

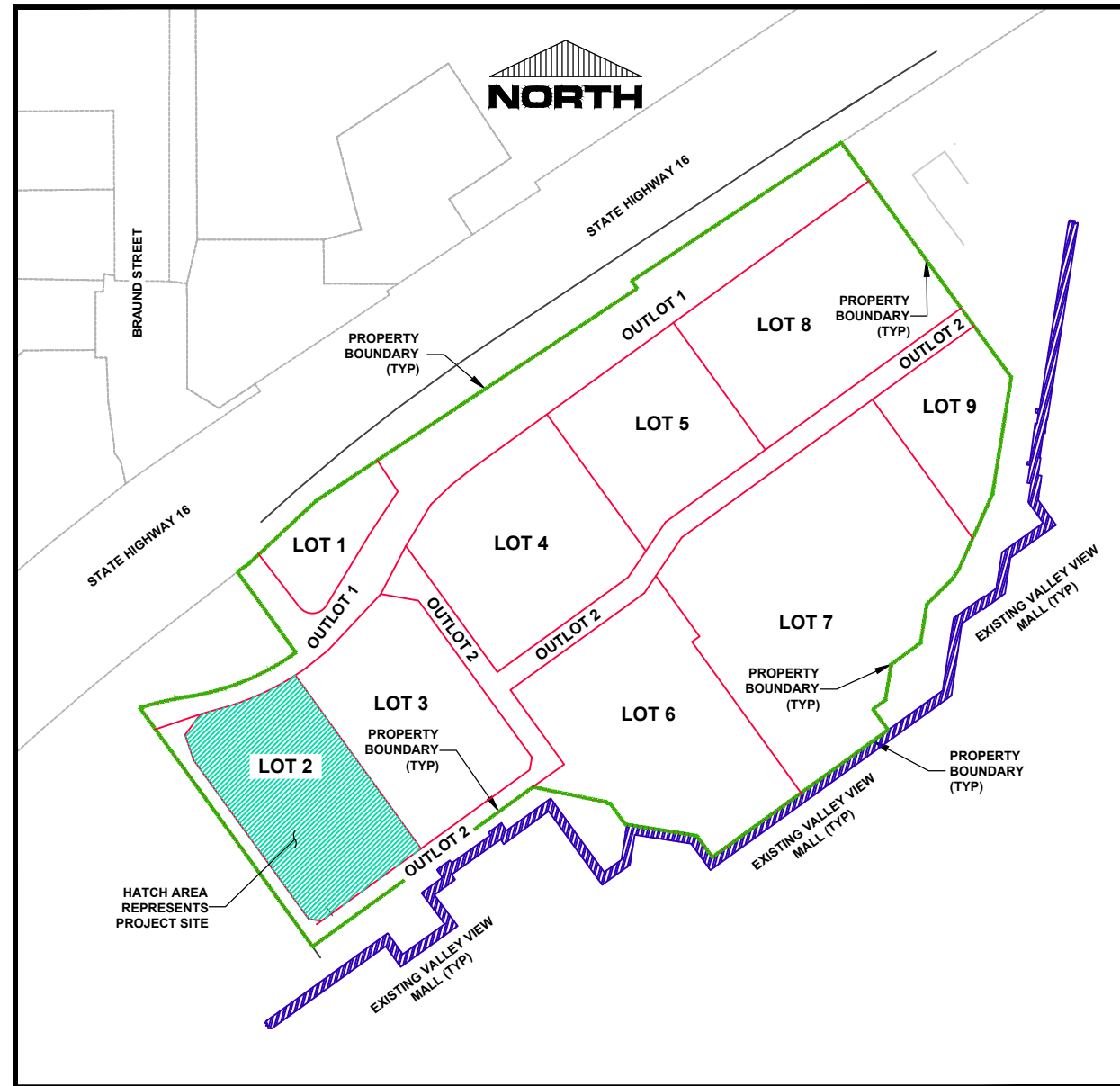
GMX REAL ESTATE GROUP - STARBUCKS

COMMERCIAL DEVELOPMENT

CITY OF LA CROSSE, LA CROSSE COUNTY



VICINITY MAP
(N.T.S.)



PROJECT SITE
3900 STATE HIGHWAY 16 - LOT 2
CITY OF LA CROSSE, LA CROSSE COUNTY
(N.T.S.)

OWNER:
MR. ANDREW GOODMAN
GMX REAL ESTATE GROUP, LLC
C/O: ONALASKA 9016, LLC.
3000 DUNDEE ROAD #408
NORTHBROOK, IL 60062
EMAIL: ASG@GMXRE.COM
PHONE: (312) 607-6418

ENGINEER:
EVERYDAY SURVEYING & ENGINEERING, LLC
MR. MARK ERICKSON
711 S. HILLCREST PARKWAY
ALTOONA, WI 54720
EMAIL: MARK@ESELLC.CO
PHONE: 715-831-0654

SHEET INDEX:

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C103	GRADING PLAN
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C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS

ADDITIONAL CONTACT INFORMATION:

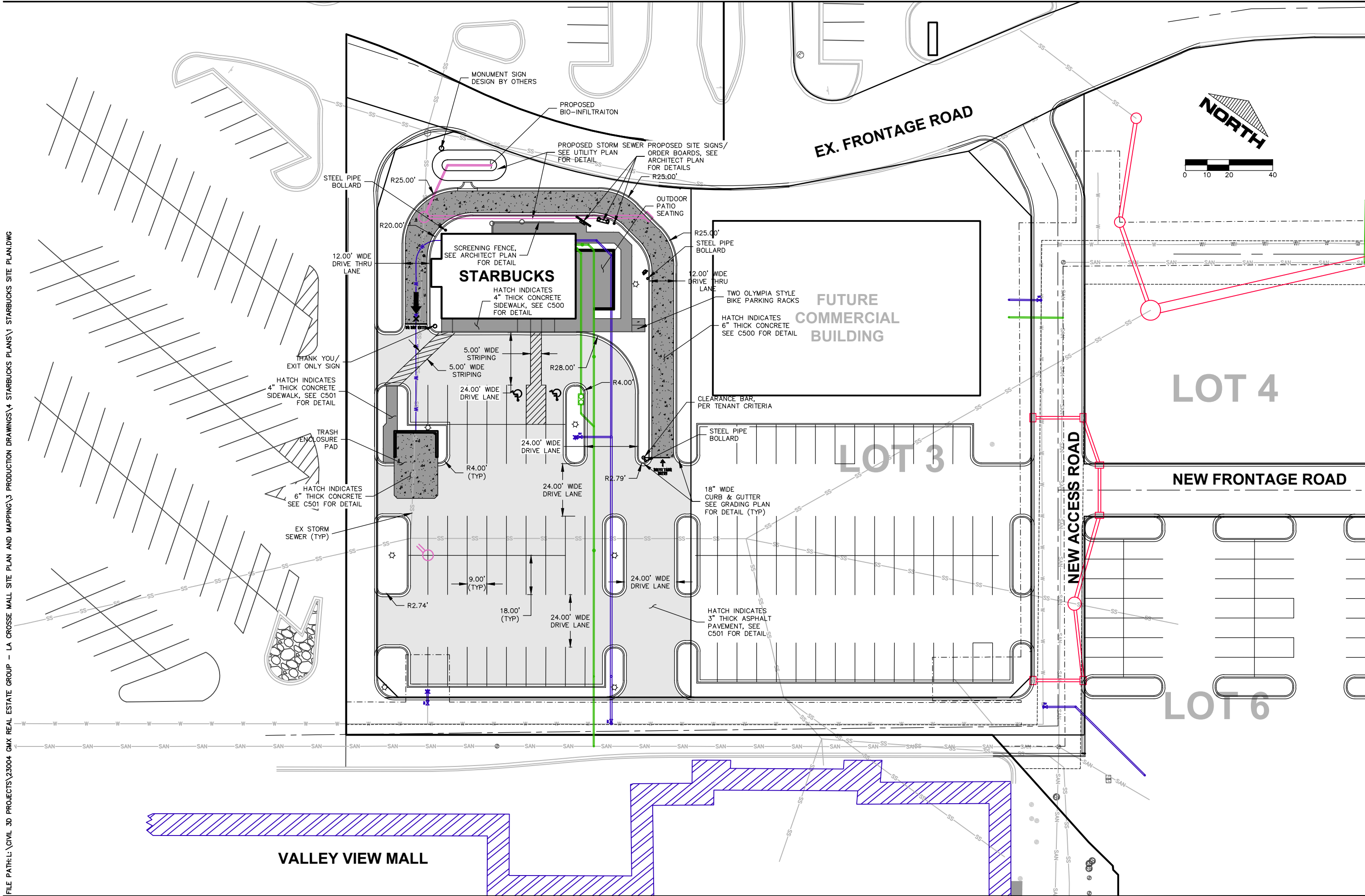
BRIGHTSPEED BTSP1	1-833-363-2894
CITY OF LA CROSSE	1-607-789-7384
WISCONSIN DOT DISTRICT 5	1-630-288-9176
CHARTER COMMUNICATIONS	1-262-446-9821
METRO FIBERNET	1-262-446-9891
XCEL ENERGY	1-800-895-4999
CITY OF ONALASKA	1-608-781-9545



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ESE PROJECT #: 23004
DATE: 03-22-2024
REVISION: 05-30-2024

FILE PATH: L:\CIVIL 3D PROJECTS\23004 GMX REAL ESTATE GROUP - LA CROSSE MALL SITE PLAN AND MAPPING\3 PRODUCTION DRAWINGS\4 STARBUCKS PLANS\1 STARBUCKS SITE PLAN.DWG



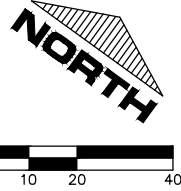
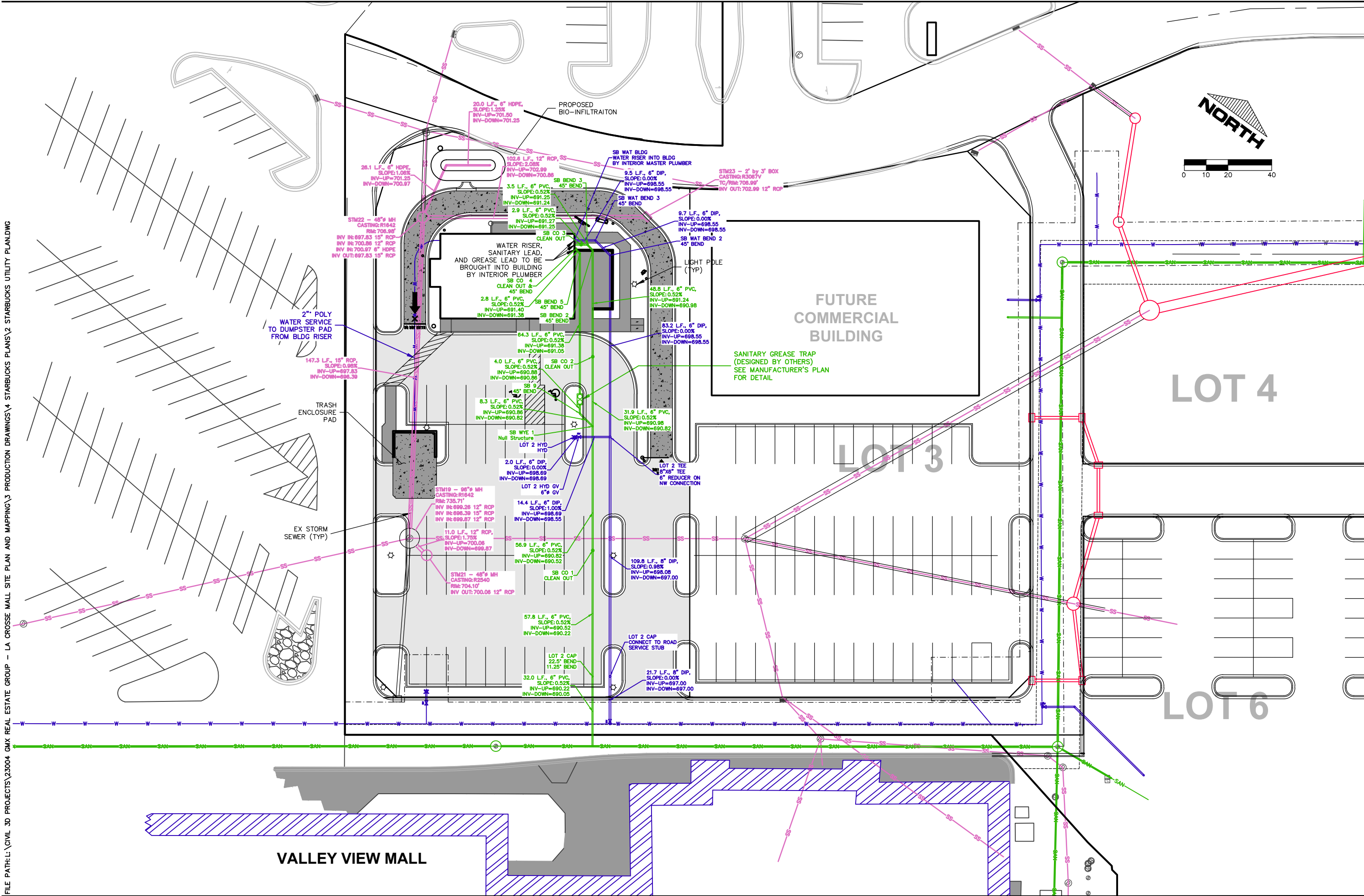
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PH: (715) 851-0654 • EMAIL: INFO@ESECO


JOB NO: 23004	JOB BY: SRM	DATE: 05-30-2024	APPROV: XX-XX-XX
DWG NAME: ---	CHK BY: XXX		

GMX REAL ESTATE GROUP - LA CROSSE
SITE PLAN - OVERVIEW
CITY OF LA CROSSE, LA CROSSE COUNTY, WI

SHEET NO:
C101

FILE PATH: L:\CIVIL 3D PROJECTS\23004 GMX REAL ESTATE GROUP - LA CROSSE MALL SITE PLAN AND MAPPING\3 PRODUCTION DRAWINGS\4 STARBUCKS PLANS\2 STARBUCKS UTILITY PLANDWG



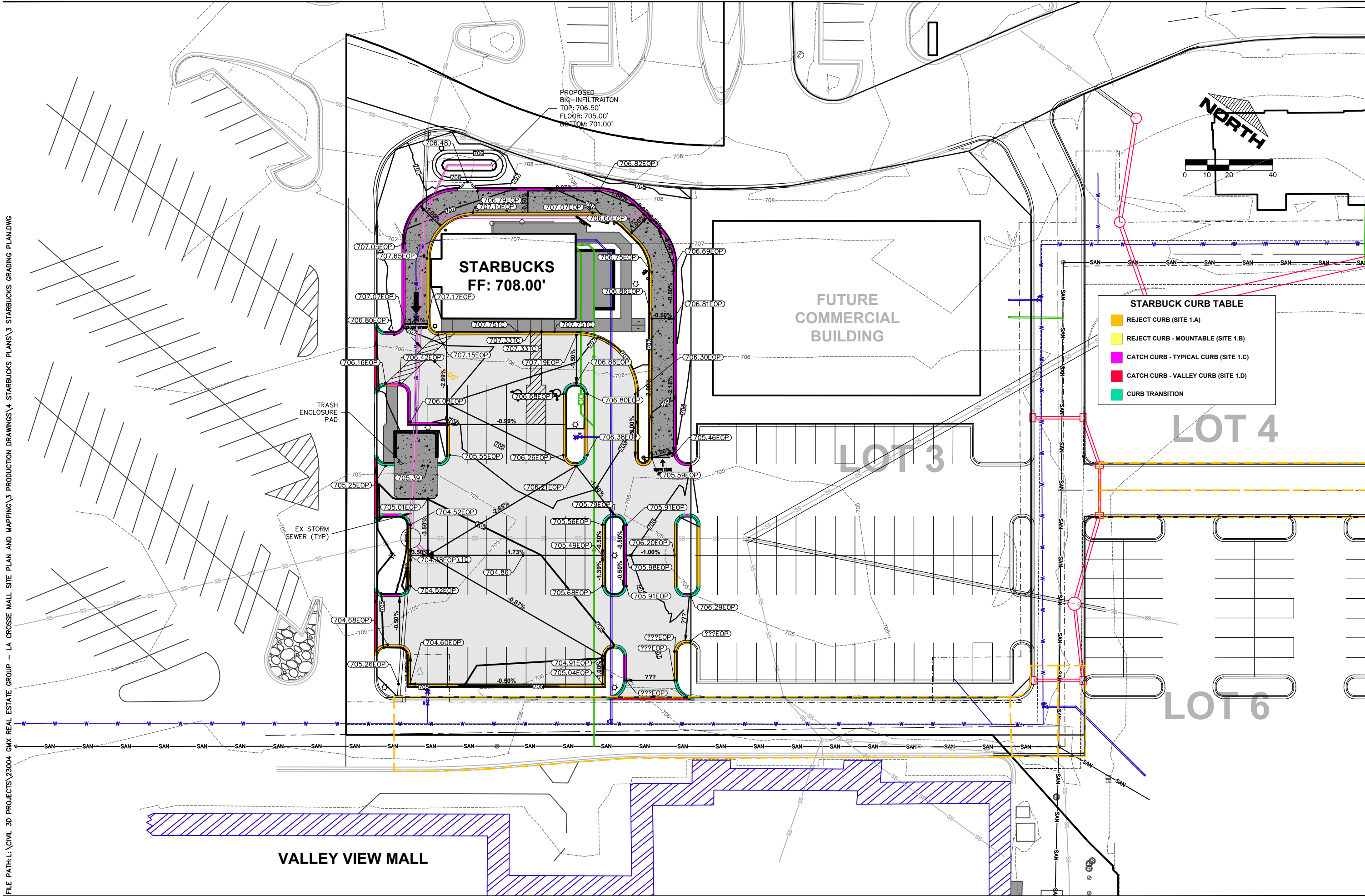

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DWG NAME: ---	CHK BY: XXX		

GMX REAL ESTATE GROUP - LA CROSSE
UTILITY PLAN
CITY OF LA CROSSE, LA CROSSE COUNTY, WI

SHEET NO:
C102

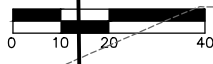
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PROPOSED
BIO-INFLTRAITON
TOP: 706.50'
FLOOR: 705.00'
BOTTOM: 701.00'

STARBUCKS
FF: 708.00'

FUTURE
COMMERCIAL
BUILDING



STARBUCK CURB TABLE

- REJECT CURB (SITE 1.A)
- REJECT CURB - MOUNTABLE (SITE 1.B)
- CATCH CURB - TYPICAL CURB (SITE 1.C)
- CATCH CURB - VALLEY CURB (SITE 1.D)
- CURB TRANSITION

TRASH
ENCLOSURE
PAD

EX STORM
SEWER (TYP)

VALLEY VIEW MALL

LOT 3

LOT 4

LOT 6



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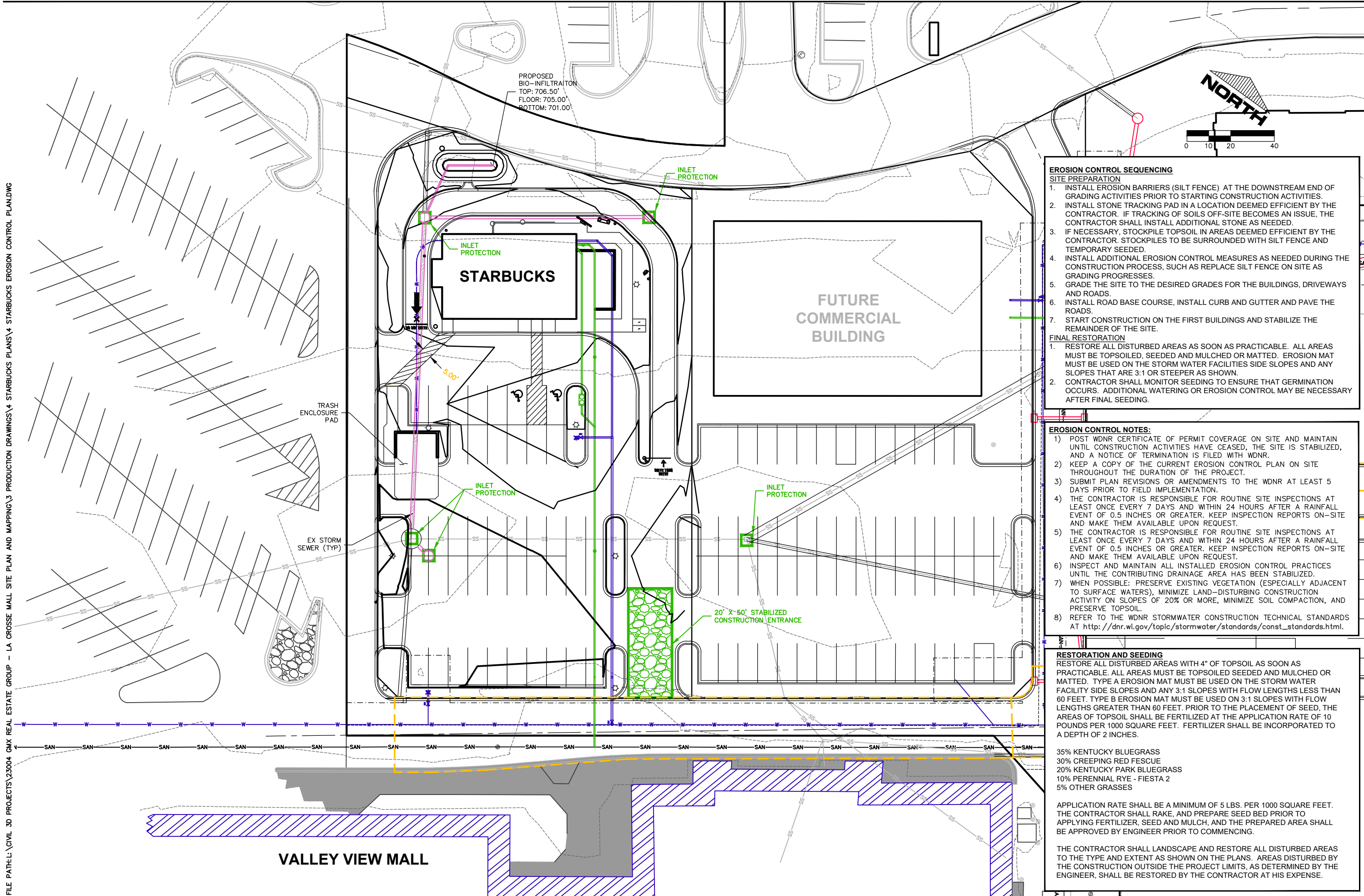
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DR BY:	SRM	JOB NO:	23004
CHK BY:	XXX	DWG NAME:	
DATE:	5-30-2024	APPROV:	XX-XX-XX

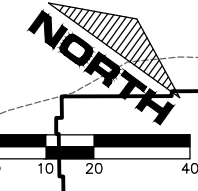
GMX REAL ESTATE GROUP - LA CROSSE
GRADING PLAN
CITY OF LA CROSSE, LA CROSSE COUNTY, WI

SHEET NO:
C103

FILE PATH: L:\CIVIL 3D PROJECTS\23004 GMX REAL ESTATE GROUP - LA CROSSE MALL SITE PLAN AND MAPPING\3 PRODUCTION DRAWINGS\4 STARBUCKS PLANS\4 STARBUCKS EROSION CONTROL PLAN.DWG



PROPOSED BIO-INFILTRATION
TOP: 706.50'
FLOOR: 705.00'
BOTTOM: 701.00'



- EROSION CONTROL SEQUENCING**
- SITE PREPARATION**
1. INSTALL EROSION BARRIERS (SILT FENCE) AT THE DOWNSTREAM END OF GRADING ACTIVITIES PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
 2. INSTALL STONE TRACKING PAD IN A LOCATION DEEMED EFFICIENT BY THE CONTRACTOR. IF TRACKING OF SOILS OFF-SITE BECOMES AN ISSUE, THE CONTRACTOR SHALL INSTALL ADDITIONAL STONE AS NEEDED.
 3. IF NECESSARY, STOCKPILE TOPSOIL IN AREAS DEEMED EFFICIENT BY THE CONTRACTOR. STOCKPILES TO BE SURROUNDED WITH SILT FENCE AND TEMPORARY SEEDED.
 4. INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED DURING THE CONSTRUCTION PROCESS, SUCH AS REPLACE SILT FENCE ON SITE AS GRADING PROGRESSES.
 5. GRADE THE SITE TO THE DESIRED GRADES FOR THE BUILDINGS, DRIVEWAYS AND ROADS.
 6. INSTALL ROAD BASE COURSE, INSTALL CURB AND GUTTER AND PAVE THE ROADS.
 7. START CONSTRUCTION ON THE FIRST BUILDINGS AND STABILIZE THE REMAINDER OF THE SITE.
- FINAL RESTORATION**
1. RESTORE ALL DISTURBED AREAS AS SOON AS PRACTICABLE. ALL AREAS MUST BE TOPSOILED, SEEDED AND MULCHED OR MATTED. EROSION MAT MUST BE USED ON THE STORM WATER FACILITIES SIDE SLOPES AND ANY SLOPES THAT ARE 3:1 OR STEEPER AS SHOWN.
 2. CONTRACTOR SHALL MONITOR SEEDING TO ENSURE THAT GERMINATION OCCURS. ADDITIONAL WATERING OR EROSION CONTROL MAY BE NECESSARY AFTER FINAL SEEDING.

- EROSION CONTROL NOTES:**
- 1) POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
 - 2) KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
 - 3) SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
 - 4) THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
 - 5) THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
 - 6) INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
 - 7) WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
 - 8) REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.

RESTORATION AND SEEDING

RESTORE ALL DISTURBED AREAS WITH 4" OF TOPSOIL AS SOON AS PRACTICABLE. ALL AREAS MUST BE TOPSOILED SEEDED AND MULCHED OR MATTED. TYPE A EROSION MAT MUST BE USED ON THE STORM WATER FACILITY SIDE SLOPES AND ANY 3:1 SLOPES WITH FLOW LENGTHS LESS THAN 60 FEET. TYPE B EROSION MAT MUST BE USED ON 3:1 SLOPES WITH FLOW LENGTHS GREATER THAN 60 FEET. PRIOR TO THE PLACEMENT OF SEED, THE AREAS OF TOPSOIL SHALL BE FERTILIZED AT THE APPLICATION RATE OF 10 POUNDS PER 1000 SQUARE FEET. FERTILIZER SHALL BE INCORPORATED TO A DEPTH OF 2 INCHES.

35% KENTUCKY BLUEGRASS
30% CREEPING RED FESCUE
20% KENTUCKY PARK BLUEGRASS
10% PERENNIAL RYE - FIESTA 2
5% OTHER GRASSES

APPLICATION RATE SHALL BE A MINIMUM OF 5 LBS. PER 1000 SQUARE FEET. THE CONTRACTOR SHALL RAKE, AND PREPARE SEED BED PRIOR TO APPLYING FERTILIZER, SEED AND MULCH, AND THE PREPARED AREA SHALL BE APPROVED BY ENGINEER PRIOR TO COMMENCING.

THE CONTRACTOR SHALL LANDSCAPE AND RESTORE ALL DISTURBED AREAS TO THE TYPE AND EXTENT AS SHOWN ON THE PLANS. AREAS DISTURBED BY THE CONSTRUCTION OUTSIDE THE PROJECT LIMITS, AS DETERMINED BY THE ENGINEER, SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE.

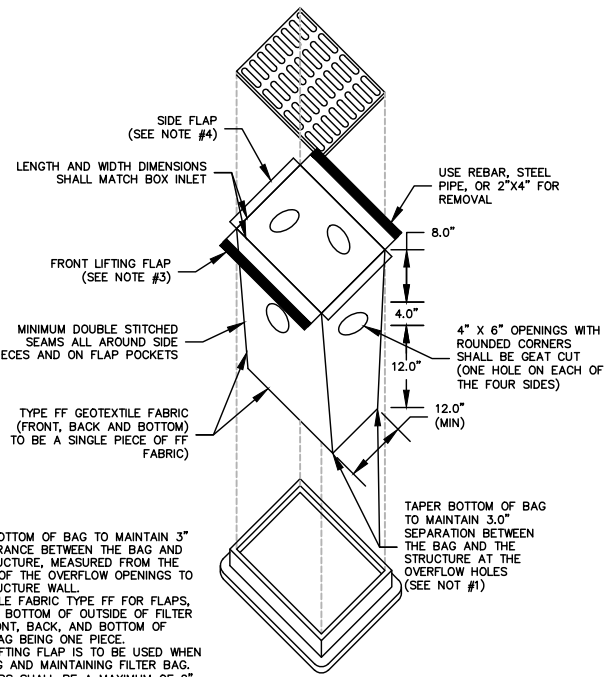
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JOB NO: 23004	JOB NO: SRM	DATE: 05-30-2024	APPROV: XX-XX-XX
DWG NAME: ---	CHK BY: XXX		

GMX REAL ESTATE GROUP - LA CROSSE
EROSION CONTROL PLAN
CITY OF LA CROSSE, LA CROSSE COUNTY, WI

SHEET NO:
C104



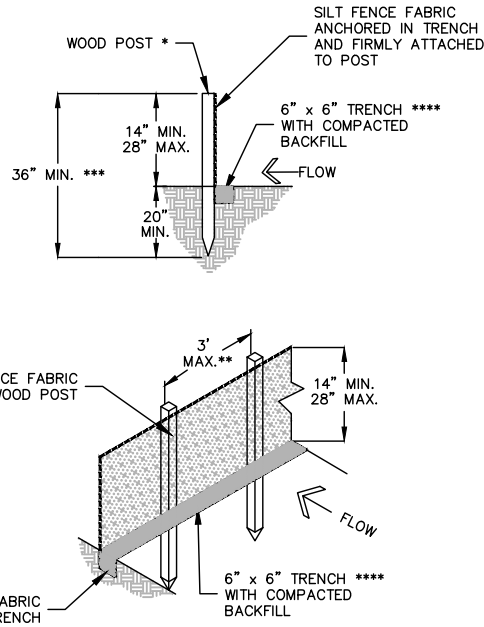
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG, FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF 2' LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

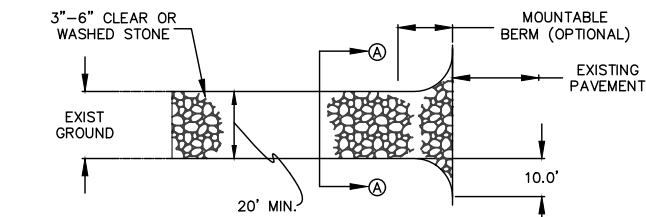
ERO 23 **INLET PROTECTION - TYPE D**
(DNR STD 1060)
N.T.S.



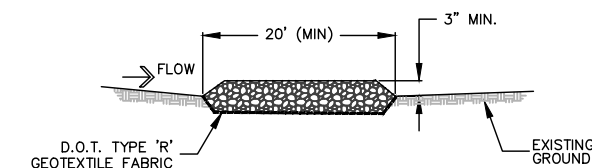
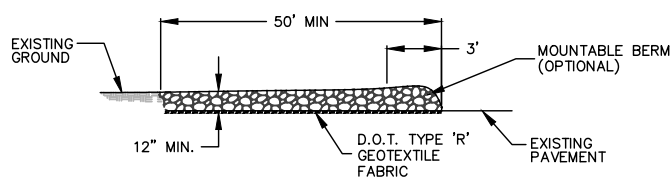
NOTES:

- * WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/2" x 1-1/2" OF EITHER OAK OR HICKORY.
- ** ADDITIONAL WOOD POST OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.
- *** ADDITIONAL DEPTH OF WOOD POST MAY BE REQUIRED IN UNSTABLE SOILS.
- **** TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE SILT FENCE FABRIC.

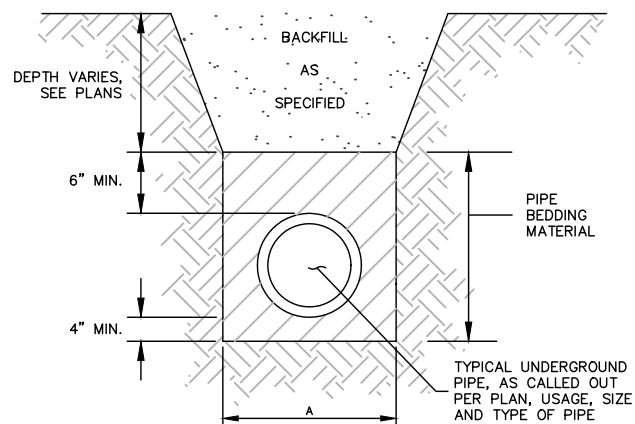
ERO 1 **SILT FENCE**
(DNR STD 1056)
N.T.S.



MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



ERO 6 **STONE TRACKING PAD**
(DNR STD 1057)
N.T.S.



NOTE:
A=O.D. PIPE + 24" (MAX.)

PIPE 1 **TYPICAL PIPE TRENCH DETAIL**
N.T.S.

EROSION CONTROL TECHNICAL NOTES

1. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
2. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
3. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
4. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
5. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE # 1056 REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
6. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
7. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
8. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH MAY 15 COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
9. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
10. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY CHIPPEWA COUNTY. SEPARATE SWEEP MATERIALS (SOILS AND TRASH AND DISPOSE OF APPROPRIATELY.
11. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
12. COORDINATE WITH CONTRACTOR & THE CITY TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
13. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE EROSION CONTROL MATTING. SELECTED FROM APPROPRIATE MATRIX IN WDOT'S PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
14. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

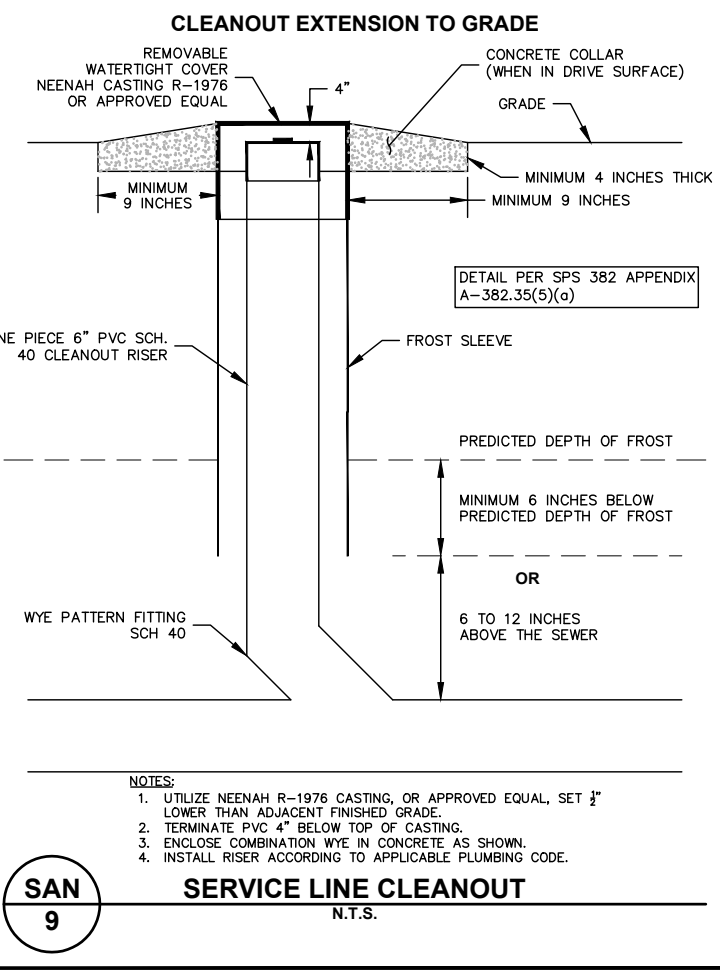
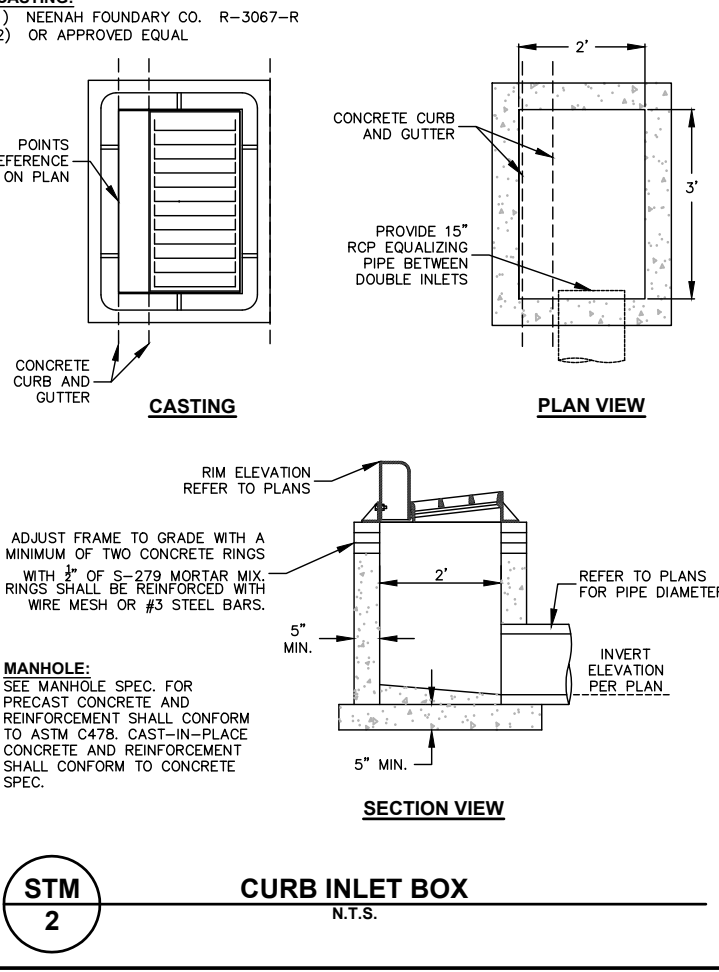
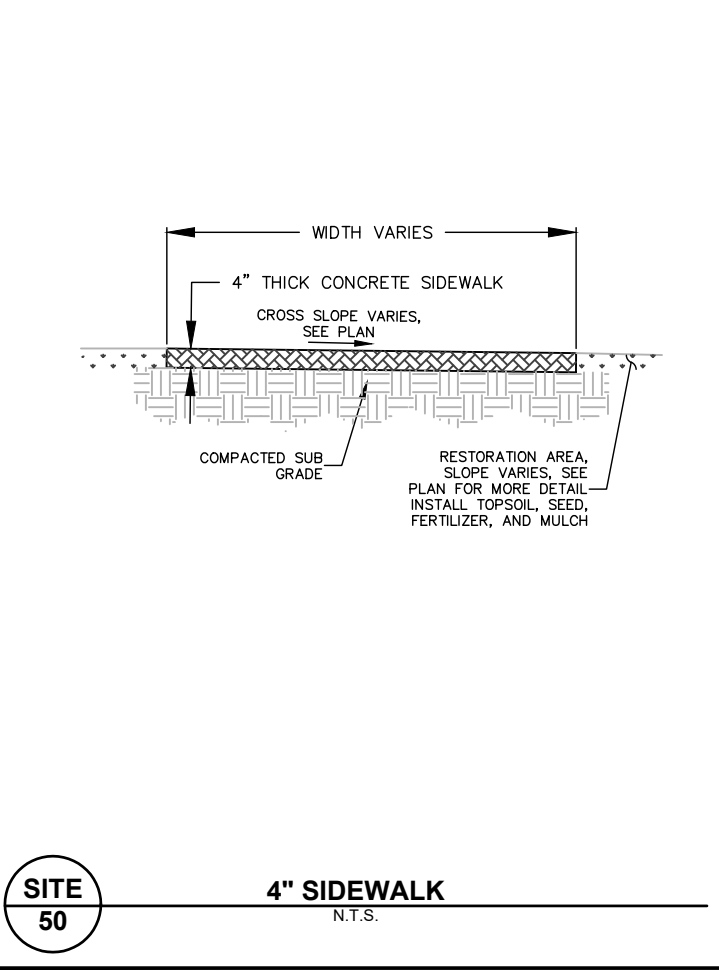
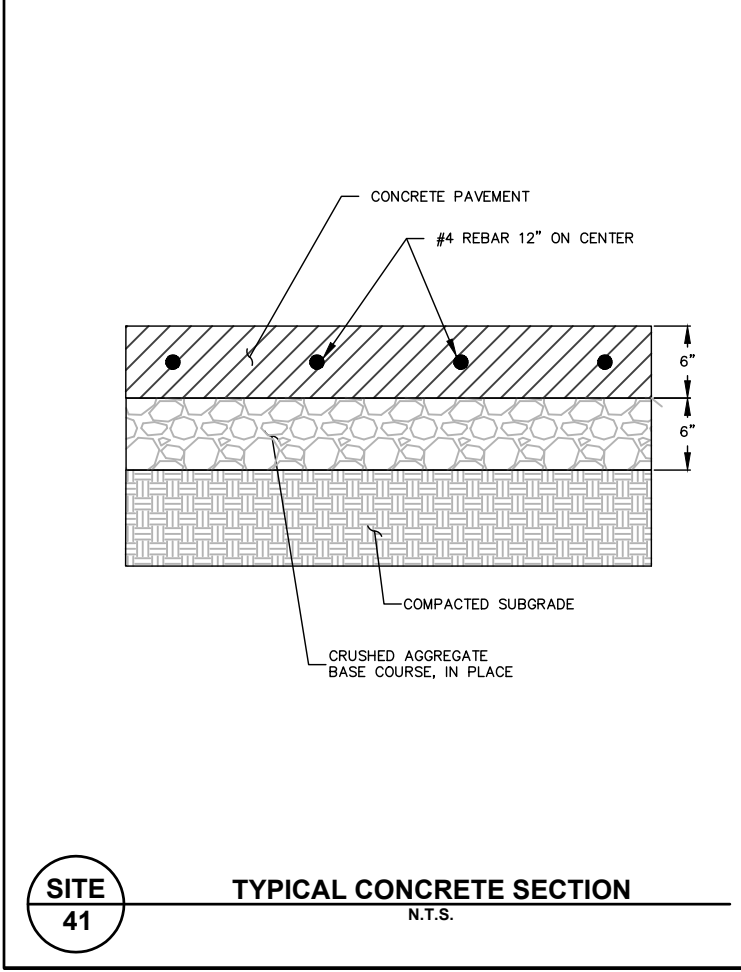
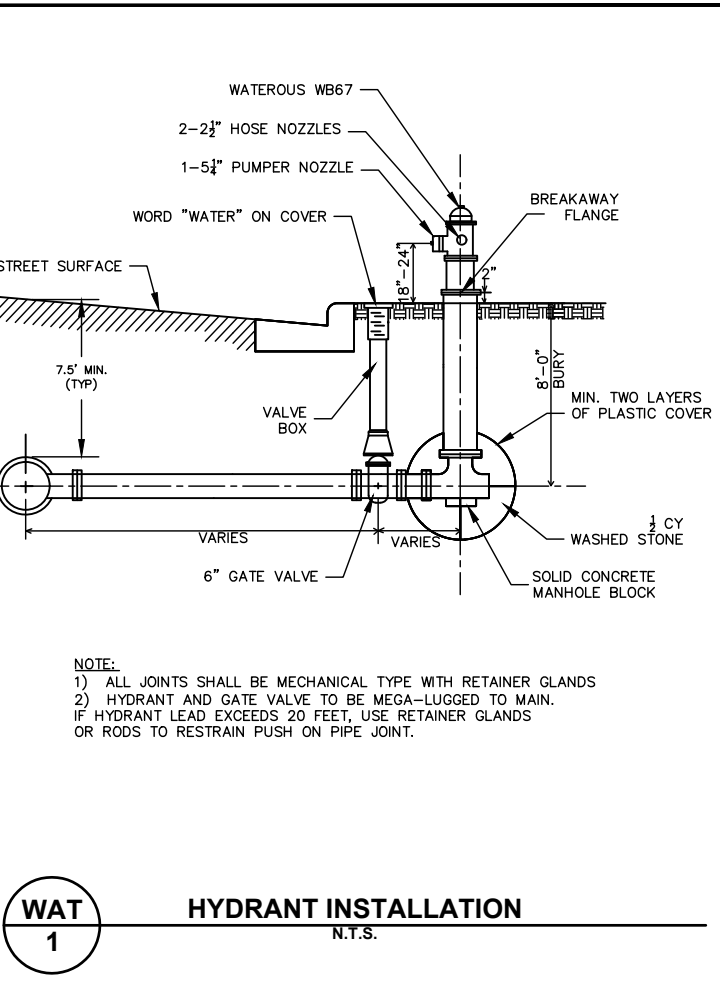
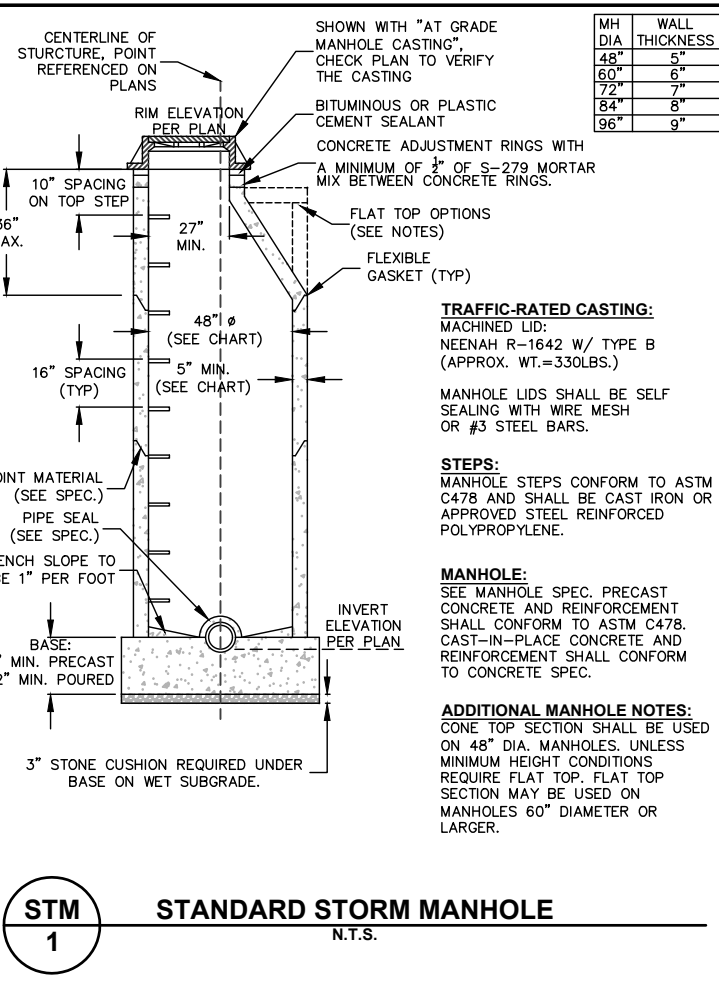
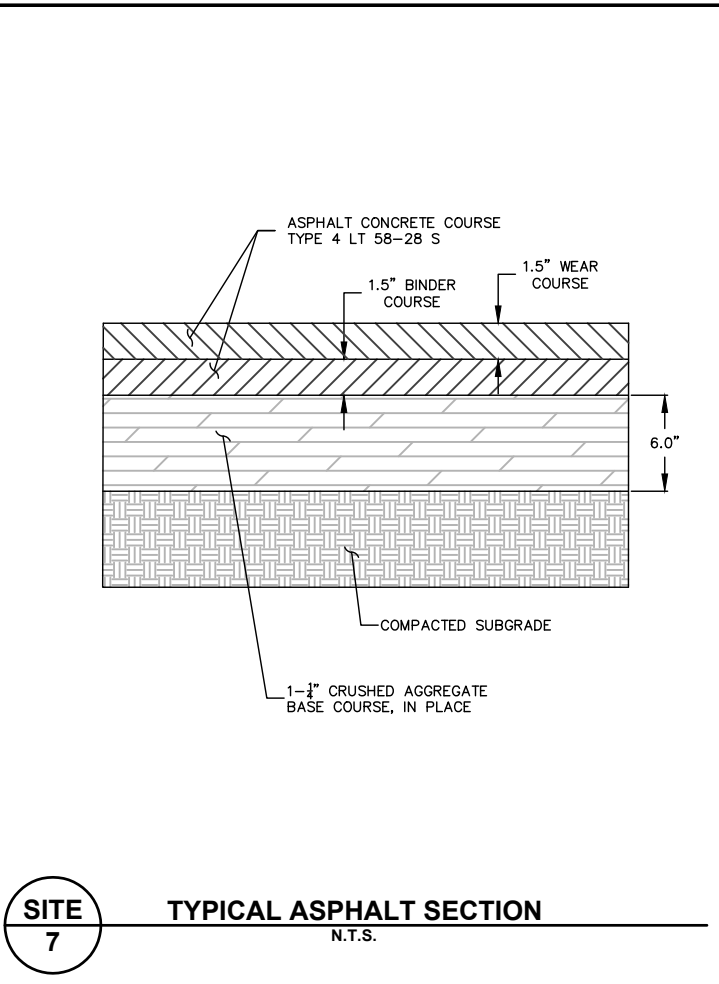
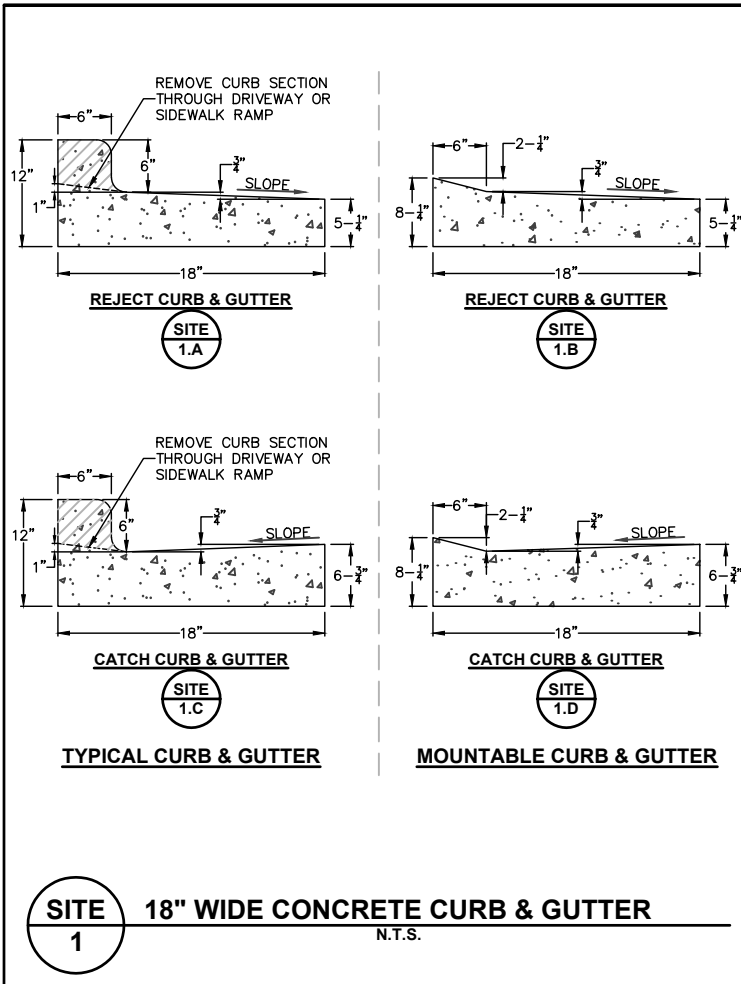
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DR BY: SRM	CHK BY: MAE		

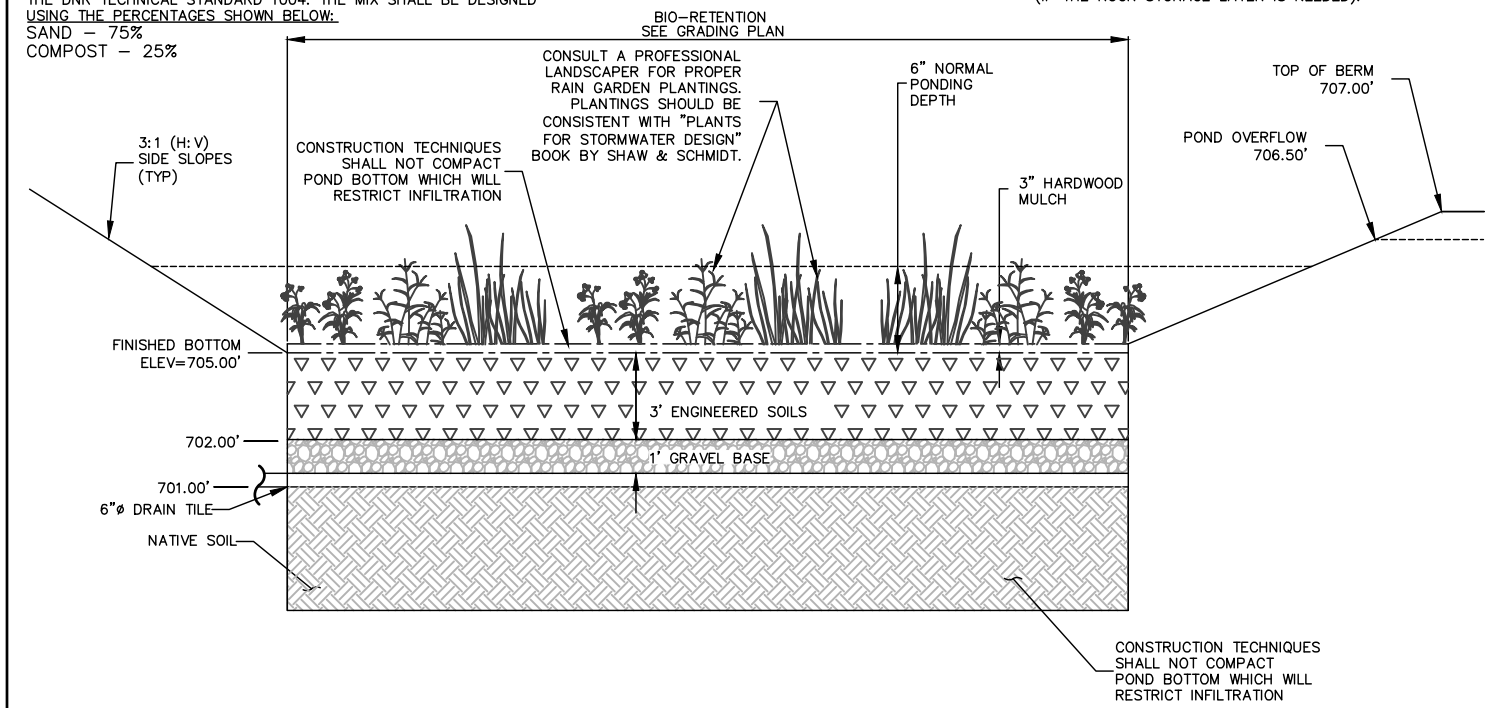
GMX REAL ESTATE GROUP - LA CROSSE
CONSTRUCTION DETAILS
CITY OF LA CROSSE, LA CROSSE COUNTY, WI

SHEET NO:
C500



THE ENGINEERED SOIL LAYER SHALL CONSIST OF SAND & COMPOST. THE COMPOST MUST MEET THE WISCONSIN DNR SPECIFICATION S100 FOR COMPOST. THE SAND MUST MEET THE SPECIFICATIONS FOUND IN THE DNR TECHNICAL STANDARD 1004. THE MIX SHALL BE DESIGNED USING THE PERCENTAGES SHOWN BELOW:
 SAND - 75%
 COMPOST - 25%

NOTE: GEOTEXTILE FILTER FABRIC TO BE PLACED BETWEEN ENGINEERED SOILS AND ROCK STORAGE LAYERS (IF THE ROCK STORAGE LAYER IS NEEDED).



NOTE:
 UNDERDRAIN MAY BE REMOVED
 BASED ON SOILS FOUND AT BOTTOM
 OF POND TEST PIT.

BIO-INFILTRATION POND
 (N.T.S.)

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 CONSTRUCTION DETAILS
 CITY OF LA CROSSE, LA CROSSE COUNTY, WI