



Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715
(P) 608.251.4843

October 21, 2021

Mr. Erin Ruth
Village of Cottage Grove
221 East Cottage Grove Road
Cottage Grove, WI 53527

Re: Jump Around Gymnastics
Village of Cottage Grove, Wisconsin (Village)

Dear Erin,

Strand Associates, Inc.® (Strand) received a site development review package from Jump Around Gymnastics on September 29, 2021. Strand received the following documents for review:

1. Site Plan Preliminary Drawings
2. Request for Site Plan Approval, dated September 29, 2021
3. Site Plan Review Summary, dated September 29, 2021

Strand has the following comments on the referenced documents.

General Site Plan Drawing Comments

1. Provide a proposed grading plan that includes existing and proposed contours, spot grade elevations confirming all sidewalk will be constructed to meet Americans with Disabilities Act (ADA) requirements and a grading plan to meet positive drainage.
2. Provide a utility plan which includes water and sanitary services to the building as well as any roof storm drainage patterns on the site.
3. Provide a site erosion control plan which includes at a minimum, a tracking pad at entrances, inlet protection, silt fence, and ditch checks at the existing swale.
4. Provide detail sheets which include erosion control details, driveway section typical detail, and a sidewalk typical section detail.
5. Install a 5-foot-wide public sidewalk along the Limestone Pass right-of-way.

Electrical Site Plan Comments

1. Provide photometric points at the property line for the approximate footcandles (fc). No point at the property line should exceed 0.5 fc.
2. The average light level provided in the photometrics summary box for the parking seems high compared to most of the points within the parking lot. Confirm the average and maximum calculations for the parking lot are correct.
3. Strand recommends providing the next lower lumen output fixture (DSX1-LED-P3) over the DSX1-LED-P4 to provide a lower wattage. If the layout was replaced with a lower lumen output fixture, the overall light level in the parking lot should decrease and be closer to the 0.9-fc average.

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4. Strand recommends considering a 3000 Kelvin LED lighting which is recommended by the Dark Sky Association as it is a warmer light with less glare.

Stormwater Management

1. As with other lots within the Interstate Commerce Park, peak discharge rate control and water quality treatment are provided within downstream receiving regional stormwater management facilities. It is Strand's understanding that design of the regional stormwater facilities are based on an assumption of 85 percent impervious coverage for the commercial lots. Upon submittal of the stormwater management plan for this site, the applicant will need to demonstrate that the impervious area coverage is 85 percent or less. The applicant has previously submitted correspondence with the Wisconsin Department of Natural Resources that stated the site is exempt from having to meet infiltration requirements because of presence of clayey soils. It is anticipated that the Village can also waive the covenant requiring placement of infiltration basins equal to 10 percent of the proposed rooftop area. Oil and grease control devices will need to be implemented as part of the stormwater plan.
2. There is an existing primary open drainage ditch that runs along the west property line of the site. Proposed site grading will need to demonstrate that the capacity of this ditch is maintained.

Strand recommends the Village approve the development project in accordance with the previously mentioned comments. If approved, Strand anticipates an additional review of the final site drawings that address the previously mentioned comments before issuance of the Land Disturbance Permit. Please call 608-251-4843 if you have any questions.

Sincerely,

STRAND ASSOCIATES, INC.®



Kyela R. Specht



Josh J. Straka, P.E.

c: JJ Larson, Director of Public Works/Utilities, Village of Cottage Grove