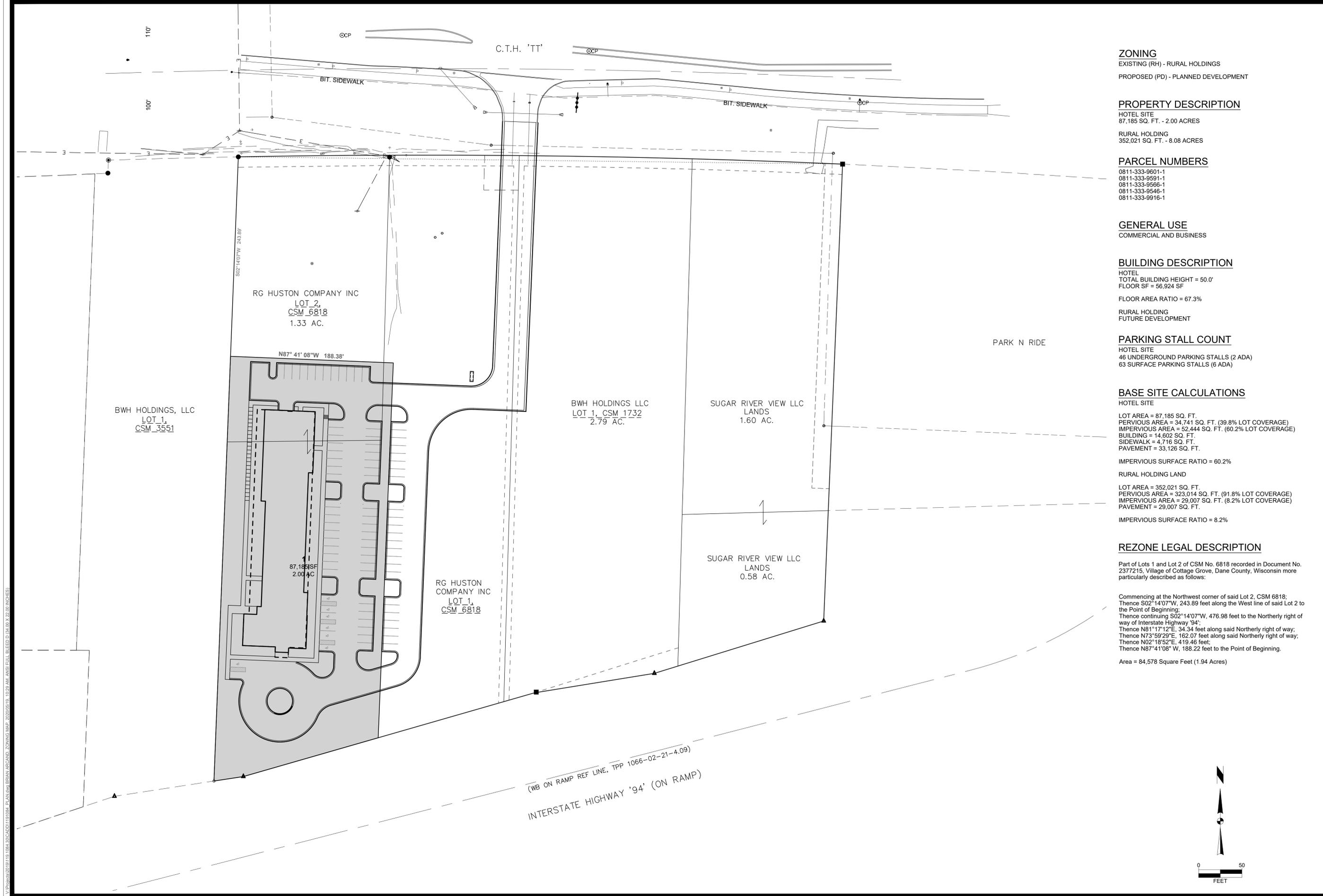
**SNYDER & ASSOCIATES, INC.**



Project No: 119.1084.30  
Sheet C100

|                         |                   |                  |                      |    |            |
|-------------------------|-------------------|------------------|----------------------|----|------------|
| MARK                    | PIP SUBMITTAL     | DATE             | 8/27/2020            | BY | BCA        |
| REVISION                | REVISION          | DATE             |                      | BY |            |
| 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 C100 |

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**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)

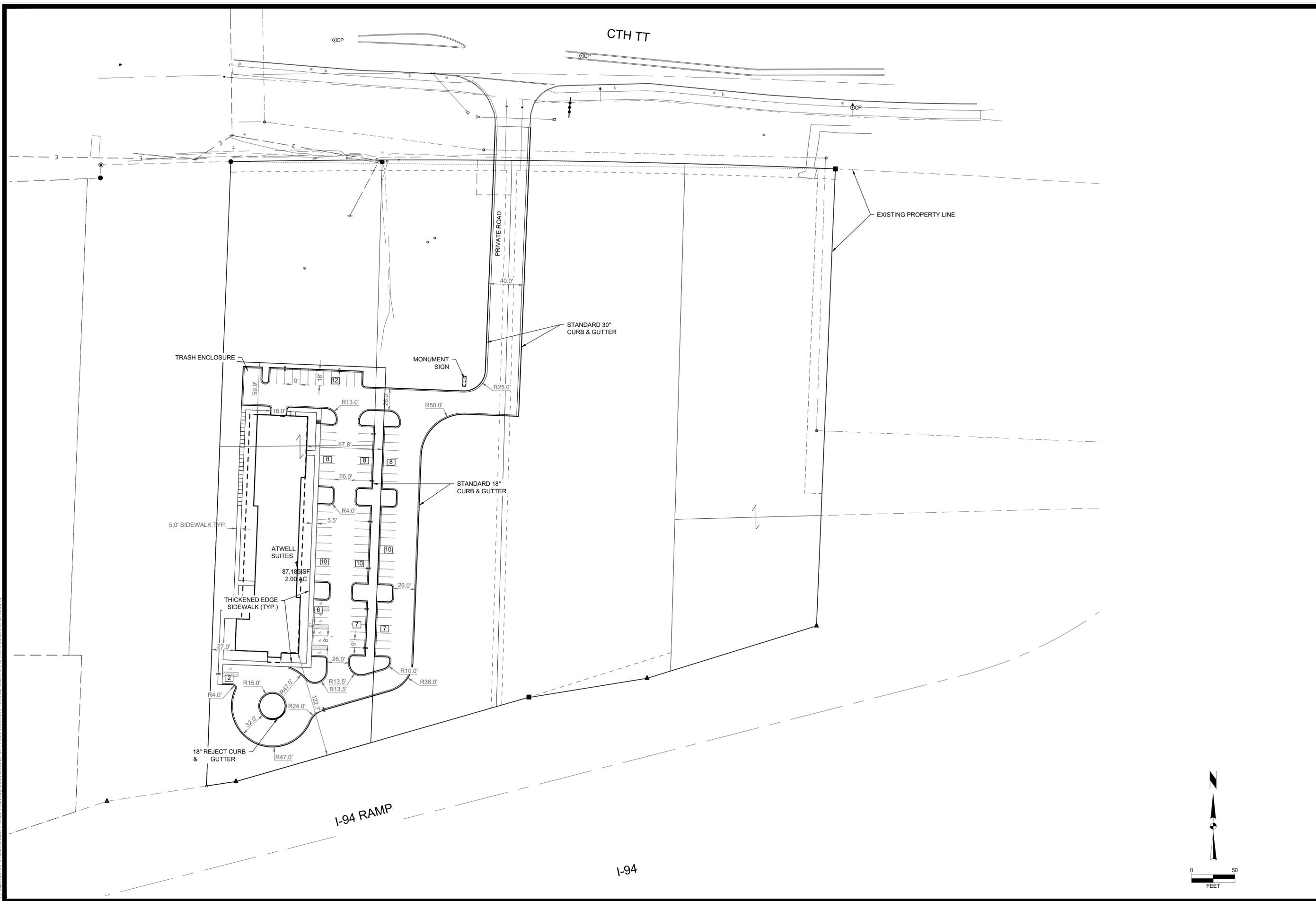
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| MARK        | 1    | Address comments | REVISION                | 03-31-20   | BCA                           | DATE | BY         |
| Engineer:   | BCA  | Checked By:      | MJC                     | 03-30-2020 | Scale: 1" = 1-R-S; TTN-RRW-SS |      |            |
| 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

  
**SNYDER & ASSOCIATES**

Project No: 119.1084.30  
 Sheet C101

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)



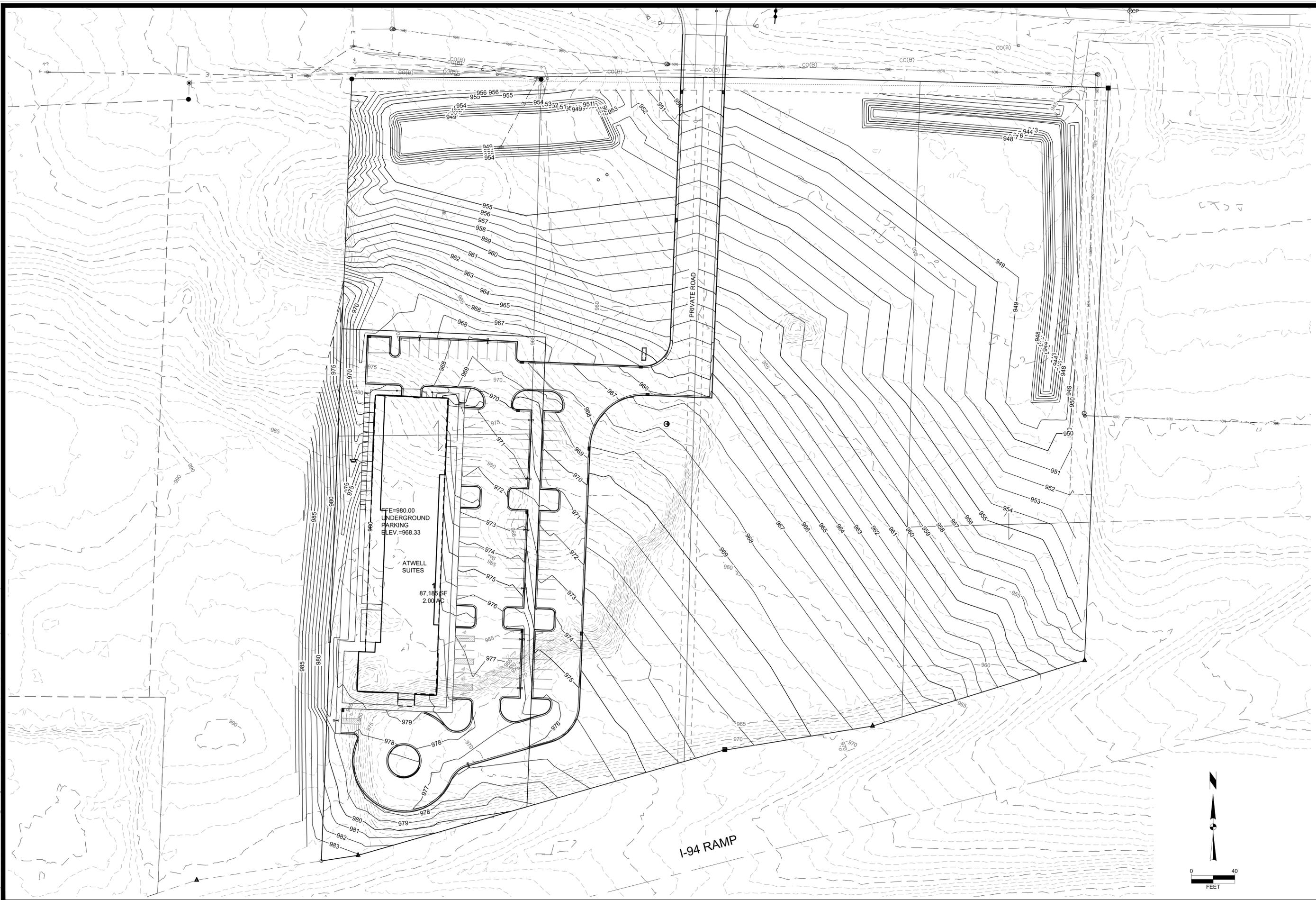
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| 1                       | Address comments | 03-31-20         | BCA                  |
|                         | REVISION         | DATE             | BY                   |
|                         | Engineer: BCA    | Checked By: MLC  | Scale: 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  
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Project No: 119.1084.30  
 Sheet C300

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| 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. |**

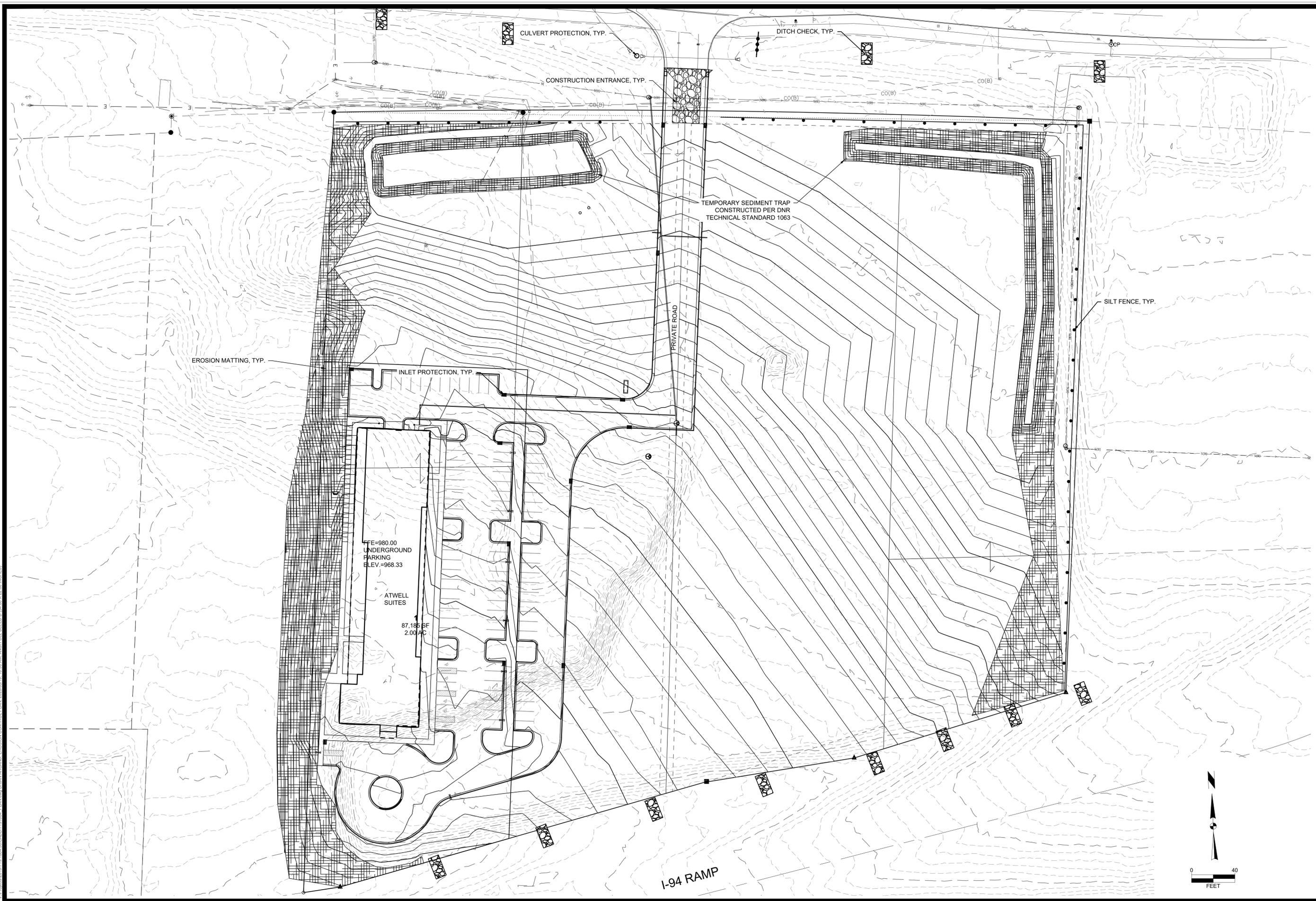
**SNYDER & ASSOCIATES**

Project No: 119.1084.30  
 Sheet C400

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| 1                       | Address comments | 03-31-20         | BCA               |
|                         | REVISION         | 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 C402        |

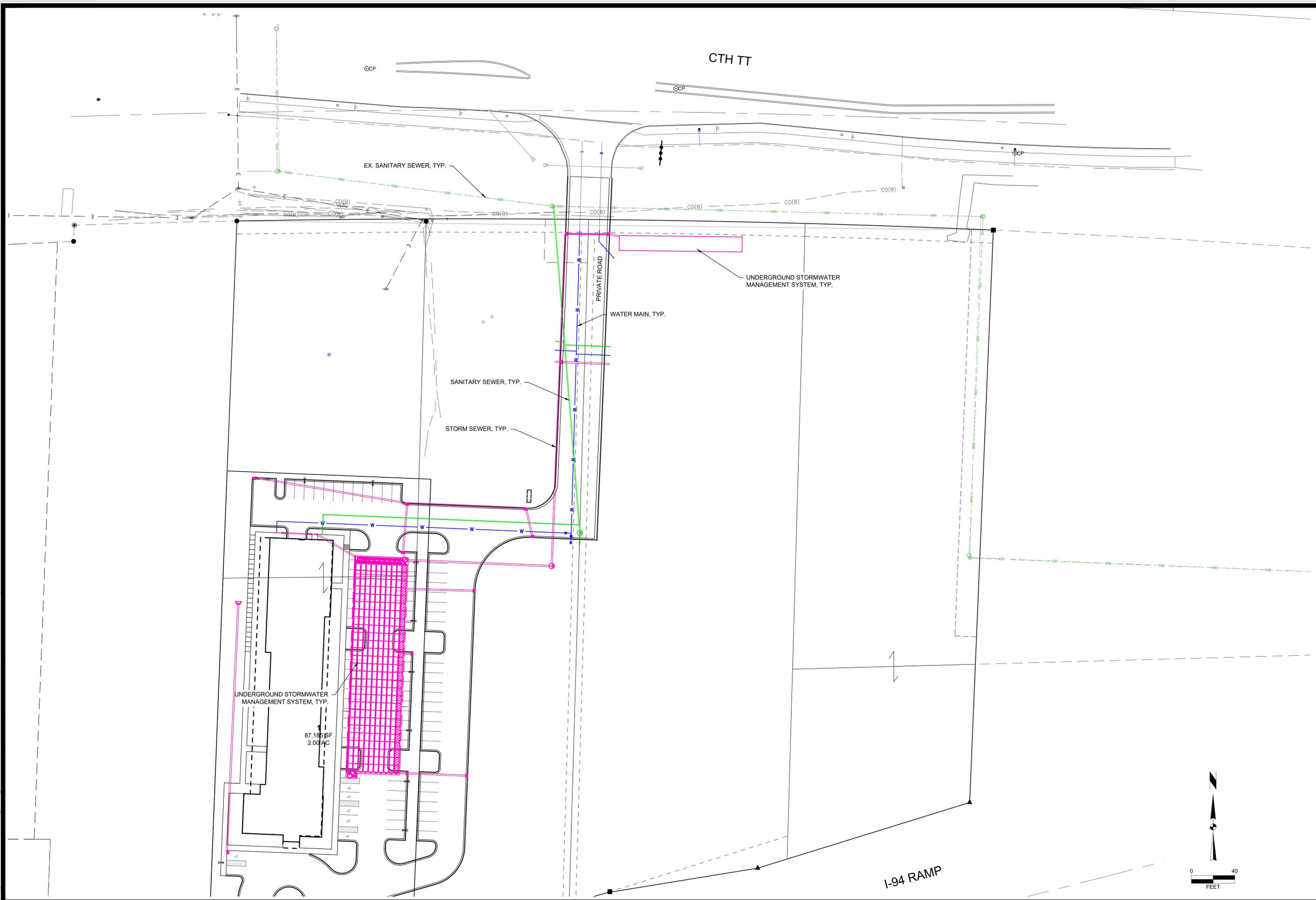
**ATWELL SUITES**  
**EROSION CONTROL PLAN**  
**VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI**  
**SNYDER & ASSOCIATES, INC. |**

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Project No: 119,1084.30  
Sheet C402

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| MARK                    | 1    | Address comments | 03-31-20 | BCA  | DATE       | BY                |
| Engineer                | BCA  | Checked By       | MLC      | Date | 03-30-2020 | T-R-S; TTN-RRW-SS |
| 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](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**

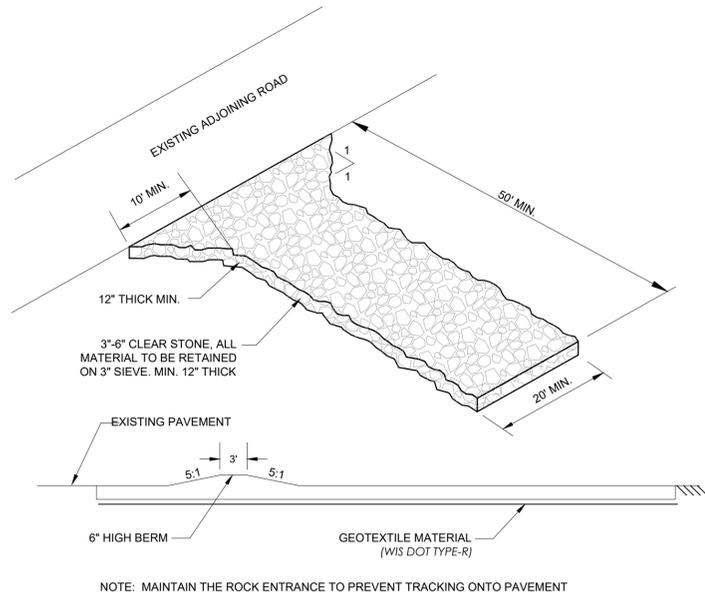
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY TWO WORKING DAYS (48 HOURS) PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING 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.

V:\P\0808\20110113\_1084\_30\CADD\1191084\_DTL 5.dwg BRYAN ARCADND EROSION CONTROL NOTES\_20200519\_10:39 AM ANSI FULL PLOT D (34.00 X 22.00 INCHES)

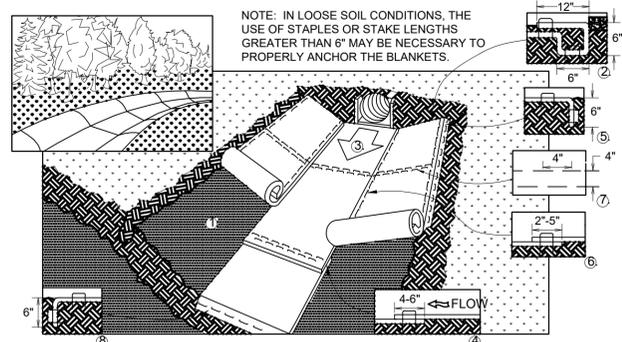
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| MARK                    | PIP SUBMITTAL   | DATE             | BY                |
| Engineer: BCA           | Checked By: MLC | Date: 03-30-2020 | Scale: 1" =       |
| Technician: TECH        |                 |                  | T-R-S: TTN-RRW-SS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

**ATWELL SUITES**  
**EROSION CONTROL NOTES**  
**VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI**  
**SNYDER & ASSOCIATES, INC. |**  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | [www.snyder-associates.com](http://www.snyder-associates.com)

  
**SNYDER & ASSOCIATES**  
 Project No: 119,1084.30  
 Sheet C600

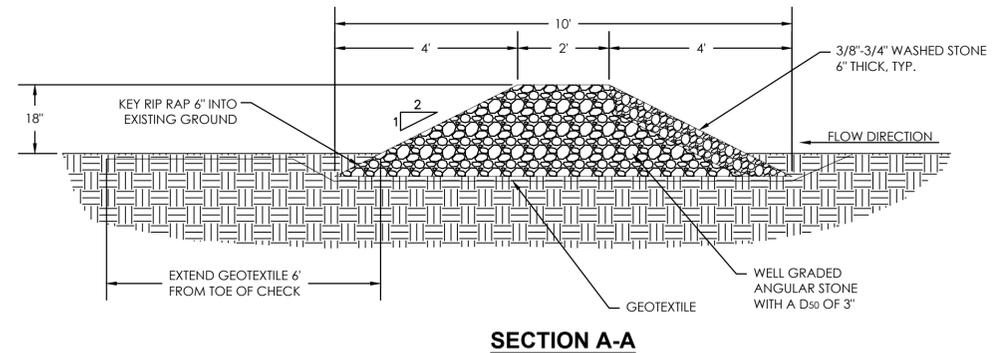


**1** CONSTRUCTION ENTRANCE DETAIL  
SCALE: NTS

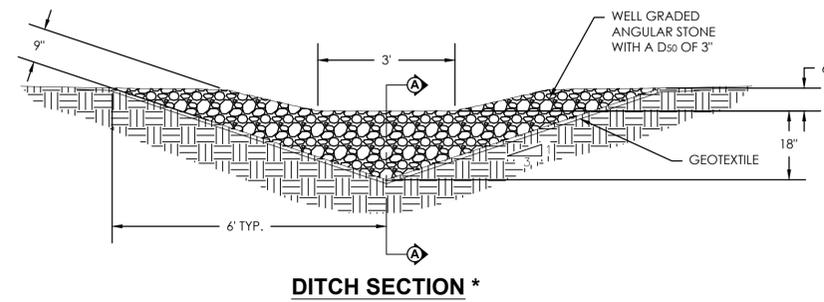


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES 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.

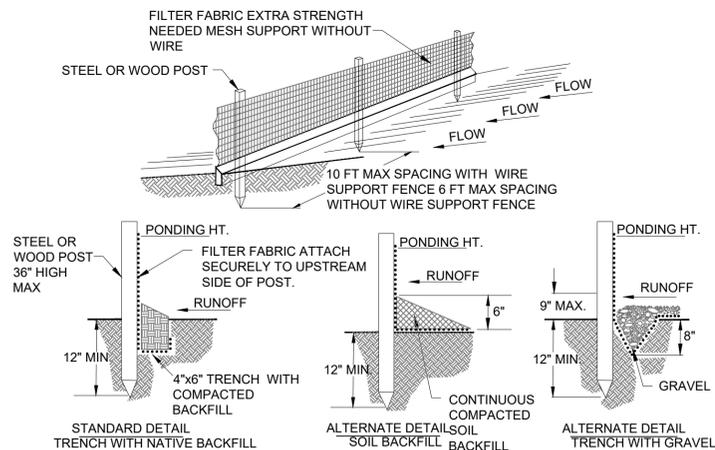
**3** EROSION CONTROL MAT - CHANNEL INSTALLATION  
SCALE: NTS



**5** STONE DITCH CHECK DETAIL  
SCALE: NTS

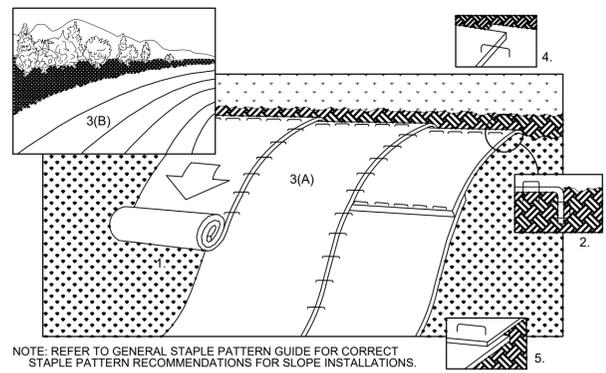


**5** STONE DITCH CHECK DETAIL  
SCALE: NTS



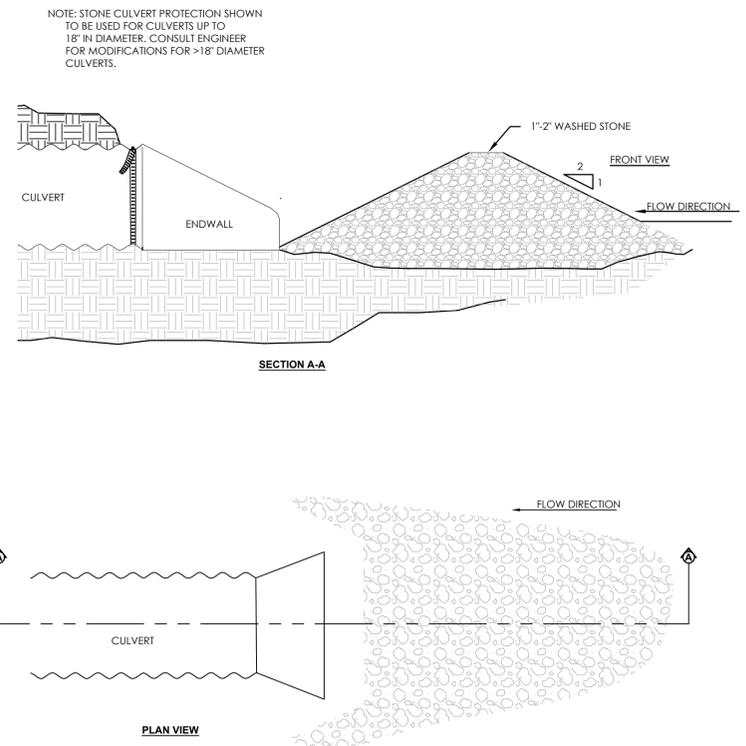
- NOTE:
1. INSPECT FENCE WEEKLY AND AFTER EACH RAIN EVENT OF 0.5 INCHES AND REPAIR IF REQUIRED. REMOVE SEDIMENT WHEN NECESSARY OR WHEN SEDIMENT REACHES 1/2 OF FENCE HEIGHT.
  2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
  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



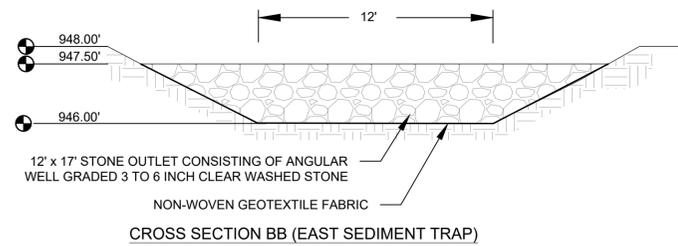
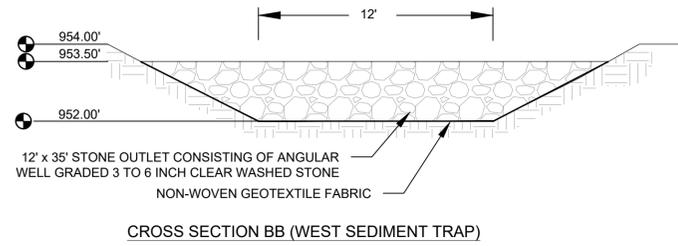
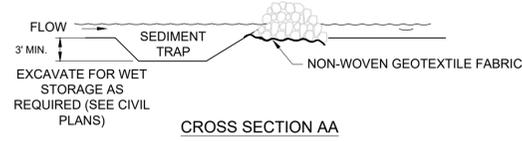
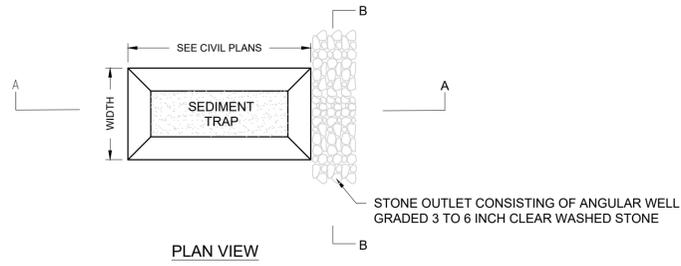
**6** EXISTING CULVERT INLET PROTECTION  
SCALE: NTS

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| 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  
608-888-0444 | www.snyder-associates.com

**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**  
**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 C 602

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**GENERAL LANDSCAPE NOTES**

- 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.
- 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.
- 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.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- 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.
- ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
- TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- 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.**

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- 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.
- 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.
- 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.
- ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS.

**GENERAL NOTES**

- 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.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.
- 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.
- THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- 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.
- 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.
- 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.
- 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.**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- 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.
- 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.
- NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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**

- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- 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.
- 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.
- 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.
- WHEN APPLICABLE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

| PLANT SCHEDULE                      |     |   |                                  |              |             |                         |        |
|-------------------------------------|-----|---|----------------------------------|--------------|-------------|-------------------------|--------|
| QTY                                 | KEY | BOTANICAL NAME                              | COMMON NAME                      | INSTALL SIZE | MATURE SIZE | COMMENTS                | POINTS |
| <b>CLIMAX TREES</b>                 |     |   |                                  |              |             |                         |        |
| 3                                   | AG  | Ginkgo biloba 'Autumn Gold'                 | AUTUMN GOLD GINKGO               | 2" Cal.      | 50'h x 40'w | B&B (MALE ONLY)         | 75     |
| 2                                   | WO  | Quercus bicolor                             | SWAMP WHITE OAK                  | 2" Cal.      | 60'h x 60'w | B&B                     | 75     |
| 3                                   | TE  | Ulmus 'Morton Glossy'                       | TRIUMPH ELM                      | 2" Cal.      | 55'h x 45'w | B&B                     | 75     |
| <b>TALL DECIDUOUS TREES</b>         |     |   |                                  |              |             |                         |        |
| 3                                   | GT  | Gleditsia tricanthos var. inermis 'Skycole' | SKYLINE HONEYLOCUST              | 11/2" Cal.   | 50'h x 20'w | B&B                     | 30     |
| <b>MEDIUM DECIDUOUS TREES</b>       |     |   |                                  |              |             |                         |        |
| 6                                   | BW  | Betula populifolia 'Whitespire'             | WHITESPIRE BIRCH TWIN            | 6" Tall      | 40'h x 20'w | B&B                     | 15     |
| <b>LOW DECIDUOUS TREES</b>          |     |   |                                  |              |             |                         |        |
| 3                                   | PR  | Malus x 'Prairifire'                        | PRAIRIFIRE CRABAPPLE             | 4" Tall      | 20'h x 20'w | B&B                     | 10     |
| 3                                   | AC  | Prunus maackii                              | AMUR CHOKECHERRY                 | 4" Tall      | 25'h x 20'w | B&B                     | 10     |
| 6                                   | AS  | Amelanchier x grandiflora                   | AUTUMN BRILLIANCE SERVICEBERRY   | 4" Tall      | 15'h x 10'  | #5 MULTI-STEM (9' O.C.) | 10     |
| <b>TALL EVERGREEN TREES</b>         |     |   |                                  |              |             |                         |        |
| 3                                   | BL  | Picea glauca 'Densata'                      | BLACK HILLS SPRUCE               | 5'           | 25'hx15'w   | B&B                     | 40     |
| <b>LOW EVERGREEN TREES</b>          |     |   |                                  |              |             |                         |        |
| 6                                   | AA  | Thuja occidentalis 'Smaragd'                | AMERICAN ARBORVITAE              | 3'           | 12'h x 3'w  | B&B                     | 12     |
| 12                                  | SJ  | Juniperus scopulorum 'Baligh'               | SKYHIGH JUNIPER                  | 3'           | 12'h x 5'w  | B&B                     | 12     |
| <b>TALL DECIDUOUS SHRUBS</b>        |     |   |                                  |              |             |                         |        |
| 5                                   | BV  | Viburnum prunifolium                        | BLACKHAW VIBURNUM                | 36" Tall     | 12'h x 12'w | #5 MULTI-STEM (9' O.C.) | 5      |
| <b>MEDIUM DECIDUOUS SHRUBS</b>      |     |   |                                  |              |             |                         |        |
| 10                                  | SF  | Forsythia x intermedia 'Mindor'             | SHOW OFF FORSYTHIA               | 24" Tall     | 6'h x 6'w   | #5 CONT. (6' O.C.)      | 3      |
| 18                                  | UC  | Aronia 'Erecta'                             | UPRIGHT RED CHOKEBERRY           | 24" Tall     | 5'h x 5'w   | #5 CONT. (6' O.C.)      | 3      |
| 14                                  | RT  | Cornus alba 'Sibirica'                      | RED TWIG DOGWOOD                 | 24" Tall     | 7'h x5'w    | #5 CONT. (7' O.C.)      | 3      |
| 13                                  | SH  | Hydrangea arborescens 'Annabelle'           | SMOOTH HYDRANGEA                 | 24" Tall     | 5'h x 6'w   | #5 CONT. (6' O.C.)      | 3      |
| <b>LOW DECIDUOUS SHRUBS</b>         |     |   |                                  |              |             |                         |        |
| 35                                  | FS  | Rhus aromatica 'Gro Lo'                     | GRO LO FRAGRANT SUMAC            | 18" Tall     | 2'h x 8'w   | #5 CONT. (7' O.C.)      | 1      |
| 21                                  | RC  | Cotoneaster horizontalis var. perpusilus    | ROCK COTONEASTER                 | 18" Tall     | 1.5'h x 5'w | #5 CONT. (6' O.C.)      | 1      |
| <b>TALL-MEDIUM EVERGREEN SHRUBS</b> |     |   |                                  |              |             |                         |        |
| 9                                   | MP  | Pinus mugo var. pumilio                     | DWARF MUGO PINE                  | 24" Ht.      | 4'h x 10w   | #5 CONT. (8' O.C.)      | 5      |
| 12                                  | RW  | Rhododendron catawbiense 'Album'            | WHITE CATAWBA RHODODENDRON       | 24" Ht.      | 6'h x 7w    | #5 CONT. (6' O.C.)      | 5      |
| 8                                   | DY  | T. Cuspidata 'Nana'                         | DWARF YEW (BREVIFOLIA)           | 18" Ht.      | 3'h x 6'w   | #5 CONT. (6' O.C.)      | 5      |
| <b>LOW EVERGREEN SHRUBS</b>         |     |   |                                  |              |             |                         |        |
| 14                                  | BJ  | Juniperus sabina 'Buffalo'                  | BUFFALO JUNIPER                  | 18" Tall     | 18"h x 7"w  | #5 CONT. (6 O.C.)       | 3      |
| <b>ORNAMENTAL GRASSES</b>           |     |   |                                  |              |             |                         |        |
| 58                                  | BA  | Bouteloua gracilis 'blonde ambition'        | BLONDE AMBITION BLUE GRAMA GRASS | 8" Ht.       | 36" Ht.     | #1 CONT. (3' O.C.)      |        |
| 53                                  | SS  | Panicum virgatum 'shenandoah'               | SHENANDOAH SWITCH GRASS          | 8" Ht.       | 48" Ht.     | #1 CONT. (6' O.C.)      |        |
| 22                                  | PD  | Sporobolus heterolepis                      | PRAIRIE DROPSEED                 | 8" Ht.       | 36" Ht.     | #1 CONT. (3' O.C.)      |        |
| 51                                  | LB  | Schizachyrium scoparium                     | LITTLE BLUESTEM                  | 8" Ht.       | 36" Ht.     | #1 CONT. (3' O.C.)      |        |

**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

|               |           |             |             |             |                   |                         |
|---------------|-----------|-------------|-------------|-------------|-------------------|-------------------------|
| 5/21/2020     | BCA       | BY          | DATE        | Scale: 1" = | T-R-S: TTN-RRW-SS | Sheet L100              |
| PIP SUBMITTAL | REVISION  | Checked By: | MILC        | Date:       | 05-21-2020        |                         |
| MARK          | Engineer: | BCA         | Technician: | TECH        |                   | Project No: 119,1084.30 |

**COTTAGE GROVE, WI**

**LANDSCAPE NOTES**

**SNYDER & ASSOCIATES, INC.**

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

**ATWELL SUITES**

**LANDSCAPE NOTES**

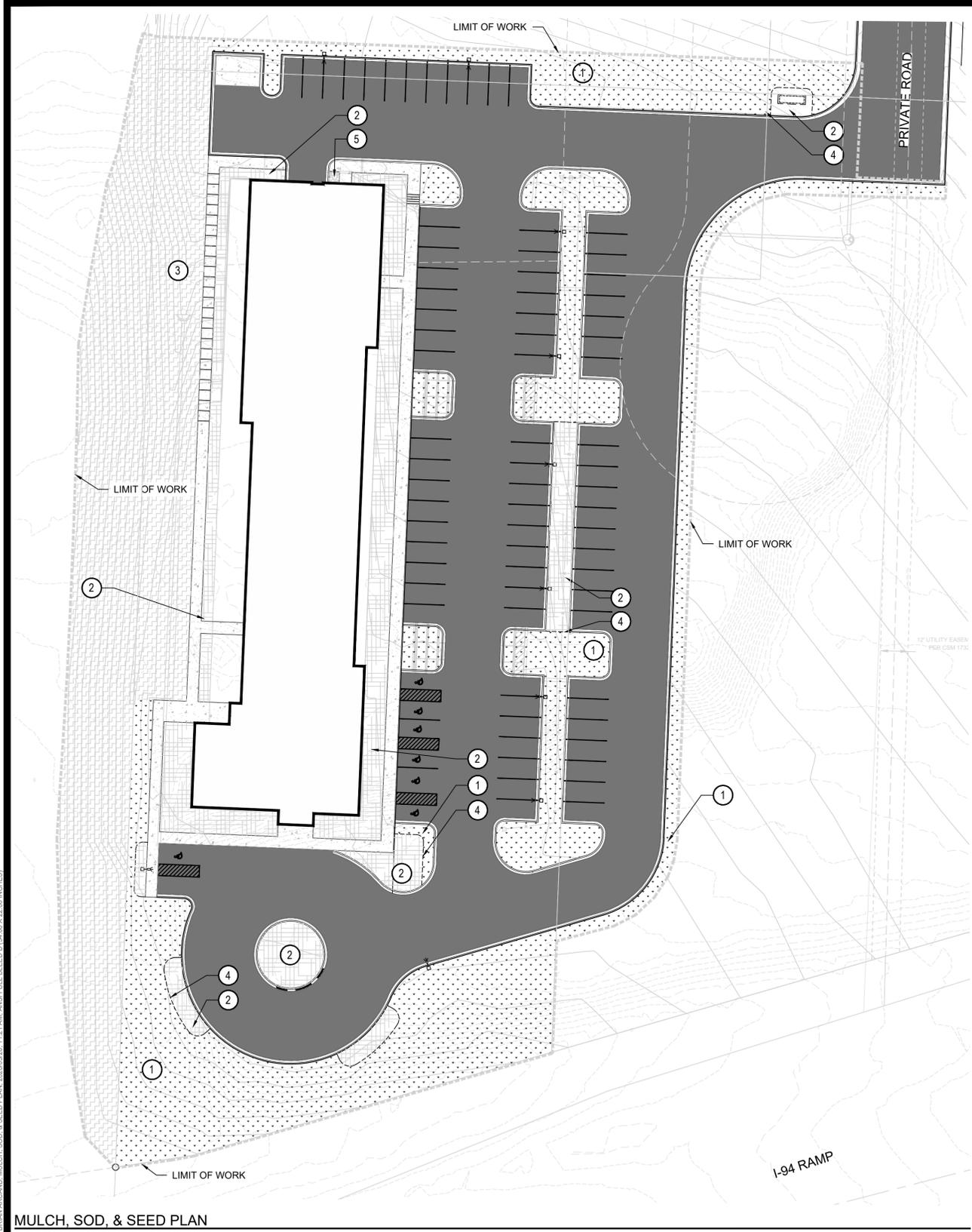
**SNYDER & ASSOCIATES**

Project No: 119,1084.30

Sheet L100

V:\P\2020\201113-1084-30\CADD\1191084\_Plan\_Land.dwg Brian Arcand, Landscape Notes, 2020/05/20, 11:20 AM, ANSI FULL BLEED, 04.00 X 22.00 INCHES

V:\Projects\20191113\_1084\_30\CADD\1191084\_Plan\LAND.dwg BROWN ARCAD, MULCH, SOD, & SEED PLAN, 20200620, 11:21 AM, ANSIFULL.BLDED, 04.00 X 22.00 INCHES



MULCH, SOD, & SEED PLAN

**LANDSCAPE LEGEND**

-  SOD, REFER TO CONSTRUCTION NOTES FOR TYPE
-  SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONG 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               |
| Engineer: BCA           | Checked By: MLC | Date: 05-21-2020 | Scale: 1" =       |
| Technician: TECH        |                 |                  | T-R-S; TTN-RRW-SS |
| Project No: 119.1084.30 |                 |                  | Sheet L200        |

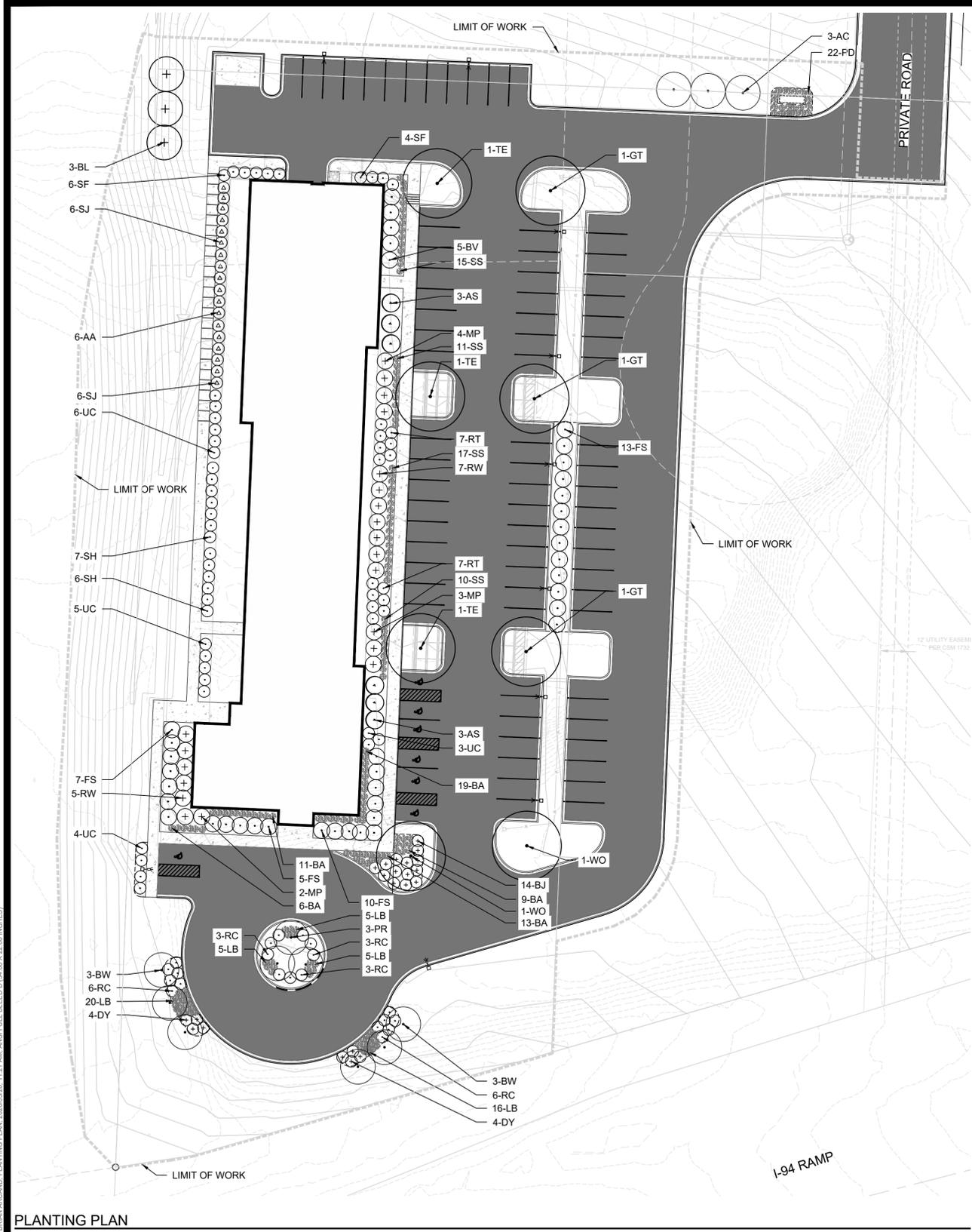
**ATWELL SUITES**  
**MULCH, SOD, & SEED PLAN**  
**COTTAGE GROVE, WI**

**SNYDER & ASSOCIATES, INC. |**

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



V:\Projects\201113-1084-30\CADD\1191084-PLAN\LAND.dwg BROWN ARCADIS PLANTING PLAN 20200520 11:21 AM ANSI FULL BLEED D (4.00 X 22.00 INCHES)



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

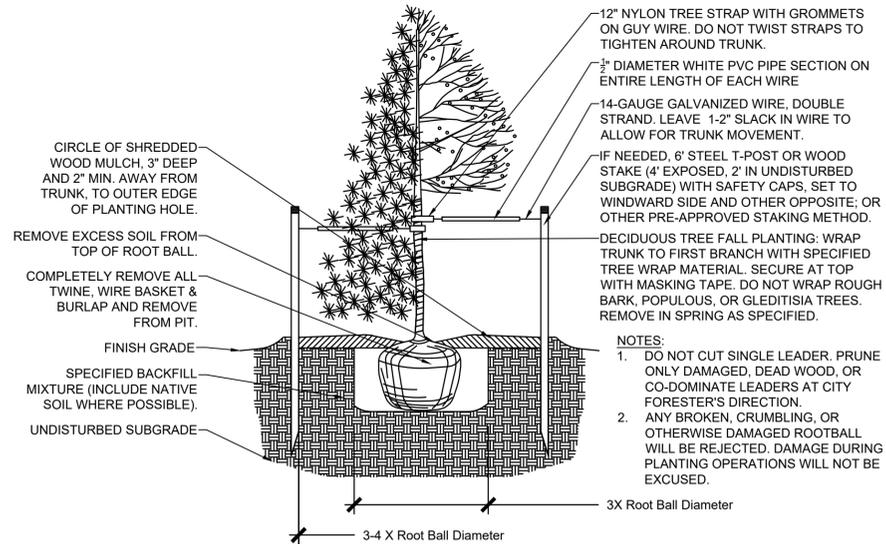
**LANDSCAPE CONSTRUCTION NOTES**

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**

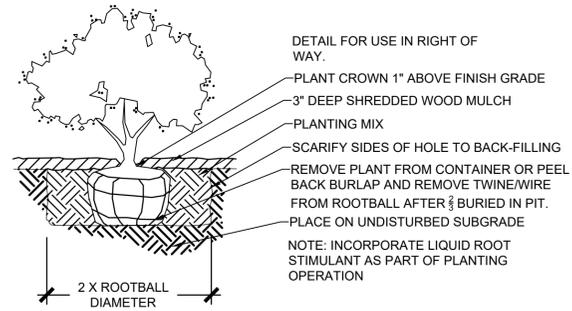
| QTY                                 | KEY | COMMON NAME                      |
|-------------------------------------|-----|----------------------------------|
| <b>CLIMAX TREES</b>                 |     |                                  |
|                                     | AG  | AUTUMN GOLD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

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

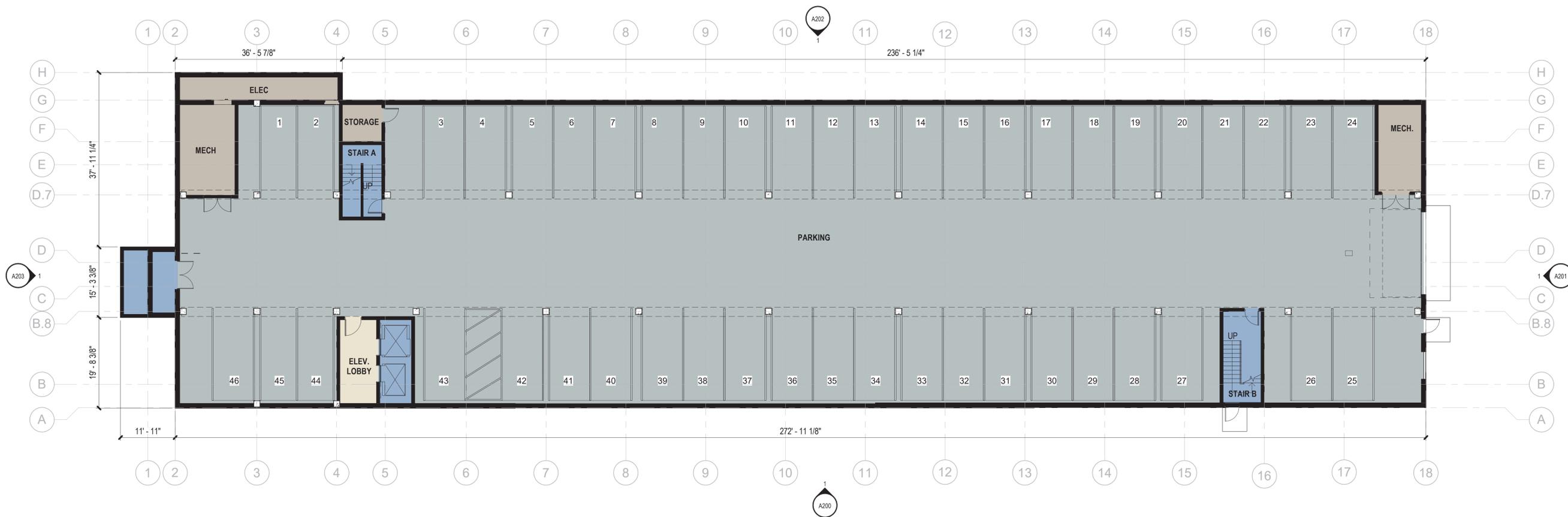
2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-984-2020 | www.snyder-associates.com



V:\Projects\2019\119.1084.30\CADD\1191084\_PLANTLAND.dwg BRIAN ARCADIO LANDSCAPE DETAILS, 20200520, 11:27 AM, ANSI FULL BLEED D (34.10 X 22.00 INCHES)

Level P1 Plan

| Level P1 Summary          |           |
|---------------------------|-----------|
| <b>Parking</b>            | 16,887 SF |
| <b>Core</b>               | 750 SF    |
| <b>Public</b>             | 170 SF    |
| <b>BOH</b>                | 852 SF    |
| <b>Total - 18,658 GSF</b> |           |



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                  |
| <b>Total - 14,546 GSF</b> |                             |



| GUESTROOM COUNT<br>LEVEL 01 |             |       |
|-----------------------------|-------------|-------|
|                             | DESCRIPTION | COUNT |
| ▲                           | KING        | 10    |
| ●                           | KING: ADA   | 00    |
| ▲                           | Q/Q         | 08    |
| ●                           | Q/Q: ADA    | 01    |

**Key**

|   |
|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> Residential Units |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black;"></span> Public Area       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A9A9A9; border: 1px solid black;"></span> Parking           |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Core              |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A08080; border: 1px solid black;"></span> BOH               |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> 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                    |
| <b>Total- 14,456 GSF</b> |                             |



| GUESTROOM COUNT<br>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

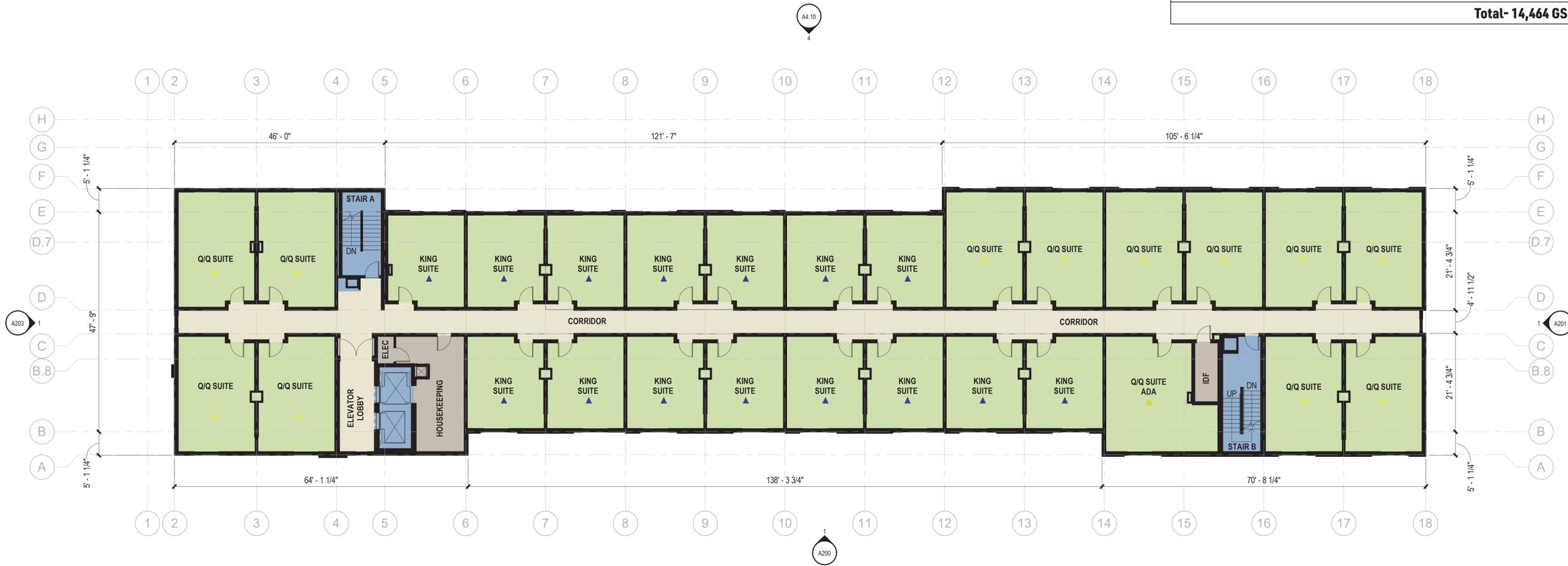
DJR Architecture  
333 N Washington Ave #210  
Minneapolis, MN 55401

Floor Plans

**A120**

Level 3 Plan

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



| 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



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VILLAGE OF COTTAGE GOVE, WI  
05/20/2020

**Atwell Hotel**

Cottage Grove, Wisconsin  
20-028.00

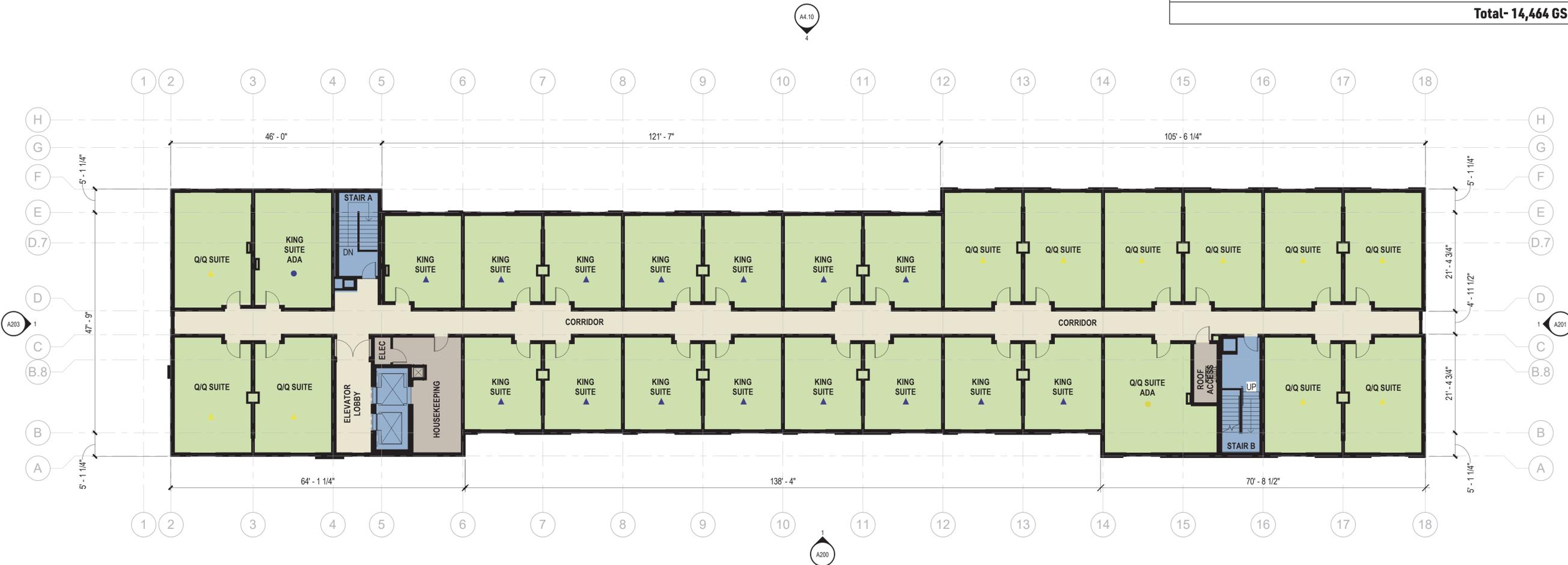
DJR Architecture  
333 N Washington Ave #210  
Minneapolis, MN 55401

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                     |
| <b>Total- 14,464 GSF</b> |                              |



| GUESTROOM COUNT<br>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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VILLAGE OF COTTAGE GOVE, WI  
05/20/2020

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Floor Plans

**A140**

East Elevation



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05/20/2020

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Cottage Grove, Wisconsin  
20-028.00

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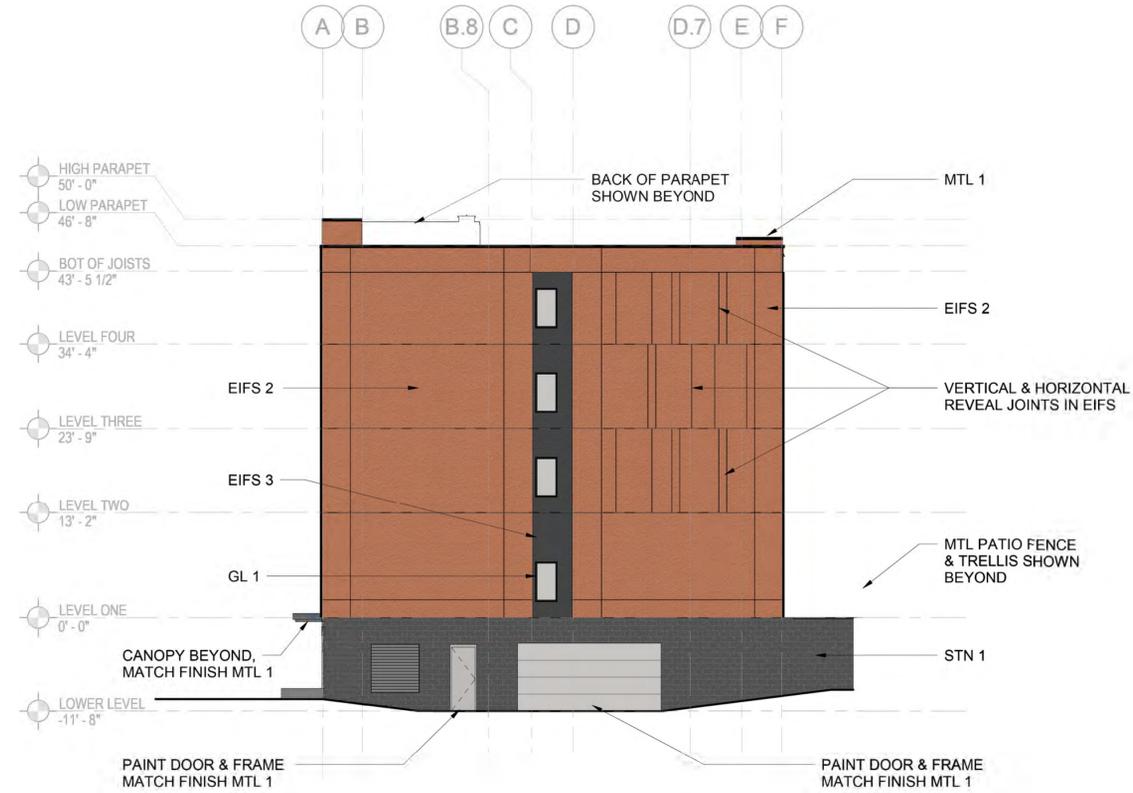
**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"

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

Elevations





### Atwell Hotel

Cottage Grove, Wisconsin

20-028.00

DJR Architecture  
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Minneapolis, MN 55401

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

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

**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)

**Atwell Hotel**  
Cottage Grove, Wisconsin  
20-028.00

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Elevations  
**A220**



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05/20/2020

### Atwell Hotel

Cottage Grove, Wisconsin

20-028.00

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Minneapolis, MN 55401

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

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



**MTL 1 - METAL PANEL**  
 Vendor/Supplier: A&C or Similar  
 Model: Flush Panel or Similar  
 Color: Charcoal or Similar  
 Use: Mics Metal



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

**Atwell Hotel**

Cottage Grove, Wisconsin

20-028.00

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 Minneapolis, MN 55401

Exterior Materials

**A240**



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**IHG**<sup>®</sup>

United  
Development  
Solutions

**S** SNYDER  
& ASSOCIATES

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05/20/2020

## Atwell Hotel

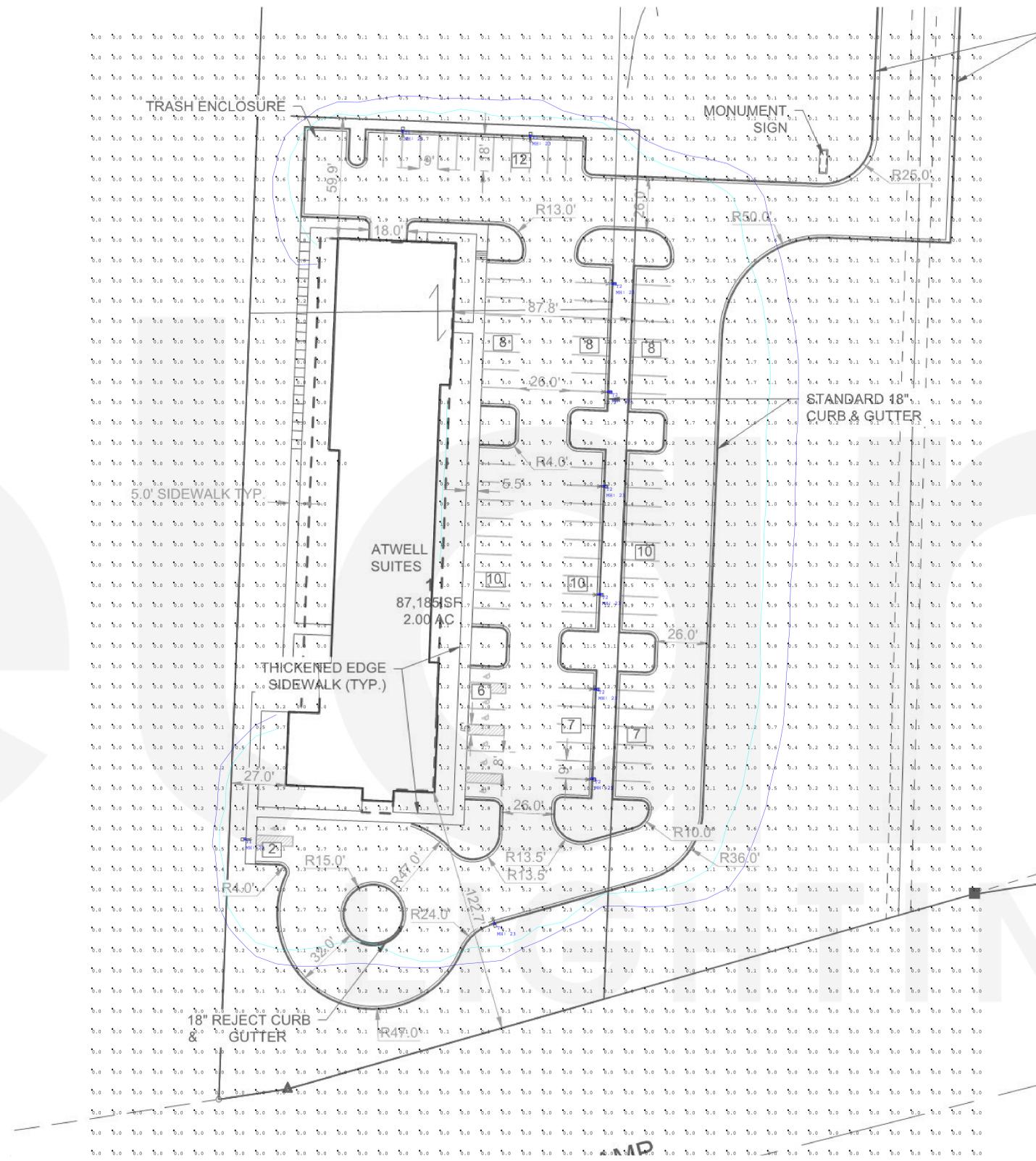
Cottage Grove, Wisconsin

20-028.00

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

Renderings

# A400



Scale: 1 inch= 25 Ft.

| Luminaire Schedule |       |          | Manufacturer   |  | Catalog Number                   |  | Lumens | LLF   | Watts |
|--------------------|-------|----------|--|--|----------------------------------|--|--------|-------|-------|
| Symbol             | Label | Quantity |  |  |                                  |  |        |       |       |
|                    | T1    | 4        | COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON) |  | GLEON-AF-04-LED-E1-SL4-7030-1200 |  | 24208  | 0.900 | 258   |
|                    | T2    | 6        | COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON) |  | GLEON-AF-04-LED-E1-SL4-7030-1200 |  | 24208  | 0.900 | 258   |

| Calculation Summary |      |      |     |         |         |       |
|---------------------|------|------|-----|---------|---------|-------|
| Label               | Avg  | Max  | Min | Avg/Min | Max/Min | Units |
| SITE                | 1.43 | 13.9 | 0.0 | N.A.    | N.A.    | Fc    |

Milwaukee Main Office  
16350 W. Glendale Dr.  
New Berlin, WI 53151  
Phone: 262-785-0144  
layouts@elanlighting.com



THESE CALCULATIONS ARE ESTIMATES  
BASED ON INFORMATION AVAILABLE  
AT TIME OF LAYOUT REQUEST AND  
DO NOT REPRESENT ON-SITE  
CONDITIONS WITH 100% ACCURACY.

Date: 5/19/2020

Paper Size: ARCH E1 - 30x42

ATWELL SUITES SITE  
COTTAGE GROVE, WI

## DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

|                    |  |             |
|--------------------|--|-------------|
| <b>Catalog #</b>   |  | <b>Type</b> |
| <b>Project</b>     |  |             |
| <b>Comments</b>    |  | <b>Date</b> |
| <b>Prepared by</b> |  |             |

## SPECIFICATION FEATURES

### Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

### Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

### Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

### Mounting

**STANDARD ARM MOUNT:** Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

### Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

### Warranty

Five-year warranty.



## GLEON GALLEON LED

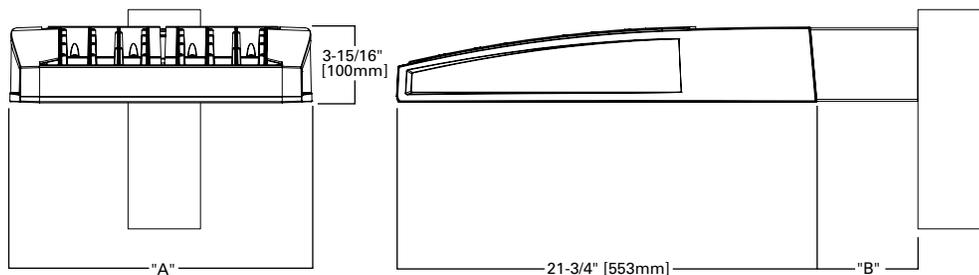
1-10 Light Squares  
Solid State LED

AREA/SITE LUMINAIRE



WaveLinx

## DIMENSIONS

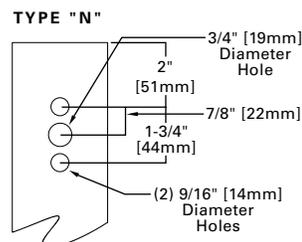


## DIMENSION DATA

| Number of Light Squares | "A" Width       | "B" Standard Arm Length | "B" Optional Arm Length <sup>1</sup> | Weight with Arm (lbs.) | EPA with Arm <sup>2</sup> (Sq. Ft.) |
|-------------------------|-----------------|-------------------------|--------------------------------------|------------------------|-------------------------------------|
| 1-4                     | 15-1/2" (394mm) | 7" (178mm)              | 10" (254mm)                          | 33 (15.0 kgs.)         | 0.96                                |
| 5-6                     | 21-5/8" (549mm) | 7" (178mm)              | 10" (254mm)                          | 44 (20.0 kgs.)         | 1.00                                |
| 7-8                     | 27-5/8" (702mm) | 7" (178mm)              | 13" (330mm)                          | 54 (24.5 kgs.)         | 1.07                                |
| 9-10                    | 33-3/4" (857mm) | 7" (178mm)              | 16" (406mm)                          | 63 (28.6 kgs.)         | 1.12                                |

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

## DRILLING PATTERN



## CERTIFICATION DATA

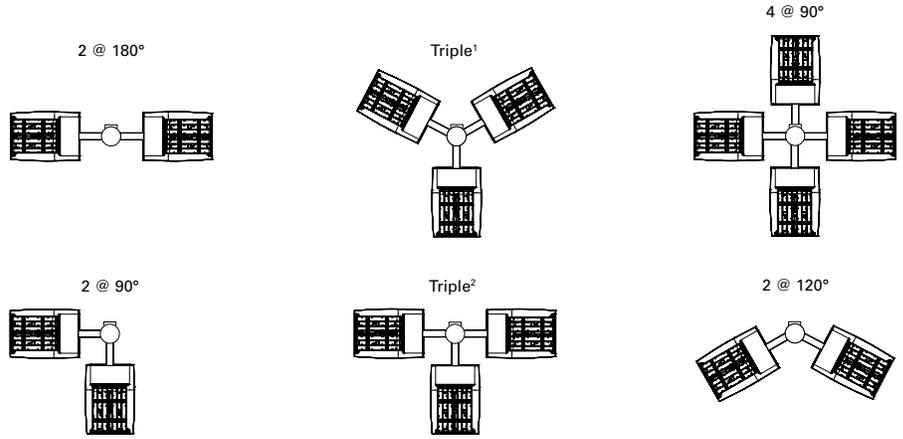
3G Vibration Rated  
DesignLights Consortium® Qualified\*  
Dark Sky Approved (3000K CCT and warmer only)  
IP66 Rated  
ISO 9001  
LM79 / LM80 Compliant  
UL/cUL Wet Location Listed

## ENERGY DATA

**Electronic LED Driver**  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120V-277V 50/60Hz  
347V, 480V 60Hz  
-40°C Min. Temperature  
40°C Max. Temperature  
50°C Max. Temperature (HA Option)

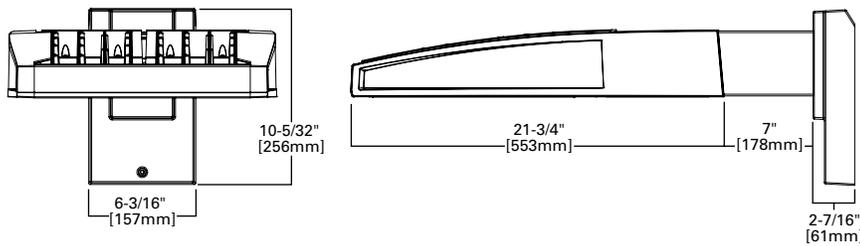
**ARM MOUNTING REQUIREMENTS**

| Configuration | 90° Apart                   | 120° Apart                  |
|---------------|-----------------------------|-----------------------------|
| GLEON-AF-01   | 7" Arm (Standard)           | 7" Arm (Standard)           |
| GLEON-AF-02   | 7" Arm (Standard)           | 7" Arm (Standard)           |
| GLEON-AF-03   | 7" Arm (Standard)           | 7" Arm (Standard)           |
| GLEON-AF-04   | 7" Arm (Standard)           | 7" Arm (Standard)           |
| GLEON-AF-05   | 10" Extended Arm (Required) | 7" Arm (Standard)           |
| GLEON-AF-06   | 10" Extended Arm (Required) | 7" Arm (Standard)           |
| GLEON-AF-07   | 13" Extended Arm (Required) | 13" Extended Arm (Required) |
| GLEON-AF-08   | 13" Extended Arm (Required) | 13" Extended Arm (Required) |
| GLEON-AF-09   | 16" Extended Arm (Required) | 16" Extended Arm (Required) |
| GLEON-AF-10   | 16" Extended Arm (Required) | 16" Extended Arm (Required) |

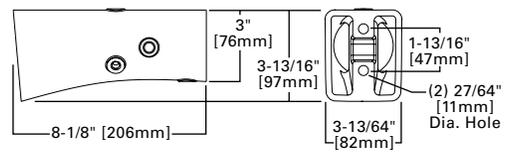


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

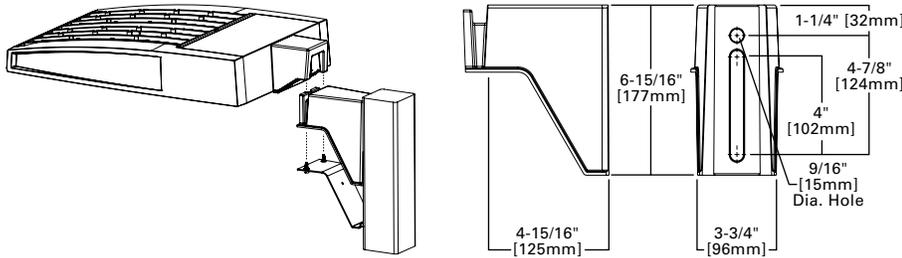
**STANDARD WALL MOUNT**



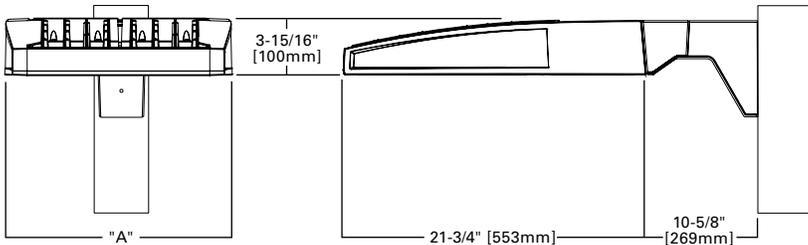
**MAST ARM MOUNT**



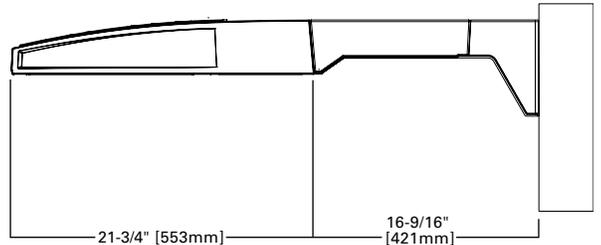
**QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)**



**QM Quick Mount Arm (Standard)**



**QMEA Quick Mount Arm (Extended)**

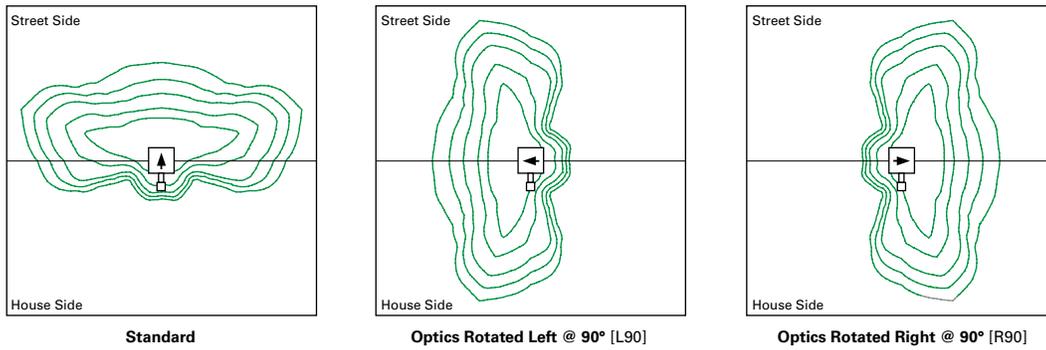


**QUICK MOUNT ARM DATA**

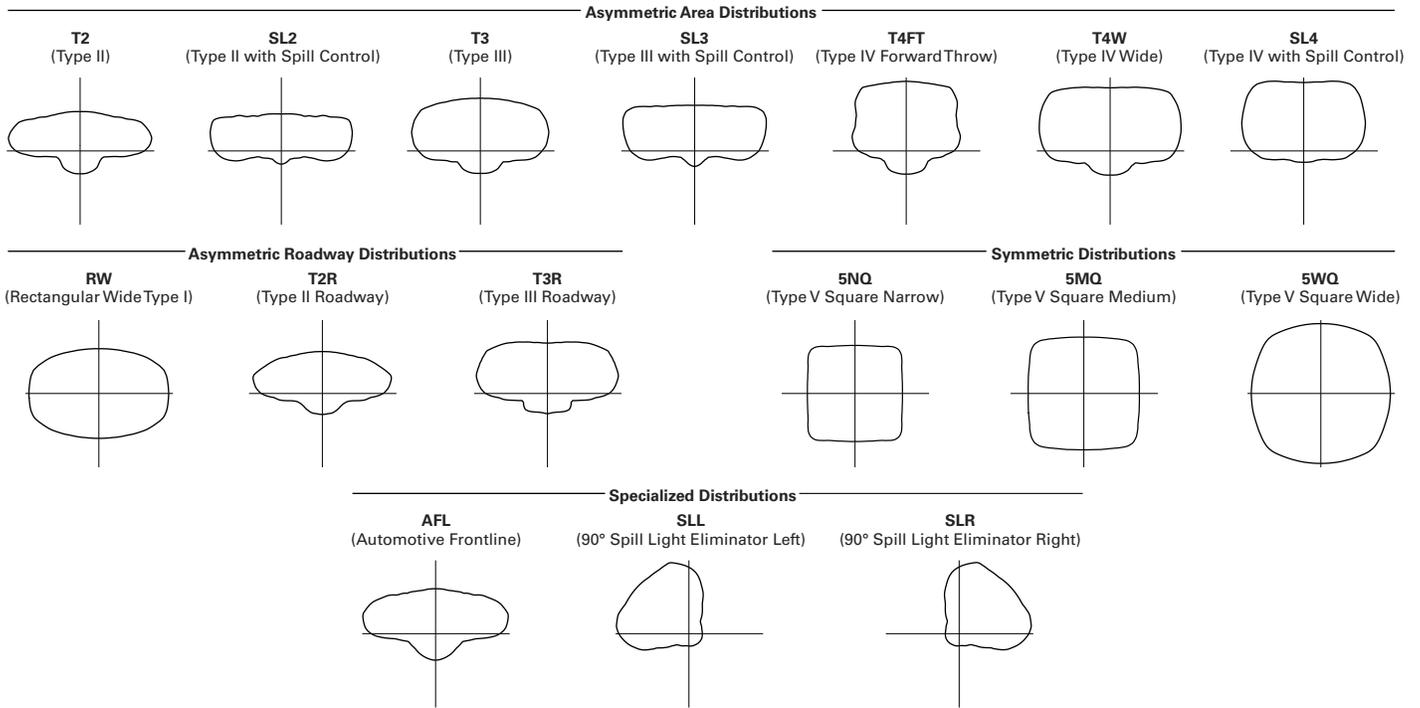
| Number of Light Squares <sup>1,2</sup> | "A" Width       | Weight with QM Arm (lbs.) | Weight with QMEA Arm (lbs.) | EPA (Sq. Ft.) |
|--|-----------------|---------------------------|-----------------------------|---------------|
| 1-4                                    | 15-1/2" (394mm) | 35 (15.91 kgs.)           | 38 (17.27 kgs.)             | 1.11          |
| 5-6 <sup>3</sup>                       | 21-5/8" (549mm) | 46 (20.91 kgs.)           | 49 (22.27 kgs.)             |               |
| 7-8                                    | 27-5/8" (702mm) | 56 (25.45 kgs.)           | N/A                         |               |

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

**OPTIC ORIENTATION**



**OPTICAL DISTRIBUTIONS**

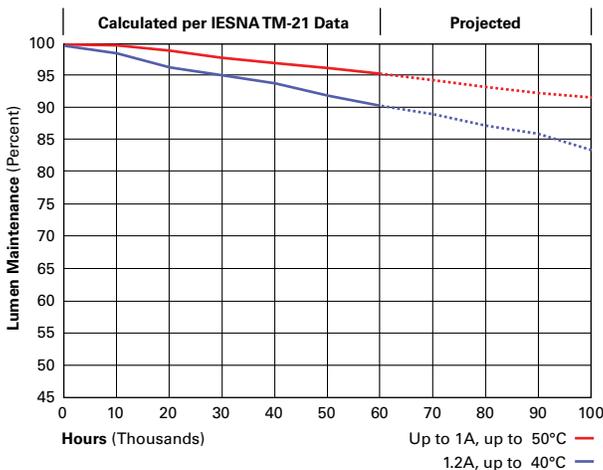


**LUMEN MAINTENANCE**

| Drive Current | Ambient Temperature | TM-21 Lumen Maintenance (60,000 Hours) | Projected L70 (Hours) |
|---------------|---------------------|--|-----------------------|
| Up to 1A      | Up to 50°C          | > 95%                                  | 416,000               |
| 1.2A          | Up to 40°C          | > 90%                                  | 205,000               |

**LUMEN MULTIPLIER**

| Ambient Temperature | Lumen Multiplier |
|---------------------|------------------|
| 0°C                 | 1.02             |
| 10°C                | 1.01             |
| 25°C                | 1.00             |
| 40°C                | 0.99             |
| 50°C                | 0.97             |



**NOMINAL POWER LUMENS (1.2A)**

| Number of Light Squares         | 1                  | 2        | 3        | 4        | 5        | 6        | 7        | 8        | 9        | 10       |          |
|---------------------------------|--------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| <b>Nominal Power (Watts)</b>    | 67                 | 129      | 191      | 258      | 320      | 382      | 448      | 511      | 575      | 640      |          |
| <b>Input Current @ 120V (A)</b> | 0.58               | 1.16     | 1.78     | 2.31     | 2.94     | 3.56     | 4.09     | 4.71     | 5.34     | 5.87     |          |
| <b>Input Current @ 208V (A)</b> | 0.33               | 0.63     | 0.93     | 1.27     | 1.57     | 1.87     | 2.22     | 2.52     | 2.8      | 3.14     |          |
| <b>Input Current @ 240V (A)</b> | 0.29               | 0.55     | 0.80     | 1.10     | 1.35     | 1.61     | 1.93     | 2.18     | 2.41     | 2.71     |          |
| <b>Input Current @ 277V (A)</b> | 0.25               | 0.48     | 0.70     | 0.96     | 1.18     | 1.39     | 1.69     | 1.90     | 2.09     | 2.36     |          |
| <b>Input Current @ 347V (A)</b> | 0.20               | 0.39     | 0.57     | 0.78     | 0.96     | 1.15     | 1.36     | 1.54     | 1.72     | 1.92     |          |
| <b>Input Current @ 480V (A)</b> | 0.15               | 0.30     | 0.43     | 0.60     | 0.73     | 0.85     | 1.03     | 1.16     | 1.28     | 1.45     |          |
| <b>Optics</b>                   |                    |          |          |          |          |          |          |          |          |          |          |
| <b>T2</b>                       | 4000K/5000K Lumens | 6,863    | 13,412   | 20,011   | 26,441   | 32,761   | 39,205   | 46,364   | 52,534   | 58,601   | 64,880   |
|                                 | 3000K Lumens       | 6,489    | 12,681   | 18,919   | 25,000   | 30,974   | 37,066   | 43,836   | 49,668   | 55,405   | 61,341   |
|                                 | BUG Rating         | B1-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| <b>T2R</b>                      | 4000K/5000K Lumens | 7,285    | 14,238   | 21,246   | 28,072   | 34,780   | 41,621   | 49,221   | 55,770   | 62,212   | 68,878   |
|                                 | 3000K Lumens       | 6,888    | 13,462   | 20,087   | 26,541   | 32,884   | 39,351   | 46,537   | 52,729   | 58,819   | 65,122   |
|                                 | BUG Rating         | B1-U0-G1 | B2-U0-G2 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| <b>T3</b>                       | 4000K/5000K Lumens | 6,995    | 13,670   | 20,397   | 26,951   | 33,391   | 39,959   | 47,256   | 53,544   | 59,728   | 66,130   |
|                                 | 3000K Lumens       | 6,613    | 12,924   | 19,284   | 25,480   | 31,570   | 37,780   | 44,679   | 50,624   | 56,471   | 62,524   |
|                                 | BUG Rating         | B1-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| <b>T3R</b>                      | 4000K/5000K Lumens | 7,150    | 13,973   | 20,850   | 27,549   | 34,134   | 40,846   | 48,307   | 54,734   | 61,056   | 67,598   |
|                                 | 3000K Lumens       | 6,761    | 13,212   | 19,713   | 26,046   | 32,272   | 38,619   | 45,673   | 51,750   | 57,726   | 63,911   |
|                                 | BUG Rating         | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| <b>T4FT</b>                     | 4000K/5000K Lumens | 7,036    | 13,748   | 20,515   | 27,107   | 33,586   | 40,191   | 47,530   | 53,854   | 60,074   | 66,512   |
|                                 | 3000K Lumens       | 6,652    | 12,999   | 19,397   | 25,629   | 31,754   | 37,999   | 44,938   | 50,917   | 56,797   | 62,885   |
|                                 | BUG Rating         | B1-U0-G2 | B2-U0-G3 | B2-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| <b>T4W</b>                      | 4000K/5000K Lumens | 6,945    | 13,571   | 20,249   | 26,756   | 33,152   | 39,671   | 46,917   | 53,160   | 59,298   | 65,653   |
|                                 | 3000K Lumens       | 6,566    | 12,831   | 19,146   | 25,297   | 31,344   | 37,508   | 44,358   | 50,260   | 56,064   | 62,072   |
|                                 | BUG Rating         | B1-U0-G2 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| <b>SL2</b>                      | 4000K/5000K Lumens | 6,851    | 13,388   | 19,977   | 26,396   | 32,704   | 39,137   | 46,283   | 52,444   | 58,498   | 64,768   |
|                                 | 3000K Lumens       | 6,477    | 12,658   | 18,888   | 24,957   | 30,920   | 37,003   | 43,759   | 49,584   | 55,308   | 61,235   |
|                                 | BUG Rating         | B1-U0-G2 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| <b>SL3</b>                      | 4000K/5000K Lumens | 6,994    | 13,668   | 20,394   | 26,947   | 33,388   | 39,953   | 47,249   | 53,537   | 59,720   | 66,119   |
|                                 | 3000K Lumens       | 6,612    | 12,922   | 19,281   | 25,477   | 31,567   | 37,774   | 44,673   | 50,618   | 56,463   | 62,514   |
|                                 | BUG Rating         | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| <b>SL4</b>                      | 4000K/5000K Lumens | 6,645    | 12,986   | 19,378   | 25,603   | 31,723   | 37,962   | 44,893   | 50,868   | 56,743   | 62,824   |
|                                 | 3000K Lumens       | 6,282    | 12,279   | 18,321   | 24,207   | 29,993   | 35,892   | 42,445   | 48,094   | 53,648   | 59,398   |
|                                 | BUG Rating         | B1-U0-G2 | B1-U0-G3 | B2-U0-G4 | B2-U0-G4 | B2-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| <b>5NQ</b>                      | 4000K/5000K Lumens | 7,214    | 14,097   | 21,036   | 27,795   | 34,437   | 41,210   | 48,734   | 55,220   | 61,597   | 68,199   |
|                                 | 3000K Lumens       | 6,820    | 13,329   | 19,888   | 26,279   | 32,558   | 38,962   | 46,077   | 52,208   | 58,237   | 64,479   |
|                                 | BUG Rating         | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 |
| <b>5MQ</b>                      | 4000K/5000K Lumens | 7,347    | 14,356   | 21,423   | 28,306   | 35,071   | 41,969   | 49,632   | 56,237   | 62,730   | 69,454   |
|                                 | 3000K Lumens       | 6,947    | 13,573   | 20,254   | 26,762   | 33,158   | 39,680   | 46,925   | 53,170   | 59,309   | 65,667   |
|                                 | BUG Rating         | B3-U0-G1 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 |
| <b>5WQ</b>                      | 4000K/5000K Lumens | 7,366    | 14,396   | 21,480   | 28,381   | 35,164   | 42,080   | 49,765   | 56,386   | 62,898   | 69,639   |
|                                 | 3000K Lumens       | 6,964    | 13,610   | 20,308   | 26,833   | 33,247   | 39,786   | 47,050   | 53,311   | 59,468   | 65,842   |
|                                 | BUG Rating         | B3-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 |
| <b>SLL/SLR</b>                  | 4000K/5000K Lumens | 6,147    | 12,010   | 17,921   | 23,679   | 29,339   | 35,109   | 41,521   | 47,046   | 52,478   | 58,102   |
|                                 | 3000K Lumens       | 5,811    | 11,355   | 16,944   | 22,388   | 27,739   | 33,194   | 39,256   | 44,479   | 49,617   | 54,933   |
|                                 | BUG Rating         | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| <b>RW</b>                       | 4000K/5000K Lumens | 7,149    | 13,970   | 20,846   | 27,543   | 34,126   | 40,837   | 48,295   | 54,722   | 61,042   | 67,582   |
|                                 | 3000K Lumens       | 6,760    | 13,208   | 19,709   | 26,041   | 32,264   | 38,610   | 45,661   | 51,738   | 57,713   | 63,897   |
|                                 | BUG Rating         | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 |
| <b>AFL</b>                      | 4000K/5000K Lumens | 7,175    | 14,021   | 20,921   | 27,643   | 34,249   | 40,986   | 48,470   | 54,920   | 61,262   | 67,828   |
|                                 | 3000K Lumens       | 6,784    | 13,256   | 19,780   | 26,136   | 32,381   | 38,750   | 45,827   | 51,925   | 57,922   | 64,129   |
|                                 | BUG Rating         | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B4-U0-G4 | B4-U0-G4 |

\* Nominal data for 70 CRI.

**NOMINAL POWER LUMENS (1A)**

| Number of Light Squares         | 1                  | 2        | 3        | 4        | 5        | 6        | 7        | 8        | 9        | 10       |          |
|---------------------------------|--------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| <b>Nominal Power (Watts)</b>    | 59                 | 113      | 166      | 225      | 279      | 333      | 391      | 445      | 501      | 558      |          |
| <b>Input Current @ 120V (A)</b> | 0.51               | 1.02     | 1.53     | 2.03     | 2.55     | 3.06     | 3.56     | 4.08     | 4.60     | 5.07     |          |
| <b>Input Current @ 208V (A)</b> | 0.29               | 0.56     | 0.82     | 1.11     | 1.37     | 1.64     | 1.93     | 2.19     | 2.46     | 2.75     |          |
| <b>Input Current @ 240V (A)</b> | 0.26               | 0.48     | 0.71     | 0.96     | 1.19     | 0.41     | 1.67     | 1.89     | 2.12     | 2.39     |          |
| <b>Input Current @ 277V (A)</b> | 0.23               | 0.42     | 0.61     | 0.83     | 1.03     | 1.23     | 1.45     | 1.65     | 1.84     | 2.09     |          |
| <b>Input Current @ 347V (A)</b> | 0.17               | 0.32     | 0.50     | 0.64     | 0.82     | 1.00     | 1.14     | 1.32     | 1.50     | 1.68     |          |
| <b>Input Current @ 480V (A)</b> | 0.14               | 0.24     | 0.37     | 0.48     | 0.61     | 0.75     | 0.91     | 0.99     | 1.12     | 1.28     |          |
| <b>Optics</b>                   |                    |          |          |          |          |          |          |          |          |          |          |
| <b>T2</b>                       | 4000K/5000K Lumens | 6,256    | 12,225   | 18,242   | 24,104   | 29,865   | 35,739   | 42,265   | 47,888   | 53,420   | 59,144   |
|                                 | 3000K Lumens       | 5,915    | 11,559   | 17,248   | 22,789   | 28,236   | 33,790   | 39,960   | 45,277   | 50,506   | 55,919   |
|                                 | BUG Rating         | B1-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| <b>T2R</b>                      | 4000K/5000K Lumens | 6,642    | 12,979   | 19,366   | 25,589   | 31,705   | 37,941   | 44,870   | 50,840   | 56,711   | 62,789   |
|                                 | 3000K Lumens       | 6,280    | 12,271   | 18,311   | 24,193   | 29,976   | 35,872   | 42,423   | 48,068   | 53,619   | 59,365   |
|                                 | BUG Rating         | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| <b>T3</b>                       | 4000K/5000K Lumens | 6,377    | 12,461   | 18,593   | 24,568   | 30,439   | 36,426   | 43,077   | 48,810   | 54,447   | 60,282   |
|                                 | 3000K Lumens       | 6,029    | 11,781   | 17,580   | 23,229   | 28,781   | 34,441   | 40,731   | 46,150   | 51,480   | 56,997   |
|                                 | BUG Rating         | B1-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| <b>T3R</b>                      | 4000K/5000K Lumens | 6,518    | 12,739   | 19,006   | 25,113   | 31,116   | 37,235   | 44,036   | 49,895   | 55,658   | 61,622   |
|                                 | 3000K Lumens       | 6,029    | 11,781   | 17,579   | 23,229   | 28,779   | 34,440   | 40,729   | 46,148   | 51,478   | 56,995   |
|                                 | BUG Rating         | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| <b>T4FT</b>                     | 4000K/5000K Lumens | 6,414    | 12,533   | 18,702   | 24,710   | 30,616   | 36,637   | 43,328   | 49,093   | 54,763   | 60,631   |
|                                 | 3000K Lumens       | 6,064    | 11,849   | 17,681   | 23,363   | 28,946   | 34,638   | 40,966   | 46,417   | 51,776   | 57,325   |
|                                 | BUG Rating         | B1-U0-G2 | B2-U0-G3 | B2-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| <b>T4W</b>                      | 4000K/5000K Lumens | 6,331    | 12,372   | 18,459   | 24,391   | 30,221   | 36,163   | 42,769   | 48,459   | 54,056   | 59,849   |
|                                 | 3000K Lumens       | 5,986    | 11,697   | 17,452   | 23,061   | 28,572   | 34,192   | 40,436   | 45,817   | 51,108   | 56,585   |
|                                 | BUG Rating         | B1-U0-G2 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| <b>SL2</b>                      | 4000K/5000K Lumens | 6,245    | 12,205   | 18,212   | 24,062   | 29,813   | 35,677   | 42,192   | 47,807   | 53,326   | 59,042   |
|                                 | 3000K Lumens       | 5,904    | 11,539   | 17,218   | 22,750   | 28,187   | 33,732   | 39,891   | 45,199   | 50,418   | 55,822   |
|                                 | BUG Rating         | B1-U0-G2 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| <b>SL3</b>                      | 4000K/5000K Lumens | 6,376    | 12,460   | 18,591   | 24,564   | 30,436   | 36,421   | 43,072   | 48,803   | 54,439   | 60,273   |
|                                 | 3000K Lumens       | 6,028    | 11,780   | 17,578   | 23,224   | 28,776   | 34,435   | 40,723   | 46,141   | 51,471   | 56,986   |
|                                 | BUG Rating         | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| <b>SL4</b>                      | 4000K/5000K Lumens | 6,058    | 11,838   | 17,664   | 23,340   | 28,918   | 34,605   | 40,924   | 46,370   | 51,727   | 57,269   |
|                                 | 3000K Lumens       | 5,727    | 11,193   | 16,701   | 22,067   | 27,341   | 32,718   | 38,692   | 43,841   | 48,906   | 54,146   |
|                                 | BUG Rating         | B1-U0-G2 | B1-U0-G3 | B2-U0-G4 | B2-U0-G4 | B2-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| <b>5NQ</b>                      | 4000K/5000K Lumens | 6,577    | 12,851   | 19,176   | 25,336   | 31,392   | 37,566   | 44,426   | 50,337   | 56,151   | 62,170   |
|                                 | 3000K Lumens       | 6,218    | 12,151   | 18,131   | 23,955   | 29,680   | 35,517   | 42,003   | 47,592   | 53,089   | 58,779   |
|                                 | BUG Rating         | B2-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 |
| <b>5MQ</b>                      | 4000K/5000K Lumens | 6,697    | 13,088   | 19,528   | 25,803   | 31,970   | 38,258   | 45,243   | 51,264   | 57,185   | 63,313   |
|                                 | 3000K Lumens       | 6,332    | 12,374   | 18,463   | 24,395   | 30,227   | 36,171   | 42,776   | 48,468   | 54,066   | 59,861   |
|                                 | BUG Rating         | B3-U0-G1 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 |
| <b>5WQ</b>                      | 4000K/5000K Lumens | 6,715    | 13,122   | 19,580   | 25,871   | 32,055   | 38,360   | 45,365   | 51,401   | 57,337   | 63,482   |
|                                 | 3000K Lumens       | 6,348    | 12,406   | 18,513   | 24,461   | 30,307   | 36,268   | 42,891   | 48,599   | 54,210   | 60,021   |
|                                 | BUG Rating         | B3-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 |
| <b>SLL/SLR</b>                  | 4000K/5000K Lumens | 5,604    | 10,949   | 16,337   | 21,586   | 26,745   | 32,004   | 37,850   | 42,886   | 47,838   | 52,965   |
|                                 | 3000K Lumens       | 5,298    | 10,351   | 15,446   | 20,409   | 25,287   | 30,258   | 35,786   | 40,547   | 45,229   | 50,077   |
|                                 | BUG Rating         | B1-U0-G2 | B1-U0-G3 | B2-U0-G3 | B2-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| <b>RW</b>                       | 4000K/5000K Lumens | 6,517    | 12,735   | 19,002   | 25,107   | 31,109   | 37,227   | 44,025   | 49,883   | 55,644   | 61,607   |
|                                 | 3000K Lumens       | 6,162    | 12,040   | 17,965   | 23,738   | 29,413   | 35,197   | 41,623   | 47,163   | 52,609   | 58,247   |
|                                 | BUG Rating         | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 |
| <b>AFL</b>                      | 4000K/5000K Lumens | 6,541    | 12,781   | 19,072   | 25,199   | 31,221   | 37,362   | 44,185   | 50,065   | 55,846   | 61,831   |
|                                 | 3000K Lumens       | 6,184    | 12,084   | 18,032   | 23,825   | 29,519   | 35,325   | 41,775   | 47,334   | 52,801   | 58,459   |
|                                 | BUG Rating         | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B3-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B4-U0-G4 | B4-U0-G4 |

\* Nominal data for 70 CRI.

**NOMINAL POWER LUMENS (800MA)**

| Number of Light Squares         | 1                  | 2        | 3        | 4        | 5        | 6        | 7        | 8        | 9        | 10       |          |
|---------------------------------|--------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| <b>Nominal Power (Watts)</b>    | 44                 | 85       | 124      | 171      | 210      | 249      | 295      | 334      | 374      | 419      |          |
| <b>Input Current @ 120V (A)</b> | 0.39               | 0.77     | 1.13     | 1.54     | 1.90     | 2.26     | 2.67     | 3.03     | 3.39     | 3.80     |          |
| <b>Input Current @ 208V (A)</b> | 0.22               | 0.44     | 0.62     | 0.88     | 1.06     | 1.24     | 1.50     | 1.68     | 1.87     | 2.12     |          |
| <b>Input Current @ 240V (A)</b> | 0.19               | 0.38     | 0.54     | 0.76     | 0.92     | 1.08     | 1.30     | 1.46     | 1.62     | 1.84     |          |
| <b>Input Current @ 277V (A)</b> | 0.17               | 0.36     | 0.47     | 0.72     | 0.83     | 0.95     | 1.19     | 1.31     | 1.42     | 1.67     |          |
| <b>Input Current @ 347V (A)</b> | 0.15               | 0.24     | 0.38     | 0.49     | 0.63     | 0.77     | 0.87     | 1.01     | 1.15     | 1.52     |          |
| <b>Input Current @ 480V (A)</b> | 0.11               | 0.18     | 0.29     | 0.37     | 0.48     | 0.59     | 0.66     | 0.77     | 0.88     | 0.96     |          |
| <b>Optics</b>                   |                    |          |          |          |          |          |          |          |          |          |          |
| <b>T2</b>                       | 4000K/5000K Lumens | 5,054    | 9,878    | 14,739   | 19,475   | 24,129   | 28,875   | 34,148   | 38,691   | 43,159   | 47,785   |
|                                 | 3000K Lumens       | 4,779    | 9,338    | 13,935   | 18,412   | 22,813   | 27,301   | 32,286   | 36,581   | 40,805   | 45,179   |
|                                 | BUG Rating         | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B4-U0-G5 | B4-U0-G5 |
| <b>T2R</b>                      | 4000K/5000K Lumens | 5,366    | 10,486   | 15,647   | 20,675   | 25,616   | 30,654   | 36,252   | 41,076   | 45,819   | 50,730   |
|                                 | 3000K Lumens       | 5,074    | 9,914    | 14,794   | 19,548   | 24,218   | 28,982   | 34,276   | 38,835   | 43,320   | 47,964   |
|                                 | BUG Rating         | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 |
| <b>T3</b>                       | 4000K/5000K Lumens | 5,153    | 10,068   | 15,022   | 19,849   | 24,593   | 29,430   | 34,805   | 39,436   | 43,990   | 48,705   |
|                                 | 3000K Lumens       | 4,872    | 9,519    | 14,203   | 18,766   | 23,251   | 27,825   | 32,907   | 37,285   | 41,591   | 46,048   |
|                                 | BUG Rating         | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| <b>T3R</b>                      | 4000K/5000K Lumens | 5,266    | 10,292   | 15,356   | 20,290   | 25,140   | 30,084   | 35,578   | 40,312   | 44,968   | 49,786   |
|                                 | 3000K Lumens       | 4,979    | 9,731    | 14,518   | 19,184   | 23,769   | 28,443   | 33,638   | 38,114   | 42,516   | 47,071   |
|                                 | BUG Rating         | B1-U0-G2 | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| <b>T4FT</b>                     | 4000K/5000K Lumens | 5,182    | 10,126   | 15,109   | 19,964   | 24,736   | 29,600   | 35,006   | 39,664   | 44,245   | 48,987   |
|                                 | 3000K Lumens       | 4,899    | 9,574    | 14,285   | 18,876   | 23,387   | 27,986   | 33,097   | 37,501   | 41,832   | 46,315   |
|                                 | BUG Rating         | B1-U0-G2 | B1-U0-G2 | B2-U0-G3 | B2-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| <b>T4W</b>                      | 4000K/5000K Lumens | 5,115    | 9,995    | 14,914   | 19,706   | 24,417   | 29,218   | 34,554   | 39,152   | 43,674   | 48,354   |
|                                 | 3000K Lumens       | 4,836    | 9,450    | 14,100   | 18,631   | 23,085   | 27,624   | 32,670   | 37,017   | 41,292   | 45,717   |
|                                 | BUG Rating         | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| <b>SL2</b>                      | 4000K/5000K Lumens | 5,046    | 9,860    | 14,713   | 19,441   | 24,087   | 28,825   | 34,089   | 38,625   | 43,085   | 47,702   |
|                                 | 3000K Lumens       | 4,771    | 9,322    | 13,911   | 18,381   | 22,774   | 27,253   | 32,229   | 36,518   | 40,735   | 45,101   |
|                                 | BUG Rating         | B1-U0-G1 | B2-U0-G2 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 |
| <b>SL3</b>                      | 4000K/5000K Lumens | 5,152    | 10,067   | 15,020   | 19,846   | 24,591   | 29,426   | 34,800   | 39,431   | 43,984   | 48,698   |
|                                 | 3000K Lumens       | 4,871    | 9,518    | 14,200   | 18,764   | 23,249   | 27,822   | 32,902   | 37,280   | 41,585   | 46,042   |
|                                 | BUG Rating         | B1-U0-G2 | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| <b>SL4</b>                      | 4000K/5000K Lumens | 4,894    | 9,565    | 14,271   | 18,857   | 23,364   | 27,959   | 33,065   | 37,465   | 41,792   | 46,270   |
|                                 | 3000K Lumens       | 4,627    | 9,043    | 13,492   | 17,829   | 22,090   | 26,434   | 31,261   | 35,422   | 39,513   | 43,746   |
|                                 | BUG Rating         | B1-U0-G2 | B1-U0-G3 | B1-U0-G3 | B2-U0-G4 | B2-U0-G4 | B2-U0-G4 | B2-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| <b>5NQ</b>                      | 4000K/5000K Lumens | 5,313    | 10,383   | 15,493   | 20,470   | 25,363   | 30,351   | 35,893   | 40,669   | 45,367   | 50,229   |
|                                 | 3000K Lumens       | 5,024    | 9,817    | 14,647   | 19,354   | 23,980   | 28,696   | 33,936   | 38,452   | 42,893   | 47,490   |
|                                 | BUG Rating         | B2-U0-G1 | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 |
| <b>5MQ</b>                      | 4000K/5000K Lumens | 5,411    | 10,574   | 15,778   | 20,848   | 25,830   | 30,911   | 36,554   | 41,418   | 46,202   | 51,154   |
|                                 | 3000K Lumens       | 5,117    | 9,997    | 14,917   | 19,710   | 24,421   | 29,225   | 34,561   | 39,160   | 43,682   | 48,364   |
|                                 | BUG Rating         | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 |
| <b>5WQ</b>                      | 4000K/5000K Lumens | 5,426    | 10,603   | 15,820   | 20,903   | 25,899   | 30,992   | 36,652   | 41,529   | 46,325   | 51,290   |
|                                 | 3000K Lumens       | 5,130    | 10,025   | 14,958   | 19,763   | 24,486   | 29,302   | 34,654   | 39,263   | 43,799   | 48,493   |
|                                 | BUG Rating         | B3-U0-G1 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 | B5-U0-G5 | B5-U0-G5 |
| <b>SLL/SLR</b>                  | 4000K/5000K Lumens | 4,528    | 8,846    | 13,199   | 17,440   | 21,609   | 25,858   | 30,580   | 34,649   | 38,651   | 42,792   |
|                                 | 3000K Lumens       | 4,281    | 8,364    | 12,480   | 16,489   | 20,430   | 24,448   | 28,912   | 32,759   | 36,543   | 40,459   |
|                                 | BUG Rating         | B1-U0-G2 | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B2-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| <b>RW</b>                       | 4000K/5000K Lumens | 5,265    | 10,289   | 15,353   | 20,285   | 25,134   | 30,077   | 35,569   | 40,303   | 44,958   | 49,775   |
|                                 | 3000K Lumens       | 4,978    | 9,727    | 14,516   | 19,179   | 23,763   | 28,437   | 33,629   | 38,105   | 42,506   | 47,060   |
|                                 | BUG Rating         | B2-U0-G1 | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 |
| <b>AFL</b>                      | 4000K/5000K Lumens | 5,285    | 10,327   | 15,409   | 20,360   | 25,225   | 30,186   | 35,699   | 40,450   | 45,120   | 49,956   |
|                                 | 3000K Lumens       | 4,996    | 9,763    | 14,569   | 19,249   | 23,849   | 28,540   | 33,752   | 38,244   | 42,659   | 47,232   |
|                                 | BUG Rating         | B1-U0-G1 | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B3-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 |

\* Nominal data for 70 CRI.

**NOMINAL POWER LUMENS (600MA)**

| Number of Light Squares         | 1                  | 2        | 3        | 4        | 5        | 6        | 7        | 8        | 9        | 10       |          |
|---------------------------------|--------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| <b>Nominal Power (Watts)</b>    | 34                 | 66       | 96       | 129      | 162      | 193      | 226      | 257      | 290      | 323      |          |
| <b>Input Current @ 120V (A)</b> | 0.30               | 0.58     | 0.86     | 1.16     | 1.44     | 1.73     | 2.03     | 2.33     | 2.59     | 2.89     |          |
| <b>Input Current @ 208V (A)</b> | 0.17               | 0.34     | 0.49     | 0.65     | 0.84     | 0.99     | 1.14     | 1.30     | 1.48     | 1.63     |          |
| <b>Input Current @ 240V (A)</b> | 0.15               | 0.30     | 0.43     | 0.56     | 0.74     | 0.87     | 1.00     | 1.13     | 1.30     | 1.43     |          |
| <b>Input Current @ 277V (A)</b> | 0.14               | 0.28     | 0.41     | 0.52     | 0.69     | 0.81     | 0.93     | 1.04     | 1.22     | 1.33     |          |
| <b>Input Current @ 347V (A)</b> | 0.11               | 0.19     | 0.30     | 0.39     | 0.49     | 0.60     | 0.69     | 0.77     | 0.90     | 0.99     |          |
| <b>Input Current @ 480V (A)</b> | 0.08               | 0.15     | 0.24     | 0.30     | 0.38     | 0.48     | 0.53     | 0.59     | 0.71     | 0.77     |          |
| <b>Optics</b>                   |                    |          |          |          |          |          |          |          |          |          |          |
| <b>T2</b>                       | 4000K/5000K Lumens | 4,121    | 8,055    | 12,019   | 15,881   | 19,676   | 23,547   | 27,847   | 31,552   | 35,196   | 38,967   |
|                                 | 3000K Lumens       | 3,896    | 7,615    | 11,363   | 15,015   | 18,604   | 22,263   | 26,328   | 29,831   | 33,276   | 36,842   |
|                                 | BUG Rating         | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 |
| <b>T2R</b>                      | 4000K/5000K Lumens | 4,376    | 8,552    | 12,760   | 16,860   | 20,890   | 24,998   | 29,563   | 33,497   | 37,365   | 41,369   |
|                                 | 3000K Lumens       | 4,138    | 8,085    | 12,064   | 15,941   | 19,751   | 23,635   | 27,951   | 31,670   | 35,328   | 39,113   |
|                                 | BUG Rating         | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 |
| <b>T3</b>                       | 4000K/5000K Lumens | 4,201    | 8,210    | 12,251   | 16,187   | 20,055   | 23,999   | 28,383   | 32,159   | 35,873   | 39,718   |
|                                 | 3000K Lumens       | 3,973    | 7,763    | 11,583   | 15,304   | 18,961   | 22,691   | 26,835   | 30,406   | 33,916   | 37,552   |
|                                 | BUG Rating         | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 |
| <b>T3R</b>                      | 4000K/5000K Lumens | 4,294    | 8,393    | 12,523   | 16,546   | 20,501   | 24,532   | 29,014   | 32,875   | 36,671   | 40,600   |
|                                 | 3000K Lumens       | 4,060    | 7,936    | 11,840   | 15,644   | 19,383   | 23,195   | 27,432   | 31,082   | 34,671   | 38,386   |
|                                 | BUG Rating         | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 |
| <b>T4FT</b>                     | 4000K/5000K Lumens | 4,226    | 8,257    | 12,321   | 16,280   | 20,172   | 24,139   | 28,547   | 32,346   | 36,082   | 39,948   |
|                                 | 3000K Lumens       | 3,996    | 7,807    | 11,649   | 15,392   | 19,071   | 22,822   | 26,990   | 30,582   | 34,114   | 37,770   |
|                                 | BUG Rating         | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B2-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| <b>T4W</b>                      | 4000K/5000K Lumens | 4,171    | 8,151    | 12,162   | 16,071   | 19,912   | 23,827   | 28,178   | 31,928   | 35,615   | 39,432   |
|                                 | 3000K Lumens       | 3,943    | 7,706    | 11,498   | 15,194   | 18,825   | 22,527   | 26,642   | 30,187   | 33,673   | 37,281   |
|                                 | BUG Rating         | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| <b>SL2</b>                      | 4000K/5000K Lumens | 4,114    | 8,041    | 11,998   | 15,854   | 19,643   | 23,506   | 27,799   | 31,498   | 35,135   | 38,901   |
|                                 | 3000K Lumens       | 3,890    | 7,603    | 11,344   | 14,989   | 18,572   | 22,224   | 26,282   | 29,780   | 33,219   | 36,779   |
|                                 | BUG Rating         | B1-U0-G1 | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 |
| <b>SL3</b>                      | 4000K/5000K Lumens | 4,200    | 8,209    | 12,249   | 16,184   | 20,053   | 23,996   | 28,379   | 32,154   | 35,869   | 39,712   |
|                                 | 3000K Lumens       | 3,972    | 7,762    | 11,580   | 15,302   | 18,960   | 22,688   | 26,831   | 30,400   | 33,913   | 37,546   |
|                                 | BUG Rating         | B1-U0-G1 | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 |
| <b>SL4</b>                      | 4000K/5000K Lumens | 3,992    | 7,799    | 11,638   | 15,378   | 19,053   | 22,801   | 26,964   | 30,552   | 34,081   | 37,733   |
|                                 | 3000K Lumens       | 3,774    | 7,374    | 11,003   | 14,539   | 18,015   | 21,557   | 25,493   | 28,886   | 32,222   | 35,674   |
|                                 | BUG Rating         | B1-U0-G2 | B1-U0-G2 | B1-U0-G3 | B1-U0-G3 | B2-U0-G4 | B2-U0-G4 | B2-U0-G4 | B2-U0-G5 | B2-U0-G5 | B3-U0-G5 |
| <b>5NQ</b>                      | 4000K/5000K Lumens | 4,333    | 8,467    | 12,634   | 16,694   | 20,683   | 24,751   | 29,271   | 33,166   | 36,996   | 40,961   |
|                                 | 3000K Lumens       | 4,097    | 8,005    | 11,945   | 15,784   | 19,555   | 23,401   | 27,674   | 31,357   | 34,978   | 38,727   |
|                                 | BUG Rating         | B2-U0-G1 | B3-U0-G1 | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G2 | B5-U0-G3 | B5-U0-G3 |
| <b>5MQ</b>                      | 4000K/5000K Lumens | 4,413    | 8,622    | 12,867   | 17,000   | 21,064   | 25,207   | 29,810   | 33,777   | 37,677   | 41,715   |
|                                 | 3000K Lumens       | 4,173    | 8,152    | 12,165   | 16,073   | 19,915   | 23,832   | 28,185   | 31,934   | 35,623   | 39,440   |
|                                 | BUG Rating         | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 |
| <b>5WQ</b>                      | 4000K/5000K Lumens | 4,424    | 8,646    | 12,900   | 17,046   | 21,120   | 25,274   | 29,890   | 33,866   | 37,778   | 41,826   |
|                                 | 3000K Lumens       | 4,182    | 8,175    | 12,197   | 16,117   | 19,968   | 23,896   | 28,260   | 32,018   | 35,717   | 39,545   |
|                                 | BUG Rating         | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 |
| <b>SLL/SLR</b>                  | 4000K/5000K Lumens | 3,692    | 7,214    | 10,763   | 14,222   | 17,621   | 21,086   | 24,937   | 28,256   | 31,519   | 34,897   |
|                                 | 3000K Lumens       | 3,491    | 6,820    | 10,176   | 13,447   | 16,660   | 19,937   | 23,577   | 26,715   | 29,800   | 32,994   |
|                                 | BUG Rating         | B1-U0-G1 | B1-U0-G2 | B1-U0-G3 | B2-U0-G3 | B2-U0-G3 | B2-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 |
| <b>RW</b>                       | 4000K/5000K Lumens | 4,293    | 8,390    | 12,520   | 16,542   | 20,496   | 24,527   | 29,007   | 32,866   | 36,662   | 40,591   |
|                                 | 3000K Lumens       | 4,059    | 7,932    | 11,837   | 15,640   | 19,378   | 23,189   | 27,425   | 31,074   | 34,662   | 38,377   |
|                                 | BUG Rating         | B2-U0-G1 | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 |
| <b>AFL</b>                      | 4000K/5000K Lumens | 4,310    | 8,421    | 12,566   | 16,602   | 20,571   | 24,616   | 29,112   | 32,986   | 36,795   | 40,738   |
|                                 | 3000K Lumens       | 4,074    | 7,962    | 11,881   | 15,697   | 19,448   | 23,273   | 27,525   | 31,187   | 34,788   | 38,516   |
|                                 | BUG Rating         | B1-U0-G1 | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B2-U0-G2 | B3-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 |

\* Nominal data for 70 CRI.

**CONTROL OPTIONS**

**0-10V (DIM)**

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

**Photocontrol (P, R and PER7)**

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

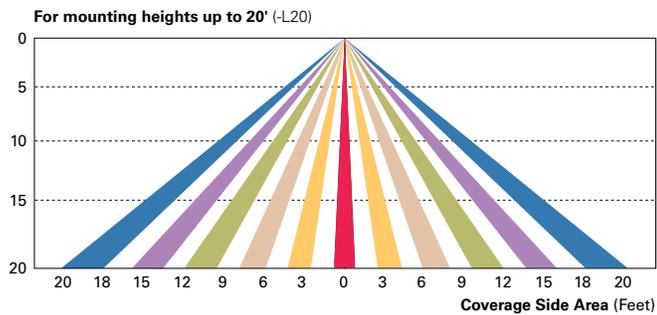
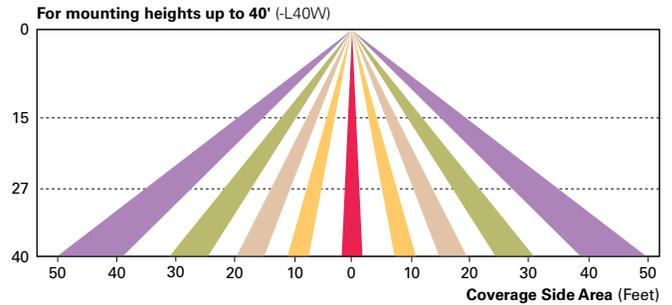
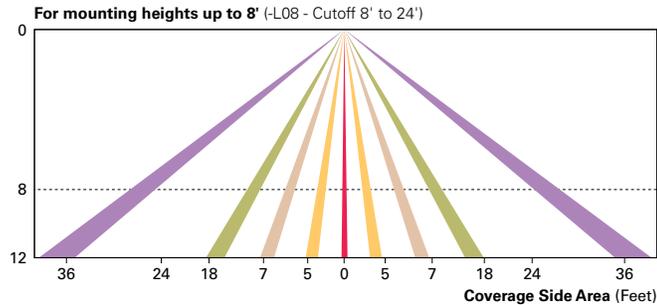
**After Hours Dim (AHD)**

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

**Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)**

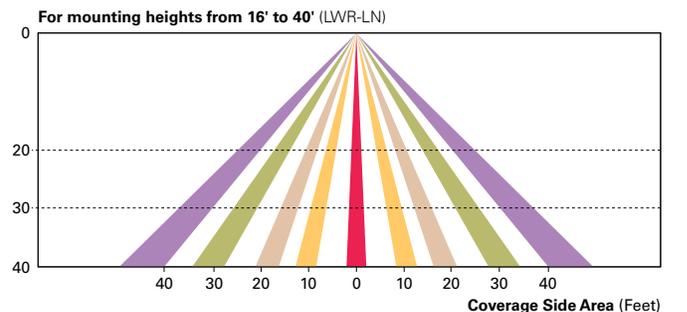
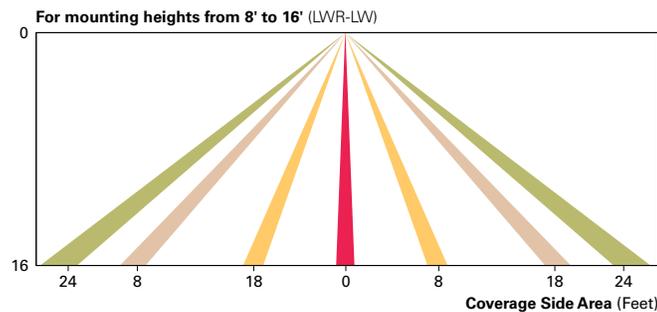
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage. pattern for mounting heights from 8'-40'.



**LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)**

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



**WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)**

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

**LumenSafe Integrated Network Security Camera (LD)**

Eaton brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

**Synapse (DIM10)**

SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and MS/DC motion sensor; requires additional Synapse system components for operation. Contact Synapse at [www.synapsewireless.com](http://www.synapsewireless.com) for product support, warranty and terms and conditions.

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

| Product Family <sup>1,2</sup>   | Light Engine        | Number of Light Squares <sup>3</sup>   | Lamp Type                             | Voltage   | Distribution  | Color   | Mounting   |
|---|---------------------|--|---------------------------------------|---|---|---|--|
| GLEON=Galleon   | AF=1A Drive Current | 01=1<br>02=2<br>03=3<br>04=4<br>05=5 <sup>4</sup><br>06=6<br>07=7 <sup>5</sup><br>08=8 <sup>5</sup><br>09=9 <sup>6</sup><br>10=10 <sup>6</sup> | LED=Solid State Light Emitting Diodes | E1=120-277V<br>347=347V <sup>7</sup><br>480=480V <sup>2,8</sup> | T2=Type II<br>T2R=Type II Roadway<br>T3=Type III<br>T3R=Type III Roadway<br>T4T=Type IV Forward Throw<br>T4W=Type IV Wide<br>5N0=Type V Narrow<br>5MQ=Type V Square Medium<br>5WQ=Type V Square Wide<br>SL2=Type II w/Spill Control<br>SL3=Type III w/Spill Control<br>SL4=Type IV w/Spill Control<br>SLL=90° Spill Light Eliminator Left<br>SLR=90° Spill Light Eliminator Right<br>RW=Rectangular Wide Type I<br>AFL=Automotive Frontline | AP=Grey<br>BZ=Bronze<br>BK=Black<br>DP=Dark Platinum<br>GM=Graphite Metallic<br>WH=White  | [Blank]=Arm for Round or Square Pole<br>EA=Extended Arm <sup>9</sup><br>MA=Mast Arm Adapter <sup>10</sup><br>WM=Wall Mount<br>QM=Quick Mount Arm (Standard Length) <sup>11</sup><br>QMEA=Quick Mount Arm (Extended Length) <sup>12</sup> |
| <b>Options (Add as Suffix)</b>  |                     |  |                                       |   |   | <b>Accessories (Order Separately)</b>   |  |
| <p>7027=70 CRI 2700K <sup>13</sup><br/>7030=70 CRI 3000K <sup>13</sup><br/>8030=80 CRI 3000K <sup>13</sup><br/>7050=70 CRI 5000K <sup>13</sup><br/>7060=70 CRI 6000K <sup>13</sup><br/>600=Drive Current Set to Nominal 600mA <sup>15</sup><br/>800=Drive Current Set to Nominal 800mA <sup>15</sup><br/>1200=Drive Current Set to Nominal 1200mA <sup>15,16</sup><br/>F=Single Fuse (120, 277 or 347V. Specify Voltage)<br/>FF=Double Fuse (208, 240 or 480V. Specify Voltage)<br/>2L=Two Circuits <sup>17,18</sup><br/>DIM=External 0-10V Dimming Leads <sup>19,20</sup><br/>DIM10=Synapse Integrated Control Module <sup>14,19</sup><br/>AHD145=After Hours Dim, 5 Hours <sup>22</sup><br/>AHD245=After Hours Dim, 6 Hours <sup>22</sup><br/>AHD255=After Hours Dim, 7 Hours <sup>22</sup><br/>AHD355=After Hours Dim, 8 Hours <sup>22</sup><br/>HA=50°C High Ambient <sup>23</sup><br/>L90=Optics Rotated 90° Left<br/>R90=Optics Rotated 90° Right<br/>MT=Installed Mesh Top<br/>TH=Tool-less Door Hardware<br/>HSS=Installed House Side Shield <sup>28</sup><br/>CE=CE Marking <sup>29</sup><br/>LCF=Light Square Trim Painted to Match Housing <sup>27</sup></p> |                     |  |                                       |   |   | <p>P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) <sup>21</sup><br/>PER7=NEMA 7-PIN Photocontrol Receptacle <sup>21</sup><br/>R=NEMA Photocontrol Receptacle <sup>21</sup><br/>MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height <sup>24</sup><br/>MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height <sup>24</sup><br/>MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height <sup>24</sup><br/>MS/DIM-L08= Motion Sensor for Dimming Operation, Maximum 8' Mounting Height <sup>24</sup><br/>MS/DIM-L20= Motion Sensor for Dimming Operation, 9' - 20' Mounting Height <sup>24</sup><br/>MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height <sup>24</sup><br/>MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height <sup>24,25</sup><br/>MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height <sup>24,25</sup><br/>MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height <sup>24,25</sup><br/>LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height <sup>26</sup><br/>LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height <sup>26</sup><br/>ZW=WaveLinX-enabled 4-PIN Twistlock Receptacle <sup>19,33</sup><br/>ZW-SWPD4XX=WaveLinX Wireless Sensor, 7' - 15' Mounting Height <sup>19,33,34</sup><br/>ZW-SWPD5XX=WaveLinX Wireless Sensor, 15' - 40' Mounting Height <sup>19,33,34</sup></p>  |  |
| <p>7027=70 CRI 2700K <sup>13</sup><br/>7030=70 CRI 3000K <sup>13</sup><br/>8030=80 CRI 3000K <sup>13</sup><br/>7050=70 CRI 5000K <sup>13</sup><br/>7060=70 CRI 6000K <sup>13</sup><br/>600=Drive Current Set to Nominal 600mA <sup>15</sup><br/>800=Drive Current Set to Nominal 800mA <sup>15</sup><br/>1200=Drive Current Set to Nominal 1200mA <sup>15,16</sup><br/>F=Single Fuse (120, 277 or 347V. Specify Voltage)<br/>FF=Double Fuse (208, 240 or 480V. Specify Voltage)<br/>2L=Two Circuits <sup>17,18</sup><br/>DIM=External 0-10V Dimming Leads <sup>19,20</sup><br/>DIM10=Synapse Integrated Control Module <sup>14,19</sup><br/>AHD145=After Hours Dim, 5 Hours <sup>22</sup><br/>AHD245=After Hours Dim, 6 Hours <sup>22</sup><br/>AHD255=After Hours Dim, 7 Hours <sup>22</sup><br/>AHD355=After Hours Dim, 8 Hours <sup>22</sup><br/>HA=50°C High Ambient <sup>23</sup><br/>L90=Optics Rotated 90° Left<br/>R90=Optics Rotated 90° Right<br/>MT=Installed Mesh Top<br/>TH=Tool-less Door Hardware<br/>HSS=Installed House Side Shield <sup>28</sup><br/>CE=CE Marking <sup>29</sup><br/>LCF=Light Square Trim Painted to Match Housing <sup>27</sup></p> |                     |  |                                       |   |   | <p>OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V<br/>OA/RA1027=NEMA Photocontrol - 480V<br/>OA/RA1201=NEMA Photocontrol - 347V<br/>OA/RA1013=Photocontrol Shorting Cap<br/>OA/RA1014=120V Photocontrol<br/>MA1252=10kV Surge Module Replacement<br/>MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon<br/>MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon<br/>MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon<br/>MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon<br/>MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon<br/>MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon<br/>MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon<br/>MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon<br/>MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon<br/>MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon<br/>MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon<br/>MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon<br/>MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon<br/>FSIR-100=Wireless Configuration Tool for Occupancy Sensor <sup>24</sup><br/>GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares<br/>GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares<br/>GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares<br/>GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares<br/>GLEON-QM=Quick Mount Arm Kit <sup>11</sup><br/>GLEON-QMEA=Quick Mount Extended Arm Kit <sup>12</sup><br/>LS/HSS=Field Installed House Side Shield <sup>28,30</sup><br/>WOLC-7P-10A=WaveLinX Outdoor Control Module <sup>19,31</sup><br/>SWPD4-XX=WaveLinX Wireless Sensor, 7' - 15' Mounting Height <sup>19,32,33,34</sup><br/>SWPD5-XX=WaveLinX Wireless Sensor, 15' - 40' Mounting Height <sup>19,32,33,34</sup></p> |  |

**NOTES:**  
 1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3 Standard 4000K CCT and minimum 70 CRI. 4 Not compatible with MS/4-LXX or MS/1-LXX sensors. 5 Not compatible with extended quick mount arm (QMEA). 6 Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7 Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8 Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 9 May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 10 Factory installed. 11 Maximum 8 light squares. 12 Maximum 6 light squares. 13 Extended lead times apply. Use dedicated IES files for 2700K, 3000K, 5000K and 6000K when performing layouts. 14 Available in 800mA only. 15 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. 16 Not available with HA option. 17 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 18 Not available with LumaWatt Pro wireless sensors. 19 Cannot be used with other control options. 20 Low voltage control lead brought out 18" outside fixture. 21 Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 22 Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 23 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents. 24 The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. 25 Replace X with number of Light Squares operating in low output mode. 26 LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information. 27 Not available with house side shield (HSS). 28 Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. 29 CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only. 30 One required for each Light Square. 31 Requires PER7. 32 Requires ZW. 33 WAC Gateway required to enable field-configurability; Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. 34 Replace XX with sensor color (WH, BZ, or BK).

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

| Product Family  | Camera Type   | Data Backhaul  |
|---|---|--|
| L=LumenSafe Technology*  | D=Dome Camera, Standard<br>H=Dome Camera, Hi-Res<br>Z=Dome Camera, Remote PTZ | C=Cellular, Customer Installed SIM Card<br>A=Cellular, Factory Installed AT&T SIM Card<br>V=Cellular, Factory Installed Verizon SIM Card<br>S=Cellular, Factory Installed Sprint SIM Card<br>W=Wi-Fi Networking w/ Omni-Directional Antenna<br>E=Ethernet Networking |

\*Consult LumenSafe system pages for additional details and compatibility.

## Memorandum

**To:** Kevin Lord, P.E.  
Village of Cottage Grove

**Date:** 5/21/2020

**From:** Brian Arcand

**CC:**

**RE:** Atwell Suites

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Village of Cottage Grove Stormwater Requirements for the site:

- Rate Control:
  - 1-year, 24-hour storm event
  - 2-year, 24-hour storm event
  - 10-year, 24-hour storm event
  - 100-year, 24-hour storm event (and safely pass)
- Total Suspended Solids (TSS):
  - Reduce, to the maximum extent practicable, TSS loads leaving the site by eighty percent (80%)
- Phosphorus Reduction
  - Reduce by 54%
- Infiltration:
  - Post-development infiltration volume shall be at least ninety percent (90%) of the pre-development infiltration volume, based on an average annual rainfall

CARPC Stormwater Requirements for the site:

- Rate Control:
  - 1-year, 24-hour storm event
  - 2-year, 24-hour storm event
  - 10-year, 24-hour storm event
  - 100-year, 24-hour storm event
- Total Suspended Solids (TSS):
  - Reduce, to the maximum extent practicable, TSS loads leaving the site by eighty percent (80%)
- Recharge

- Maintain pre-development groundwater recharge rates from the Wisconsin Geological and Natural History Survey’s 2009 report, *Groundwater Recharge in Dane County, Wisconsin, Estimated by a GIS-Based Water-Balance Model* or by a site specific analysis.
- Infiltration:
  - Post-development infiltration volume shall be at least ninety percent (90%) of the pre-development infiltration volume, based on an average annual rainfall

Grading/Erosion Control has been previously approved and permitted. This memo will address stormwater management for the hotel site, private road, and any offsite directed to the hotel site only. Future development will be responsible for their own stormwater management.

An underground ADS StormTech system will be utilized under the hotel parking lot (and additional parking to the east of the hotel lot) to meet TSS, infiltration, and rate control requirements for the hotel area as well as infiltration requirements for the private road. An underground StormTrap system (which can be expanded in the future as the other lots develop and the private road is extended) will be utilized in the northeast to meet TSS and rate control requirements for the private road.

Drainage area SP-5 will require deep tilling.

Rate Control:

|                 | <b>Pre-Development<br/>(Developed Area Only) (cfs)</b> |
|-----------------|--|
| <b>1-Year</b>   | 0.34   |
| <b>2-Year</b>   | 0.74   |
| <b>10-Year</b>  | 3.24   |
| <b>100-Year</b> | 10.74  |

|                 | <b>Post-Development<br/>(Developed Area Only) (cfs)</b> |
|-----------------|---|
| <b>1-Year</b>   | 0.18  |
| <b>2-Year</b>   | 0.31  |
| <b>10-Year</b>  | 1.62  |
| <b>100-Year</b> | 10.49   |

TSS:

|  | <b>Particulate Solids Yield<br/>(lbs.)</b> | <b>Percent Particulate Solids<br/>Reduction</b> |
|--|--|---|
| <b>Total of All Land Uses<br/>without Controls</b> | 1254                                       |   |
| <b>Outfall Total with Controls</b>                 | 185.6                                      | 85.2  |
| <b>Annualized Total After<br/>Outfall Controls</b> | 186.1                                      |   |

Infiltration:

| <b>Condition</b>        | <b>Runoff Volume (cu. ft.)</b> | <b>Percent Infiltrated</b> |
|-------------------------|--------------------------------|----------------------------|
| <b>Pre-Development</b>  | 17,180                         |                            |
| <b>Post-Development</b> | 43,024                         | 90.4                       |

Recharge:

| <b>Condition</b>        | <b>Recharge Volume<br/>(acre*ft./yr.)</b> | <b>Percent Recharged</b> |
|-------------------------|---|--------------------------|
| <b>Pre-Development</b>  | 2.19                                      |                          |
| <b>Post-Development</b> | 5.54                                      | 252.8                    |

## Model Assumptions

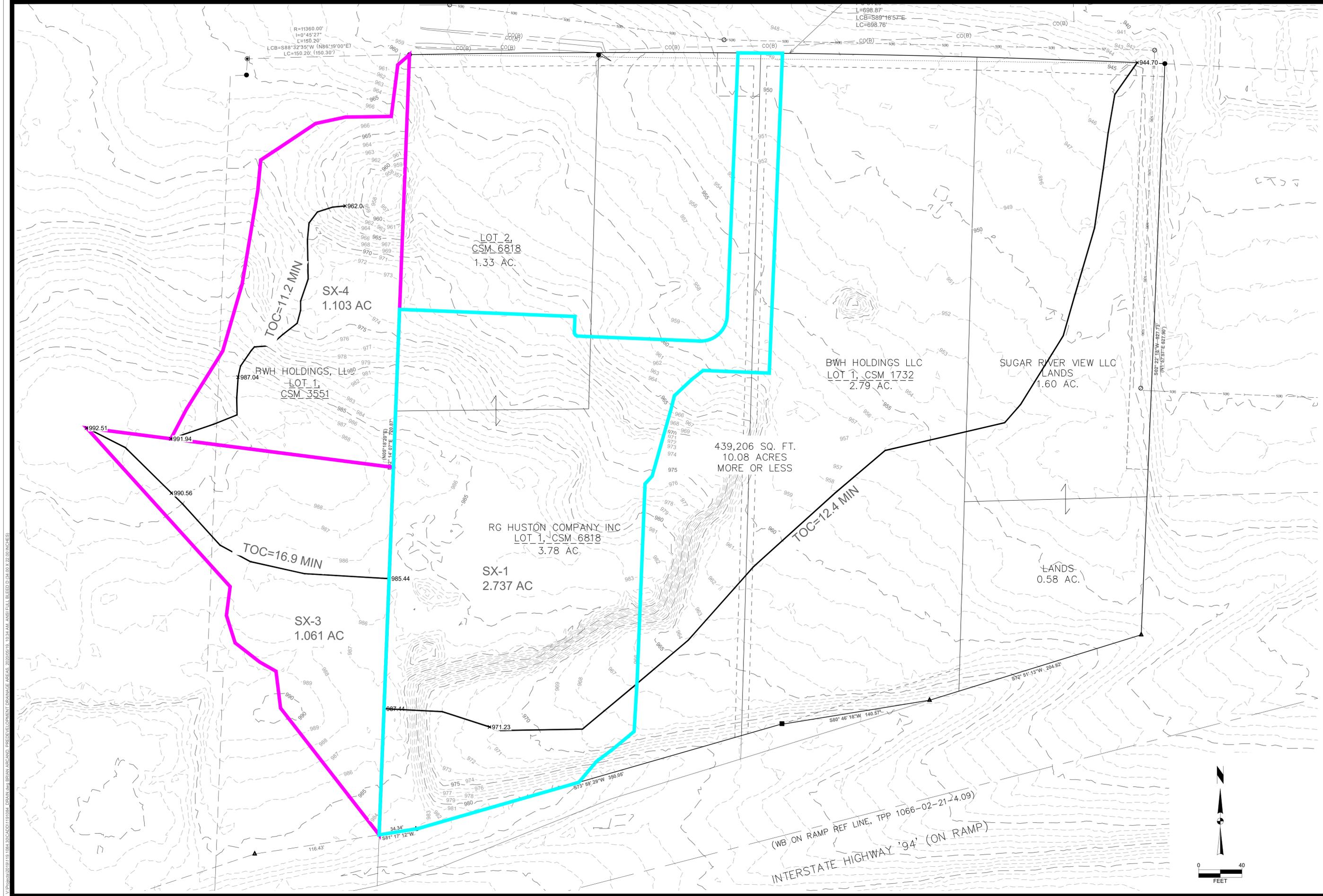
### Notes:

1. WinSLAMM model is based on the post-development HydroCAD model for the proposed project site along with the assumptions stated below.

### Assumptions:

1. Stormwater Management is designed for 2.737 acres, which includes SX-1 (Atwell Suites and private road).
2. Remainder of lots will require their own stormwater management upon development.
3. Pre-development WinSLAMM model assumes normal silty soil.
4. Post-development WinSLAMM model assumes normal clayey soil for any disturbed areas to account for compaction during construction, except area SP-5 and off-site grading to the west which will require deep tilling.
5. Post-development HydroCAD model lowers permeable areas by one permeability class to account for compaction during construction, except area SP-5 and off-site grading to the west which will require deep tilling.





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|                         |                         |                  |                   |    |
|-------------------------|-------------------------|------------------|-------------------|----|
| 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" = 119.1084.30 |                  |                   |    |
| Project No: 119.1084.30 |                         |                  |                   |    |
| Sheet APP A             |                         |                  |                   |    |

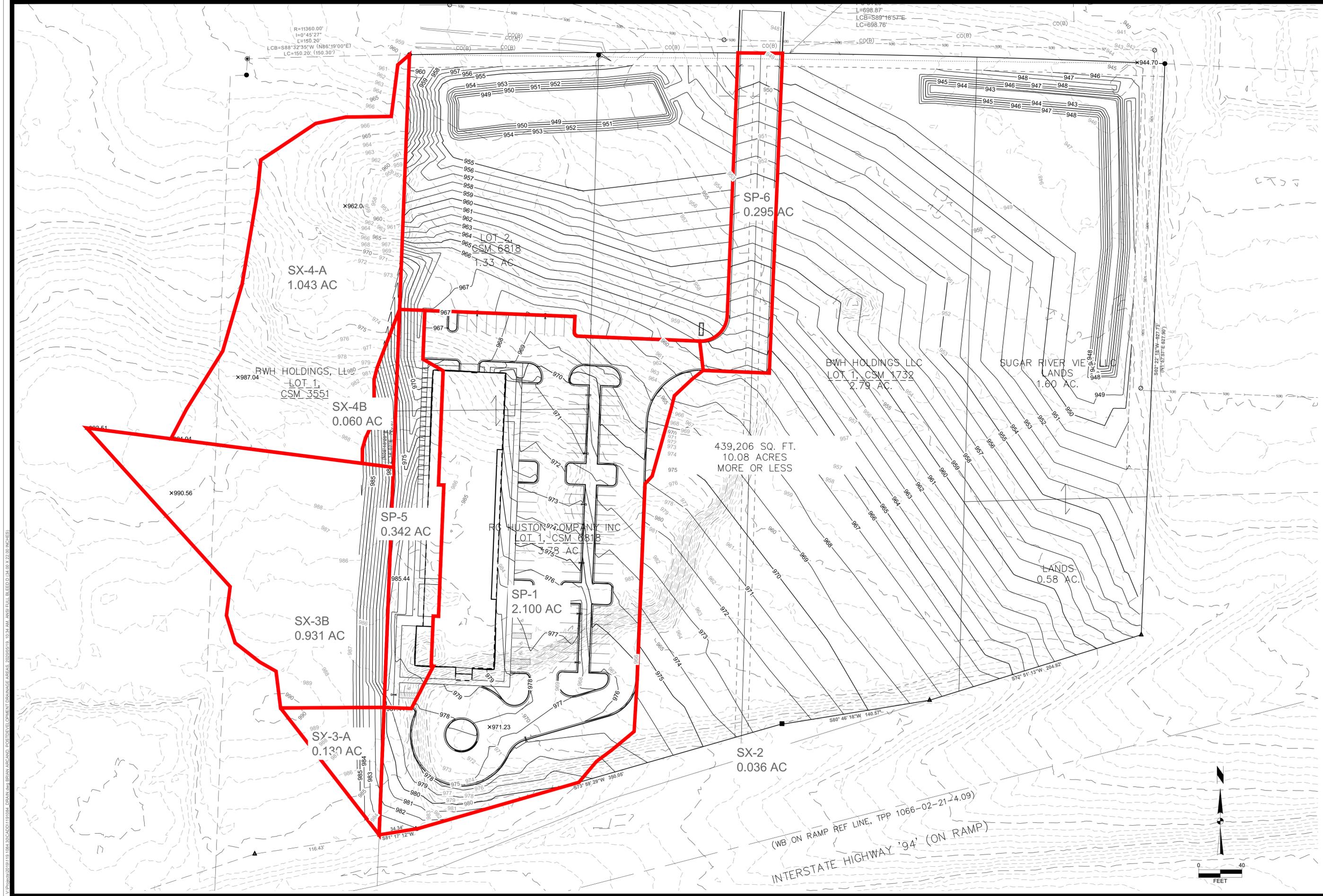
**ATWELL SUITES**  
**PREDEV. DRAINAGE AREAS**  
**VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI**  
**SNYDER & ASSOCIATES, INC. |**

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



**SNYDER & ASSOCIATES**

Project No: 119.1084.30  
 Sheet APP A



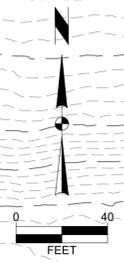
V:\Projects\2021\119.1084.30\CADD\1191084\_30\DRAIN.dwg BRYAN ARCAD, POST DEVELOPMENT DRAINAGE AREAS 2/20/2020 10:34 AM ANS FULL BLEED (0.40 X 22.00 INCHES)

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| PIP SUBMITTAL           | 9/21/2020        | 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 APP B             |                  |                   |

**ATWELL SUITES**  
**POSTDEV. DRAINAGE AREAS**  
**VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI**  
**SNYDER & ASSOCIATES, INC. |**

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**SNYDER & ASSOCIATES**  
 Project No: 119.1084.30  
 Sheet APP B





# Infiltration Calculations

**Average Annual Rainfall = 28.81 inches**

Notes:

- 1.) Infiltration calculations are based on runoff volume outputs from WinSLAMM v10.2.1
- 2.) [Redacted] = Cells That Require Data Input.

**Pre-Development Infiltration Calculations:**

1.) Pre-development Project Site Area = **2.737** acres

$$2.737 \text{ acres} * (43,560 \text{ sq. ft./1 acre}) = 119,224 \text{ sq. ft.}$$

2.) Pre-development runoff volume = **17,180** cu. ft.

3.) Pre-development runoff depth = (17,180 cu. ft. / 119,224 sq. ft.)

$$= 0.14 \text{ ft.}$$

$$= 1.73 \text{ in.}$$

4.) Pre-development stay-on depth = (28.81 in. - 1.73 in.)

$$= 27.08 \text{ in}$$

Target Post-Development Stay-On Depth = **90.0%** of Pre-Development Stay-On Depth

5.) Target Post-development stay-on = (27.08 in. \* 0.9)

$$= \mathbf{24.37 \text{ in.}}$$

**Post-Development Infiltration Calculations:**

1.) Post-development Project Site Area = 2.737 acres

$$2.737 \text{ acres} * (43,560 \text{ sq. ft./1 acre}) = 119,224 \text{ sq. ft.}$$

2.) Post-development runoff volume = **43,024** cu. ft.

3.) Post-development runoff depth = (43,024 cu. ft. / 119,224 sq. ft.)

$$= 0.36 \text{ ft.}$$

$$= 4.33 \text{ in.}$$



## Post-Development Infiltration Calculations (Continued):

4.) Post-development stay-on depth = (28.81 in. - 4.33 in.)

$$= \quad \mathbf{24.48 \text{ in}}$$

5.) Post-development stay-on percentage as compared to pre-development stay-on:

$$= (24.48 \text{ in.} / 27.08 \text{ in.})$$

$$= \quad \mathbf{90.4\%}$$

The post-development project site infiltrates approximately **90.4%** of the pre-development infiltration volume.



# Recharge Calculations

Atwell Suites  
S&A Project No. 119.1084.30  
5/19/2020

**Average Annual Rainfall = 28.81 inches**

Notes:

- 1.) Recharge calculations are based on Column #29 "Volume Infiltrated" outputs from WinSLAMM v10.2.1 and pervious areas for project site.
- 2.) Infiltration calculation DOES include runoff volume from off-site area to the east of the project site (HydroCAD/WinSLAMM Node 10A).
- 3.) [redacted] = Cells That Require Data Input.

**Pre-Development/Existing Conditions Recharge Calculations:**

1.) Pre-development Project Site Area = [redacted] **2.737** acres

$$2.737 \text{ acres} * (43,560 \text{ sq. ft./1 acre}) = 119,224 \text{ sq. ft.}$$

2.) Pre-development Average Annual Recharge Rate = [redacted] **9.61** in./yr.

3.) Pre-development Recharge Volume = 2.737 acres \* (9.61 in./yr. \* (1 ft. / 12 in.))

$$= \mathbf{2.19 \text{ acre*ft./yr.}}$$

4.) Required Percent Of Pre-development Recharge Volume To Be Recharged Post-Development:

$$= \mathbf{100\%}$$

4.) Required Post-Development Recharge Volume:

$$= \mathbf{2.19 \text{ acre*ft./yr.}}$$

**Post-Development Recharge Calculations:**

1.) Post-development Project Site Area = 2.737 acres

2.) Post-development Basin Recharge Volume (WinSLAMM Control Practices, Column #29):

\*Note: Column #29 "Volume Infiltrated" results should only be summed for infiltration basins and bioretention basins. Infiltration basins and bioretention basins need to incorporate appropriate evapotranspiration input values in the facility prior to running the model. All other facilities should have a typical evapotranspiration value of best engineering judgement applied (19 in./yr. is common for Madison, WI area) to the value in Column #29.



## Post-Development Recharge Calculations (Continued):

2.) Post-development Basin Recharge Volume (WinSLAMM Control Practices, Column #29):

$$= 213,548 \text{ cu. ft./yr.}$$

$$= 4.90 \text{ acre*ft./yr.}$$

3.) Post-development Project Site Pervious Area = 0.80 acres

4.) Post-development Project Site Percent Pervious Area = (.80 acres / 2.737 acres) \* 100

$$= 29.2\%$$

5.) Post-development Pervious Area Recharge = .80 acres \* (9.61 in./yr. \* (1 ft. / 12 in.))

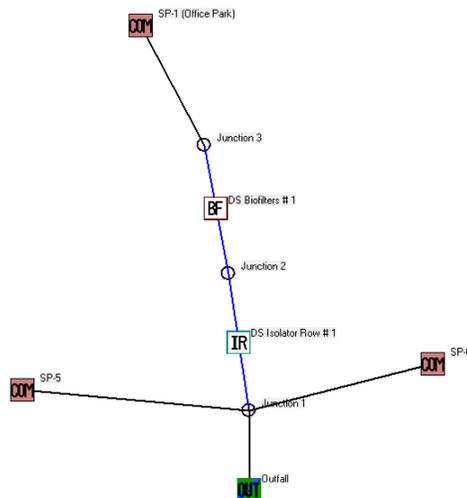
$$= 0.64 \text{ acre*ft./yr.}$$

6.) Post-development Total Recharge Provided = Basin Recharge + Pervious Area Recharge

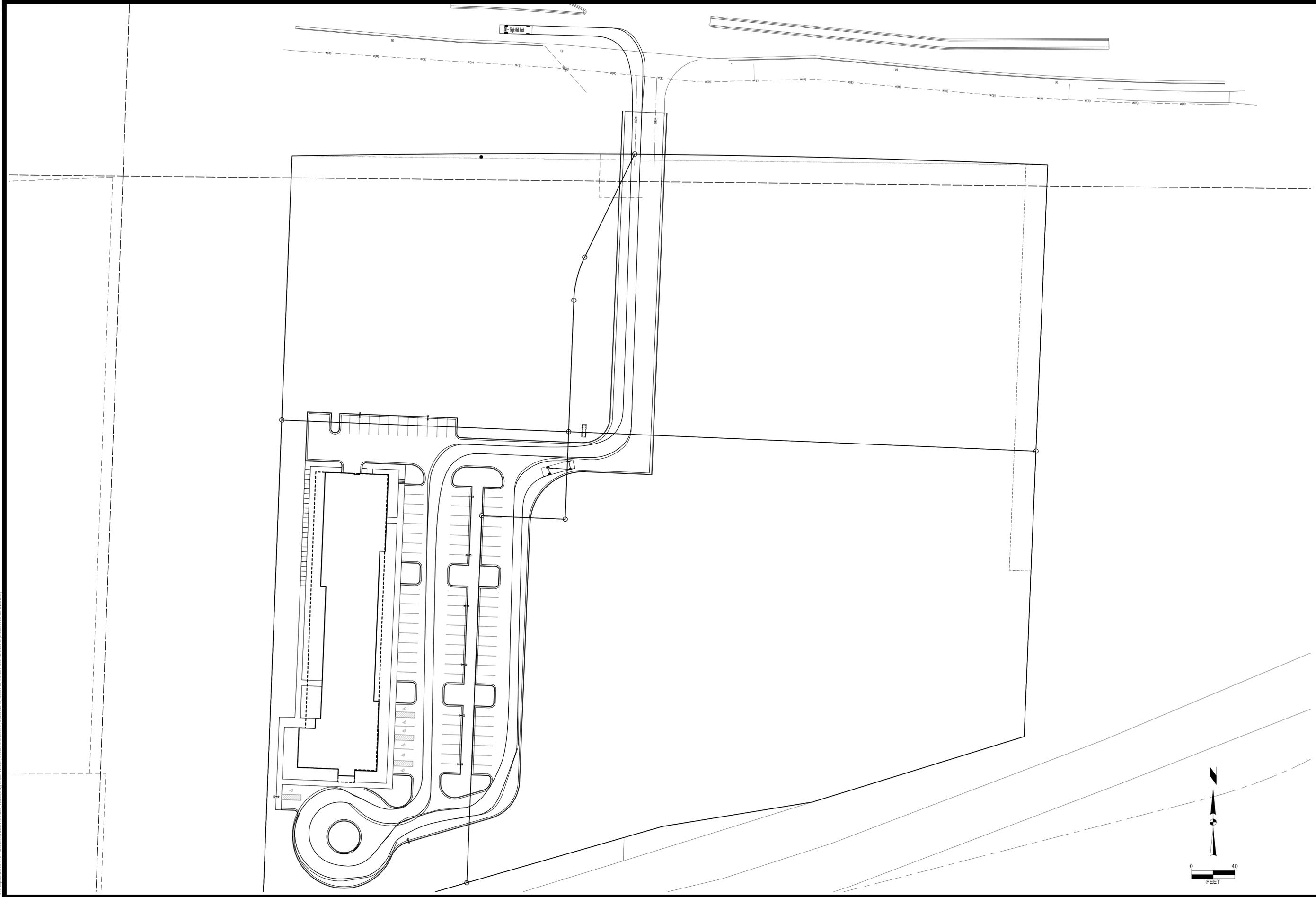
$$= 4.9 \text{ acre*ft./yr.} + .64 \text{ acre*ft./yr.}$$

$$= 5.54 \text{ acre*ft./yr.}$$

The post-development project site recharges approximately 252.8% of the pre-development recharge volume.



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**ATWELL SUITES**  
**TURNING MOVEMENTS - 30' BOX TRUCK**  
**VILLAGE OF COTTAGE GROVE, WI**  
**SNYDER & ASSOCIATES, INC. |**



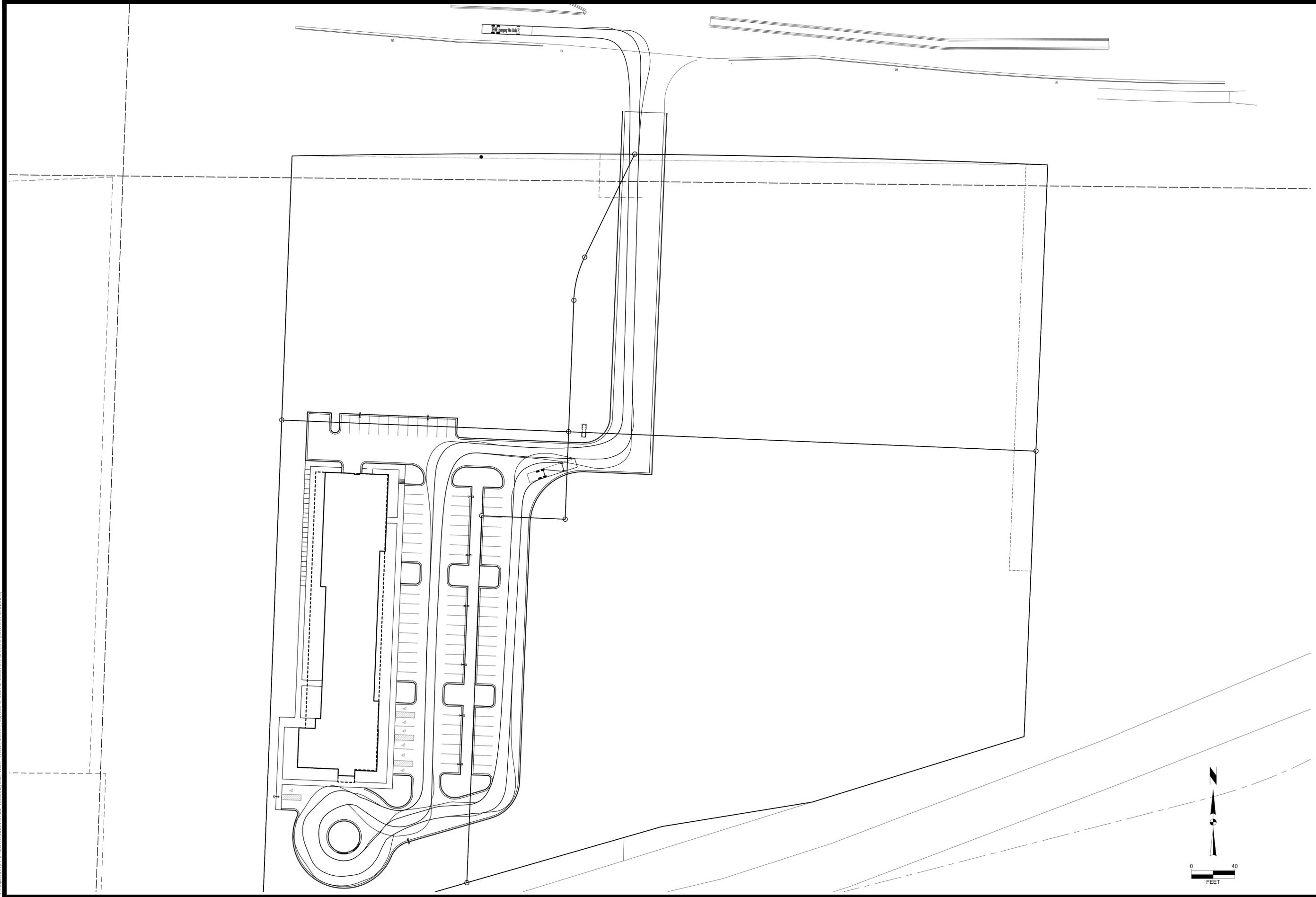
**SNYDER & ASSOCIATES**

Project No: 119.1084.30  
 Sheet FIG 1

Engineer: BCA  
 Checked By: MLC  
 Technician: MW  
 Date: 05/19/2020  
 Scale: 1" = 40'  
 T-R-S:  
 Project No: 119.1084.30  
 Sheet FIG 1

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

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|      |          |      |    |

Engineer: BCA    Checked By: MLC    Scale: 1" = 40'  
 Technician: MW    Date: 05/19/2020    T-R-S:  
 Project No: 119.1084.30    Sheet FIG 1

**ATWELL SUITES**  
**TURNING MOVEMENTS - 46' LADDER TRUCK**    VILLAGE OF COTTAGE GROVE, WI  
**SNYDER & ASSOCIATES, INC.** |  
 2727 S.W. SNYDER BLVD  
 ANKENY, IOWA 50023  
 515-984-2020 | www.snyder-associates.com



Project No: 119.1084.30  
 Sheet FIG 1

**VILLAGE OF COTTAGE GROVE  
REQUEST FOR PRECISE IMPLEMENTATION PLAN APPROVAL**

**APPLICANT:** Huston Hotel Partners LLC

**APPLICANT ADDRESS:** 2561 Coffeytown Road  
Cottage Grove WI 53527

**TELEPHONE:** 320 493-6272

**EMAIL ADDRESS:** hoekstratroy@gmail.com

**PROJECT LOCATION:**

See attached.

**DESCRIPTION OF PROPOSED PROJECT:**

96 room Atwell Suites by IHG including underground

parking and typical hotel ammenities.

**APPLICATION SUBMITTAL REQUIREMENTS:**

1. Submittal requirements per 325-115(H)(1), see following pages.
2. Fee of \$500.
3. Escrow deposit of \$500 for consultant review. If actual review fees are less, excess will be returned. If actual review fees exceed escrow amount, applicant will be billed for the excess.

1/15/2020  
**Date**

  
**Applicant Signature**

.....  
**For office use only:**

**Date Received:**  
**Planning Commission Meeting Date:**  
**Village Board Meeting Date:**

## **SUBMITTAL REQUIREMENTS PER 325-112(H)(1):**

*After the effective date of the rezoning to PUD/GDP, the applicant may file an application for a proposed precise implementation plan (PIP) with the Plan Commission. This submittal packet shall contain all of the following items prior to its acceptance by the Zoning Administrator and placement of the item on a Commission agenda for PUD review. Required items that are deemed to be not applicable to the proposed project may be waived by the Zoning Administrator. Submittal materials may be submitted as pdf files via email in lieu of printed copies by arrangement with the Village Planning Director.*

- (a) A location map of the subject property and its vicinity at 11 inches by 17 inches, as depicted on a copy of the Village of Cottage Grove Land Use Plan Map.
- (b) A vicinity map of the subject property showing all lands for which the planned unit development is proposed and all other lands within 400 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Dane County. Said map shall clearly indicate the current zoning of the subject property and its environs and the jurisdiction(s) that maintains that control. Said map and all its parts and attachments shall be submitted in a form which is clearly reproducible with a photocopier and shall be at a scale which is not less than one inch equals 800 feet. All lot dimensions of the subject property, a graphic scale and a North arrow shall be provided.
- (c) A general written description of proposed PIP including:
  - [1] Specific project themes and images.
  - [2] The specific mix of land uses, including (if applicable) dwelling unit types.
  - [3] Specific residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio (the total floor area divided by the site area) and impervious surface area ratio (the total impervious surface area divided by the site area).
  - [4] The specific treatment of natural features.
  - [5] The specific relationship to nearby properties and to public streets, utilities and facilities.
  - [6] A statement of rationale as to why PUD zoning is proposed. This shall identify the barriers that the applicant perceives in the form of requirements of standard zoning districts and the opportunities for community betterment the applicant suggests are available through the proposed PUD zoning.
  - [7] A complete list of zoning standards of the most comparable standard zoning district(s) which will not be met by the proposed PIP and the location(s) in which

they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. The purpose of this list shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit and in regard to the mitigation of potential adverse impacts created by design flexibility. List items shall include:

- [a] Land use exemptions.
- [b] Density and intensity exemptions.
- [c] Bulk exemptions.
- [d] Landscaping exceptions.
- [e] Access, parking and loading requirements exceptions.
- [f] Exemptions related to other municipal ordinances and plans.

(d) A precise implementation plan drawing, at a minimum scale of one inch equals 100 feet (11 inches by 17 inches scalable reduction shall also be provided by the applicant), of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:

- [1] A PIP site plan conforming to any and all the requirements of the site plan review and approval procedures required by the Village. If the proposed planned unit development is a cluster development or a group development, a proposed preliminary plat or conceptual plat shall be provided in addition to the required site plan.
- [2] Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use.
- [3] Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging and any other plans required by the Plan Commission or Village Board.
- [4] Notations relating the written information provided in § 325-115G(1)(c)[1] through [5] above to specific areas on the PIP drawing.

(e) A landscaping plan for subject property, specifying the location, species and installed size of all trees and shrubs. This plan shall also include a chart that provides a cumulative total for each species, type and required location (foundation, yard, street,

paved area or bufferyard) of all plants. Land uses exempted by this chapter from required landscaping such as agricultural uses and detached single-family dwellings are not required to provide conceptual or detailed landscaping plans.

(f) A series of building elevations for the entire exterior of all buildings in the PUD, including detailed notes as to the materials and colors proposed except for single-family detached and duplex dwellings which shall follow general design guidelines established by the developer and approved as part of the PIP.

(g) A general signage plan for the project, including all project identification signs, concepts for public fixtures and signs (such as streetlight fixtures and/or poles or street sign faces and/or poles) and group development signage themes which are proposed to vary from Village standards or common practices.

(h) A general outline of the intended organizational structure for a property owners' association, if any, deed restrictions and provisions for private provision of common services, if any.

(i) A written description which demonstrates the full consistency of the proposed PIP with the approved GDP.

(j) Any and all deviations between the requirements of the applicable PUD/GDP zoning district and the proposed PIP development.

(k) The applicant shall submit proof of financing capability pertaining to construction and maintenance and operation of all public and private improvements associated with the proposed development.

(l) The area included in a precise implementation plan may be only a portion of the area included in a previously approved general implementation plan.

(m) The PIP submission may include site plan and design information as required by the Village per 325-112(C), allowing the Plan Commission to combine design review and review of the PIP. Design review may, at the choice of the applicant, be deferred until a later time when specific site and building developments will be brought forth.

(n) The Plan Commission or Village Board may specify other plans, documents or schedules that must be submitted prior to consideration or approval of the PIP, as such may be relevant to review, as based on potential relationship to the public health, safety and general welfare.



# PLANNING STAFF REPORT

**MEMO DATE:** June 5, 2020

**MTG. DATE:** JUNE 10, 2020

**TO:** Village of Cottage Grove Plan Commission

**CC:** Village of Cottage Grove Board of Trustees  
Matt Giese – Village Administrator  
Lisa Kalata – Village Clerk  
Larry Konopacki – Village Attorney  
Kevin Lord – Village Engineer

**FROM:** [Erin Ruth, AICP – Village Planning Director](#)

**RE:** Farris Auto Site Plan Amendment

## BACKGROUND

Property Owner: Farris Auto

Location: 212 W. Cottage Grove Road

Area: 1.4 acres

Agent: Jon and Gerard Farris

Existing Zoning: PB, Planned Business

Proposed Zoning: PB, Planned Business

## OVERVIEW

Farris Auto received approval on a revised conditional use permit in February 2020. The conditional use permit was based on a conceptual site plan with the understanding that a site plan amendment would need approval when more details are available.

Now Farris Auto is seeking approval of that site plan amendment. The proposed site plan is generally similar to the concept plan, with the exception that the new sales building has been rotated 90 degrees from the concept, so the long axis is now north to south.



## **ZONING ORDINANCE CONSISTENCY**

The subject property is zoned PB, Planned Business. Per 325-40(B)(1)(a), “this district is intended to permit large and small scale commercial development that is compatible with the desired overall community character in the area in general.”

325-40(B)(1)(a) also states that “in order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.” The Ollie Street entrance to this property is across from another commercial use and may be maintained.

325-40(B)(2)(b) states that ‘vehicle repair and maintenance’ and ‘outdoor display’ are permitted as conditional uses in the PB district. As stated above Farris Auto received an amended conditional use permit in February.

The ‘outdoor display’ land use is regulated by 325-49(D)(4). The ordinance specifically lists vehicle sales as an example of this land use. Regulations of particular applicability to this proposal include (a)(3) “in no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of 325-75”; and (a)(7) “inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use.” The space used for parking any vehicles for sale shall not be included in the space allocated for required parking. Inoperable vehicles and vehicles used for salvage shall not be stored on site.

The ‘vehicle repair and maintenance service’ land use is regulated by 325-49(D)(17). Regulations include (a)(1) “storage of abandoned vehicles is prohibited”; (a)(2) “facility shall provide a bufferyard with a minimum opacity of 0.6 along all property boundaries abutting residentially zoned property”; and (b) “parking requirements one space per 300 sq. ft. of gross floor area.” The southern boundary of the subject property is adjacent to a residentially zoned property, and the existing landscape buffer meets the requirement. In addition, the applicants are planning a privacy fence in phase 1 of the proposed project that will block all views of the new rear lot from adjacent properties.

## **COMPREHENSIVE PLAN CONSISTENCY**

The Land Use Chapter of the Comprehensive Plan states, “some areas of existing businesses within the Village are expected to be appropriate for façade improvements, redevelopment, or rehabilitation to comply more closely with the Planned Business category over time... This type of revitalization typically involves a reinvestment in the building façade as well as landscaping and signage.”

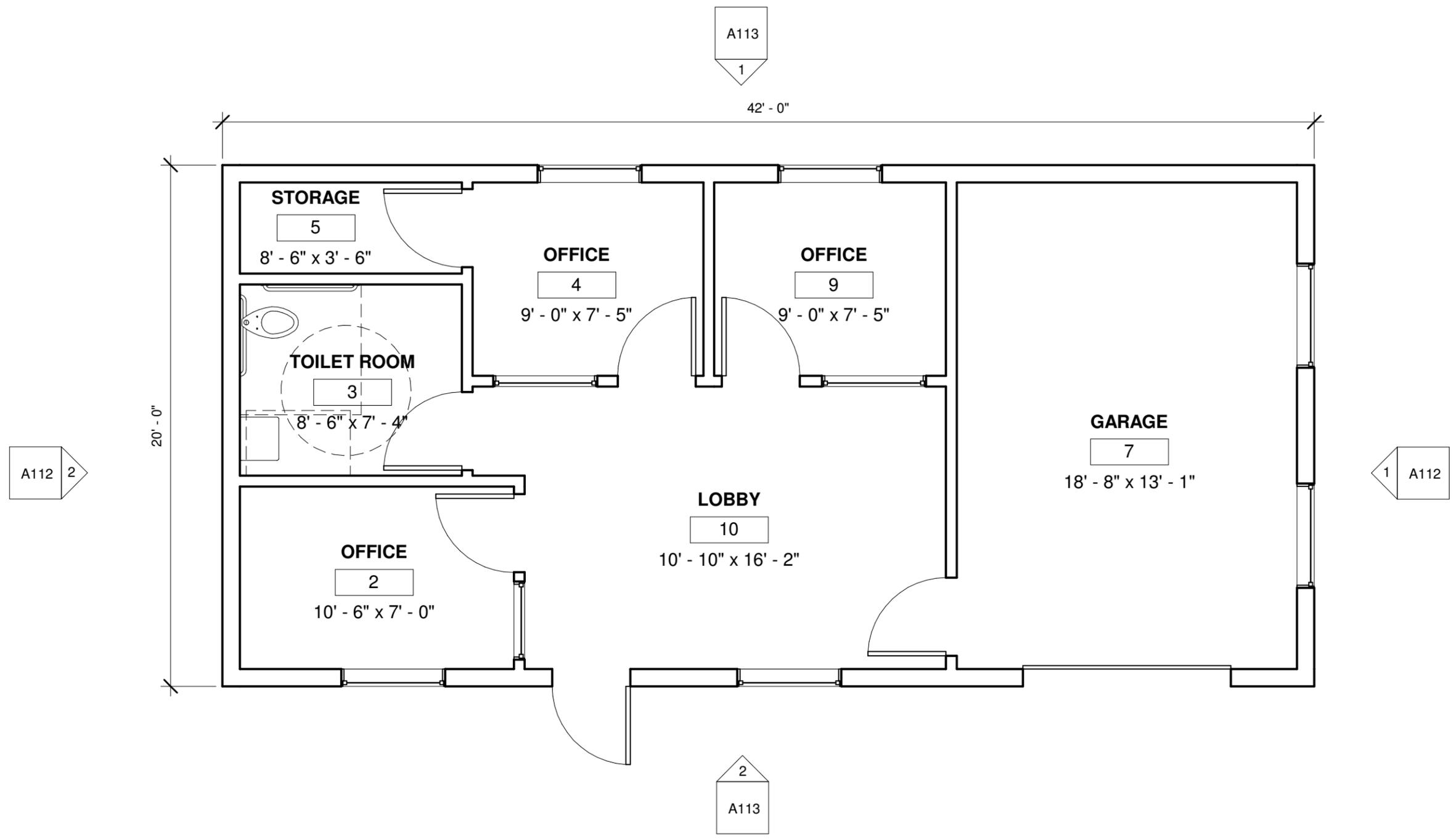
The proposed project is intended to improve the aesthetics of the site and functionality of the business while also better integrating it into the neighborhood through the type of incremental improvements mentioned above.



## **STAFF RECOMMENDATION**

Staff recommends the amended Site Plan Amendment be **APPROVED WITH CONDITIONS**, with the following conditions:

1. Obtain a sign permit for any new or revised signage prior to installation if applicable.
2. New fence shall be 6' privacy fence matching examples provided during GDP approval. Confirm materials and gate locations with staff and obtain a fence permit from the Village Building Inspector prior to installation.
3. The fence shall completely enclose all sides of the new parking area where enclosure is not provided by buildings.
4. Site shall conform with the requirements of the Village Landscaping Ordinance. Confirm landscaping layout with staff prior to installation.
5. Additional details will be required to verify the adequacy of the pond design for stormwater management purposes. The Village Engineer shall sign off on erosion control, grading, and stormwater management features prior to issuance of a building permit.
6. Building elevation materials shall conform to the materials list provided by the applicant via April 20, 2020 email, with the exception that the brick base shall be provided on the north and east sides of the building (facing the street and the parking lot). Trim shall be provided around all windows and doors.
7. The building location varies from the concept provided during approval of the conditional use permit, therefore the parking layout requires adjustment. Prior to issuance of a building permit the applicant shall provide a revised parking layout showing parking lot striping to reflect the revised building location. Parking lot shall be striped prior to issuance of an occupancy permit.



**1 FLOOR PLAN**  
 1/4" = 1'-0"  
 0 2 8'  
 1 4

**FoxArneson**  
 5972 Executive Drive  
 Suite 100  
 Madison, WI 53719  
 608.276.4400  
 FOXARNESON.COM

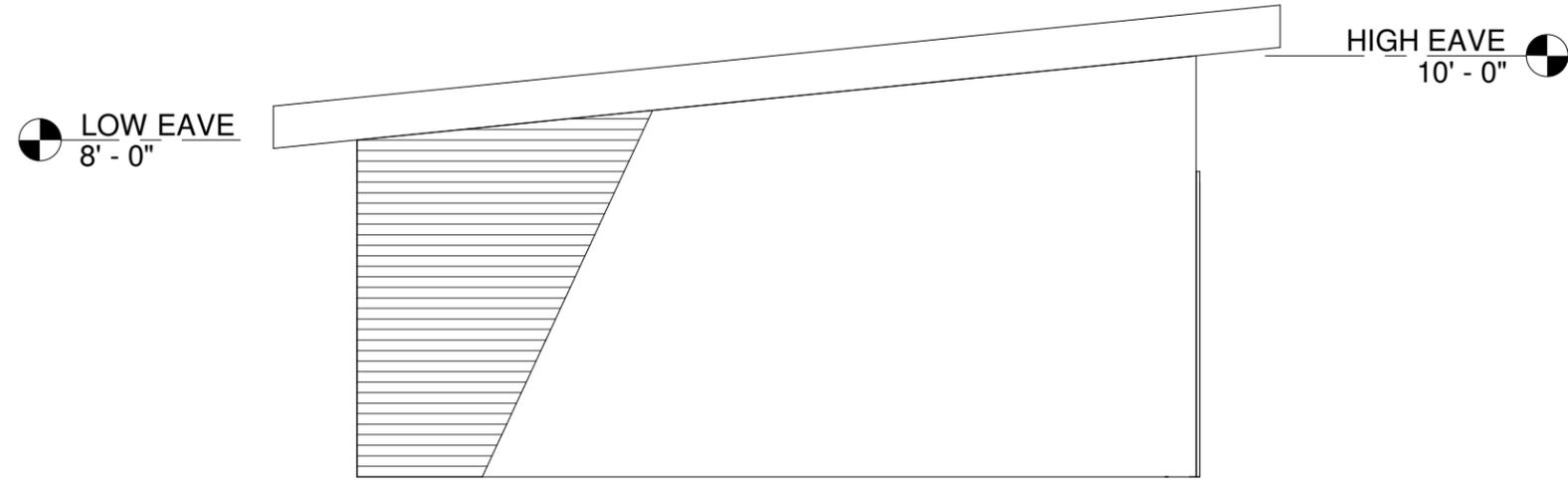


**SAMLL OFFICE BUILDING  
 KALSCHUEUR CONCRETE  
 COTAGE GROVE, WI**

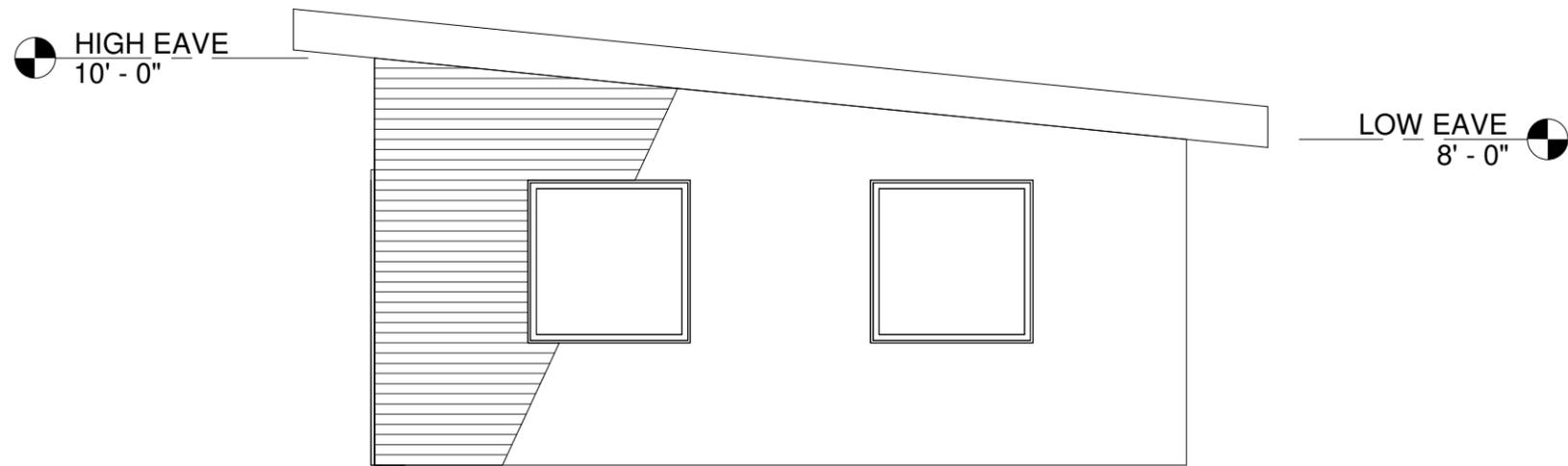
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 ILL. DESIGN FIRM NO.  
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| ISSUED FOR: DATE |     |
| DRAWN            | JTR |
| APPROV.          | JRA |

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| DATE:       | 2-21-20  |
| DRAWING NO. | OPTION 3 |
| SHEET NO.   | A111     |



1 ELEVATION #1  
 1/4" = 1'-0" 0 2 8'  
 1 4



2 ELEVATION #2  
 1/4" = 1'-0" 0 2 8'  
 1 4

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 5972 Executive Drive  
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 Madison, WI 53719  
 608.276.4400  
 FOXARNESON.COM

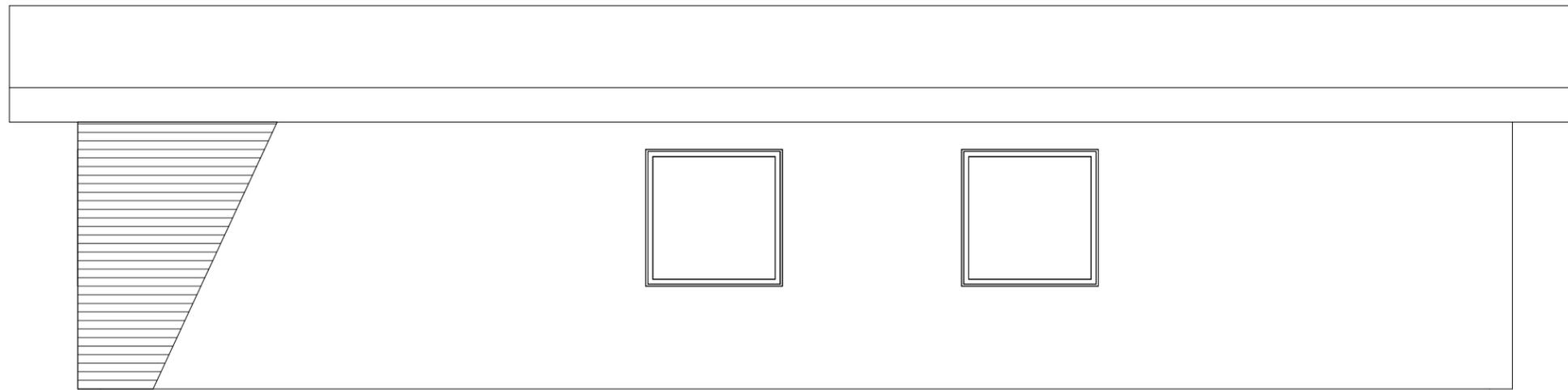


SAMLL OFFICE BUILDING  
 KALSCHUEUR CONCRETE  
 COTAGE GROVE, WI

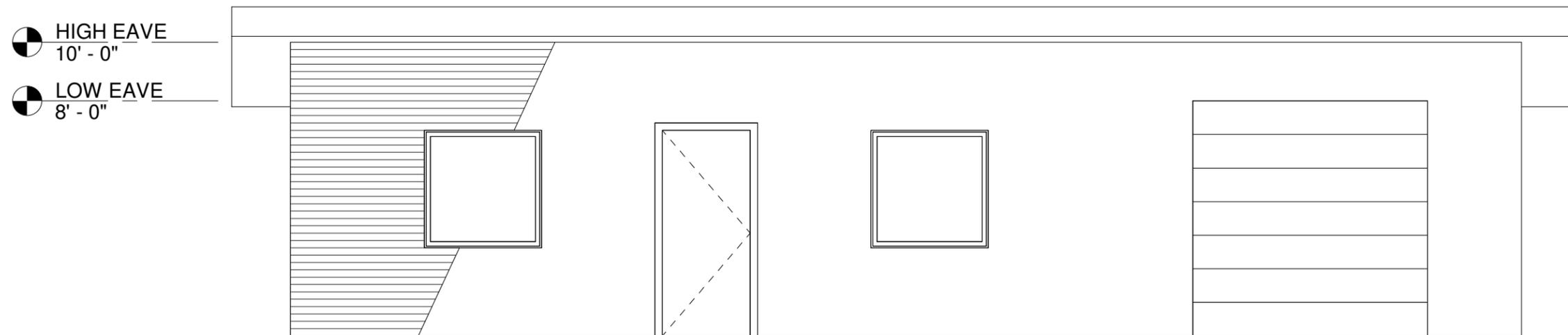
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| ISSUED FOR: DATE |     |
| DRAWN            | JTR |
| APPROV.          | JRA |

|             |          |
|-------------|----------|
| DATE:       | 2-21-20  |
| DRAWING NO. | OPTION 3 |
| SHEET NO.   | A112     |



1 **ELEVATION #3**  
 1/4" = 1'-0" 0 2 8'  
 1 4



2 **ELEVATION #4**  
 1/4" = 1'-0" 0 2 8'  
 1 4

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| ISSUED FOR: DATE |     |
| DRAWN            | JTR |
| APPROV.          | JRA |

|             |          |
|-------------|----------|
| DATE:       | 2-21-20  |
| DRAWING NO. | OPTION 3 |
| SHEET NO.   | A113     |



**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

**PLAT OF SURVEY-PLOT PLAN**

**SURVEYOR'S CERTIFICATE:**

I, Mark A. Pynnönen, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

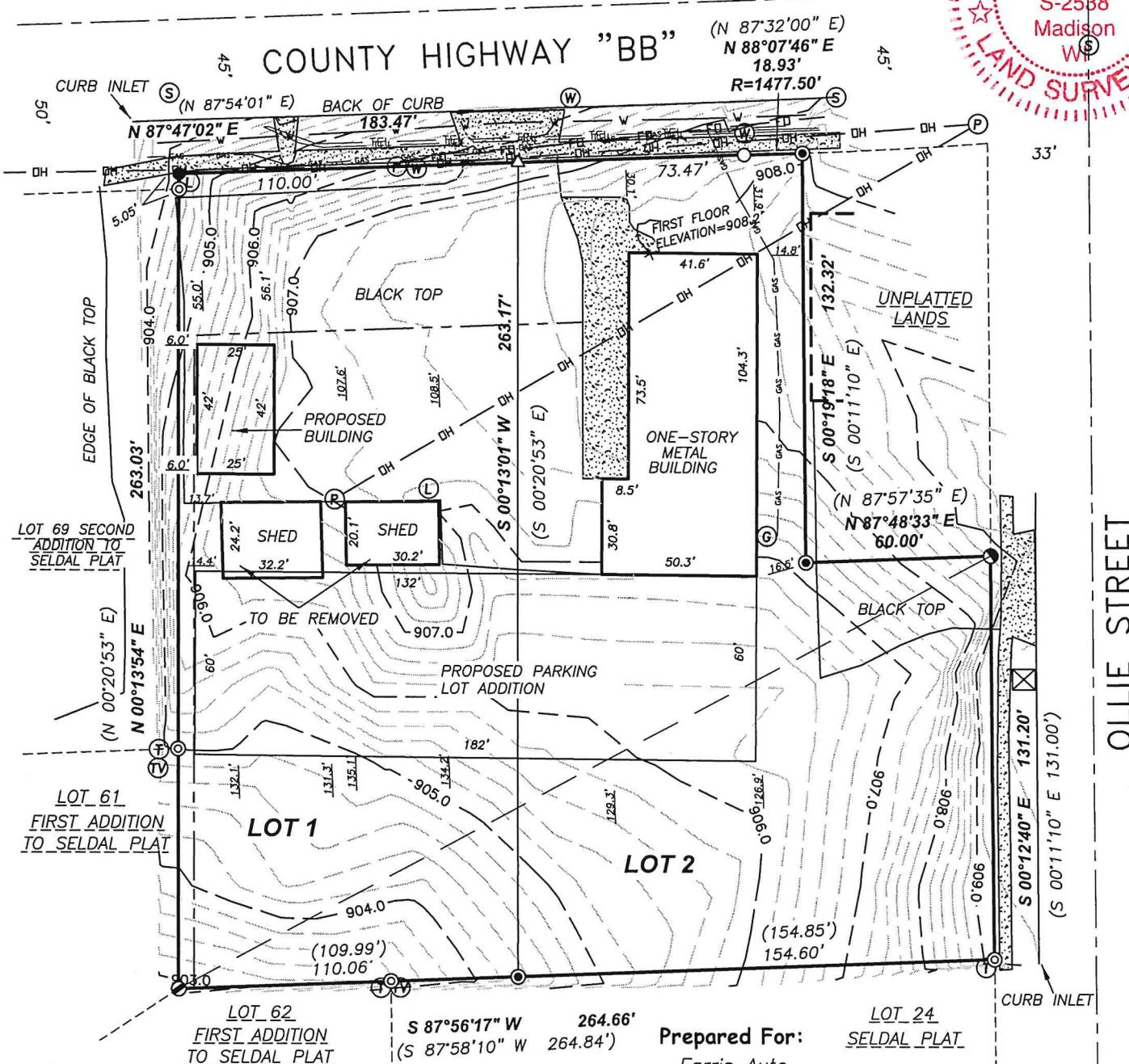
*Mark A. Pynnönen* 4/24/2020

Mark A. Pynnönen  
Wisconsin Professional Land Surveyor No. S-2538.

**Description:**

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 7851, LOCATED IN THE NORTHEAST 1/4, SOUTHWEST 1/4 OF SECTION 9, T7N, R11E, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

SCALE 1" = 50'



**Legend:**

- TV = Cable Pedestal
- L = Light Pole
- TV = Buried Television
- SAN = Sanitary Sewer
- W = Water Main
- TEL = Buried Telephone
- GAS = Buried Gas Main
- DH = Overhead Utilities
- FO = Buried Fiber Optic
- ( ) = Recorded as data
- W = Water Shutoff
- S = Sewer Manhole
- xxx.x' = Existing Elevations
- T = Telephone Pedestal
- X = Transformer
- P = Power Pole
- G = Gas Meter
- = Found 3/4" Iron Bar
- ⊙ = Found 1 1/4" Iron Bar
- ⊙ = Found 1 1/4" Iron Pipe
- ⊙ = Found 1/2" Iron Pipe
- ⊙ = Found Railroad Spike
- = 3/4"x24" Iron Bar set min.wt.=1.50#/ln.ft.
- Δ = Mag Nail set

Prepared For: LOT 24 SELDAL PLAT

Farris Auto  
212 W. Cottage Grove Road  
Cottage Grove, WI 53527  
(608)-438-5359

**Notes:**

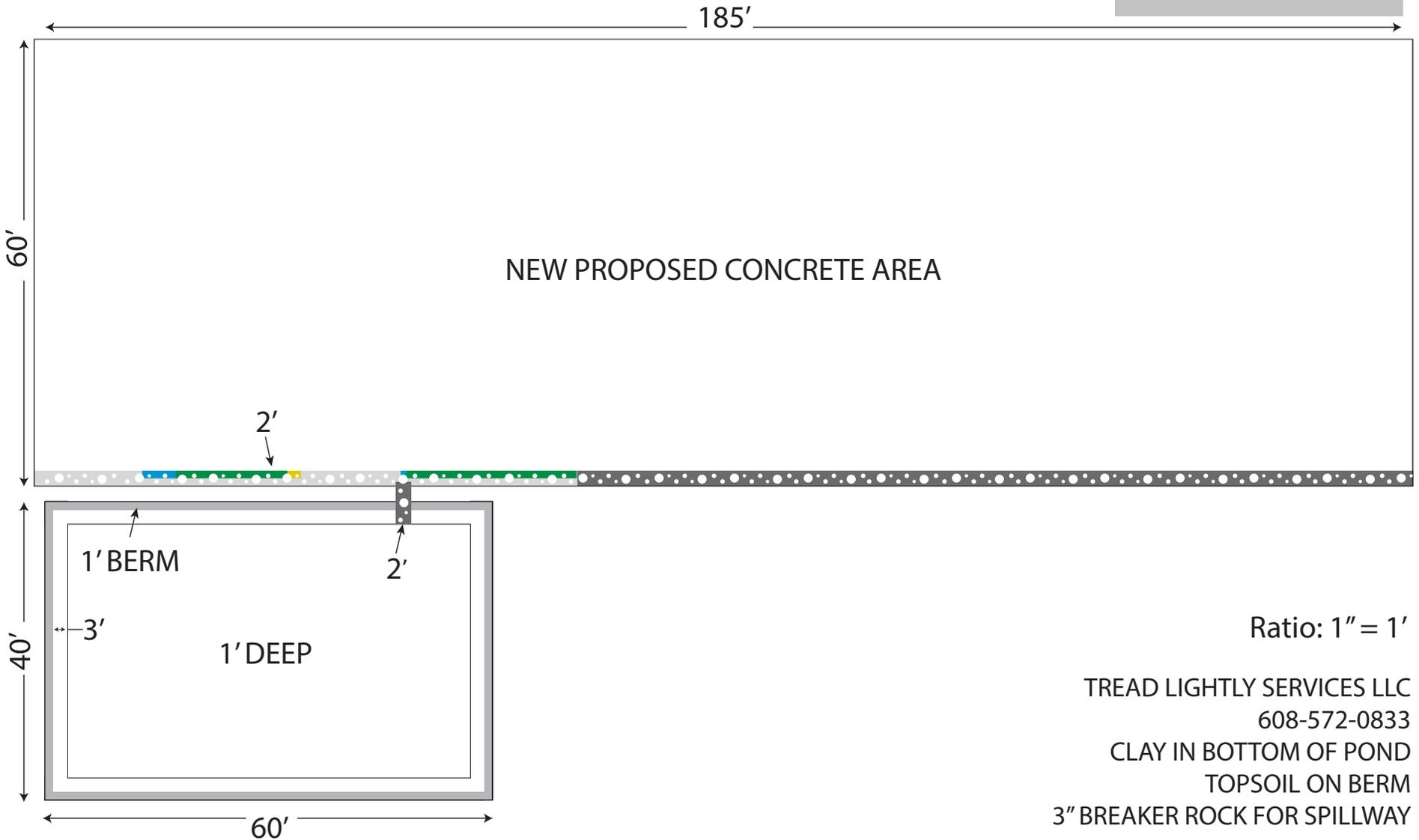
This survey is subject to any and all easements and agreements both recorded and unrecorded.  
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.  
Wetlands, if present have not been delineated.  
This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.  
Contour interval = 1 foot  
Elevations Referenced To: NAVD 88.

Dated: April 24, 2020  
Dated: March 24, 2020  
Surveyed: T.A.S.  
Drawn: B.T.S./B.E.R.  
Checked: M.A.P.  
Approved: M.A.P.  
Field book: 377/40-41  
Comp. File: J:\2020\CARLSON  
Office Map No. 200199A

Bearings referenced to the West line of Lot 1, bearing N 00°13'54" E



Farris Auto, Inc.  
Retention Pond/Parking Lot  
Stage 1



Ratio: 1" = 1'

TREAD LIGHTLY SERVICES LLC  
608-572-0833  
CLAY IN BOTTOM OF POND  
TOPSOIL ON BERM  
3" BREAKER ROCK FOR SPILLWAY

**VILLAGE OF COTTAGE GROVE  
REQUEST TO AMEND AN APPROVED SITE PLAN**

*In accordance with Ordinance 325-112(F) "any and all variations between development and/or land use activity on the subject property and the approved site plan is a violation of this chapter. An approved site plan shall be revised and approved via the procedure of Section 325-112(B) and (C), so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications."*

**APPLICANT:** Jon Farris

**APPLICANT ADDRESS:** 212 W. Cottage Grove Rd, Cottage Grove, WI 53527

**TELEPHONE:** 608-839-0779

**EMAIL ADDRESS:** farris1903@yahoo.com

**PROJECT LOCATION:**

212 W. Cottage Grove Rd, Cottage Grove, WI 53527

**PROPOSED SITE PLAN MODIFICATION IS:**

**APPLICATION SUBMITTAL REQUIREMENTS:**

1. Submittal requirements per 325-112(C), see following pages.
2. Fee of \$200.
3. Escrow deposit of \$500 for consultant review. If actual review fees are less, excess will be returned. If actual review fees exceed escrow amount, applicant will be billed for the excess.

3-26-2020  
**Date**

  
**Applicant Signature**

---

**For office use only:**

**Date Received:**  
**Planning Commission Meeting Date:**  
**Village Board Meeting Date:**

## **SUBMITTAL REQUIREMENTS PER 325-112(C):**

*Required items that are deemed to be not applicable to the proposed project may be waived by the Zoning Administrator. Detailed site analysis per 325-112(C)(8) may be required; verify with Village staff. Submittal materials may be submitted as pdf files via email in lieu of printed copies by arrangement with the Village Planning Director.*

- (1) Written description of the intended use describing in reasonable detail the:
  - (a) Existing zoning district(s) [and proposed zoning district(s) if different].
  - (b) Land use plan map designation(s).
  - (c) Description of existing environmental features.
  - (d) Current land uses present on the subject property.
  - (e) Proposed land uses for the subject property.
  - (f) Projected number of residents, employees and daily customers.
  - (g) Proposed amount of dwelling units, floor area, impervious surface area and landscape surface area and resulting site density, floor area ratio, impervious surface area ratio and landscape surface area ratio.
  - (h) Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings and traffic generation.
  - (i) Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VI, including street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage and hazardous materials. If no such nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VI), then the statement "The proposed development shall comply with all requirements of Article VI" shall be provided.
  - (j) Exterior building and fencing materials.
  - (k) Possible future expansion and related implications for § 325-112C(1)(a) through (j) above.
  - (l) Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
  
- (2) A small location map scalable at 11 inches by 17 inches showing the subject property, all properties within 300 feet and illustrating its relationship to the nearest street

intersection. (A photocopy of the pertinent section of the Village's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)

(3) A property site plan drawing (and reduction scalable at 11 inches by 17 inches) which includes:

- (a) A title block which indicates the name, address and phone number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for the project.
- (b) The date of the original plan and the latest date of revision to the plan.
- (c) A North arrow and a graphic scale. Said scale shall not be smaller than one inch equals 100 feet.
- (d) A legal description of the subject property.
- (e) All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- (f) All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
- (g) All required building setback lines.
- (h) All existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, walls and utility and drainage systems, connections and fixtures.
- (i) The location and dimension (cross section and entry throat) of all access points onto public streets.
- (j) The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by this chapter.
- (k) The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.
- (l) The location of all outdoor storage areas and the design of all screening devices.
- (m) The location, type, height, size and lighting of all signage on the subject property.
- (n) The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property, including the clear demonstration of

compliance with a limit of 1.0 footcandles at nonresidential property lines and 0.5 footcandles at residential property lines.

(o) The location and type of any permanently protected green space areas.

(p) The location of existing and proposed drainage facilities.

(q) In the legend, data for the subject property:

[1] Lot area;

[2] Floor area;

[3] Floor area ratio (b/a);

[4] Impervious surface area;

[5] Impervious surface ratio (d/a); and

[6] Building height.

(4) A detailed landscaping plan of the subject property, at the same scale as the main plan (and reduction scalable at 11 inches by 17 inches), showing the location of all required bufferyard and landscaping areas and existing and proposed landscape point fencing and berm options for meeting said requirements. The landscaping plan shall demonstrate complete compliance with the requirements of Village landscaping requirements. (NOTE: the individual plant locations and species, fencing types and heights and berm heights need to be provided.)

(5) A grading and erosion control plan at the same scale as the main plan (and reduction scalable at 11 inches by 17 inches) showing existing and proposed grades, including retention walls and related devices, and erosion control measures per Wisconsin Administrative Code, COMM Chapter 21, Uniform Dwelling Code, and Chapter 65, Commercial Construction.

(6) Elevation drawings of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment shall also be submitted, with adequate labels provided to clearly depict exterior materials, texture, color and overall appearance. Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

(7) A certified survey may be required by the Zoning Administrator in instances where he determines compliance with setback requirements may be difficult. The survey shall be prepared by a registered land surveyor and shall depict property lines and proposed buildings, structures and paved areas.

**AGREEMENT TO REIMBURSE VILLAGE FOR COSTS INCURRED**

PETITIONER / DEVELOPER / SUBDIVIDER (APPLICANT) Jon Farris

PROJECT DESCRIPTION New Parking lot in back of property.

Remodeling 212 a property with attached plans.

APPLICANT agrees to reimburse the actual costs the VILLAGE incurs to review the submittal which shall include but not be limited to costs of notice, publication, building and design construction, inspection, any required testing and associated administrative, legal, engineering, planning, accounting, public safety and staff time (collectively referred to as COSTS).

APPLICANT shall deposit an escrow amount per the Village of Cottage Grove Development Fee Schedule.

VILLAGE staff shall draw against such deposit for payment of all COSTS incurred by the VILLAGE.

If at any time the deposit shall be insufficient to reimburse the VILLAGE for these COSTS, APPLICANT shall deposit an additional amount with ten (10) days notice from the VILLAGE.

After the VILLAGE has completed review of the SUBMITTAL / PROJECT, the actual COSTS will be totaled and the difference if any shall be paid by or refunded to the APPLICANT.

The VILLAGE shall not commence review of any SUBMITTAL / PROJECT until the required deposit has been made.

FOR INFORMATIONAL PURPOSES ONLY a Summary of Fees currently charged to the VILLAGE by its Consultants is attached as EXHIBIT A and incorporated herein as if fully set forth.

FEES shall be billed as invoiced to the VILLAGE.

Dated this 26 day of March, 2020.

APPLICANT NAME (print) Jon Farris

MAILING ADDRESS: 212 W. Cottage Grove Rd

Cottage Grove, WI 53527

E-MAIL ADDRESS: farris1903@yahoo.com PHONE NUMBER 608-839-0779

SIGNATURE OF APPLICANT: 

**AGREEMENT TO REIMBURSE VILLAGE FOR COSTS INCURRED**

**EXHIBIT A FEE SCHEDULE**

**VILLAGE STAFF**

|                 |           |
|-----------------|-----------|
| Department Head | \$60/hour |
| Clerical        | \$27/hour |
| Crewmember      | \$35/hour |

**MSA PROFESSIONAL SERVICES\* (3-12)**

|             |                  |
|-------------|------------------|
| Engineering | \$70- \$130/hour |
| Clerical    | \$48- \$63 /hour |

**VILLAGE ATTORNEY\*** \$200/hour

**VILLAGE AUDITOR\*** \$150 - \$275/hour

- \* **THIS FEE SCHEDULE IS ATTACHED FOR INFORMATIONAL PURPOSES ONLY**
- \* **FEES ARE BILLED AS INVOICED TO THE VILLAGE**
- \* **A SERVICE CHARGE OF 1.5 % PER MONTH (18% PER ANNUM) WILL BE CHARGED ON ACCOUNTS 30 DAYS PAST DUE**



**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

# PLAT OF SURVEY

**SURVEYOR'S CERTIFICATE:**

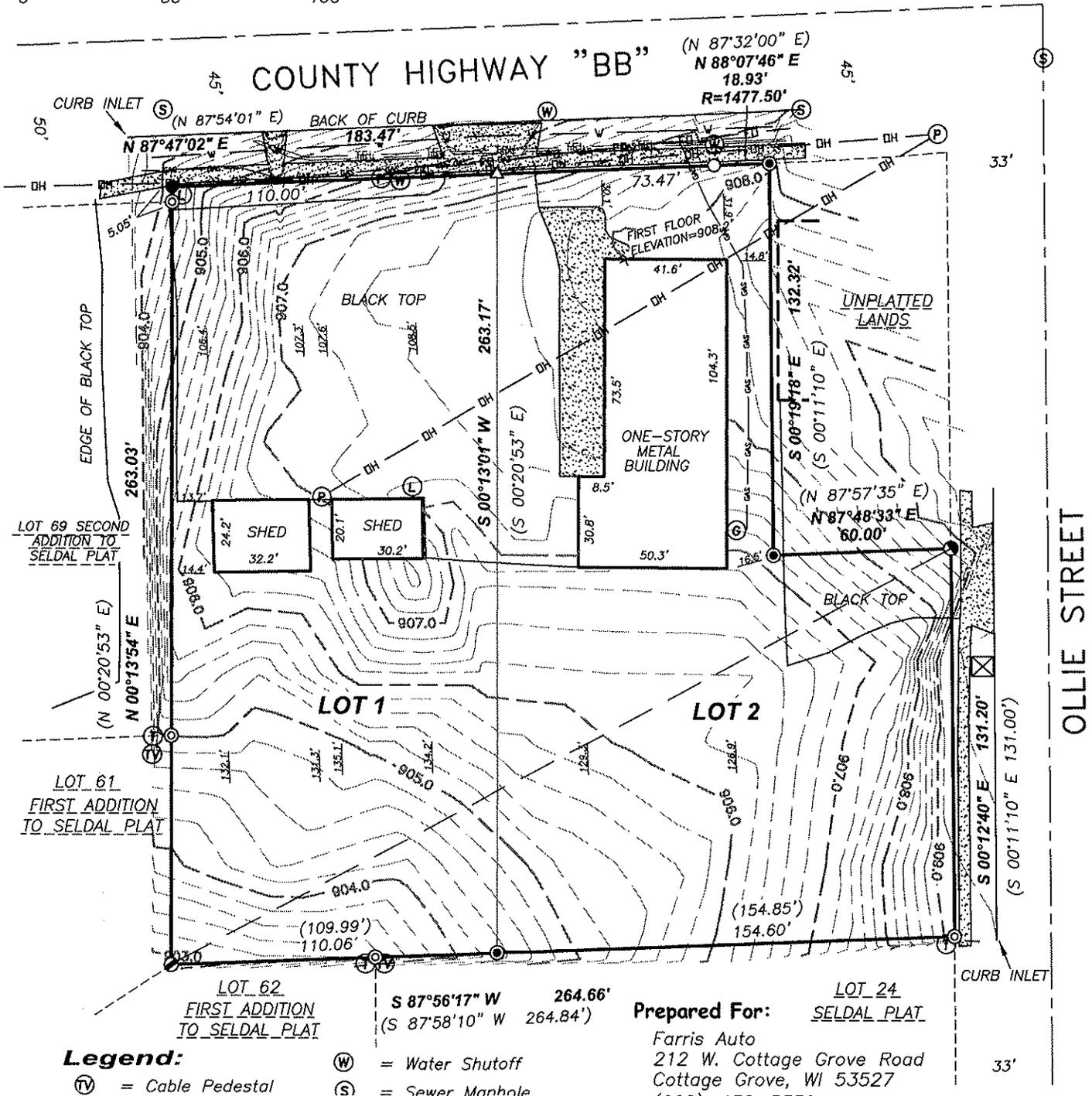
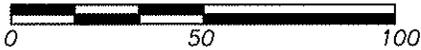
I, Mark A. Pynnonen, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

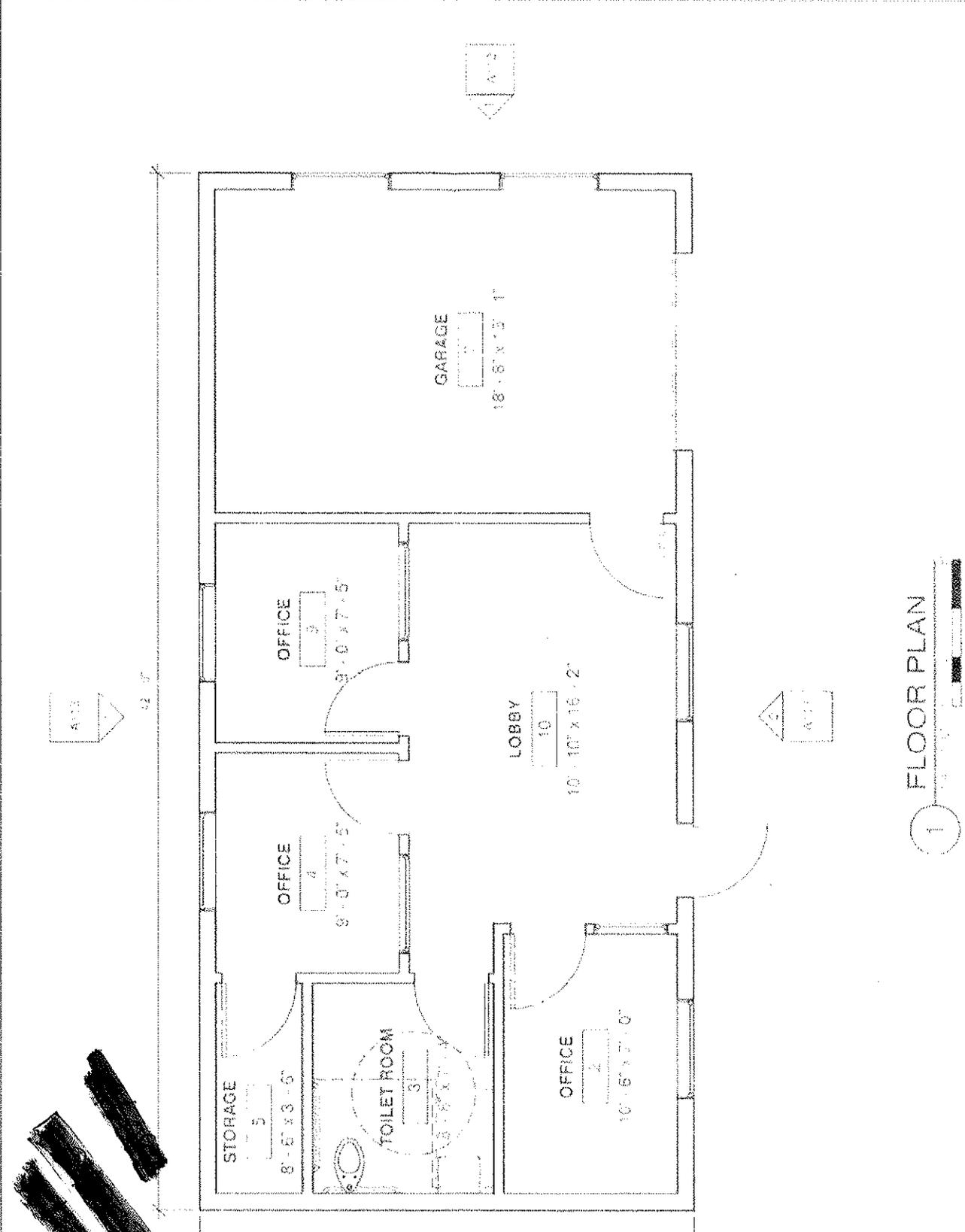
Mark A. Pynnonen  
Wisconsin Professional Land Surveyor No. S-2538.

**Description:**

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 7851, LOCATED IN THE NORTHEAST 1/4, SOUTHWEST 1/4 OF SECTION 9, T7N, R11E, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

SCALE 1" = 50'







# PLANNING STAFF REPORT

**MEMO DATE:** June 4, 2020

**MTG. DATE:** JUNE 10, 2020

**TO:** Village of Cottage Grove Plan Commission

**CC:** Village of Cottage Grove Board of Trustees  
Matt Giese – Village Administrator  
Lisa Kalata – Village Clerk  
Larry Konopacki – Village Attorney  
Kevin Lord – Village Engineer

**FROM:** [Erin Ruth, AICP – Village Planning Director](#)

**RE:** Request from Town of Sun Prairie to Engage in Boundary Agreement Discussions

## BACKGROUND

The Village of Cottage Grove is pursuing an amendment to its Urban Service Area to add territory north of I-94. Some of the proposed amendment area is adjacent to the Town of Sun Prairie and as a result the Town and Village have met and corresponded regarding issues of mutual interest related to the proposed amendment area.

## OVERVIEW

Stemming from these discussions, Village President John Williams received a letter dated May 27, 2020 from Town Chairman Lyle Updike formally requesting that the Village reengage on discussions of mutual interest (see attached letter).

Village President Williams and staff are seeking feedback from the Plan Commission regarding this request including terms of engagement and prioritization of this request relative to other tasks. While some initial discussions can be conducted by Village staff, eventually legal and engineering consultants will need to work on the project and their fees should be considered.

### Benefits of a Boundary Agreement

Chairman Updike discusses many benefits of boundary agreements in his letter to President Williams. Staff agrees that many benefits can be achieved. Village growth inherently causes tension with adjacent Towns as the Village cannot grow without the Town losing territory. Village development will have a higher intensity of use and higher standard for infrastructure improvements and there is often friction regarding transition points at boundaries. This friction



must be dealt with at some point, either advance in an agreement or as growth occurs. Dealing with them ahead of time establishes expectations for the municipalities and property owners and can avoid costly and time-consuming challenges later that can disrupt the development process.

An agreement can also explore options for shared services or other mutually beneficial collaborations.

### Other Considerations

The Village is currently engaged with the City of Madison and Town of Cottage Grove on a similar boundary agreement. The Village has a more extensive boundary with the Town of Cottage Grove than the Town of Sun Prairie, has more intergovernmental agreements and shared services with the Town of Cottage Grove than with the Town of Sun Prairie, and is geographically closer to the City of Madison to the west through the Town of Cottage Grove than to the northwest through the Town of Sun Prairie. For those reasons, and because discussions are already underway, staff recommends prioritizing that agreement. There may also be efficiencies gained by completing one agreement for use as a template for the next one.

It should be noted that the City of Madison continues to grow into the Town of Sun Prairie toward the Village. While conflicts between Madison and the Village are not likely to occur in the short term, it would appear to make sense to explore a three-party agreement similar to the one involving the Town of Cottage Grove. This would provide the opportunity to establish a long-term continuous boundary between Madison and the Village.

Staff also recommends that the Village and Town establish a mechanism for sharing the costs related to preparation of the agreement prior to expending significant consultant fees.

## **CONCLUSION**

Staff is seeking feedback from the Plan Commission regarding if or when to engage in boundary agreement discussions involving the Town of Sun Prairie.



# PLANNING STAFF REPORT

**MEMO DATE:** June 4, 2020

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**TO:** Village of Cottage Grove Plan Commission

**CC:** Village of Cottage Grove Board of Trustees  
Matt Giese – Village Administrator  
Lisa Kalata – Village Clerk  
Larry Konopacki – Village Attorney  
Kevin Lord – Village Engineer

**FROM:** [Erin Ruth, AICP – Village Planning Director](#)

**RE:** **Public Hearing Draft for Comprehensive Plan Amendment**

## OVERVIEW

At several previous meetings the Plan Commission has provided feedback on concepts for two proposed amendments to the Future Land Use Map and Land Use Chapter:

- An expansion and reconfiguration of Planned Neighborhood #6/the Widen Olson neighborhood
- An expansion of Planned Mixed Use Area #3 to include the three Homburg parcels located north of Stop N Go, and identification of those parcels as suitable for multi-family residential use

The specific text and map amendments are shown below. While not shown, the amendment would include the necessary associated changes to the Future Land Use, Planned Neighborhood, and Mixed Use Area maps to make them consistent with the proposed changes.

## STAFF RECOMMENDATION

Staff recommends the approval of the attached amendment as the Public Hearing Draft of the amended Comprehensive Plan. Scheduling the public hearing will occur under a separate agenda item.



## **PROPOSED AMENDMENTS**

### Planned Neighborhood #6

The text under the heading for Planned Neighborhood #6 on page 5-25 shall be amended to read as follows:

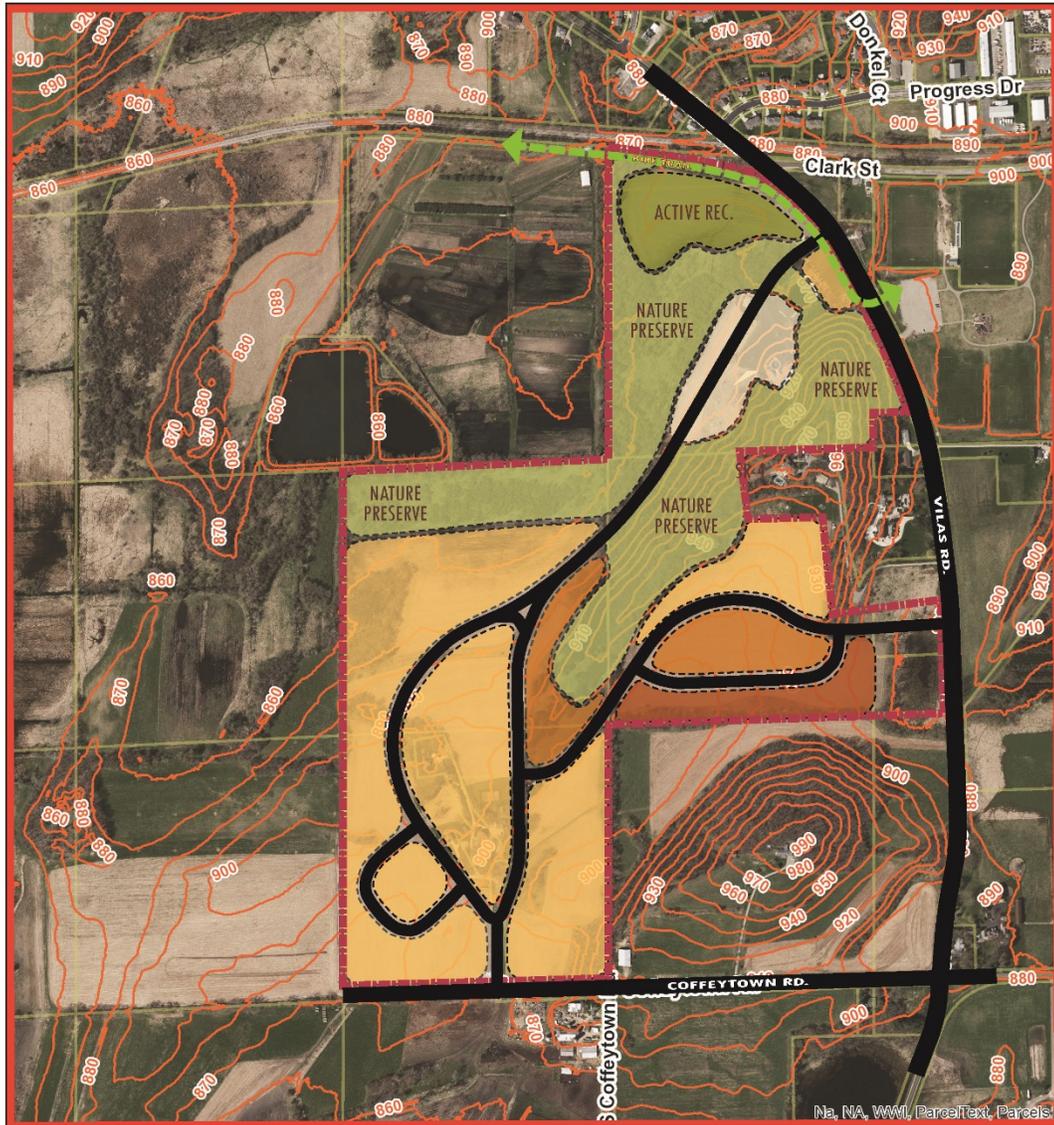
*The multi-family portion of this neighborhood should be located near Vilas Road. The number of units should not exceed 10% of the total units in the neighborhood. These would likely be comprised of townhomes or small multiplexes in this neighborhood. A small number of duplexes may be incorporated into the single-family areas, not to exceed 10% of the total number of units.*

*A variety of single-family residential lot sizes are proposed throughout the neighborhood, with smaller lots near the multi-family area and larger lots in the northern portion of the neighborhood. This mix may be achieved through the application of SR-4 and SR-6 zoning or by developing the neighborhood as a Planned Unit Development. A Planned Unit Development may consider lots smaller than those allowed by SR-6 zoning in exchange for open preservation and amenities.*

*The Glacial Drumlin Trail shall be accommodated through this development as needed and treated as a design feature. A neighborhood bike/pedestrian trail should link the Glacial Drumlin Trail to Coffeytown Road through the neighborhood. The use of the active recreation area in the north end of the neighborhood should be coordinated with the Parks Department. The neighborhood features large areas of wetlands, woodlands, and steep slopes. These areas should generally be protected and used as a design feature.*

*The road network shown is a suggestion and may be altered following more extensive design and engineering work. The final alignment should include no less than the three neighborhood access points shown (two on Vilas and one on Coffeytown Road). Any necessary public improvements to Coffeytown Road should be coordinated with the Town of Cottage Grove as they have a Transfer of Development Rights (TDR) receiving area shown on their Comprehensive Plan immediately to the west of this neighborhood that would also make use of Coffeytown Road.*

Also, the map of Planned Neighborhood #6 shall be replaced with the following (next page):



**LEGEND**

- |   |                                 |   |                   |
|---|---------------------------------|---|-------------------|
|  | LARGE LOT SINGLE-FAMILY RES.    |  | NATURE PRESERVE   |
|  | STANDARD LOT SINGLE-FAMILY RES. |  | ACTIVE RECREATION |
|  | SMALL LOT SINGLE-FAMILY RES.    |   |                   |
|  | MULTI-FAMILY RES.               |   |                   |

0 435 870 1,740 Feet





### Planned Mixed-Use Area #3

The text under the heading for Planned Mixed-Use Area #3 on page 5-39 shall be amended to read as follows:

*This area includes the parcels in the Northlawn Subdivision located along the Highway N frontage. Two of the parcels are developed with commercial land uses, the Stop N Go located immediately north of School Road and the Kinder Care daycare located immediately south of School Road. Four vacant parcels remain, one 1.7-acre parcel located south of the daycare and three approximately 1 acre parcels located north of the Stop N Go. These parcels been very slow to develop as the remaining parcels have remained vacant for over 20 years. The parcels benefit from the installation of traffic signals at the Highway N and School Road intersection as well as the planned extension of the multiuse trail across the street along Highway N.*

*Each of the remaining parcels are currently zoned PB, Planned Business and could be developed per that zoning. However, there is an established pattern on Northlawn of residential densities increasing toward Highway N. An alternative would be a continuation of that pattern with multi-family residential on the remaining parcels. Up to 100 units could be accommodated if the three 1-acre parcels are combined and if underground parking is maximized. The southern parcel has a relatively narrow street frontage limiting access to one driveway. Also, at this location Windsor Ave. continues into a single-family neighborhood. Along the northern parcels Windsor Ave. will extend north into a mixed use area and ultimately to Gaston Road. Given these limitations, a lower density is recommended on the southern parcel not to exceed 12 units per acre.*

Also, the Planned Mixed Use Area #3 map on page 5-39 shall be replaced with the following (next page):



□ Tax Parcels

0 310 620 1,240 Feet





# PLANNING STAFF REPORT

**MEMO DATE:** June 4, 2020

**MTG. DATE:** JUNE 10, 2020

**TO:** Village of Cottage Grove Plan Commission

**CC:** Village of Cottage Grove Board of Trustees  
Matt Giese – Village Administrator  
Lisa Kalata – Village Clerk  
Larry Konopacki – Village Attorney  
Kevin Lord – Village Engineer

**FROM:** [Erin Ruth, AICP – Village Planning Director](#)

**RE:** **Public Participation Plan for Comprehensive Plan Amendment**

## OVERVIEW

The process for adopting or amending a Comprehensive Plan is regulated by 66.1001 of the Wis. Statutes. The process requires adoption of written procedures for public participation. At a minimum the amendment process requires a public hearing with a Class 1 notice published no less than 30 days prior to the hearing and notification to adjacent municipalities and other entities identified by the statute.

You may recall the 2019 Comprehensive Plan amendment included a variety of public participation elements beyond the minimum requirement including multiple surveys and an open house. The higher level of participation was warranted by the wide-ranging expense of the 2019 update in which every chapter was reviewed and most were updated.

The proposed 2020 amendments are being requested by specific property owners related to specific parcels (the Homburg parcels north of Stop N Go and the parcels comprising the western portion of the proposed Widen Olson neighborhood). No other requests have been received and no general updates or changes are anticipated. Therefore, staff feels a more minimal public participation program is warranted.

Note that Movin' Out is pursuing approval of a Planned Unit Development on the Homburg parcels. The PUD process requires the applicant to hold a neighborhood meeting. They plan to hold this meeting toward the end of June, prior to the public hearing for the Comprehensive Plan. Because the PUD requires a Comprehensive Plan amendment, this meeting essentially provides additional input from neighbors regarding the proposed amendment.



## **STAFF RECOMMENDATION**

Staff recommends that the public participation for the 2020 Comprehensive Plan amendment includes the following:

- Written notification to the entities identified in Wis. Stat. 66.1001.
- The neighborhood meeting to be held by the PUD applicant for the Homburg parcels.
- Class 1 public hearing notice published no less than 30 days prior to the public hearing.
- A public hearing at the July Plan Commission meeting – staff proposes the July meeting be moved from July 8 to July 15 to accommodate the required notice period.



# PLANNING STAFF REPORT

**MEMO DATE:** June 4, 2020

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**TO:** Village of Cottage Grove Plan Commission

**CC:** Village of Cottage Grove Board of Trustees  
Matt Giese – Village Administrator  
Lisa Kalata – Village Clerk  
Larry Konopacki – Village Attorney  
Kevin Lord – Village Engineer

**FROM:** [Erin Ruth, AICP – Village Planning Director](#)

**RE:** Subdivision Ordinance Amendment Related to CSM Recording Deadlines

## BACKGROUND

The Village recently received an inquiry from Homburg Equipment regarding deadlines for recording a certified survey map. The Homburgs had three CSMs in Coyle South approved last April, but they had not recorded the document.

There were two applicable deadlines, 12 months in the Wisconsin Statutes and 30 days in the Village Subdivision Ordinance, both of which had passed. The Village Board renewed its approval so those CSMs could be recorded.

## OVERVIEW

In staff's opinion, the 30-day deadline in the Village Ordinance seems unnecessarily strict given the 12-month deadline in the Wisconsin Statute per Wis. Stat. 236.34(2). Therefore, staff recommends amending the Subdivision Ordinance as follows:

*274-22(E) – Recordation. The Subdivider or Land Divider shall record the map with the County Register of Deeds within ~~30 days of its approval by the Village Board~~ the deadlines established by the applicable Wisconsin Statutes.*

## STAFF RECOMMENDATION

Staff recommends holding a public hearing at the July Plan Commission meeting prior to acting to amend the Subdivision Ordinance as described above.



# PLANNING STAFF REPORT

**MEMO DATE:** June 4, 2020

**MTG. DATE:** JUNE 10, 2020

**TO:** Village of Cottage Grove Plan Commission

**CC:** Village of Cottage Grove Board of Trustees  
Matt Giese – Village Administrator  
Lisa Kalata – Village Clerk  
Larry Konopacki – Village Attorney  
Kevin Lord – Village Engineer

**FROM:** [Erin Ruth, AICP – Village Planning Director](#)

**RE:** **Changing Date of July Plan Commission Meeting to July 15, 2020**

## OVERVIEW

Applicants are seeking amendments to the Village of Cottage Grove Comprehensive Plan. These proposed amendments will be discussed at the June Plan Commission meeting. Prior to acting on whether to approve the proposed amendments the Village must hold a public hearing. Per Wis. Stat. the hearing must be noticed in the newspaper of record at least 30 days prior to the date of the hearing.

On its regular schedule the July Plan Commission meeting would be held on July 8, 2020 which would not allow for the 30-day notice period, thus pushing the hearing to the August meeting or requiring an additional special meeting.

## STAFF RECOMMENDATION

Assuming a quorum can be achieved, staff recommends moving the July Plan Commission meeting from Wednesday, July 8 to the following Wednesday, July 15. This would allow adequate time for the required notice to be published in advance of the meeting.

Please note that the second Village Board meeting in July will occur on Monday, July 20 so moving the Plan Commission date would not impact the timeline for any potential Village Board approvals.