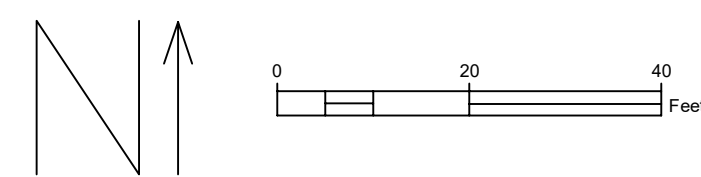


STORMWATER NOTES

	ROOF	PAVEMENT	SIDEWALK
LOT 2	24,589 SF	22,365 SF	4,018 SF
WATERVIEW REGIONAL	15,362 SF	16,154 SF	4,820 SF
ADDITIONAL	9,227 SF	6,211 SF	N/A



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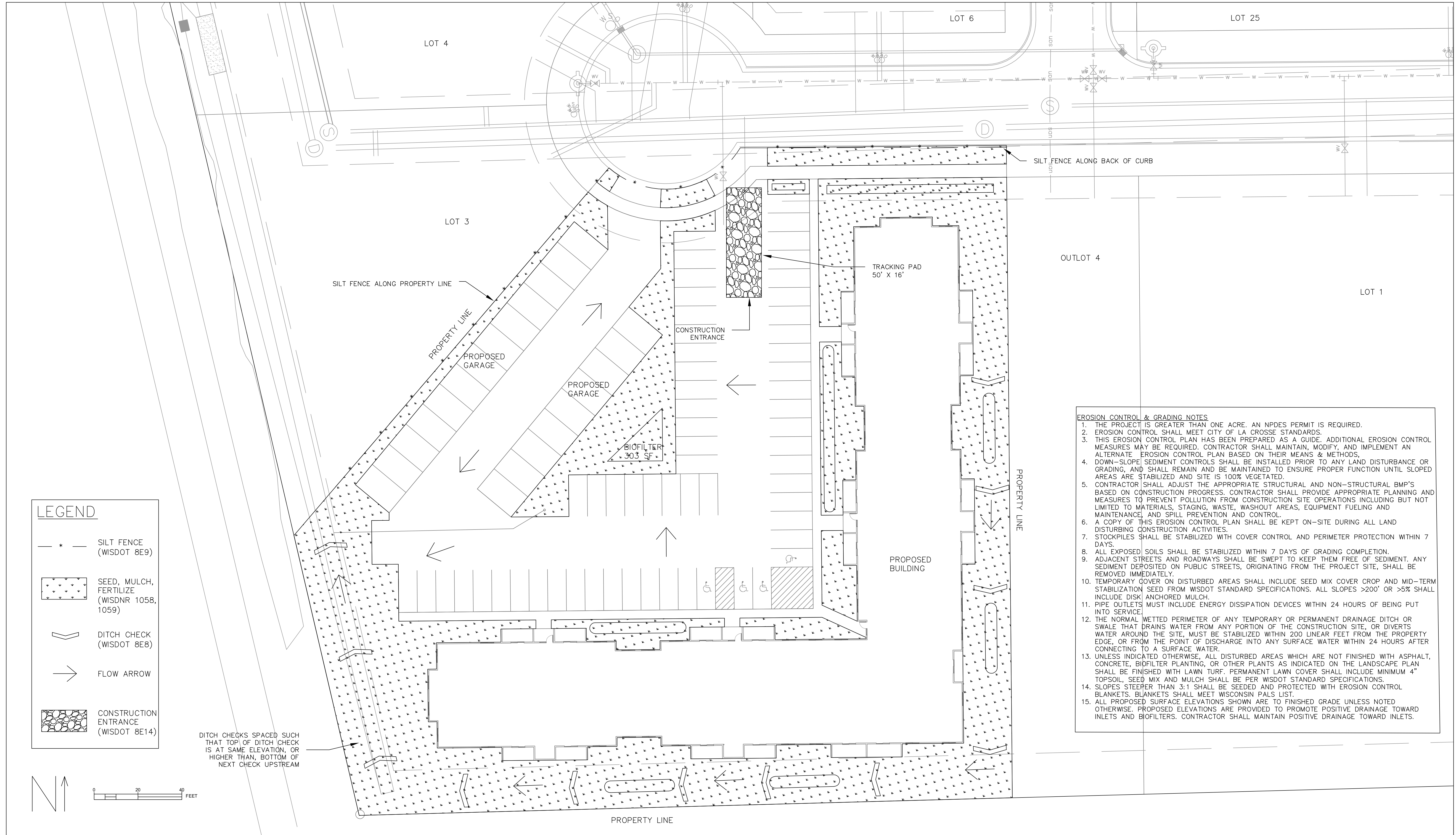
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WATERVIEW ADDITION  
LA CROSSE, WI

08/27/2018

GRADING PLAN

DATE	REVISION	DESCR.

C102

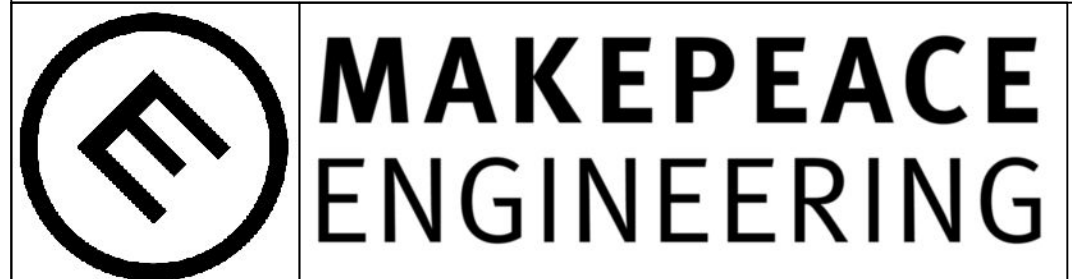


**LEGEND**

- SILT FENCE (WISDOT 8E9)
- SEED, MULCH, FERTILIZE (WISDNR 1058, 1059)
- DITCH CHECK (WISDOT 8E8)
- FLOW ARROW
- CONSTRUCTION ENTRANCE (WISDOT 8E14)

DITCH CHECKS SPACED SUCH THAT TOP OF DITCH CHECK IS AT SAME ELEVATION, OR HIGHER THAN, BOTTOM OF NEXT CHECK UPSTREAM

- EROSION CONTROL & GRADING NOTES**
1. THE PROJECT IS GREATER THAN ONE ACRE. AN NPDES PERMIT IS REQUIRED.
  2. EROSION CONTROL SHALL MEET CITY OF LA CROSSE STANDARDS.
  3. THIS EROSION CONTROL PLAN HAS BEEN PREPARED AS A GUIDE. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED. CONTRACTOR SHALL MAINTAIN, MODIFY, AND IMPLEMENT AN ALTERNATE EROSION CONTROL PLAN BASED ON THEIR MEANS & METHODS.
  4. DOWN-SLOPE SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE OR GRADING, AND SHALL REMAIN AND BE MAINTAINED TO ENSURE PROPER FUNCTION UNTIL SLOPED AREAS ARE STABILIZED AND SITE IS 100% VEGETATED.
  5. CONTRACTOR SHALL ADJUST THE APPROPRIATE STRUCTURAL AND NON-STRUCTURAL BMP'S BASED ON CONSTRUCTION PROGRESS. CONTRACTOR SHALL PROVIDE APPROPRIATE PLANNING AND MEASURES TO PREVENT POLLUTION FROM CONSTRUCTION SITE OPERATIONS INCLUDING BUT NOT LIMITED TO MATERIALS, STAGING, WASTE, WASHOUT AREAS, EQUIPMENT FUELING AND MAINTENANCE, AND SPILL PREVENTION AND CONTROL.
  6. A COPY OF THIS EROSION CONTROL PLAN SHALL BE KEPT ON-SITE DURING ALL LAND DISTURBING CONSTRUCTION ACTIVITIES.
  7. STOCKPILES SHALL BE STABILIZED WITH COVER CONTROL AND PERIMETER PROTECTION WITHIN 7 DAYS.
  8. ALL EXPOSED SOILS SHALL BE STABILIZED WITHIN 7 DAYS OF GRADING COMPLETION.
  9. ADJACENT STREETS AND ROADWAYS SHALL BE SWEEPED TO KEEP THEM FREE OF SEDIMENT. ANY SEDIMENT DEPOSITED ON PUBLIC STREETS, ORIGINATING FROM THE PROJECT SITE, SHALL BE REMOVED IMMEDIATELY.
  10. TEMPORARY COVER ON DISTURBED AREAS SHALL INCLUDE SEED MIX COVER CROP AND MID-TERM STABILIZATION SEED FROM WISDOT STANDARD SPECIFICATIONS. ALL SLOPES >200' OR >5% SHALL INCLUDE DISK ANCHORED MULCH.
  11. PIPE OUTLETS MUST INCLUDE ENERGY DISSIPATION DEVICES WITHIN 24 HOURS OF BEING PUT INTO SERVICE.
  12. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAR FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.
  13. UNLESS INDICATED OTHERWISE, ALL DISTURBED AREAS WHICH ARE NOT FINISHED WITH ASPHALT, CONCRETE, BIOFILTER PLANTING, OR OTHER PLANTS AS INDICATED ON THE LANDSCAPE PLAN SHALL BE FINISHED WITH LAWN TURF. PERMANENT LAWN COVER SHALL INCLUDE MINIMUM 4" TOPSOIL, SEED MIX AND MULCH SHALL BE PER WISDOT STANDARD SPECIFICATIONS.
  14. SLOPES STEEPER THAN 3:1 SHALL BE SEEDED AND PROTECTED WITH EROSION CONTROL BLANKETS. BLANKETS SHALL MEET WISCONSIN PALS LIST.
  15. ALL PROPOSED SURFACE ELEVATIONS SHOWN ARE TO FINISHED GRADE UNLESS NOTED OTHERWISE. PROPOSED ELEVATIONS ARE PROVIDED TO PROMOTE POSITIVE DRAINAGE TOWARD INLETS AND BIOFILTERS. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE TOWARD INLETS.



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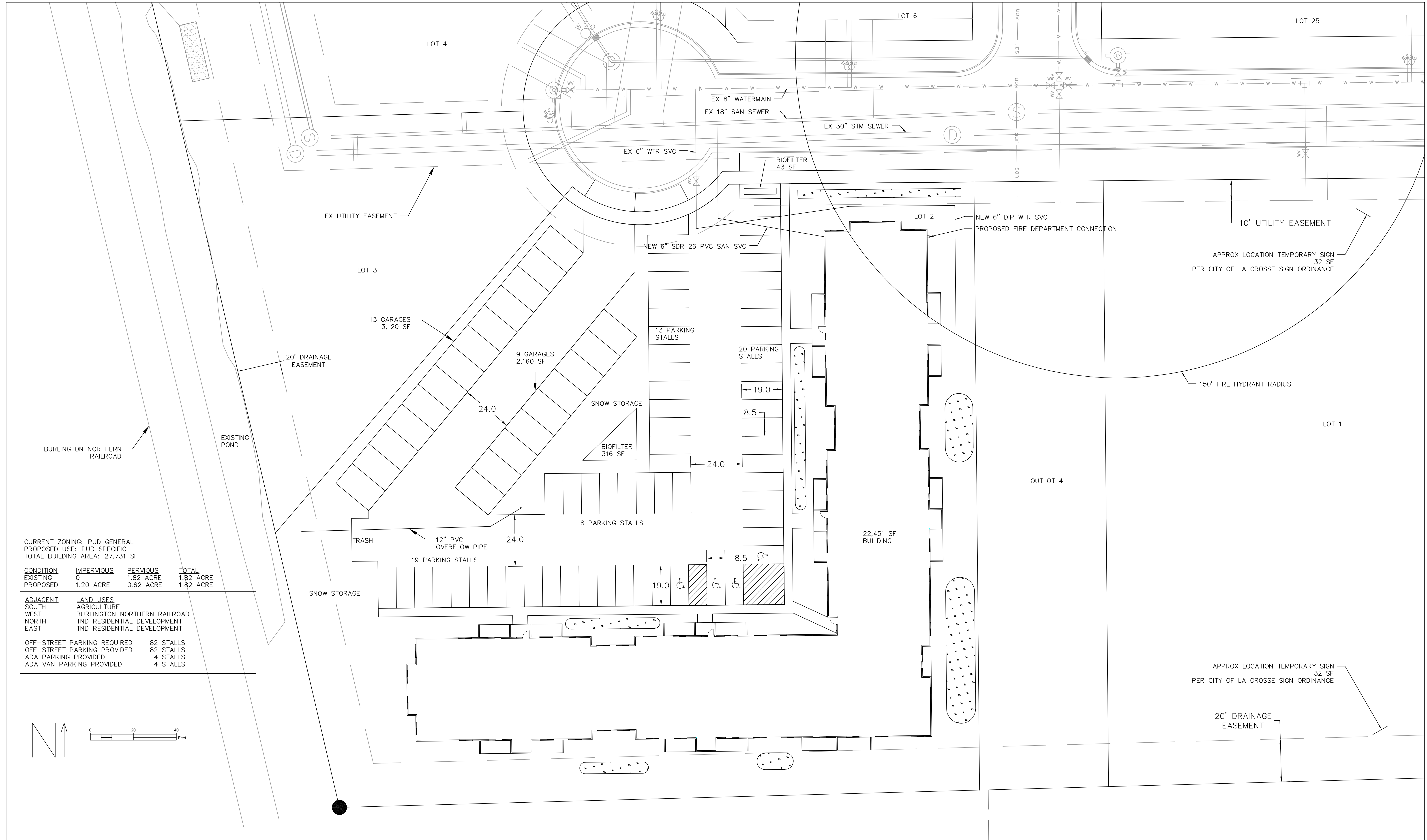
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EROSION CONTROL PLAN

DATE	REVISION	DESCR.

C103



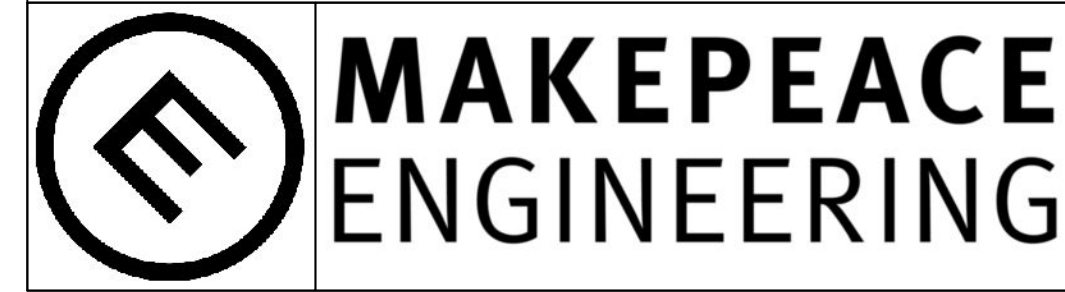
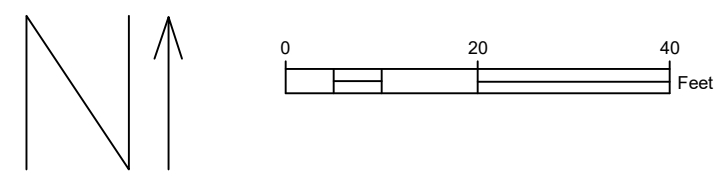


CURRENT ZONING: PUD GENERAL  
 PROPOSED USE: PUD SPECIFIC  
 TOTAL BUILDING AREA: 27,731 SF

CONDITION	IMPERVIOUS	PERVIOUS	TOTAL
EXISTING	0	1.82 ACRE	1.82 ACRE
PROPOSED	1.20 ACRE	0.62 ACRE	1.82 ACRE

ADJACENT	LAND USES
SOUTH	AGRICULTURE
WEST	BURLINGTON NORTHERN RAILROAD
NORTH	TND RESIDENTIAL DEVELOPMENT
EAST	TND RESIDENTIAL DEVELOPMENT

OFF-STREET PARKING REQUIRED	82 STALLS
OFF-STREET PARKING PROVIDED	82 STALLS
ADA PARKING PROVIDED	4 STALLS
ADA VAN PARKING PROVIDED	4 STALLS



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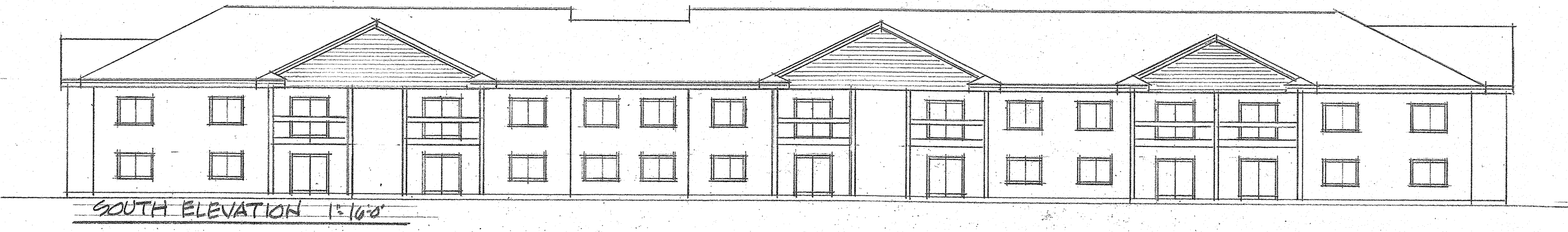
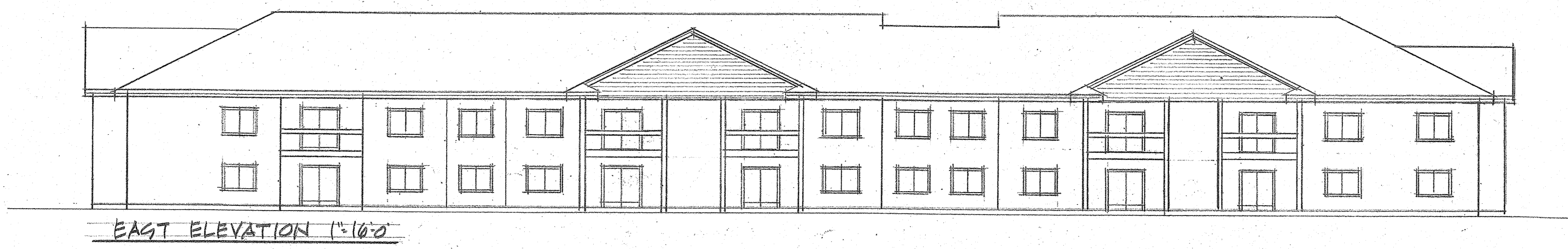
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SITE PLAN

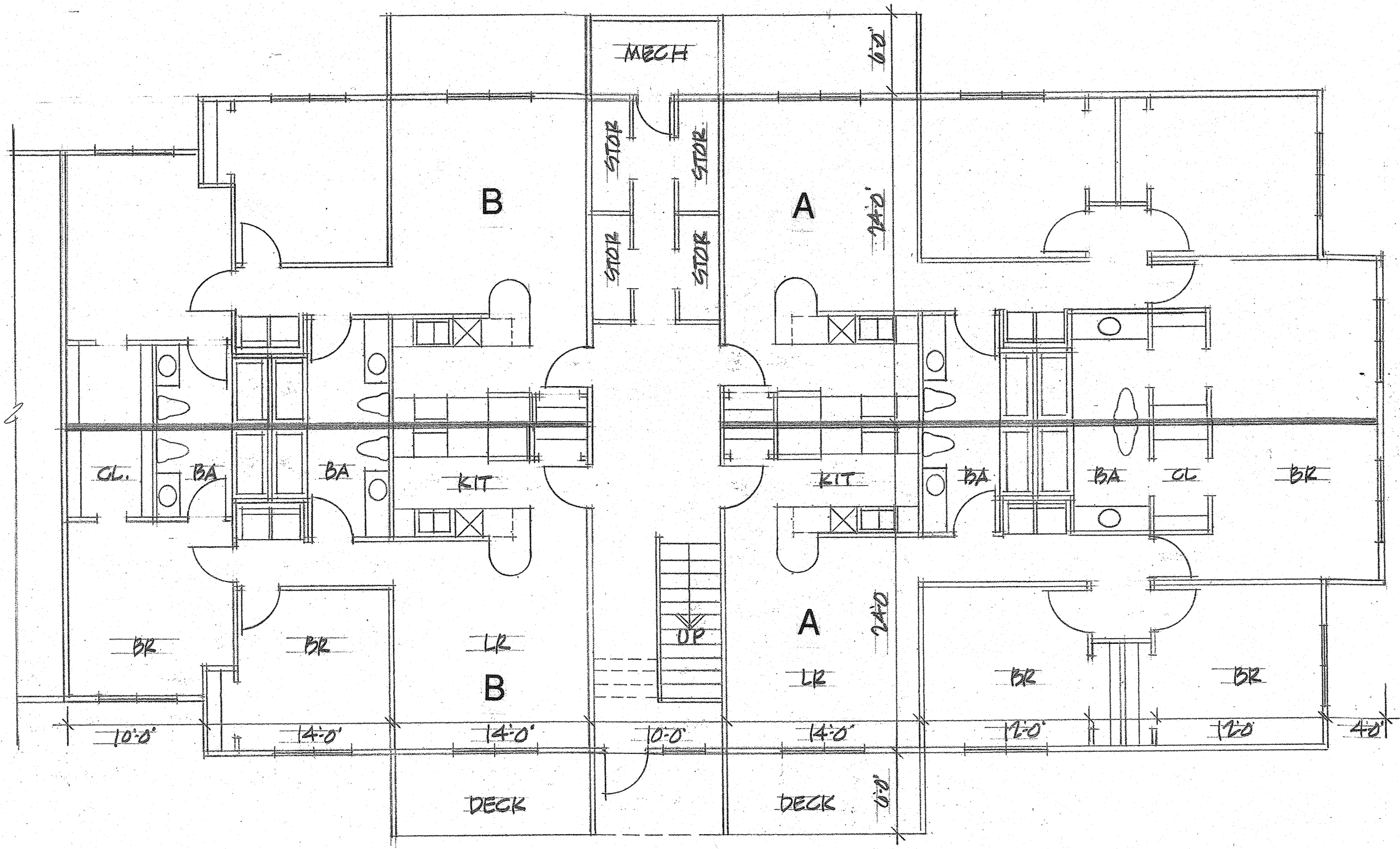
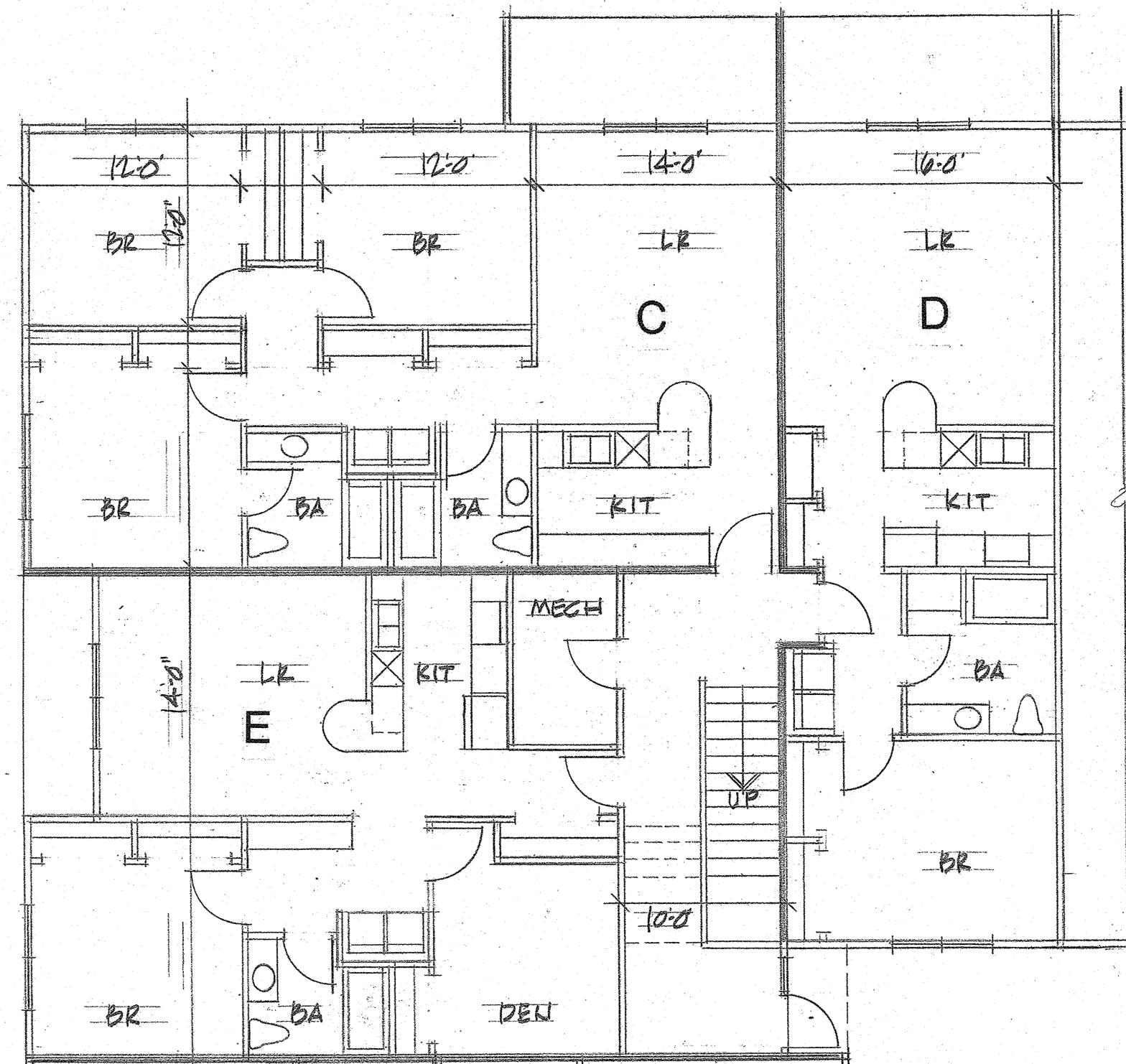
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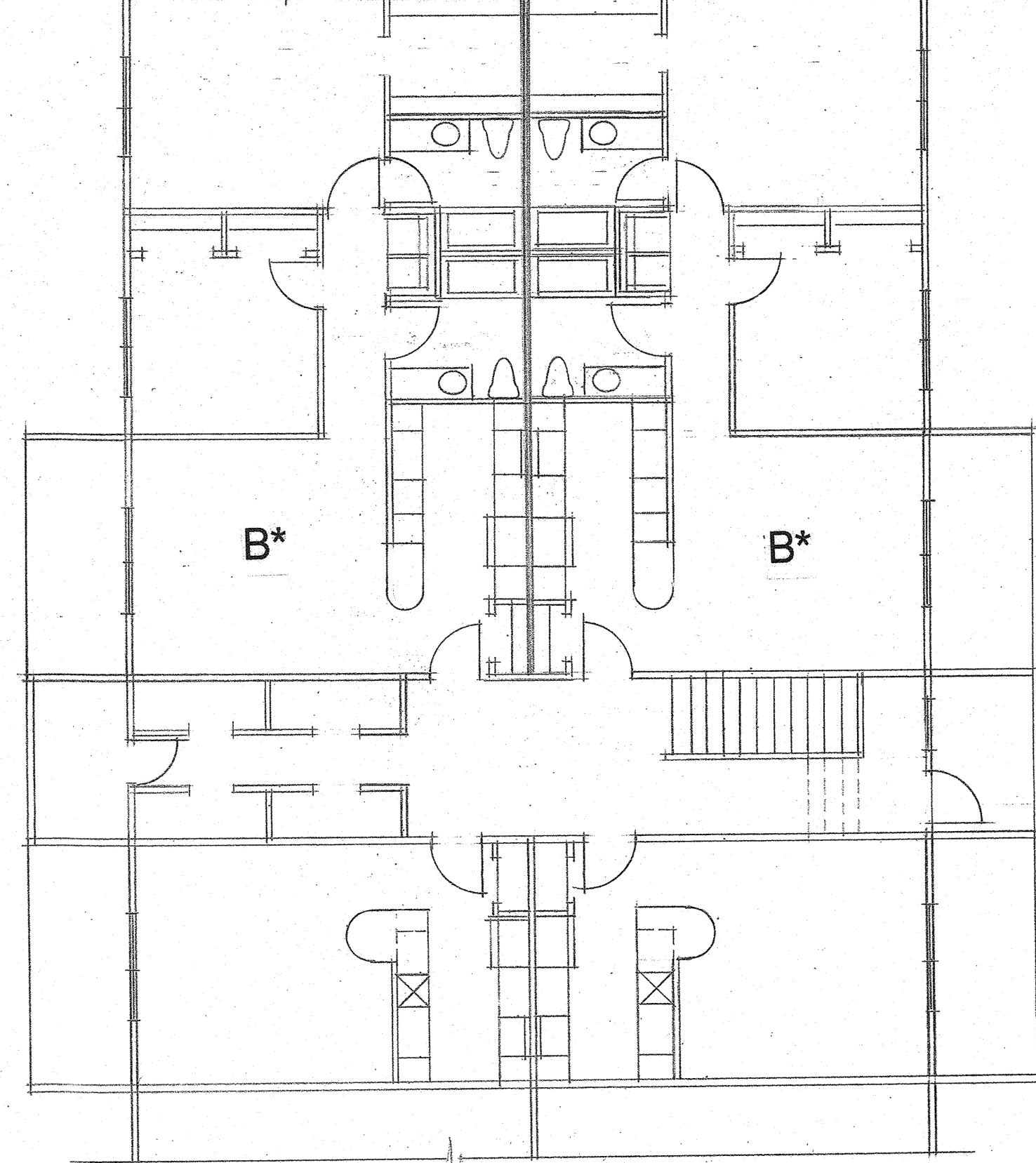




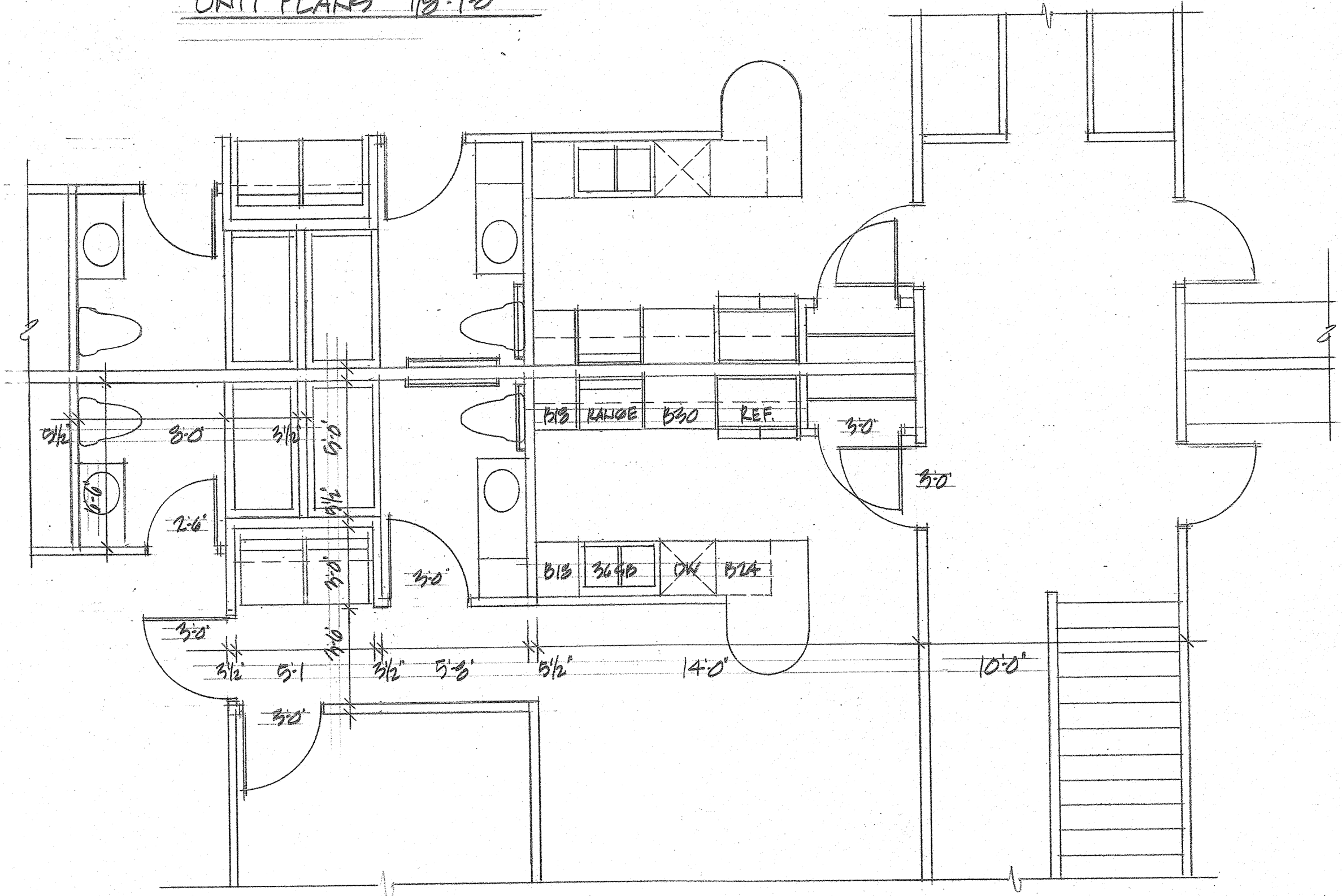




UNIT PLANS 1/8"=1'-0"

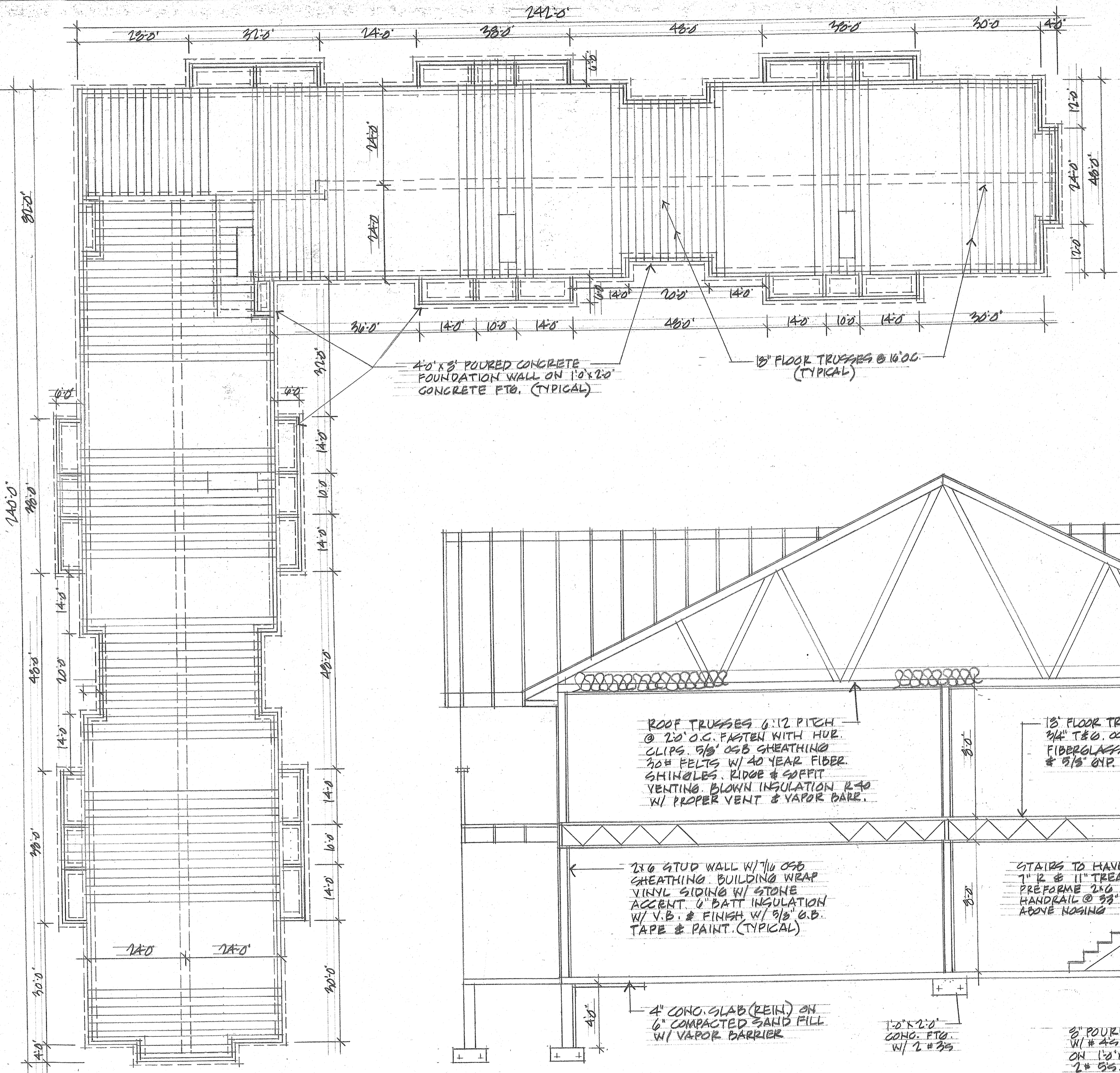


UNIT PLANS 1/8"=1'-0"



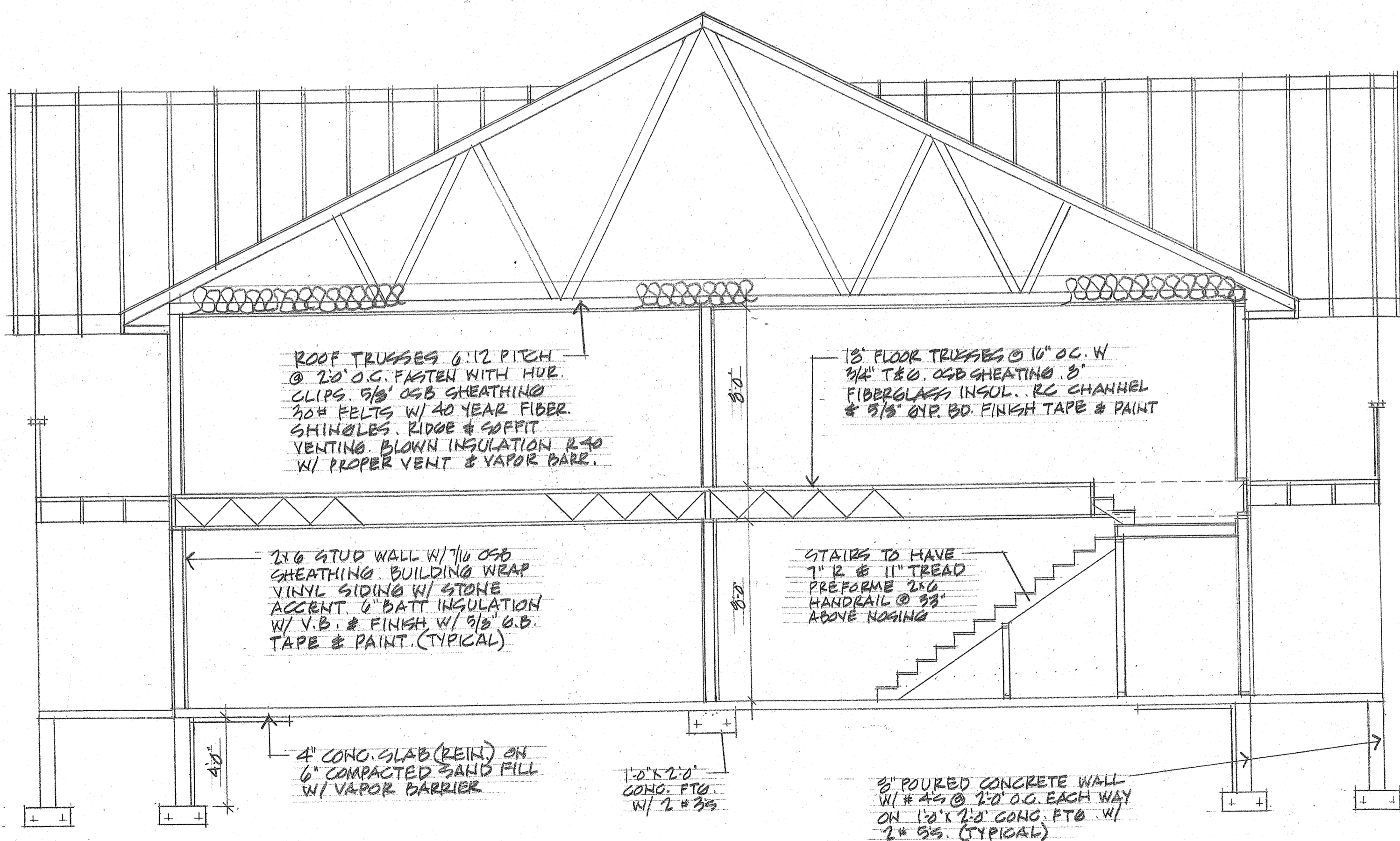
TYPICAL BATH & KITCHEN PLANS 1/4"=1'-0"





4' x 8' POURED CONCRETE FOUNDATION WALL ON 1' x 2' CONCRETE FTG. (TYPICAL)

18' FLOOR TRUSSES @ 10' O.C. (TYPICAL)



ROOF TRUSSES 6/12 PITCH @ 2'0" O.C. FASTEN WITH HOR. CLIPS. 5/8" OSB SHEATHING 30# FELTS W/ 40 YEAR FIBER SHINGLES. RIDGE & SOFFIT VENTING. BLOWN INSULATION R-40 W/ PROPER VENT & VAPOR BARR.

18' FLOOR TRUSSES @ 10" O.C. W 3/4" T&G. OSB SHEATHING 3" FIBERGLASS INSUL. RC CHANNEL & 5/8" GYP. BD. FINISH TAPE & PAINT

2x6 STUD WALL W/ 7/16 OSB SHEATHING. BUILDING WRAP VINYL SIDING W/ STONE ACCENT 6" BATT INSULATION W/ V.B. & FINISH W/ 5/8" G.B. TAPE & PAINT. (TYPICAL)

STAIRS TO HAVE 1" R & 11" TREAD PREFORME 2x6 HANDRAIL @ 33" ABOVE NOSING

4" CONG. SLAB (REIN.) ON 6" COMPACTED SAND FILL W/ VAPOR BARRIER

1'-0" x 2'-0" CONG. FTG. W/ 2 #3'S

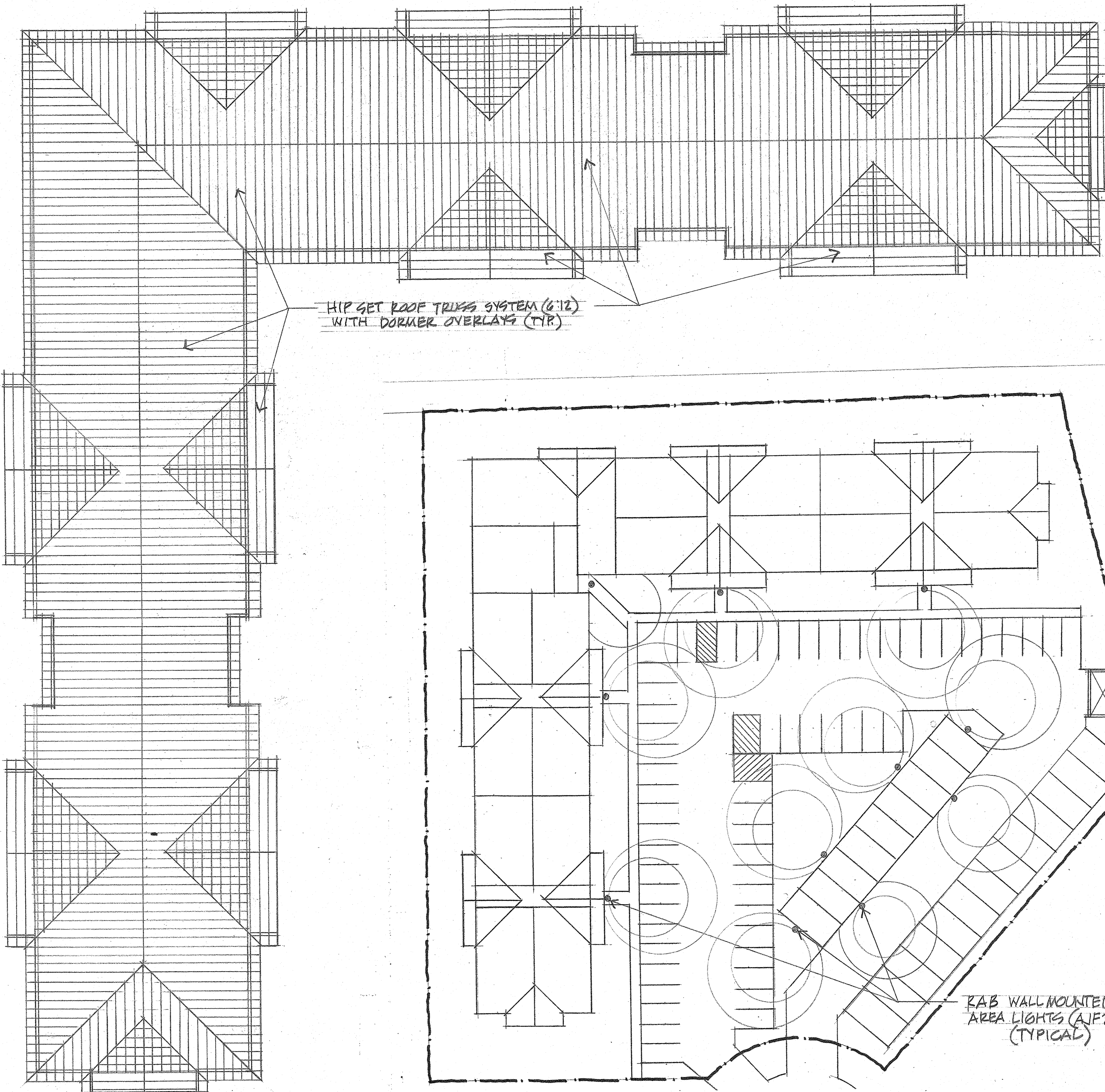
8" POURED CONCRETE WALL W/ #4'S @ 2'-0" O.C. EACH WAY ON 1'-0" x 2'-0" CONG. FTG. W/ 2 #5'S. (TYPICAL)

2" STYRO. INSULATION 4'-0" EACH WAY

FOUNDATION & FLOOR FRAMING PLAN  
1" = 16'-0"

BUILDING SECTION  
1/4" = 1'-0"





ROOF FRAMING PLAN 1"=160'

SITE LIGHTING & LANDSCAPE PLAN 1"=350'

PLANT SCHEDULE			
ANK. NO.	SPECIES	SIZE	

LANDSCAPE NOTES

- 700' FRONTAGE - 5 SHADE TREES REQ.
- 10,700 SF. LANDSCAPED AREA = 600 SF. 20 TREES & 200 SHRUBS REQ.
- ALL LANDSCAPED AREAS TO BE SODDED W/ AUTOMATIC SPRINKLER SYSTEM
- RECREATIONAL AREA REQUIREMENT REQUIRED 2100 S.F. < 5000 S.F. ACTUAL