

DENSITY COMPUTATIONS

PROPOSED UNITS	216
SITE AREA (AC)	6.30
DENSITY (UNITS/AC)	35

TOWNHOME PARKING DATA

TYPE	STALLS PROVIDED
TOWNHOME (OUTSIDE)	39
TOWNHOME (GARAGE)	39
TOTAL	78

MIXED-USE PARKING DATA

TYPE	STALLS PROVIDED
PROPOSED STALLS (OUTSIDE)	260
PROPOSED STALLS (UNDERGROUND)	105
ACCESSIBLE STALLS (INCLUDED IN OUTSIDE)	8
TOTAL	365

SITE AREA SUMMARY

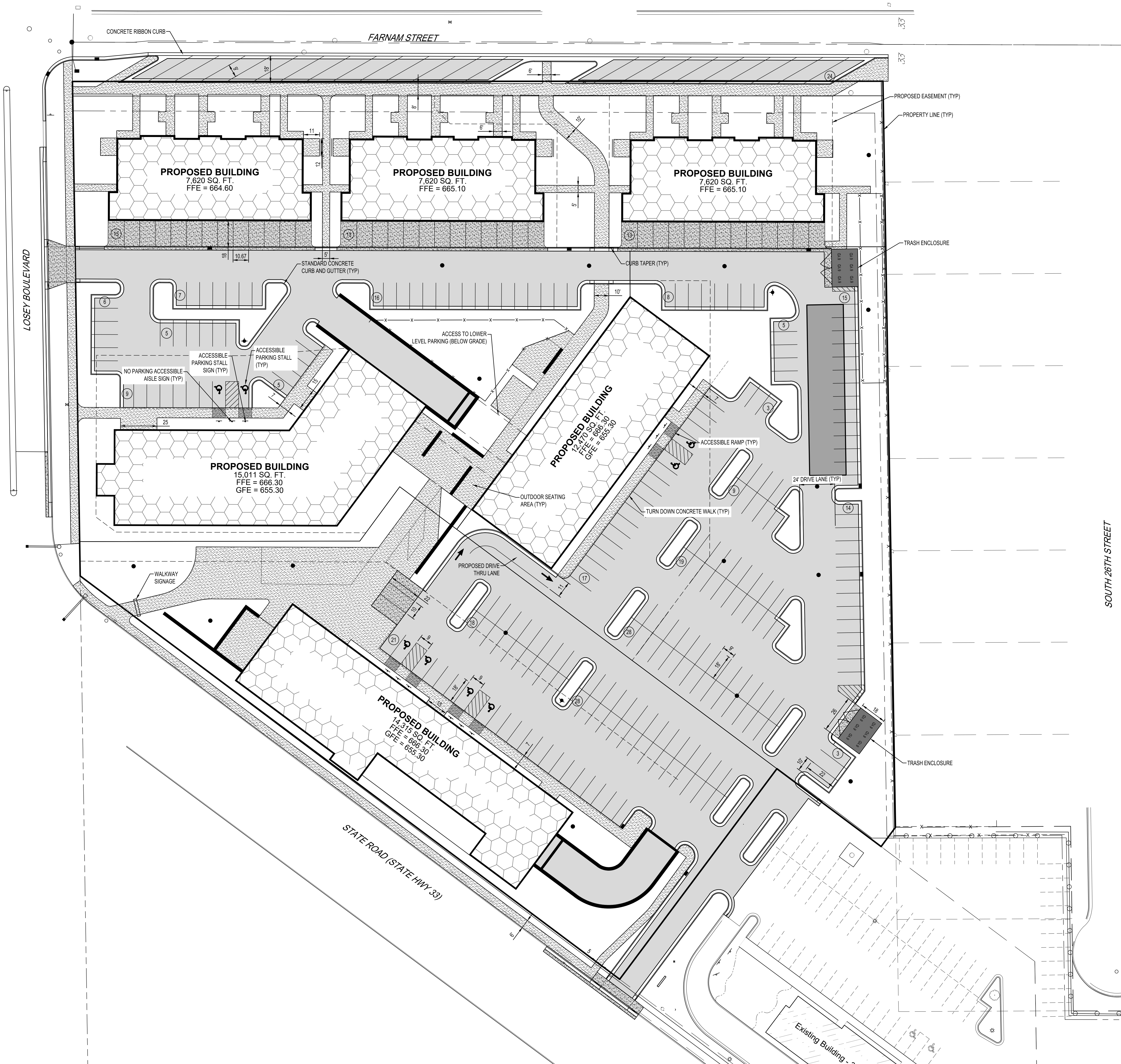
	UNITS	UNITS	PERCENT
PROPOSED BUILDINGS	66,306	SF	1.52 AC 25%
IMPERVIOUS AREA (PARKING/SIDEWALK)	135,782	SF	3.12 AC 51%
OPEN AREA	66,773	SF	1.53 AC 24%
PROPOSED AREA	268,861	SF	6.17 AC 100%
PROPOSED ROW	5,557	SF	0.13 AC
TOTAL AREA	274,418	SF	6.30 AC

BICYCLE PARKING DATA

TYPE	SPACES PROVIDED
PROPOSED SPACES (OUTSIDE)	18
TOWNHOME (GARAGE)	60
PROPOSED SPACES (GARAGE)	39
TOTAL	117

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK



PDD GENERAL PLAN SUBMITTAL
03/04/2022

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PROJECT

**COPPER ROCKS
DEVELOPMENT**

LA CROSSE WISCONSIN

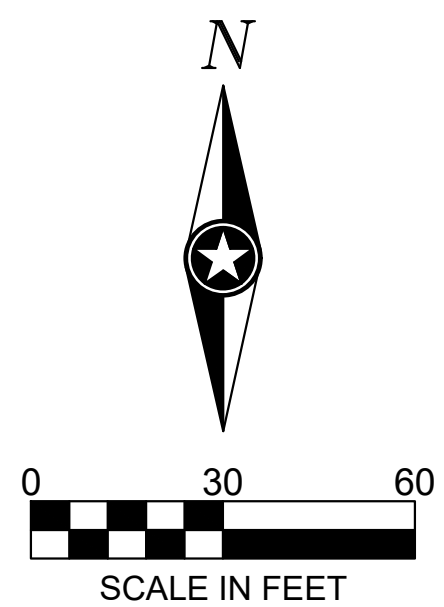
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	21-25290
FILE NAME	25290 C3-SITE
DRAWN BY	AAG/SMW
DESIGNED BY	AAG/SMW/KBR
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

TITLE

SITE PLAN

SHEET
C3-10

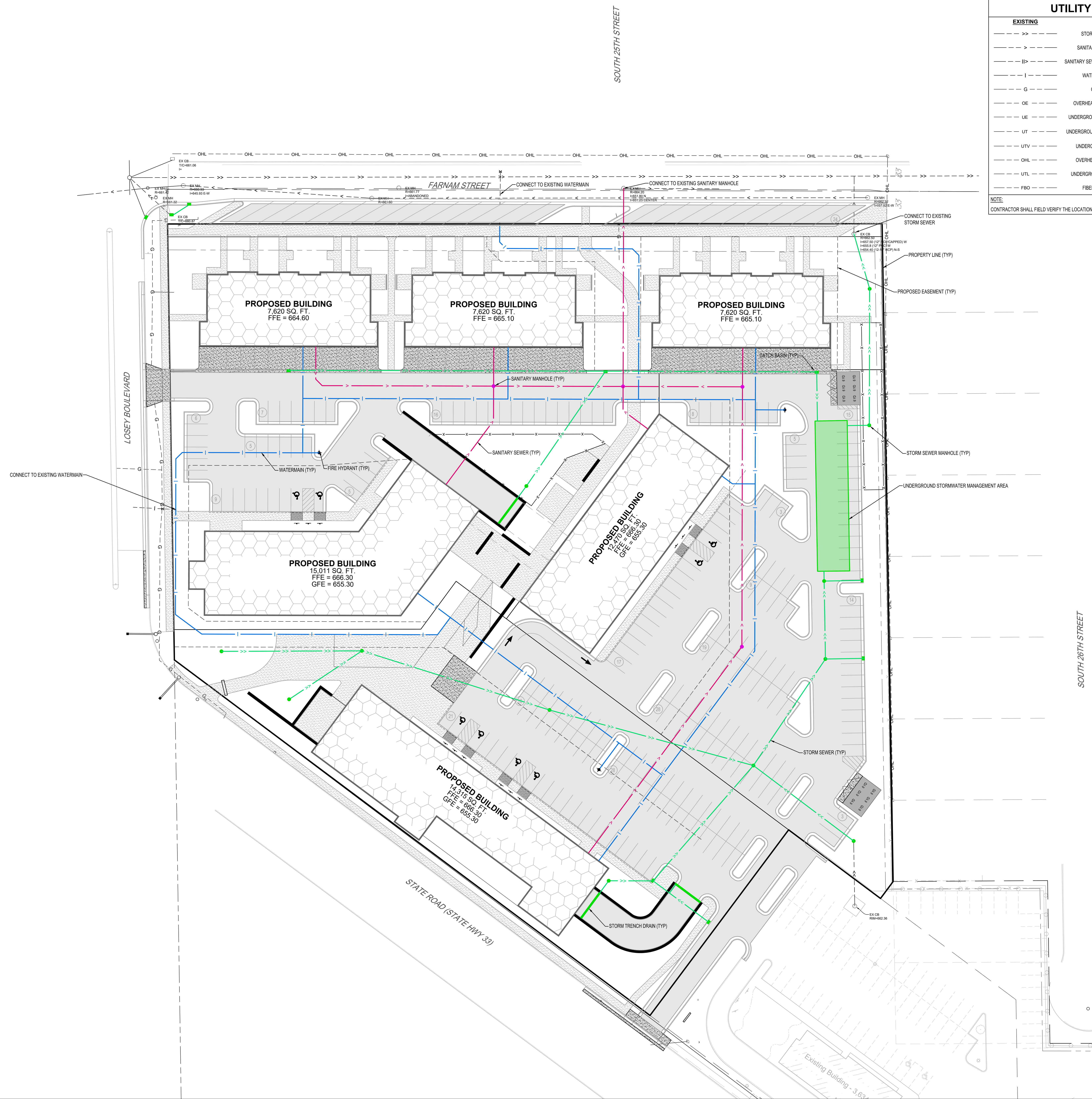


PRELIMINARY NOT FOR CONSTRUCTION



UTILITY LEGEND		
EXISTING		PROPOSED
->>	STORM DRAIN	->>
->	SANITARY SEWER	->
- -	SANITARY SEWER FORCEMAIN	- -
-I-	WATER MAIN	-I-
-G-	GAS	-G-
-OE-	OVERHEAD ELECTRIC	-OE-
-UE-	UNDERGROUND ELECTRIC	-UE-
-UT-	UNDERGROUND TELEPHONE	-UT-
-UTV-	UNDERGROUND TV	-UTV-
-OHL-	OVERHEAD UTILITY	-OHL-
-UTL-	UNDERGROUND UTILITY	-UTL-
-FBO-	FIBER OPTIC	-FBO-

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.



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03/04/2022

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PROJECT

COPPER ROCKS DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 21-25290
FILE NAME 25290 C3-SITE
DRAWN BY AAG/SMW
DESIGNED BY AAG/SMW/KBR
REVIEWED BY KBR
ORIGINAL ISSUE DATE
CLIENT PROJECT NO. -

TITLE

SITE UTILITY PLAN

SHEET

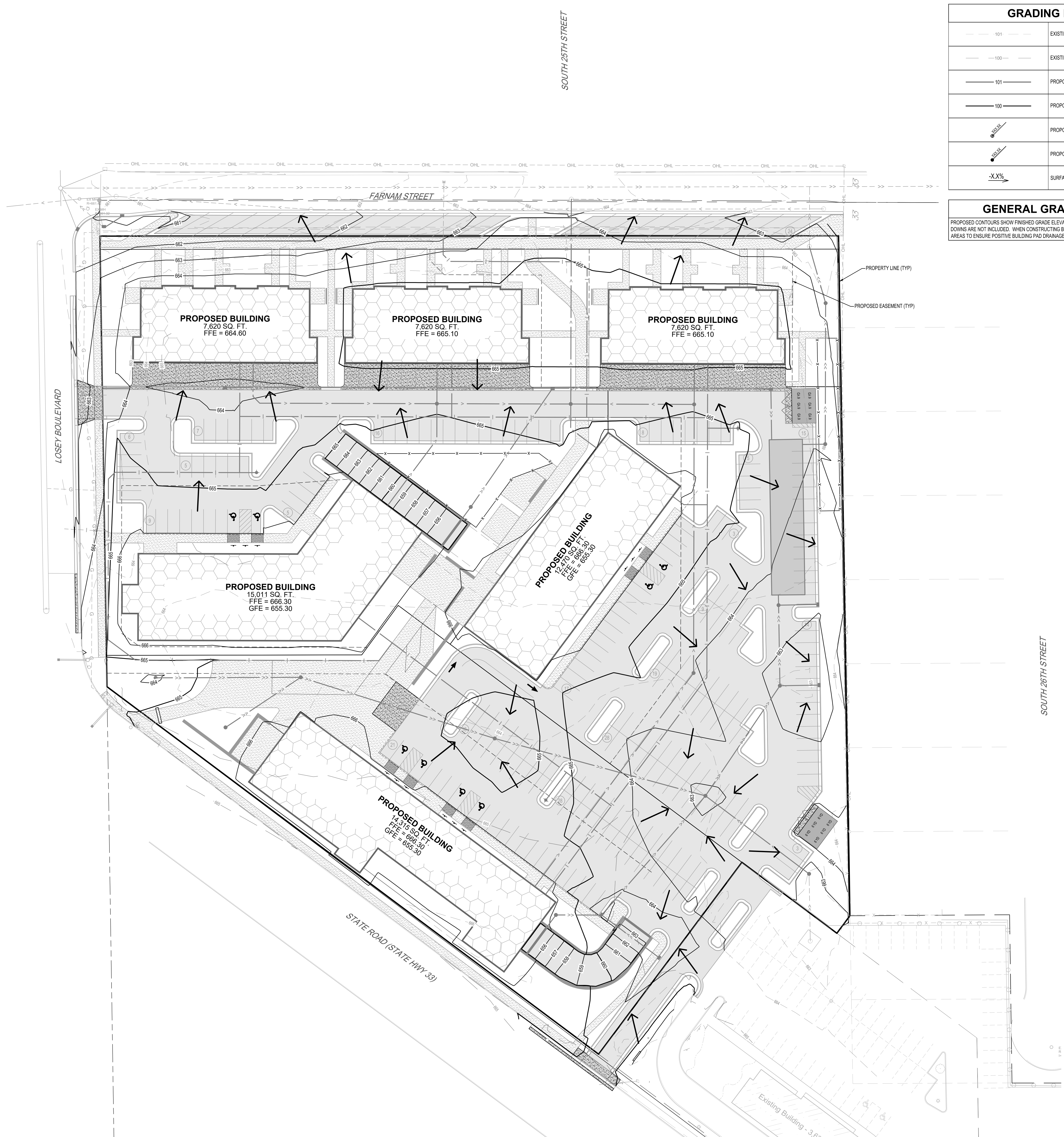
C3-11

PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES
 PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



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 03/04/2022

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PROJECT
COPPER ROCKS DEVELOPMENT

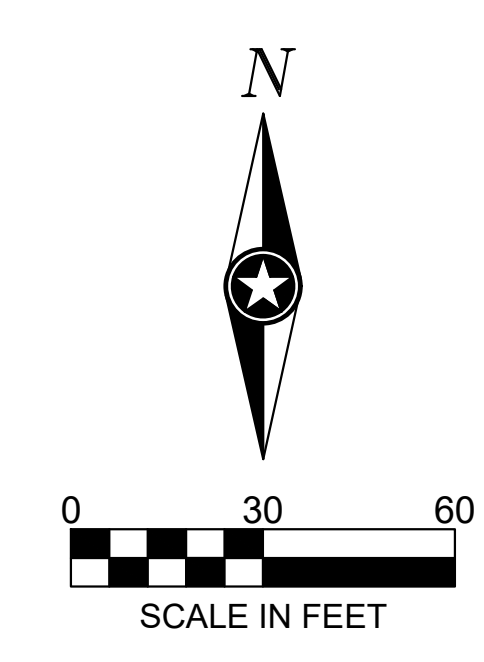
LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 21-25290
 FILE NAME 25290 C4-GRADING
 DRAWN BY AAG/SMW
 DESIGNED BY AAG/SMW/KBR
 REVIEWED BY KBR
 ORIGINAL ISSUE DATE
 CLIENT PROJECT NO. -

TITLE
GRADING PLAN

SHEET
C4-10



PRELIMINARY NOT FOR CONSTRUCTION