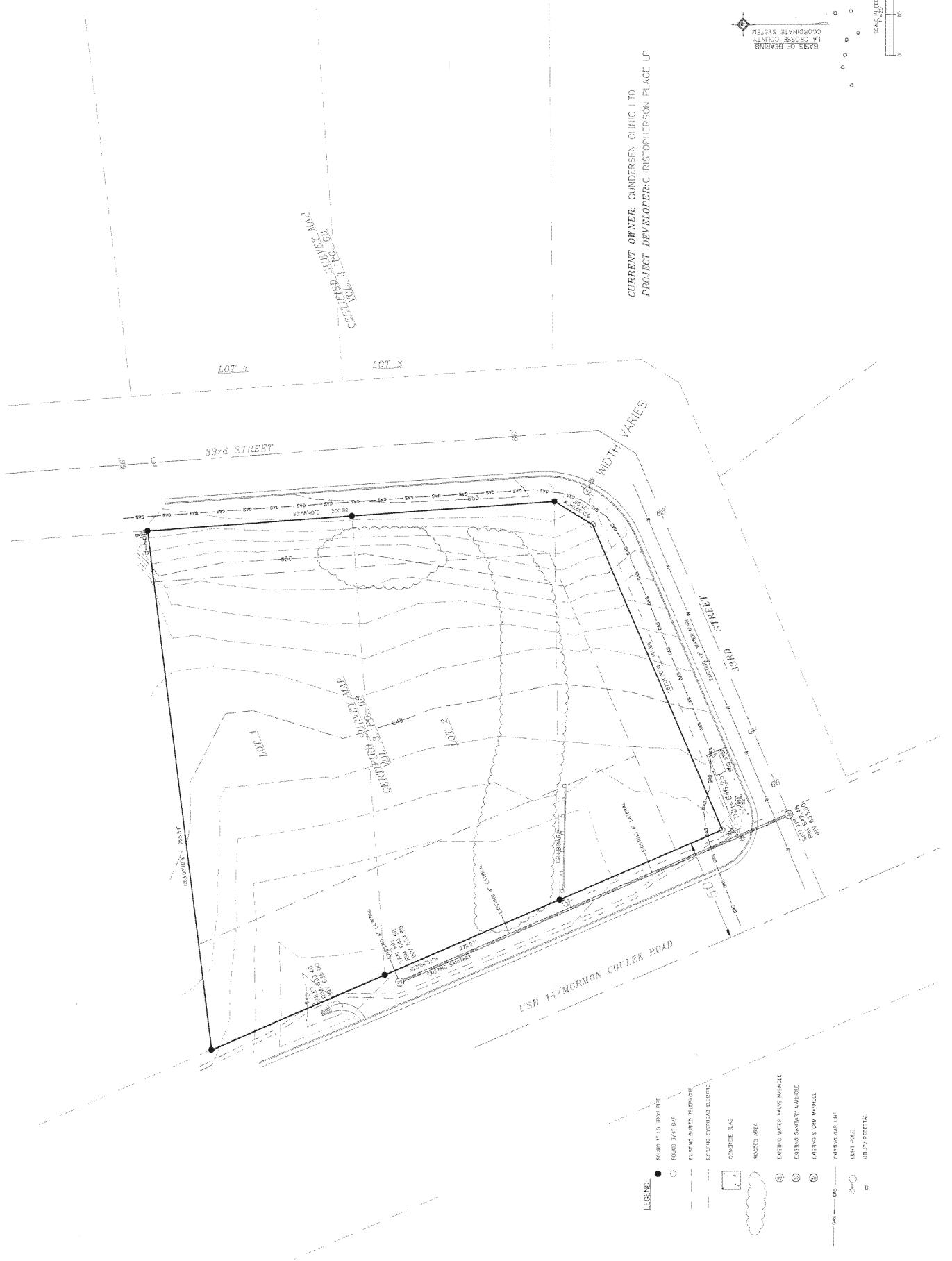


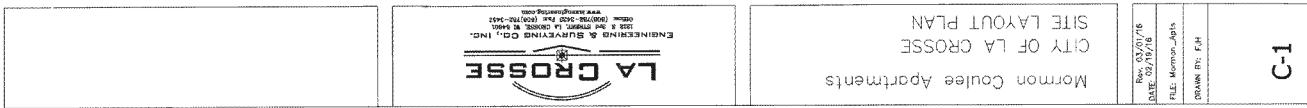
LA CROSSE

ENGINEERING & SURVEYING CO., INC.

CITY OF LA CROSSE
Mormon Coulee Apartments

C



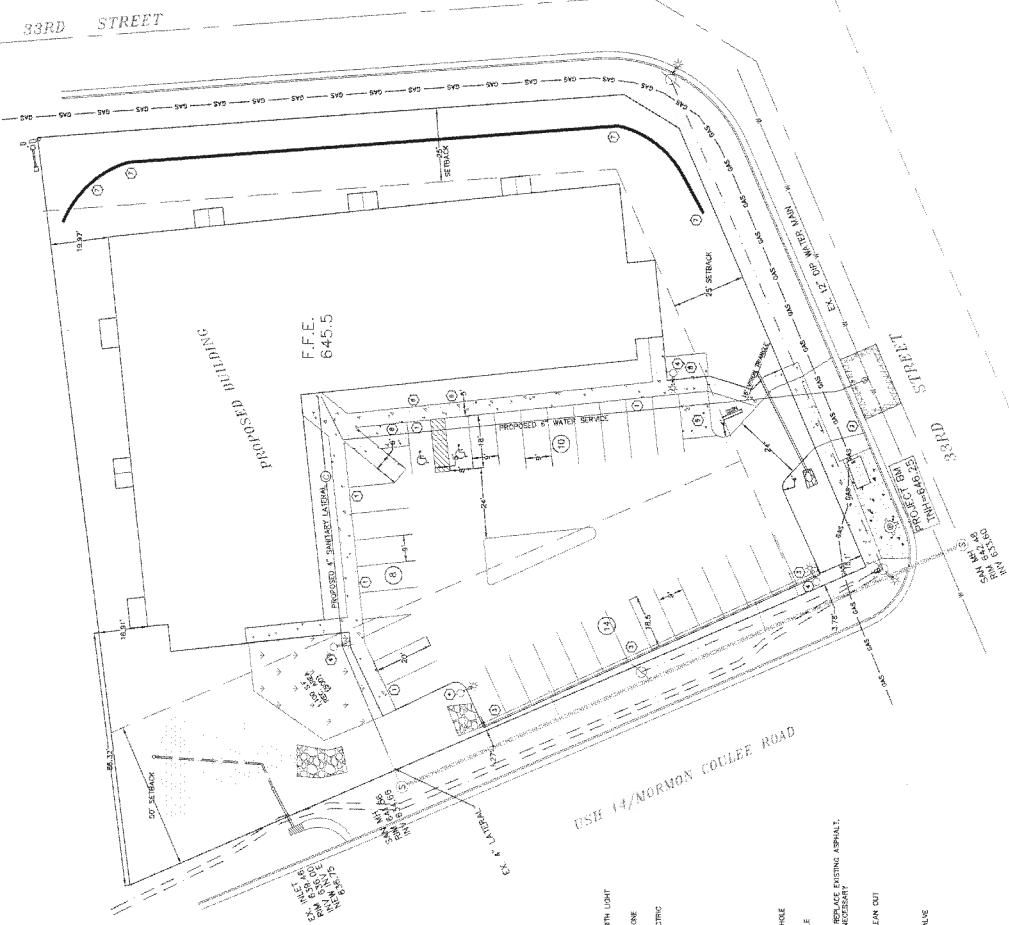


NOTES - LAYOUT PLAN

- ① INTEGRAL SIDEWALK, SEE DETAIL THIS SHEET.
- ② COMMERCIAL SIGNAGE, PER CITY OF LA CROSSE STANDARDS ENTRANCE.
- ③ 18" CURB & GUTTER - SEE DETAIL THIS SHEET.
- ④ PROPOSED LIGHT POLE, SEE ARCHITECTURAL PLANS FOR DETAILS.
- ⑤ TRASH/RECYCLING AREA, SEE ARCHITECTURAL PLANS FOR DETAILS.
- ⑥ HANDICAP PARKING SIGN, SEE DETAIL THIS SHEET.
- ⑦ RETAINING WALL, SEE ARCHITECTURAL PLANS FOR DETAILS.
- ⑧ BIKE RACK, SEE ARCHITECTURAL PLANS FOR DETAILS.

NOTES - GENERAL

- ALL DIMENSIONS ARE MEASURED TO THE FACE OF THE CURB.
- 30 PARKING STALLS
- 2 HANDICAP PARKING STALLS



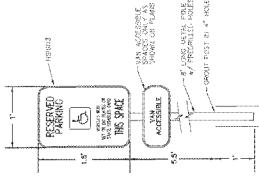
CITY OF LA CROSSE
SITE LAYOUT PLAN

Mormon Coulee Apartments



INTEGRAL CURB/SIDEWALK SECTION

NO SCALE



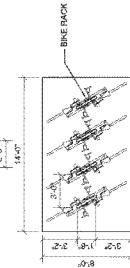
TYPICAL 18" CURB AND GUTTER SECTION

NO SCALE

C-1

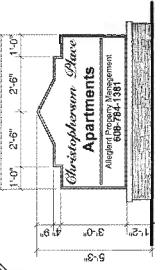
BIKE PAD DETAILS

SCALE: 30'6" = 1'-0"



DEVELOPMENT SIGN DETAIL

SCALE: 30'6" = 1'-0"



MORMON COULEE PLACE APARTMENTS

LA CROSSE WI

TRASH ENCLOSURE DETAILS

SCALE: 30'6" = 1'-0"



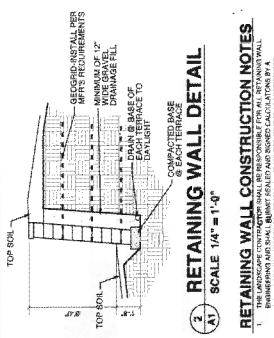
SITE PLAN

SCALE 1/16" = 1'-0"

33RD STREET SOUTH

RETAINING WALL DETAIL

SCALE 1/4" = 1'-0"



RETAINING WALL CONSTRUCTION NOTES

1. LARGEST RETAINING WALL IS 8' THICK & 12'-0" HIGH. SMALL RETAINING WALLS ARE 6' THICK & 8'-0" HIGH. ALL RETAINING WALLS ARE TO BE DESIGNED BY THE ARCHITECT FOR THIS PROJECT. CONSULT WITH THE ARCHITECT OR ENGINEER FOR DESIGN QUESTIONS. CONSULT WITH THE HAZARD MITIGATION SPECIALIST FOR EARTHMOVING QUESTIONS. CONSULT WITH THE LOCAL LANDSCAPE ARCHITECT FOR PLANTING QUESTIONS.
2. REINFORCED RETAINING WALLS SHALL NOT EXCEED 12'-0" IN HEIGHT. REINFORCED RETAINING WALLS SHALL NOT EXCEED 8'-0" IN HEIGHT, UNLESS APPROVED BY THE ARCHITECT. ALL RETAINING WALLS SHALL BE DESIGNED AS FABRIC REINFORCED MASS RETAINING WALLS.
3. REINFORCED RETAINING WALLS SHALL BE DESIGNED AS FABRIC REINFORCED MASS RETAINING WALLS. REINFORCED RETAINING WALLS SHALL NOT EXCEED 12'-0" IN HEIGHT, UNLESS APPROVED BY THE ARCHITECT. ALL RETAINING WALLS SHALL BE DESIGNED AS FABRIC REINFORCED MASS RETAINING WALLS.
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11. CONTRACTOR TO REINFORCE FRONTSIDE CONTROLS AT MORTION, TILL, RUSSETS ON SITE.
12. PROVIDE PERMANENT STABILIZATION MEASURES FROM MORTION, TILL, RUSSETS ON SITE.
13. RETAINING WALLS SHALL BE DESIGNED AS THE WALL IS INSTALLED. THE RETAINING WALLS SHALL NOT EXCEED 8'-0" IN HEIGHT. SMALL RETAINING WALLS SHALL NOT EXCEED 6'-0" IN HEIGHT. ALL RETAINING WALLS SHALL BE DESIGNED AS THE WALL IS INSTALLED. THE RETAINING WALLS SHALL NOT EXCEED 8'-0" IN HEIGHT. SMALL RETAINING WALLS SHALL NOT EXCEED 6'-0" IN HEIGHT.
14. RETAINING WALLS SHALL BE DESIGNED AS THE WALL IS INSTALLED. THE RETAINING WALLS SHALL NOT EXCEED 8'-0" IN HEIGHT. SMALL RETAINING WALLS SHALL NOT EXCEED 6'-0" IN HEIGHT.
15. DESIGN RETAINING WALLS AS FABRIC REINFORCED MASS RETAINING WALLS.
16. ALL RETAINING WALLS SHALL BE DESIGNED AS FABRIC REINFORCED MASS RETAINING WALLS.
17. PROVIDE PERMANENT STABILIZATION MEASURES FROM MORTION, TILL, RUSSETS ON SITE.
18. FINAL WALL LOCATION AND ALIGNMENT SHALL BE SUPERVISED BY THE ENGINEER.
19. ALIGNMENT AND ELEVATION DATA FOR ALL RETAINING WALLS SHALL BE PROVIDED TO THE CONTRACTOR.
20. CONTRACTOR TO DESIGNED WALLS AS FABRIC REINFORCED MASS RETAINING WALLS.
21. CONTRACTOR TO DESIGNED WALLS AS FABRIC REINFORCED MASS RETAINING WALLS.
22. CONTRACTOR TO DESIGNED WALLS AS FABRIC REINFORCED MASS RETAINING WALLS.
23. CONTRACTOR TO DESIGNED WALLS AS FABRIC REINFORCED MASS RETAINING WALLS.
24. CONTRACTOR TO DESIGNED WALLS AS FABRIC REINFORCED MASS RETAINING WALLS.
25. CONTRACTOR TO DESIGNED WALLS AS FABRIC REINFORCED MASS RETAINING WALLS.



51,140 SF TOTAL LOT SIZE
16,600 SF BUILDING
15,050 SF Hardscape
19,490 SF GREEN SPACE

19490/51140 X 100 = 38% GREEN SPACE

41 1-BEDROOM UNITS
8 2-BEDROOM UNITS
57 TOTAL BEDROOMS

RETAINING WALL

DEVELOPMENT SIGN

CHRIS L A SHORNE
ARCHITECTURE

6081 786-2626
3635 Elkhorn Court, Suite 103, Elkhorn, WI 54017
Architectural & Interior Design Services

DRAFTS PREPARED BY CHANIN

BY SPURGEON, COMMERCIAL, INC. FOR CHANIN

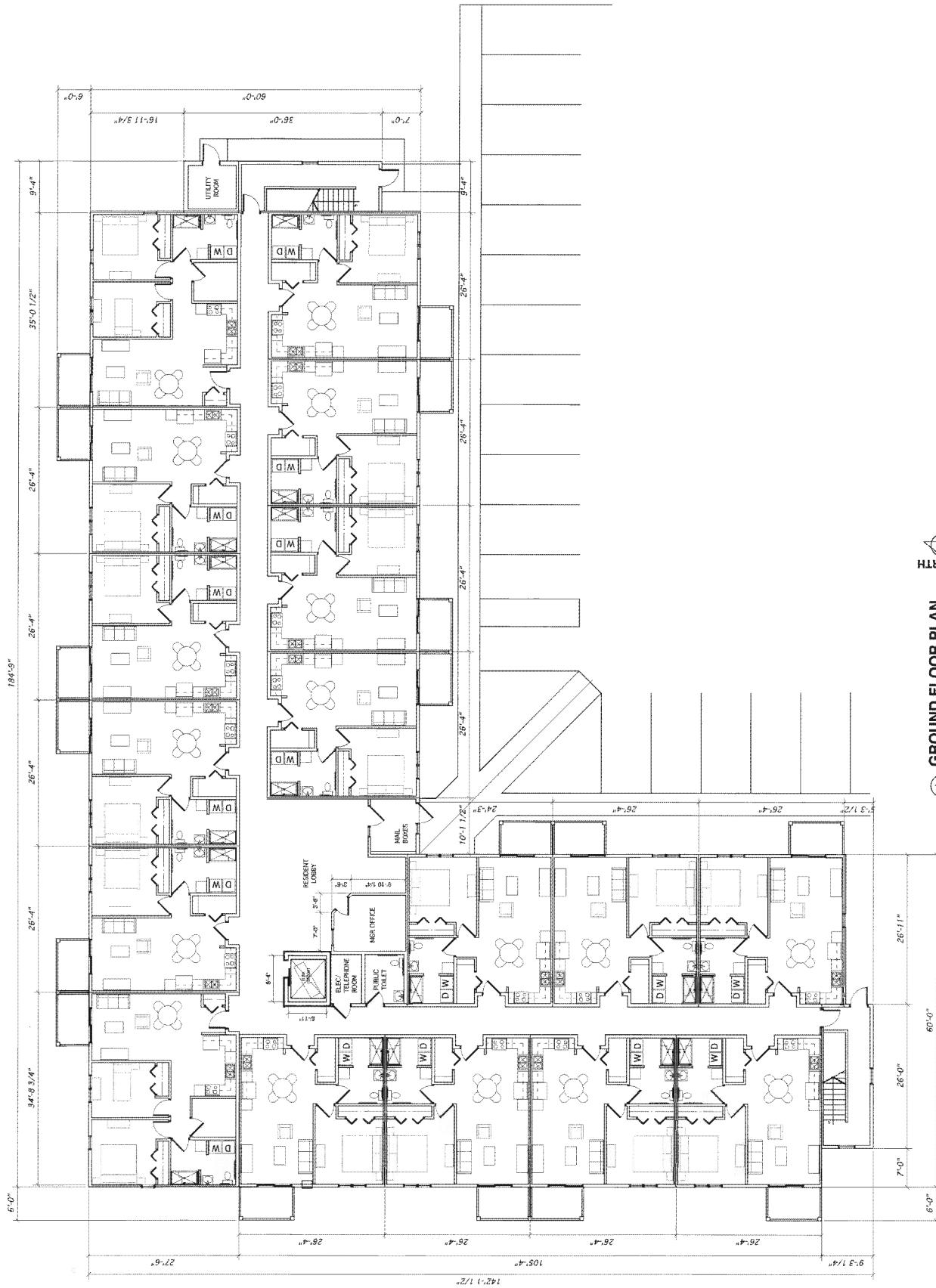
6081 786-2626

A2

NORTH

GROUND FLOOR PLAN
AS 1/4" = 1'-0"

SCALE 1/8" = 1'-0"

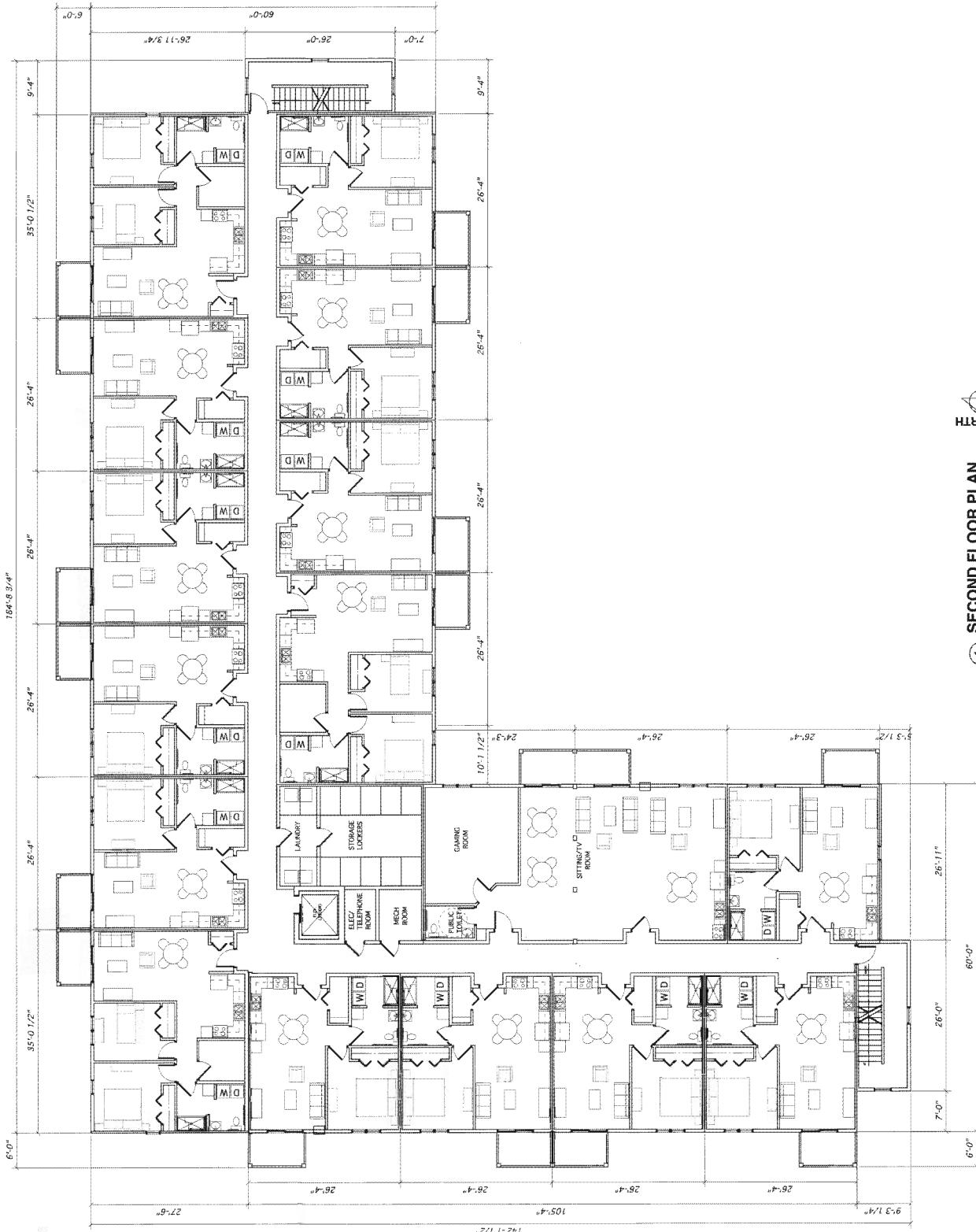


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Architectural Services • Design
Interior Design • Decorative Finishes
Building Construction Drawings

Scale:
Project No.:
2015-540
Date: 02-23-2016
Drawing Name:
Sheet No.:

A3

SECOND FLOOR PLAN
AS SCALE 1/8"=1'-0"

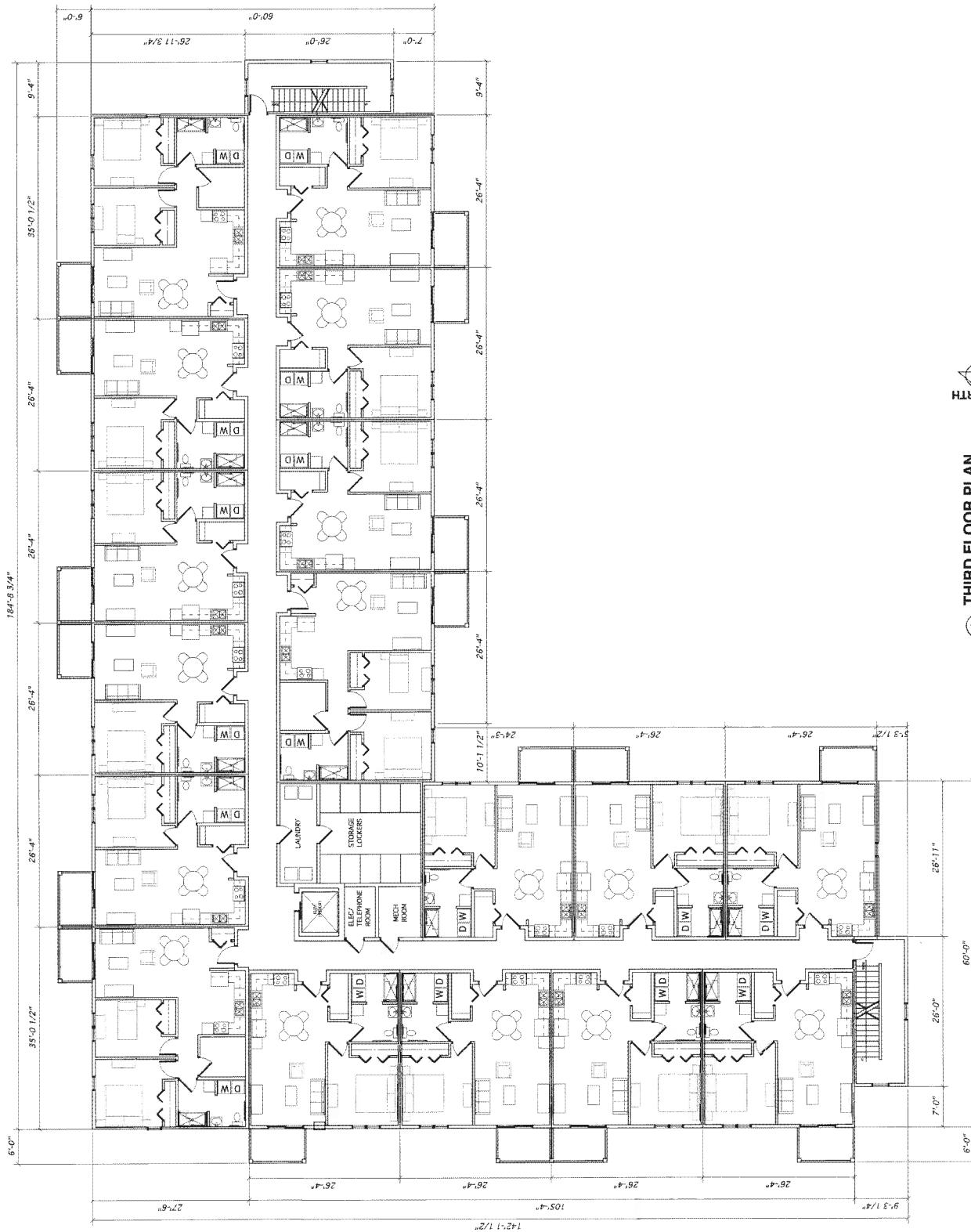


CHRIS L A SHORNE
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 3050 E Bluffton Road #100
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 Architectural Services
 Interior Design Services
 Residential and Commercial
 Residential Construction Services

Project No.: 2015.040
 Date: 02-29-2016
 Drawing Name:
 Sheet No.:

NORTH
① As
SCALE 10' = 1'-0"

THIRD FLOOR PLAN

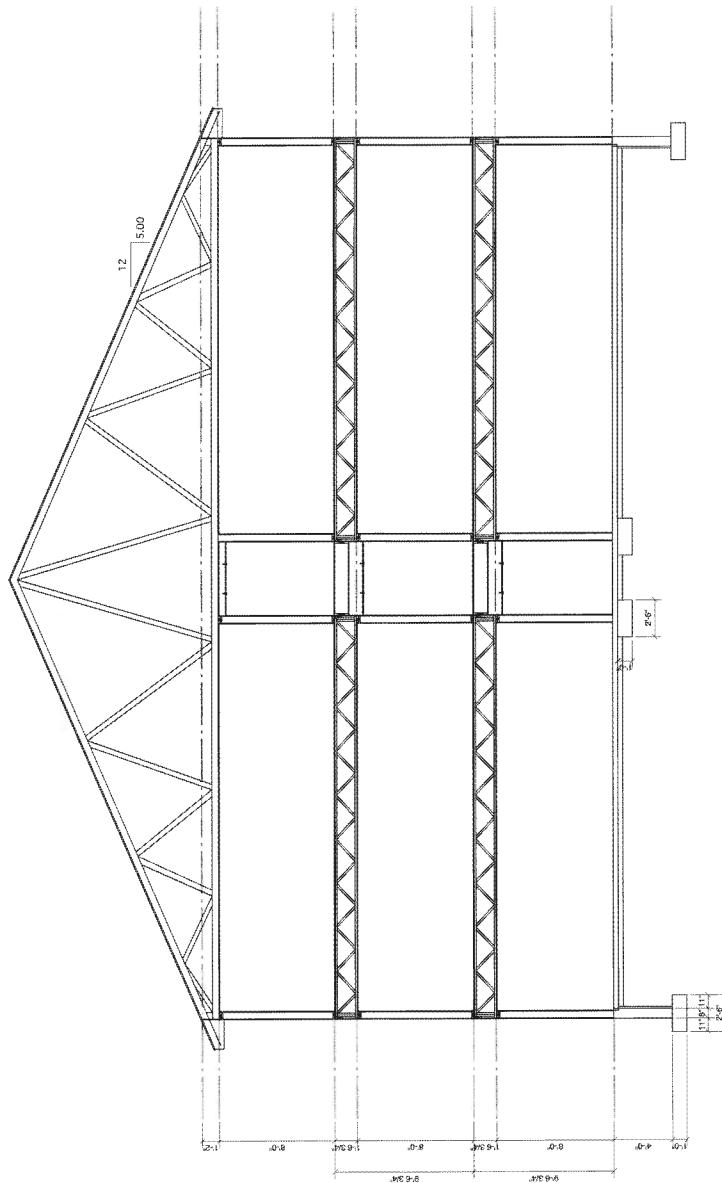


Project No.:
2015-040
Date:
07-29-2016
Drawing Name:
Floor No.:
Sheet No.:

CHRIS L A SHORNE
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2653 Elmwood Drive, Suite 100, Madison, WI 53705
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Architectural Consulting Services, Residential Design
and Interior Design

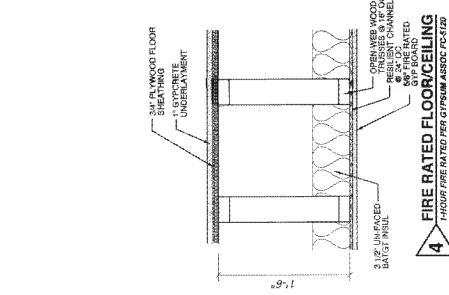
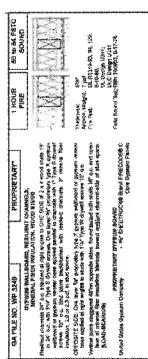
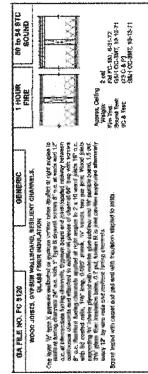
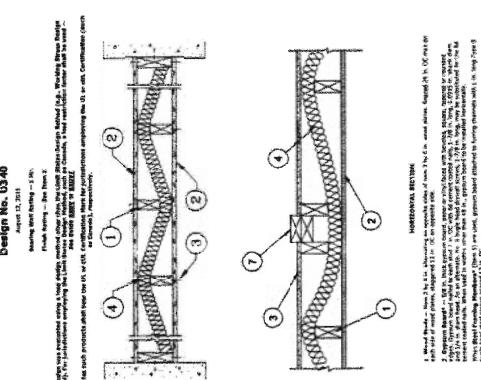
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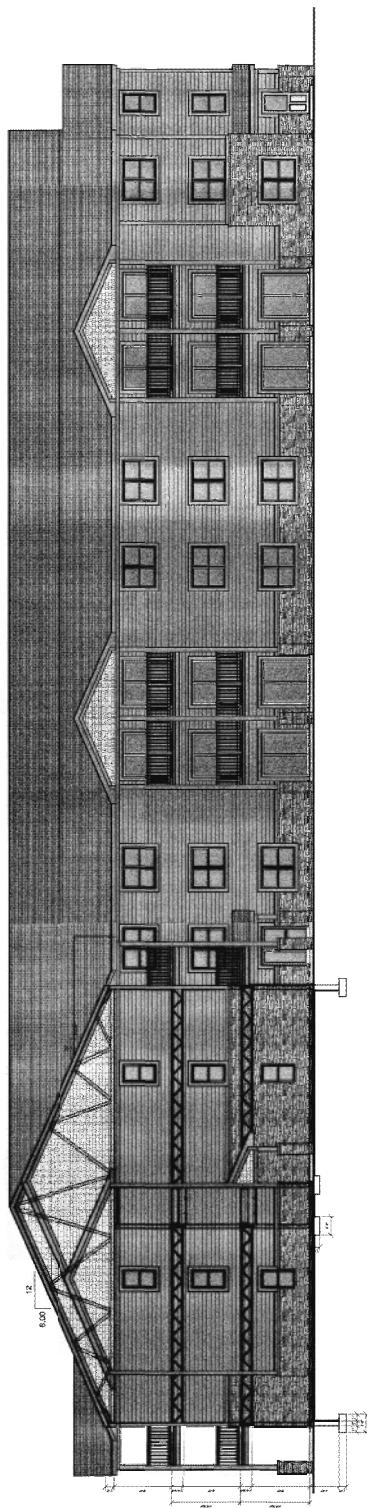
Design No. U340

April 12, 2011
Building Permit Drawing - See Sheet 2
Printed Drawing - See Sheet 2

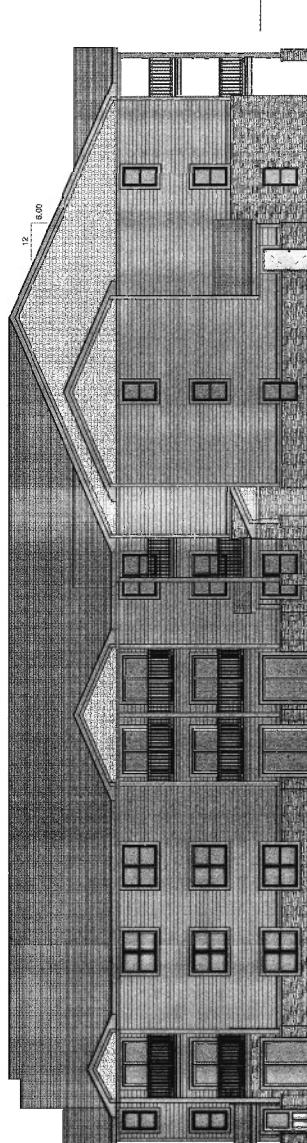


A5

Architectural Services, Inc.
Architects and Designers
608-785-2526
3935 Birch Circle Road, La Crosse, WI 54601
CHRIS L A SHORNE
ARCHITECTURE



WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

Sheet No.:
2015-0402
Date:
02-26-2016
Drawing Name:
Sheet No.:
A6

A7

Sheet No.:

Drawing Name.:

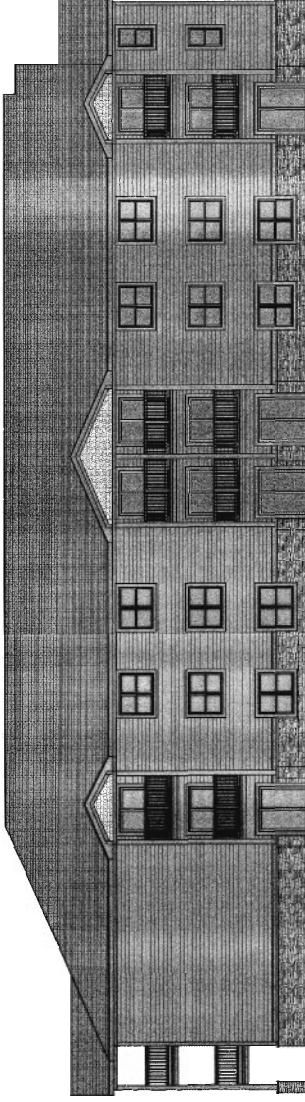
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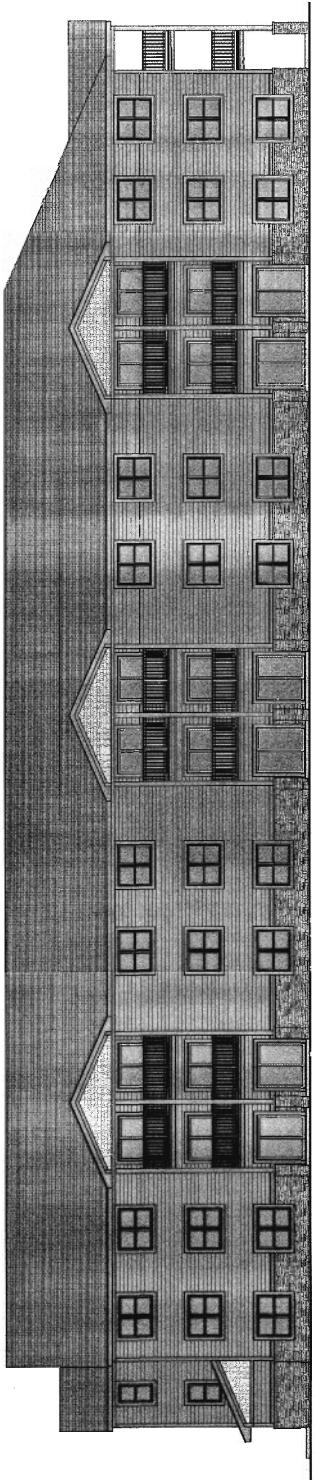
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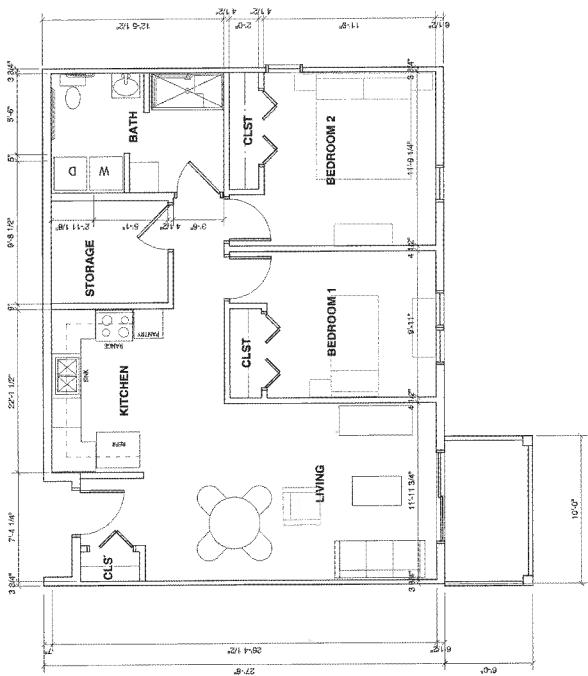
NORTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"

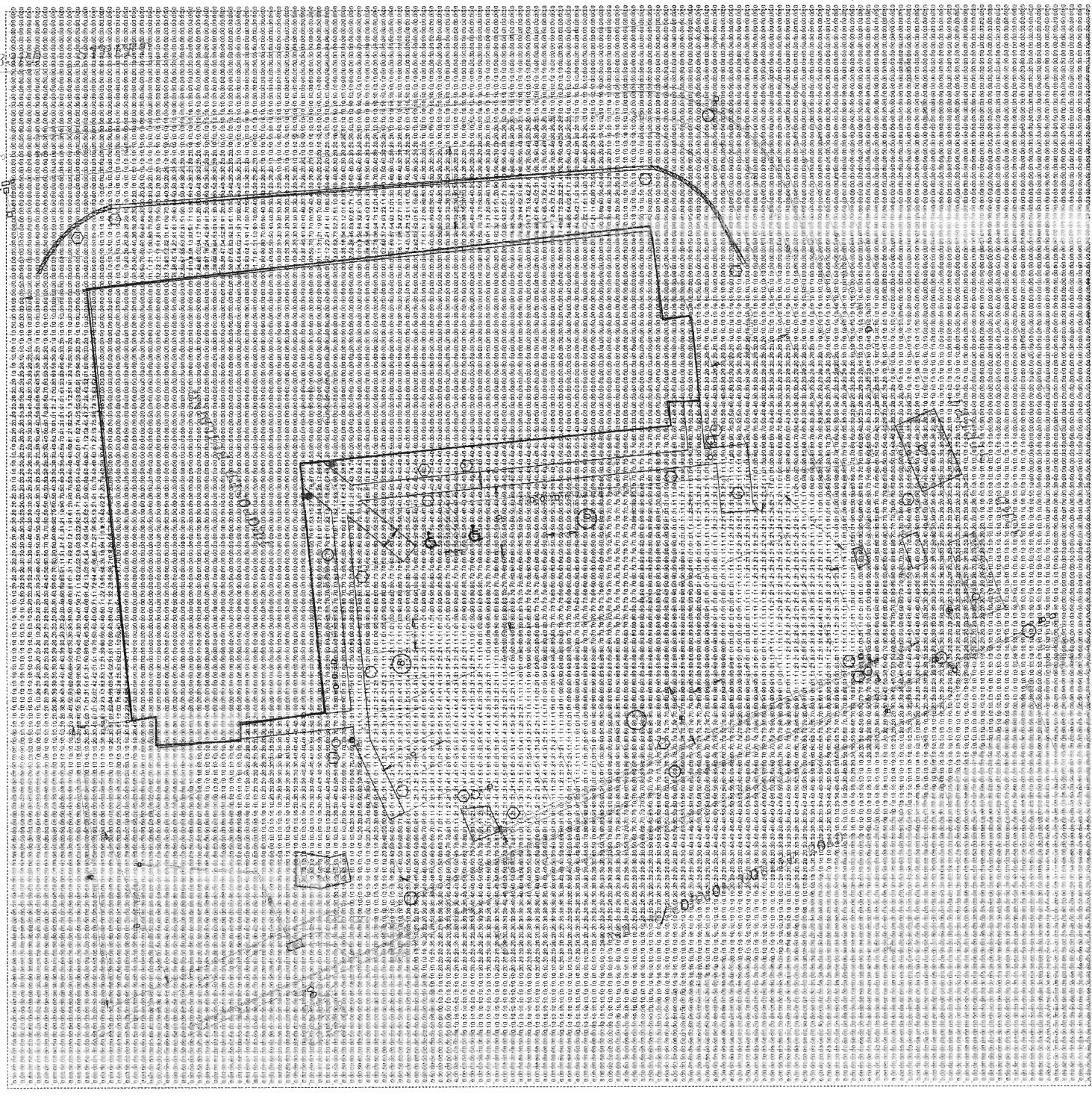


CHRIS L A SHORNE
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3635 Elmwood Avenue, Suite 1A, Milwaukee, WI 53211
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Architectural Services and Design
Architectural Drawing Services and Project Management



Sheet No.:
Project No.:
Date:
Drawing Name:
Sheet No.:

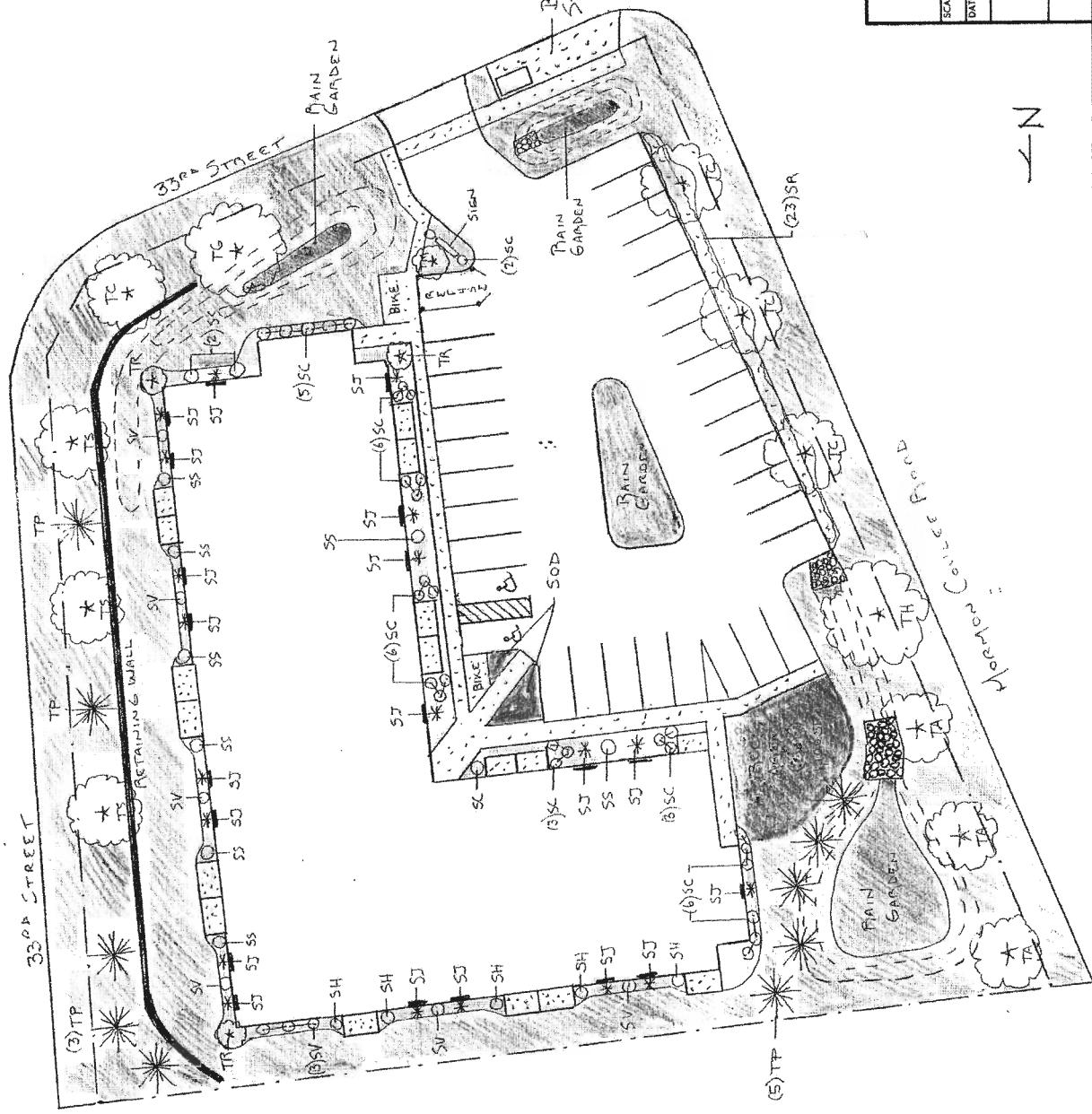
MORMON DOUBLE APARTMENTS
EXTERIOR LIGHTING



Designer
JEFF JACKSON
Date
02/22/2016
Scale
Not to Scale
Drawing No.
Summary

Notes:

- 1) All Landscape Beds To Include:
 - Brick Edgers
 - Filter Fabric
 - Weed Barrier
 - 3/4" River Rock
- 2) Trees Outside Beds To Include
 - 4" Diameter Bark Ring, No Edging
- 3) Rain Gardens Include:
 - 18-24" Bio Soil
 - 20 Rain Garden Plants Each
 - Bark Mulch
- 4) Lawn Areas To Be Seeded
- 5) Rec Area And Entrance To Be Sodded
- 6) Retaining Wall By Others
- 7) Maintenance Requirements To Be Given To Owner Prior To Completion
- 8) Bio Filter Piping By Others



RIVER CITY
Landscape, INC.

Phone: (608) 526-9780 Fax: (608) 526-2389
tonademl@rivercitylandscape.com

Horizon Coulee Apartments

SCALE: 1" = 30'
DATE: 3/16
APPROVED BY:
REvised
DRAWN BY T. DEMEL
tonademl@rivercitylandscape.com

Landscape Plan

Drawing Number

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
SHRUBS / PERENNIALS	-	" 97	
<i>Calamagrostis x acutiflora</i>	Karl Foerster Grass	30	1 GALLON
<i>Hydrangea arboresens</i>	Annabelle Hydrangea	5	5 GALLON
<i>Juniperus sabina</i>	Calgary Carpet Juniper	20	5 GALLON
<i>Rosa x shrub</i>	Flower Carpet Rose	23	5 GALLON
<i>Syringa meyerii 'Palibin'</i>	Dwarf Korean Lilac	10	5 GALLON
<i>Viburnum dentatum</i>	Blue Muffin Viburnum	9	5 GALLON
TREES	-	26	
<i>Amelanchier grandiflora</i>	Autumn Brilliance Serviceberry	3	2"
<i>Cladrastis lutea</i>	Yellowwood	4	2 1/2 "
<i>Ginkgo biloba</i>	Ginkgo	1	2 1/2 "
<i>Gleditsia triacanthos</i>	Skyline Honeylocust	1	3"
<i>Malus x Purple prince</i>	Purple Prince Crabapple	1	2"
<i>Picea glauca</i>	Black Hills Spruce	10	5'
<i>Rhamnus asplenifolia</i>	Fine Line Buckthorn	3	2"
<i>Syringa reticulata</i>	Japanese Tree Lilac	3	2"
MORMON COULEE APARTMENTS			