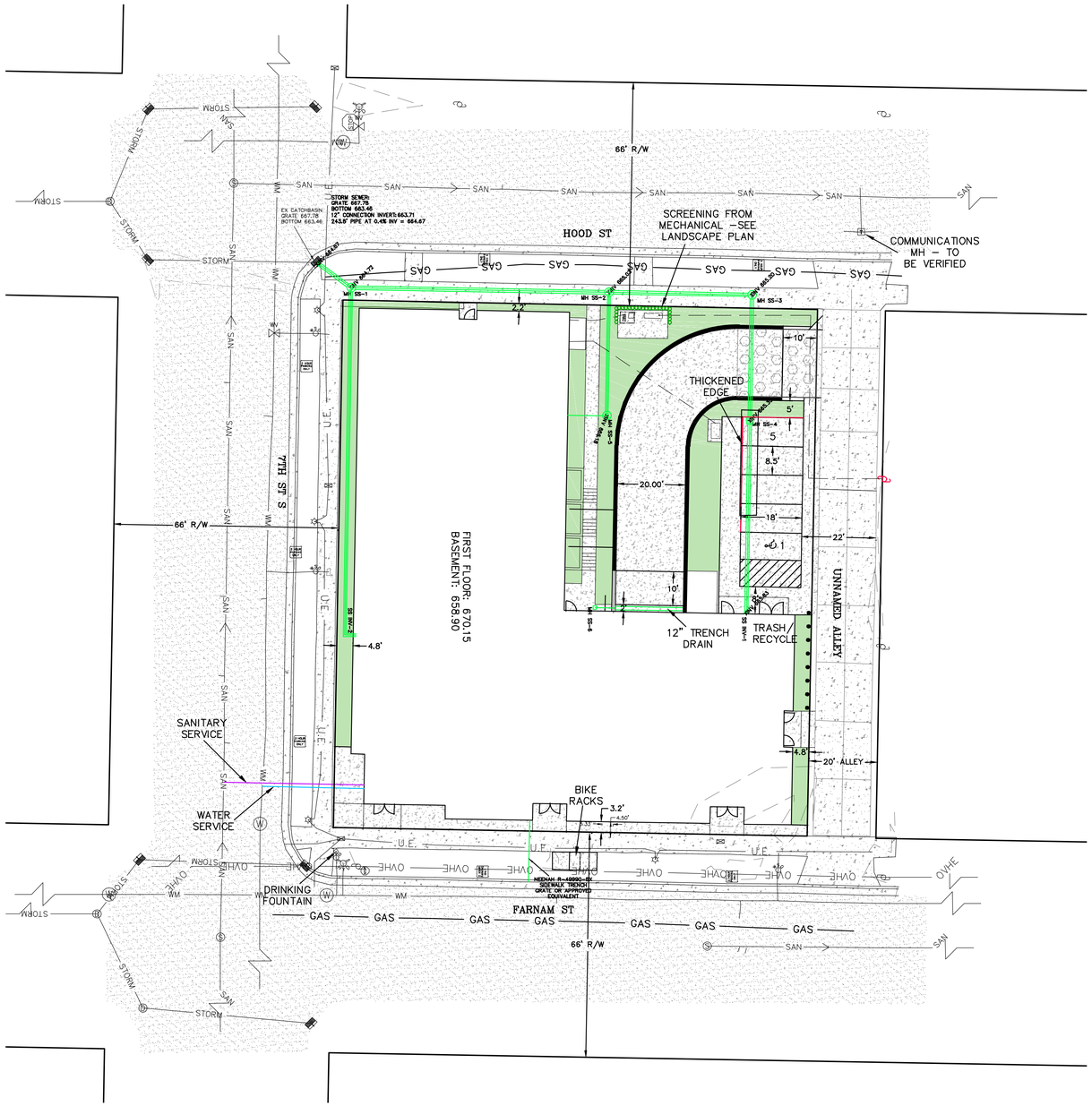


GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 IN = 20 FT

NORTH

Traditional Neighborhood Development Zoning		
Public Street	Setback	Right of Way
Farnam Street	3.2 feet	66 feet
7th Street	4.8 feet	66 feet
Hood Street	2.2 feet	66 feet
Alley	4.8 feet	20 feet

GENERAL NOTES:

1. SIDEWALKS TO CONFORM TO THE STANDARD SPECIFICATIONS FOR THE CITY OF LA CROSSE, WISCONSIN. THE PUBLIC SIDEWALKS MUST BE 5 INCHES THICK.
2. WATER SERVICES ON 7TH ST S WERE PREVIOUSLY DISCONNECTED AND PLUGGED. IF DISTURBED DURING EXCAVATION, CONTACT PUBLIC WORKS TO COORDINATE END POINT RELOCATION OR DISCONNECTION AT THE MAIN.
3. SANITARY SEWER SERVICE ON HOOD ST WAS PREVIOUSLY DISCONNECTED AND PLUGGED. IF DISTURBED DURING EXCAVATION, THE PLUG SHALL BE CUT BACK BEYOND THE EXCAVATION LIMITS AND DOCUMENTED WITH PUBLIC WORKS.
4. SNOW STORAGE IS ONLY AVAILABLE EITHER SIDE OF THE RAMP TO THE GARAGE IN THE GREEN SPACE BETWEEN THE SIDEWALKS AND THE RAMP. ANY EXCESS SNOW WILL BE REQUIRED TO BE REMOVED FROM THE SITE.

LEGEND

- WATER HYDRANT & GATE VALVE
- SANITARY MANHOLE
- STORM MANHOLE & CATCHBASIN
- SIGNS
- GAS VALVE
- COMMUNICATIONS BOX
- ELECTRIC POLE
- LIGHT POLE
- TREE
- MAJOR CONTOUR
- MINOR CONTOUR
- WM — WATERMAIN
- SAN — SANITARY SEWER
- STORM — STORM SEWER
- OVHE — OVERHEAD ELECTRIC LINES
- U.E. — UNDERGROUND ELECTRIC LINES
- TEL — UNDERGROUND COMMUNICATIONS LINE
- GAS — GAS LINE
- WAT — WATER SERVICE
- EASEMENT LINE
- RETAINING WALL
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC LINES
- BITUMINOUS SURFACING
- CONCRETE SURFACING
- BUILDING
- GREENSPACE AREAS
- PROPOSED CONCRETE SURFACING

OWNERS/DEVELOPERS
FARNHAM FLATS LLC
18106 WOOLMAN DRIVE
MINNETONKA, MN 55343

ENGINEER & SURVEYOR
G–CUBED INC.
14070 HWY. 52 SE
CHATFIELD, MN 55923

CIVIL SHEET INDEX

C.1 – SITE PLAN
C.2 – GRADING PLAN
C.3 – GRADING PLAN DETAILS

DATE: 3/19/2019
Prepared For:
SCHOEPPNER, INC
1770 75TH STREET NE
ROCHESTER, MN 55906
FILE NO.: 19–019 BASE

G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923
ENGINEERING SURVEYING PLANNING
Ph. 507-867-1666
Fax 507-867-1665
www.ggg.to

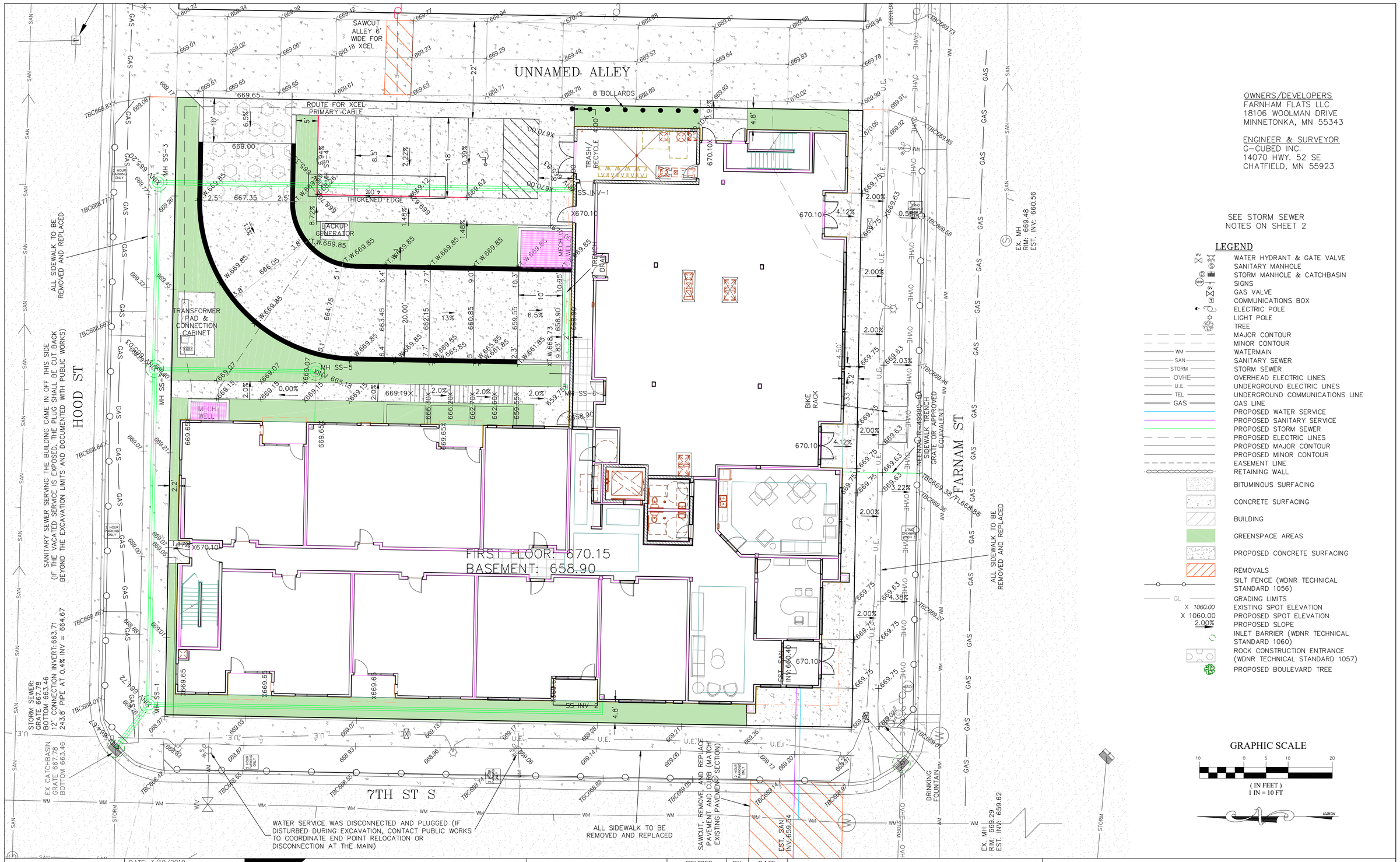
DESIGNED MRW
DRAWN ADB
CHECKED MRW

REVISED	BY	DATE
PRELIM PLAN	ADB	4/17/2019
REVIEW	ADB	5/6/2019
SUBMITTAL	ADB	6/14/2019
RESUBMITTAL	ADB	9/18/2019

CITY OF LACROSSE
LACROSSE COUNTY

FARNAM FLATS
SITE PLAN

BENCHMARK:
TNH IN THE NORTHEAST QUANDRANT OF THE INTERSECTION BETWEEN 7TH STREET S AND FARNAM ST WITH AN ELEVATION OF 672.39



OWNERS/DEVELOPERS
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18106 WOOLMAN DRIVE
MINNETONKA, MN 55343

ENGINEER & SURVEYOR
G-CUBED INC.
14070 HWY. 52 SE
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SEE STORM SEWER NOTES ON SHEET 2

LEGEND

- WATER HYDRANT & GATE VALVE
- SANITARY MANHOLE
- STORM MANHOLE & CATCHBASIN
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- BUILDING
- GREENSPACE AREAS
- PROPOSED CONCRETE SURFACING
- REMOVALS
- SILT FENCE (WDNR TECHNICAL STANDARD 1056)
- GL — GRADING LIMITS
- X 1060.00 — EXISTING SPOT ELEVATION
- X 1060.00 — PROPOSED SPOT ELEVATION
- 2.00% — PROPOSED SLOPE
- INLET BARRIER (WDNR TECHNICAL STANDARD 1060)
- ROCK CONSTRUCTION ENTRANCE (WDNR TECHNICAL STANDARD 1057)
- PROPOSED BOULEVARD TREE

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 IN = 10 FT

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BENCHMARK:
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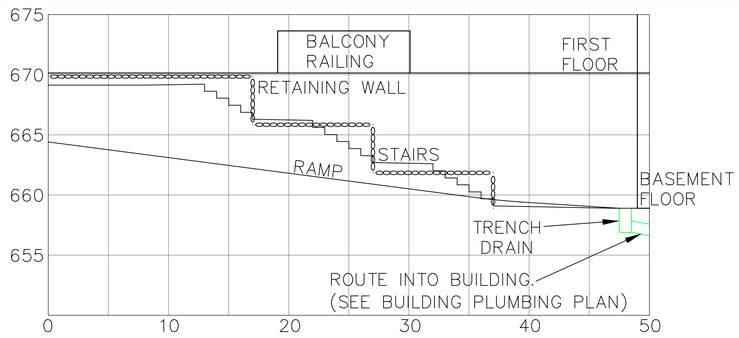
FARNAM FLATS
GRADING & STORM SEWER PLAN



RETAINING WALL DETAIL

ENGINEER & SURVEYOR
G-CUBED INC.
14070 HWY. 52 SE
CHATFIELD, MN 55923

OWNERS/DEVELOPERS
FARNHAM FLATS LLC
18106 WOOLMAN DRIVE
MINNETONKA, MN 55343

GRAPHIC SCALE

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(IN FEET)
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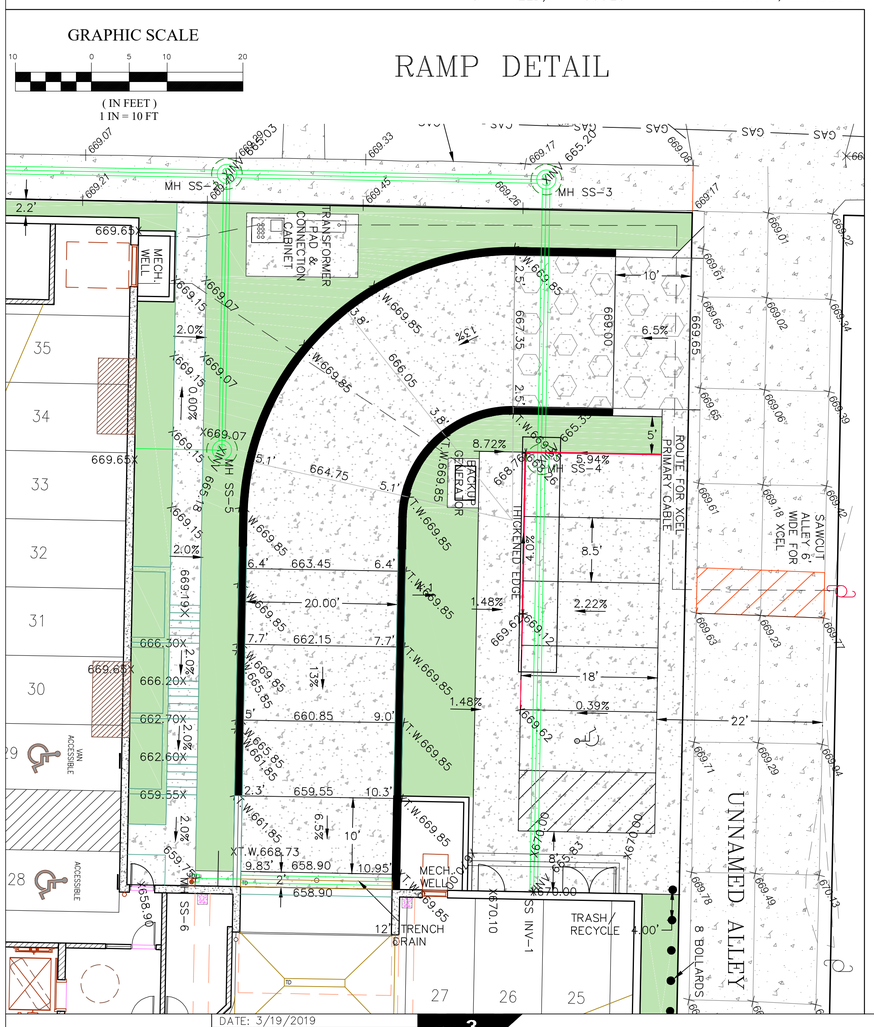
RAMP DETAIL



GENERAL NOTES – EROSION CONTROL

1.0 STANDARDS:
- 1.1 ALL WORK SHALL MEET THE STANDARDS OUTLINED IN WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) CONSTRUCTION SITE EROSION AND SEDIMENT TECHNICAL STANDARDS AND THE LOCAL MUNICIPALITIES SOIL EROSION CONTROL ORDINANCE FOR BOTH PERFORMANCES AND IMPLEMENTATION.
- 1.2 ADDITIONAL EROSION CONTROL FACILITIES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS.
- 1.3 SEDIMENT CONTROL STRUCTURES BELOW EXCAVATED AREAS MAY BE REMOVED ONCE VEGETATION HAS BEEN ESTABLISHED IN UPHILL AREAS. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION.
- 1.5 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. SILT FENCE SHALL BE INSTALLED TO CONFORM WITH WDNR TECHNICAL STANDARD 1056.

2.0 EXECUTION:
- 2.1 ALL DISTURBED AREAS SHALL HAVE TOPSOIL APPLIED, AND BE SEEDED, MULCHED, AND FERTILIZED WITHIN 7 DAYS OF FINAL DISTURBANCE.
- 2.2 SEED SHALL BE PLANTED IN A MANNER THAT ALLOWS THE SEED TO BE WORKED INTO THE SOIL AND COME IN FIRM CONTACT WITH THE SOIL. SEEDING AND MULCHING SHALL BE ACCOMPLISHED USING THE FOLLOWING MATERIALS AND METHODS:
- 2.21 4" OF TOPSOIL SHALL BE PLACED ON ALL AREAS WITHIN THE PROJECT LIMITS EXCEPT WHERE ANOTHER SURFACE TREATMENT IS SPECIFIED.
- 2.22 EROSION MAT SHALL BE USED IN PLACE OF MULCH WHERE SPECIFIED. EROSION MAT SHALL BE INSTALLED TO CONFORM WITH WDNR TECHNICAL STANDARD 1052.
- 2.23 SEED MIX SHALL BE HIGHWAY MIX AND APPLIED AT A RATE OF 120 lbs/ACRE.
- 2.24 MULCHING WITH STRAW SHALL CONSIST OF EVENLY SPREADING (3) 40 lb. BALES OF CLEAN WHEAT OR OAT STRAW PER 1000 S.F. OF DISTURBED AREA COVERED. CRIMPING MULCH WITH DOZER TRACKS SHALL BE DONE PERPENDICULAR TO THE SLOPE.
- 2.4 A STONE TRACKING PAD SHALL BE PROVIDED AT EACH CONSTRUCTION ACCESS POINT. STONE TRACKING PAD SHALL CONFORM WITH WDNR TECHNICAL STANDARD 1057.

3.0 MAINTENANCE:
- 3.1 MAINTENANCE OF ALL INSTALLED EROSION AND SEDIMENT CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE OWNER. HOWEVER, THE INSTALLER SHALL PERFORM REQUIRED MAINTENANCE AT THE DIRECTION OF THE OWNER.
- 3.2 INSPECTING ALL EROSION AND SEDIMENT CONTROL DEVICES WEEKLY AND WITHIN 24 HOURS OF A RAINFALL EVENT OF 0.5 INCHES OR GREATER.
- 3.3 FINISHED AREAS THAT HAVE BEEN DAMAGED OR ERODED SHALL BE RESTORED WITHIN SEVEN DAYS OF THE DAMAGE.
- 3.4 UNFINISHED AREAS THAT HAVE BEEN DAMAGED OR ERODED SHALL BE RESTORED WITHIN SEVEN DAYS OF THE DAMAGE.
- 3.5 STONE 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.
- 3.6 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 BEING A SILT FENCE IT SHALL BE REMOVED IMMEDIATELY, UNDER NO CIRCUMSTANCE SHALL SILT DEPOSITS BE ALLOWED TO REACH MORE THAN HALF THE HEIGHT OF THE FENCE. SILT FENCE SHALL BE INSTALLED TO CONFORM WITH WDNR TECHNICAL STANDARD 1056.

4.0 REMOVING CONTROL MEASURES:
- 4.1 SEDIMENT CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD 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. CONTRACTOR SHALL REMOVE CONTROL MEASURES WHEN THE SITE IS STABILIZED.

STORM WATER 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 SEEDED 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 SEEDED AND MULCHED AS SPECIFIED WITHIN 7 DAYS OF FINAL DISTURBANCE.
- SEED SHALL BE PLANTED IN A MANNER THAT ALLOWS THE SEED TO BE WORKED INTO THE SOIL AND COME IN FIRM CONTACT WITH THE SOIL. SEEDING AND MULCHING SHALL BE ACCOMPLISHED USING THE FOLLOWING MATERIALS AND METHODS:
  - 4–6" OF TOPSOIL SHALL BE PLACED ON AREAS SCHEDULED FOR PERMANENT COVER.
  - SEED MIX SHALL BE APPROVED BY OWNER
  - LAWN SEED SHALL BE APPLIED AT A RATE OF 120 lbs / AC. NATIVE SEED SHALL BE APPLIED AT A RATE OF 8 lbs / AC.
  - MULCHING WITH STRAW SHALL CONSIST OF EVENLY SPREADING (3) 40 lbs. BALES OF CLEAN WHEAT OR OAT STRAW PER 1000 S.F. OF DISTURBED AREA COVERED.
  - ANCHOR MULCH PER WISDOT STANDARDS WHEN CALLED FOR ON THE PLAN.
  - 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. (FORM INCLUDED IN THE SPECIFICATIONS)
  - 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 1/3 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 PROBLEMS.
- SEDIMENT CONTROL STRUCTURES BELOW LAWN AREAS MAY BE REMOVED ONCE SOD 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 5:1 SHALL BE PROTECTED WITH EROSION MATTING OR MULCHED WITH STRAW AND COVERED WITH JUTE NETTING.
- PROVIDE CONCRETE WASHOUT AREA PER DETAIL (C201). UNDER NO CIRCUMSTANCES SHALL CONCRETE WASHOUT BE ALLOWED IN ANY OTHER LOCATION ON THE SITE.

Farnam Flats Storm Sewer Construction Notes — 9/18/2019

Structure Number	Structure Type	Casting Elevation	Structure Outlet Elevation	Linear Footage	Pipe Size	Flow to Structure Number	Gradient Percent	Downstream Structure Inlet Elevation	Casting versus invert
EX. CB	CB	667.78	664.67						3.11
MH SS-1	12" Drop Nyloplast	668.87	664.72	12.55	12" PVC	EX. CB	0.40%	664.67	4.15
MH SS-2	12" Drop Nyloplast	669.35	665.03	76.00	12" PVC	MH SS-1	0.41%	664.72	4.32
MH SS-3	12" Drop Nyloplast	669.20	665.20	42.17	12" PVC	MH SS-2	0.40%	665.03	4.00
MH SS-4	*See Note*	668.26	665.35	34.50	12" PVC	MH SS-3	0.43%	665.20	
SS INV-1			665.83	26.50	12" PVC	60" CMP	0.42%	665.72	
MH SS-5	10" Drop Nyloplast	669.00	665.18	36.44	10" PVC	MH SS-2	0.41%	665.03	3.82
MH SS-6	R4441-1 Neenah	659.75	658.00	6.00	8" PVC	Trench Drain	1.67%	657.90	1.75
SS INV-2			665.13	102.35	10" PVC	MH SS-1	0.40%	664.72	
Trench Drain	R-4990-CX Neenah	658.90	657.90						1.00
Sidewalk Trench Grate	R-4990-BX Neenah	669.65	669.65	18.03		C&G Flowline	4.27%	668.88	

Manufactured Inlet & Inspection Port by Pipe Supplier (see Underground Storage Chambers Cross Section for more details)

GENERAL UTILITY NOTES:

- ALL WATER & SEWER (STORM & SANITARY) CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR SEWER & WATER IN THE STATE OF WISCONSIN," ALONG WITH THE CITY OF LA CROSSE STANDARD SPECIFICATIONS, AS APPROPRIATE.
- THE CONTRACTOR IS TO COORDINATE ACTIVITIES AND CONFIRM LOCATION & ELEVATION OF SERVICES WITH THE ENGINEER & PLUMBER.
- ALL WATER MAINS SHALL HAVE A MINIMUM OF 7.5' OF COVER.
- SUITABLE ON–SITE GRANULAR MATERIAL SHALL BE USED FOR TRENCH BACKFILL TO PROPOSED ELEVATIONS. BACKFILL SHALL BE COMPACTED AS SPECIFIED.
- ALL EXISTING INVERTS AND LOCATIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ALL DISCREPANCIES FROM INFORMATION SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL IDENTIFY & MARK THE EXACT LOCATIONS OF ALL UNDERGROUND CONNECTIONS TO WATER AND SEWER MAINS, BENDS, CURB BOXES, CLEANOUTS, ETC. ON THE AS–BUILT PLANS. COPIES OF THE DOCUMENTS SHALL BE DELIVERED TO THE ENGINEER FOR RECORD.
- LOCATION REQUIREMENT: NON–METALLIC SEWER/MAINS AND SERVICES MUST BE PROVIDED WITH TRACE WIRE OR OTHER METHODS IN ORDER TO BE LOCATED.
- SHOP DRAWINGS FOR UTILITIES ARE REQUIRED.

SERVICE CONNECTION NOTES

SANITARY SERVICE:
- CUT IN 8" PVC SADDLE.
- F&I 43 LF 8" PVC PIPE TO BUILDING IN SW CORNER OFF 7TH ST

WATER SERVICE:
- F&I 12"x8" WET TAPPING SLEEVE AND VALVE
- F&I 31 LF 8" DIP PIPE TO BUILDING AND INCLUDE A CURB STOP AT THE LOCATION ON THE DETAIL.

ELECTRIC SERVICE:
- CONFIRM LOCATION WITH XCEL ENERGY

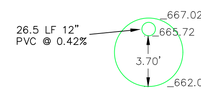
NATURAL GAS SERVICE:
- CONFIRM LOCATION WITH PROVIDER

COMMUNICATIONS SERVICES:
- CONFIRM LOCATION WITH PROVIDERS

GENERAL 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 PLANS
- ALL LANDSCAPED OR SODDED 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.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION BY PLACING TEMPORARY FENCING AT THE DRIP LINE OF THE TREE CANOPY. IF IMPROVEMENTS NEED TO BE MADE WITHIN THE DRIP LINE, THE FENCE SHALL BE TEMPORARILY REMOVED AND REPLACED IMMEDIATELY FOLLOWING THE COMPLETION OF THE WORK.

SOUTH INLET END CAP
(NOT TO SCALE)



NORTH OUTLET END CAP
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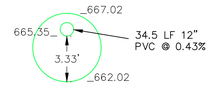

UNDERGROUND STORAGE CHAMBERS CROSS SECTION
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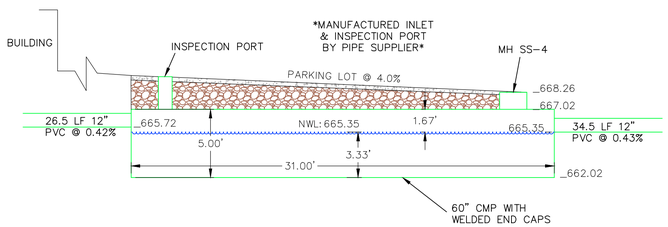

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BENCHMARK:
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FARNAM FLATS
NOTES & RAMP DETAILS