

SITE INFORMATION:

PROPERTY AREA:	AREA = 415,284 S.F. (9.53 ACRES).
PROPOSED ZONING:	PUD
PROPOSED USE:	CONDOMINIUM HOUSING
PROPOSED DISTURBANCE:	5.89 AC. (256,414 S.F.)
PARKING REQUIRED:	1 SPACE PER BEDROOM S.F. (58 SPACES REQ.)
PARKING PROVIDED:	115 TOTAL SPACES 52 GARAGE 52 DRIVEWAY 11 VISITOR

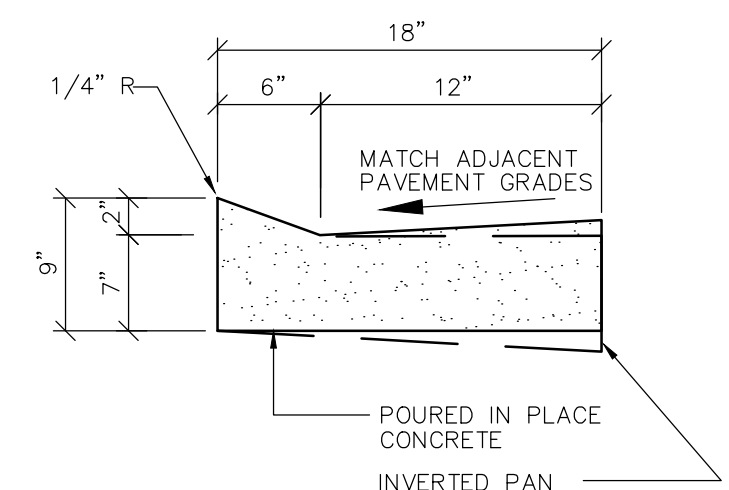
EXISTING SITE DATA (DEVELOPMENT SITE AREA)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	5.43	236,500	
BUILDING FLOOR AREA	0.08	3,508	1.5%
PAVEMENT (ASP. & CONC.)	3.80	166,626	70.0%
TOTAL IMPERVIOUS	3.88	169,134	71.5%
LANDSCAPE/ OPEN SPACE	1.55	67,366	28.5%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	5.43	236,500	
BUILDING FLOOR AREA	1.40	60,800	25.8%
PAVEMENT (ASP. & CONC.)	0.96	42,000	17.8%
TOTAL IMPERVIOUS	2.36	102,800	43.5%
LANDSCAPE/ OPEN SPACE	3.07	133,580	56.5%

**NOTE: EXISTING GRASS AREA WAS PREVIOUSLY IMPERVIOUS SURFACE



**PRIVATE 18" MOUNTABLE
CONCRETE CURB & GUTTER DETAIL**
NO SCALE



PROPOSED NEW DEVELOPMENT FOR:
WATER PLACE ONE
PARK PLAZA DR. • LA CROSSE, WI 54601

PROFESSIONAL SEAL

PRELIMINARY DATES

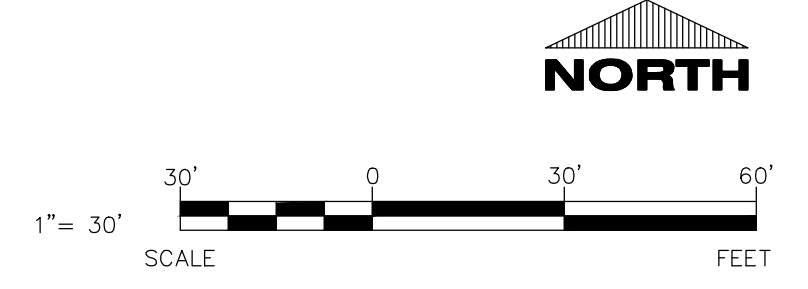
MAY 5, 2016	
MAY 16, 2016	
MAY 20, 2016	
JUNE 2, 2016	

SHEET INFORMATION

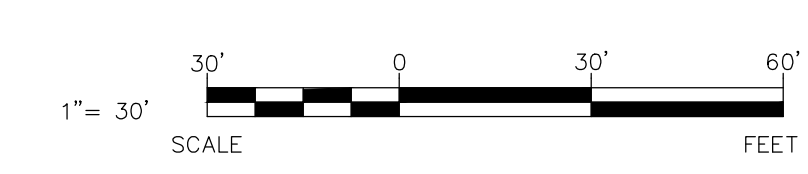
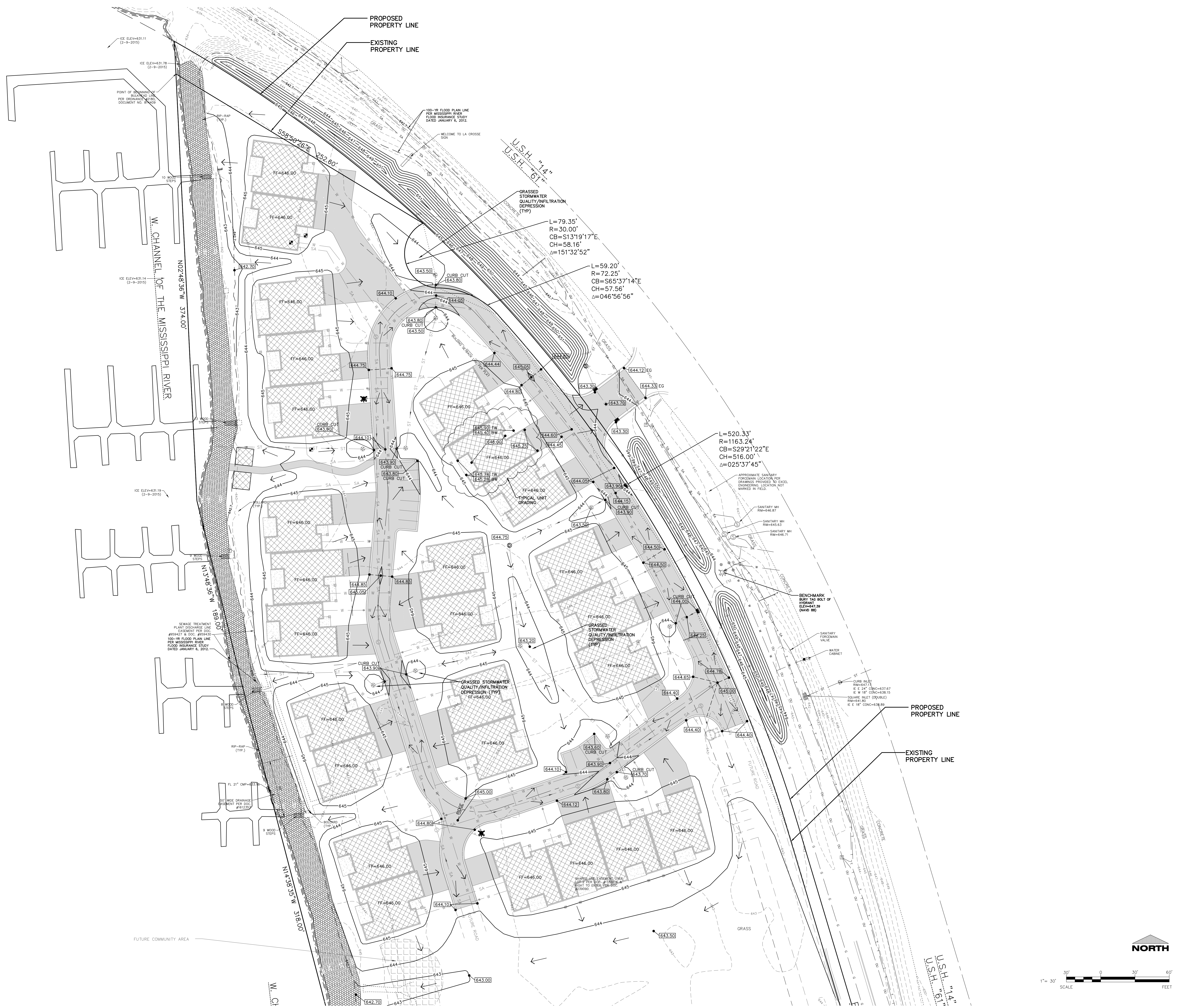
SITE PLAN

SHEET NUMBER

C1.2



NOT FOR CONSTRUCTION



PROPOSED NEW DEVELOPMENT FOR:
WATER PLACE ONE
PARK PLAZA DR. • LA CROSSE, WI 54601

PROFESSIONAL SEAL

PRELIMINARY DATES
JUNE 2, 2016

NOT FOR CONSTRUCTION

SHEET INFORMATION

UTILITY PLAN

SHEET NUMBER

C1.4

