Village of Cottage Grove Notice of Public Meeting

PLAN COMMISSION

Wednesday, August 12, 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/91962993160 *You can also participate via phone by dialing* 1 312 626 6799 *and use Meeting ID:* 919 6299 3160# *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

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 July 15, 2020.

   Documents:

   7-15-2020 PLAN COMMISSION MINUTES.PDF

6. Discuss And Consider The Proposed Amendment Of The Village Of Cottage Grove Comprehensive Plan Regarding Parcels #0711-043-0006-0, #0711-043-0017-3, And #0711-043-0028-0.

   Documents:

   CG_PUBHRGDRAFT_2020-08-06.PDF
   TRIP GENERATION ASSESSMENT MEMO 071620.PDF

7. Discuss And Consider Site Plan Amendment For 1855 Saloon At 218 S. Main Street.

   Documents:

   CG_1855-SITEPLANAMEND_2020-07-29.PDF
   MSA_00094071 1855 BAR AND GRILL PATIO EXPANSION 08042020.PDF
   MEMO_1200625_2020-07-23_STORMWATER_MANAGEMENT.PDF
   PLAN_2020-07-23_1855-PATIO.PDF
   FIG_1200625_2020-07-23_POST-DEVELOPMENT_DRAINAGE_MAP.PDF
   FIG_1200625_2020-07-23_USLE_EXHIBIT.PDF
   CALC_1200625_2020-07-23_USLE_PATH.PDF
   CALC_1200625_WINSLAMM_INFILTRATION_CALCS.PDF

EXHIBIT_2020-07-23_DRUMLIN RESERVE SIGN.PDF
FIG_1200625_2020-07-23_HUSTON_OLDE_TOWN_DEVELOPMENT_PHASING_PLAN.PDF
1855 SALOON AND GRILL PATIO EXPANSION_SITE PLAN APPLICATION_SNYDER ASSOCIATES_200723.PDF

8. Presentation By Kevin Metcalfe For Potential Project On North Side Of W. Cottage Grove Road Between Cork Crossing And Sandpiper Trail.

9. Review Village Board Priorities.

   Documents:

   VILLAGE BOARD LETTER TO COMMITTEES.PDF
   2020 PRIORITIZATION PROCESS MEMO 3.PDF
   2020 VILLAGE BOARD LIST OF PRIORITIES.PDF

10. Future Agenda Items

11. 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, July 15, 2020

MINUTES

1. Call to order

The Plan Commission meeting for July 15, 2020 was called to order by Village President John Williams at 6:30 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 and Fred Schulze. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Village Clerk Lisa Kalata, Village Engineer Kevin Lord, Public, 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 June 10, 2020.

Ratcliff indicated that in item 6 Greywolf Partners should be added after Joe Wagner's name. **Motion** by Ratcliff to approve the minutes from the June 10, 2020 Plan Commission meeting with addition, seconded by Schulze **Motion** carried with a voice vote of 7-0-0.

6. PUBLIC HEARING: Opportunity for Public to Provide Input Regarding the Proposed Amendment of The Village of Cottage Grove Comprehensive Plan.

Williams opened the public hearing at 6:34 p.m. There were no comments from the public, Williams closed the public hearing at 6:36 p.m.

7. Discuss and Consider the Proposed Amendment of The Village of Cottage Grove Comprehensive Plan.

Ruth explained that the Plan Commission approves the plan by approving a resolution. Motion by Ratcliff to approve resolution 2020-09 that was emailed, seconded by Brinkmeier. **Motion** failed with a voice vote of 1-6-0 with Williams, Brinkmeier, Broom, Jushchyshyn, Sale, Schulze voting No. The committee would like to see traffic information on the area before they make a zoning change. **Motion** by Schulze to approve the planned neighborhood #6 with amendments to the resolution as necessary, seconded by Jushchyshyn. **Motion** carried with a voice vote 7-0-0.

8. PUBLIC HEARING: Opportunity for Public to Provide Input Regarding the Proposed Amendment of The Village of Cottage Grove Subdivision Ordinance To Extend The Timeline For Recording Certified Survey Maps.

Williams opened the public hearing at 6:56 p.m. There were no comments from the public, Williams closed the public hearing at 6:58 p.m.

9. Discuss and Consider the Proposed Amendment of The Village of Cottage Grove Subdivision Ordinance to Extend the Timeline for Recording Certified Survey Maps.

Ruth explained this was the same language that was presented in the draft and was approved at the last meeting and recommends approval. **Motion** by Schulze to approve the amendment of the Village of Cottage Grove Subdivision Ordinance to Extend the timeline for recording certified survey maps, seconded by Brinkmeier. **Motion** carried with a voice vote 7-0-0.

10. Presentation By 1855 Saloon Regarding Concept for Site Plan Amendment At 218 S. Main Street. For Feedback Only – No Action Will Be Taken.

Mike Calkins and Andy Meessemann from Snyder and Associates were present to give a brief overview of the outdoor patio area proposed for 1855 Saloon and Grill.

11. Review Background Information Related to Potential Boundary Agreement with The Town of Sun Prairie.

Ruth provided some of the old maps from 2011 when they had boundary agreement talks with the Town of Sun Prairie.

12. Review Current Status of Boundary Agreement Discussions with The City of Madison And Town of Cottage Grove.

Draft

Ruth provided maps of the areas they have been working with the City of Madison and the Town of Cottage Grove on a boundary agreement. The City of Madison is looking at an agreement and would like the western boundary to be Vilas Road and the Village would like a green space between the two municipalities. The cemetery could serve as the green space, but the eastern boundary may be for difficult as they are looking for a 40-year agreement. The eastern boundary would be with the Town of Cottage Grove and we may not want to commit to that period of time and would like some feedback. The committee agrees that the western boundary is acceptable and would like to see a shorter period of time for the agreement on the eastern boundary.

13. Discuss Amendment of Village of Cottage Grove Zoning Ordinance Related to Conditional Uses.

Ruth reported that they are still working on the amendments, and the next steps would be to have the Village Attorney go through and draft the amendment.

14. Future Agenda Items

1855, traffic information, boundary agreement and zoning ordinance

14. Adjournment

Motion by Ratcliff to adjourn at 7:38 pm, seconded by Schulze. **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: August 7, 2020
MTG. DATE: **AUGUST 12, 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: **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.

The first, an expansion and reconfiguration of Planned Neighborhood #6/the Widen Olson neighborhood. This was approved at the last Plan Commission meeting and subsequently by the Village Board.

The second, 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, was tabled at the last Plan Commission meeting. The Plan Commission asked for additional traffic information. The requested information is provided in a separate report from MSA's traffic engineer.

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 to the Comprehensive Plan.

PROPOSED AMENDMENTS

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

N

MSA Memo

To: Village of Cottage Grove

From: Brian Huibregtse, PE, PTOE, MSA Professional Services, Inc.
Kevin Lord, PE, MSA Professional Services, Inc.

Subject: Trip Generation Assessment

Date: July 16, 2020

Development Trip Generation Review

The ITE Trip Generation Manual 10th Edition was used to estimate the number of new trips for a 100 unit apartment building, located near the intersection of School Road and CTH N. Estimated AM Peak, PM Peak, and total daily trips were calculated and the results are shown below.

Estimated New Vehicle Trips for 100 Unit Apartment

Land Use	Size	ITE Code	AM Peak	PM Peak	Daily
Apartment (Multifamily Housing (Mid-Rise)	100 Units	221	36	44	544

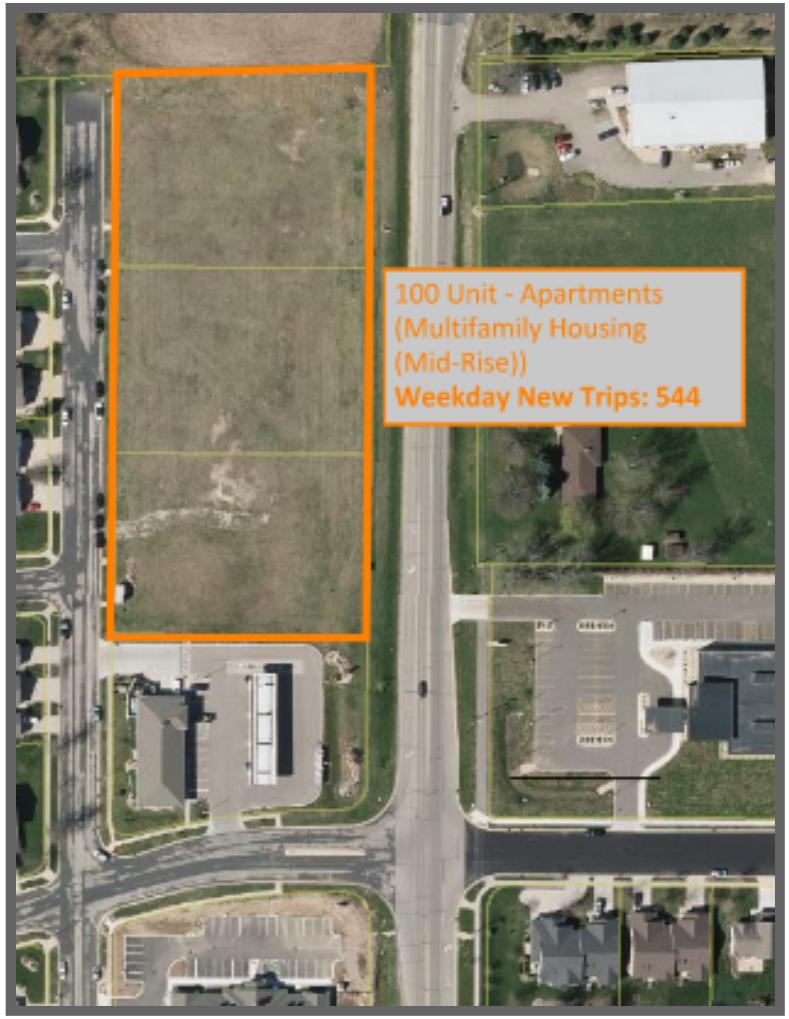
To compare the anticipated number of trips from the apartment to other possible land uses, the table below was created that shows anticipated trips for a typical sized Fast Food Restaurant, High Turnover Sit-down Restaurant, and Automobile Parts Sale store. Examples of what type of business each land use may be is included in the table. The land uses selected are those typically found in similar locations and should only be used a reference to overall trips being generated and not an actual plan.

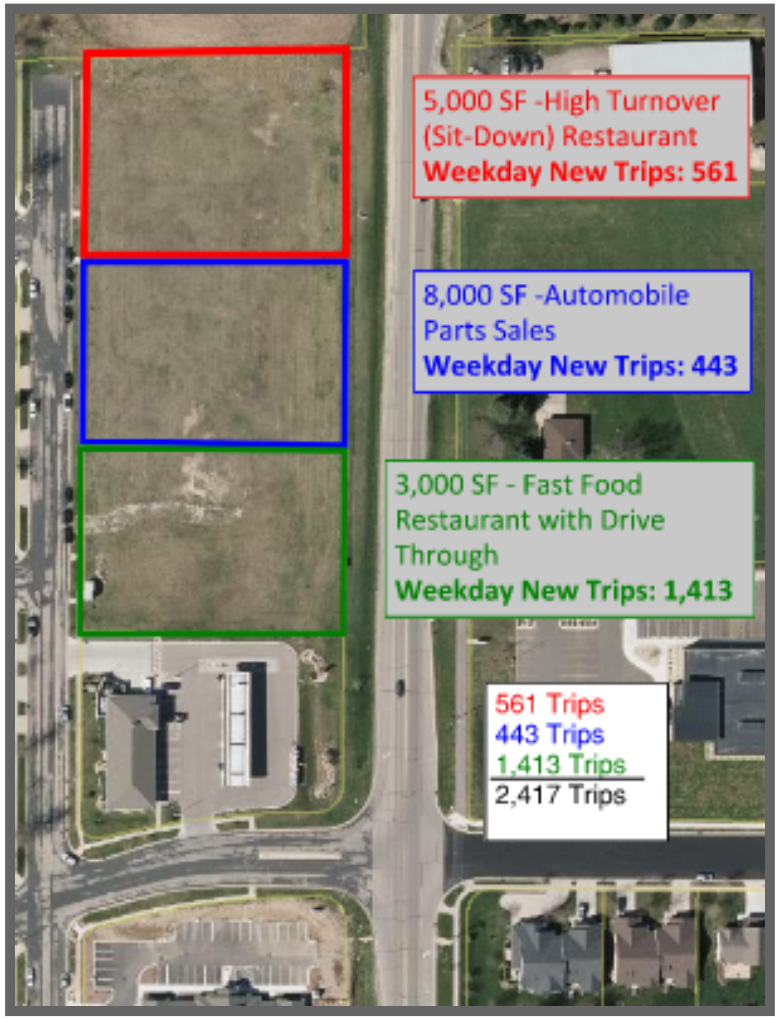
Estimated New Vehicle Trips for Potential Land Uses

Land Use	Size	ITE Code	AM Peak	PM Peak	Daily
High Turnover Sit down (Applebee's, Chiles, etc.)	5,000 SF	932	50	49	561
Automobile Parts Sales (Weaver, Napa, etc.)	8,000 SF	843	21	39	443
Fast Food w/ Drive (McDonalds, Jimmy Johns, etc.)	3,000 SF	934	121	98	1413
			192	186	2417

In general, the proposed apartment would generate less trips than any likely combination of land uses for the three parcels.

1702 Pankratz Street, Madison, WI 53704
P (608) 242-7779 • TF (800) 446-0679 • F (608) 242-5664
www.msa-ps.com


100 Unit - Apartments
(Multifamily Housing
(Mid-Rise))
Weekday New Trips: 544


5,000 SF -High Turnover
(Sit-Down) Restaurant
Weekday New Trips: 561
8,000 SF -Automobile
Parts Sales
Weekday New Trips: 443
3,000 SF - Fast Food
Restaurant with Drive
Through
Weekday New Trips: 1,413
561 Trips
443 Trips
1,413 Trips
2,417 Trips

MSA™

PLANNING STAFF REPORT

MEMO DATE: July 31, 2020
MTG. DATE: **AUGUST 12, 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: **1855 Saloon Site Plan Amendment**

BACKGROUND

Property Owner:	Wade Huston/RG Huston, Inc.
Location:	218 S. Main Street
Area:	1.11 acres
Agent:	Mike Calkins – Snyder & Associates
Existing Zoning:	Planned Unit Development
Proposed Zoning:	Planned Unit Development
Future Land Use Plan:	Central Mixed Use

OVERVIEW

The applicant has submitted a proposed site plan amendment at the Olde Town Center located at 218 S. Main Street. The proposed project is specifically related to 1855 Saloon. The applicant is seeking to expand the rear patio area provide some additional parking spaces. The expanded patio would facilitate additional outdoor dining options, making the business more competitive during the pandemic.

The project would eliminate most of an existing rear yard on the property. The rear yard had originally been set aside to protect two large oak trees. However, one of the trees is hollowed out and needs to be removed. The other also appears to be in generally poor health.

ZONING CONSISTENCY

The subject property is part of a larger planned unit development that includes the Aster Assisted Living and Memory Care facilities, and the senior housing along E. Reynolds Street. The proposed site plan amendment is consistent with the existing planned unit development.

There is a net gain of seven parking spaces in the proposed plan without disrupting the existing angled street parking.

The proposed landscaping is generous including several canopy trees around the new parking lot to replace the existing oak trees that are being removed. Staff has some concern about the two crabapple trees located adjacent to the ADA ramp. Given that crabapple trees are not that tall and the ramp slopes up to a higher elevation than the trees, there appears to be potential for the tree branches to block some of the headroom on the ramp. The applicant should consider relocating the trees or using a different species at that location.

COMPREHENSIVE PLAN CONSISTENCY

In the opinion of staff, the proposed project is consistent with the comprehensive plan.

STAFF RECOMMENDATIONS

Staff recommends the proposed site plan amendment be APPROVED WITH CONDITIONS, with the conditions as follows:

1. The gate at the top of the ADA ramp appears to be configured such that a person in a wheelchair cannot open the gate while remaining on the flat pavement in front of the gate. The applicant shall confirm the gate is exit only or the gate shall be reconfigured to allow easier access.
2. There appears to be potential for branches of the crabapple trees located adjacent to the ramp to obstruct clear passage on the ramp. Applicant shall confirm this is not the case or consider alternate species or planting locations.
3. There appears to be a continuous curb between the new parking lot surface and the ADA ramp. The applicant shall adjust this condition to allow ADA access from the lot to the ramp.
4. Staff has no objection to the sign design provided in the submittal. The applicant shall clarify the proposed sign location and shall obtain a sign permit prior to installation.

PROJECT REVIEW | ATWELL SUITES HOTEL

Village of Cottage Grove, WI

ENGINEERING REVIEWER:

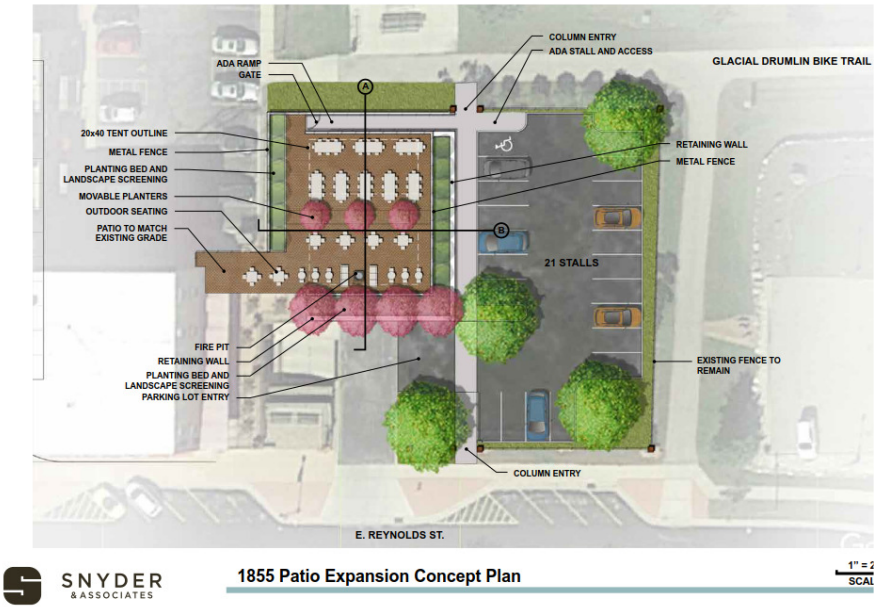
Kevin Lord, P.E.

Phone: (608) 242-7779

klord@msa-ps.com

DATE:

August 4, 2020



Proposed 1855 Patio Expansion

REVIEW COMMENTS

MSA has reviewed the Plans submitted for construction on July 27, 2020 for the proposed Patio Expansion of the 1855 Saloon and Grill.

INCLUDED

1. Site Construction Plans
2. Landscape Plan
3. Stormwater Infiltration Calculations
4. Erosion Control Plans

MSA has the following comments on the plans provided.

Site and Utility Plan Comments:

1. A lighting plan should be provided showing light trespass.
2. The Village has a sanitary sewer running beneath the proposed patio and concrete walk (within the existing parking lot). The existing manhole is being raised to the proposed sidewalk grade. The Village will continue to provide maintenance within the proposed sanitary sewer.
3. Sheet C 401 notes the sanitary manhole may have the cone rotated to avoid the curb and gutter. Contractor should verify any rotation of this manhole prior to moving this to verify access and the stairs will line up for future maintenance.
4. Show the type of cleanout caps planned in the parking lot.
5. Storm sewer shown between ST 9 and ST 10 is shown as flat.
6. Verify the invert at ST 1. The invert shown is higher than the endwall listed.

7. Verify detail 4 on Sheet L 300. The note shows a 4" PVC drain to connect to the storm sewer however the plans call the pipe to be 6-inch N12HDPE unless there is a separate connection somewhere.

Stormwater Comments:

1. Rate control and water quality management are attained within the existing regional detention basin south of Glenn Drive. This pond is known as the Huston Pond and was analyzed as part of the 2018 Village stormwater quality master plan. The study found the pond to achieve 69% TSS reduction and 52% TP reduction annually. This is slightly below the 80% TSS reduction and 54% TP reduction required by the Village ordinance; however, because the regional facility is in place and the subwatershed as a whole meets the Village's own WPDES permit requirements it is felt that the existing pond provides treatment to the maximum extent practicable.
2. The site will be required to meet infiltration requirements on-site. The calculations provided show the site meets the infiltration requirements however no soil analysis was completed to verify the infiltration rates which are critically important to achieving infiltration performance. The infiltration rates need to be verified prior to final approval of the plan. However if the infiltration rates are as calculated or better, the site will meet the requirements.
3. Long Term Maintenance Agreement – MSA will provide a template for the infiltration areas to the Developer to draft that will ultimately be approved by the Village and recorded by the Developer.

Memorandum

To: Village of Cottage Grove - Village Engineer (Attn: Kevin Lord)

Date: July 23, 2020

From: Michael L. Calkins, P.E.

CC:

RE: 1855 Patio Expansion (1855 Saloon & Grill) - Stormwater Management & Erosion Control Plan

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A stormwater management and erosion control plan has been prepared for the proposed 1855 Patio Expansion Project. The project location is directly east of the existing 1855 Saloon & Grill and is located in SW ¼ of the NE ¼ of Section 16, T 7 N, R 11 E, Village of Cottage Grove, Dane County, WI. The location of the site can be seen on the attached plan set.

The proposed project includes filling the existing asphalt parking lot directly east of the existing 1855 Saloon & Grill building and converting it to an outdoor patio area. The subgrade of the existing parking lot will not be disturbed, thus this portion of the project is not considered redevelopment and subsequently has not been modeled. The project will also include installing a new permeable parking lot in the grass area east of proposed outdoor patio. The new permeable parking lot is considered new development and modeled accordingly. The new permeable parking lot and associated land disturbance is under one acre so it will not require a WDNR permit for stormwater or erosion control. Additional information for the proposed project can be found in the attached plan set.

The project site resides in Sub-Area 1 of the Huston Olde Town Development as shown in the approved November, 2006, stormwater report. The Huston Olde Town Development along with the existing Arrowwood Green Development and the existing Aster Memory Care all drain to a wet detention basin located on the southeast corner of the overall development site. The total area draining to the wet detention basin is approximately 29.86 acres, per previous reports. The wet detention basin discharges to an existing infiltration basin. Discharge from the wet detention basin and infiltration basin flows into a downstream regional detention basin. This regional basin controls the post-development discharge rate to pre-development conditions, per previous reports. See the attached Huston Olde Town Development Phasing Plan for the location of Sub-Area 1.

The intent of the stormwater management and erosion control plan is to provide 90 percent of the pre-development infiltration volume, 54 percent total phosphorus removal, and treat oil and grease for the new parking area via permeable pavement. The permeable pavement is anticipated to be Spancrete Replenish, which is a permeable precast concrete system. The existing wet detention basin that Sub-Area 1 of the Huston Olde Town Development drains to will treat the proposed

project site for TSS removal while the regional detention basin further downstream will control the post-development peak discharge rates to pre-development conditions. Stormwater runoff from the proposed project will be directed to existing and proposed inlets on-site that are connected to existing storm sewer infrastructure. The native soils at the project site are anticipated to be sandy loam with a design infiltration rate of 0.5 inches per hour. However, to be conservative, the native soil infiltration rate used in the modeling was reduced to a silt loam design infiltration rate of 0.13 inches per hour. The permeable pavement modeling assumes a minimum cleaning frequency of once every ten years. Modeling using the Madison WI Twenty 1980-1999.ran rainfall file results in a maximum surface seepage rate of approximately 15.9 inches per hour after 20 years of modeling. Therefore, the permeable pavement exceeds the minimum allowed seepage rage of 10 inches per hour and thus the design life is anticipated to be in excess of 20 years with respect to clogging capability. Soil borings/pits will need to be conducted prior to construction for verification. Erosion and sediment control will be accomplished via a stone construction entrance, silt fence, erosion matting, and inlet protection. Please see the attached plan set, post-development drainage map, USLE exhibit map, and USLE calculations for more information.

The following tables are the WinSLAMM Software modeling results for the new parking area. The modeling results indicate the design meets the stormwater management requirements outlined in this memo. The models are attached.

Table 1: Total Suspended Solid Calculations
(One Year of Modeling – WisReg Madison WI 1981.RAN File)

	Particulate Solids Yield (lbs.)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	130.7	
Outfall Total with Controls	24.39	81.34
Annualized Total After Outfall Controls	24.45	

Table 2: Total Infiltration
(One Year of Modeling – WisReg Madison WI 1981.RAN File)

Condition	Runoff Volume (cu. ft.)	Percent Infiltrated
Pre-Development	1,985	
Post-Development	4,726	90.6

Table 2: Total Phosphorus Removal
(One Year of Modeling – WisReg Madison WI 1981.RAN File)

	mg/L	lbs.	%
Concentration – No Controls	0.2913		
Concentration – With Controls	0.3656		
Pollutant Yield – No Controls		0.2815	
Pollutant Yield – With Controls		0.1079	
Percent Yield Reduction			61.68

Table 4: Maximum Surface Seepage Rate
(20 Years of Modeling – WisReg - Madison WI Twenty 1980-1999.RAN File)

Duration of Modeling (Years)	Maximum Surface Seepage Rate (in./hr.)
10	73.7
20	15.9

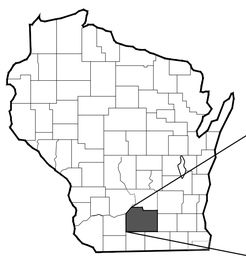
Attachments:

1.) Plan Set
2.) Huston Olde Town Development Phasing Map
3.) Post-Development Drainage Map
4.) USLE Exhibit Map & Calculations Spreadsheet
5.) Stormwater Management Models (WinSLAMM)
6.) WinSLAMM Infiltration Calculations
7.) WinSLAMM Surface Seepage Rate Output Spreadsheet

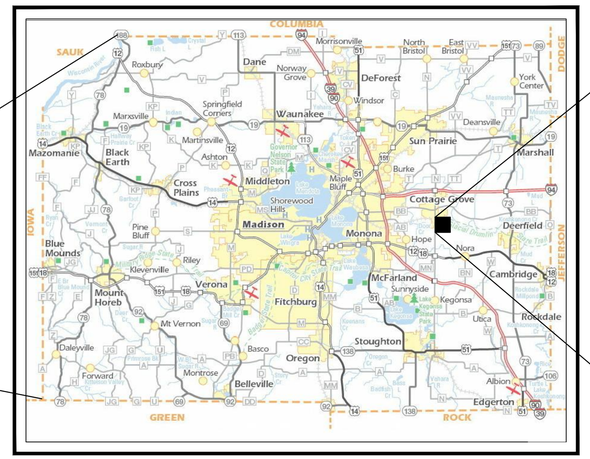
SITE PLAN FOR

1855 SALOON AND GRILL PATIO EXPANSION

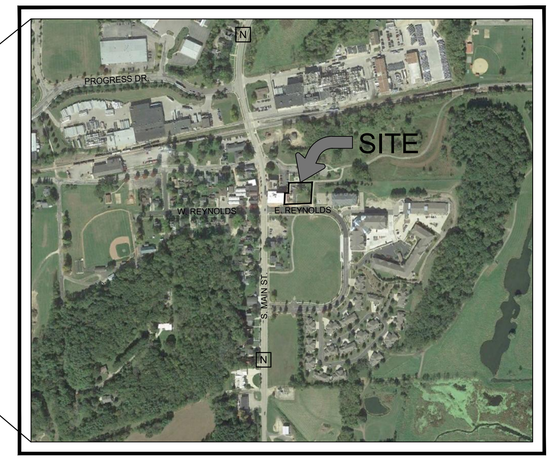
COTTAGE GROVE, WISCONSIN



WISCONSIN



DANE COUNTY



SITE LOCATION MAP

VILLAGE OF COTTAGE GROVE

Sheet List Table

Sheet Number	Sheet Title
C 100	TITLE SHEET
C 101	PROJECT NOTES
C 200	EXISTING SITE PLAN
C 300	SITE PLAN
C 400	GRADING & EROSION CONTROL PLAN
C 401	UTILITY PLAN
L 100	HARDSCAPE PLAN
L 200	LANDSCAPE PLAN
L 300	SITE DETAILS
L 301	SITE SECTIONS & DETAILS
L 302	SITE SECTIONS & DETAILS

BENCHMARK

CHISELED CROSS IN SIDEWALK WHERE ASPHALT PATH MEETS THE SIDEWALK
ELEVATION = 884.02

CAUTION:

CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. FOR EXACT LOCATION CONTACT DIGGERS HOTLINE 1-800-242-8511

CLIENT

WADE HUSTON
R.G. HUSTON COMPANY, INC.
2561 COFFEYTOWN ROAD
COTTAGE GROVE, WI 53527
608.255.9223
whuston@rghuston.com

PROJECT LANDSCAPE ARCHITECT

ANDY MEESSMANN, PLA
SNYDER & ASSOCIATES, INC.
5010 VOGES RD
MADISON, WI 53718
608.838.0444 ETX. 232

PROJECT CIVIL ENGINEER

BRIAN ARCAND, PE
SNYDER & ASSOCIATES, INC.
5010 VOGES RD
MADISON, WI 53718
608.838.0444 ETX. 224

PROJECT SURVEYOR

ERIC LINDAAS, PLS
SNYDER & ASSOCIATES, INC.
5010 VOGES RD
MADISON, WI 53718
608.838.0444 ETX. 236

ZONING

EXISTING - PUD/CENTRAL MIXED USE
PROPOSED - NO CHANGE

PROPERTY DESCRIPTION

PART OF THE NW 1/4 OF THE 1/4 OF SECTION 16 AND PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16 INCLUDING PART OF LOT 1, CERTIFIED SURVEY MAP No. 11348, AS RECORDED IN VOLUME 68 OF CERTIFIED SURVEY MAPS, ON PAGES 349-351, AS DOCUMENT NUMBER 4031063, DANE COUNTY REGISTRY, ALL IN T7N, R11E, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

PARCEL NUMBER

071116290251

PROJECT ADDRESS

218 S. MAIN STREET
COTTAGE GROVE, WI 53527

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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

MARK	REVISION	DATE	BY

Engineer: BCA | Checked By: BCA | Scale: 1" = NTS
Technician: MW | Date: 7-23-2020 | T-R-S: 7N-11E-16
Project No: 120.0625.30 | Sheet C 100

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

TITLE SHEET

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

SNYDER & ASSOCIATES

Project No: 120.0625.30
Sheet C 100

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GENERAL NOTES

1. DRAWINGS ARE INTENDED TO BE PRINTED ON 22 X 34 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.
5. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS. AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
6. THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
9. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
10. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
13. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
14. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
15. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
18. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
19. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
20. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
21. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
22. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
23. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
24. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
25. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

DEMO NOTES

1. ALL UTILITIES INDICATED ON THE DRAWINGS REFLECT APPROXIMATE LOCATIONS. THE CONTRACTOR IS TO VERIFY EXACT LOCATIONS OF BOTH EXISTING AND PROPOSED UTILITIES PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, WALKWAYS OR OTHER EXISTING STRUCTURES AND IMPROVEMENTS THAT IS A RESULT OF THEIR WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER. DOCUMENT ALL EXISTING DAMAGES PRIOR TO BEGINNING WORK. ANY DAMAGES NOT DOCUMENTED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. THE EXISTING CONDITIONS PLAN INDICATES THE APPROXIMATE LOCATIONS OF WORK ITEMS WHICH WILL BE REQUIRED AS PART OF THIS CONTRACT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE THEMSELF WITH THE SITE AND TO VERIFY THE QUANTITIES AND LOCATIONS OF ITEMS TO BE CLEANED UP AND REMOVED.
4. ALL USEABLE SALVAGED MATERIALS TO BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UNLESS OTHERWISE INDICATED.
5. SEE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS FOR FURTHER INFORMATION AND REQUIREMENTS.
6. THE CONTRACTOR SHALL TAKE MEASURES TO PROTECT THE EXISTING TREES ON THE SITE FROM ANY DAMAGES DURING THE PROGRESS OF WORK.
7. THE CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE WHEN LEFT UNATTENDED. FENCES AND OR BARRICADES SHALL BE MAINTAINED ALONG THE LIMITS OF CONSTRUCTION.
8. KEEP THE PREMISES CLEAN AND ORDERLY DURING CONSTRUCTION. DISPOSE OF ALL REMOVED MATERIALS AT AN APPROVED DUMP SITE WITHIN 24 HOURS OF REMOVAL. STOCKPILING ON THE SITE WILL BE ALLOWED ONLY WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE. SCHEDULE REMOVALS TO INSURE THAT NO PARTIALLY DISASSEMBLED EQUIPMENT'S LEFT ON SITE OVERNIGHT. REMOVE EXISTING PLAYGROUND SURFACING. FILL PLAY AREA WITH CUT MATERIAL AND MATCH PROPOSED GRADES ON GRADING PLAN.
9. ALL ADJACENT LANDSCAPE, UTILITIES, SIGNS AND HARDSCAPE SHALL REMAIN UNDISTURBED UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER'S REPRESENTATIVE.
10. IF UNEXPECTED CONDITIONS ARE ENCOUNTERED DURING DEMOLITION, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR RESOLUTION.

LAYOUT NOTES

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

GRADING NOTES

1. THE CONTRACTOR IS TO REVIEW, UNDERSTAND AND ADHERE TO SPOT ELEVATIONS AND CONTOURS AS INDICATED ON THE GRADING PLAN UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL VERIFY THAT ALL MINIMUM AND MAXIMUM SLOPES IDENTIFIED ON THE PLANS ARE ACHIEVABLE IN THE FIELD PRIOR TO START OF WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL STAKING NECESSARY TO COMPLETE THE WORK. THIS SHALL INCLUDE ANY RE-STAKING IF NECESSARY. THE CONTRACTOR SHALL PAY FOR ALL STAKING FOR THE PROJECT UNLESS SPECIFICALLY AGREED TO OTHERWISE IN THE CONTRACT DOCUMENTS.
3. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% (4:1) UNLESS OTHERWISE INDICATED ON THE PLANS.
4. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
5. ALL FINAL GRADES FOR WALKS SHALL HAVE A MINIMUM 1% CROSS SLOPE AND MAXIMUM 2% CROSS SLOPE UNLESS OTHERWISE INDICATED ON THE PLANS.
6. EXCAVATION INCLUDES ALL MATERIAL ENCOUNTERED TO WHATEVER DEPTH INDICATED ON THE PLANS. EXCAVATE TO ALLOW FOR PROPER FILL MATERIAL, SLABS, VOIDS, FORMS, AND FOUNDATIONS.
7. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING GRADING AND EXCAVATION INCLUDING GUIDELINES AND RESTRICTIONS FOR EARTHWORK AND PLACING OF PAVEMENT AND LANDSCAPE SURFACING FOR THIS PROJECT.
8. CONTRACTOR SHALL ENSURE EXISTING GRADES ARE WITHIN 0.1 OF A FOOT PRIOR TO START OF WORK, AND SHALL NOTIFY OWNER'S REPRESENTATIVE IF CONDITIONS ARE DIFFERENT, PRIOR TO THE START OF WORK.
9. CONTRACTOR SHALL ENSURE THEIR COMPLETED GRADES ARE WITHIN 0.01 OF A FOOT WHEN COMPLETED WITH WORK.
10. FINISH GRADE SHOWN ON THESE PLANS SHALL REPRESENT COMPACTION REQUIREMENTS AS DEFINED BY PLANS, DETAILS, AND SPECIFICATIONS.

EROSION CONTROL NOTES

1. 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.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
3. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD, FOUND AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4. 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.
5. 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.
6. 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).
7. TEMPORARY SEED MIXTURE SHALL CONFORM TO WISCONSIN BIOLOGY TECHNICAL NOTE 1: SHORELAND HABITAT SPECIFICATIONS.
8. 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.
9. 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.
10. TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE LOCAL MUNICIPALITY.
11. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 106B.
12. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE WISCONSIN BIOLOGY TECHNICAL NOTE 1: SHORELAND HABITAT.
13. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE WISCONSIN BIOLOGY TECHNICAL NOTE 1: SHORELAND HABITAT TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.
14. 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.
15. ERODED MATERIAL THAT HAS LEFT THE CONSTRUCTION SITE SHALL BE COLLECTED AND RETURNED TO THE SITE BY THE CONTRACTOR.
16. AFTER FINAL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL FACILITIES. RESTORE AREAS DISTURBED BY THE REMOVALS.
17. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
18. 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.

GENERAL LANDSCAPE NOTES

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

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

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MARK	REVISION	DATE	BY

Engineer: BCA | Checked By: BCA | Scale: 1" = 10'
Technician: MW | Date: 7-23-2020 | T-R-S: 7N-11E-16
Project No: 120.0625.30

Sheet C 200

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

EXISTING SITE PLAN

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608-838-0444 | www.snyder-associates.com

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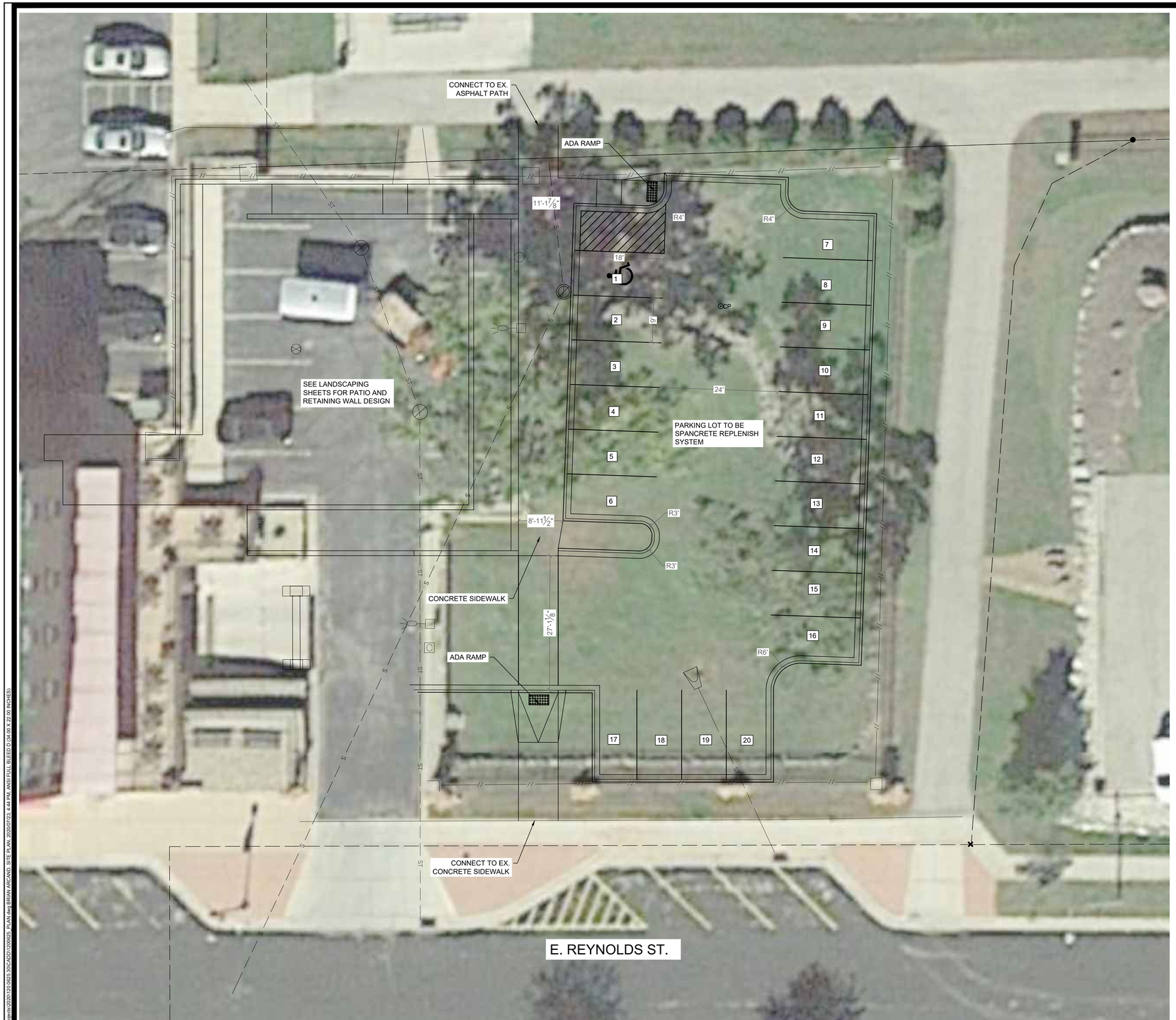
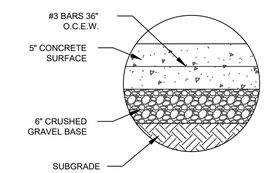
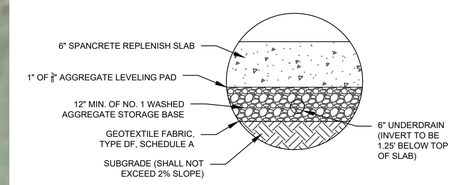
Project No: 120.0625.30
Sheet C 200

V:\Projects\2020\120.0625.30\CADD\120062530_PLAN.dwg BRIAN ARCAND, EXISTING SITE PLAN, 2020/07/23, 4:44 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)





CONCRETE WALK DETAIL



SPANCRETE REPLENISH DETAIL

ZONING
PUD

PROPERTY DESCRIPTION
1855 SALOON & GRILL
47,847 SQ. FT. - 1.10 ACRES

PARCEL NUMBER
0711-161-9126-1

GENERAL USE
COMMERCIAL

BUILDING DESCRIPTION
PATIO & PARKING LOT ADDITION

PARKING STALL COUNT
20 PARKING STALLS (1 ADA)

BASE SITE CALCULATIONS
EXISTING IMPERVIOUS AREA = 35,470 SQ. FT.
(74.1% IMPERVIOUS AREA)

IMPERVIOUS AREA TO BE REMOVED = 5,330 SQ. FT.
NEW PERVIOUS PAVEMENT AREA = 6,780 SQ. FT.
NEW PERVIOUS PAVER AREA = 3,510 SQ. FT.
NEW SIDEWALK/CURB & GUTTER AREA = 2,126 SQ. FT.
NEW NET IMPERVIOUS AREA = 32,266 SQ. FT.
(67.4% IMPERVIOUS AREA)

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FEET

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Technician: MW | Date: 7-23-2020 | T-R-S: 7N-11E-16
Project No: 120.0625.30

Sheet C 300

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

SITE PLAN

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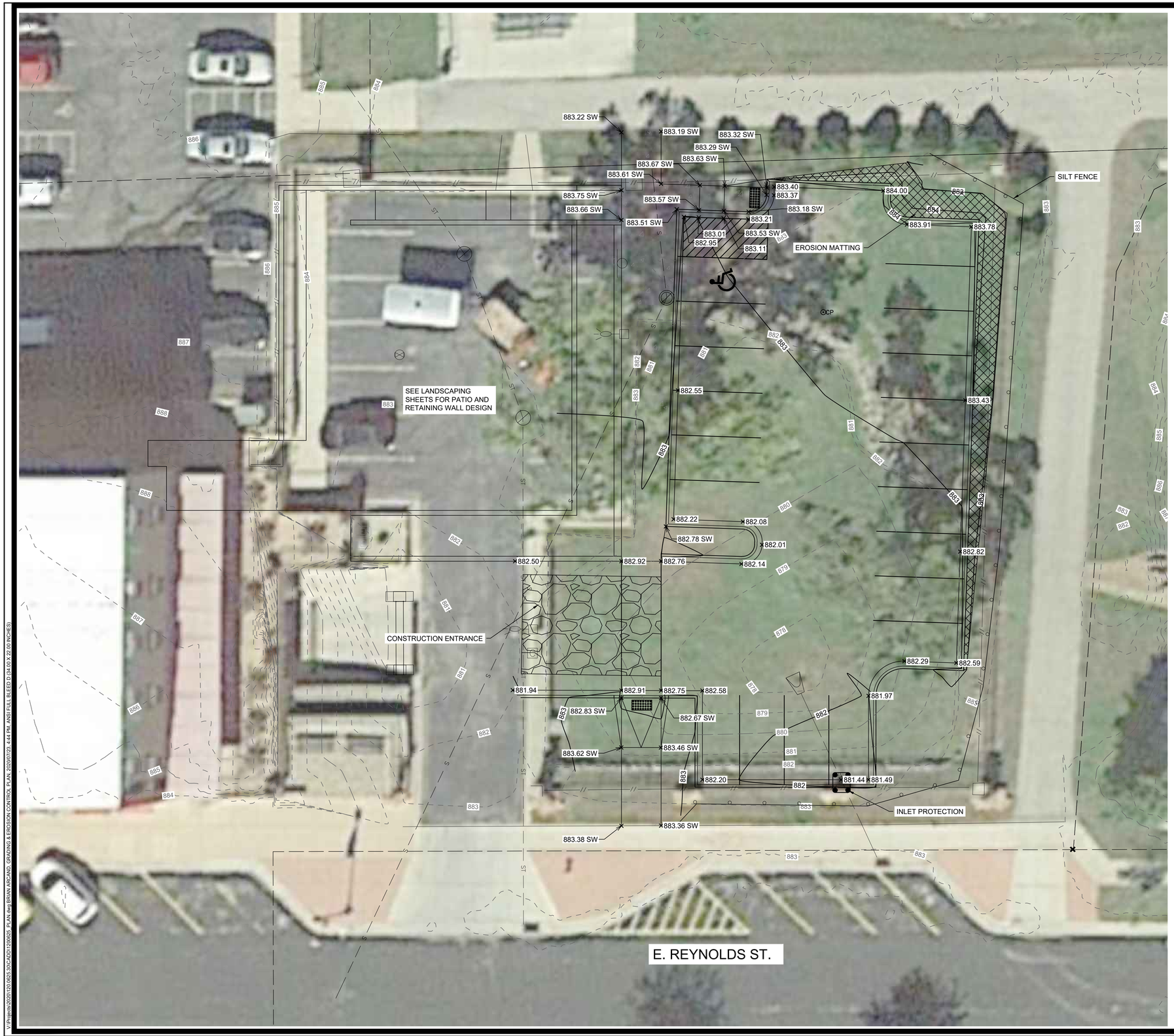

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Project No: 120.0625.30

Sheet C 400

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

GRADING & EROSION CONTROL PLAN

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STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE TYPE	RIM EL	INVERTS IN	INVERTS OUT
ST 1	2'x3' INLET	882.00	N = 880.25	
ST 2	6" CLEANOUT	883.09		S = 881.88
ST 3	6" CLEANOUT	882.32	N = 881.11	E = 881.11
ST 4	6" CLEANOUT	883.67		S = 882.46
ST 5	6" CLEANOUT	881.84	W = 880.63 N = 880.63	E = 880.63
ST 6	6" CLEANOUT	883.84		S = 882.63
ST 7	6" CLEANOUT	882.38	N = 881.17	SW = 881.17
ST 8	6" CLEANOUT	881.74	W = 880.53 NE = 880.53	S = 880.53
ST 9	6" CLEANOUT	887.80		E = 885.80
ST 10	6" CLEANOUT	887.80	W = 885.80	N = 885.80
ST 11	6" CLEANOUT	887.49	S = 885.49	N = 885.49
ST 12	6" CLEANOUT	887.21	S = 885.21	E = 885.21
ST 13	6" CLEANOUT	884.58		E = 882.58
ST 14	6" CLEANOUT	887.23		W = 885.33
ST 15	6" CLEANOUT	884.88	N = 882.88	W = 882.88
ST 16	6" CLEANOUT	885.44		S = 883.44

STORM PIPE TABLE

PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
STP 1	N12 HDPE	6	ST 2	ST 3	103	881.88	881.11	0.75%
STP 2	N12 HDPE	6	ST 3	ST 5	20	881.11	880.63	2.44%
STP 3	N12 HDPE	6	ST 4	ST 5	109	882.46	880.63	1.68%
STP 4	N12 HDPE	6	ST 5	ST 8	6	880.63	880.53	1.59%
STP 5	N12 HDPE	6	ST 6	ST 7	84	882.63	881.17	1.74%
STP 6	N12 HDPE	6	ST 7	ST 8	24	881.17	880.53	2.72%
STP 7	N12 HDPE	6	ST 8	ST 1	10	880.53	880.25	2.95%
STP 8	N12 HDPE	6	ST 9	ST 10	22	885.80	885.80	0.00%
STP 9	N12 HDPE	6	ST 10	ST 11	24	885.80	885.49	1.28%
STP 10	N12 HDPE	6	ST 11	ST 12	16	885.49	885.21	1.79%
STP 11	N12 HDPE	6	ST 12		34	885.21	884.70	1.49%
STP 12	N12 HDPE	6	ST 13		28	882.58	879.20	11.90%
STP 15	N12 HDPE	6	ST 14		20	885.33	884.70	3.09%
STP13	N12 HDPE	6	ST 15		16	882.88	879.20	23.22%
STP14	N12 HDPE	6	ST 16	ST 15	56	883.44	882.88	0.99%

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T-R-S: 7N-11E-16
Project No: 120.0625.30

Sheet C 401

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

UTILITY PLAN

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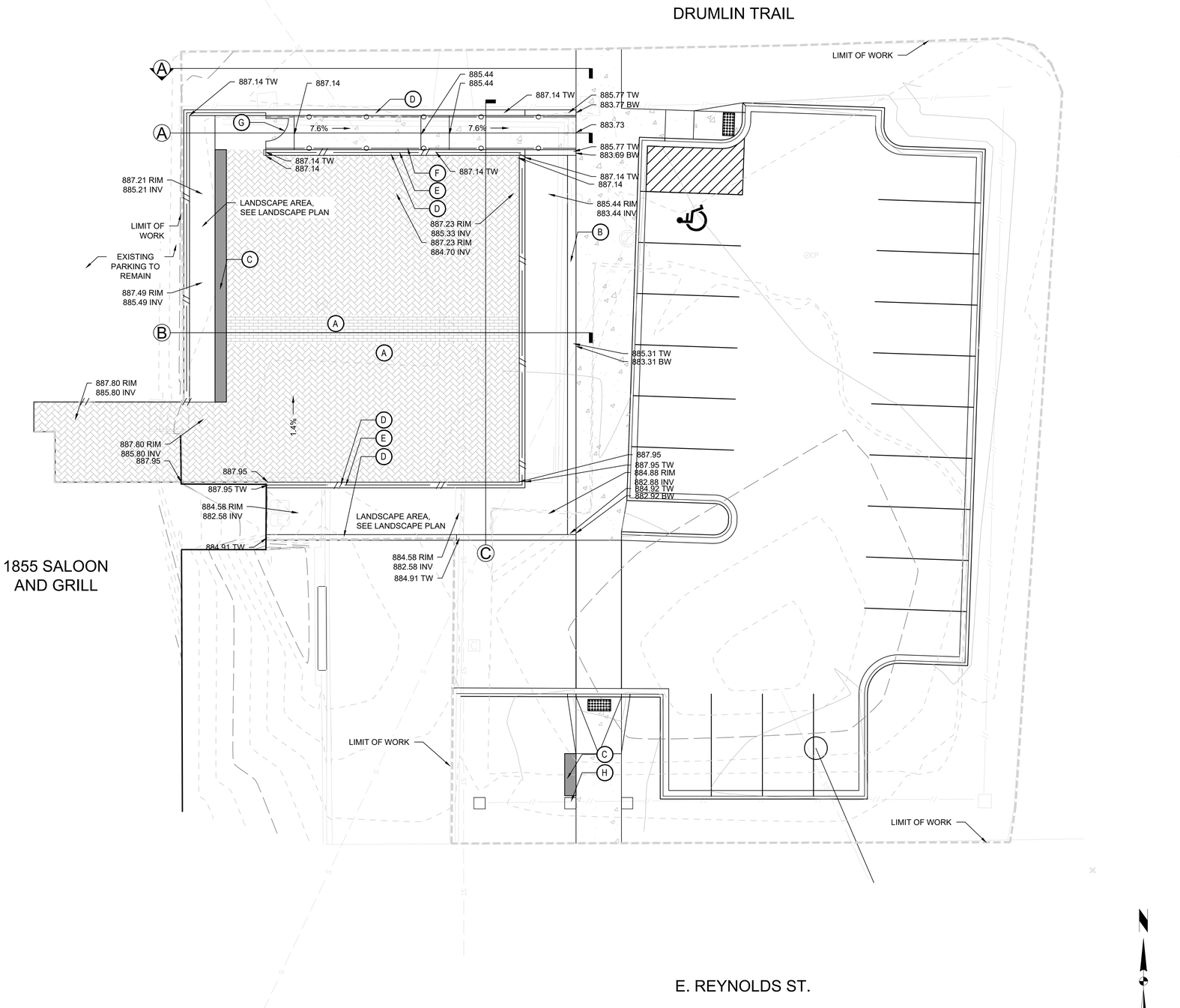

HARDSCAPE PLAN

HARDSCAPE LEGEND

- STANDARD GRAY CONCRETE
- POROUS PAVER, REFER TO PLAN FOR PATTERN AND HARDSCAPE CONSTRUCTION NOTES FOR TYPE
- SEATWALL, REFER TO HARDSCAPE CONSTRUCTION NOTES FOR TYPE
- STONE BENCH, REFER TO HARDSCAPE CONSTRUCTION NOTES FOR TYPE
- RETAINING WALL, REFER TO HARDSCAPE CONSTRUCTION NOTES FOR TYPE
- FENCE, REFER TO HARDSCAPE CONSTRUCTION NOTES FOR TYPE
- HANDRAIL, REFER TO HARDSCAPE CONSTRUCTION NOTES FOR TYPE
- GATE, REFER TO HARDSCAPE CONSTRUCTION NOTES FOR TYPE
- MASONRY COLUMN, REFER TO HARDSCAPE CONSTRUCTION NOTES FOR TYPE
- LIMIT OF WORK

HARDSCAPE CONSTRUCTION NOTES

A. PAVERS, TYPE TBD
B. SEATWALL, TYPE TBD
C. STONE BENCH, TYPE TBD
D. RETAINING WALL, TYPE TBD
E. FENCE, TYPE TBD
F. HANDRAIL, TYPE TBD
G. GATE, TYPE TBD
H. MASONRY COLUMN, TYPE TBD

MARK	REVISION	DATE	BY

Engineer: BCA | Checked By: BCA | Scale: 1" = 10'
Technician: MW | Date: 7-23-2020 | T-R-S: 7N-11E-16
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Sheet L 100

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

HARDSCAPE PLAN

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Sheet L 100

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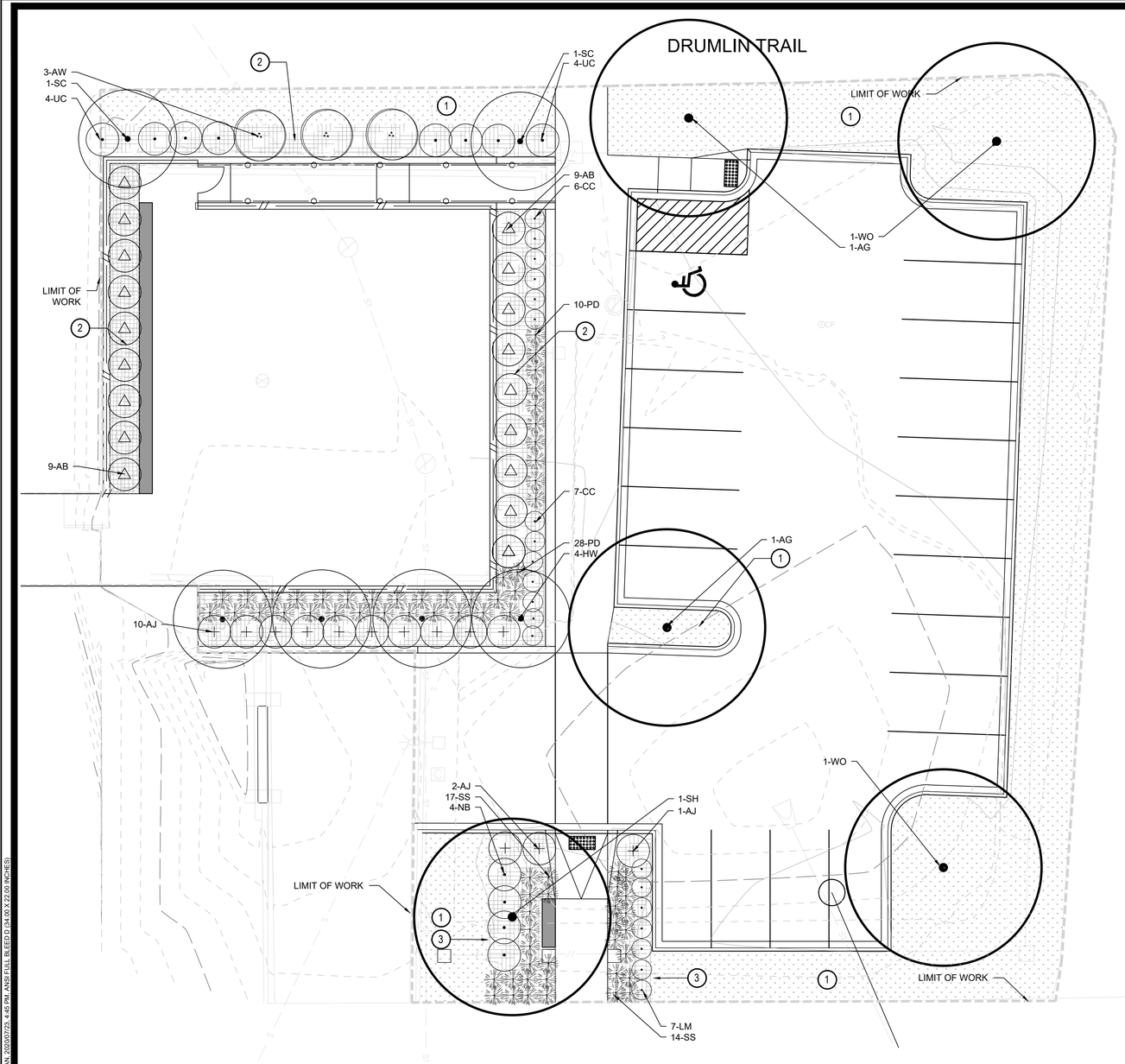

LANDSCAPE PLAN

PLANT SCHEDULE					
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
CANOPY TREES					
	AG	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2-1/2" Cal.	B&B
	KC	Gymnocladus dioica 'Espresso'	ESPRESSO KENTUCKY COFFEE TREE	2-1/2" Cal.	B&B
	SH	Gleditsia tricanthos var. inermis 'Skycole'	SKYLINE HONEYLOCUST	2-1/2" Cal.	B&B
	WO	Quercus alba	WHITE OAK	2-1/2" Cal.	B&B
ORNAMENTAL TREES					
	HW	Acer tataricum 'Garann'	HOT WINGS MAPLE	2"	B&B Mulitstem
	SC	Malus 'Spring Snow'	SPRING SNOW CRABAPPLE	2"	B&B
EVERGREEN TREES					
	AB	Thuja occidentalis 'Smaragd'	AMERICAN ARBORVITAE	4'	B&B
DECIDUOUS SHRUBS					
2'-4' SPREAD					
	CC	Cotoneaster adpressus "Little Gem"	CREEPING COTONEASTER	#5 CONT.	
	LM	Spiraea x bumalda 'Monhub'	LIMEMOUND SPIREA	#5 CONT.	
5'-7' SPREAD					
	NB	Physocarpus opulifolius 'Seward'	SUMMER WINE NINEBARK	# 5 CONT.	
	UC	Aronia 'Erecta'	UPRIGHT RED CHOKEBERRY	#5 CONT.	
7'+ SPREAD					
	AW	Viburnum dentatum 'Ralph Senior'	AUTUMN JAZZ VIBURNUM	#5 CONT.	
EVERGREEN SHRUBS					
5'-7' SPREAD					
	AJ	Juniperus horizontalis 'Plumosa'	ANDORA JUNIPER	#5 CONT.	
ORNAMENTAL GRASSES					
	PD	Sporobolus heterolepis	PRAIRIE DROPSEED	#1 CONT.	
	SS	Panicum virgatum 'Shenandoah'	SWITCHGRASS	#1 CONT.	

LANDSCAPE LEGEND

- (1) SOD, REFER TO CONSTRUCTION NOTES FOR TYPE
- (2) SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONG TREES OUTSIDE SHRUB BED AREAS), REFER TO CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH
- LIMIT OF WORK
- DECIDUOUS CANOPY TREE
- ORNAMENTAL TREE
- 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 GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
3. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED 4" VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.

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FEET

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Technician: MW | Date: 7-23-2020 | T-R-S: 7N-11E-16
Project No: 120.0625.30

Sheet L 200

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

LANDSCAPE PLAN

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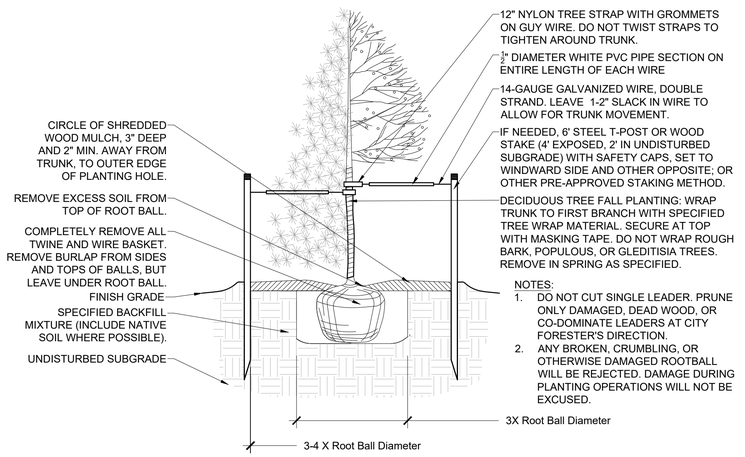
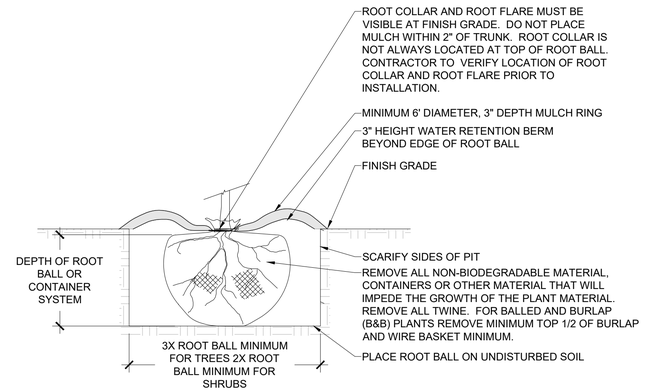


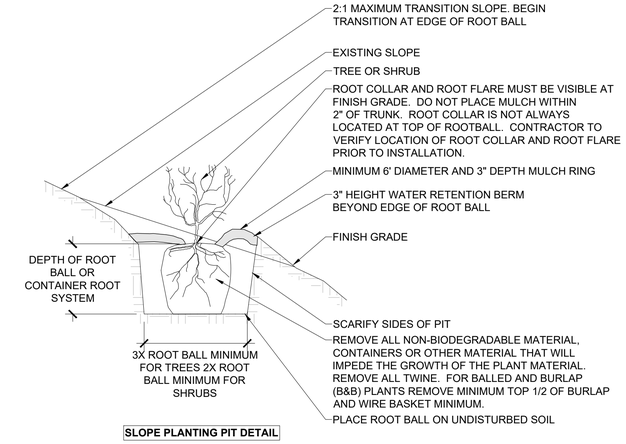
NOTES:
1. DO NOT CUT SINGLE LEADER. PRUNE ONLY DAMAGED, DEAD WOOD, OR CO-DOMINATE LEADERS AT CITY FORESTER'S DIRECTION.
2. ANY BROKEN, CRUMBLING, OR OTHERWISE DAMAGED ROOTBALL WILL BE REJECTED. DAMAGE DURING PLANTING OPERATIONS WILL NOT BE EXCUSED.

1 TREE PLANTING

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



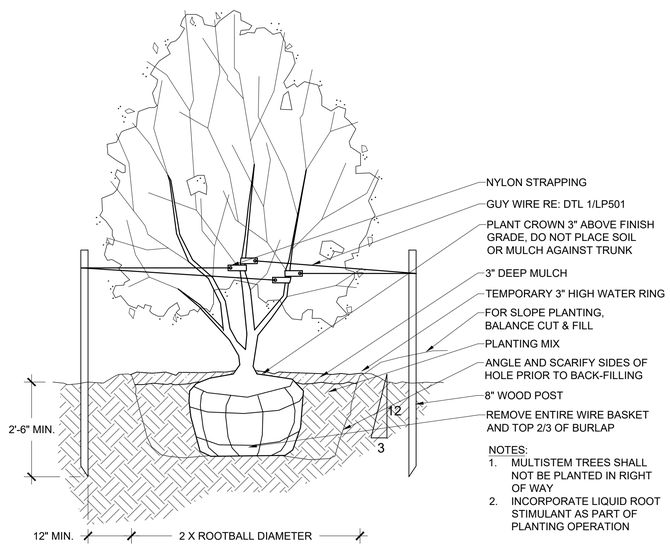
TYPICAL PLANTING PIT DETAIL

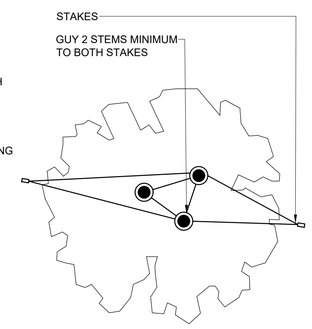


SLOPE PLANTING PIT DETAIL

2 PLANTING PIT

NO SCALE

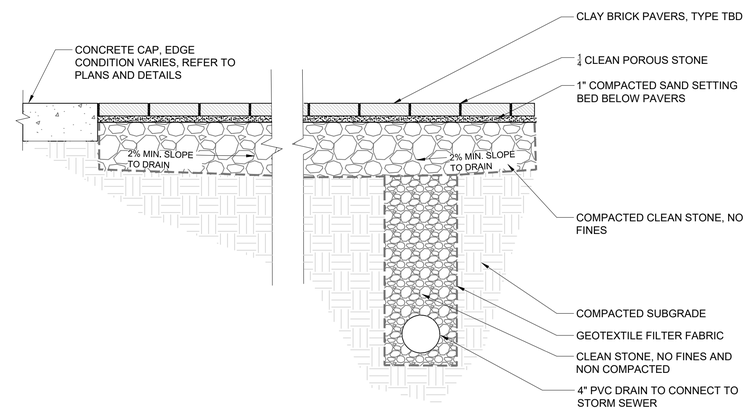




NOTES:
1. MULTISTEM TREES SHALL NOT BE PLANTED IN RIGHT OF WAY
2. INCORPORATE LIQUID ROOT STIMULANT AS PART OF PLANTING OPERATION

3 MULTISTEM TREE PLANTING

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



4 POROUS PAVERS AT PATIO

SCALE: 1" = 1'-0"

5 FENCE

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

MARK	REVISION	DATE	BY

Engineer: BCA | Checked By: BCA | Scale: 1" = NTS
Technician: MW | Date: 7-23-2020 | T-R-S: 7N-11E-16

Project No: 120.0625.30

Sheet L 300

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

SITE DETAILS

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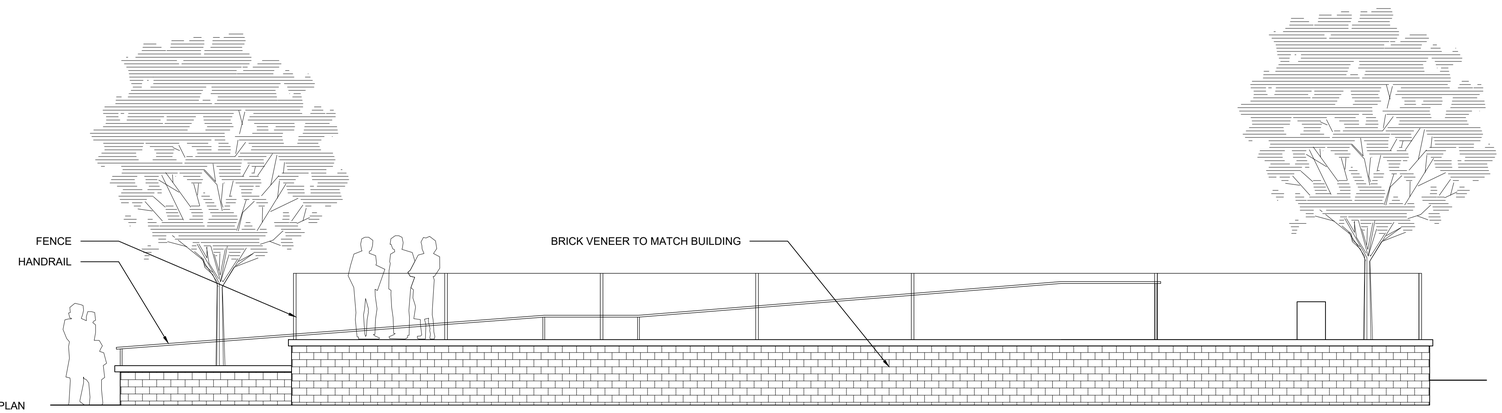
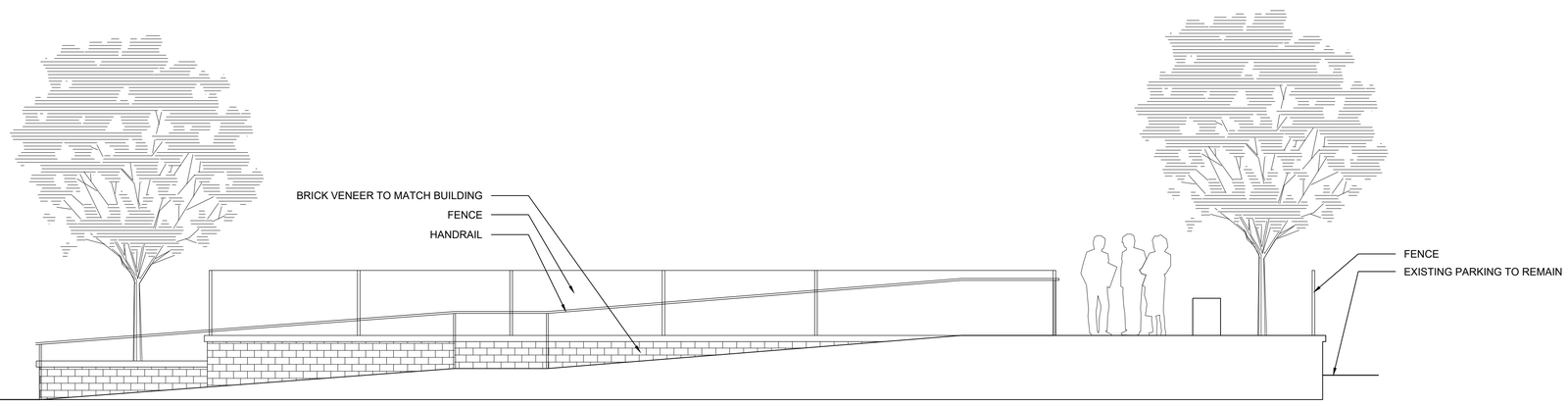


NOTES:
1. REFER TO HARDSCAPE PLAN FOR LOCATION

1 ELEVATION A

SCALE: 3" = 1'-0"



NOTES:
1. REFER TO HARDSCAPE PLAN FOR LOCATION

2 SECTION A

SCALE: 3" = 1'-0"

MARK	REVISION	DATE	BY

Engineer: BCA
Checked By: BCA
Scale: 1" =
Technician: MW
Date: 7-23-2020
T-R-S: 7N-11E-16
Project No: 120.0625.30
Sheet L 301

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

SITE SECTIONS & DETAILS

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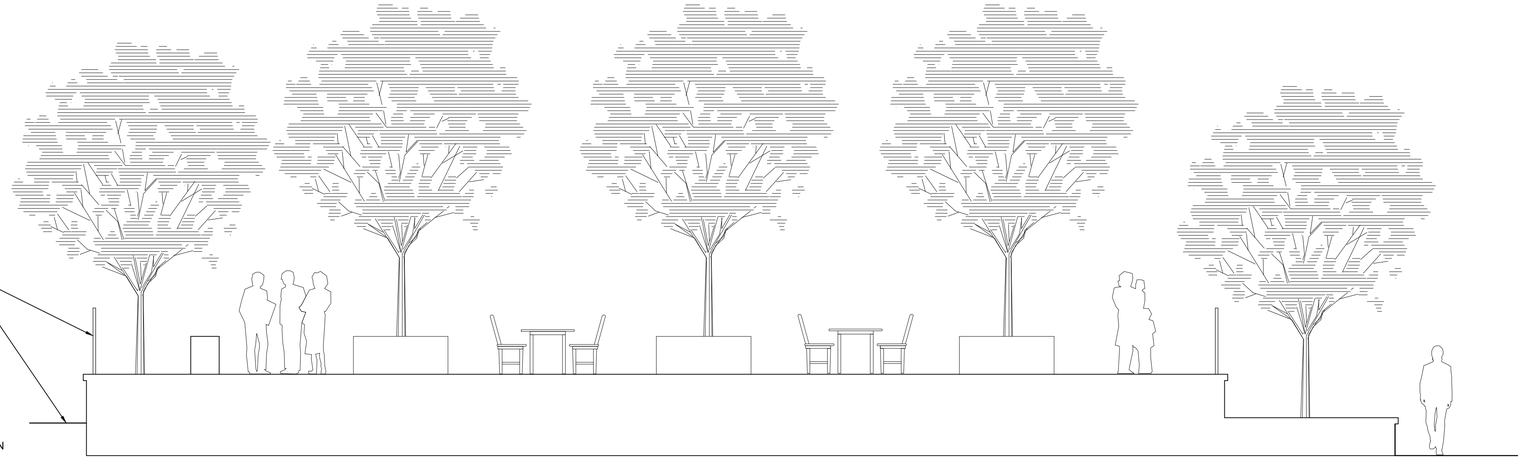
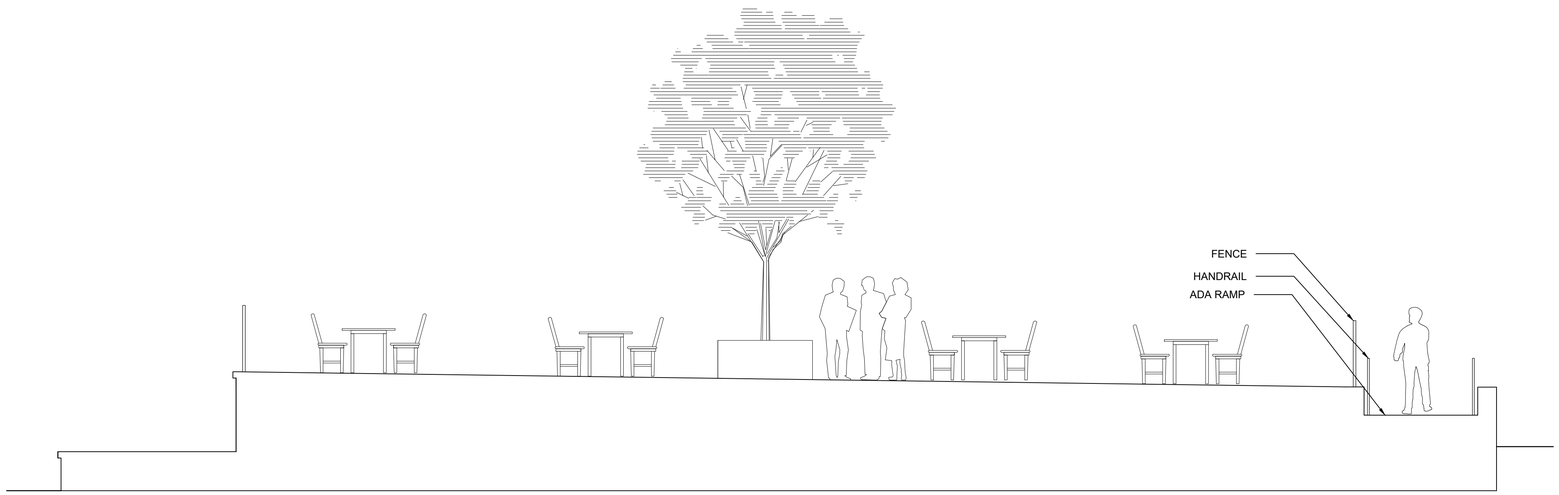


NOTES:
1. REFER TO HARDSCAPE PLAN FOR LOCATION

1 SECTION B

SCALE: 3" = 1'-0"



NOTES:
1. REFER TO HARDSCAPE PLAN FOR LOCATION

2 SECTION C

SCALE: 3" = 1'-0"

MARK	REVISION	DATE	BY

Engineer: BCA | Checked By: BCA | Scale: 1" = NTS
Technician: MW | Date: 7-23-2020 | T-R-S: 7N-11E-16
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VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

SITE SECTIONS & DETAILS

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Sheet L 302

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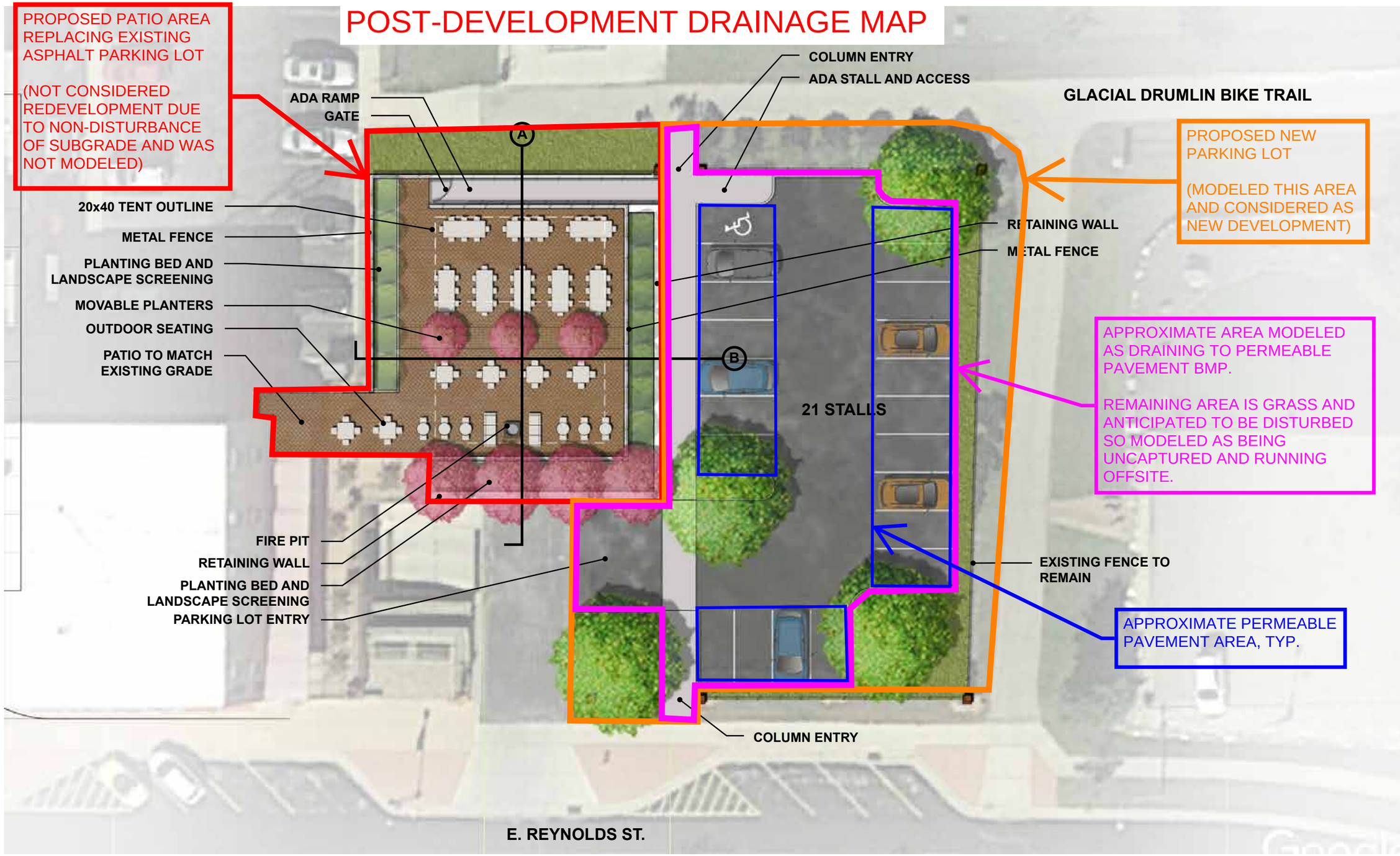
POST-DEVELOPMENT DRAINAGE MAP



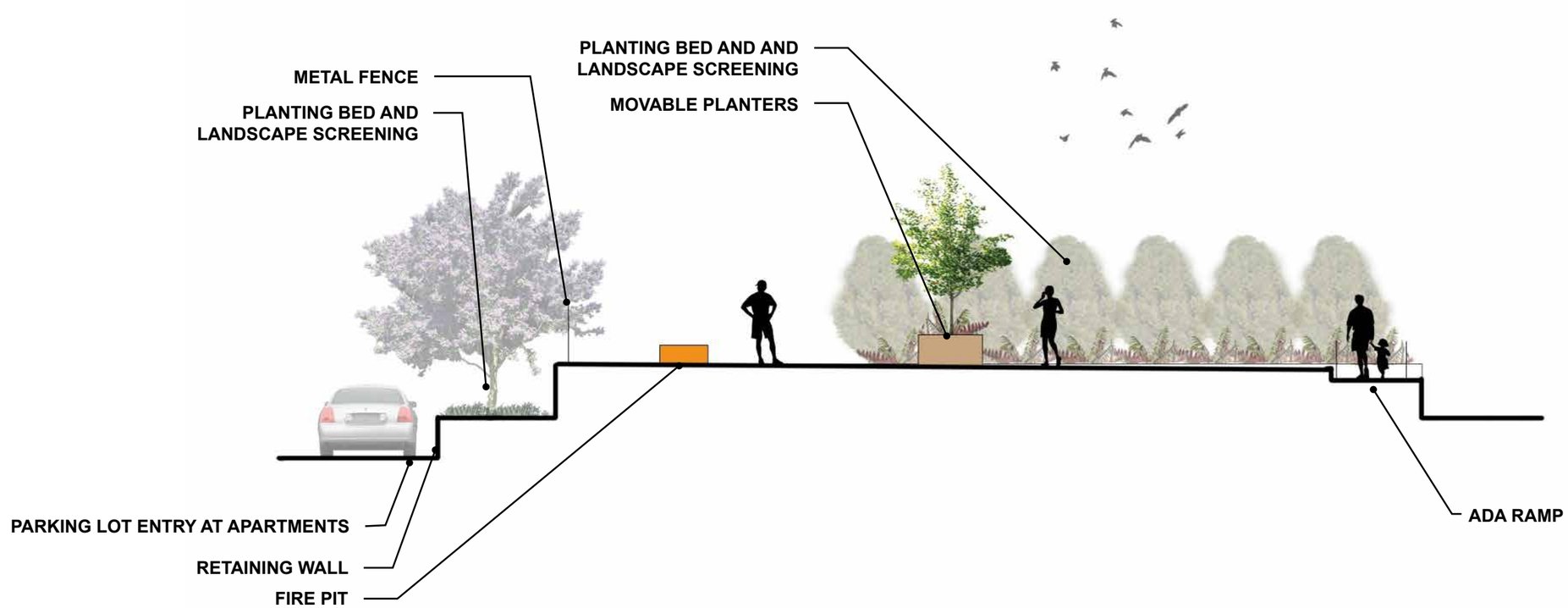
SNYDER & ASSOCIATES

1855 Patio Expansion Concept Plan

1" = 20'
SCALE

N

July 13, 2020



SECTION 'A'

SECTION 'B'

SNYDER & ASSOCIATES

1855 Patio Expansion Concept Plan - Sections

1" = 10'
SCALE

July 13, 2020

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

0 10
FEET

MARK	REVISION	DATE	BY

Engineer: BCA | Checked By: BCA | Scale: 1" = 10'
Technician: MW | Date: 7-23-2020 | T-R-S: 7N-11E-16
Project No: 120.0625.30

Sheet C 400

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

GRADING & EROSION CONTROL PLAN

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

SNYDER & ASSOCIATES

Project No: 120.0625.30
Sheet C 400

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Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)

WISCONSIN DEPT. OF NATURAL RESOURCES

YEAR 1

Developer: 1855 Saloon & Grill

Project: 1855 Patio Expansion

Date: 07/23/20

County: Dane

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	09/01/20	05/15/21	33.9%	150	Silty Clay Loam	0.43	2.0%	123	0.21	1.00	4.7	1.138	Silt Fence	3.2
Seed with Mulch or Er	05/15/21	07/15/21	38.3%	150	Silty Clay Loam	0.43	2.0%	123	0.21	0.10	0.5	1.138	Silt Fence	0.4
End	07/15/21	-----	-----	-----	-------	-----	2.0%	123	0.21	------	-----	0.000		0.0
		-----	-----	-----	-------	-----	2.0%	123	0.21	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	2.0%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	0.0%	0	-----	-----	-----	0.000		0.0
										TOTAL	**5.2**		**TOTAL**	**3.5**
													% Reduction Required	**NONE**

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/1-5/15	and	8/7-8/29	Turf, introduced grasses and legumes
Thaw-6/30			Native Grasses, forbs, and legumes

Designed By:	ZLR
Date	7/23/2020

Infiltration Calculations

1855 Saloon Grill
Cottage Grove, WI
7/23/2020

Average Annual Rainfall = 28.81 inches

Notes:

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

Pre-Development Infiltration Calculations:

1.) Pre-development Project Site Area = 0.299 acres

0.299 acres * (43,560 sq. ft./1 acre) = 13,024 sq. ft.

2.) Pre-development runoff volume = 1,985 cu. ft.

3.) Pre-development runoff depth = (1,985 cu. ft. / 13,024 sq. ft.)

= 0.15 ft.
= 1.83 in.

4.) Pre-development stay-on depth = (28.81 in. - 1.83 in.)

= 26.98 in

Target Post-Development Stay-On Depth = 100% of Pre-Development Stay-On Depth

5.) Target Post-development stay-on = (26.98 in. * 1)

= 26.98 in.

Post-Development Infiltration Calculations:

1.) Post-development Project Site Area = 0.299 acres

0.299 acres * (43,560 sq. ft./1 acre) = 13,024 sq. ft.

2.) Post-development runoff volume = 4,726 cu. ft. (Only one year of modeling - MAD 1981)

3.) Post-development runoff depth = (4,726 cu. ft. / 13,024 sq. ft.)

= 0.36 ft.
= 4.35 in.

Infiltration Calculations

Post-Development Infiltration Calculations (Continued):

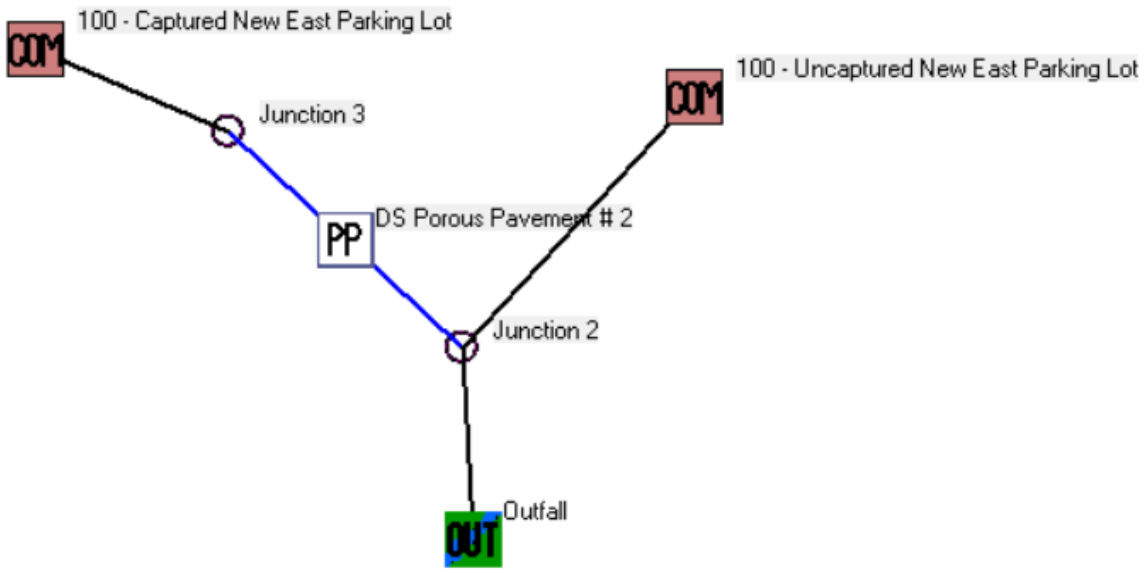
4.) Post-development stay-on depth = (28.81 in. - 4.35 in.)

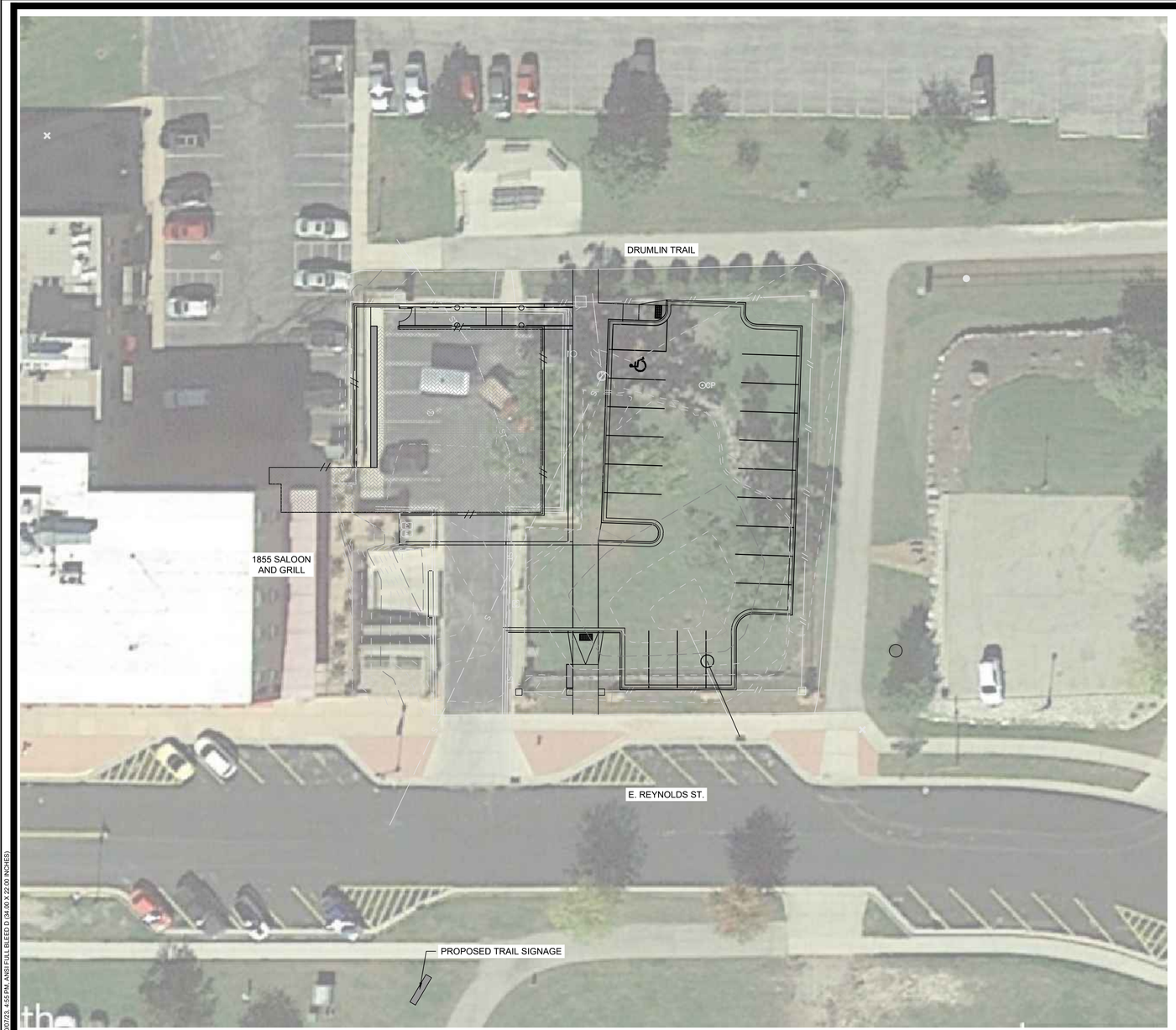
= **24.46 in**

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

= (24.46 in. / 26.98 in.)
= **90.6%**

The post-development project site infiltrates approximately **90.6%** of the pre-development infiltration volume.





EXHIBIT

PROPOSED TRAIL SIGNAGE

NOTE:
1. SIGN TO MATCH MATERIALS OF THE IMAGE ABOVE AND SHALL READ "DRUMLIN RESERVE"

0 20
FEET

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" =
Technician: TECH | Date: MM-DD-YYYY | T-R-S: TTN-RRW-SS
Project No: 120.0625.30 | Sheet XXX

VILLAGE OF COTTAGE GROVE, WI

DRUMLIN RESERVE

EXHIBIT

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

SNYDER & ASSOCIATES

Project No: 120.0625.30
Sheet XXX

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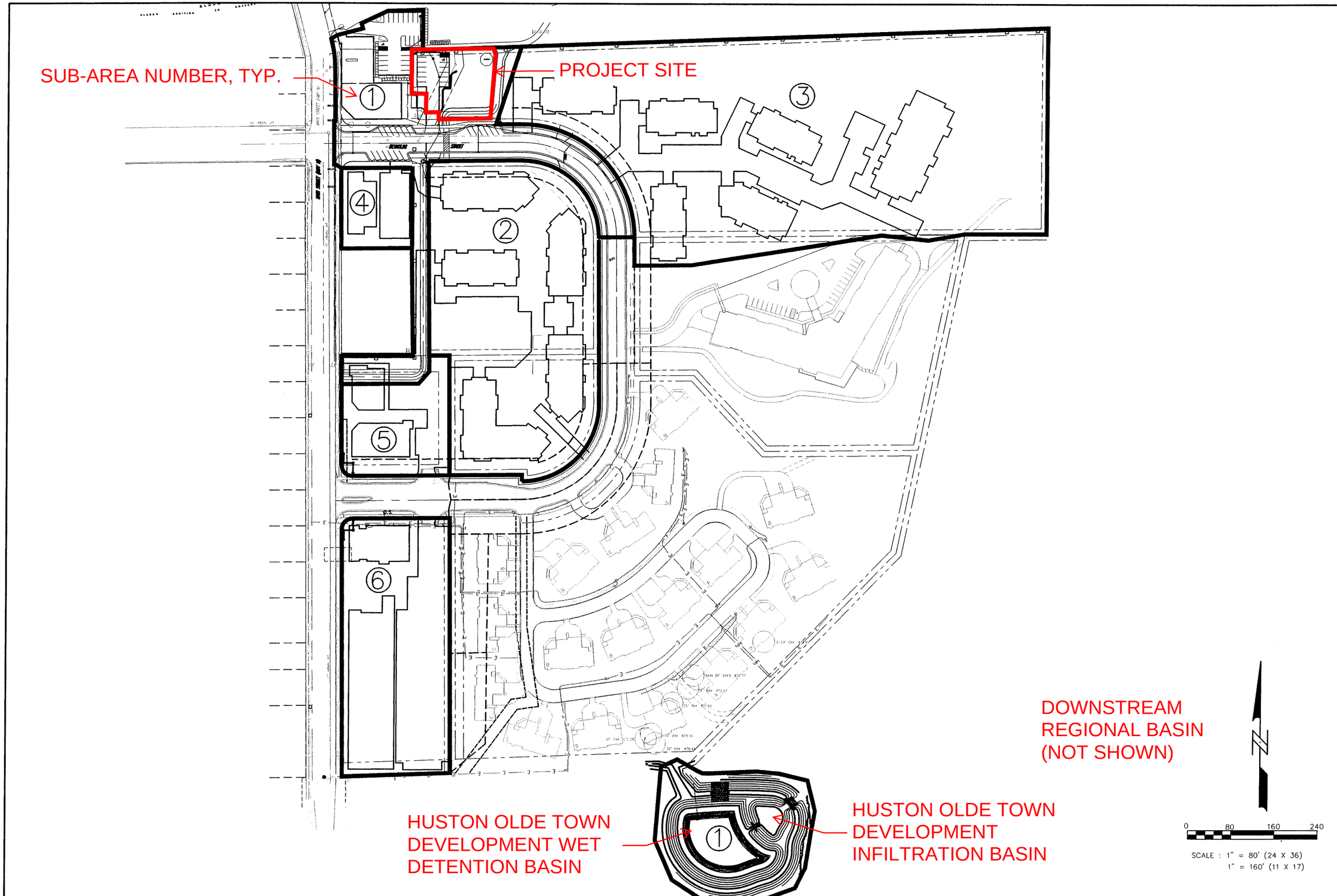


Calkins Engineering, LLC
5010 Voges Road
Madison, WI 53718
(608) 838-0444

DATE: 11-14-06

REVISIONS:

P:\PROJECTS\H\HUSDS\dwg\erosion control.dwg | 11/14/2006 3:20:10 PM | HP LaserJet 5000 Series PCL | 1:1

HUSTON OLDE TOWN DEVELOPMENT PHASING PLAN

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

SHEET
C1.2

VILLAGE OF COTTAGE GROVE
REQUEST FOR SITE PLAN APPROVAL

APPLICANT: Wade Huston at RG Huston, Inc.

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

TELEPHONE: **608-255-9223**

EMAIL ADDRESS: **whuston@rghuston.com**

PROJECT LOCATION:

218 S. Main Street Cottage Grove, WI 53527

DESCRIPTION OF PROPOSED PROJECT:

Expanded outdoor dining patio.

APPLICATION SUBMITTAL REQUIREMENTS:

1. Submittal requirements per 325-112(C), see following pages.
2. Fee of $275.
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.

7/23/2020
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].

Existing zoning is Planned Unit Development. Zoning will not be changed for this project.

(b) Land use plan map designation(s).

Central Mixed Use

(c) Description of existing environmental features.

Environmental corridor that contains two large oaks trees declining in health and a surface parking lot. Drumlin trail and trailhead parking are located north of the proposed improvements.

(d) Current land uses present on the subject property.

Restaurant, parking, and open tract of land.

(e) Proposed land uses for the subject property.

Restaurant and parking.

(f) Projected number of residents, employees and daily customers.

Residents = NA

Employees = No change from existing restaurant

Customers = Approximately 100

(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**.

See Sheet C300 for all areas calculations.

(h) Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings and traffic generation.

Operational considerations will remain the same.

(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.

The proposed improvements will comply with all requirements of Article VI.

(j) Exterior building and fencing materials.

A metal fence and gate will be used to fully enclose the patio space.

(k) Possible future expansion and related implications for § 325-112C(1)(a) through (j) above.

None.

(l) Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

None.

(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.)

See the site plan set cover sheet.

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

All site plan items below are depicted in the Site Plan (Exhibit ‘A’) unless otherwise noted. Additional graphics are provided in Exhibit ‘B’.

(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.

See the separate exhibit 'A' for the addition of signage (Drumlin Reserve) south of 1855 Saloon and Grill.

(n) The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property, including the clear demonstration 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.)

See landscape sheets in the plan.

(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.

See the sheet C400 for the grading and erosion control plan.

(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.

Wall sections and elevations are included to show the improvements to the site. See the landscape detail sheets L301-302.

(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.

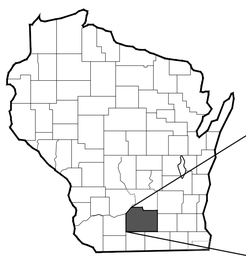
Exhibit ‘A’

Site Plan

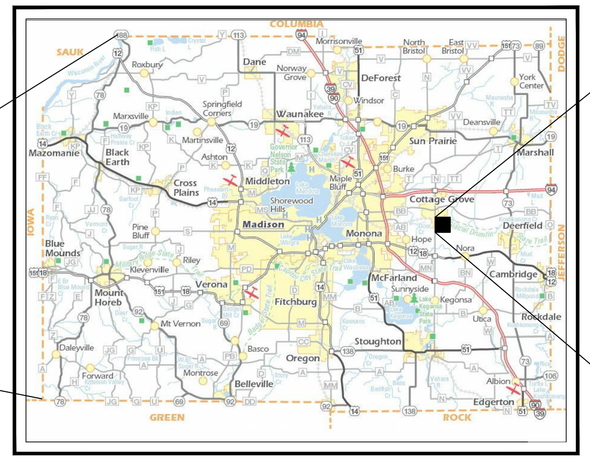
SITE PLAN FOR

1855 SALOON AND GRILL PATIO EXPANSION

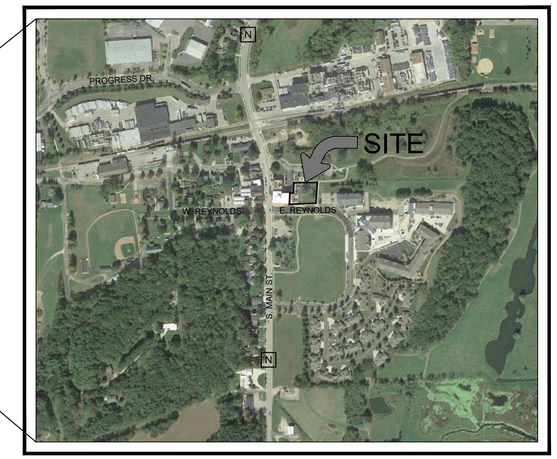
COTTAGE GROVE, WISCONSIN



WISCONSIN



DANE COUNTY



SITE LOCATION MAP

VILLAGE OF COTTAGE GROVE

Sheet List Table

Sheet Number	Sheet Title
C 100	TITLE SHEET
C 101	PROJECT NOTES
C 200	EXISTING SITE PLAN
C 300	SITE PLAN
C 400	GRADING & EROSION CONTROL PLAN
C 401	UTILITY PLAN
L 100	HARDSCAPE PLAN
L 200	LANDSCAPE PLAN
L 300	SITE DETAILS
L 301	SITE SECTIONS & DETAILS
L 302	SITE SECTIONS & DETAILS

BENCHMARK

CHISELED CROSS IN SIDEWALK WHERE ASPHALT PATH MEETS THE SIDEWALK
ELEVATION = 884.02

CAUTION:

CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. FOR EXACT LOCATION CONTACT DIGGERS HOTLINE 1-800-242-8511

CLIENT

WADE HUSTON
R.G. HUSTON COMPANY, INC.
2561 COFFEYTOWN ROAD
COTTAGE GROVE, WI 53527
608.255.9223
whuston@rghuston.com

PROJECT LANDSCAPE ARCHITECT

ANDY MEESSMANN, PLA
SNYDER & ASSOCIATES, INC.
5010 VOGES RD
MADISON, WI 53718
608.838.0444 ETX. 232

PROJECT CIVIL ENGINEER

BRIAN ARCAND, PE
SNYDER & ASSOCIATES, INC.
5010 VOGES RD
MADISON, WI 53718
608.838.0444 ETX. 224

PROJECT SURVEYOR

ERIC LINDAAS, PLS
SNYDER & ASSOCIATES, INC.
5010 VOGES RD
MADISON, WI 53718
608.838.0444 ETX. 236

ZONING

EXISTING - PUD/CENTRAL MIXED USE
PROPOSED - NO CHANGE

PROPERTY DESCRIPTION

PART OF THE NW 1/4 OF THE 1/4 OF SECTION 16 AND PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16 INCLUDING PART OF LOT 1, CERTIFIED SURVEY MAP No. 11348, AS RECORDED IN VOLUME 68 OF CERTIFIED SURVEY MAPS, ON PAGES 349-351, AS DOCUMENT NUMBER 4031063, DANE COUNTY REGISTRY, ALL IN T7N, R11E, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

PARCEL NUMBER

071116290251

PROJECT ADDRESS

218 S. MAIN STREET
COTTAGE GROVE, WI 53527

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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

MARK	REVISION	DATE	BY

Engineer: BCA | Checked By: BCA | Scale: 1" = NTS
Technician: MW | Date: 7-23-2020 | T-R-S: 7N-11E-16
Project No: 120.0625.30 | Sheet C 100

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

TITLE SHEET

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

SNYDER & ASSOCIATES

Project No: 120.0625.30
Sheet C 100

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GENERAL NOTES

1. DRAWINGS ARE INTENDED TO BE PRINTED ON 22 X 34 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.
5. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS. AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
6. THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
9. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
10. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
13. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
14. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
15. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
18. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
19. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
20. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
21. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
22. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
23. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
24. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
25. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

DEMO NOTES

1. ALL UTILITIES INDICATED ON THE DRAWINGS REFLECT APPROXIMATE LOCATIONS. THE CONTRACTOR IS TO VERIFY EXACT LOCATIONS OF BOTH EXISTING AND PROPOSED UTILITIES PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, WALKWAYS OR OTHER EXISTING STRUCTURES AND IMPROVEMENTS THAT IS A RESULT OF THEIR WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER. DOCUMENT ALL EXISTING DAMAGES PRIOR TO BEGINNING WORK. ANY DAMAGES NOT DOCUMENTED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. THE EXISTING CONDITIONS PLAN INDICATES THE APPROXIMATE LOCATIONS OF WORK ITEMS WHICH WILL BE REQUIRED AS PART OF THIS CONTRACT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE THEMSELF WITH THE SITE AND TO VERIFY THE QUANTITIES AND LOCATIONS OF ITEMS TO BE CLEANED UP AND REMOVED.
4. ALL USEABLE SALVAGED MATERIALS TO BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UNLESS OTHERWISE INDICATED.
5. SEE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS FOR FURTHER INFORMATION AND REQUIREMENTS.
6. THE CONTRACTOR SHALL TAKE MEASURES TO PROTECT THE EXISTING TREES ON THE SITE FROM ANY DAMAGES DURING THE PROGRESS OF WORK.
7. THE CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE WHEN LEFT UNATTENDED. FENCES AND OR BARRICADES SHALL BE MAINTAINED ALONG THE LIMITS OF CONSTRUCTION.
8. KEEP THE PREMISES CLEAN AND ORDERLY DURING CONSTRUCTION. DISPOSE OF ALL REMOVED MATERIALS AT AN APPROVED DUMP SITE WITHIN 24 HOURS OF REMOVAL. STOCKPILING ON THE SITE WILL BE ALLOWED ONLY WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE. SCHEDULE REMOVALS TO INSURE THAT NO PARTIALLY DISASSEMBLED EQUIPMENT'S LEFT ON SITE OVERNIGHT. REMOVE EXISTING PLAYGROUND SURFACING. FILL PLAY AREA WITH CUT MATERIAL AND MATCH PROPOSED GRADES ON GRADING PLAN.
9. ALL ADJACENT LANDSCAPE, UTILITIES, SIGNS AND HARDSCAPE SHALL REMAIN UNDISTURBED UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER'S REPRESENTATIVE.
10. IF UNEXPECTED CONDITIONS ARE ENCOUNTERED DURING DEMOLITION, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR RESOLUTION.

LAYOUT NOTES

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

GRADING NOTES

1. THE CONTRACTOR IS TO REVIEW, UNDERSTAND AND ADHERE TO SPOT ELEVATIONS AND CONTOURS AS INDICATED ON THE GRADING PLAN UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL VERIFY THAT ALL MINIMUM AND MAXIMUM SLOPES IDENTIFIED ON THE PLANS ARE ACHIEVABLE IN THE FIELD PRIOR TO START OF WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL STAKING NECESSARY TO COMPLETE THE WORK. THIS SHALL INCLUDE ANY RE-STAKING IF NECESSARY. THE CONTRACTOR SHALL PAY FOR ALL STAKING FOR THE PROJECT UNLESS SPECIFICALLY AGREED TO OTHERWISE IN THE CONTRACT DOCUMENTS.
3. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% (4:1) UNLESS OTHERWISE INDICATED ON THE PLANS.
4. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
5. ALL FINAL GRADES FOR WALKS SHALL HAVE A MINIMUM 1% CROSS SLOPE AND MAXIMUM 2% CROSS SLOPE UNLESS OTHERWISE INDICATED ON THE PLANS.
6. EXCAVATION INCLUDES ALL MATERIAL ENCOUNTERED TO WHATEVER DEPTH INDICATED ON THE PLANS. EXCAVATE TO ALLOW FOR PROPER FILL MATERIAL, SLABS, VOIDS, FORMS, AND FOUNDATIONS.
7. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING GRADING AND EXCAVATION INCLUDING GUIDELINES AND RESTRICTIONS FOR EARTHWORK AND PLACING OF PAVEMENT AND LANDSCAPE SURFACING FOR THIS PROJECT.
8. CONTRACTOR SHALL ENSURE EXISTING GRADES ARE WITHIN 0.1 OF A FOOT PRIOR TO START OF WORK, AND SHALL NOTIFY OWNER'S REPRESENTATIVE IF CONDITIONS ARE DIFFERENT, PRIOR TO THE START OF WORK.
9. CONTRACTOR SHALL ENSURE THEIR COMPLETED GRADES ARE WITHIN 0.01 OF A FOOT WHEN COMPLETED WITH WORK.
10. FINISH GRADE SHOWN ON THESE PLANS SHALL REPRESENT COMPACTION REQUIREMENTS AS DEFINED BY PLANS, DETAILS, AND SPECIFICATIONS.

EROSION CONTROL NOTES

1. 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.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
3. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD, FOUND AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4. 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.
5. 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.
6. 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).
7. TEMPORARY SEED MIXTURE SHALL CONFORM TO WISCONSIN BIOLOGY TECHNICAL NOTE 1: SHORELAND HABITAT SPECIFICATIONS.
8. 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.
9. 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.
10. TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE LOCAL MUNICIPALITY.
11. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 106B.
12. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE WISCONSIN BIOLOGY TECHNICAL NOTE 1: SHORELAND HABITAT.
13. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE WISCONSIN BIOLOGY TECHNICAL NOTE 1: SHORELAND HABITAT TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.
14. 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.
15. ERODED MATERIAL THAT HAS LEFT THE CONSTRUCTION SITE SHALL BE COLLECTED AND RETURNED TO THE SITE BY THE CONTRACTOR.
16. AFTER FINAL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL FACILITIES. RESTORE AREAS DISTURBED BY THE REMOVALS.
17. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
18. 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.

GENERAL LANDSCAPE NOTES

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

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

0 10
FEET

MARK	REVISION	DATE	BY

Engineer: BCA | Checked By: BCA | Scale: 1" = 10'
Technician: MW | Date: 7-23-2020 | T-R-S: 7N-11E-16
Project No: 120.0625.30

Sheet C 200

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

EXISTING SITE PLAN

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

SNYDER & ASSOCIATES

Project No: 120.0625.30
Sheet C 200

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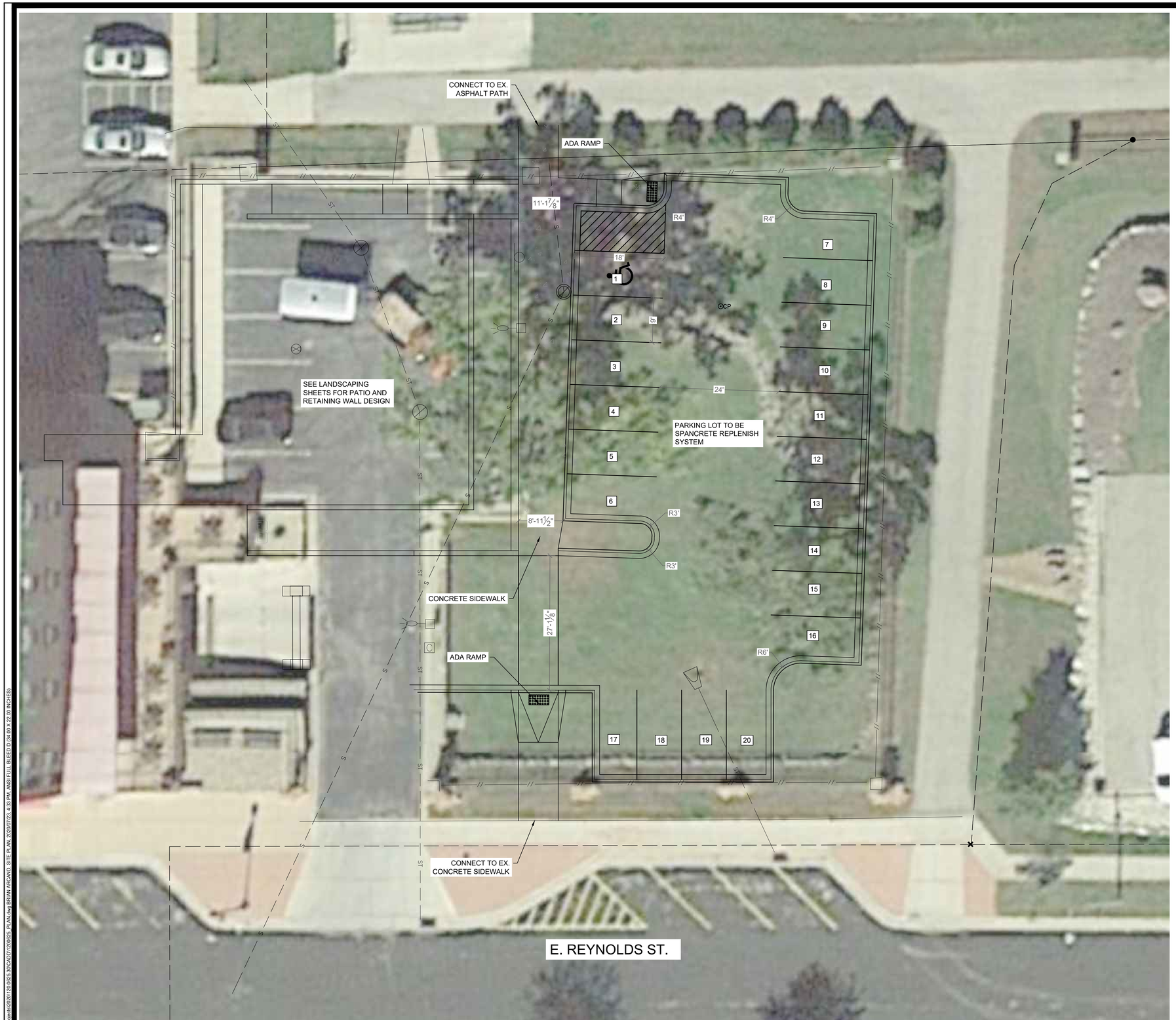
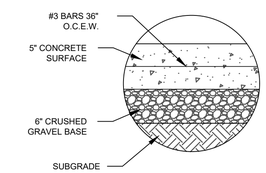
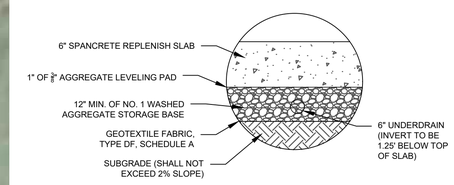




CONCRETE WALK DETAIL



SPANCRETE REPLENISH DETAIL

ZONING
PUD

PROPERTY DESCRIPTION
1855 SALOON & GRILL
47,847 SQ. FT. - 1.10 ACRES

PARCEL NUMBER
0711-161-9126-1

GENERAL USE
COMMERCIAL

BUILDING DESCRIPTION
PATIO & PARKING LOT ADDITION

PARKING STALL COUNT
20 PARKING STALLS (1 ADA)

BASE SITE CALCULATIONS
EXISTING IMPERVIOUS AREA = 35,470 SQ. FT.
(74.1% IMPERVIOUS AREA)

IMPERVIOUS AREA TO BE REMOVED = 5,330 SQ. FT.
NEW PERVIOUS PAVEMENT AREA = 6,780 SQ. FT.
NEW PERVIOUS PAVER AREA = 3,510 SQ. FT.
NEW SIDEWALK/CURB & GUTTER AREA = 2,126 SQ. FT.
NEW NET IMPERVIOUS AREA = 32,266 SQ. FT.
(67.4% IMPERVIOUS AREA)

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

0 10
FEET

MARK	REVISION	DATE	BY

Engineer: BCA | Checked By: BCA | Scale: 1" = 10'
Technician: MW | Date: 7-23-2020 | T-R-S: 7N-11E-16
Project No: 120.0625.30

Sheet C 300

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

SITE PLAN

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

SNYDER & ASSOCIATES

Project No: 120.0625.30
Sheet C 300

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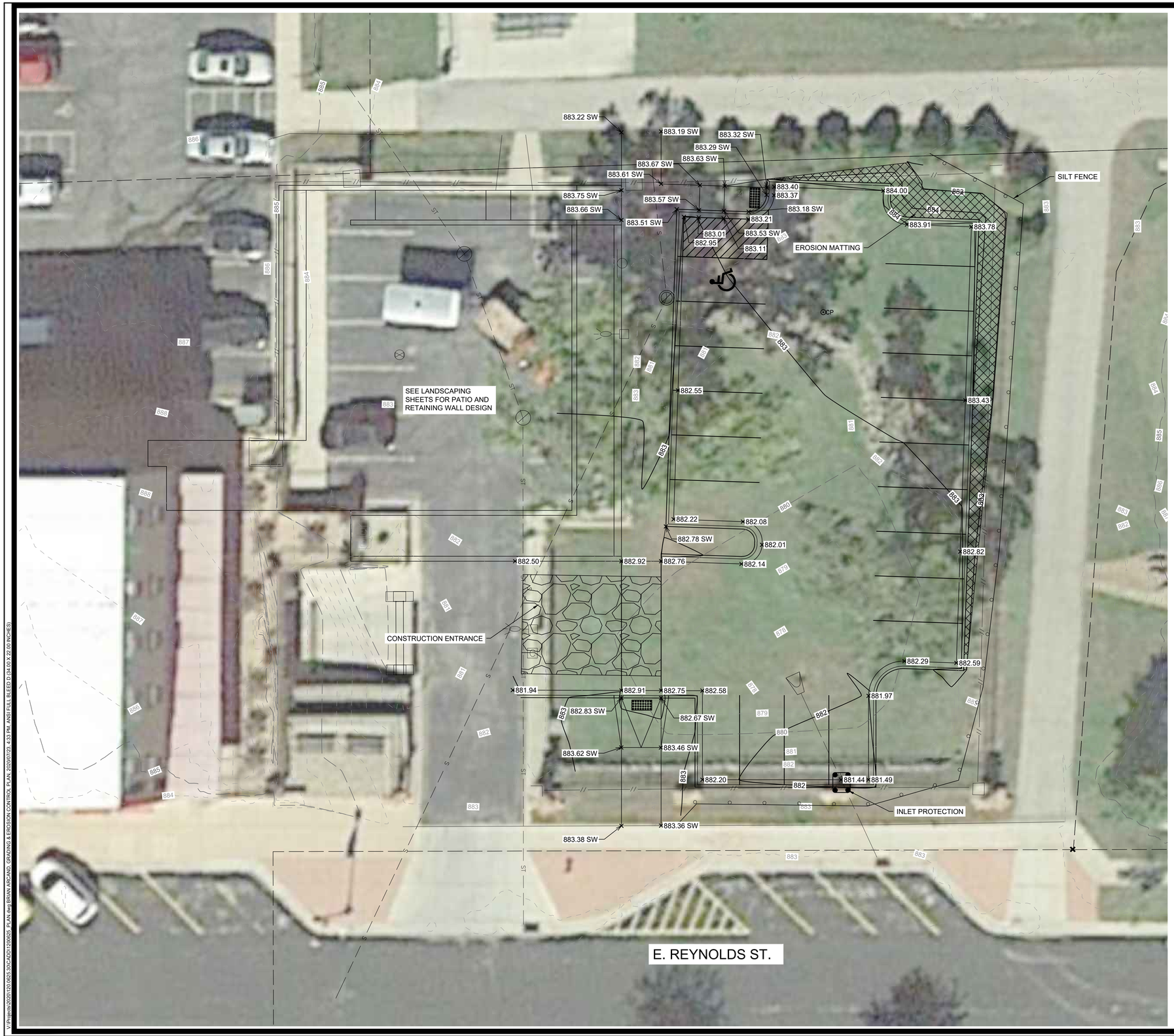

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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

0 10
FEET

MARK	REVISION	DATE	BY

Engineer: BCA | Checked By: BCA | Scale: 1" = 10'
Technician: MW | Date: 7-23-2020 | T-R-S: 7N-11E-16
Project No: 120.0625.30

Sheet C 400

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

GRADING & EROSION CONTROL PLAN

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

SNYDER & ASSOCIATES

Project No: 120.0625.30
Sheet C 400

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STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE TYPE	RIM EL	INVERTS IN	INVERTS OUT
ST 1	2'x3' INLET	882.00	N = 880.25	
ST 2	6" CLEANOUT	883.09		S = 881.88
ST 3	6" CLEANOUT	882.32	N = 881.11	E = 881.11
ST 4	6" CLEANOUT	883.67		S = 882.46
ST 5	6" CLEANOUT	881.84	W = 880.63 N = 880.63	E = 880.63
ST 6	6" CLEANOUT	883.84		S = 882.63
ST 7	6" CLEANOUT	882.38	N = 881.17	SW = 881.17
ST 8	6" CLEANOUT	881.74	W = 880.53 NE = 880.53	S = 880.53
ST 9	6" CLEANOUT	887.80		E = 885.80
ST 10	6" CLEANOUT	887.80	W = 885.80	N = 885.80
ST 11	6" CLEANOUT	887.49	S = 885.49	N = 885.49
ST 12	6" CLEANOUT	887.21	S = 885.21	E = 885.21
ST 13	6" CLEANOUT	884.58		E = 882.58
ST 14	6" CLEANOUT	887.23		W = 885.33
ST 15	6" CLEANOUT	884.88	N = 882.88	W = 882.88
ST 16	6" CLEANOUT	885.44		S = 883.44

STORM PIPE TABLE

PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
STP 1	N12 HDPE	6	ST 2	ST 3	103	881.88	881.11	0.75%
STP 2	N12 HDPE	6	ST 3	ST 5	20	881.11	880.63	2.44%
STP 3	N12 HDPE	6	ST 4	ST 5	109	882.46	880.63	1.68%
STP 4	N12 HDPE	6	ST 5	ST 8	6	880.63	880.53	1.59%
STP 5	N12 HDPE	6	ST 6	ST 7	84	882.63	881.17	1.74%
STP 6	N12 HDPE	6	ST 7	ST 8	24	881.17	880.53	2.72%
STP 7	N12 HDPE	6	ST 8	ST 1	10	880.53	880.25	2.95%
STP 8	N12 HDPE	6	ST 9	ST 10	22	885.80	885.80	0.00%
STP 9	N12 HDPE	6	ST 10	ST 11	24	885.80	885.49	1.28%
STP 10	N12 HDPE	6	ST 11	ST 12	16	885.49	885.21	1.79%
STP 11	N12 HDPE	6	ST 12		34	885.21	884.70	1.49%
STP 12	N12 HDPE	6	ST 13		28	882.58	879.20	11.90%
STP 15	N12 HDPE	6	ST 14		20	885.33	884.70	3.09%
STP13	N12 HDPE	6	ST 15		16	882.88	879.20	23.22%
STP14	N12 HDPE	6	ST 16	ST 15	56	883.44	882.88	0.99%

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TOLL FREE

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FEET

MARK	REVISION	DATE	BY

Engineer: BCA
Checked By: BCA
Scale: 1" = 10'
Technician: MW
Date: 7-23-2020
T-R-S: 7N-11E-16
Project No: 120.0625.30

Sheet C 401

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

UTILITY PLAN

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

SNYDER & ASSOCIATES

Project No: 120.0625.30

Sheet C 401

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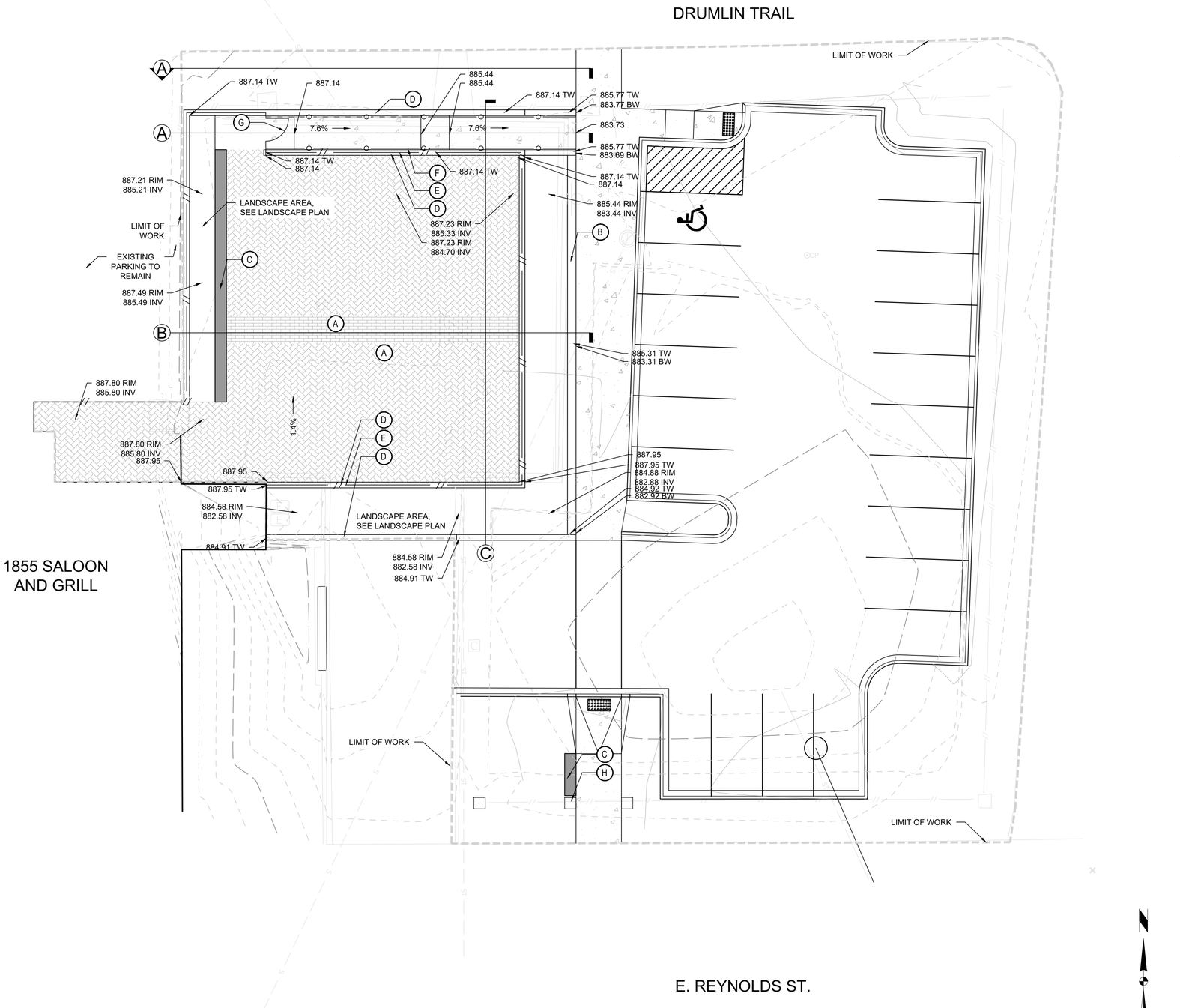

HARDSCAPE PLAN

HARDSCAPE LEGEND

- STANDARD GRAY CONCRETE
- POROUS PAVER, REFER TO PLAN FOR PATTERN AND HARDSCAPE CONSTRUCTION NOTES FOR TYPE
- SEATWALL, REFER TO HARDSCAPE CONSTRUCTION NOTES FOR TYPE
- STONE BENCH, REFER TO HARDSCAPE CONSTRUCTION NOTES FOR TYPE
- RETAINING WALL, REFER TO HARDSCAPE CONSTRUCTION NOTES FOR TYPE
- FENCE, REFER TO HARDSCAPE CONSTRUCTION NOTES FOR TYPE
- HANDRAIL, REFER TO HARDSCAPE CONSTRUCTION NOTES FOR TYPE
- GATE, REFER TO HARDSCAPE CONSTRUCTION NOTES FOR TYPE
- MASONRY COLUMN, REFER TO HARDSCAPE CONSTRUCTION NOTES FOR TYPE
- LIMIT OF WORK

HARDSCAPE CONSTRUCTION NOTES

A. PAVERS, TYPE TBD
B. SEATWALL, TYPE TBD
C. STONE BENCH, TYPE TBD
D. RETAINING WALL, TYPE TBD
E. FENCE, TYPE TBD
F. HANDRAIL, TYPE TBD
G. GATE, TYPE TBD
H. MASONRY COLUMN, TYPE TBD

MARK	REVISION	DATE	BY

Engineer: BCA | Checked By: BCA | Scale: 1" = 10'
Technician: MW | Date: 7-23-2020 | T-R-S: 7N-11E-16
Project No: 120.0625.30

Sheet L 100

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

HARDSCAPE PLAN

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

SNYDER & ASSOCIATES

Project No: 120.0625.30
Sheet L 100

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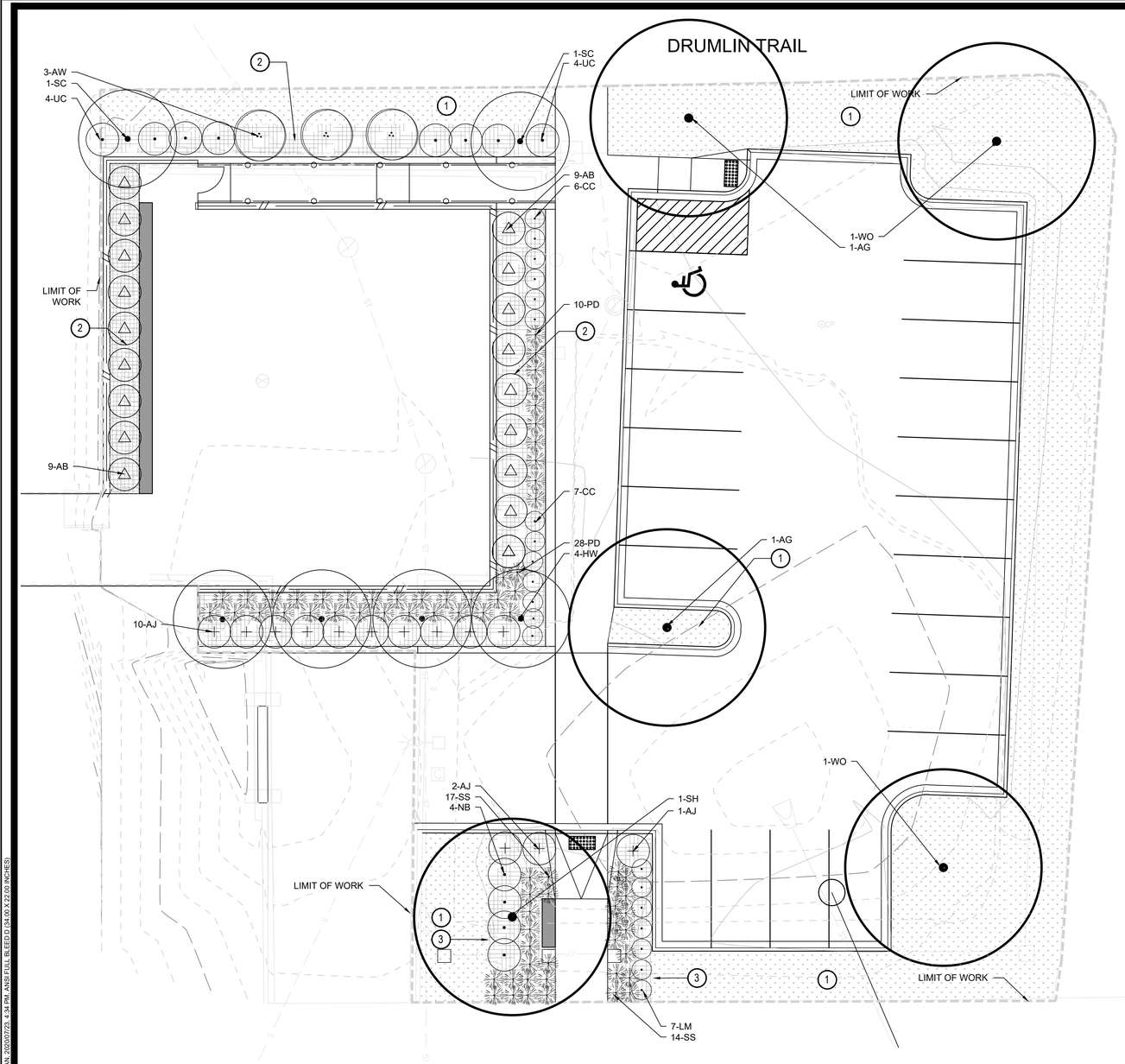

LANDSCAPE PLAN

PLANT SCHEDULE					
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
CANOPY TREES					
	AG	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2-1/2" Cal.	B&B
	KC	Gymnocladus dioica 'Espresso'	ESPRESSO KENTUCKY COFFEE TREE	2-1/2" Cal.	B&B
	SH	Gleditsia tricanthos var. inermis 'Skycole'	SKYLINE HONEYLOCUST	2-1/2" Cal.	B&B
	WO	Quercus alba	WHITE OAK	2-1/2" Cal.	B&B
ORNAMENTAL TREES					
	HW	Acer tataricum 'Garann'	HOT WINGS MAPLE	2"	B&B Mulitstem
	SC	Malus 'Spring Snow'	SPRING SNOW CRABAPPLE	2"	B&B
EVERGREEN TREES					
	AB	Thuja occidentalis 'Smaragd'	AMERICAN ARBORVITAE	4'	B&B
DECIDUOUS SHRUBS					
2'-4' SPREAD					
	CC	Cotoneaster adpressus "Little Gem"	CREEPING COTONEASTER	#5 CONT.	
	LM	Spiraea x bumalda 'Monhub'	LIMEMOUND SPIREA	#5 CONT.	
5'-7' SPREAD					
	NB	Physocarpus opulifolius 'Seward'	SUMMER WINE NINEBARK	# 5 CONT.	
	UC	Aronia 'Erecta'	UPRIGHT RED CHOKEBERRY	#5 CONT.	
7'+ SPREAD					
	AW	Viburnum dentatum 'Ralph Senior'	AUTUMN JAZZ VIBURNUM	#5 CONT.	
EVERGREEN SHRUBS					
5'-7' SPREAD					
	AJ	Juniperus horizontalis 'Plumosa'	ANDORA JUNIPER	#5 CONT.	
ORNAMENTAL GRASSES					
	PD	Sporobolus heterolepis	PRAIRIE DROPSEED	#1 CONT.	
	SS	Panicum virgatum 'Shenandoah'	SWITCHGRASS	#1 CONT.	

LANDSCAPE LEGEND

- (1) SOD, REFER TO CONSTRUCTION NOTES FOR TYPE
- (2) SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONG TREES OUTSIDE SHRUB BED AREAS), REFER TO CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH
- LIMIT OF WORK
- DECIDUOUS CANOPY TREE
- ORNAMENTAL TREE
- 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 GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
3. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED 4" VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.

0 10
FEET

MARK	REVISION	DATE	BY

Engineer: BCA | Checked By: BCA | Scale: 1" = 10'
Technician: MW | Date: 7-23-2020 | T-R-S: 7N-11E-16
Project No: 120.0625.30

Sheet L 200

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

LANDSCAPE PLAN

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

SNYDER & ASSOCIATES

Project No: 120.0625.30
Sheet L 200

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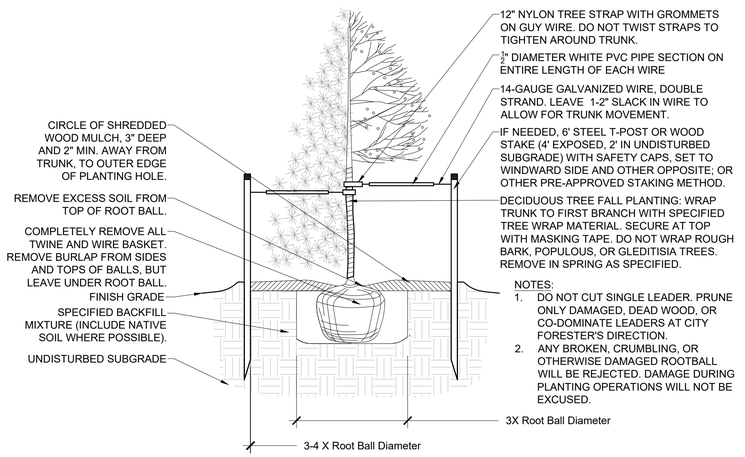
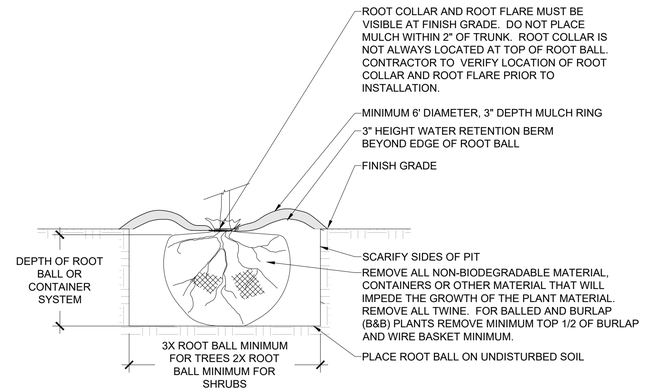


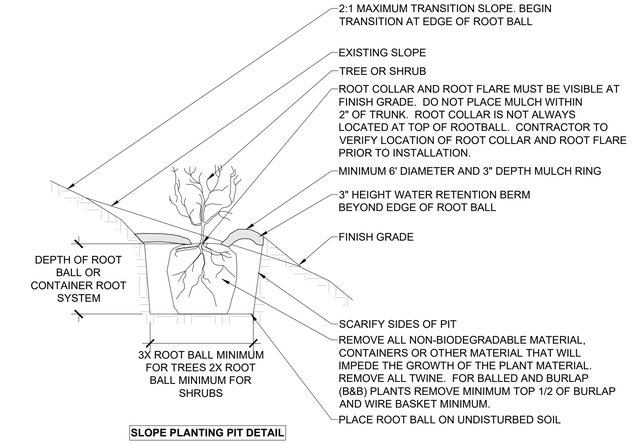
NOTES:
1. DO NOT CUT SINGLE LEADER. PRUNE ONLY DAMAGED, DEAD WOOD, OR CO-DOMINATE LEADERS AT CITY FORESTER'S DIRECTION.
2. ANY BROKEN, CRUMBLING, OR OTHERWISE DAMAGED ROOTBALL WILL BE REJECTED. DAMAGE DURING PLANTING OPERATIONS WILL NOT BE EXCUSED.

1 TREE PLANTING

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



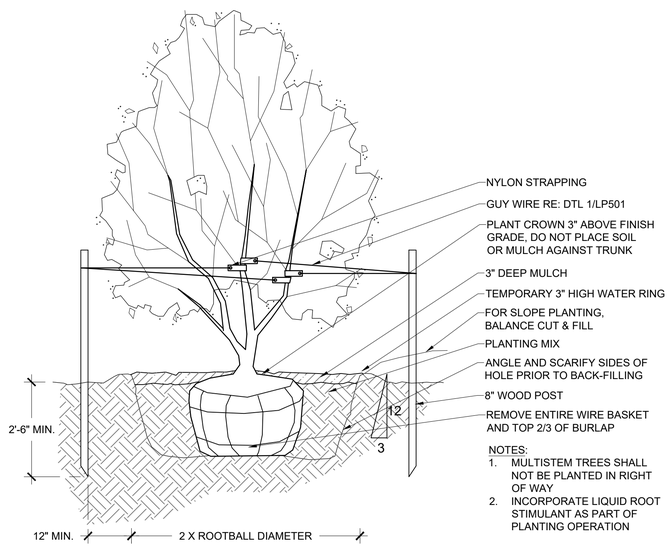
TYPICAL PLANTING PIT DETAIL



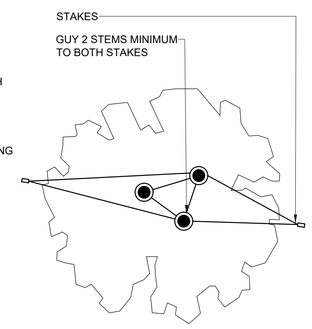
SLOPE PLANTING PIT DETAIL

2 PLANTING PIT

NO SCALE

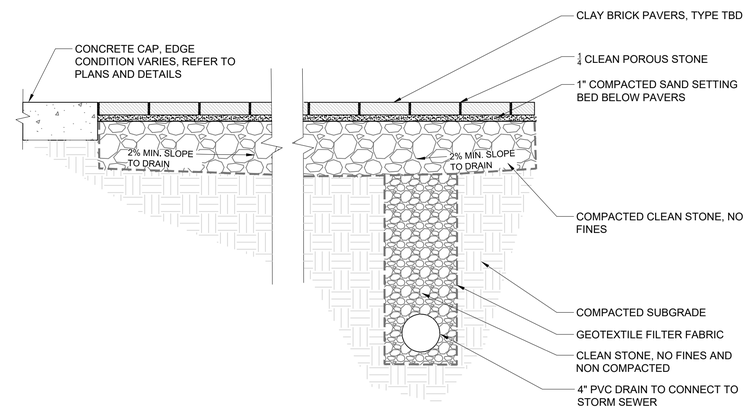


NOTES:
1. MULTISTEM TREES SHALL NOT BE PLANTED IN RIGHT OF WAY
2. INCORPORATE LIQUID ROOT STIMULANT AS PART OF PLANTING OPERATION



3 MULTISTEM TREE PLANTING

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



4 POROUS PAVERS AT PATIO

SCALE: 1" = 1'-0"

5 FENCE

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

MARK	REVISION	DATE	BY

Engineer: BCA | Checked By: BCA | Scale: 1" = NTS
Technician: MW | Date: 7-23-2020 | T-R-S: 7N-11E-16

Project No: 120.0625.30

Sheet L 300

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

SITE DETAILS

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

SNYDER & ASSOCIATES

Project No: 120.0625.30

Sheet L 300

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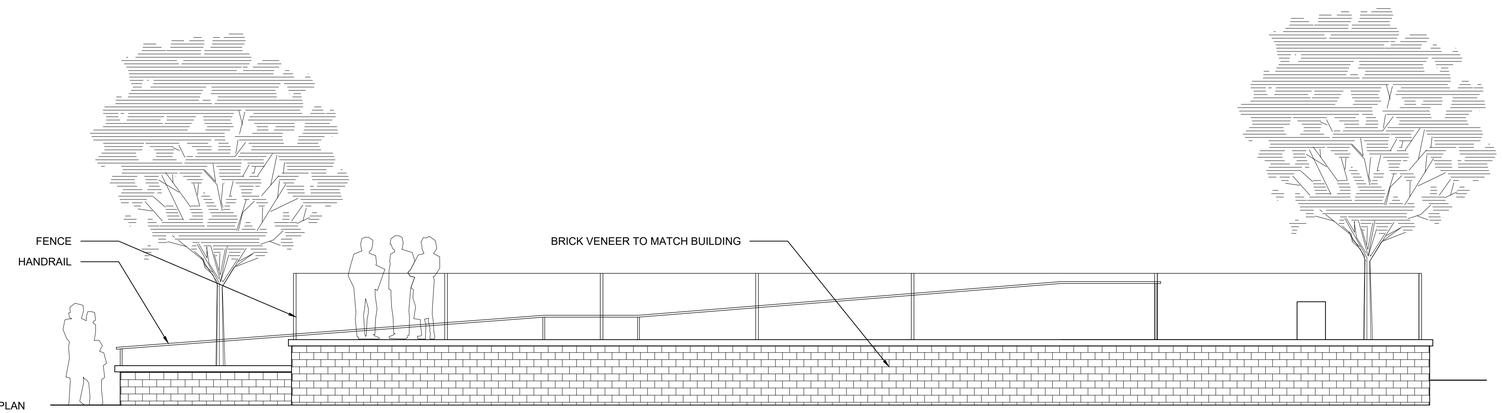
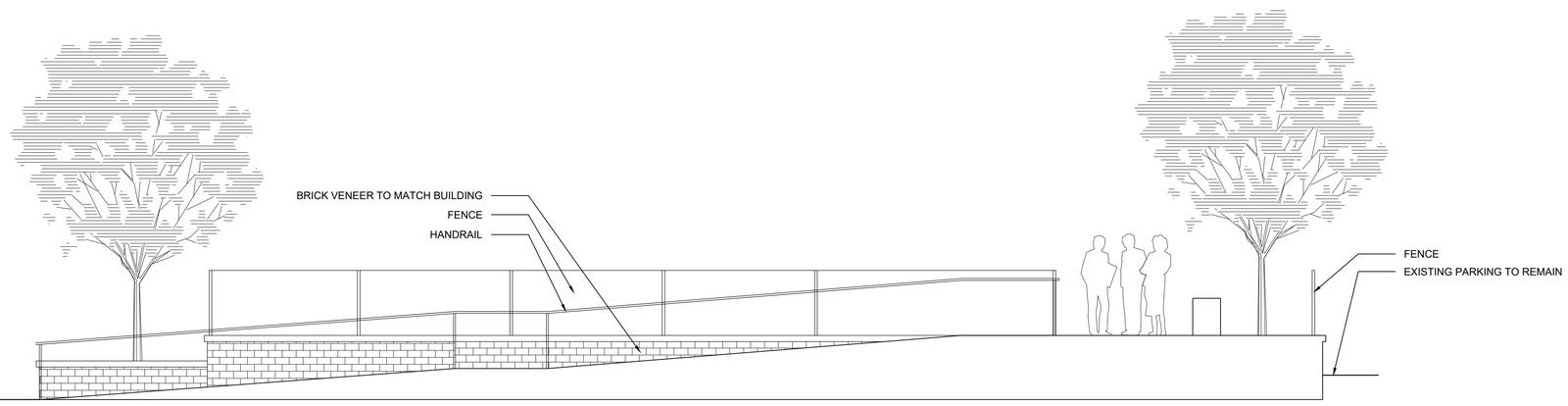


NOTES:
1. REFER TO HARDSCAPE PLAN FOR LOCATION

1 ELEVATION A

SCALE: 3" = 1'-0"



NOTES:
1. REFER TO HARDSCAPE PLAN FOR LOCATION

2 SECTION A

SCALE: 3" = 1'-0"

MARK	REVISION	DATE	BY

Engineer: BCA
Checked By: BCA
Scale: 1" =
Technician: MW
Date: 7-23-2020
T-R-S: 7N-11E-16
Project No: 120.0625.30
Sheet L 301

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

SITE SECTIONS & DETAILS

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

SNYDER & ASSOCIATES

Project No: 120.0625.30
Sheet L 301

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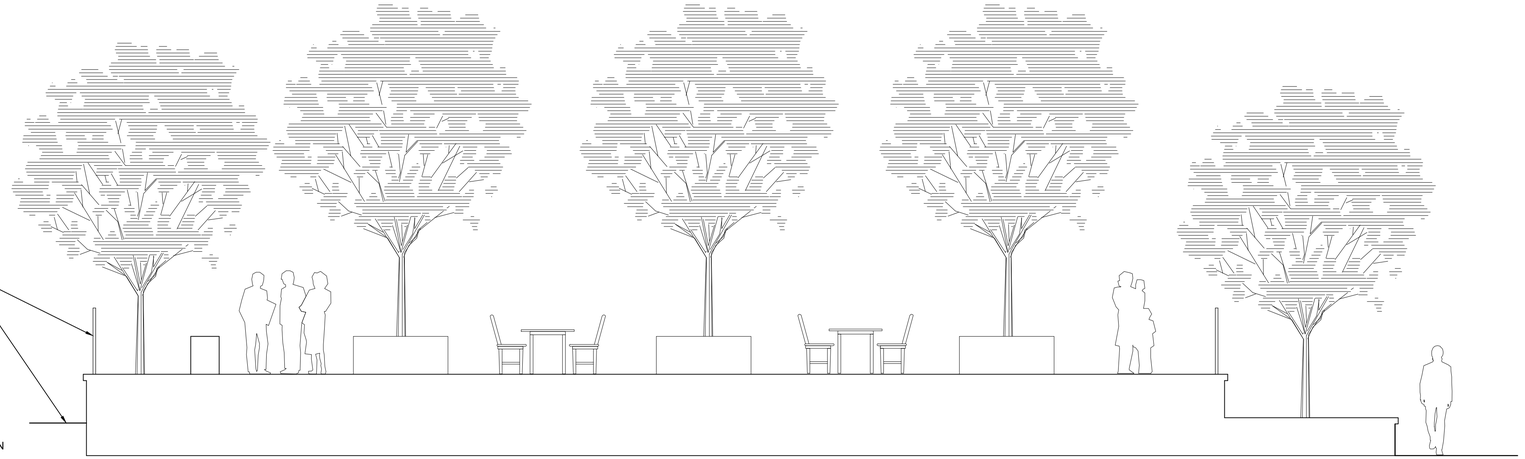
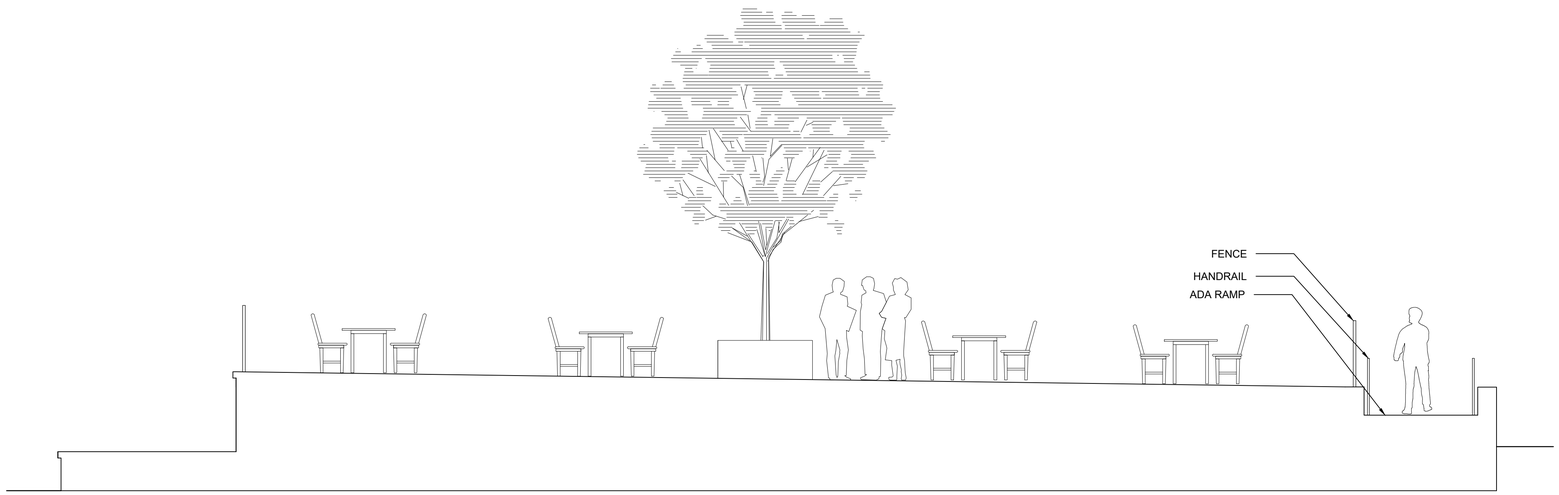


NOTES:
1. REFER TO HARDSCAPE PLAN FOR LOCATION

1 SECTION B

SCALE: 3" = 1'-0"



NOTES:
1. REFER TO HARDSCAPE PLAN FOR LOCATION

2 SECTION C

SCALE: 3" = 1'-0"

MARK	REVISION	DATE	BY

Engineer: BCA | Checked By: BCA | Scale: 1" = NTS
Technician: MW | Date: 7-23-2020 | T-R-S: 7N-11E-16
Project No: 120.0625.30

Sheet L 302

VILLAGE OF COTTAGE GROVE, WI

1855 PATIO EXPANSION

SITE SECTIONS & DETAILS

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
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SNYDER & ASSOCIATES

Project No: 120.0625.30

Sheet L 302

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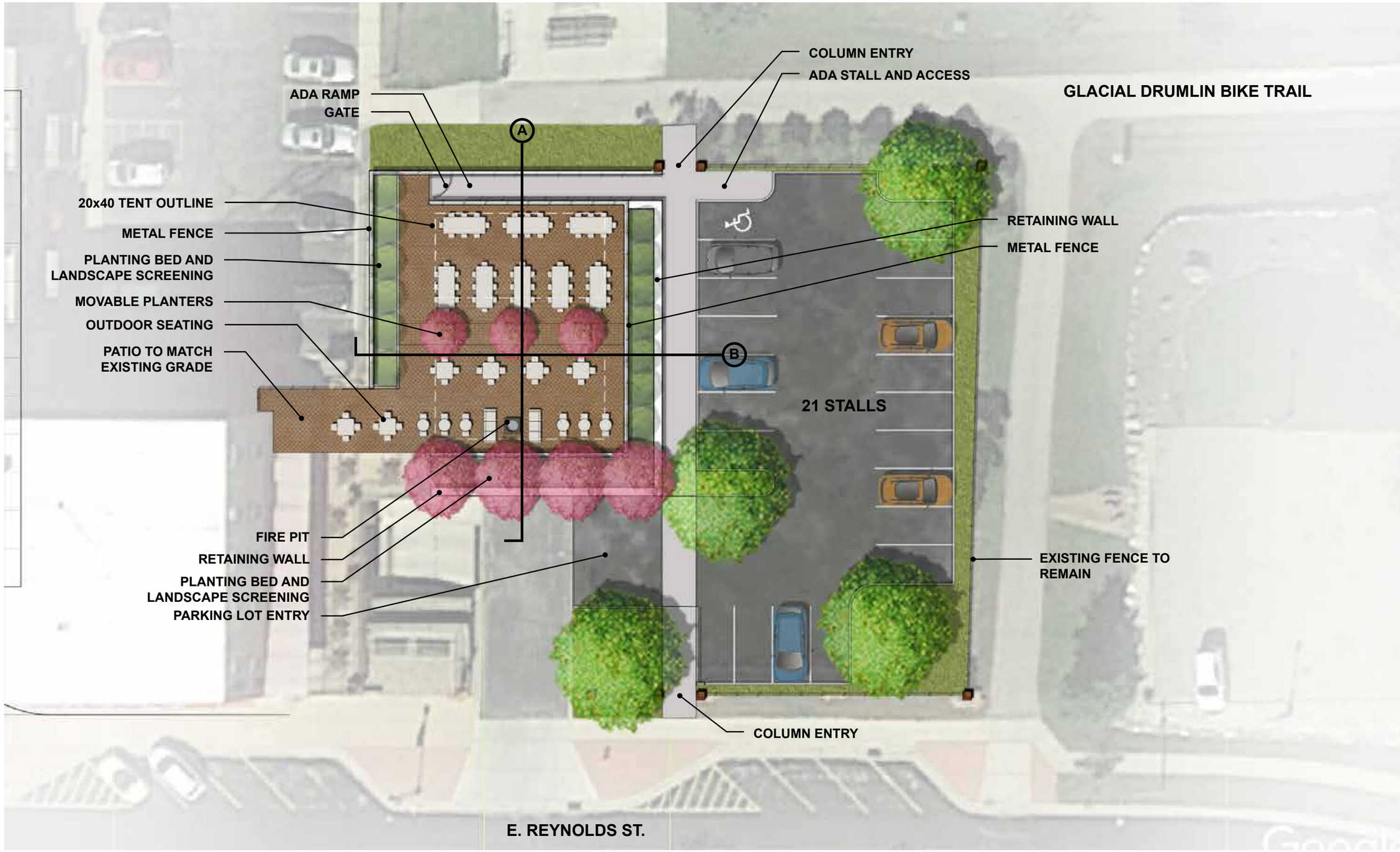
Exhibit ‘B’

Site Plan Renderings



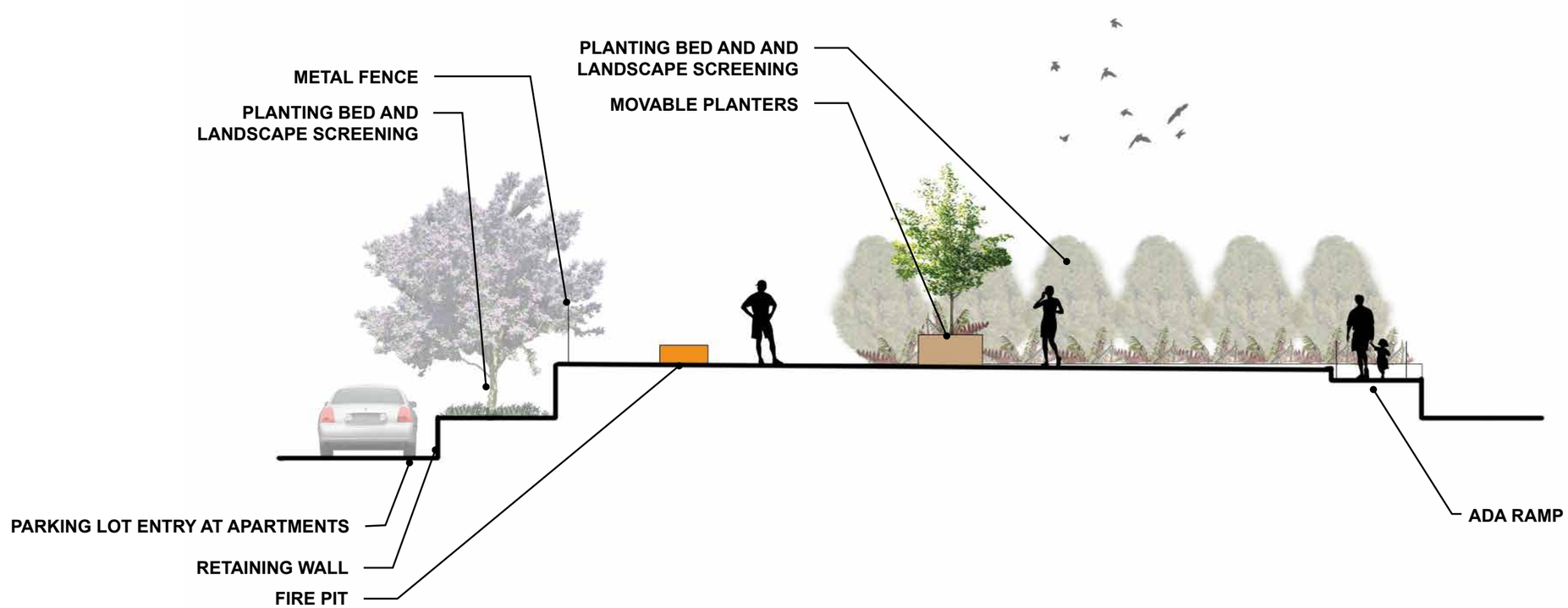
SNYDER
& ASSOCIATES

1855 Patio Expansion Concept Plan

1" = 20'
SCALE

N

July 13, 2020



SECTION 'A'

SECTION 'B'

SNYDER & ASSOCIATES

1855 Patio Expansion Concept Plan - Sections

1" = 10'
SCALE

July 13, 2020

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1855 Patio Expansion Concept Plan - Outdoor Dining Experience

July 13, 2020

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1855 Patio Expansion Concept Plan - Amenities

July 13, 2020

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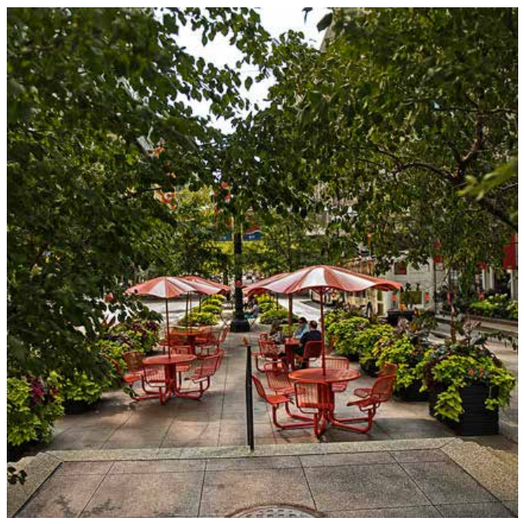
1855 Patio Expansion Concept Plan - Shade Structures

July 13, 2020



SNYDER & ASSOCIATES

1855 Patio Expansion Concept Plan - Seating

July 13, 2020

SNYDER & ASSOCIATES

1855 Patio Expansion Concept Plan - Planters

July 13, 2020

Dear Village Committee and Commission Members:

Thank you for your service and commitment to our community. The Village Board works through an annual prioritization process to identify the areas of focus for our community. The prioritization list serves as a tool when developing budgets, allocating staff time, and guiding decisions for the community. We are looking to our committees to partner with the Board on advancing these priorities. As such, it is important for the committees to understand the priorities and planned work ahead. This year, a number of new initiatives have made the top of the prioritization list in addition to priorities that have been on the list for many years. Please see the attached documents detailing the prioritization process, trustee comments, and vote distribution for further context.

The top 6 priorities for the current Board are as follows:

1. Village Economy/Economic Development
2. Diversity, Equity, and Inclusion (DEI)
3. Sustainability and Climate Change
4. Village Library Consideration
5. Fiscal Responsibility
6. Housing

<u>Economic Development:</u>
Economic development within the village is first on the priority list and has been on the priority list for many years. Inherently, the priorities that follow are critical domains needed to support a vibrant local economy. We want to bring businesses to the community. In order to attract businesses, the community needs to be a desirable place to live, work, and play.

<u>Diversity, Equity, and Inclusion:</u>
The Village Board has taken a number of actions in the last few months in regards to this new priority. One of the immediate actions of the Board was to pass Resolution 2020-07. This is a joint resolution of Cottage Grove Village Board and Cottage Grove Police Department to condemn and confront racism. This resolution includes a commitment to "opening a dialogue that acknowledges, confronts, and addresses intentional racism, systemic racism, racial biases and implicit biases within our community." A copy of this Resolution is attached.

Additionally, the Board will be forming an Ad Hoc Committee on Diversity, Equity, and Inclusion. This committee will assist the Board in reviewing Village practices, policies, procedures, objectives and goals as related to diversity, equity, and inclusion.

Another component of this initiative is to encourage all elected officials, citizen appointees, staff, and community members to learn about diversity, equity and inclusion and how we can work towards demonstrating and reflecting these values within our community.

<u>Sustainability and Climate Change</u>
The Village Board has also taken immediate action on this new priority. The Board has formed an Ad Hoc Sustainability Committee to review the village's practices and procedures and see if

there are ways the village could improve on our environmental footprint. This committee will also work with the Board to encourage and educate our community around sustainable practices.

Village Library:
The Library Planning Committee was formed in November, 2019, to determine if there is support in our community to build a library. The Committee has learned that while a library may not be the top reason to move to a community, it is clearly noted as missing. For many, a library is an important part of a community. Libraries provide a public space that provides a resource for a community and citizens. The committee will bring forward a recommendation for next steps regarding the potential of a community library to the Village Board in the coming months.

Fiscal responsibility:
The Village Board has a 5-year fiscal plan, which we follow and monitor closely. Economic development helps to maintain or lower taxes for citizens. Slow growth in a community, both in business and residential development, coupled with the cost of living increases that occur every year will cause taxes to increase. Without development, the Village will either have to cut services or raise taxes to continue to provide the same level of service residents have come to expect.

Housing:
Over the past two years, multiple experts have presented to the Board, Plan Commission and CDA (Community Development Authority) regarding the importance of having housing that is affordable – meaning 1/3 of a family's income goes toward rent or mortgage.

Housing availability and affordability is an issue for both renters and homeowners in Dane County. The Dane County Housing Needs Assessment for 2019 highlighted the combination of a county-wide shortage of new housing, increased constructions costs, and strong demand which has only worsened housing affordability in our area. Cottage Grove does not currently have housing to support families with work in a variety of occupations with respectable earnings. This shortage of affordable housing (aka workforce housing) impacts our ability to support current businesses and be competitive for potential commercial growth because we can't provide a local labor pool.

The village is forming a Housing Task Force to work with experts to analyze our current housing stock and determine what types of housing our community is lacking. The Task Force will produce recommendations specific to Cottage Grove's housing needs while considering a wide range of populations including young people starting their careers, people at different income levels, empty nesters and those on a fixed income. The task force will also ensure that the Village is adhering to Wisconsin State Statutes related to housing and local government.

The work of the committee you serve on is vital to the success of these priorities. We look forward to working with you to continue to make our Village a safe, friendly and attractive community for businesses, neighbors, and families to live, learn, work, play and enjoy the richness and opportunities of a growing Village.

Dated this 3rd day of August 2020.

Signed by the Village Board

Staff Memo

MEMO DATE:	**June 18, 2020**
TO:	Village Board
FROM:	Matt Giese – Village Administrator
RE:	**Village Board Prioritization Process**

BACKGROUND

The following is the overall list of priorities that each Board came up with. Following each item I included the initials of the Board member so you can see who submitted what.

Overall List (in no particular order; each item is entered as submitted) (/ / / = similar priority or category submitted)

A---Village's Economy/Economic Development: Encourage more business/retail growth, both existing and new (TA) / / / Support local businesses in recovering from COVID-19 pandemic (SV) / / / Encourage Business and Retail Growth: Pursue opportunities for economic growth that will build upon our desire to meet the needs of current and potential residents, enhancing the character of our community, provide quality local jobs within Cottage Grove and build our tax base. Pursue streetscape improvements with a beautification budget that will promote residents and visitors to spend more time on our main streets. (HM) / / / Residential growth - as it coincides with commercial and economic growth. We need workers of all incomes. Workers of all incomes in our community will entice different types of businesses to come to our community as we will have a base of workers available to them and they don't have to try to get workers to come to our community from other communities. We need workers of all ages, races, genders. (MR) / / / Support existing businesses and accelerate commercial / retail development to provide citizens with more local options as well as improve our tax base ratio. Support residential development with more diverse options and increase our pace of development. Engage Chamber of Commerce and other key Stakeholders (e.g. Town of Cottage Grove) to market / promote existing businesses. Opportunities to activate TIDs 8, 9, and 10. (JW) / / / Growth and development: hire professional marketing firm and implement an aggressive marketing campaign with goal of seeing Cottage Grove chosen over other surrounding communities. (JL) / / / Business Growth - To provide more amenities that would attract people to Cottage Grove; To help support lowering taxes. (PV)

B---Fiscal responsibility, stabilize and lower Village taxes (TA) / / / Remain Fiscally Responsible - strive for minimal tax increase for the Village portion of the taxes. (JW) / / / Sustainable Finances: Short term - Every calendar year maintains a balanced budget. Long term - It is important to me that the existing board is financial stewards for the future generations of village residents. We need to remain fiscally healthy so there is no burden on the future of our community residents. We are mindful of large expense projects with a high level of certainty of the revenue that it will generate to offset those costs. (PV)

C---Invest in our future with increased street maintenance (TA)

D---Engagement and Communication: Continue to improve engagement with Village residents and stakeholders. Encourage involvement and communication (TA) / / / Improve engagement with Village Residents and those outside the Village. Take more opportunities to connect with Village Residents (i.e. local events; promoting our website, facebook, other social media, etc.). (JW)

E---Village Library: Library Committee - hear result of research and recommendation from committee; make decision (SV) / / / Community space planning for the future: Prepare financial plans and proposals so our community can consider building a library and community space. A library is a unique and valuable space in a community that brings together people of all ages to access a variety of resources and information. Libraries serve many purposes providing space for the community to gather, support education and arts, provide business resources, and serve a diverse population of any age or background. (HM) / / / Library into the Financial Management Plan. A library is so much more than books and is a resource our community is missing. It can be a space for education, resources, meeting space for work, study and friends, and an inclusive space for all. (MR) / / / Construction of a library. (JL)

F---Housing: Housing Task Force - get Task Force created with clear deliverables (SV) / / / Housing, Land Use and Planning: Promote land use policies that will advance goals for a healthy community, create positive economic outcomes and provide environmental benefits. Continue to develop the Housing Task Force to study the detailed inventory of current housing options and create a vision for increasing options in the future including a greater variety of home values, unit sizes, lot sizes, apartments, town homes, duplexes, and condos and increase transportation options to promote connectivity between neighborhoods and businesses. Pursue positive relationships with neighboring communities to increase current and future transportation connectivity.(HM) / / / Affordable housing – the housing task force will help determine our community's understanding and need for housing options, including housing that is affordable to many different levels of income and regardless of disability, race, gender, or sexuality. (MR) / / / Focus on affordable/workforce housing options. I want to see all people have the chance to call Cottage Grove their home. We need the housing that covers all socio-economic ranges so all workforce can find a home here; therefore, more housing and neighborhoods. (JL) / / / Residential growth and development within housing: To help support diversifying our community; To help support lowering taxes. (PV)

G---Parks and Recreation/Amenities: Bike Path - complete bike path that continues glacial drumlin trail to Vilas Rd. (SV) / / / Parks and Recreation: Continue to promote an active community where bicycling, walking, and recreation are a safe, healthy, and accessible part of our daily activities. Expand recreational and park opportunities and facilities to meet the needs of our community's senior, youth, and adult populations. Continue the park and playground updates, continue the master planning process for the future 6th Addition to Westlawn park, and plan for installation of phase one of Westlawn park on Red Hawk Trail. (HM)

H---Get ordinances updated to be accurate and current (SV)

I---Equity, Inclusivity and Race: Establish an Ad Hoc Committee that works to organize community conversations, perhaps some are facilitated by professionals, on racial biases that exist within the community, and how we can address them. Invite other community stakeholders and organizations to participate/collaborate/partner.(HM) / / / Engagement and communication - Diversity and inclusion education for our community and facilitate a forum, training for board, staff, police and community. (MR) / / / Look for opportunities to promote and increase our community's diversity and inclusion. (JW) / / / Diversity and inclusion -To develop a long term plan that would promote diversity and inclusion within our community. (PV)

J---Facilities Planning: Conduct a long range facilities study or space needs analysis that includes future staffing and space needs for all municipal departments, future expansion options, estimates for capital and facility operations costs associated with the future staffing and space needs with an emphasis on sustainable design including alternative energy options. (HM) / / / Long range village facility and land use planning because as we continue to grow, we need to have a plan going forward for expansion when we need more village staff so we can continue to provide our residents with the level of service they have come to expect. (MR)

K---Sustainability and Climate Change: Protect natural resources by working to improve air and water quality. Implement a plan to transition Village vehicles, equipment and buildings to use more sustainable/efficient energy, protect waterways by investing in a leaf truck to help with watershed phosphorus levels, increase the tree canopy with diverse tree species, work with neighboring communities to designate valuable natural spaces for preservation and create a water management plan with a more regional focus to improve water quality, continue to provide resources to residents for ways that they become more sustainable (Focus on Energy, water softener information, de-icing/salt practices, etc). (HM) / / / Implement vision / plan to ensure the benefits we have now as Village citizens are there tomorrow and beyond (i.e. clean air / water; similar resources; etc.) and we reduce its environmental impact now and in the coming years. Reduce our greenhouse gas emissions 50% by 2030. Install solar panels on municipal buildings where practical (e.g. municipal services building with large roof). Options for wind power and other green initiatives. Increase non-gas options for transportations (i.e. multi-use paths throughout the village and connections beyond; Village replacement of gas to electric vehicles and equipment). Increase tree planting efforts through doubling of tree budget. Continue to partner with community organizations and support their environmental efforts (i.e. Boy Scouts bee hives; Lions annual tree planting; etc.). Reduce the

salt usage on winter streets leveraging best practices from other communities; action on Public Works committee already (JW) / / / Focus on energy - Continued long term planning on conservation of energy. (PV)

L---Addressing Food Insecurities - Not sure this needs to be a priority or even a need in CG but would want to better understand our community dynamics in relation to potential food insecurities. If this was an issue I would want to see it as a priority of the village on how we would address it. (PV)

SUGGESTED NEXT STEPS

-Review the comprehensive list of priorities that were submitted. Please let me know if I incorrectly lumped one of your individual priorities in a category that you do not feel fits.

-At the Board meeting: 1) you may ask each other questions about what they have submitted; 2) you could lobby for your individual submitted items.

Prioritization: each Board member has 20 "points" to allocate to the comprehensive list of projects however he/she would like. For example, one point on 20 projects, two points on 10 projects, or even all 20 points on one project. Please submit your individual prioritized list to me by **July 2nd**. I will compile everyone's points and submit the results in the July 6th meeting packet.

The final list does not bind the Board to approve or move forward with any specific projects. The main purpose of this process is for the Board, staff and public to see what is and isn't a priority for the current Board. At subsequent meetings the Board could work further to build consensus work plans for the top few priorities.

Staff will take general direction from the final list as a means of making budget proposals in the draft 2021 budget as well as establishing staff performance goals.

Please reach out if you have any questions.

2020 Village Board List of Priorities

Rank	Item	Description	John Williams	Troy Allen	Jeff Lennberg	Heidi Murphy	Melissa Ratcliff	Sarah Valencia	Paul Vandervelde	Total	2019 Rank
1	A	Village Economy/Economic Development	6	8	7	1	1	0	3	**26**	1
2	I	Equity, Inclusivity and Race	3	0	3	5	3	3	3	**20**	NR
3	K	Sustainability and Climate Change	6	0	0	5	3	3	2	**19**	7
4	E	Village Library	0	0	4	2	8	3	1	**18**	NR
5	B	Fiscal Responsibility	3	8	0	0	0	1	4	**16**	5
6	F	Housing	0	0	6	2	1	3	2	**14**	2
7	G	Parks and Recreation, Additional Amenities	0	0	0	2	2	3	2	**9**	3
8	J	Facilities Planning	0	0	0	1	1	1	2	**5**	4
9	D	Engagement and Communication	2	2	0	0	0	0	0	**4**	9
10	H	Update Ordinances	0	0	0	1	0	3	0	**4**	NR
11	C	Street Maintenance	0	2	0	1	0	0	0	**3**	12
12	L	Food Insecurities	0	0	0	0	1	0	1	**2**	NR
			20	20	20	20	20	20	20	140	

note: please see corresponding document for further descriptions of items listed

NR = Not Ranked (in previous year's list)