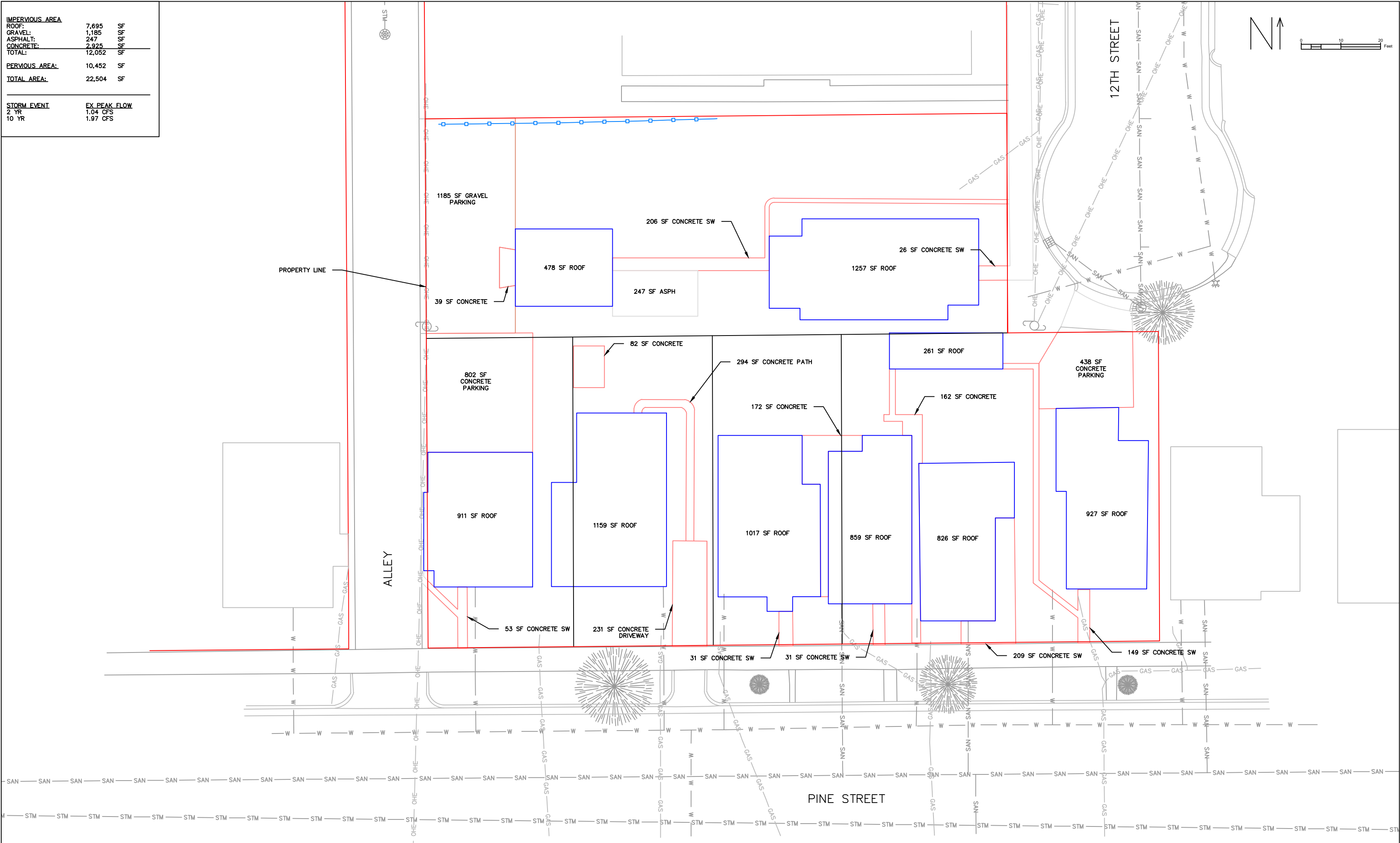
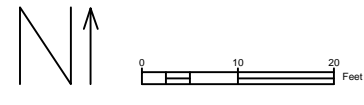


IMPERVIOUS AREA		
ROOF:	7,695	SF
GRAVEL:	1,185	SF
ASPHALT:	247	SF
CONCRETE:	2,925	SF
TOTAL:	12,052	SF
PERVIOUS AREA:		
	10,452	SF
TOTAL AREA:		
	22,504	SF
STORM EVENT		
2 YR	EX PEAK FLOW	
10 YR	1.04 CFS	
	1.97 CFS	



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ONALASKA, WI 54650
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BENSON PROPERTIES
APARTMENT COMPLEX
1125 PINE STREET
LA CROSSE, WI 54601

2/23/2024

EX SITE

DATE	REVISION	DESCR.	
			1
			7

CURRENT ZONING:
R5 - MULTIPLE DWELLING

PROPOSED USE:
18 UNIT APARTMENT
6-3 BR UNITS
6-2 BR UNITS
6-1 BR UNITS

OWNER:
BENSON PROPERTIES LLC
N1693 BOULDER CT
LA CROSSE, WI 54601

CONTRACTOR:
TBD

DESIGNER:
MAKEPEACE ENGINEERING LLC
419 SAND LAKE RD STE C
ONALASKA, WI 54650
608.881.6030

TAX PARCEL ID:
17-20160-20, 17-20200-60, 17-20200-70, 17-20200-80,
17-20200-90

SIDE SETBACK REQUIRED:
EAST 7'
SOUTH AVERAGE OF NEIGHBORING BUILDINGS
WEST 7'
NORTH 26'

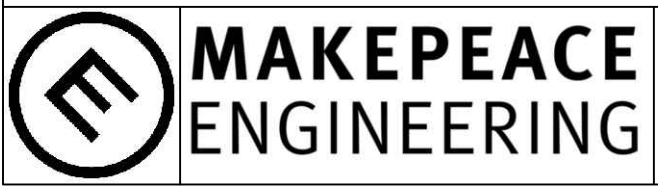
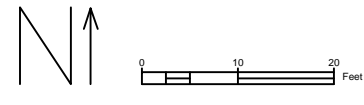
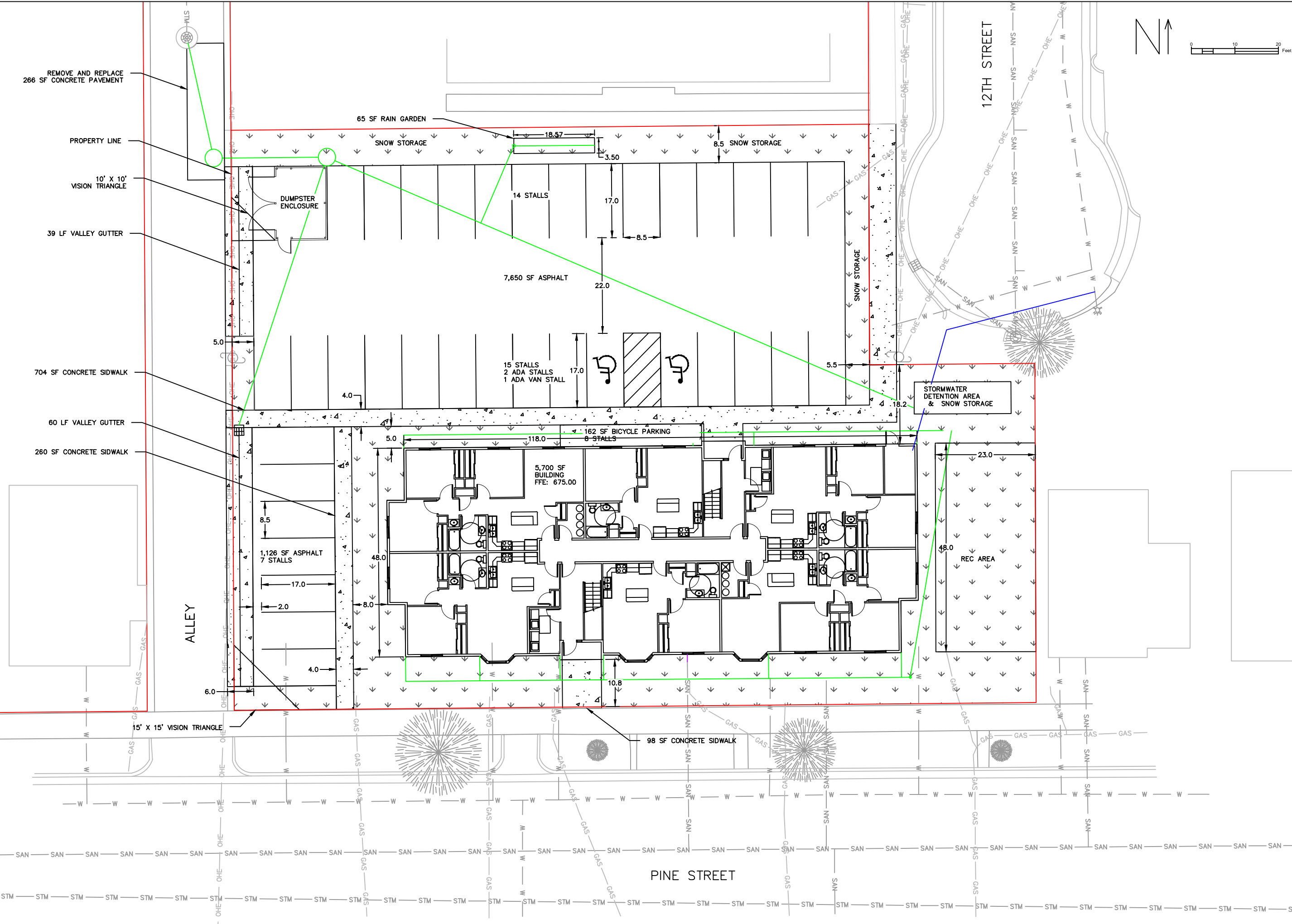
TOTAL AREA:
22,504 SF

PARKING REQUIRED:
36 STALLS
2 ADA STALL
1 ADA VAN STALL

PARKING PROVIDED:
36 STALLS
2 ADA STALLS
1 ADA VAN STALLS

RECREATIONAL SPACE REQUIREMENT:
1,100 SF

BICYCLE PARKING REQUIREMENT:
162 SF



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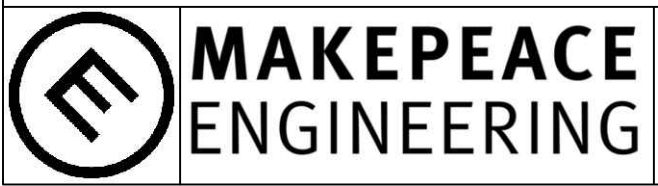
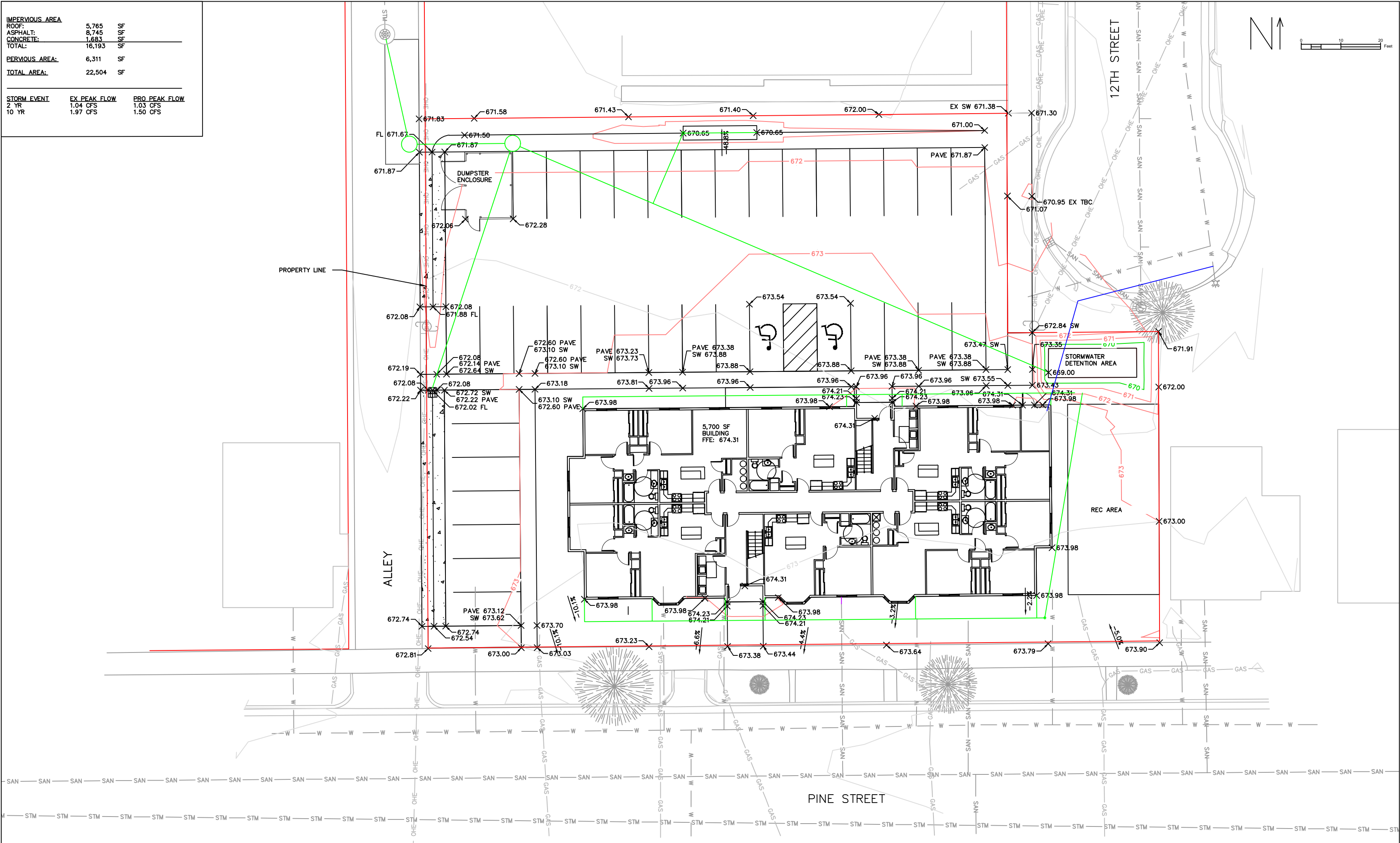
BENSON PROPERTIES
APARTMENT COMPLEX
1125 PINE STREET
LA CROSSE, WI 54601

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SITE PLAN

DATE	REVISION	DESCR.	
			2
			7

IMPERVIOUS AREA		
ROOF:	5,765	SF
ASPHALT:	8,745	SF
CONCRETE:	1,683	SF
TOTAL:	16,193	SF
PERVIOUS AREA: 6,311 SF		
TOTAL AREA: 22,504 SF		
<hr/>		
STORM EVENT	EX. PEAK FLOW	PRO. PEAK FLOW
2 YR	1.04 CFS	1.03 CFS
10 YR	1.97 CFS	1.50 CFS



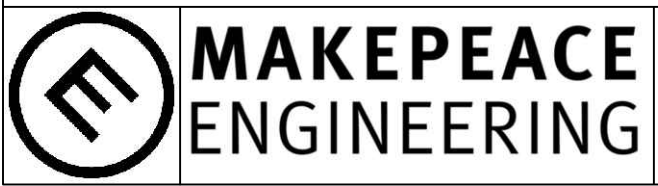
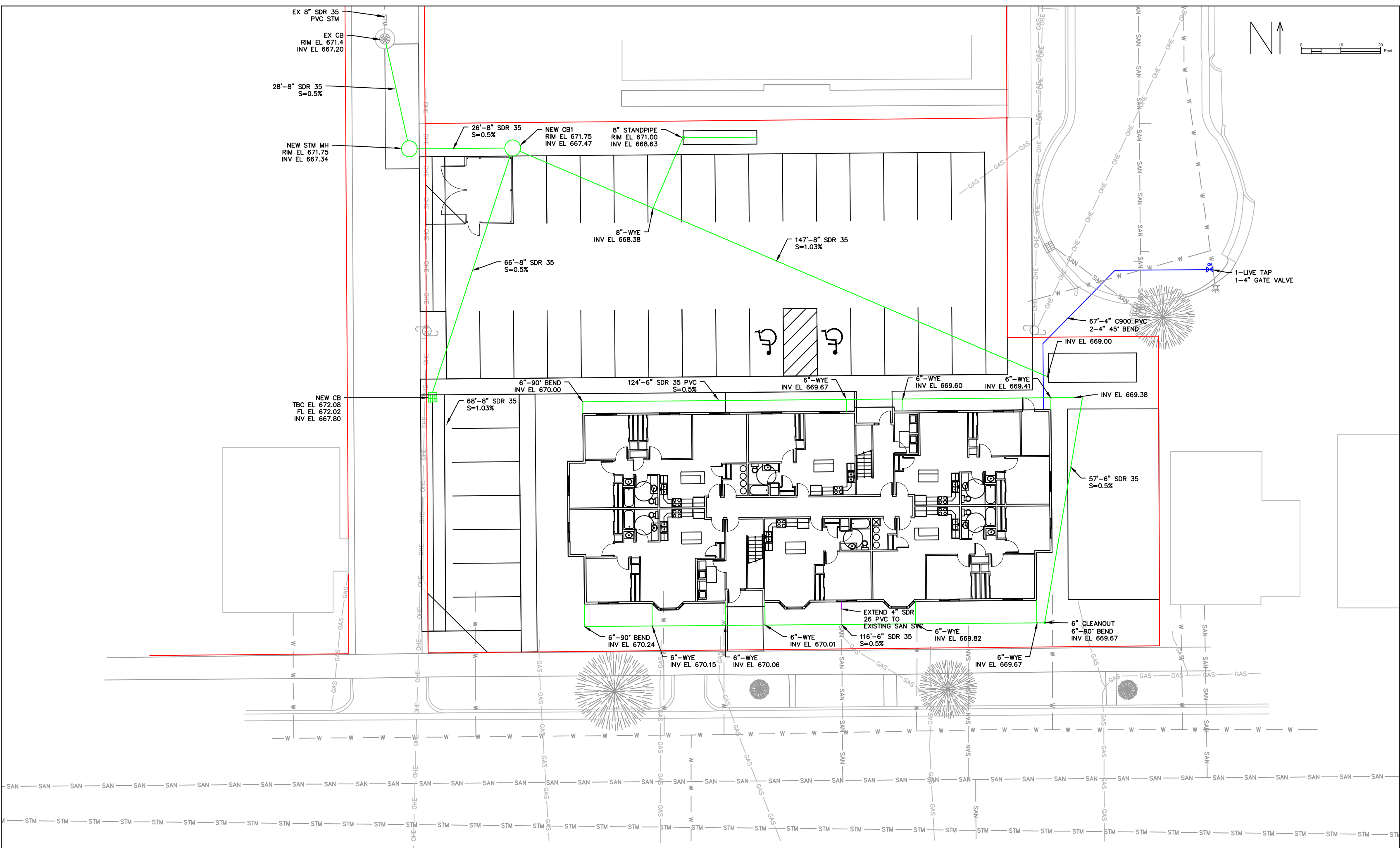
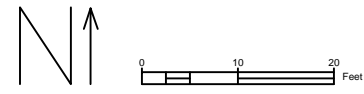
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GRADING PLAN

DATE	REVISION	DESCR.	3	
				7



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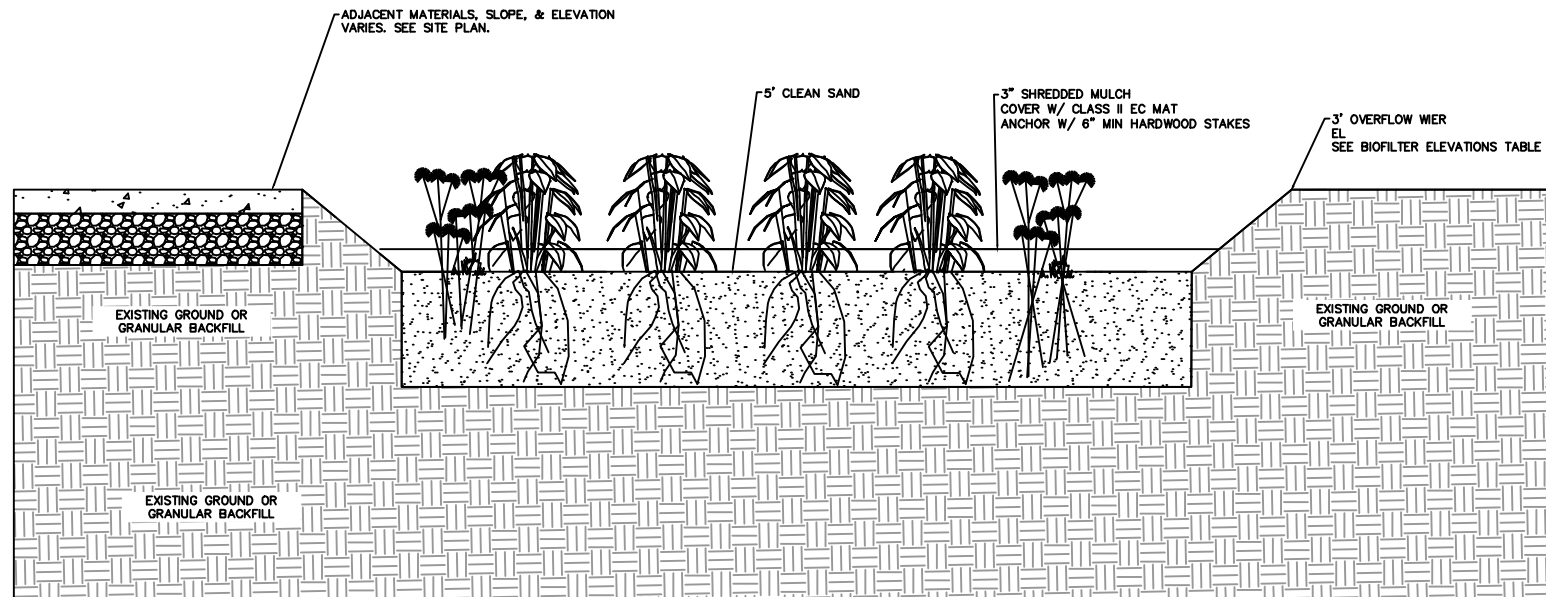
BENSON PROPERTIES
 APARTMENT COMPLEX
 1125 PINE STREET
 LA CROSSE, WI 54601

2/23/2024

UTILITY PLAN

DATE	REVISION	DESCR.	
			4
			7

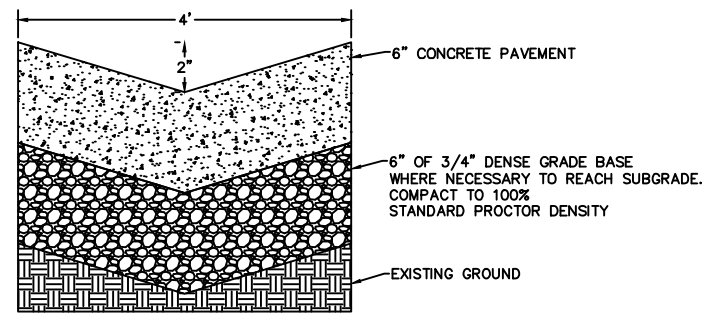
RAIN GARDEN



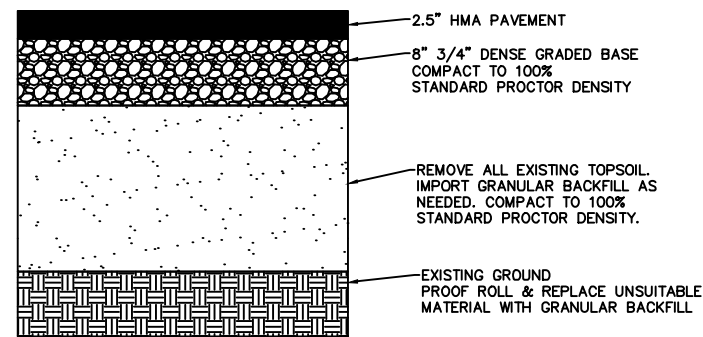
- CONSTRUCTION NOTES:**
- CONSTRUCT BIOFILTER IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004 PROVIDED AS CONCEPT ONLY. ACTUAL INSTALLATION DETAILS FOR ADJACENT MATERIALS VARY AND ARE SHOWN ON THE SITE PLAN.
 - GRAVEL SHALL BE COARSE AGGREGATE #2 MEETING THE STANDARDS OF THE WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION (WSSHSC), S. 501.2.5, 2003 ED.
 - COARSE SAND SHALL BE USDA COARSE SAND, FINE AGGREGATE CONCRETE SAND (ASTM 05C33), OR EQUIVALENT AS SPECIFIED IN WSSHSC S. 501.2.5.3.4, 2005 ED.
 - PLANT WITH NATIVE DECORATIVE GRASSES AND PLANTS.
 - PLUGS SHALL BE PLACED 1' ON CENTER.
 - PLANT SELECTION SHALL BE BASED ON ENGINEERED SOIL COMPOSITION AS WELL AS NATIVE SOIL CONDITIONS BENEATH THE ENGINEERED SOIL LAYER.
 - SELECTED PLANTS SHALL BE DEEP ROOTED.
 - SELECTED PLANTS SHALL BE APPROVED BY OWNER PRIOR TO PLANTING.

ELEVATIONS				
DEVICE	BOTTOM OF ENG. SOIL EL.	TOP OF ENG. SOIL EL.	STANDPIPE EL:	WIER INV EL:
1	707.94'	709.94'	N/A	710.94'
2	707.50'	709.50'	N/A	710.32'
3	708.34'	710.34'	N/A	711.28'
4	705.75	707.75'	N/A	708.50'

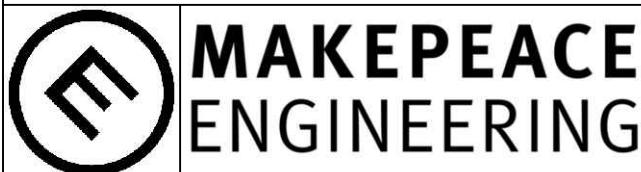
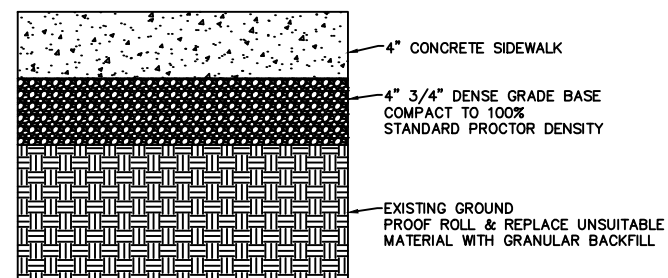
CONCRETE VALLEY GUTTER



HMA PAVEMENT TYPICAL SECTION



CONCRETE SIDEWALK



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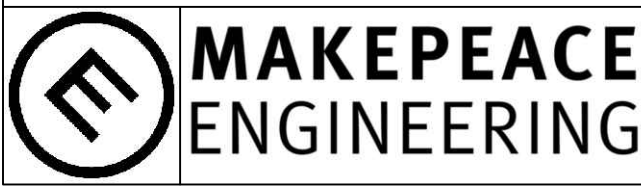
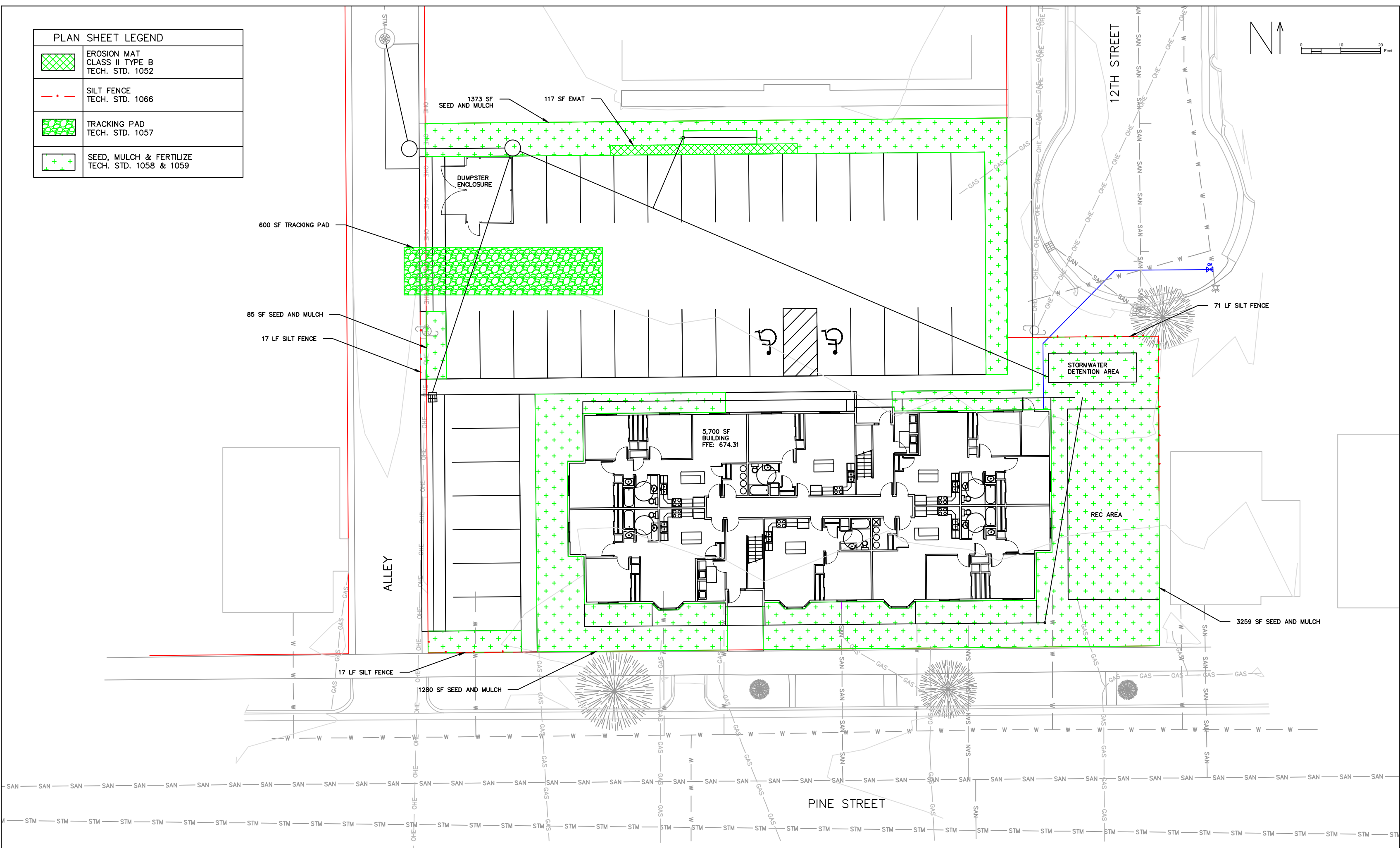
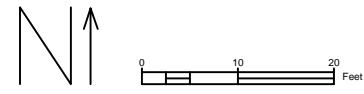
CONSTRUCTION DETAILS

DATE	REVISION	DESCR.

5

7

PLAN SHEET LEGEND	
	EROSION MAT CLASS II TYPE B TECH. STD. 1052
	SILT FENCE TECH. STD. 1066
	TRACKING PAD TECH. STD. 1057
	SEED, MULCH & FERTILIZE TECH. STD. 1058 & 1059



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EROSION CONTROL PLAN

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			6
			7

SILT FENCE

GENERAL NOTES

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

HORIZONTAL BRACE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2" x 1 1/2" OF OAK OR HICKORY. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR B) ROTATE, AT LEAST 180 DEGREES, C) HOOK THE END OF EACH SILT FENCE LENGTH.

GEOTEXTILE FABRIC ONLY

TIEBACK BETWEEN FENCE POST AND ANCHOR

EXCESS FABRIC

FLOW DIRECTION

TRENCH DETAIL

ANCHOR STAKE MIN. 18" LONG

SILT FENCE TIE BACK (WHEN REQUIRED BY THE ENGINEER)

FLOW DIRECTION

SILT FENCE

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

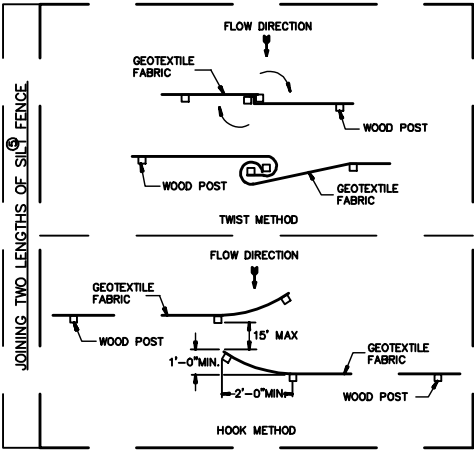
WOOD POSTS LENGTH 4'-0" MIN. 2'-0" MIN. DEPTH IN GROUND

SUPPORT CORD OR TENSION TAPE GEOTEXTILE FABRIC

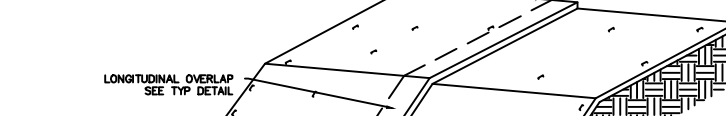
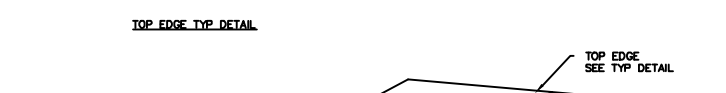
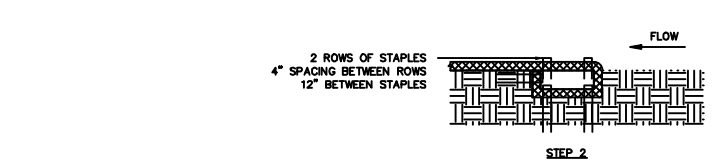
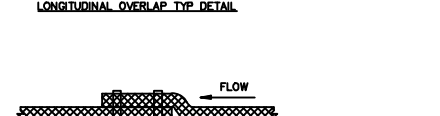
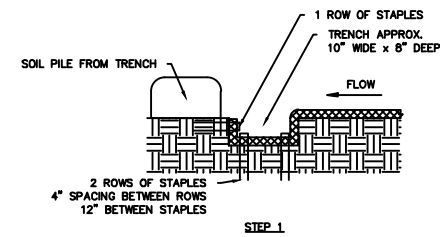
BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS

*NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.



NON-CHANNEL EROSION MAT



TRACKING PAD

GENERAL NOTES

DETAILS OF CONSTRUCTION MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING AND THE APPLICABLE SPECIAL PROVISIONS.

TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

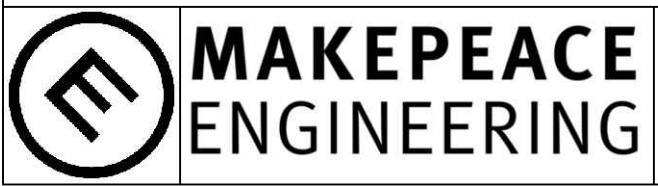
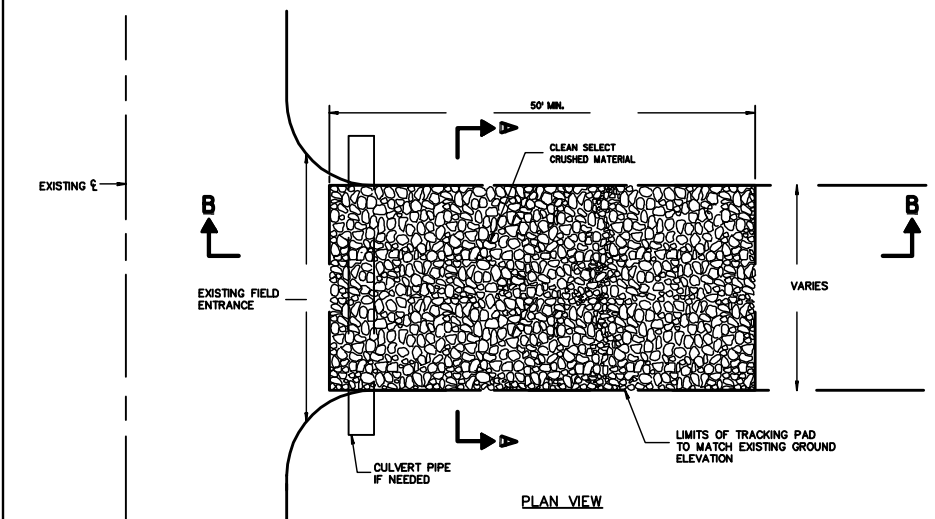
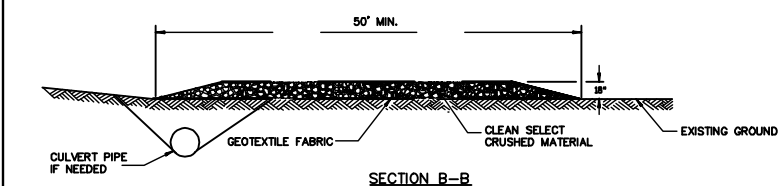
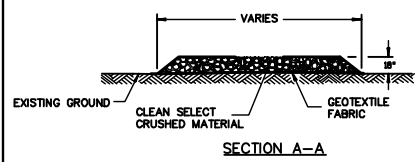
TRACKING PAD TO BE REMOVED AFTER CONSTRUCTION IS COMPLETED.

TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT.

SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.

CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR-24 HOUR EVENT.

THE COST OF ADDITIONAL BMP TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.



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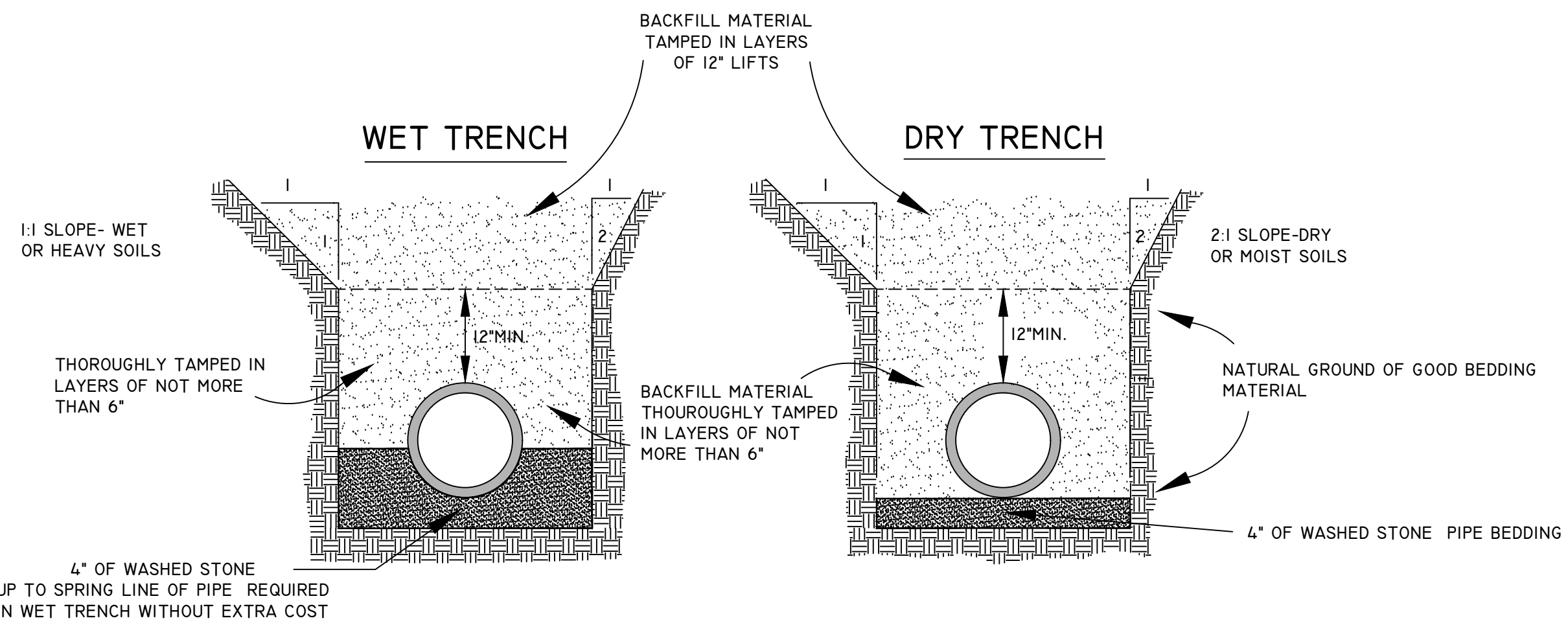
2/23/2024

EROSION CONTROL
DETAILS

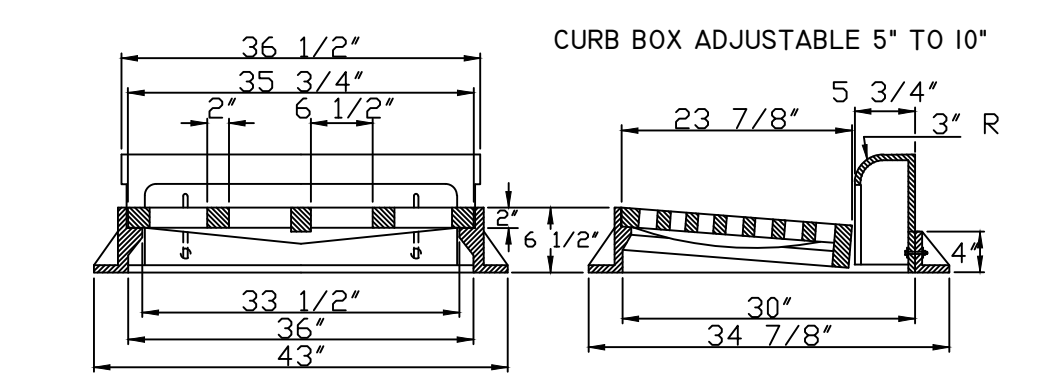
DATE	REVISION	DESCR.	
			7
			7

DRAWING
NOT TO SCALE

SEWER PIPE JOINT MATERIALS
CONCRETE PIPE-RUBBER GASKET (ASTM C-443)
PVC PIPE- ELASTOMETRIC GASKET (ASTM D-3212 & F-477)

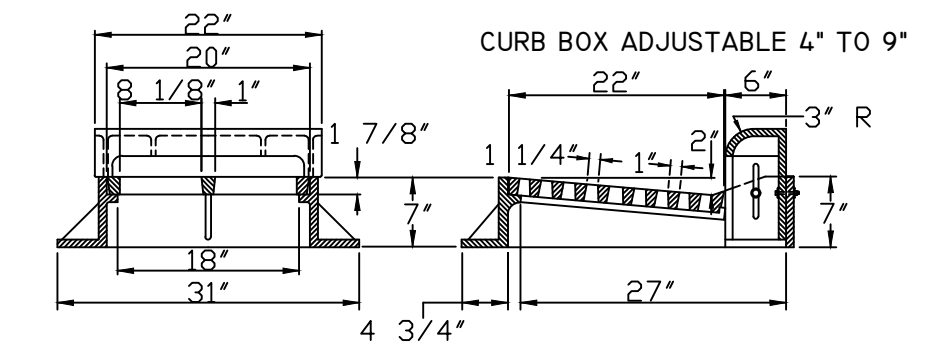


DETAILS OF SEWER TRENCHES



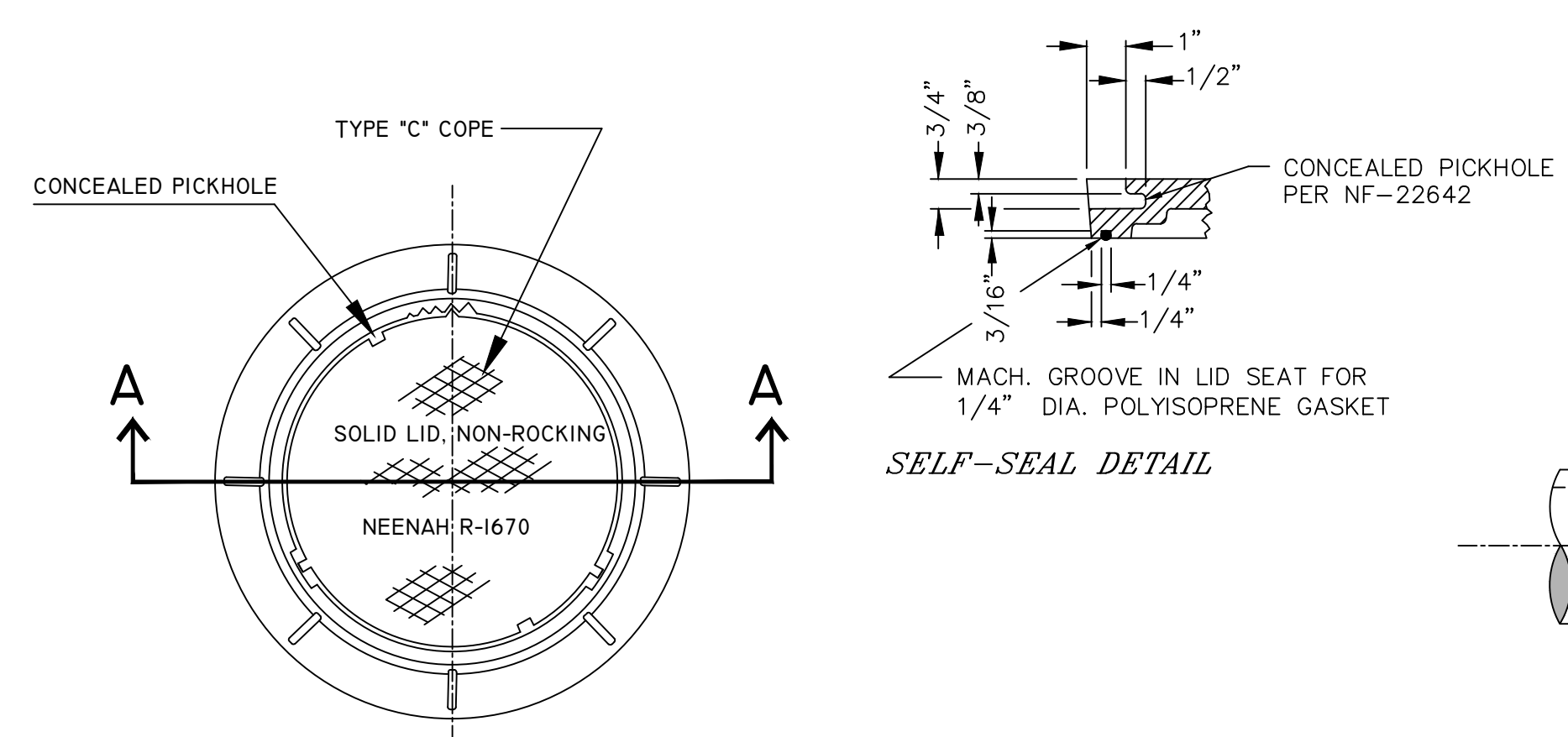
DETAILS OF TYPE "A" CATCH BASIN CASTING
NEENAH R-3246-A OR EQUAL
MINIMUM WEIGHT 649 LBS. TOTAL

F
D-2

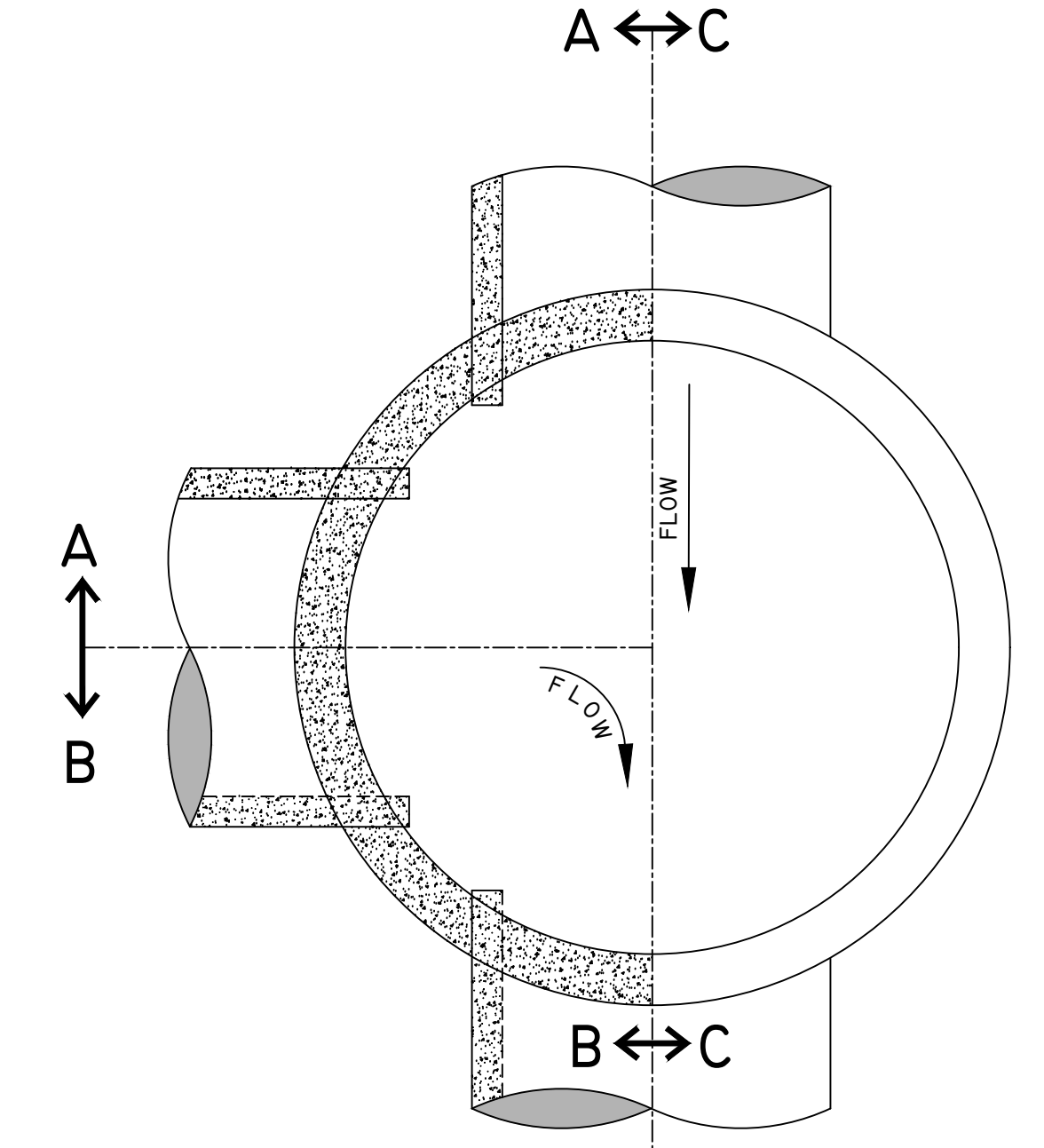
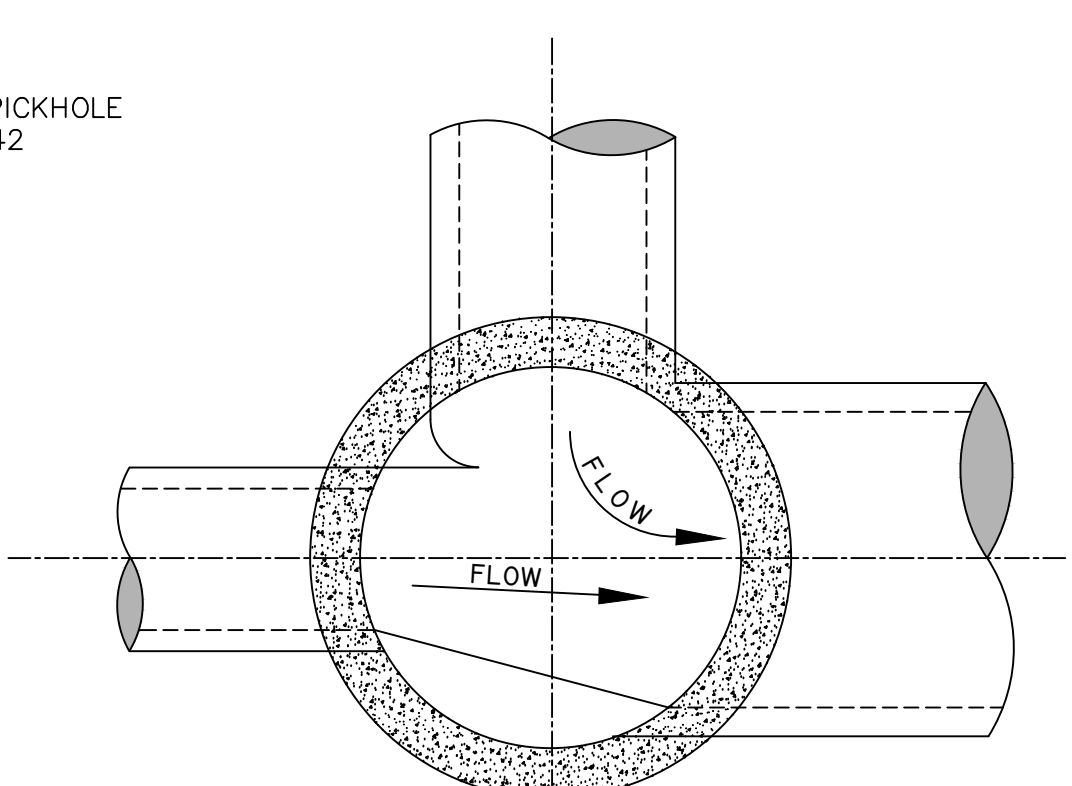


DETAILS OF TYPE "B" CATCH BASIN CASTING
NEENAH R-3234-BI OR EQUAL
MINIMUM WEIGHT 400 LBS. TOTAL

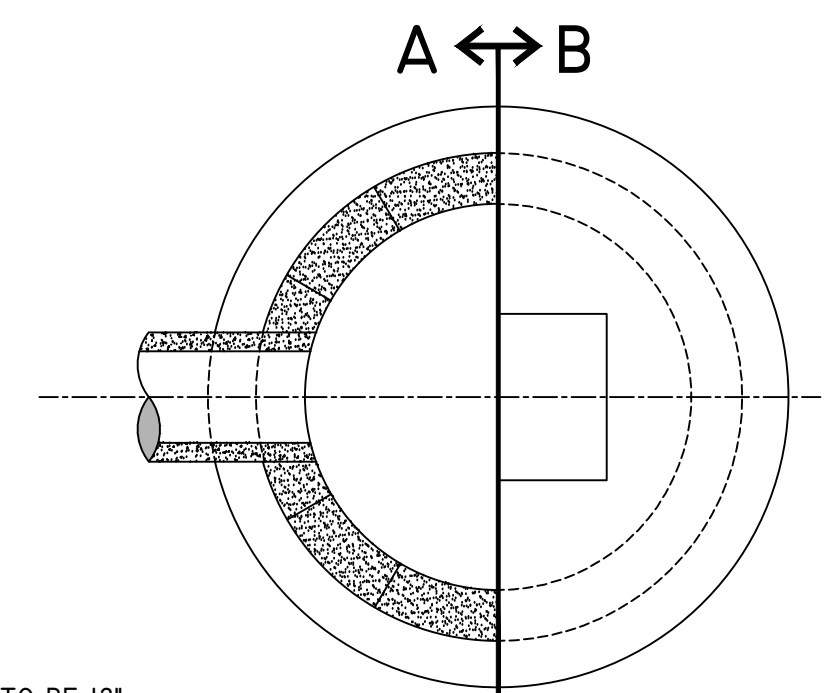
NOTE: "DUMP NO WASTE
DRAINS TO RIVER"
SHALL BE MOLDED IN ALL CASTINGS FACE



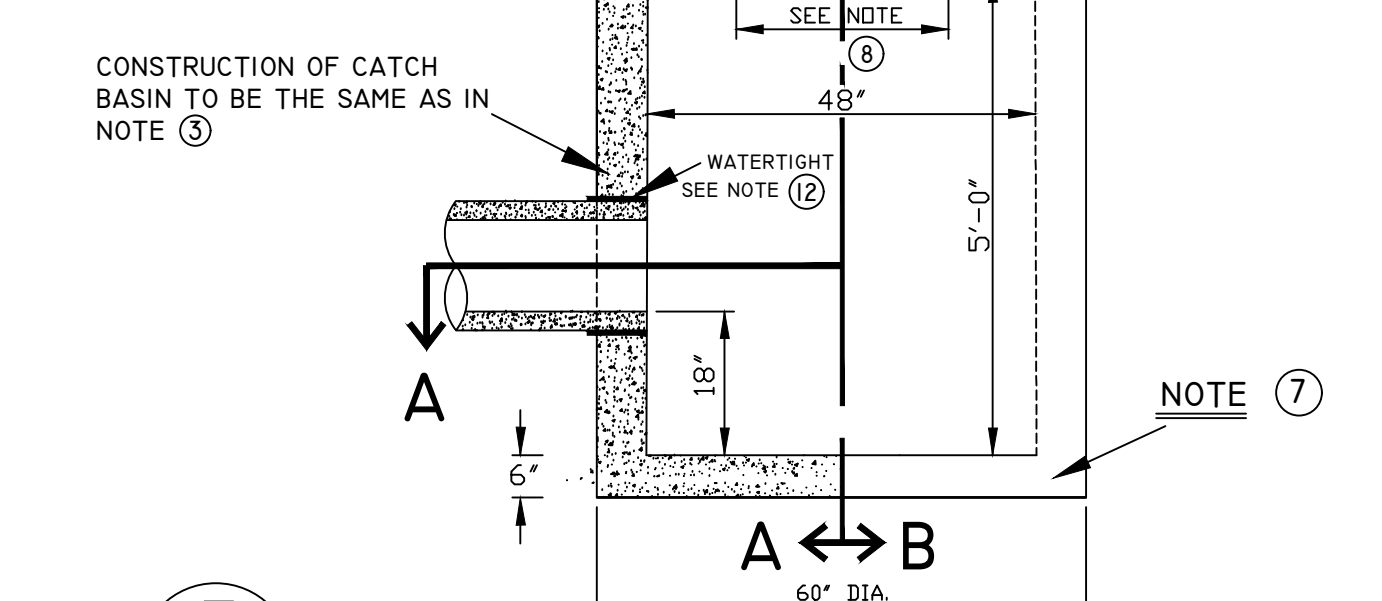
SELF-SEAL DETAIL



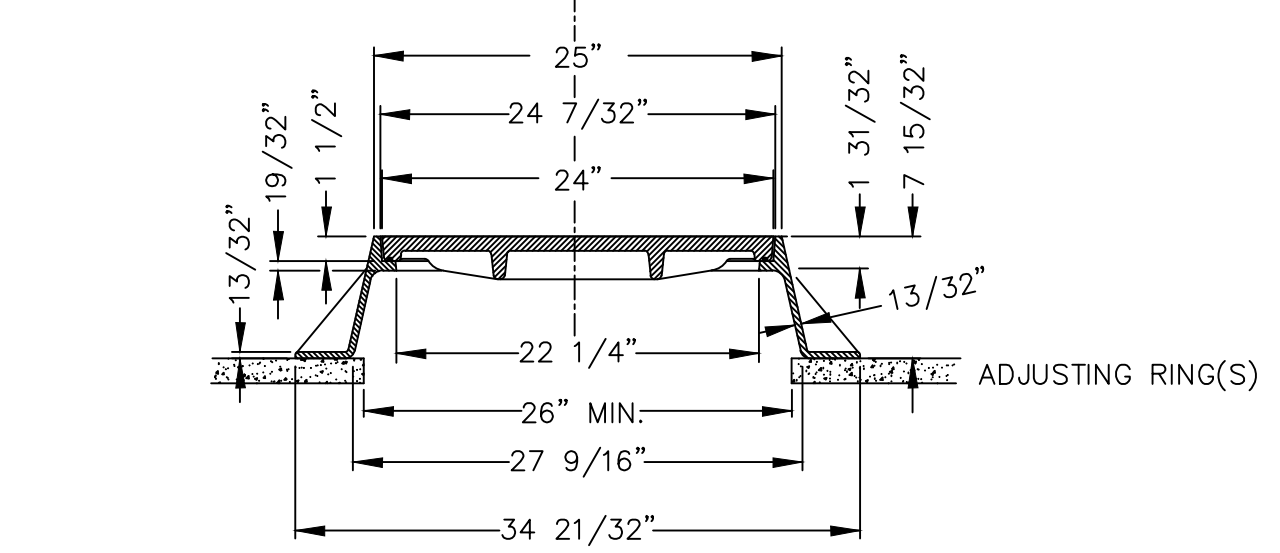
NOTE ⑧
RECTANGULAR OPENING IN TOP
"B" TYPE CASTING - 27" X 22"
"A" TYPE CASTING - 36" X 30"



NOTE ⑨
TOP OF CATCH BASIN TO BE 12" BELOW CATCH BASIN FLOWLINE GRADE ADJUSTMENT TO BE MADE AS IN NOTE ①



E
D-2
DETAIL OF TYPE "A" OR "B" CATCH BASIN



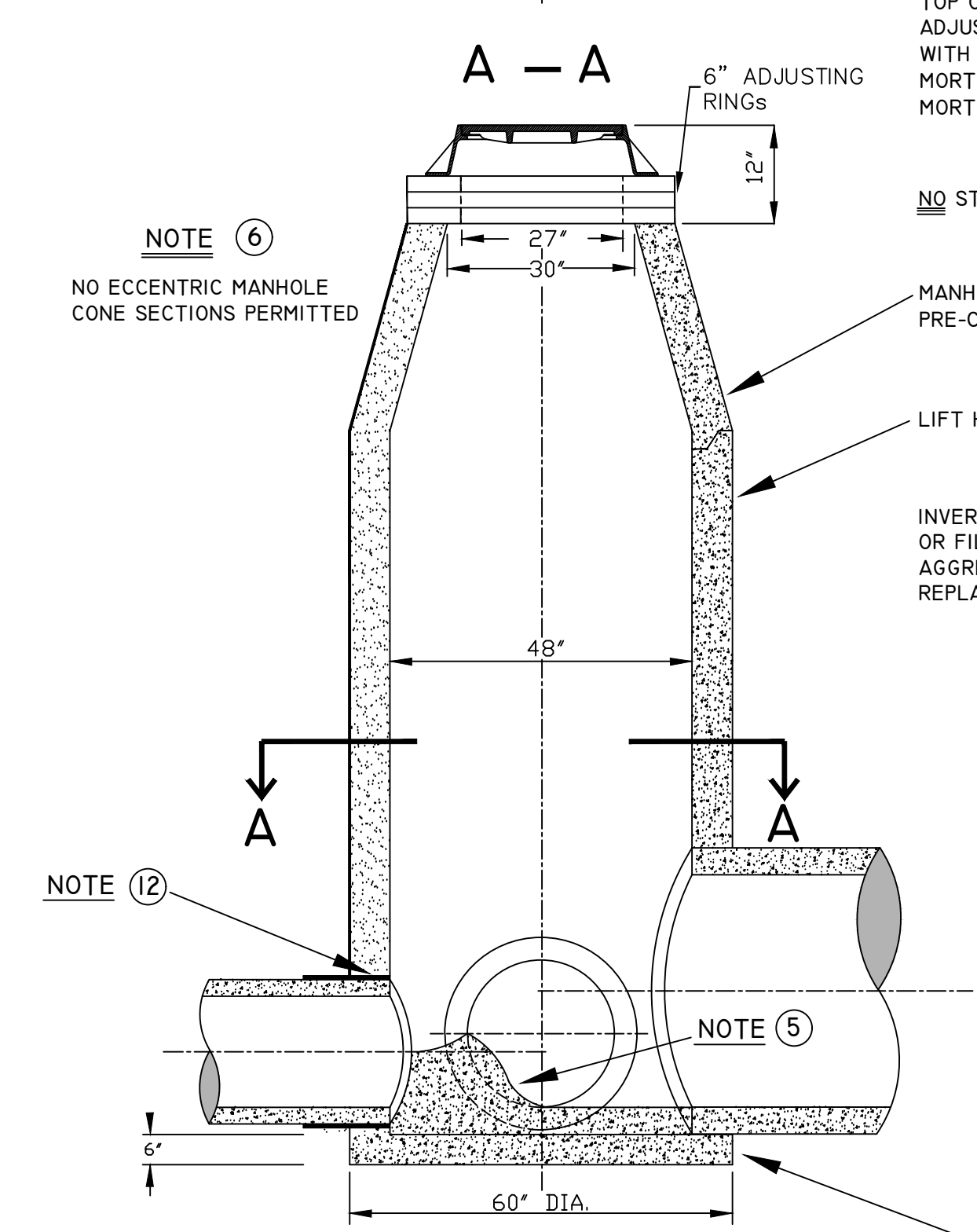
A - A

DETAIL OF MANHOLE FRAME & COVER
(MINIMUM WEIGHT 324 LBS. TOTAL)
NEENAH R-1670 OR EQUAL

B
D-2

NOTE
OPENING FOR FRAME & COVER SHALL BE CENTERED ON MANHOLES WITH FLAT TOPS.

NOTE ⑫
THE CONNECTION OF ALL PVC STORM WATER PIPE, SIZE 6" TO 30", TO PRECAST MANHOLES OR OTHER STRUCTURES SHALL EMPLOY A WATERTIGHT, FLEXIBLE PIPE-TO-MANHOLE CONNECTOR.
THE CONNECTOR SHALL CONSIST OF A SINGLE RUBBER GASKET, SHALL BE CONSTRUCTED SOLELY OF SYNTHETIC OR NATURAL RUBBER, SHALL MEET/EXCEED THE REQUIREMENTS OF ASTM C 923, AND SHALL HAVE A MINIMUM TENSILE STRENGTH OF 1600 PSI.
THE CONNECTOR SHALL BE THE SOLE ELEMENT RELIED ON TO ASSURE A FLEXIBLE, WATERTIGHT SEAL OF THE PIPE TO THE STRUCTURE



C
D-2
DETAILS OF STANDARD MANHOLE FOR 30" PIPE OR SMALLER

NOTE ①
TOP OF MANHOLE TO BE 12" BELOW FINISHED GRADE. ADJUSTMENT TO BE OF PRE-CAST CONCRETE RINGS WITH BUTYL GASKETS (ROPE) BETWEEN RINGS AND MORTAR BETWEEN CASTING & TOP RING ONLY. (3/4" MORTAR MAX.)

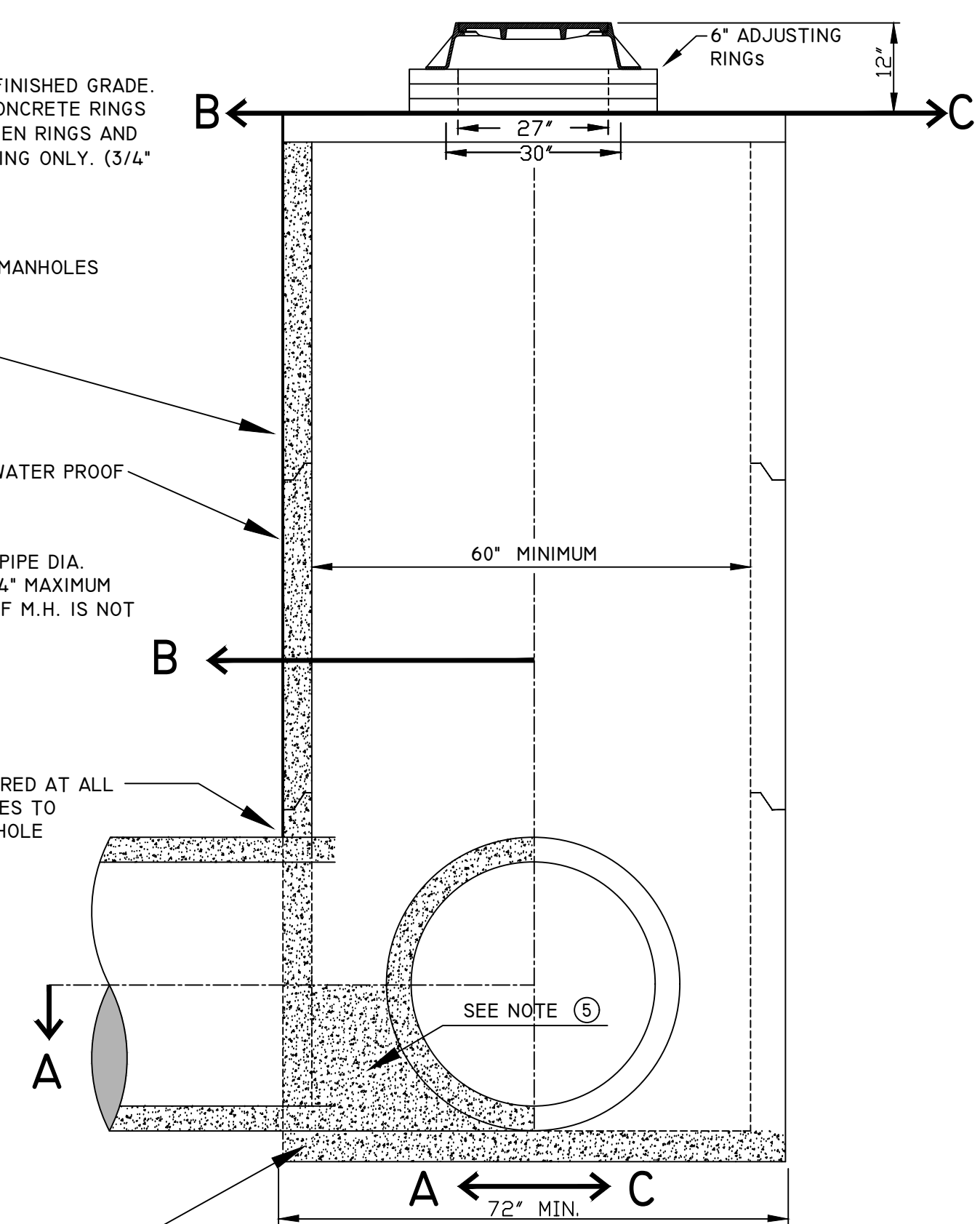
NOTE ②
NO STEPS ARE TO BE INSTALLED IN MANHOLES

NOTE ③
MANHOLE TO BE CONSTRUCTED OF PRE-CAST CONCRETE (ASTM C-478).

NOTE ④
LIFT HOLES TO BE MANUFACTURED WATER PROOF

NOTE ⑤
INVERT TO BE FACTORY MOLDED TO PIPE DIA. OR FILLED TO DIRECT FLOW WITH 3/4" MAXIMUM AGGREGATE, 3500 P.S.I. CONCRETE IF M.H. IS NOT REPLACED

NOTE ⑦
ALL STRUCTURES TO BE MADE WITH PRE-CAST INTEGRAL FOOTING BASE. MIN. 6"



D
D-2
DETAILS OF STANDARD MANHOLE FOR 36" PIPE OR LARGER

PROJECT No.	STORM SEWER DETAILS		
LOCATION	D-2		
RESOLUTION	D-2	DATE	
ENGINEERING DEPT. City of LaCrosse, Wis.			
FIELD BOOK	SUPERVISED BY	DATE	
NUMBER	DESIGNED BY	DATE	
PAGE	CHECKED BY	DATE	
	APPROVED BY	DATE	
	REVISIONS	M.D.F.	3/03
		J.M.C.	9/03
		B.F.H.	2/2013
		M.D.F.	4/06
		M.D.F.	12/10
		M.D.F.	4/13
SCALE: NONE			
SHEET NO.		TOTAL SHEETS	