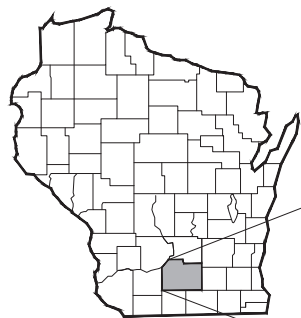
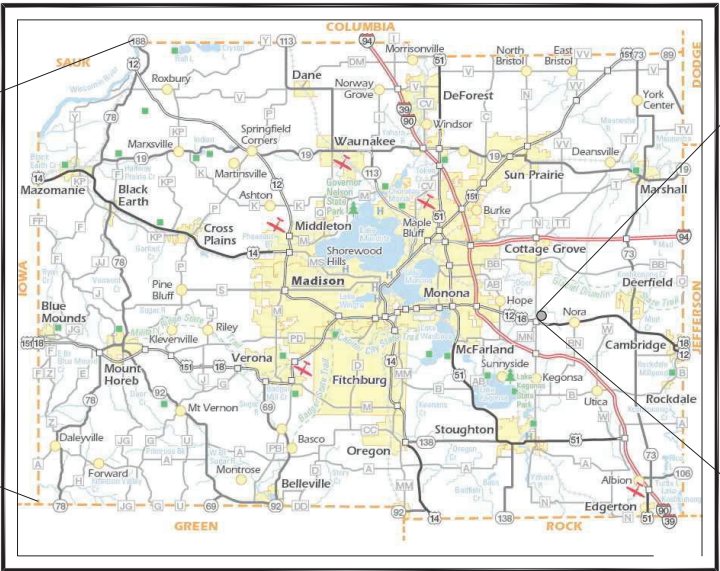


VINEY ACRES BUSINESS PARK
TOWN OF COTTAGE GROVE

SECTION 33, TOWNSHIP 7N, RANGE 11E



REGIONAL MAP



DANE COUNTY
DANE COUNTY, WISCONSIN



SITE LOCATION MAP
TOWN OF COTTAGE GROVE,
DANE COUNTY, WISCONSIN

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C200	EXISTING SITE & DEMO PLAN
C300	SITE PLAN
C400	GRADING & UTILITY PLAN
C401	GRADING & UTILITY PLAN
C404	BASIN DETAILS
C405	BASIN NOTES
C700	TYPICAL SECTIONS
C502	STREET A PLAN & PROFILE
C503	STREET A PLAN & PROFILE

CONTACT INFORMATION

ENGINEER:
SNYDER & ASSOCIATES
BRIAN ARCAND
5010 VOGES ROAD
MADISON, WI 53718
608-838-0444 EXT. 3224

LAND OWNER:
VINEY ACRES, LLC
2093 US HIGHWAY 12 / 18
COTTAGE GROVE, WI 53527

SURVEYOR:
BIRRENKOTT SURVEYING
CHRIS CASSON
1677 N. BRISTOL STREET
SUN PRAIRIE, WI 53590

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSTANCES FEATURES SHOWN ARE IN EXACT LOCATION INDICATED.



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

VINEY ACRES BUSINESS PARK

TITLE SHEET

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |

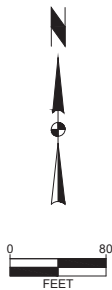
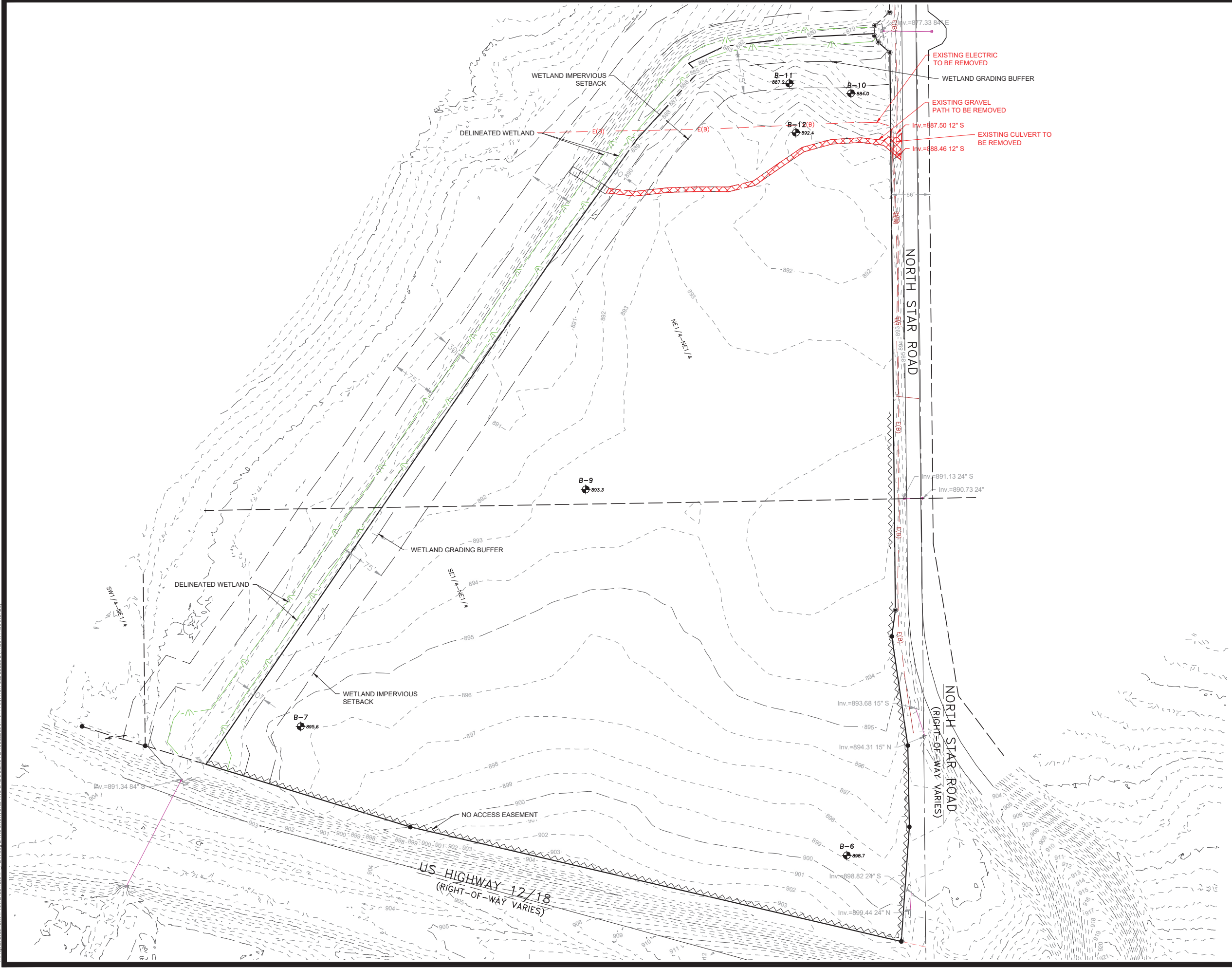


Project No: 125.0174.30

Sheet C100

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = ##	
Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	
Project No: 125.0174.30			
Sheet C100			

V:\proj\41020120\125.0174\304000\1250174_Plan.dwg DAVID SNYDER E:\S:\NG SITE & DEMO PLAN 20250501 144 PM ANSI FULL BLEED B (17.00 X 11.00 INCHES)



Project No: 125.0174.30
Sheet C200

VINEY ACRES BUSINESS PARK

EXISTING SITE & DEMO PLAN

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |

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

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 80'	
Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	

Project No: 125.0174.30
Sheet C200

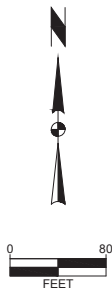
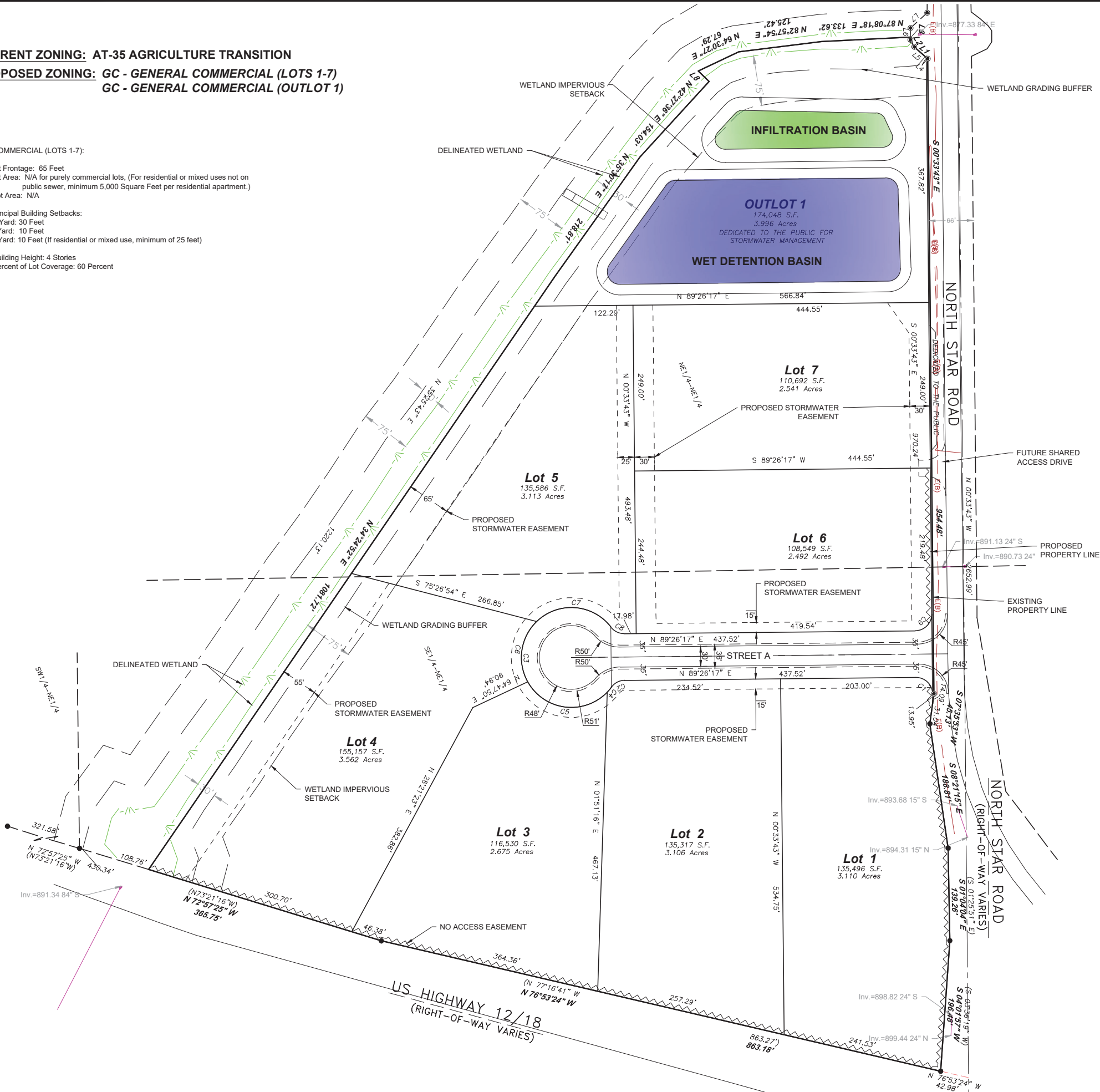
CURRENT ZONING: AT-35 AGRICULTURE TRANSITION
PROPOSED ZONING: GC - GENERAL COMMERCIAL (LOTS 1-7)
GC - GENERAL COMMERCIAL (OUTLOT 1)

GC - GENERAL COMMERCIAL (LOTS 1-7):

Minimum Lot Frontage: 65 Feet
Minimum Lot Area: N/A for purely commercial lots, (For residential or mixed uses not on public sewer, minimum 5,000 Square Feet per residential apartment.)
Maximum Lot Area: N/A

Minimum Principal Building Setbacks:
Front Yard: 30 Feet
Side Yard: 10 Feet
Rear Yard: 10 Feet (If residential or mixed use, minimum of 25 feet)

Maximum Building Height: 4 Stories
Maximum Percent of Lot Coverage: 60 Percent



VINEY ACRES BUSINESS PARK

SITE PLAN

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |



Project No: 125.0174.30

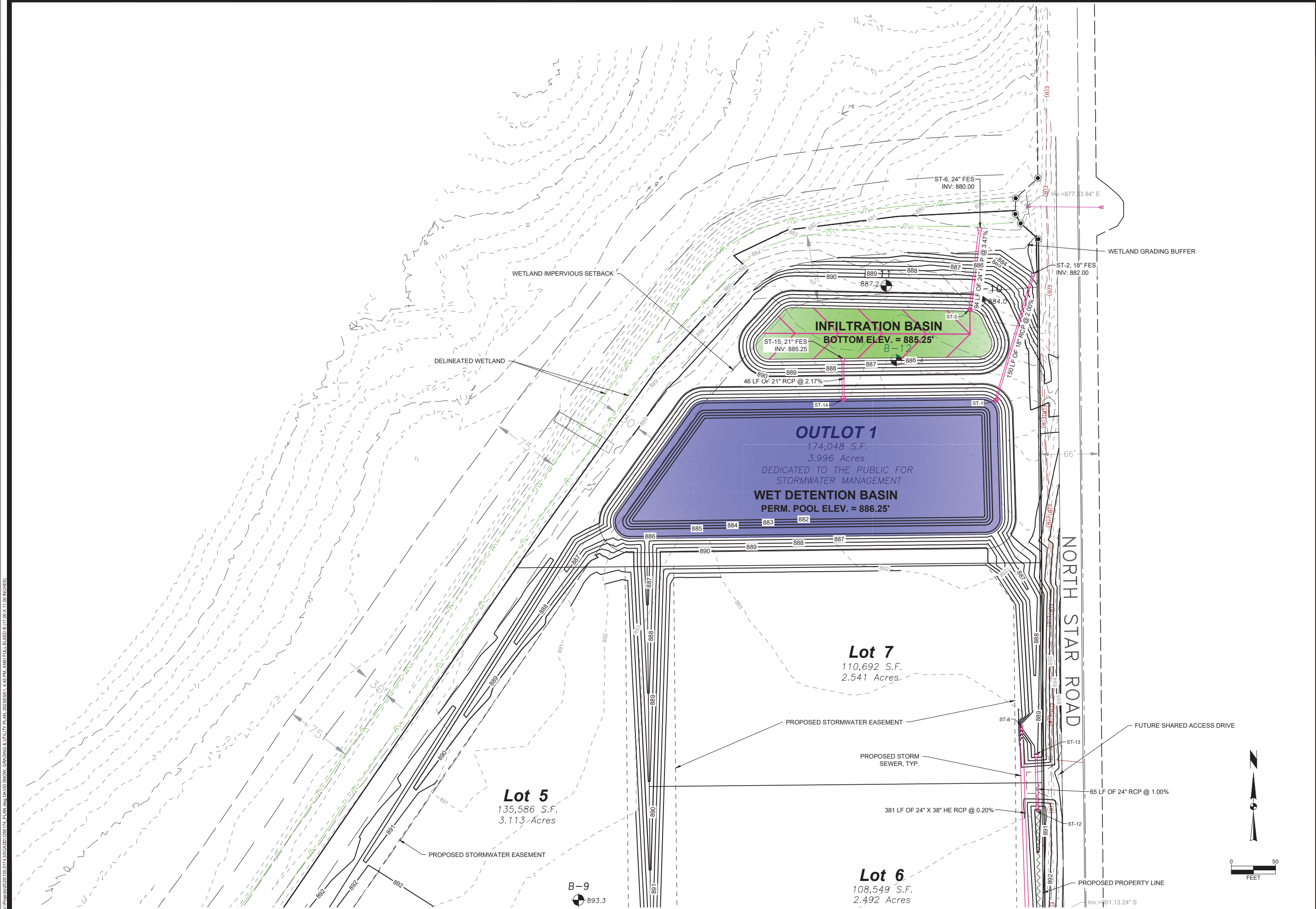
Sheet C300


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

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 80'	
Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	

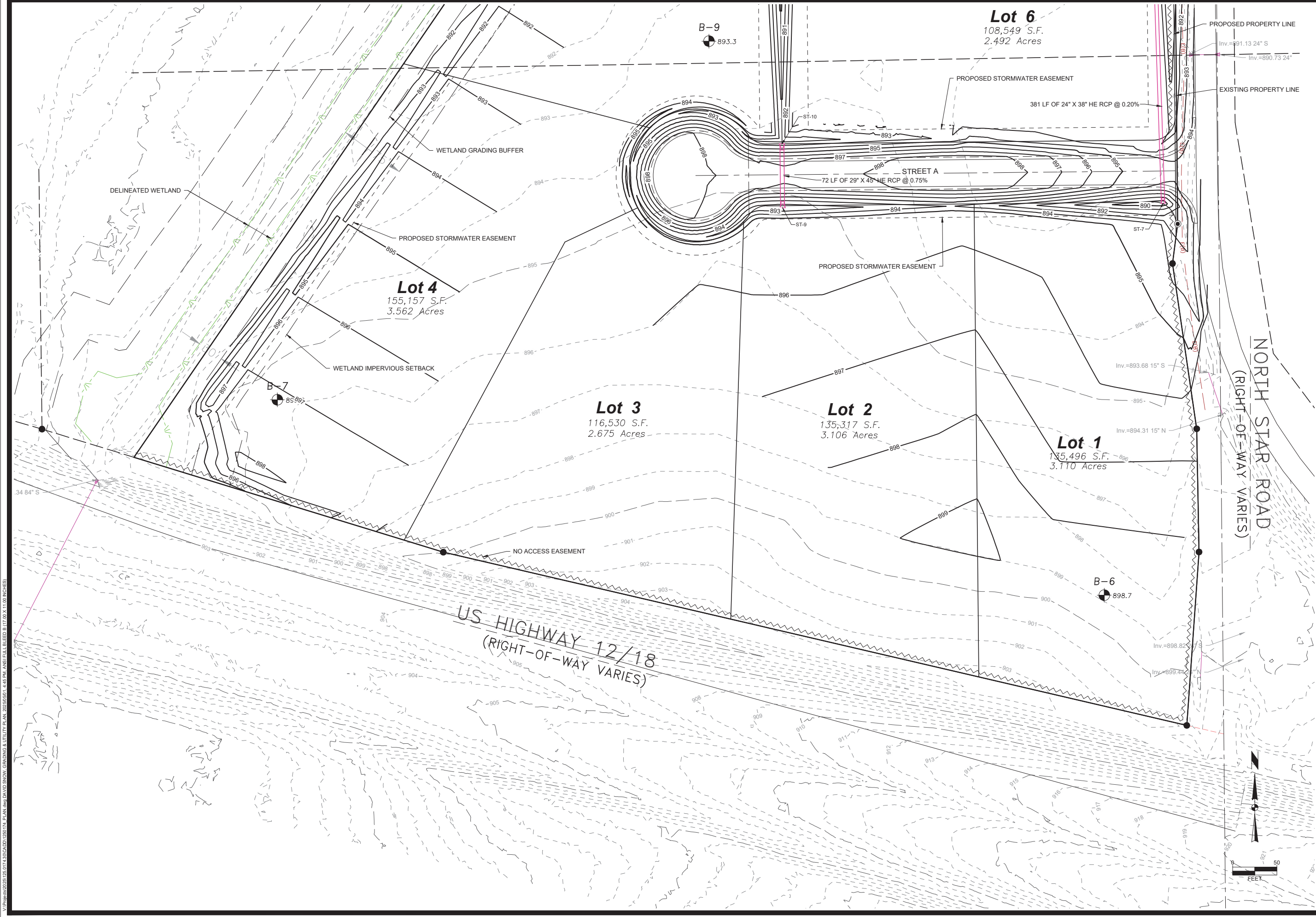
Sheet C300

V:\Projects\2025\25.0174\304300\1250174_Plan.dwg, DAVID SNYDER, GRADING & UTILITY PLAN, 2025/05/01, 4:45 PM, ANSI FULL BLEED, B (17.00 X 11.00 INCHES)



VINEY ACRES BUSINESS PARK		GRADING & UTILITY PLAN		TOWN OF COTTAGE GROVE, DANE COUNTY, WI		SNYDER & ASSOCIATES, INC.		Sheet C400	
		Project No: 125.0174.30		Sheet C400		Project No: 125.0174.30		Sheet C400	
5010 VOGES ROAD MADISON, WISCONSIN 53718 608-838-0444 www.snyder-associates.com		Engineer: BCA Checked By: MLC Date: 05-06-2025		Technician: DMS Date: 05-06-2025		T-R-S: 7N-11E-33		Scale: 1" = 50'	
MARK		REVISION		DATE		BY			

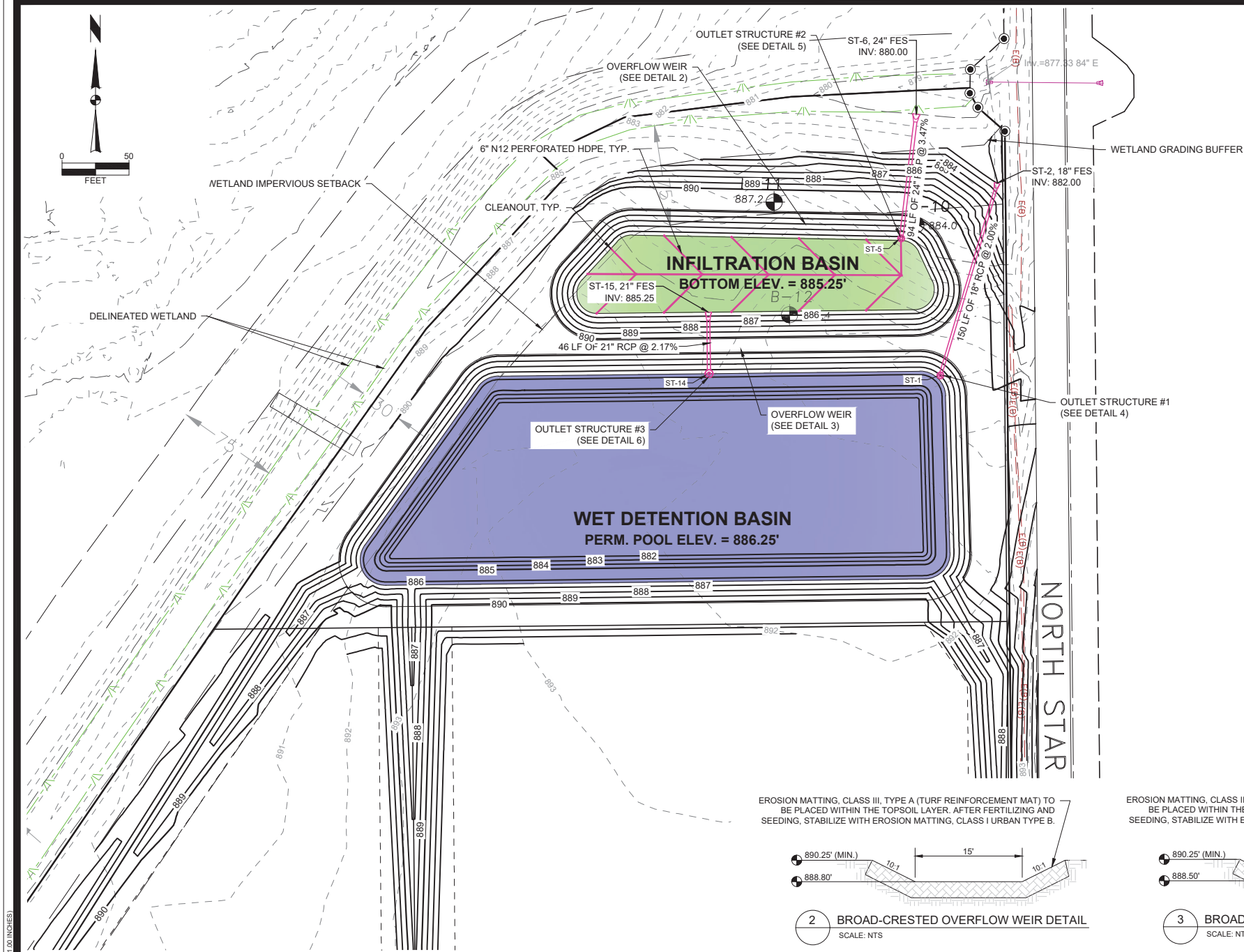
V:\Projects\125.0174\304000\1250174_PLAN.dwg DAVID SNYDER GRADING & UTILITY PLAN 20250501 4:45 PM ANSI FULL BLEED B (17.00 X 11.00 INCHES)



VINEY ACRES BUSINESS PARK		TOWN OF COTTAGE GROVE, DANE COUNTY, WI	
GRADING & UTILITY PLAN		SNYDER & ASSOCIATES, INC. 	
		SNYDER & ASSOCIATES	
Project No: 125.0174.30		Sheet C401	
5010 VOGES ROAD MADISON, WISCONSIN 53718 608-838-0444 www.snyder-associates.com		Sheet C401	

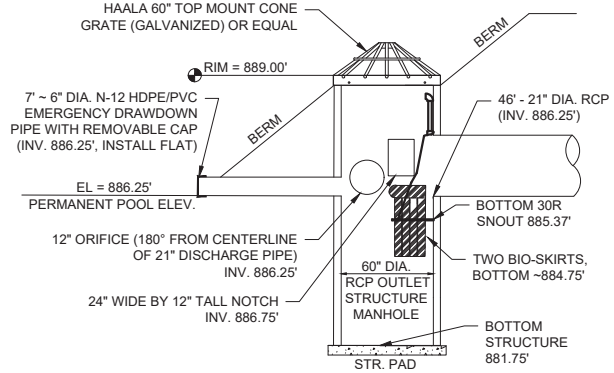
MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 50'	
Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	

V:\Projects\41020120\125.0174\304\304\1250114_Plan.dwg DAVID SNYDER BASIN DETAILS 2/25/2021 4:45 PM ANSI FULL BLEED B (17.20 X 11.00 INCHES)

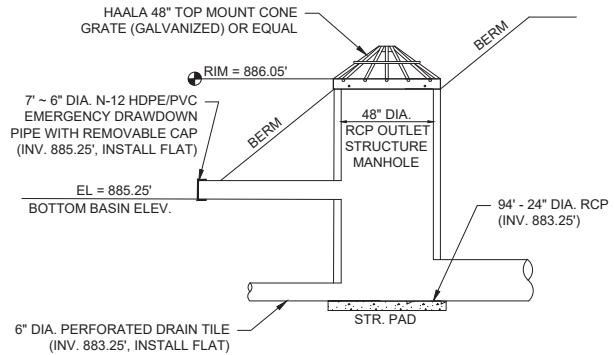


2 BROAD-CRESTED OVERFLOW WEIR DETAIL
SCALE: NTS

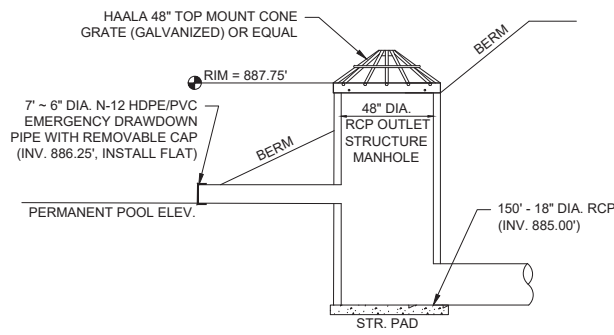
3 BROAD-CRESTED OVERFLOW WEIR DETAIL
SCALE: NTS



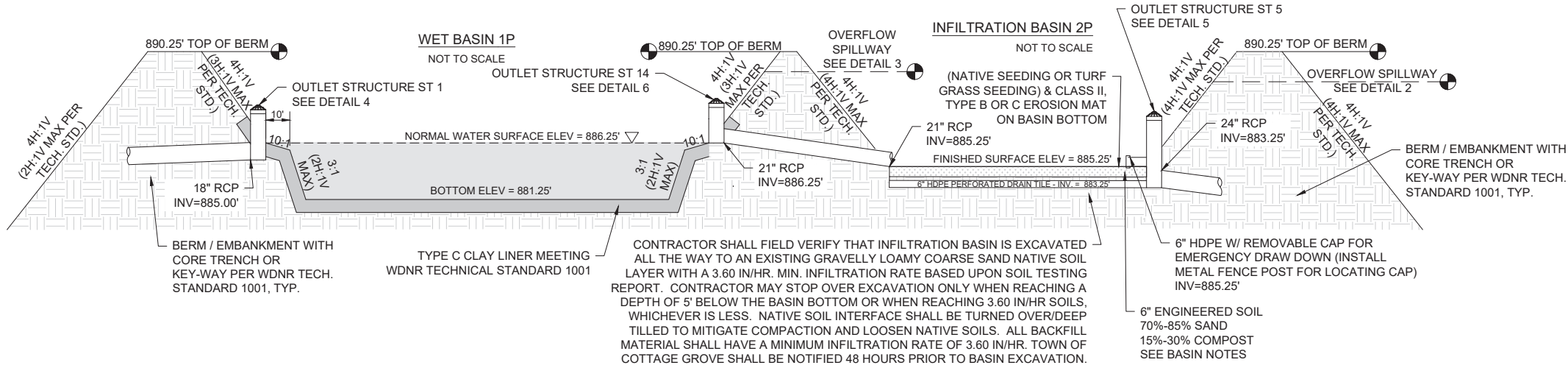
6 OUTLET STRUCTURE #3 (ST-14) DETAIL
SCALE: NTS



5 OUTLET STRUCTURE #2 (ST-5) DETAIL
SCALE: NTS



4 OUTLET STRUCTURE #1 (ST-1) DETAIL
SCALE: NTS



1 TYPICAL BASIN SECTION DETAIL
NO SCALE

VINEY ACRES BUSINESS PARK

BASIN DETAILS

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |



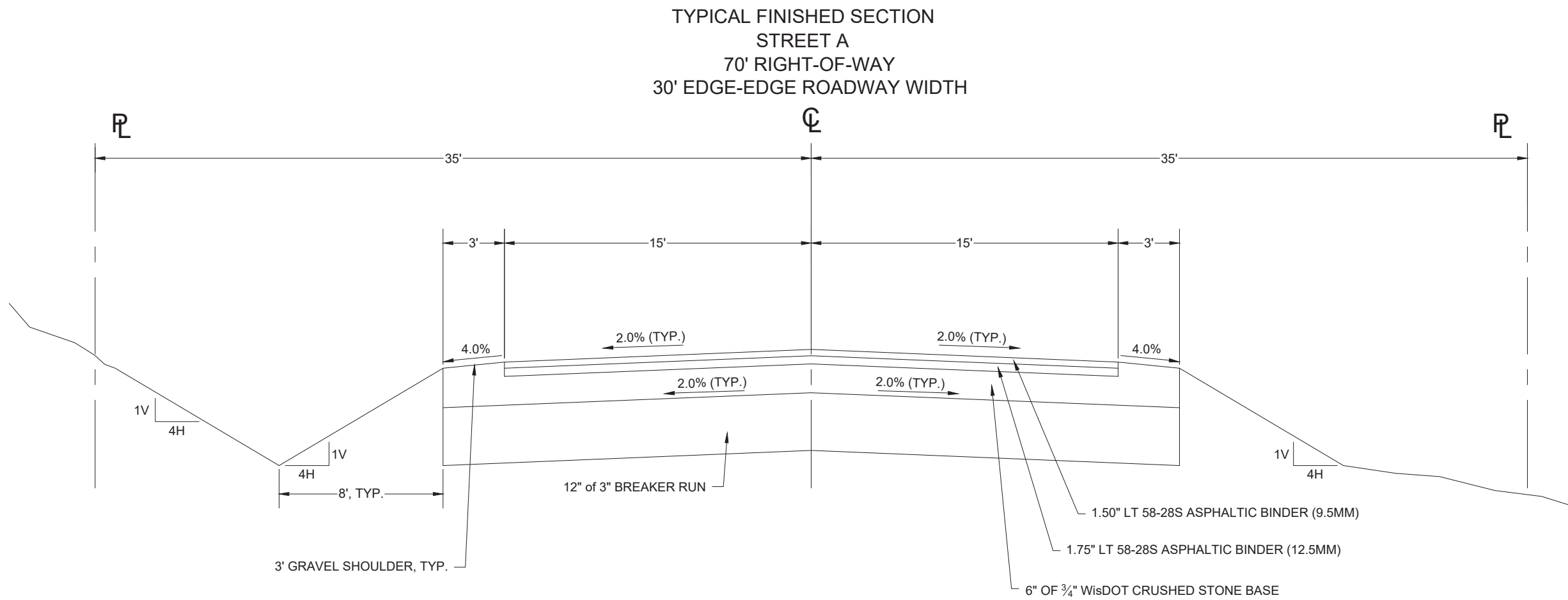
Project No: 125.0174.30

Sheet C404

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

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 50'	
Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	
Project No: 125.0174.30			
Sheet C404			

\\proj01\proj01\2025\125.0174.30\CADD\1250174 PLAN.dwg DAVID SNOW, TYPICAL SECTIONS, 2025/05/01, 4:45 PM, ANSIFULL BLEED B (17.00 X 11.00 INCHES)



#

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = ##'	
Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	

Project No: 125,0174.30

Sheet C700

VINEY ACRES BUSINESS PARK

TYPICAL SECTIONS

SNYDER & ASSOCIATES, INC.

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

Project No: 125.0174.30

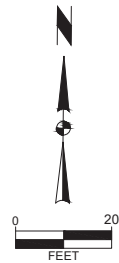
Sheet C700



Project No: 125.0174.30

Sheet C700

V:\proj\41020125.01743\ROAD\12501743\PLAN\ROAD.dwg DAVID SNOW, STREET A PLAN & PROFILE 20250601 4:45 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)



Lot 4
155,157 S.F.
3.562 Acres

Lot 5
135,586 S.F.
3.113 Acres

3' GRAVEL SHOULDER

BP STA 299+00.00
299+00

PI STA 300+00.00
300+00

75.0'

48.0'

ASPHALT PAVEMENT

R51.0'

R50.0'

R25.0'

R25.0'

R50.0'

R48.0'

R75.0'

PROPOSED STORMWATER EASEMENT, TYP.

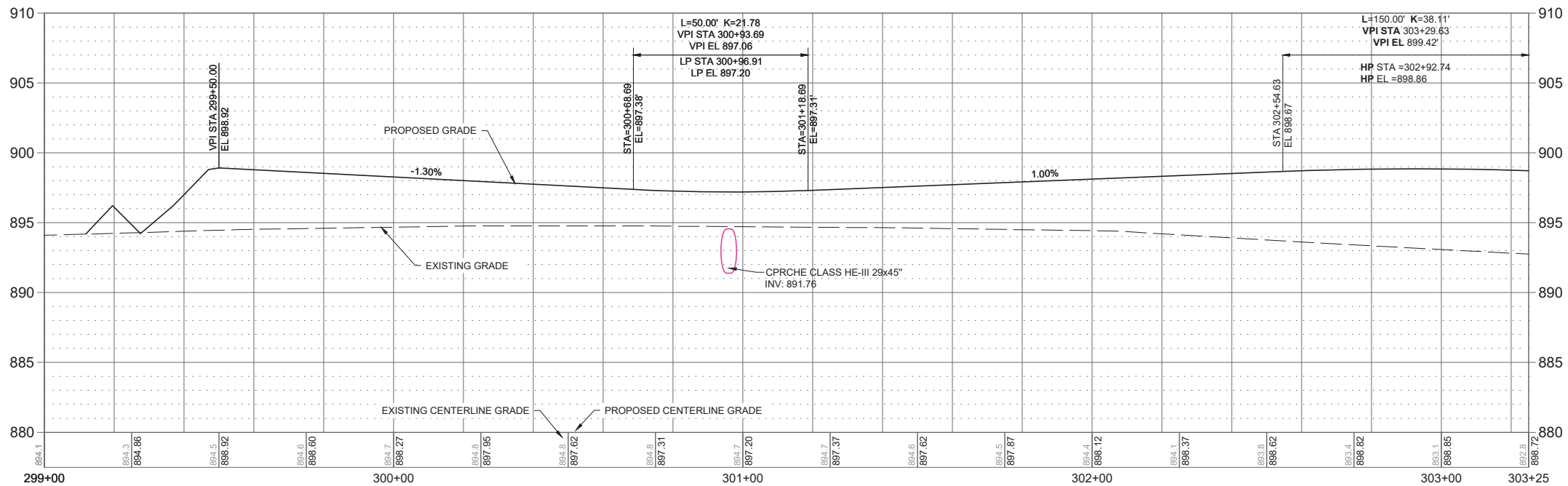
PROPOSED STORM SEWER, TYP.

PROPOSED PROPERTY LINE, TYP.

Lot 2
135,317 S.F.
3.106 Acres

Lot 6
108,549 S.F.
2.492 Acres

STREET A



VINEY ACRES BUSINESS PARK

STREET A PLAN & PROFILE

TOWN OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.



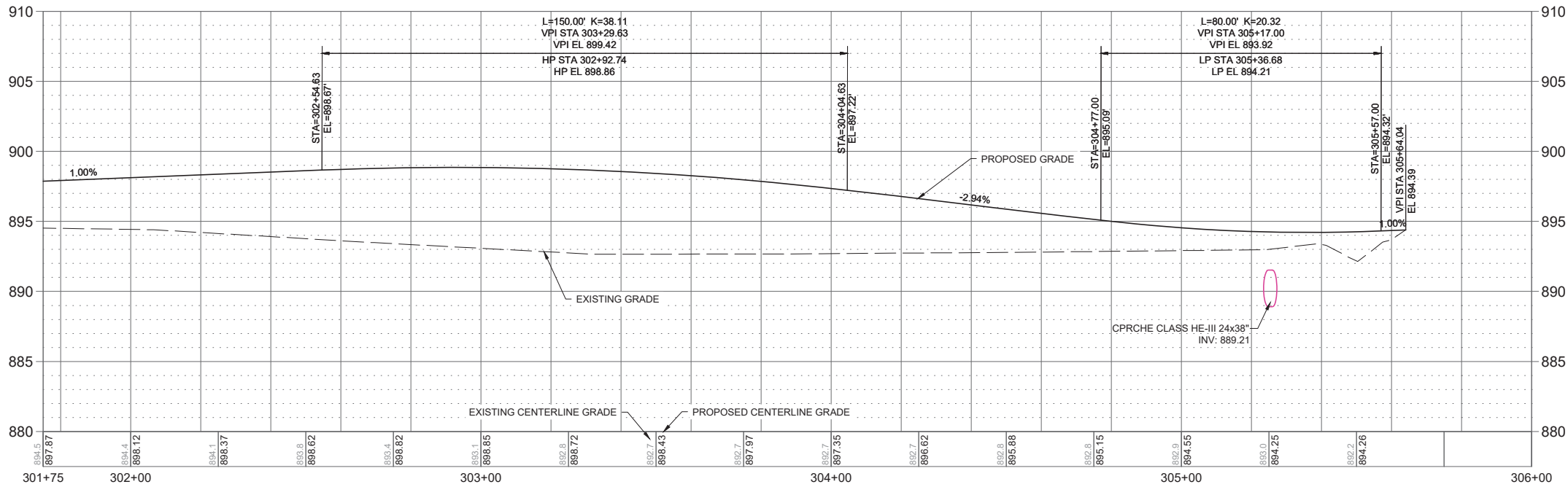
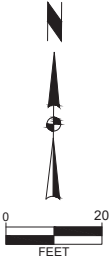
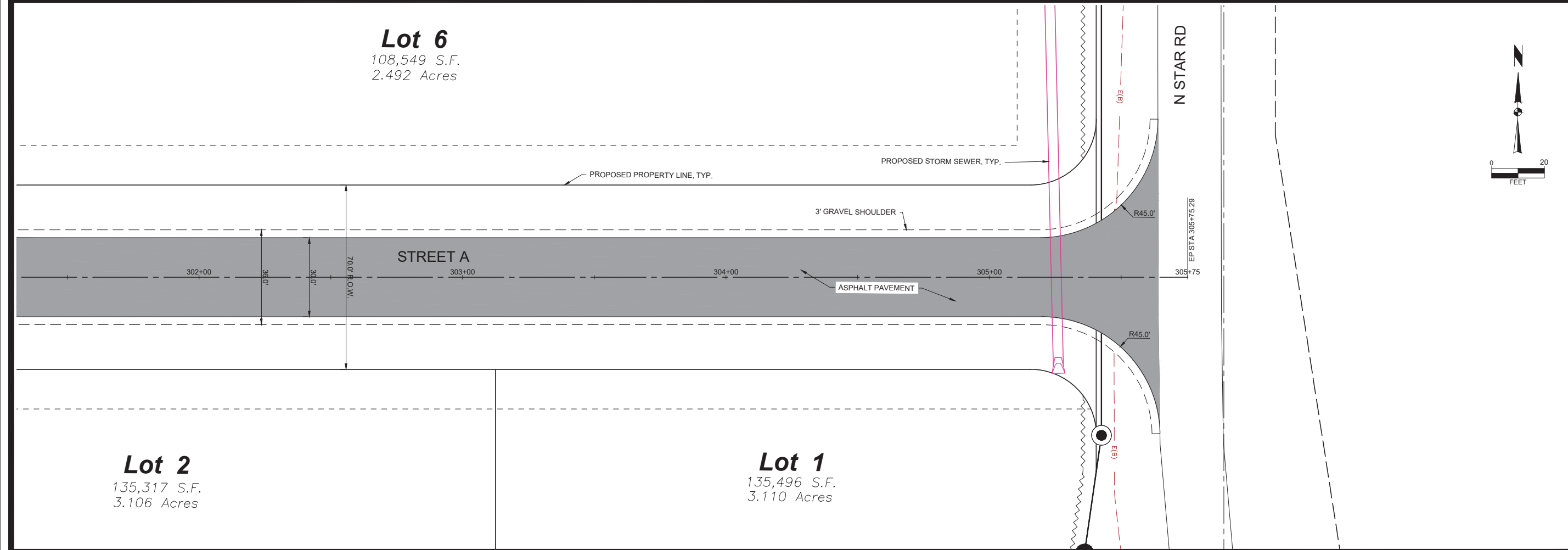
Project No: 125.0174.30

Sheet C502

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 20'	
Technician: DMS	Date: 05-06-2025	T-R-S: 7N-11E-33	

Project No: 125.0174.30
Sheet C502

V:\p06-410201\2017\12\01743\ROAD\120174 PLAN ROAD.dwg DAVID SNOW, STREET A PLAN & PROFILE 20250601 4:45 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)



VINEY ACRES BUSINESS PARK

STREET A PLAN & PROFILE

TOWN OF COTTAGE GROVE, DANE COUNTY, WI



Project No: 125.0174.30

Sheet C503

SNYDER & ASSOCIATES, INC. |

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

MARK: Engineer: BCA
Checked By: MLC
Date: 05-06-2025
T-R-S: 7N-11E-33

REVISION: DATE: 1" = 20'

Project No: 125.0174.30
Sheet C503