22-0206

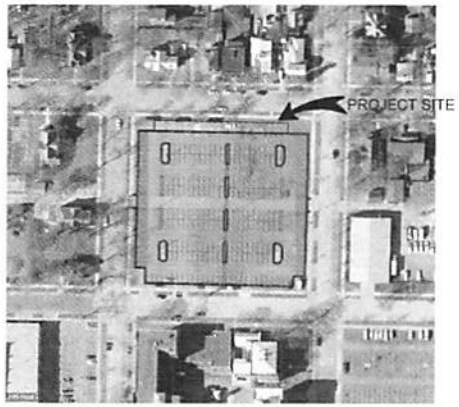
MAYO CLINIC HEALTH SYSTEMS

LA CROSSE CAMPUS - PARKING LOT 9
1000 BLOCK OF FERRY STREET
LA CROSSE, WISCONSIN

CIVIL ENGINEER:

PARAGON ASSOCIATES, INC.
632 COPELAND AVENUE
LA CROSSE, WISCONSIN 54603
(608) 781-3110

PROJECT VICINITY MAP



PROJECT LOCATION MAP

SHEET INDEX

C001	TOPOGRAPHIC SITE MAP
C050	DEMOLITION PLAN
C100	SITE PLAN
C200	GRADING PLAN
C300	EROSION CONTROL PLAN
C400	UTILITY PLAN
C500	DETAILS
C501	DETAILS
L100	LANDSCAPE PLAN

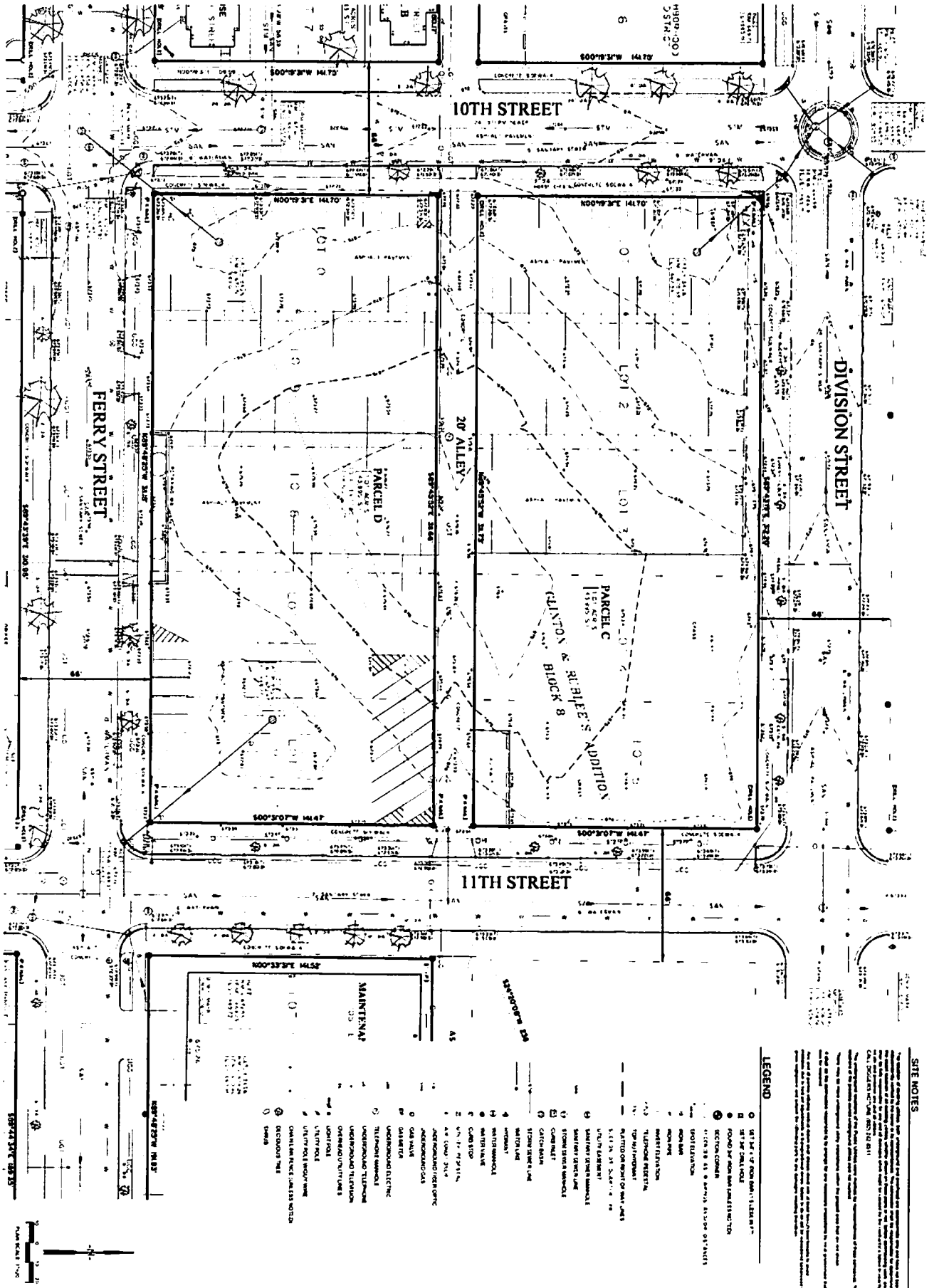
PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING
632 COPELAND AVENUE LA CROSSE, WI 54603
Tel 608.781.3110 Fax 608.781.3197 Paragon-Assoc.biz

PREPARED FOR
MAYO CLINIC

MCHS LA CROSSE PARKING LOT 9
1000 BLOCK OF FERRY STREET
LA CROSSE, WISCONSIN

COVER

COVER



C001

MCHS LA CROSSE PARKING LOT 9
1000 BLOCK OF FERRY STREET
LA CROSSE, WISCONSIN

TOPOGRAPHIC SITE MAP

PREPARED FOR
MAYO CLINIC

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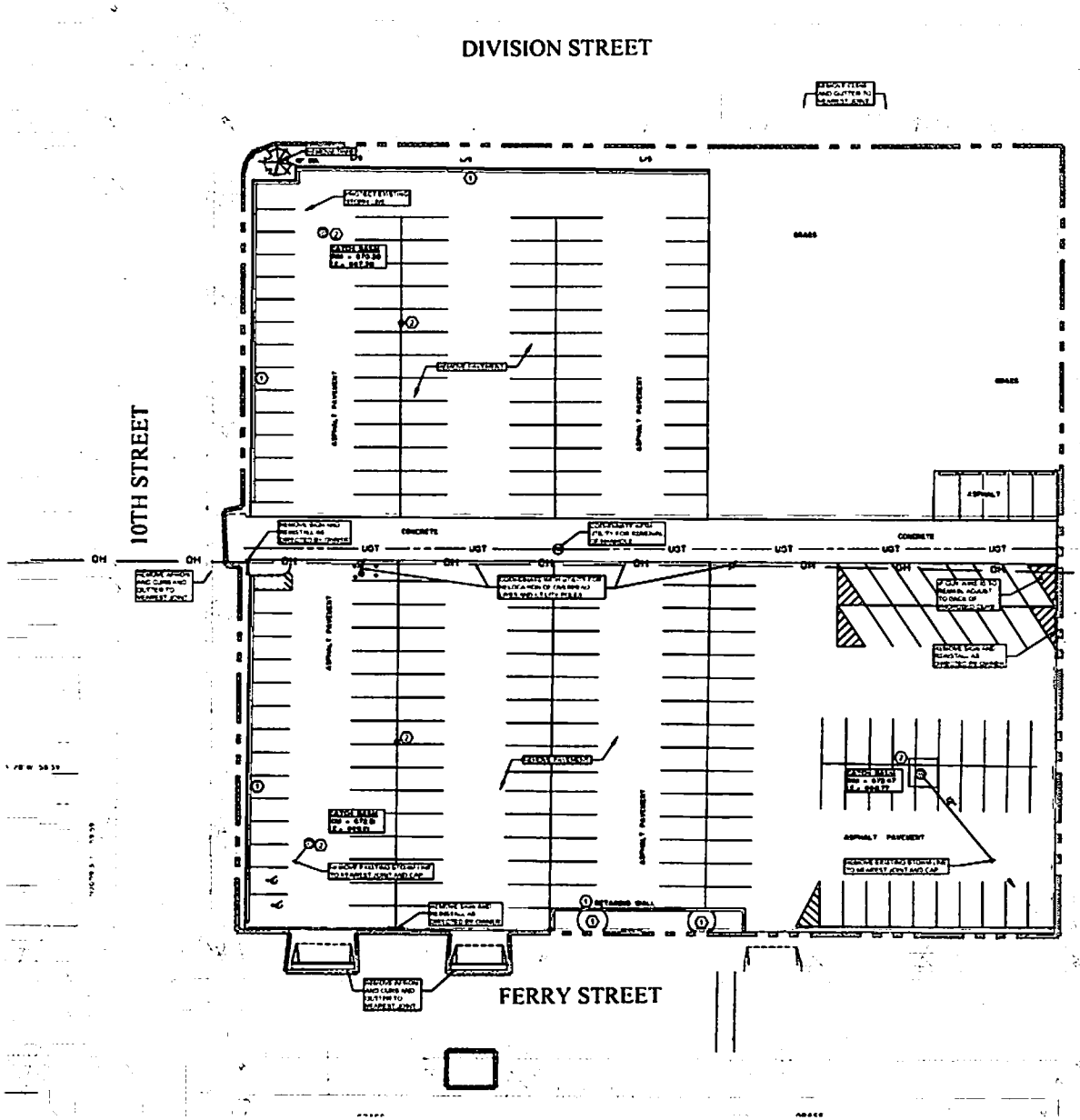
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING
833 COPELAND AVENUE, LA CROSSE, WI 54603
Tel.608.781.3113 Fax.608.781.3197 Paragon-Assoc.biz



SITE NOTES

[illegible]

CALL DIGGERS HOTLINE (800) 242 8511

[illegible]

NOTES

1. REMOVE CONCRETE OR CURB AND GUTTER TO NEAREST JOINT
2. REMOVE UTILITY

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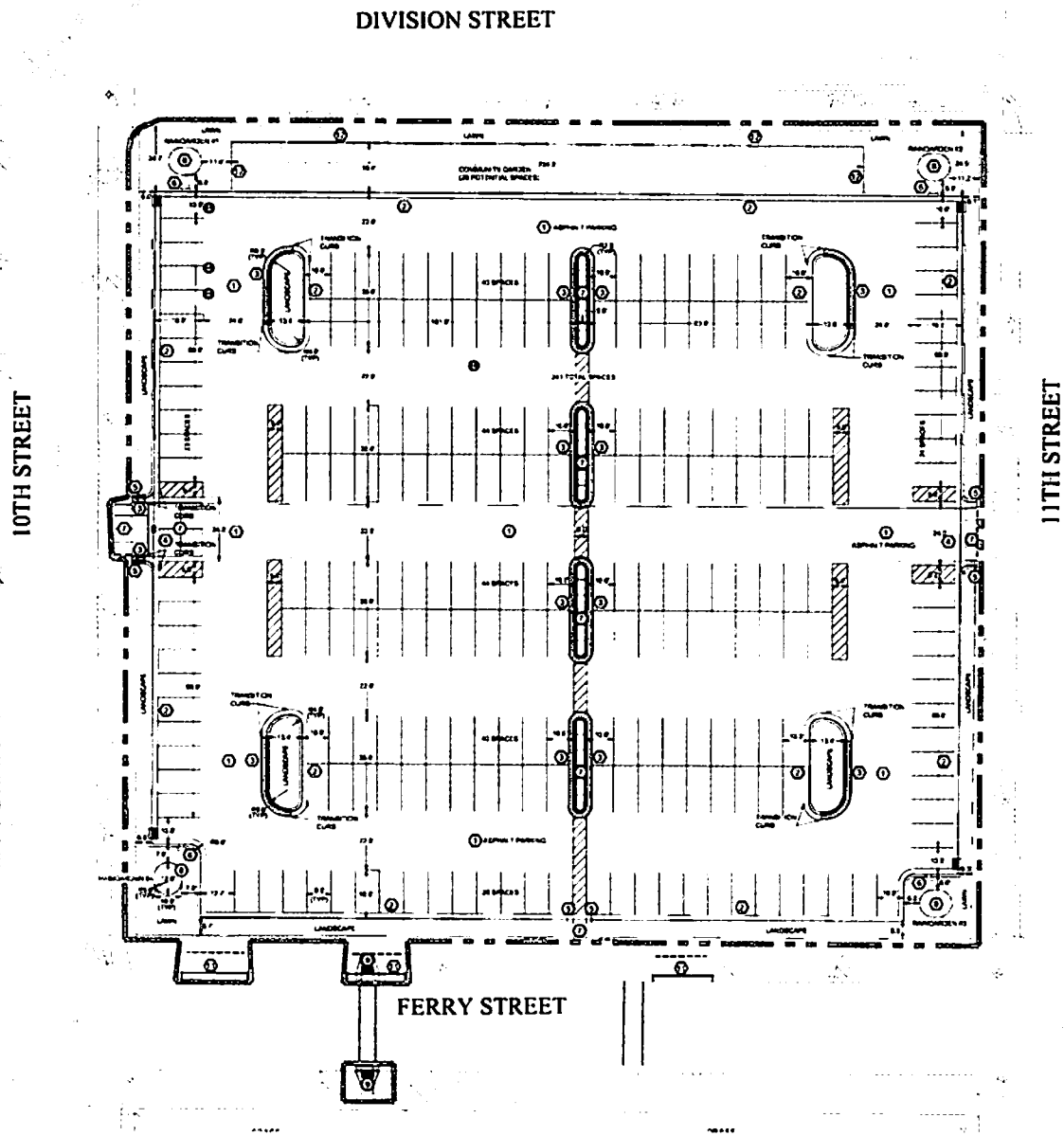
MCHS LA CROSSE PARKING LOT 9
1000 BLOCK OF FERRY STREET
LA CROSSE, WISCONSIN

DEMOLITION PLAN

PLAN SCALE 1"=20'

C050



SITE NOTES

The location of existing utilities, both underground and overhead are approximation only and have not been independently verified by the owner or its representatives. The contractor shall be responsible for determining the exact location of all existing utilities whether shown on these plans or not, before commencing work, and shall be fully responsible for any and all damages which might be caused by the contractor's failure to locate, locate and preserve any and all utilities.

CALL DIGGERS HOTLINE (800) 242-8511

The underground locations of the Public Utilities were marked by representatives of these companies. The locations of the privately owned underground utilities were not marked.

There may be more underground utility installations within the project area that are not shown.

It shall be the contractors responsibility to arrange for any necessary inspections in the possession that may be required.

Any and all parties utilizing parts of plans shall obtain clarification of field ties of base line of data prior to, and adjustments of horizontal alignments of 1 degree and vertical values below to do so will be considered contributed to gross negligence and subject the offending party to any damages resulting therefrom.

All dimensions are to bottom of curb unless otherwise noted.

Public sidewalk does not slope with property lines. Dimensions are to property lines unless otherwise noted.

NOTES

(1) SEE DETAIL 1 FOR ASPHALT PAVEMENT SECTION
(2) SEE DETAIL 2 FOR 30" CURB AND GUTTER SECTION
(3) SEE DETAIL 3 FOR 30" CURB AND GUTTER SECTION - REVERSE SLOPE
(4) SEE DETAIL 4 FOR TYPICAL 48" VALLEY GUTTER
(5) SEE DETAIL 5 FOR END SECTION CURB AND GUTTER
(6) SEE DETAIL 6 FOR CURB CUT
(7) SEE DETAIL 7 FOR CONCRETE PAVING AND JOINTING
(8) SEE DETAIL 8 FOR RAINGARDEN
(9) SEE DETAIL 9 FOR SIDEWALK RAMP. PROTECT NEW PAVEMENT IN STREET
(10) SEE ELECTRICAL SITE PLAN FOR LIGHTING
(11) REPLACE CURB AND GUTTER TO CITY OF LA CROSSE STANDARDS. PROTECT NEW PAVEMENT IN STREET
(12) SEE DETAIL 12 FOR GARDEN EDGE

COMMERCIAL DESIGN STANDARDS
(WITH COMMUNITY GARDEN (288 PARKING SPACES))

TOTAL AREA OF SITE	84,488 SF
REQUIRED LANDSCAPE ISLANDS	3,744 SF
PROPOSED LANDSCAPE ISLANDS	6,273 SF
REQUIRED INTERIOR ISLANDS	187 SF
PROPOSED INTERIOR ISLANDS	1,756 SF
REQUIRED GREENSPACE (10%)	8,448 SF
PROPOSED GREENSPACE	15,164 SF

COMMERCIAL DESIGN STANDARDS
(WITHOUT COMMUNITY GARDEN (288 PARKING SPACES))

TOTAL AREA OF SITE	84,488 SF
REQUIRED LANDSCAPE ISLANDS	4,227 SF
PROPOSED LANDSCAPE ISLANDS	3,498 SF
REQUIRED INTERIOR ISLANDS	212 SF
PROPOSED INTERIOR ISLANDS	1,756 SF
REQUIRED GREENSPACE (10%)	8,448 SF
PROPOSED GREENSPACE	10,664 SF

PLAN SCALE 1"=20'

PARAGON ASSOCIATES
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Site Development Land Surveying
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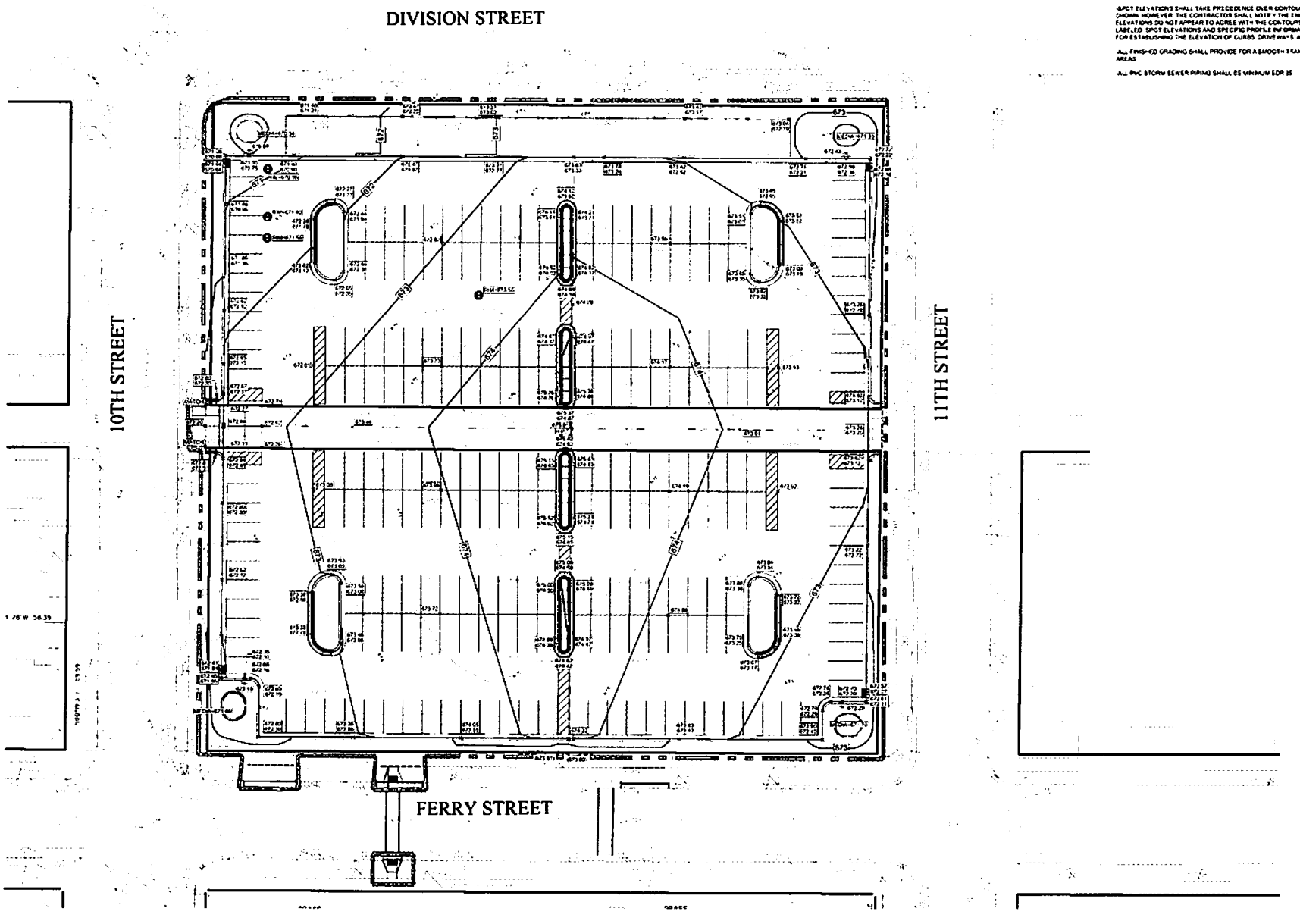
Tel.608.781.3113 Fax.608.781.3197 Paragon-Assoc.biz

PREPARED FOR
MAYO CLINIC

MCHS LA CROSSE PARKING LOT 9
1000 BLOCK OF FERRY STREET
LA CROSSE, WISCONSIN

SITE PLAN

C100



GRADING NOTES

- CONTOURS SHOWN ARE FOR FINISHED SURFACES. ANY ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY
- ALL DISTURBED AREAS THAT ARE UNPAVED ARE TO BE LANDSCAPED OR SODDED AS INDICATED ON THE LANDSCAPE PLAN
- ALL LANDSCAPED OR LAWN AREAS SHALL HAVE A MINIMUM OF 6" OF TOPSOIL
- SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. HOWEVER THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF SPOT ELEVATIONS DO NOT APPEAR TO AGREE WITH THE CONTOURS AND SLOPES. LABELED SPOT ELEVATIONS AND SPECIFIC PROFILE INFORMATION SHALL BE USED FOR ESTABLISHING THE ELEVATION OF CURBS, DRIVEWAYS AND OTHER UTILITIES
- ALL FINISHED GRADING SHALL PROVIDE FOR A SMOOTH TRANSITION TO UNGRADED AREAS
- ALL PVC STORM SEWER PIPING SHALL BE MINIMUM SDR 35

REVISIONS	DATE

PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING
835 DEPOLAND AVENUE LA CROSSE, WI 54603
tel 608.781.3110 fax 608.781.3197 Paragon-Assoc.biz

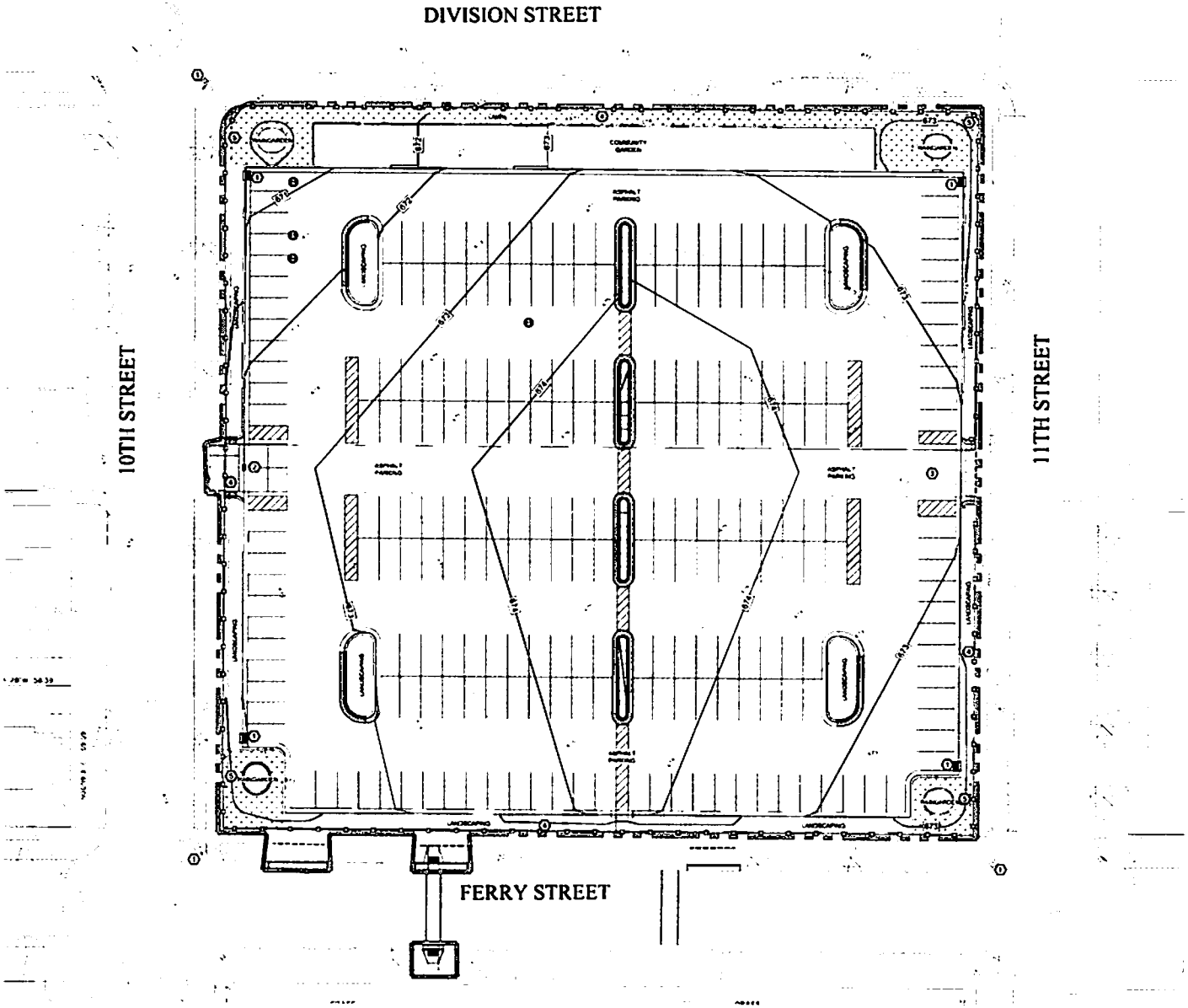
PREPARED FOR:
MAYO CLINIC

MCHS LA CROSSE PARKING LOT 9
1000 BLOCK OF FERRY STREET
LA CROSSE, WISCONSIN

GRADING PLAN

PLAN SCALE 1"=20'

C200



STORM WATER CONSTRUCTION POLLUTION PREVENTION NOTES

SITE CLEARING SHALL APPLY TO ALL AREAS INSIDE LIMITS AS SHOWN ON THE PLANS REMOVE ALL TREES COMPLETELY AS DIRECTED BY THE OWNER ANY STRIPPED TOPSOIL SHALL BE STOCKPILED INSIDE THE LIMITS OR PLACED IMMEDIATELY ON SLOPES BEING RESTORED

SEDIMENT CONTROL STRUCTURES BELOW LAWN AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION

ALL DISTURBED AREAS SCHEDULED FOR PERMANENT COVER SHALL HAVE TOPSOIL APPLIED AND BE SODDED OR LANDSCAPED AS SPECIFIED WITHIN 7 DAYS OF FINAL DISTURBANCE

MAINTENANCE OF ALL INSTALLED EROSION AND SEDIMENT CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND REMOVED WHEN NO LONGER NECESSARY

MINIMUM MAINTENANCE SHALL CONSIST OF BUT NOT LIMITED TO

- INSPECTING ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL
- FINISHED AREAS THAT HAVE BEEN DAMAGED OR ERODED SHALL BE RESTORED WITHIN THREE DAYS OF THE DAMAGE
- UNFINISHED AREAS THAT HAVE BEEN DAMAGED OR ERODED SHALL HAVE THE PREVIOUS MEASURE REAPPLIED WITHIN SEVEN DAYS
- VEHICLE TRACKING CONTROL APRON SHALL BE REMOVED AND REPLACED WHEN VOIDS BECOME FILLED WITH SEDIMENT OR IF SURFACE OPENINGS BECOME PLUGGED SO THAT THE APRON DOES NOT FUNCTION
- SILT FENCES SHALL BE MAINTAINED IN A FUNCTIONING MANNER FENCES SHALL NOT BE ALLOWED TO SAG FALL DOWN OR BECOME FILLED WITH SILT ON THE BACK SIDE IF SILT BUILDS UP BEHIND A SILT FENCE IT SHALL BE REMOVED IMMEDIATELY UNDER NO CIRCUMSTANCES SHALL SILT DEPOSITS BE ALLOWED TO REACH MORE THAN ½ THE HEIGHT OF THE FENCE

SILT FENCE SHALL BE PLACED DOWN SLOPE OF ALL SOIL STOCK PILES DURING CONSTRUCTION IF LEFT MORE THAN SEVEN DAYS STOCK PILES SHALL BE SEEDED AND MULCHED IF LEFT FOR MORE THAN 14 DAYS

ADDITIONAL EROSION CONTROL FACILITIES MAY BE REQUIRED DUE TO UNFORESEEN SITE CIRCUMSTANCES OR SITE OPERATIONS

SEDIMENT CONTROL STRUCTURES BELOW LAWN AREAS MAY BE REMOVED ONCE LAWN AND FINAL LANDSCAPING IS IN PLACE SEDIMENT CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION SEDIMENT CONTROL STRUCTURES IN PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE

SEDIMENT DEPOSITED IN ROADS OR RIGHT OF WAY DITCHES ADJACENT TO THIS SITE AS A RESULT OF THIS WORK SHALL BE REMOVED VEGETATION SHALL BE ESTABLISHED WHEN SEDIMENT REMOVAL DESTROYS THE EXISTING VEGETATION THE ESTABLISHMENT OF VEGETATION SHALL BE IN THE SAME MANNER AS SPECIFIED FOR SEEDING SPECIFIED ELSEWHERE ON THIS PLAN

SEDIMENT CONTROL DURING CONSTRUCTION

- A SILT FENCE SHALL BE INSTALLED ALONG ALL DOWN SLOPE EARTHWORK
- ALL MAINTENANCE PROCEDURES OUTLINED ABOVE SHALL APPLY

SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED WITH EROSION MATTING OR MULCHED WITH STRAW AND COVERED WITH JUTE NETTING

PROVIDE CONCRETE WASHOUT AREA PER DETAIL 4/C UNDER NO CIRCUMSTANCES SHALL CONCRETE WASHOUT BE ALLOWED IN ANY OTHER LOCATION ON THE SITE

NOTES

1. SEE DETAIL 2/C FOR INLET PROTECTION TYPE "C"
2. SEE DETAIL 3/C FOR INLET PROTECTION TYPE "B"
3. PROVIDE VEHICLE TRACKING CONTROL APRON AT LOCATION WHERE ENTERING AND EXITING THE SITE SEE DETAIL 1/C
4. SEE DETAIL 1/C FOR SILT FENCE INSTALLATION
5. ALL LAWN AREAS TO BE SODDED

PLAN SCALE 1"=20'

PARAGON ASSOCIATES
ENVIRONMENTAL CONSULTING
633 COPELAND AVENUE, LA CROSSE, WI 54603
608.785.3110 Fax 608.781.3197 Paragon-Assoc.Com

PREPARED FOR
MAYO CLINIC

MCHS LA CROSSE PARKING LOT 9
1000 BLOCK OF FERRY STREET
LA CROSSE, WISCONSIN
EROSION CONTROL PLAN

C300

UTILITY NOTES:

UTILITY NOTES

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Environmental Design & Consulting
Civil Engineering Landscape Architecture Planning
Site Planning Land Development Surveying
1440 Pilot Knob Road Suite 100 Eagan, Minnesota 55121
Tel 651 681 1110 Fax 651 681 3197 Paragon-Assoc.com

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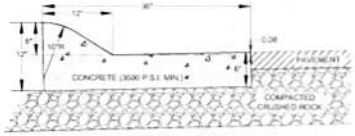
MCHS LA CROSSE PARKING LOT 9
1000 BLOCK OF FERRY STREET
LA CROSSE, WISCONSIN
UTILITY PLAN

C400

PLACE PAVEMENT USING ONE 1 1/2" SURFACE
LIFT OVER ONE 1 1/2" BINDER LIFT

A / C100 **ASPHALT PAVEMENT SECTION DETAIL**
NO SCALE

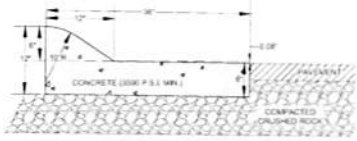


COMPACTED ON SITE SAND

NOTE:

1. CONTROL JOINTS SHALL CONFORM WITH WISDOT 601.3.6
2. THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED FLAT OR PARALLEL TO THE SLOPE OF THE BASE COURSE PROVIDED A MINIMUM 6" GUTTER THICKNESS IS MAINTAINED

B / C100 **36" CURB AND GUTTER SECTION**
NO SCALE

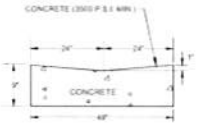


COMPACTED ON SITE SAND

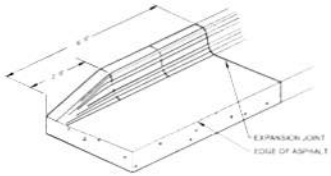
NOTE:

1. CONTROL JOINTS SHALL CONFORM WITH WISDOT 601.3.6
2. THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED FLAT OR PARALLEL TO THE SLOPE OF THE BASE COURSE PROVIDED A MINIMUM 6" GUTTER THICKNESS IS MAINTAINED

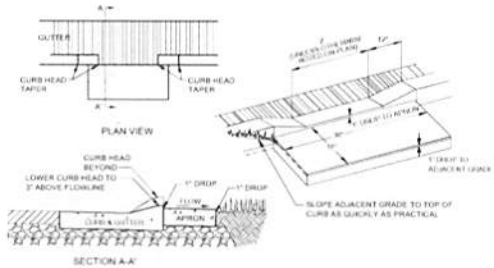
C / C100 **36" CURB AND GUTTER SECTION - REVERSE SLOPE**
NO SCALE



D / C100 **TYPICAL 48" VALLEY GUTTER DETAIL**
NO SCALE



E / C100 **END SECTION CURB & GUTTER**
NO SCALE



F / C100 **CURB CUT DETAIL**
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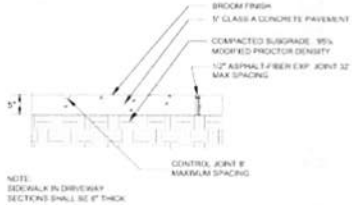
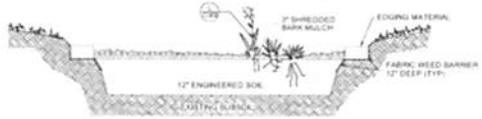
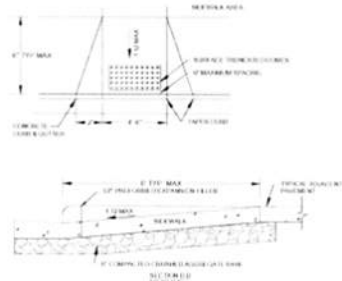


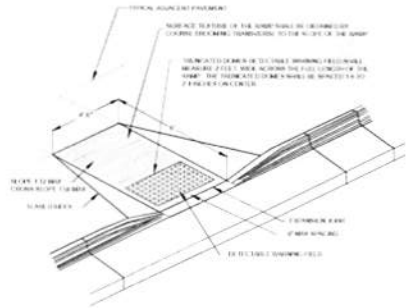
NOTE:
SIDEWALK IN DRIVEWAY SECTIONS SHALL BE 6" THICK

G / C100 **CONCRETE PAVING AND JOINTING**
NO SCALE

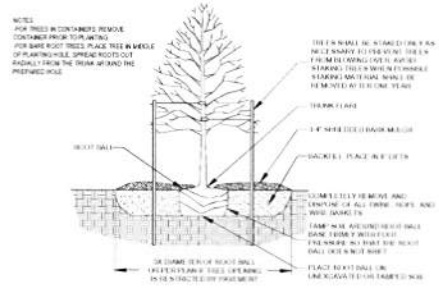


H / C100 **RAINGARDEN DETAIL**
NO SCALE

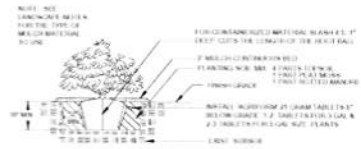




I / C100 **SIDEWALK RAMP DETAIL**
NO SCALE



J / L100 **TREE PLANTING DETAIL - ALL TREES**
NO SCALE



K / L100 **SHRUB PLANTING DETAIL**
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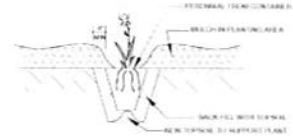
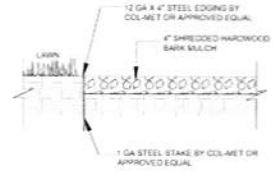
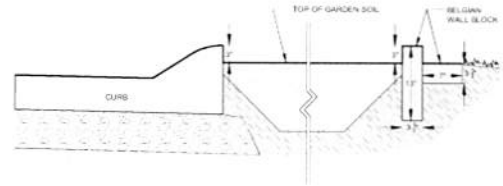


L / L100 **POTTED PLANTS PLANTING DETAIL**
NO SCALE



M / L100 **LANDSCAPE EDGING DETAIL**
NO SCALE



N / L100 **GARDEN EDGE DETAIL**
NO SCALE

REVISIONS	DATE

PARAGON ASSOCIATES
Environmental Design & Consultants
CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · SURVEYING
832 COPELAND AVENUE · LA CROSSE, WI 54603
Tel 608.781.3110 Fax 608.781.3197 Paragon-Assoc.biz

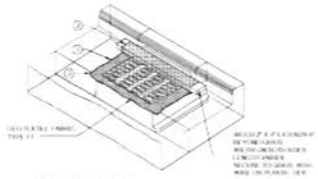
PREPARED FOR:
MAYO CLINIC

MCHS LA CROSSE PARKING LOT 9
1000 BLOCK OF FERRY STREET
LA CROSSE, WISCONSIN

DETAILS

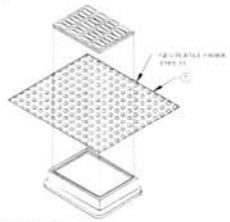
DRAWN
CHK
PROJECT NO.
DATE
SCALE
SHEET
PROJECT
SHEET

C500



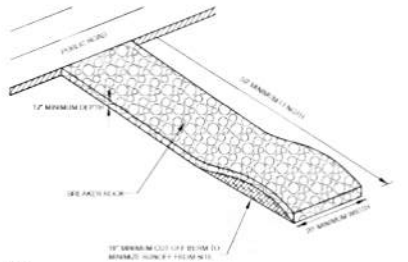
GENERAL NOTES

A C300 **INLET PROTECTION, TYPE C (WITH CURB BOX)**
NO SCALE



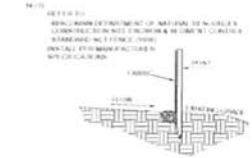
GENERAL NOTES

B C300 **INLET PROTECTION, TYPE B (WITHOUT CURB BOX)**
NO SCALE

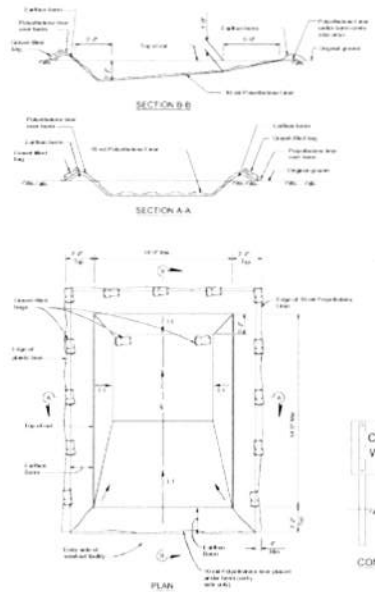


NOTES

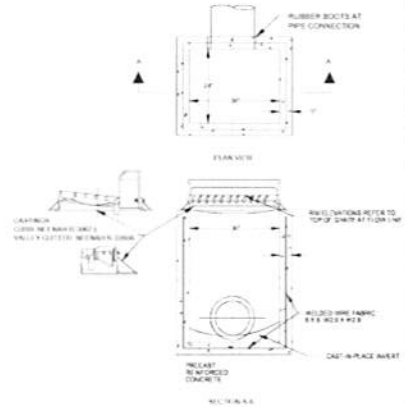
C C300 **VEHICLE TRACKING CONTROL**
NO SCALE



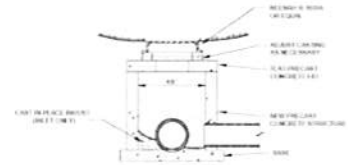
D C300 **TYPICAL SILT FENCE INSTALLATION**
NO SCALE



E C300 **TEMPORARY CONCRETE WASHOUT FACILITY**
NO SCALE



F C300 **CURB INLET DETAIL**
NO SCALE



G C400 **MANHOLE FOR STORM SEWER**
NO SCALE

REVISIONS	DATE

PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING
813 COLLEGE AVENUE, SUITE 1 SANTA ROSA, WI 54403
Tel 608.781.3110 Fax 608.781.3197 Paragon-Assoc.net

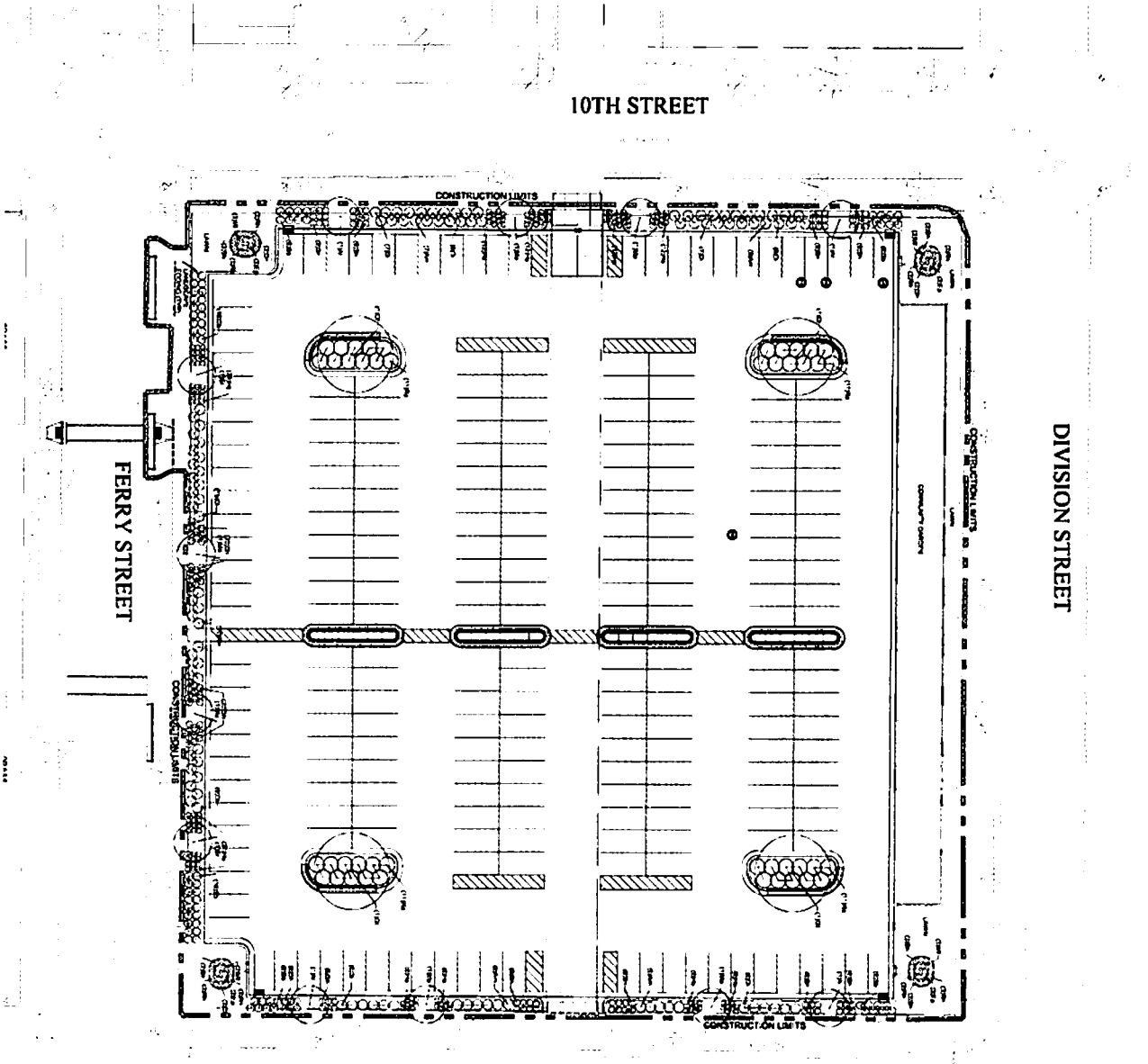
PREPARED FOR
MAYO CLINIC

MCHS LA CROSSE PARKING LOT 9
1000 BLOCK OF FERRY STREET
LA CROSSE, WISCONSIN

DETAILS

DRAWN
C.G.
PROJECT No.
20.108
DATE
02/21/20
SCALE
VARIES
CAD FILE
R:\20.108 Mayo Lot 9 Ferry St La Crosse\
SHEET

C501



PLAN NOTES:

1. VERIFY UTILITY LOCATIONS BEFORE BEGINNING ANY WORK.
2. PLANT TREES AND SHRUBS AS SHOWN ON PLAN. PLANTING SHALL BE IN ACCORDANCE WITH THE ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK. PROVIDE TREE PITS IN LANDSCAPE AREAS SHALL BE BACKFILLED WITH A TAMPED UNDERGROUND MIXTURE. PROVIDE TREE PITS IN LANDSCAPE AREAS SHALL BE BACKFILLED WITH A TAMPED UNDERGROUND MIXTURE. PROVIDE BITUMINOUS MULCH AROUND ALL LANDSCAPE BEDS AS PER PLANS.
3. ALL LANDSCAPE AREAS SHALL BE RESTORED WITH SOD EXTENDED TO PLAN. DISTURBED LAWN AREAS SHALL BE RESTORED WITH SOD.
4. LANDSCAPE CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE. ANY PROPOSED CHANGES TO PLANT MATERIALS OR DESIGN CONDITIONS MUST BE GIVEN PRIOR TO PLANTING AND RELATED WORK.
5. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK.
6. THE LANDSCAPE ARCHITECT ESTIMATED QUANTITIES ARE SHOWN IN THE MATERIAL LIST SCHEDULE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLAN AND CONTRACTOR SHALL INCLUDE IN THE BID ALL PLANTINGS SHOWN ON THE DRAWINGS, WHETHER INCLUDED IN THE SCHEDULE OR NOT.
7. MAINTENANCE AND LANDSCAPE DETAILS ON SHEET L200

PLANT MATERIAL LIST-SCHEDULE

PLANT MATERIAL LIST-SCHEDULE

PLANT MATERIAL LIST-SCHEDULE

PLAN SCALE 1"=20'

L100

MCHS LA CROSSE PARKING LOT 9
1000 BLOCK OF FERRY STREET
LA CROSSE, WISCONSIN

LANDSCAPE PLAN

PREPARED FOR
MAYO CLINIC

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