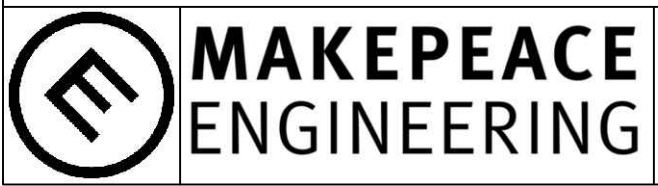
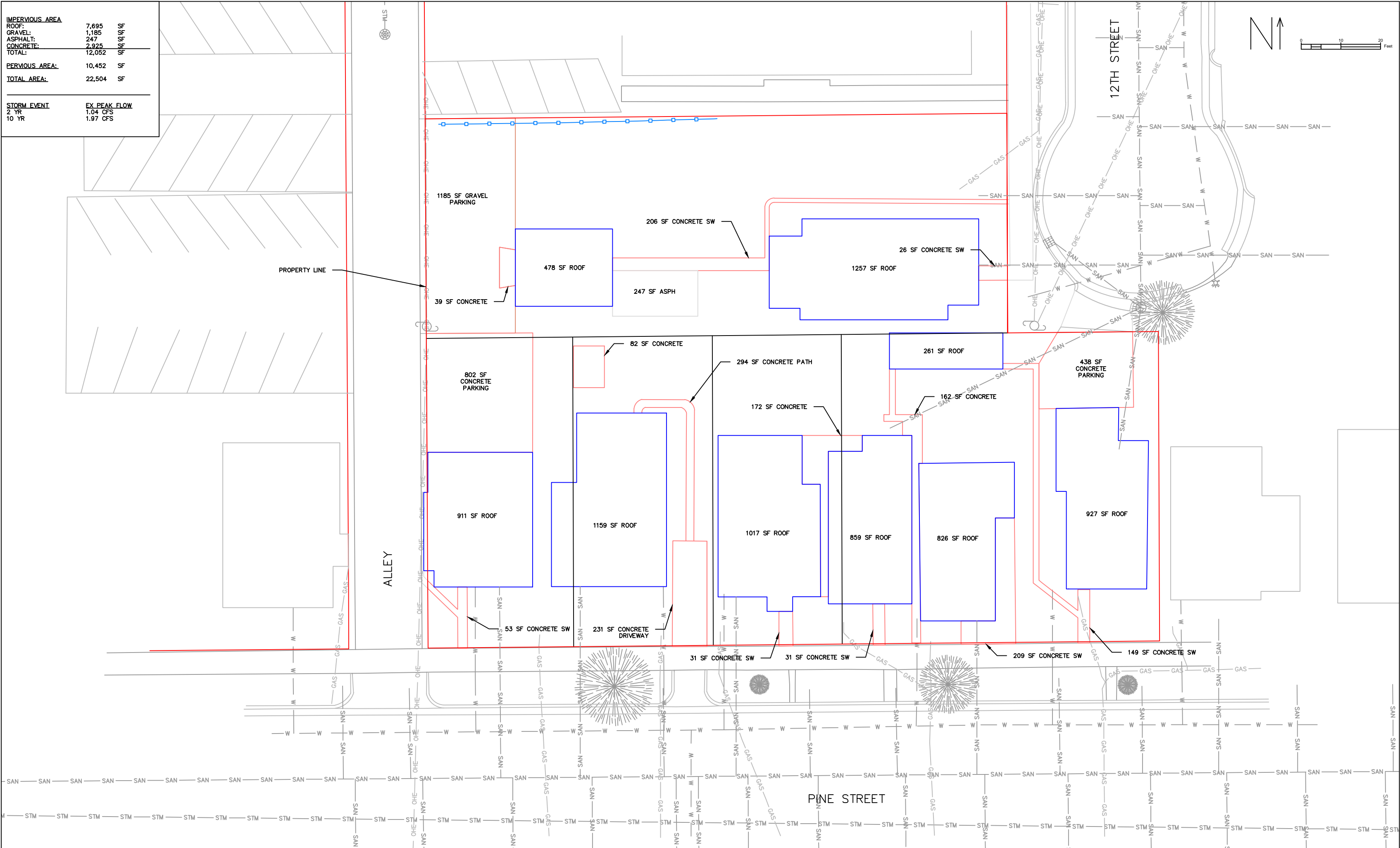
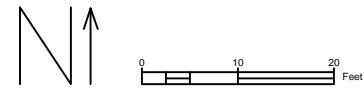


IMPERVIOUS AREA	
ROOF:	7,695
GRAVEL:	1,185
ASPHALT:	247
CONCRETE:	2,925
TOTAL:	12,052
PERVIOUS AREA: 10,452 SF	
TOTAL AREA: 22,504 SF	
STORM EVENT	
2 YR	EX PEAK FLOW
10 YR	1.04 CFS
	1.97 CFS



MAKEPEACE ENGINEERING
 419 SAND LAKE RD, STE C
 ONALASKA, WI 54650
 608.881.6030

BENSON PROPERTIES
 APARTMENT COMPLEX
 1125 PINE STREET
 LA CROSSE, WI 54601

3/5/2024

EX SITE

DATE	REVISION	DESCR.	
			1
			7

CURRENT ZONING:
R5 - MULTIPLE DWELLING

PROPOSED USE:
18 UNIT APARTMENT
6-3 BR UNITS
6-2 BR UNITS
6-1 BR UNITS

OWNER:
BENSON PROPERTIES LLC
N1693 BOULDER CT
LA CROSSE, WI 54601

CONTRACTOR:
TBD

DESIGNER:
MAKEPEACE ENGINEERING LLC
419 SAND LAKE RD STE C
ONALASKA, WI 54650
608.881.6030

TAX PARCEL ID:
17-20160-20, 17-20200-60, 17-20200-70, 17-20200-80,
17-20200-90

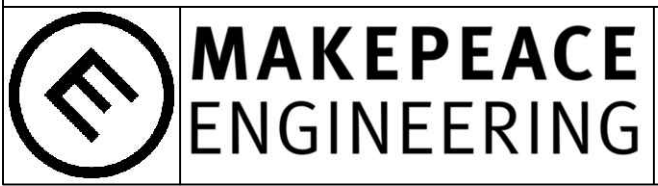
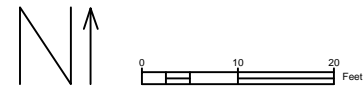
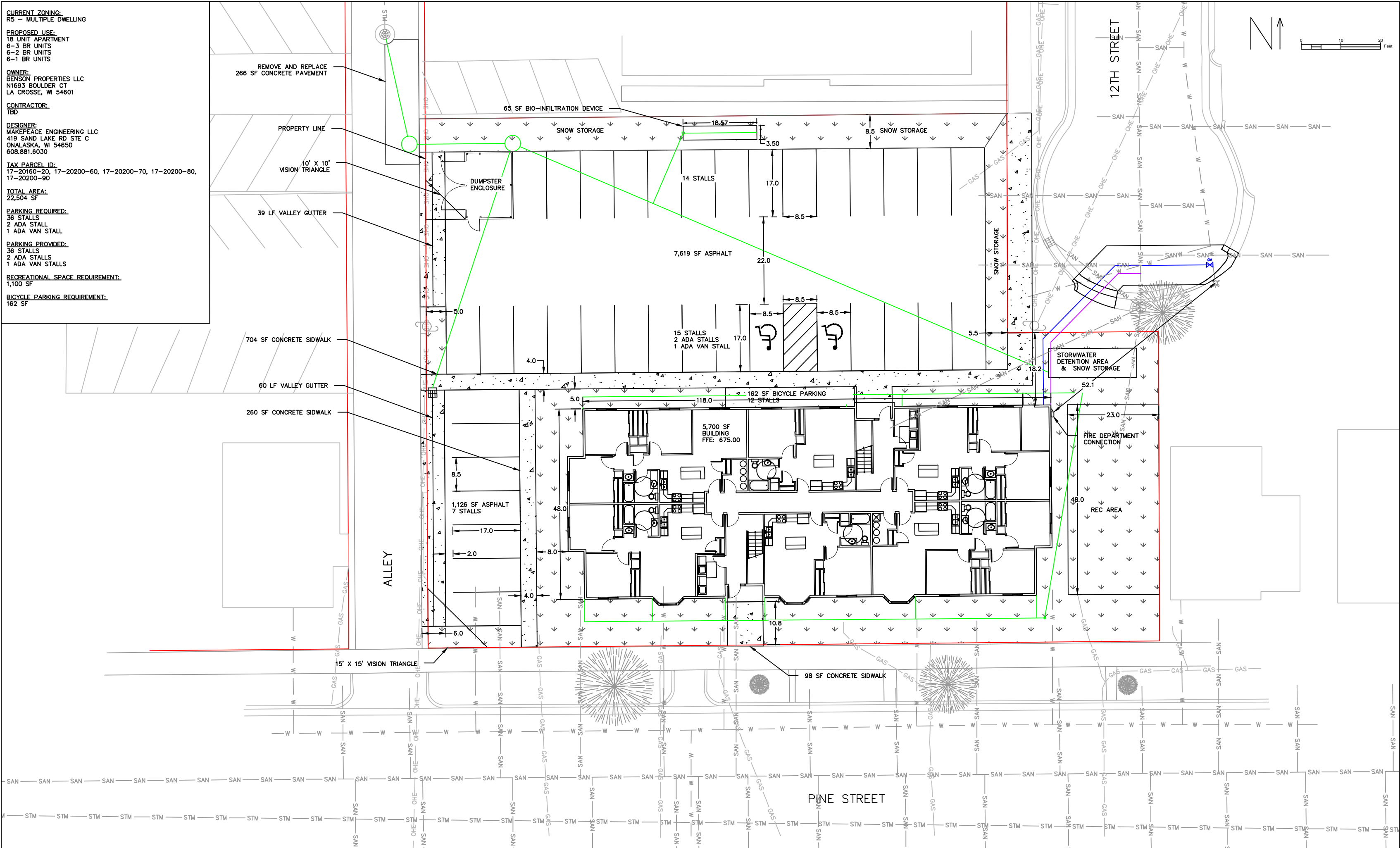
TOTAL AREA:
22,504 SF

PARKING REQUIRED:
36 STALLS
2 ADA STALL
1 ADA VAN STALL

PARKING PROVIDED:
36 STALLS
2 ADA STALLS
1 ADA VAN STALLS

RECREATIONAL SPACE REQUIREMENT:
1,100 SF

BICYCLE PARKING REQUIREMENT:
162 SF



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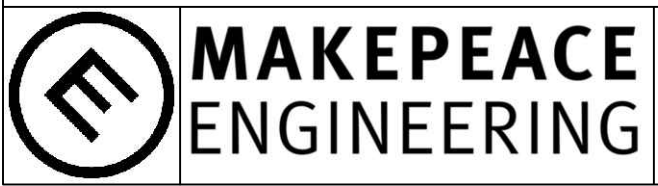
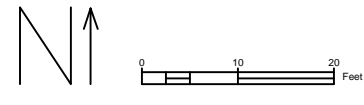
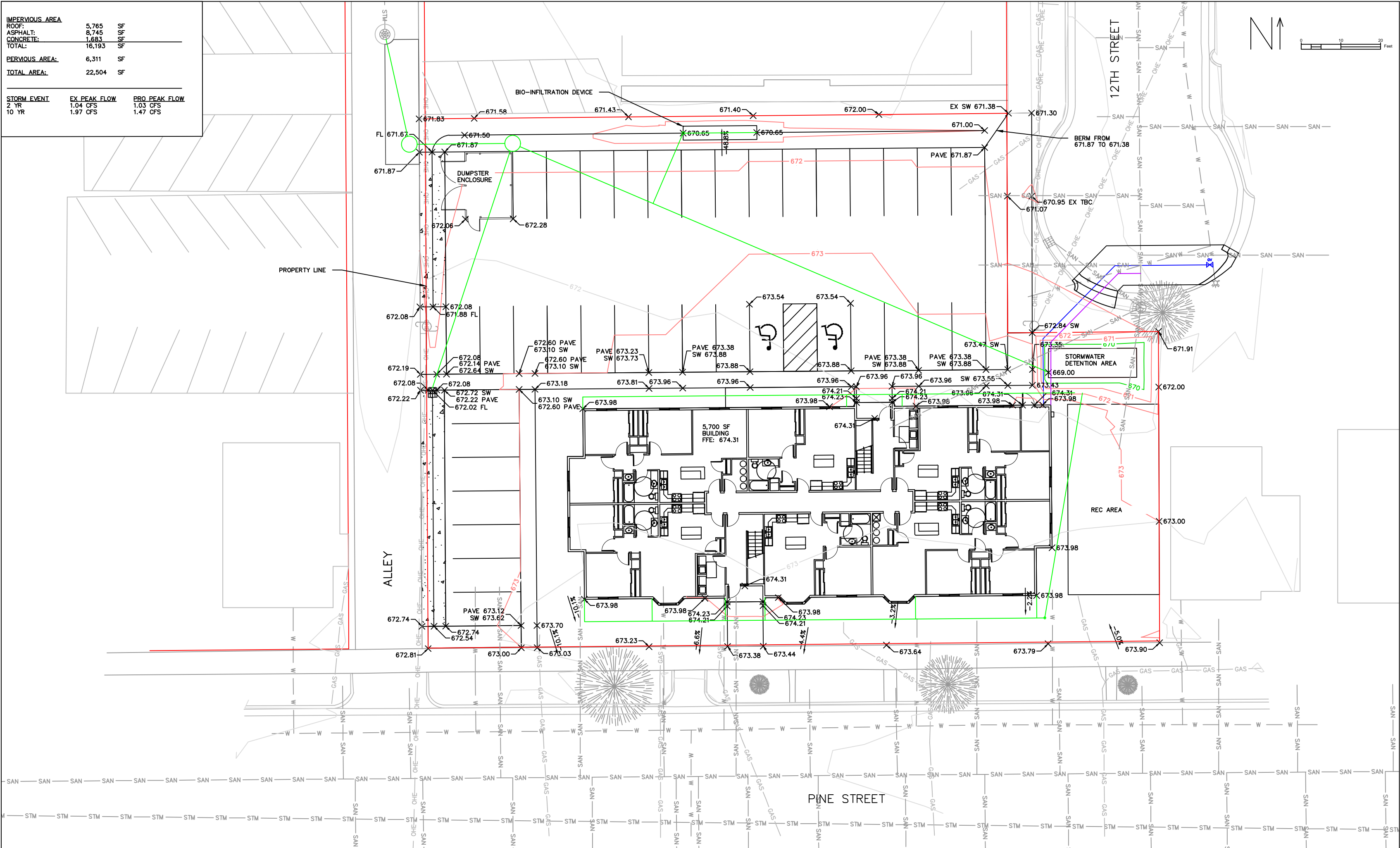
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APARTMENT COMPLEX
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LA CROSSE, WI 54601

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SITE PLAN

DATE	REVISION	DESCR.	
			2
			7

IMPERVIOUS AREA		
ROOF:	5,765	SF
ASPHALT:	8,745	SF
CONCRETE:	1,683	SF
TOTAL:	16,193	SF
PERVIOUS AREA: 6,311 SF		
TOTAL AREA: 22,504 SF		
STORM EVENT		
2 YR	EX PEAK FLOW	PRO PEAK FLOW
10 YR	1.04 CFS	1.03 CFS
	1.97 CFS	1.47 CFS



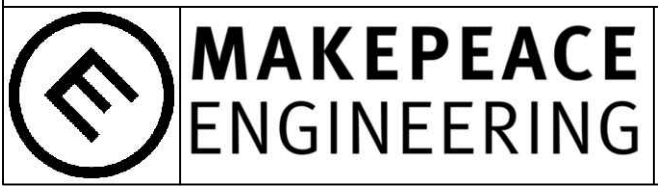
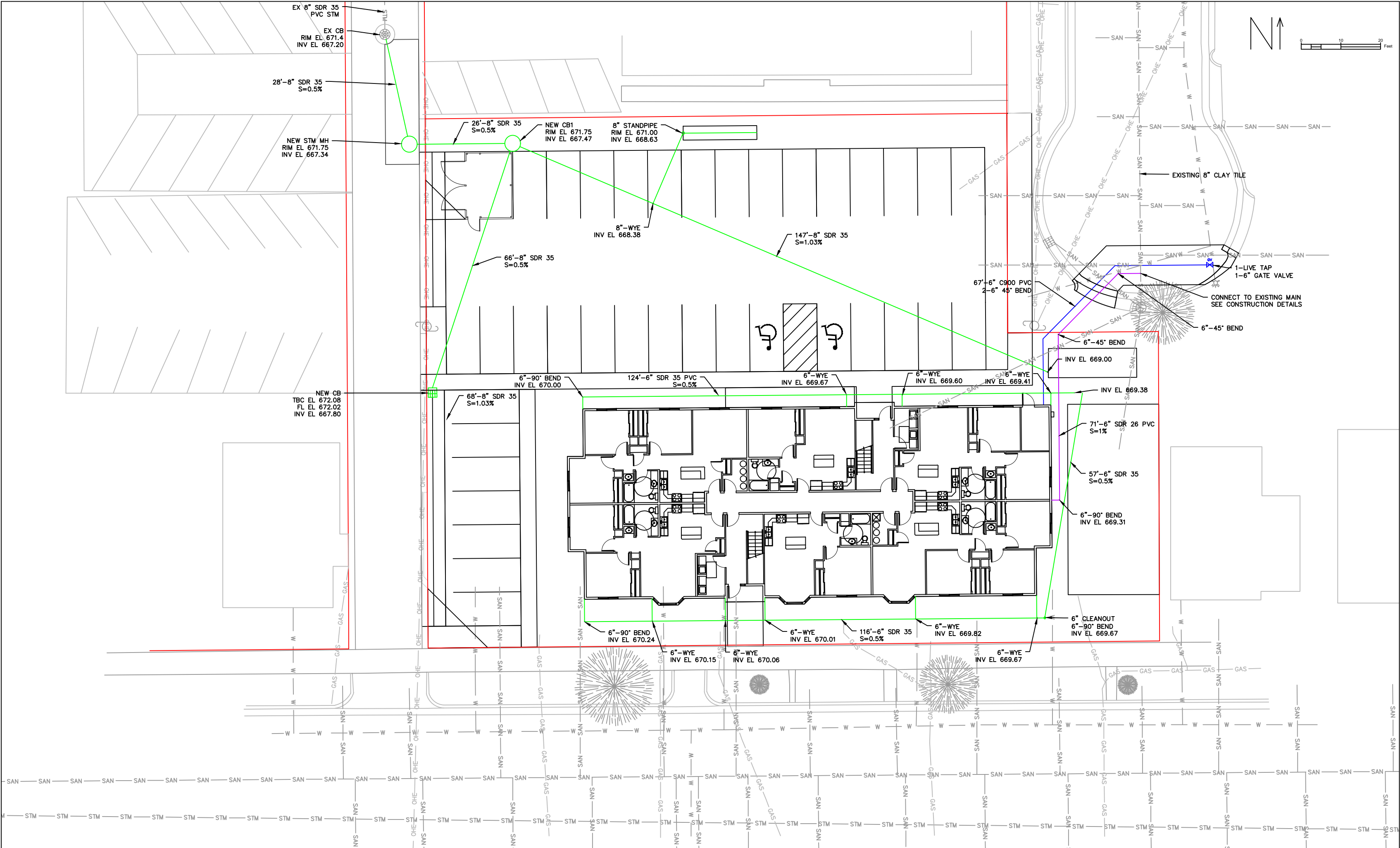
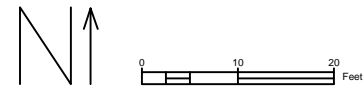
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BENSON PROPERTIES
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GRADING PLAN

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				7



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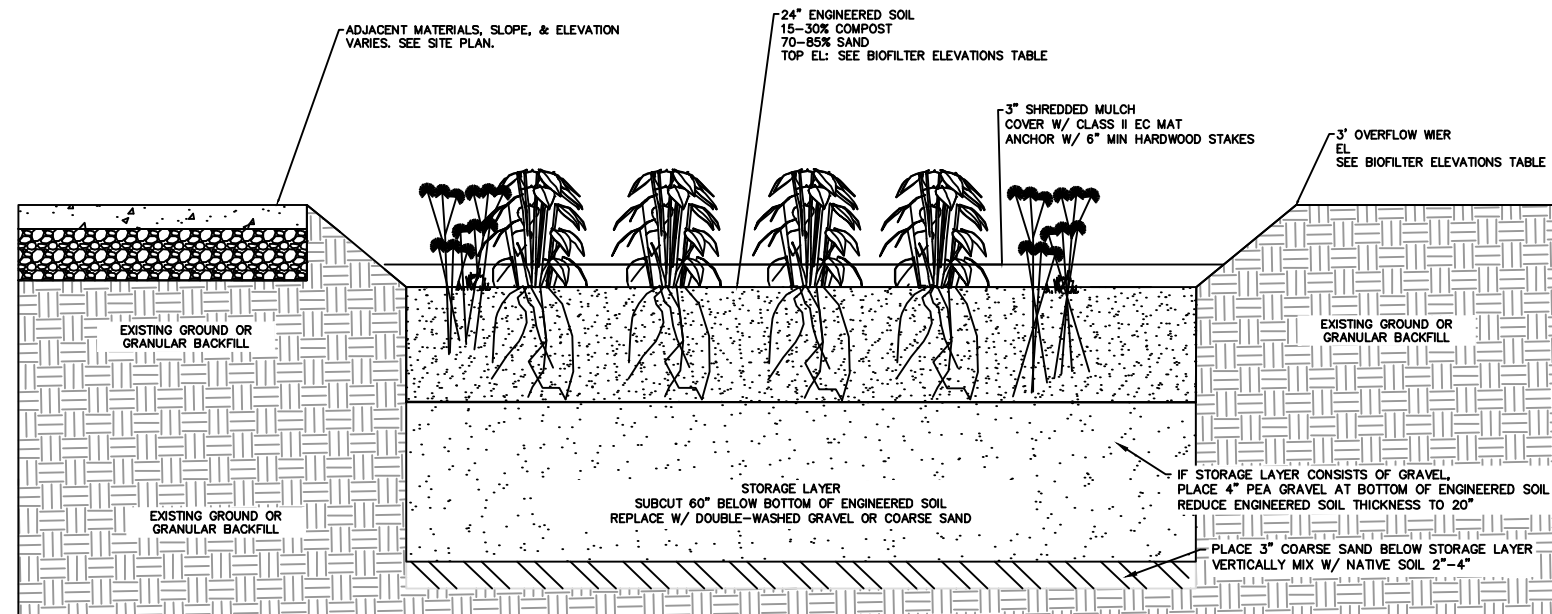
BENSON PROPERTIES
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3/5/2024

UTILITY PLAN

DATE	REVISION	DESCR.	4

BIO-INFILTRATION



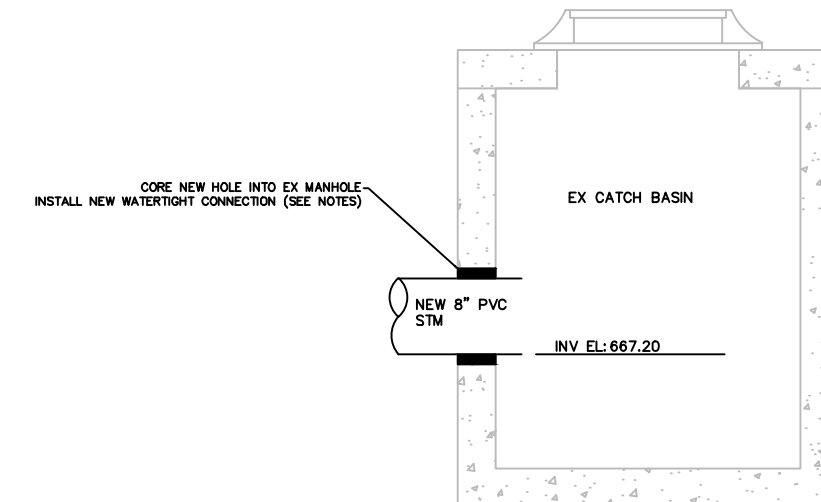
- CONSTRUCTION NOTES:**
- CONSTRUCT BIOFILTER IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004 PROVIDED AS CONCEPT ONLY. ACTUAL INSTALLATION DETAILS FOR ADJACENT MATERIALS VARY AND ARE SHOWN ON THE SITE PLAN.
 - GRAVEL SHALL BE COARSE AGGREGATE #2 MEETING THE STANDARDS OF THE WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION (WSSHSC), S. 501.2.5, 2003 ED.
 - COARSE SAND SHALL BE USDA COARSE SAND, FINE AGGREGATE CONCRETE SAND (ASTM 05C33), OR EQUIVALENT AS SPECIFIED IN WSSHSC S. 501.2.5.3.4, 2005 ED.
 - PLANT WITH NATIVE DECORATIVE GRASSES AND PLANTS.
 - PLUGS SHALL BE PLACED 1' ON CENTER.
 - PLANT SELECTION SHALL BE BASED ON ENGINEERED SOIL COMPOSITION AS WELL AS NATIVE SOIL CONDITIONS BENEATH THE ENGINEERED SOIL LAYER.
 - SELECTED PLANTS SHALL BE DEEP ROOTED.
 - SELECTED PLANTS SHALL BE APPROVED BY OWNER PRIOR TO PLANTING.

ELEVATIONS

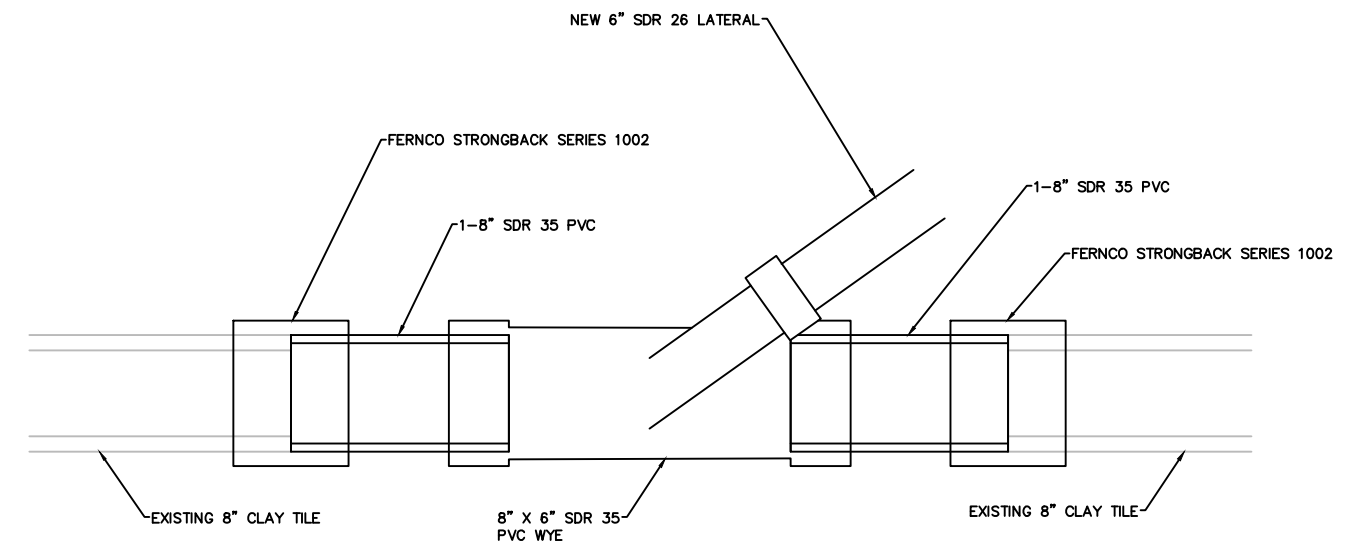
DEVICE	BOTTOM OF ENG. SOIL EL.	TOP OF ENG. SOIL EL.	STANDPIPE EL.	WEIR INV EL.
1	668.65	670.65	671	671.38

EXISTING CATCH BASIN CONNECTION DETAIL

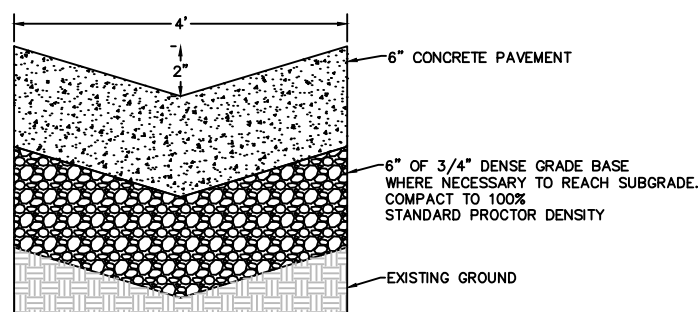
- NOTES:**
- CONNECTION OF ALL PVC STM PIPING TO PRECAST CATCH BASINS SHALL EMPLOY A WATERTIGHT, FLEXIBLE CONNECTOR
 - CONNECTOR SHALL BE A SINGLE RUBBER GASKET, CONSTRUCTED ENTIRELY OF SYNTHETIC OR NATURAL RUBBER
 - CONNECTOR SHALL MEET REQUIREMENTS OF ASTM C923 AND HAVE A MIN TENSILE STRENGTH OF 1,600 PSI
 - THE CONNECTOR SHALL BE THE SOLE ELEMENT RELIED ON TO ASSURE A FLEXIBLE, WATERTIGHT SEAL OF THE PIPE TO THE STRUCTURE



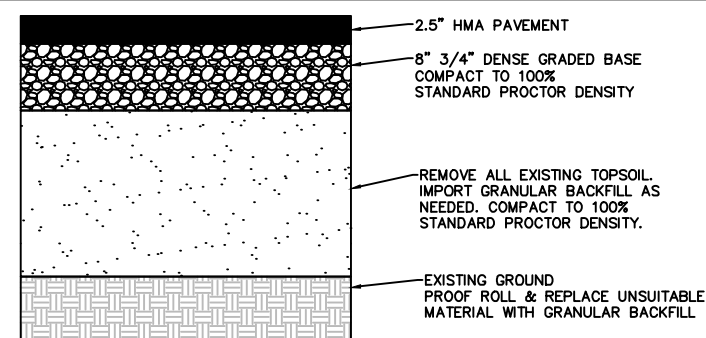
CONNECTION OF NEW SANITARY SEWER SERVICE TO EXISTING MAIN



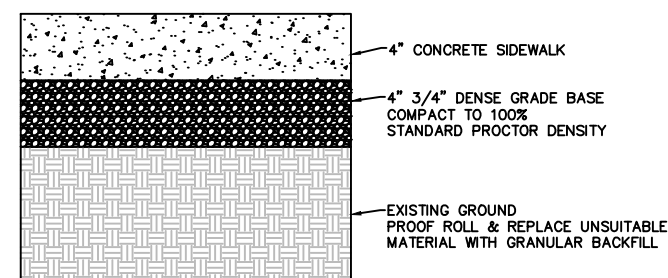
CONCRETE VALLEY GUTTER

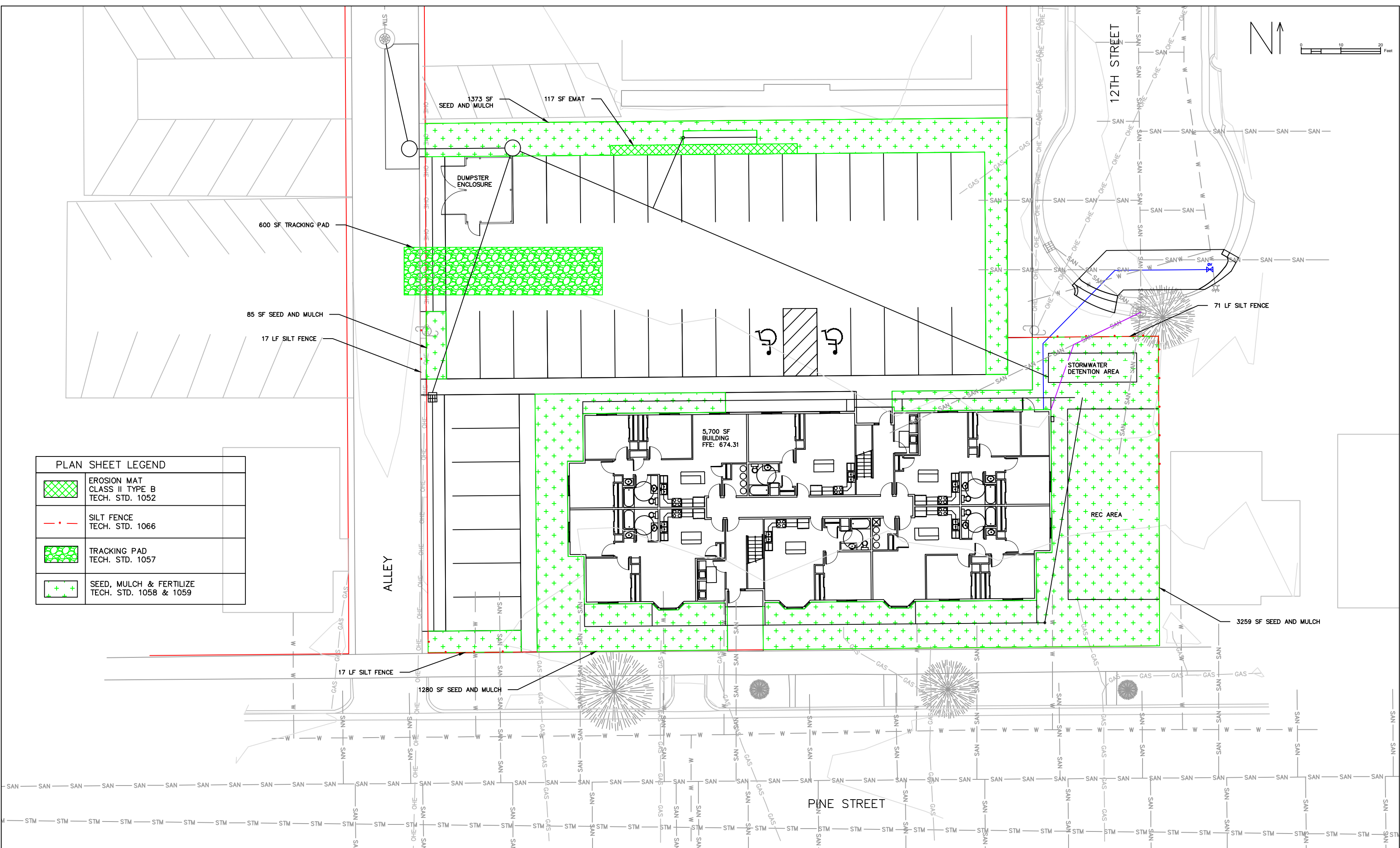
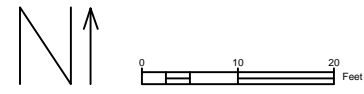


HMA PAVEMENT TYPICAL SECTION



CONCRETE SIDEWALK





PLAN SHEET LEGEND	
	EROSION MAT CLASS II TYPE B TECH. STD. 1052
	SILT FENCE TECH. STD. 1066
	TRACKING PAD TECH. STD. 1057
	SEED, MULCH & FERTILIZE TECH. STD. 1058 & 1059



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EROSION CONTROL PLAN

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SILT FENCE

GENERAL NOTES

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

HORIZONTAL BRACE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2" x 1 1/2" OF OAK OR HICKORY. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR B) ROTATE, AT LEAST 180 DEGREES, C) HOOK THE END OF EACH SILT FENCE LENGTH.

GEOTEXTILE FABRIC ONLY

TIEBACK BETWEEN FENCE POST AND ANCHOR

EXCESS FABRIC

ANCHOR STAKE MIN. 18" LONG

TRENCH DETAIL

SILT FENCE TIE BACK (WHEN REQUIRED BY THE ENGINEER)

FLOW DIRECTION

FLOW DIRECTION

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NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

WOOD POSTS LENGTH 4'-0" MIN. 2'-0" MIN. DEPTH IN GROUND

SUPPORT CORD OR TENSION TAPE GEOTEXTILE FABRIC

FOLD 3" MAX

BACKFILL & COMPACT TRENCH WITH EXCAVATION SOIL

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS

GEOTEXTILE FABRIC ONLY

EXCESS FABRIC

ANCHOR STAKE MIN. 18" LONG

TRENCH DETAIL

SILT FENCE TIE BACK (WHEN REQUIRED BY THE ENGINEER)

FLOW DIRECTION

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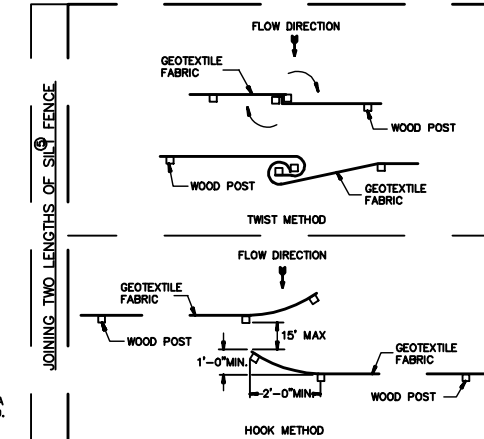
FLOW DIRECTION

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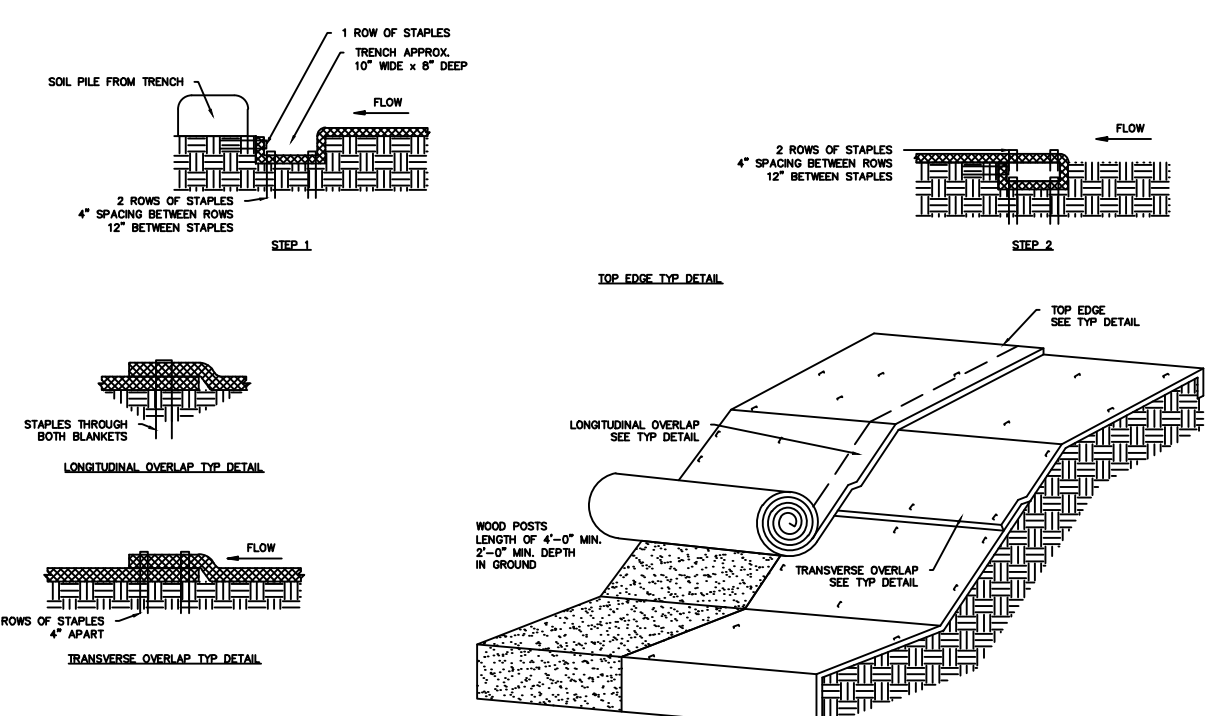
FLOW DIRECTION

FLOW DIRECTION

FLOW DIRECTION



NON-CHANNEL EROSION MAT



TRACKING PAD

GENERAL NOTES

DETAILS OF CONSTRUCTION MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING AND THE APPLICABLE SPECIAL PROVISIONS.

TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

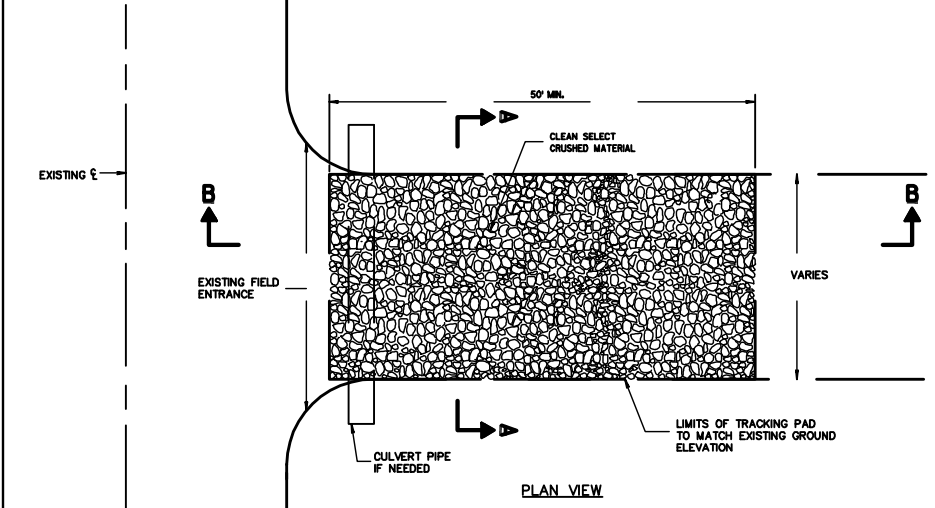
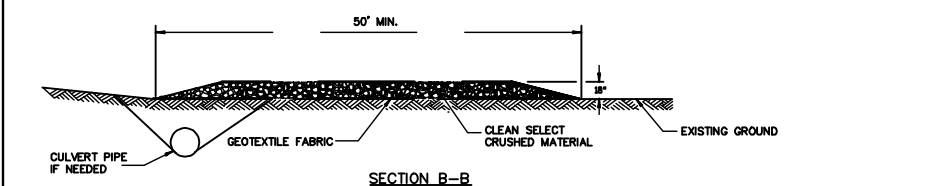
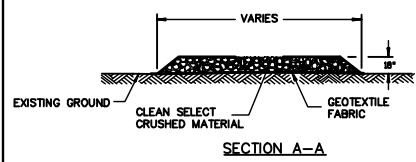
TRACKING PAD TO BE REMOVED AFTER CONSTRUCTION IS COMPLETED.

TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT.

SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.

CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR-24 HOUR EVENT.

THE COST OF ADDITIONAL BMP TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.



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3/5/2024

EROSION CONTROL DETAILS

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