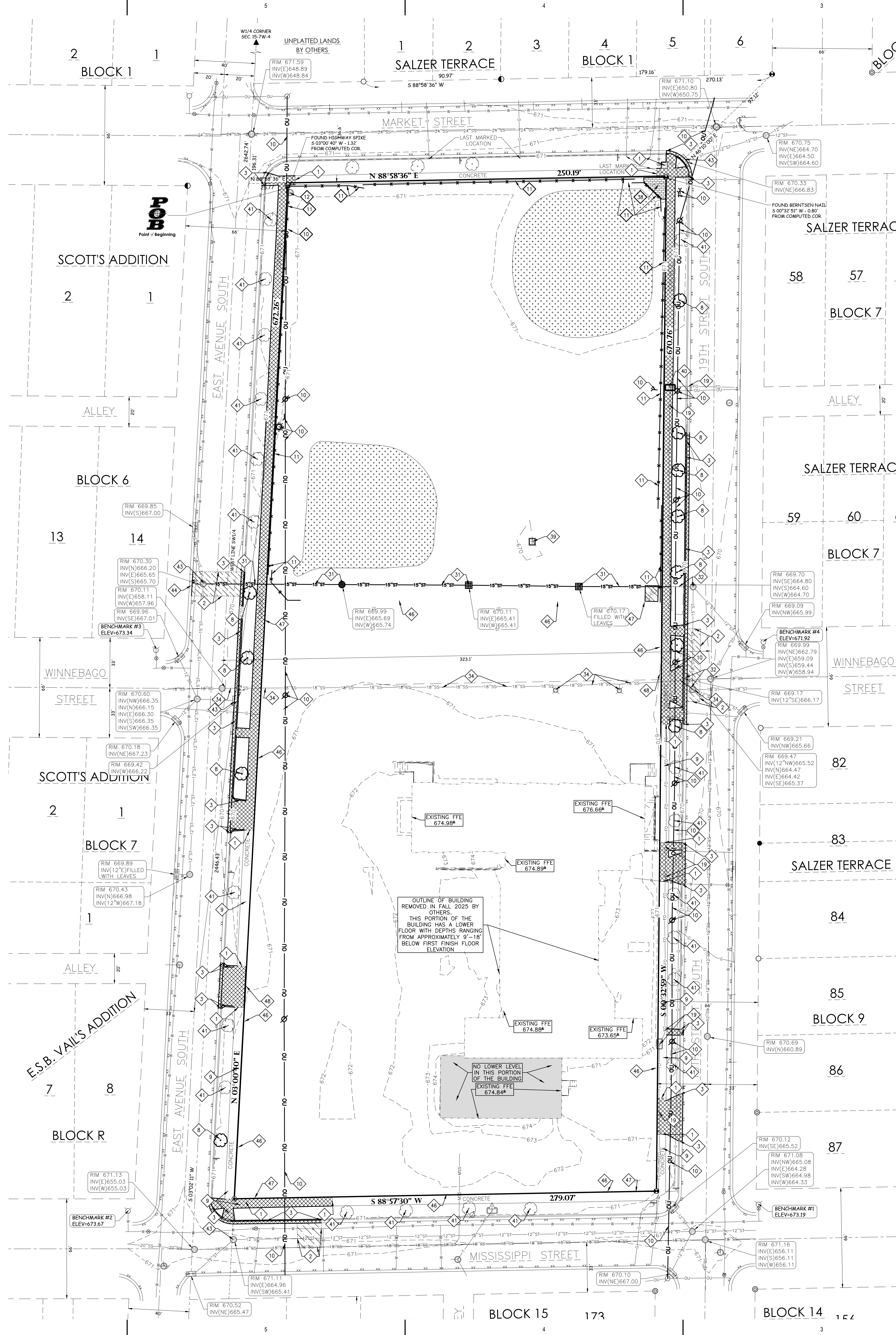




GENERAL NOTES:

- CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
- INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
- BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
- ANY EXISTING PUBLIC & PRIVATE UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- COORDINATE ALL PRIVATE & PUBLIC UTILITY REMOVAL, DISCONNECTION, &/OR RECONNECTION WITH RESPECTIVE UTILITY COMPANIES PRIOR TO BEGINNING WORK.
- COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
- ANY EXISTING UTILITIES NOT EXPRESSLY LABELED FOR DEMOLITION/REMOVAL ON THIS DOCUMENT SHALL BE LEFT IN PLACE AND IN THEIR CURRENT STATE OF OPERATION. CONTACT ENGINEER WHEREVER CLARIFICATION IS NEEDED.
- STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
- IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
- PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
- MAINTAIN TRAFFIC CIRCULATION TO ALL NEIGHBORING PROPERTIES SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH NEIGHBORING PROPERTY OWNERS.

KEYNOTES:

- | | | |
|--|---|---|
| 1. SAWCUT EXISTING CONCRETE WALK | 19. MAINTAIN EXISTING FIBER OPTIC SERVICE & BOX. ADJUST TOP OF BOX TO FINISH GRADE ELEVATION. SEE SHEET C3.0. COORDINATE ANY ADJUSTMENT WITH UTILITY COMPANY. | 35. REMOVE EXISTING VENT PIPE |
| 2. SAWCUT EXISTING ASPHALT PAVEMENT | | 36. REMOVE EXISTING BIRD HOUSE |
| 3. SAWCUT & REMOVE EXISTING CONCRETE CURB & GUTTER | 20. REMOVE EXISTING HANDRAIL | 37. REMOVE EXISTING BENCH |
| 4. SAWCUT EXISTING CONCRETE CURB HEAD ONLY | 21. REMOVE EXISTING BOLLARD | 38. REMOVE EXISTING BRICK AREA |
| 5. MAINTAIN EXISTING SIGN | 22. REMOVE EXISTING FIBER OPTIC SERVICE. COORDINATE REMOVAL WITH UTILITY COMPANY. | 39. REMOVE EXISTING CABLE BOX--COORDINATE REMOVAL WITH UTILITY COMPANY |
| 6. REMOVE EXISTING SIGN | 23. REMOVE EXISTING GENERATOR | 40. REMOVE EXISTING FIBER OPTIC BOX--COORDINATE REMOVAL WITH UTILITY COMPANY |
| 7. MAINTAIN & PROTECT EXISTING SIGN | 24. REMOVE EXISTING GAS SERVICE AND/OR METER. COORDINATE WITH UTILITY COMPANY. | 41. MAINTAIN & PROTECT EXISTING TREE |
| 8. CLEAR & GRUB EXISTING TREE/VEGETATION | 25. REMOVE EXISTING HVAC UNIT | 42. MAINTAIN EXISTING SANITARY MANHOLE--ADJUST RIM AS NEEDED TO FINISH GRADE ELEVATION |
| 9. MAINTAIN EXISTING CONCRETE WALK | 26. REMOVE EXISTING ELECTRICAL SERVICE. COORDINATE REMOVAL WITH UTILITY COMPANY. | 43. MAINTAIN EXISTING STORM MANHOLE--ADJUST RIM AS NEEDED TO FINISH GRADE ELEVATION |
| 10. REMOVE EXISTING OVERHEAD POWER, POWER POLE, GUY WIRE. COORDINATE REMOVALS WITH UTILITY COMPANY. | 27. REMOVE EXISTING ELECTRICAL TRANSFORMER. COORDINATE REMOVAL WITH UTILITY COMPANY. | 44. MAINTAIN EXISTING CONCRETE CURB & GUTTER |
| 11. REMOVE EXISTING FENCE & GATE | 28. REMOVE EXISTING TANK | 45. REMOVE & RELOCATE EXISTING SANITARY CLEANOUT |
| 12. MAINTAIN EXISTING UTILITY MANHOLE. ADJUST RIM TO FINISH GRADE ELEVATION. SEE SHEET C3.0. COORDINATE ADJUSTMENT WITH UTILITY COMPANY. | 29. REMOVE EXISTING PILLAR | 46. REMOVE AND REPLACE EXISTING CONCRETE AT THE BASE OF THE WATER FOUNTAIN, WATER FOUNTAIN TO BE MAINTAINED |
| 13. REMOVE EXISTING CONCRETE STAIRS | 30. REMOVE EXISTING RETAINING WALL | |
| 14. REMOVE EXISTING BASKETBALL HOOP | 31. REMOVE EXISTING STORM SEWER MANHOLE AND/OR STORM PIPE | |
| 15. REMOVE EXISTING PLAYGROUND EQUIPMENT | 32. MAINTAIN EXISTING STORM SEWER MANHOLE AND/OR STORM PIPE | |
| 16. REMOVE EXISTING BIKE RACK | 33. REMOVE AC UNIT | |
| 17. REMOVE EXISTING GARDEN AREA | 34. MAINTAIN EXISTING SANITARY SEWER PIPE AND/OR CLEANOUT | |
| 18. REMOVE EXISTING LANDSCAPE AREA, INCLUDING, NOT LIMITED TO PLANTINGS, MULCH, EDGING, FABRIC, ETC. | | |

DEMOLITION HATCH PATTERNS:

- | | |
|--------------------|--|
| BITUMINOUS REMOVAL | |
| CONCRETE REMOVAL | |
| GRAVEL REMOVAL | |
| BUILDING REMOVAL | |

CIVIL SHEET INDEX:

- C1.0 DEMOLITION PLAN
- C2.0 LAYOUT PLAN
- C3.0 GRADING PLAN
- C4.0 EROSION CONTROL PLAN
- C5.0 UTILITY PLAN
- C6.0 DETAILS
- C6.1 DETAILS
- C6.2 DETAILS
- C6.3 DETAILS
- L1.0 LANDSCAPE PLAN

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAD83 DATUM.

BENCHMARK #1
NORTHWEST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF MISSISSIPPI STREET AND 19TH STREET SOUTH. ELEVATION = 673.19.

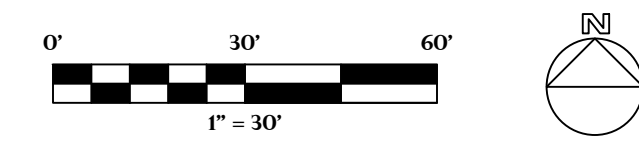
BENCHMARK #2
NORTHWEST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF MISSISSIPPI STREET AND EAST AVENUE SOUTH. ELEVATION = 673.67.

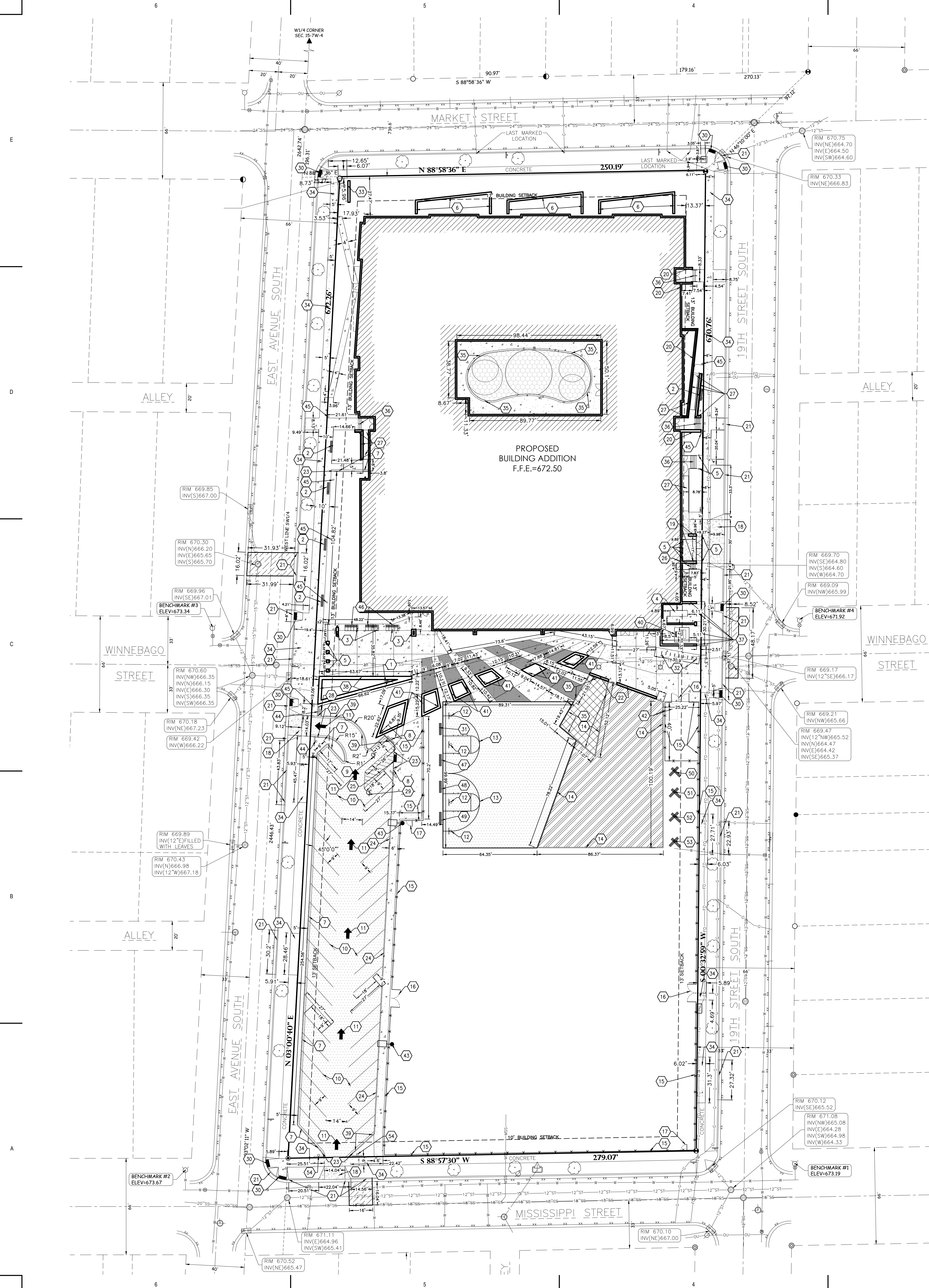
BENCHMARK #3
NORTHWEST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF EAST AVENUE SOUTH AND WINNEBAGO STREET. ELEVATION = 673.34.

BENCHMARK #4
BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 19TH STREET SOUTH AND WINNEBAGO STREET. ELEVATION = 671.92.

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION, UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.





GENERAL NOTES:

- CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR PRIOR TO DEMOLITION/CONSTRUCTION.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
- PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

- FLAG POLE- AMERICAN BEACON EXTERNAL HALYARD SERIES 25' ANODIZED CLEAR FLAG POLE (OR APPROVED EQUAL) INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- BENCH - TYPE ZB.LE.02 CONCRETE TECH BENCH BY WAUSAU TILE, COLOR: A20 WHITE FINISH: WEATHERSTONE(B) OPTION: CAST-IN SKATE STOPPERS
- CANOPY PILLAR- SEE ARCHITECTURAL PLANS
- GENERATOR PAD - SEE ELECTRICAL PLANS
- REINFORCED CONCRETE BOLLARD- SEE ARCHITECTURAL PLANS
- GARDEN WALL - SEE ARCHITECTURAL PLANS
- 18" CONCRETE CURB & GUTTER-STANDARD
- ADA PARKING SIGN
- ADA PARKING STALL- STANDARD
- PARKING LOT STRIPING
- DIRECTIONAL ARROW
- BASKETBALL HOOP- KEEPER GOALS PRODUCT ALL-AMER-IN-GL 60" IN-GROUND BASKETBALL HOOP (OR APPROVED EQUAL) INSTALL PER MANUFACTURER'S RECOMMENDATIONS. VERIFY LOCATION W/OWNER PRIOR TO INSTALLATION
- PLAYGROUND STRIPING- 4" WIDE LINE, WHITE TRAFFIC PAINT (VERIFY LOCATION & DIMENSIONS W/OWNER PRIOR TO CONSTRUCTION)
- PLAY AREA CURBING
- 6' TALL CHAIN LINK FENCING, BLACK VINYL COATED
- 12' SERVICE GATE, BLACK VINYL COATED
- 4' PEDESTRIAN GATE, BLACK VINYL COATED
- DRIVE APRON
- DUMPSTER ENCLOSURE- SEE ARCHITECTURAL PLANS
- ARCHITECTURAL WALL- SEE ARCHITECTURAL PLANS
- CONCRETE CURB & GUTTER- TO MEET CITY OF LA CROSSE STANDARDS SPECIFICATIONS AND DETAILS
- BENCH WALL - SEE ARCHITECTURAL PLANS
- 23.6" CURB HEAD TAPER SECTION
- THICKENED EDGE WALK
- ADA CURB RAMP 'A'
- CONCRETE STAIRS W/RAILING
- RAMP & RAILING- SEE ARCHITECTURAL PLANS
- STOP SIGN
- ADA PARKING STALL- VAN ACCESSIBLE
- ADA CURB RAMP 'B'
- THEORY - THICK BEAM BENCH BY LANDSCAPE FORMS, LENGTH: 8 FOOT TYPE: THICK BENCH W/SOLID SEAT & 2 SKATE STOPS COLOR: APPLE RED FINISH: POWDERCOAT (ALTERNATE #4)
- KEY BIKE RACK BY LANDSCAPE FORMS (9) COLOR: RED FINISH: POWDERCOAT, INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- MONUMENT SIGN- SEE ARCHITECTURAL PLANS
- CONCRETE SIDEWALK- TO MEET CITY OF LA CROSSE STANDARD SPECIFICATIONS AND DETAILS
- CONCRETE CURB ADJACENT TO POURED RUBBER SURFACE
- CONCRETE STAIRS & RAILING- SEE ARCHITECTURAL PLANS
- SCREEN WALL & GATES- SEE ARCHITECTURAL PLANS
- PLANTER BENCH- SEE ARCHITECTURAL PLANS
- 18" CONCRETE CURB & GUTTER -REJECT
- TRANSFORMER PAD- SEE ELECTRICAL PLANS
- PLANTER BENCH- SEE ARCHITECTURAL PLANS. FILL INTERIOR OF PLANTER WITH 12" OF TOPSOIL. TOP OF TOPSOIL TO BE HELD 4" BELOW BOTTOM OF BENCH CAP.
- UNDERGROUND GEOTHERMAL VAULT, SHOWN FOR REFERENCE ONLY. SEE GEOTHERMAL PLANS FOR DETAILS.
- LIGHT POLE- SEE ELECTRICAL PLANS
- 'DO NOT ENTER' SIGN
- CONCRETE BOLLARD- SEE ARCHITECTURAL PLANS
- BENCH- SEE ARCHITECTURAL PLANS
- THEORY - THICK BEAM BENCH BY LANDSCAPE FORMS, LENGTH: 8 FOOT TYPE: THICK BENCH W/SOLID SEAT & 2 SKATE STOPS COLOR: NAVY BLUE FINISH: POWDERCOAT (ALTERNATE #4)
- THEORY - THICK BEAM BENCH BY LANDSCAPE FORMS, LENGTH: 8 FOOT TYPE: THICK BENCH W/SOLID SEAT & 2 SKATE STOPS COLOR:LEAF GREEN FINISH: POWDERCOAT (ALTERNATE #4)
- THEORY - THICK BEAM BENCHES BY LANDSCAPE FORMS (LAYOUT 10) LENGTH: 8 FOOT TYPE: THICK BENCH W/SOLID SEAT & 2 SKATE STOPS COLOR: APPLE RED FINISH: POWDERCOAT (ALTERNATE #4)
- (2) THEORY - THICK BEAM BENCHES BY LANDSCAPE FORMS (LAYOUT 10) LENGTH: 8 FOOT TYPE: THICK BENCH W/SOLID SEAT & 2 SKATE STOPS COLOR: NAVY BLUE FINISH: POWDERCOAT ALTERNATE #4
- (2) THEORY - THICK BEAM BENCHES BY LANDSCAPE FORMS LENGTH: 8 FOOT TYPE: THICK BENCH W/SOLID SEAT & 2 SKATE STOPS COLOR: LEAF GREEN FINISH: POWDERCOAT (ALTERNATE #4)
- (2) THEORY- THICK BEAMS BENCHES BY LANDSCAPE FORMS LENGTH: 8 FOOT TYPE: THICK BENCH W/SOLID SEAT & 2 SKATE STOPS COLOR: LEMON FINISH: POWDERCOAT (ALTERNATE #4)
- 'ENTER ONLY' SIGN

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
NORTHWEST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF MISSISSIPPI STREET AND 19TH STREET SOUTH. ELEVATION = 673.19

BENCHMARK #2
NORTHWEST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF MISSISSIPPI STREET AND EAST AVENUE SOUTH. ELEVATION = 673.67

BENCHMARK #3
NORTHEAST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF EAST AVENUE SOUTH AND WINNEBAGO STREET. ELEVATION = 673.34

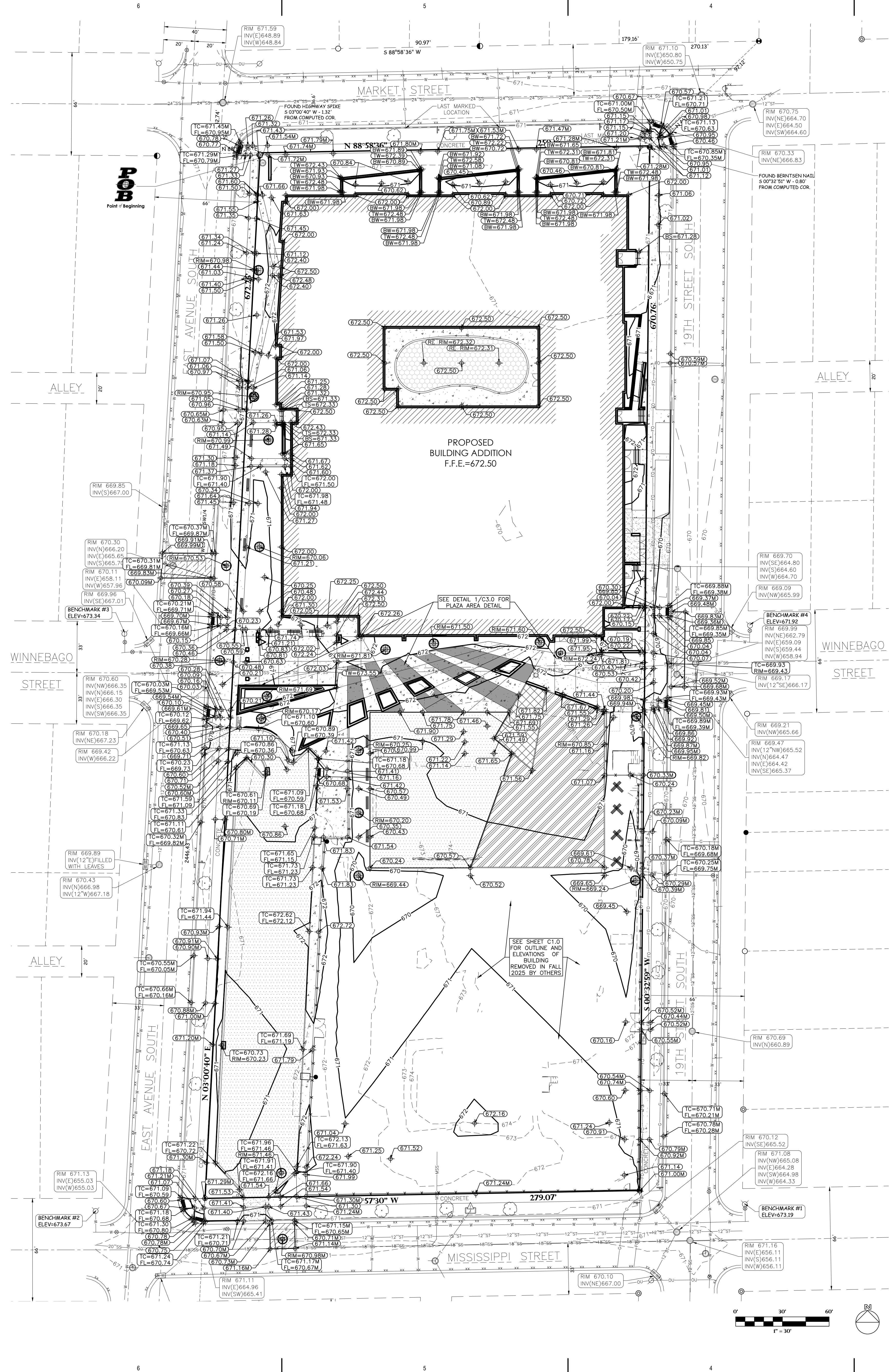
BENCHMARK #4
BURY BOLT ON HYDRANT, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF 19TH STREET SOUTH AND WINNEBAGO STREET.

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

PAVEMENT HATCH PATTERNS:

PROPOSED STANDARD ASPHALT PAVEMENT		1 C6.0
PROPOSED STANDARD CONCRETE PAVEMENT		2 C6.0
COLOR CONCRETE TYPE 1 COLOR: "DARK GREY" BY DAVIS COLORS FINISH: LIGHT SAND BLAST		2 C6.0
PROPOSED REINFORCED CONCRETE PAVEMENT		2 C6.0
PROPOSED RUBBER SURFACE PLAY AREA (COURTYARD)		11 C6.0
PROPOSED WOOD CHIP PLAY AREA		10 C6.0
PROPOSED ASPHALT PAVEMENT- TO MEET CITY OF LA CROSSE STANDARDS SPECIFICATIONS AND DETAILS		10 C6.0
PROPOSED RUBBER SURFACE PLAY AREA (OUTSIDE OF SCHOOL)		10 C6.0

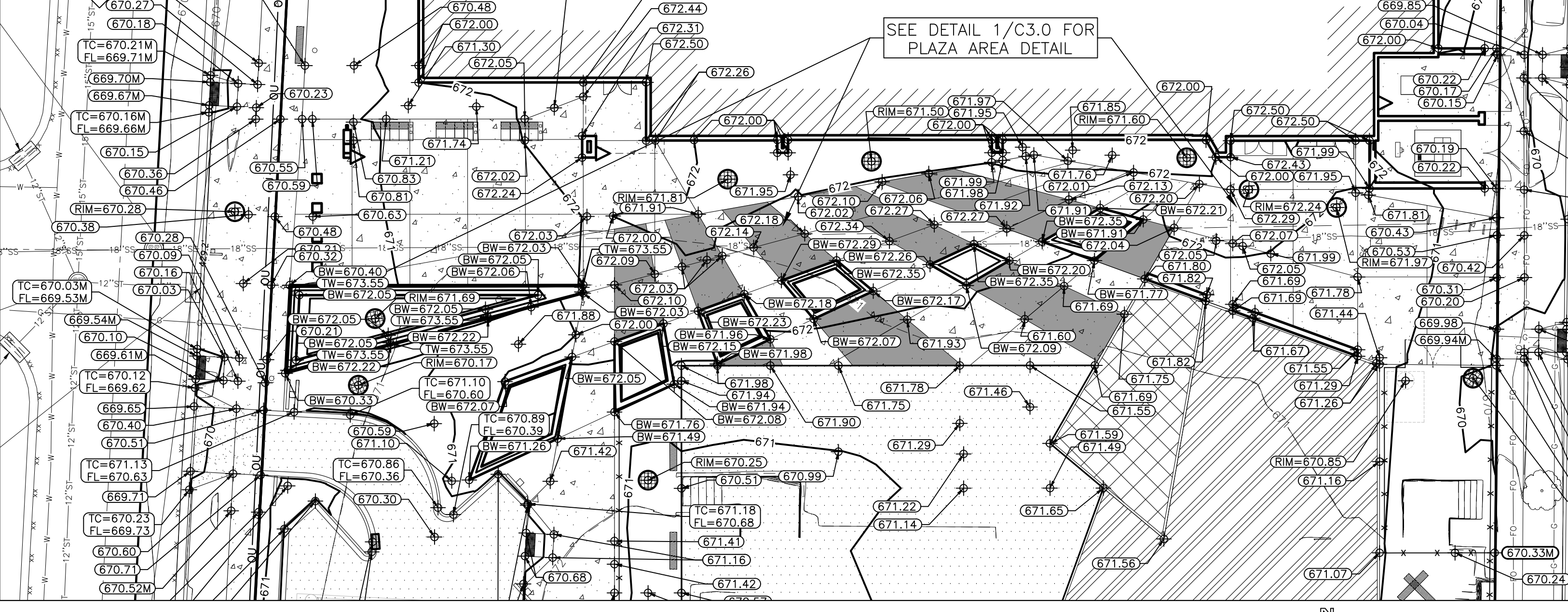


GENERAL NOTES:

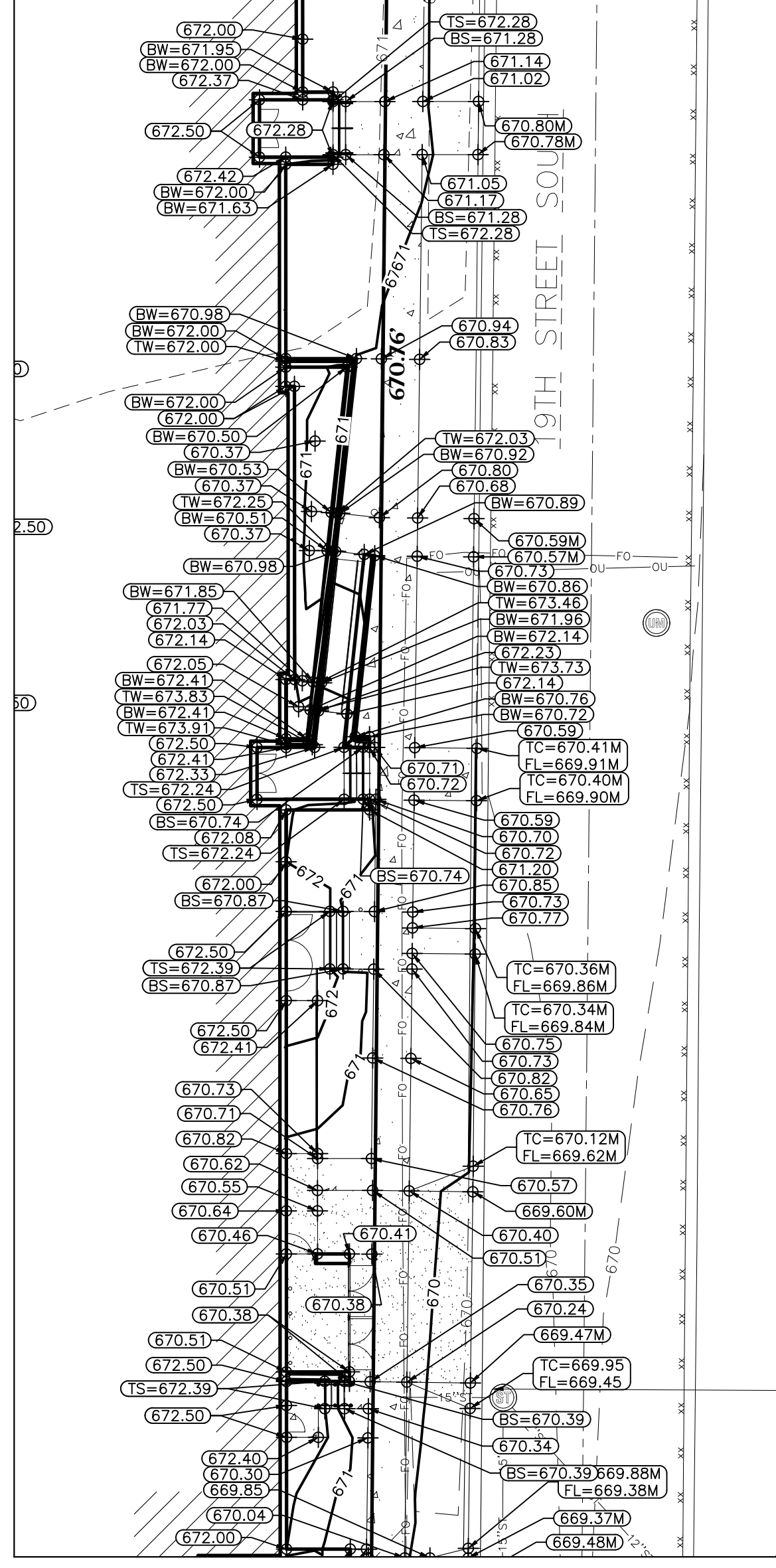
1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 672.50 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00.
3. GRADE, LINE AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
6. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
8. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
9. INSTALL W8DOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
10. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
11. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
12. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
13. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
14. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
15. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

GRADING LEGEND:

EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED SPOT ELEVATION	672.20
PROPOSED RIM ELEVATION	672.50
PROPOSED TOP OF CURB ELEVATION	672.50
PROPOSED FLOW LINE ELEVATION	672.50
PROPOSED TOP OF STAIR ELEVATION	672.50
PROPOSED BOTTOM OF STAIR ELEVATION	672.50
PROPOSED TOP OF WALL ELEVATION	672.50
PROPOSED BOTTOM OF WALL ELEVATION	672.50
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	672.50
PROPOSED RECESSED RIM ELEVATION	672.50
PROPOSED STORM SEWER MANHOLE	672.50
PROPOSED STORM SEWER INLET	672.50
PROPOSED STORM SEWER CURB INLET	672.50
PROPOSED SANITARY MANHOLE	672.50
PROPOSED STORM SEWER INLET (SEE INTERIOR PLUMBING PLAN)	672.50



PLAZA AREA DETAILS



EAST SIDE BLOW UP DETAIL

BENCHMARKS:

- ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
- BENCHMARK #1**
NORTHWEST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF MISSISSIPPI STREET AND 19TH STREET SOUTH. ELEVATION = 673.19
- BENCHMARK #2**
NORTHEAST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF MISSISSIPPI STREET AND EAST AVENUE SOUTH. ELEVATION = 673.67
- BENCHMARK #3**
NORTHEAST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF EAST AVENUE SOUTH AND WINNEBAGO STREET. ELEVATION = 673.34
- BENCHMARK #4**
BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 19TH STREET SOUTH AND WINNEBAGO STREET. ELEVATION = 671.92

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BRAY ARCHITECTS

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POB

Point of Beginning
Civil Engineering
Land Surveying
Landscape Architecture

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Stevens Point, WI 54481
715.344.9997(Fx)
715.344.9922(Fx)

Project Title:
**NEW BUILDING FOR:
NEW ELEMENTARY SCHOOL
LA CROSSE SCHOOL DISTRICT
807 EAST AVE S.
LA CROSSE, WI 54601**

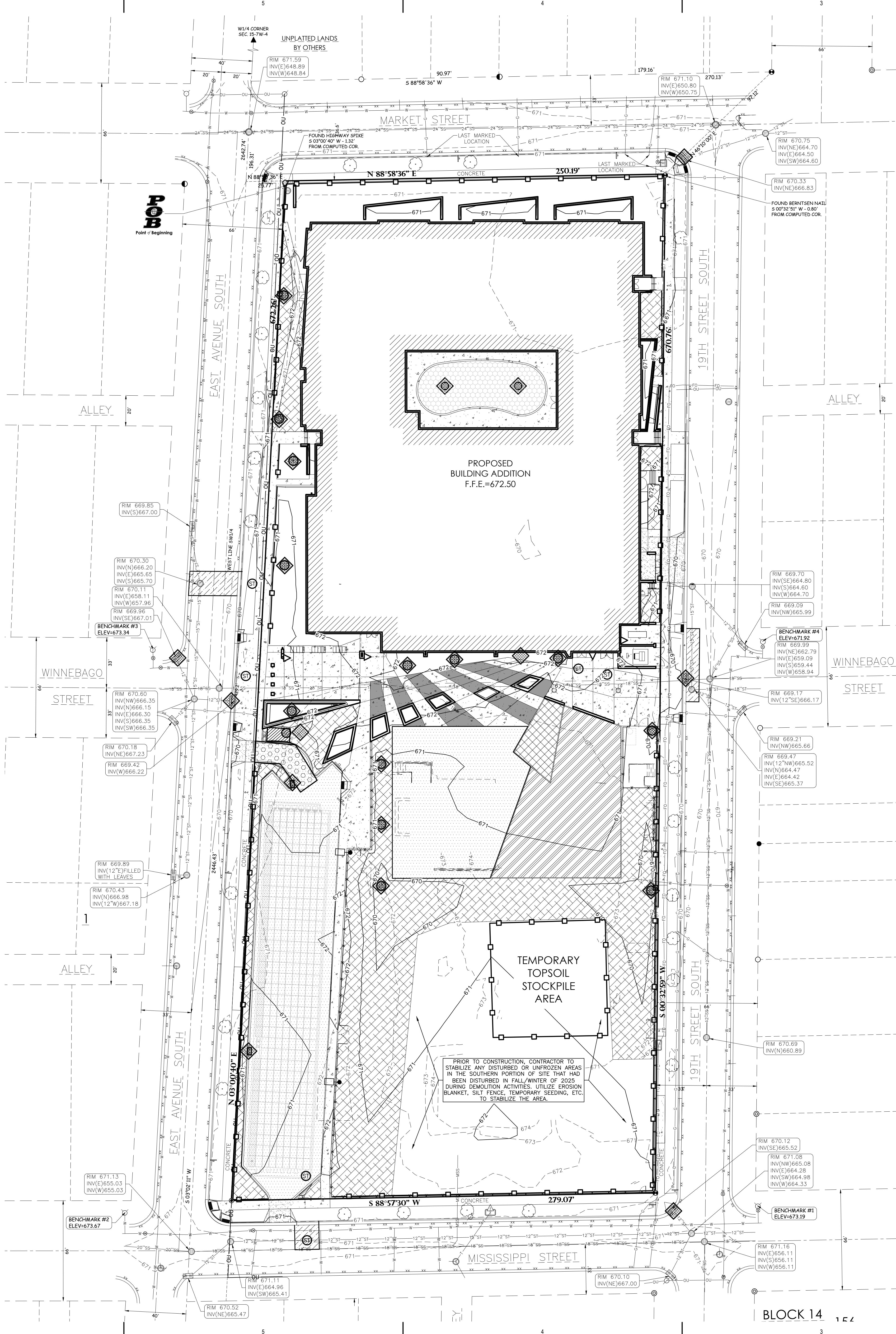
REVISIONS:
DATE DESCRIPTION

Project Number:
3752

Issued For:
CONTRACT DOCUMENTS

10/28/2023
Sheet Title:
Grading Plan

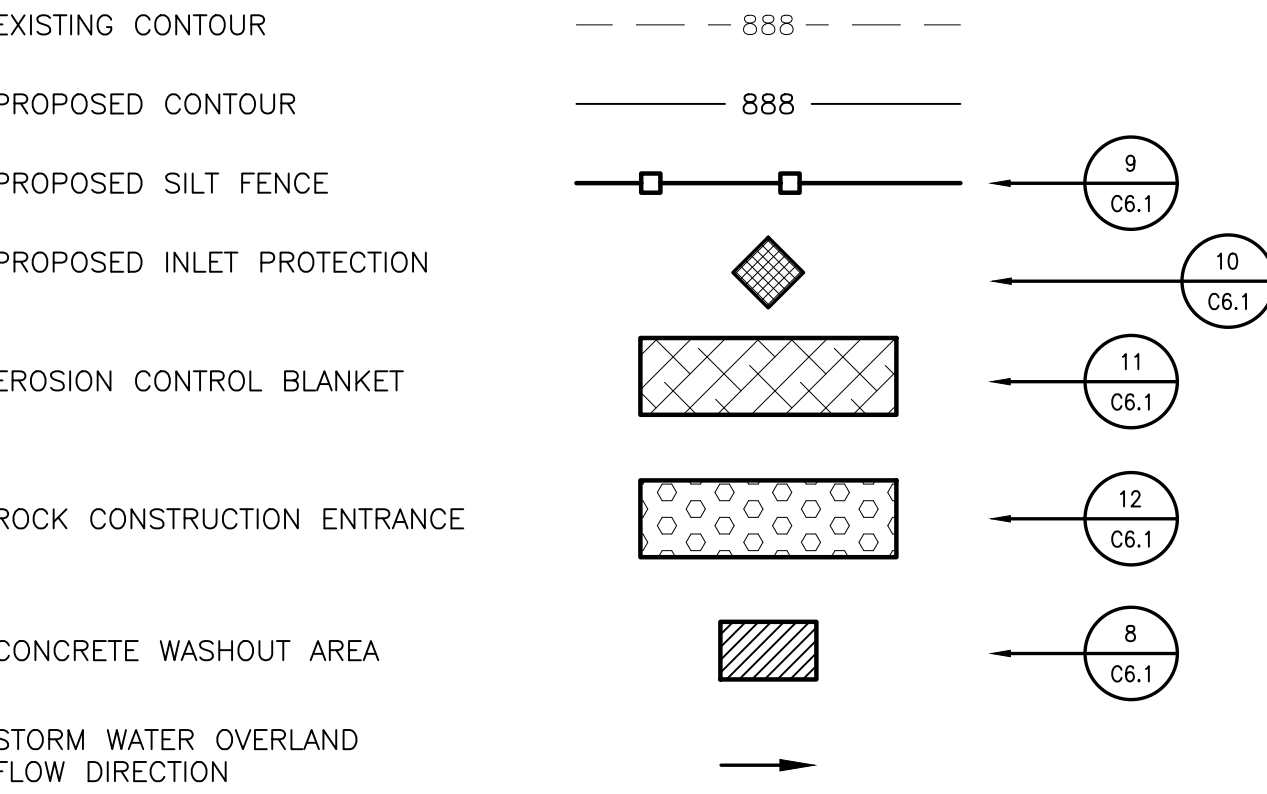
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GENERAL NOTES:

- CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
- INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
- OFFSITE SEDIMENT DEPOSITS RESULTING FROM STORMWATER RUNOFF SHALL BE CLEANED BY THE END OF THE NEXT WORKDAY. OFFSITE SEDIMENT DEPOSITS RESULTING FROM CONTRACTOR ACTIVITIES, INCLUDING SOIL TRACKING, SHALL BE CLEANED EACH WORKDAY. EXCESSIVE AMOUNTS OF SEDIMENT OR DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS ON ADJACENT STREETS SHALL SWEEP MECHANICALLY OR MANUALLY AT LEAST WEEKLY AND BEFORE IMMINENT RAINFALL.
- DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
- WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
- INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
- ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
- IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- INSTALL WISDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
- IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
- SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
- THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO STABILIZE ANY DISTURBED OR UNFROZEN AREAS IN THE SOUTHERN PORTION OF SITE THAT HAD BEEN DISTURBED IN FALL/WINTER OF 2025 DURING DEMOLITION ACTIVITIES.

EROSION CONTROL LEGEND:



EROSION CONTROL SEQUENCING:

- INSTALL PERIMETER EROSION CONTROL
- BEGIN DEMOLITION
- BEGIN ROUGH GRADING AND UTILITY INSTALLATION
- DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
- TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
- IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
NORTHWEST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF MISSISSIPPI STREET AND 19TH STREET SOUTH. ELEVATION = 673.19.

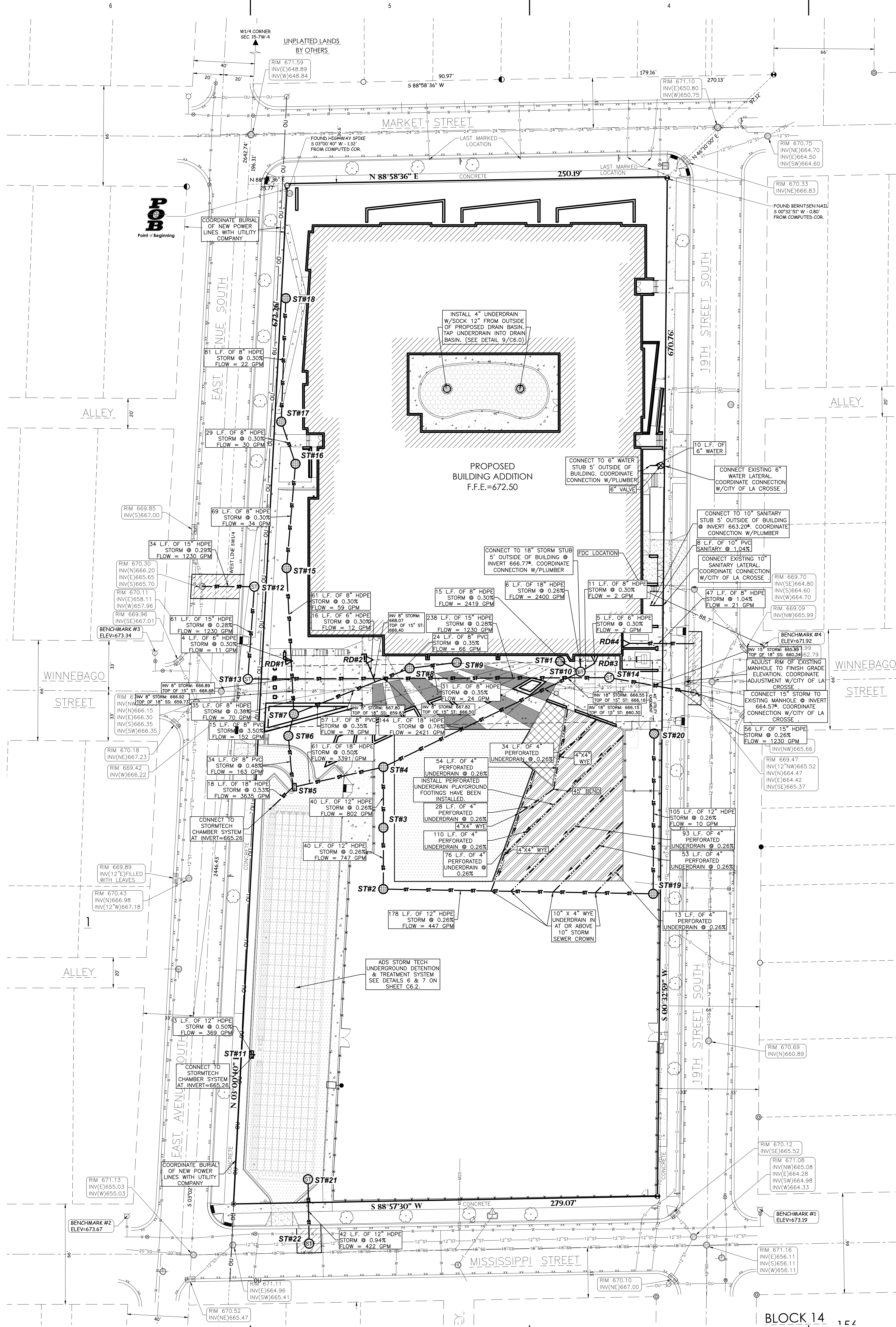
BENCHMARK #2
NORTHEAST FLANGE BOLT ON HYDRANT, LOCATED AT THE INTERSECTION OF MISSISSIPPI STREET AND EAST AVENUE SOUTH. ELEVATION = 673.67.

BENCHMARK #3
NORTHEAST FLANGE BOLT ON HYDRANT, LOCATED AT THE INTERSECTION OF EAST AVENUE SOUTH AND WINNEBAGO STREET. ELEVATION = 673.34.

BENCHMARK #4
BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 19TH STREET SOUTH AND WINNEBAGO STREET. ELEVATION = 671.92.

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION, UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. GENERAL UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.



GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED SANITARY SEWER AND WATER LATERALS.
5. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
6. COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
7. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
8. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
9. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-6" TO THE TOP OF PIPE FROM PROPOSED FINISHED GRADE. SEE SHEET C3.3 FOR PROPOSED FINISHED GRADE.
10. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
11. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
12. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
13. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
14. INSTALL WISDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.
15. CONTRACTOR TO COORDINATE REMOVAL OF EXISTING OVERHEAD POWER LINES SHOWN IN DEMOLITION PLAN AND BURIAL OF NEW POWER LINES.

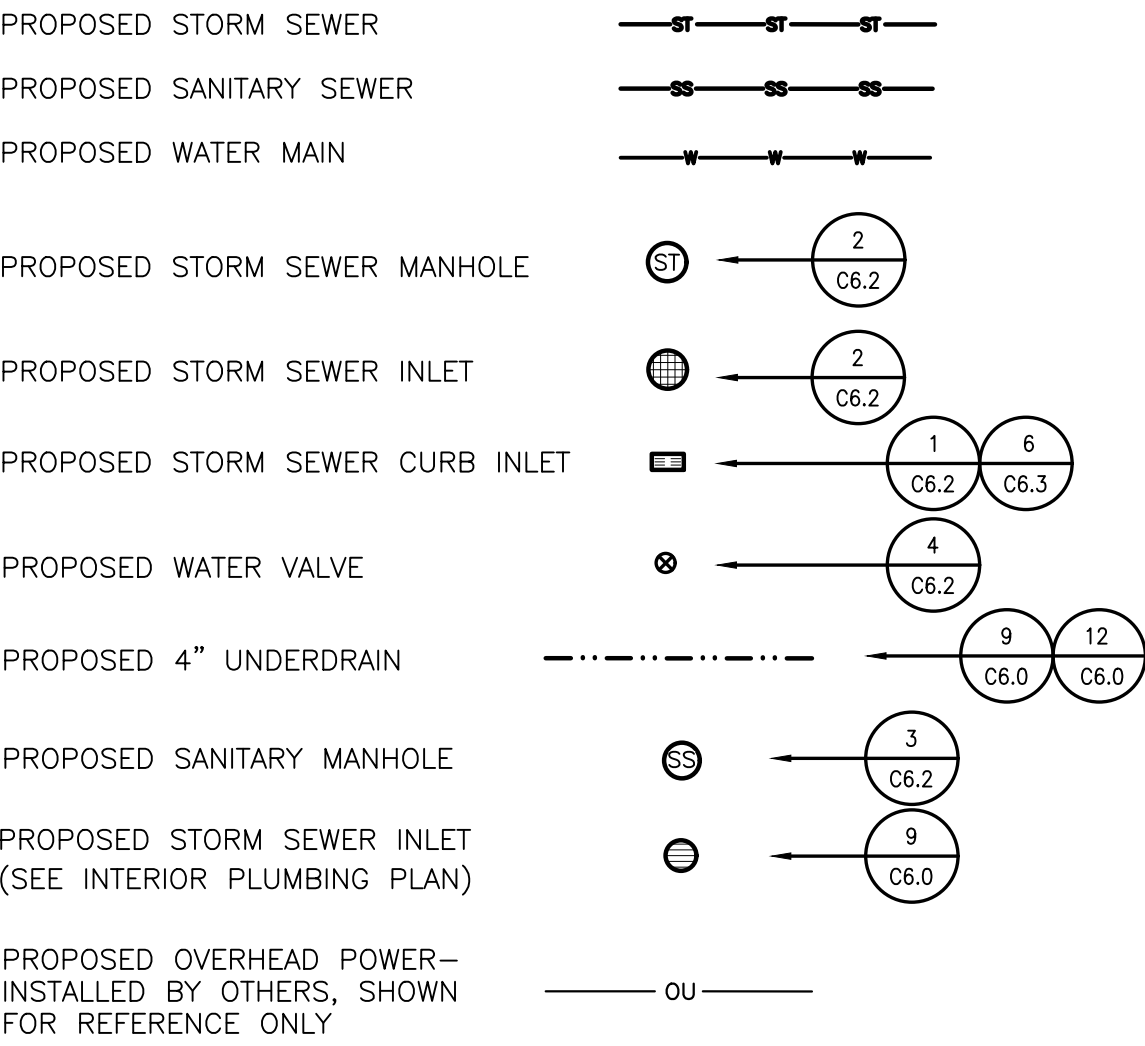
STORM MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
ST#1	RIM = 671.60 INV (SE) = 667.63 DEPTH = 3.97' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#2	RIM = 669.44 INV (N) = 666.37 INV (E) = 666.37 DEPTH = 3.07' 36" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#3	RIM = 670.20 INV (N) = 666.27 INV (S) = 666.27 DEPTH = 3.93' 36" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#4	RIM = 670.25 INV (S) = 666.16 INV (W) = 665.66 INV (NE) = 665.66 DEPTH = 4.59' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#5	RIM = 670.10 INV (N) = 666.19 INV (S) = 665.36 INV (SW) = 665.36 DEPTH = 4.71' 48" I.D. PRECAST MANHOLE W/NEENAH R-3067 CASTING W/TYPE "R" GRATE ADD UP-FLO FILTER TO MANHOLE SEE DETAIL 6/C6.3
ST#6	RIM = 670.17 INV (W) = 666.35 INV (S) = 666.35 DEPTH = 3.81' 36" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#7	RIM = 671.69 INV (E) = 667.65 INV (S) = 666.87 INV (W) = 666.87 DEPTH = 4.82' 36" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#8	RIM = 671.81 INV (D) = 667.94 INV (W) = 667.94 DEPTH = 3.87' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE

DOWNSPOUT CONNECTION SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
RD#1	RIM = 670.80 INV (E) = 667.65
RD#2	RIM = 672.25 INV (S) = 668.07
RD#3	RIM = 672.50 INV (S) = 667.64
RD#4	RIM = 670.22 INV (E) = 665.60

UTILITY LEGEND:



STRUCTURE #	STRUCTURE DETAILS
ST#17	RIM = 670.95 INV (S) = 667.46 INV (N) = 667.46 DEPTH = 3.50' 36" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#18	RIM = 671.15 INV (S) = 667.70 INV (N) = 667.46 DEPTH = 3.45' 36" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#19	RIM = 669.24 INV (W) = 666.84 INV (N) = 666.84 DEPTH = 2.41' 36" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#20	RIM = 669.82 INV (S) = 667.11 DEPTH = 2.71' 36" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#21	RIM = 673.23 INV (S) = 665.26 INV (W) = 665.26 INV (N) = 665.26 DEPTH = 7.97' 60" I.D. PRECAST MANHOLE NEENAH CASTING R-1733-1 W/SOLID COVER
ST#22	RIM = 670.98 INV (N) = 664.86 INV (W) = 664.86 INV (N) = 664.86 DEPTH = 6.12' 48" I.D. PRECAST MANHOLE NEENAH CASTING R-1733-1 W/SOLID COVER

BENCHMARK:

- ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
- BENCHMARK #1**
NORTHWEST FLANGE BOLT ON HYDRANT,
LOCATED AT THE NORTHWEST CORNER OF THE
INTERSECTION OF MISSISSIPPI STREET AND
19TH STREET SOUTH.
ELEVATION = 673.19
- BENCHMARK #2**
NORTHEAST FLANGE BOLT ON HYDRANT,
LOCATED AT THE NORTHWEST CORNER OF THE
INTERSECTION OF MISSISSIPPI STREET AND
EAST AVENUE SOUTH.
ELEVATION = 673.67
- BENCHMARK #3**
NORTHWEST FLANGE BOLT ON HYDRANT,
LOCATED AT THE NORTHWEST CORNER OF THE
INTERSECTION OF EAST AVENUE SOUTH AND
WINNEBAGO STREET.
ELEVATION = 673.34
- BENCHMARK #4**
BURY BOLT ON HYDRANT,
LOCATED AT THE NORTHEAST CORNER OF THE
INTERSECTION OF 19TH STREET SOUTH AND
WINNEBAGO STREET.
ELEVATION = 671.92

UTILITY DISCLAIMER:

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Land Surveying
Landscape Architecture

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Stevens Point, WI 54481
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715.344.9922(Fx)

Project Title:
**NEW BUILDING FOR:
NEW ELEMENTARY SCHOOL
LA CROSSE SCHOOL DISTRICT
807 EAST AVE S.
LA CROSSE, WI 54601**

REVISIONS:

DATE DESCRIPTION

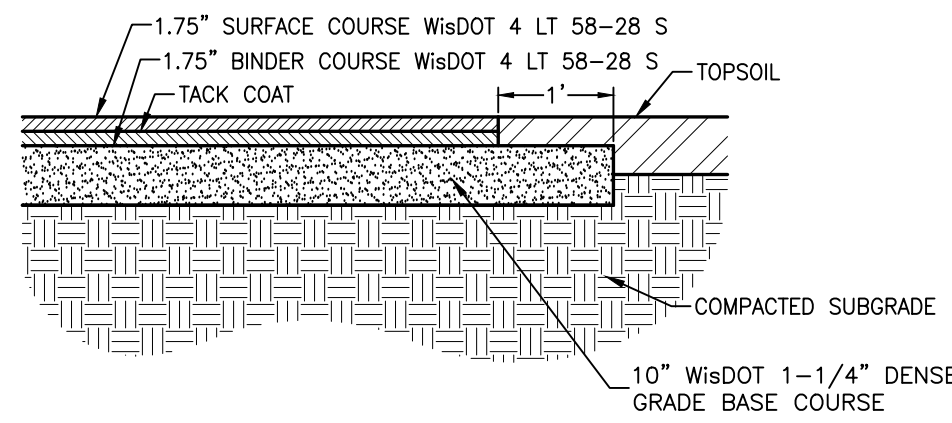
Project Number:
3752

Issued For:
**CONTRACT
DOCUMENTS**

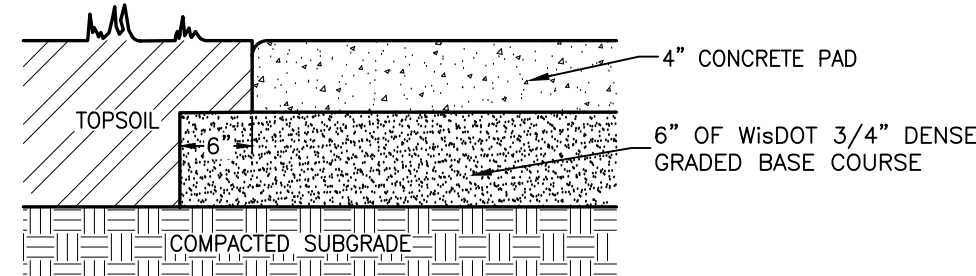
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Utility Plan

Sheet Number:
C5.0

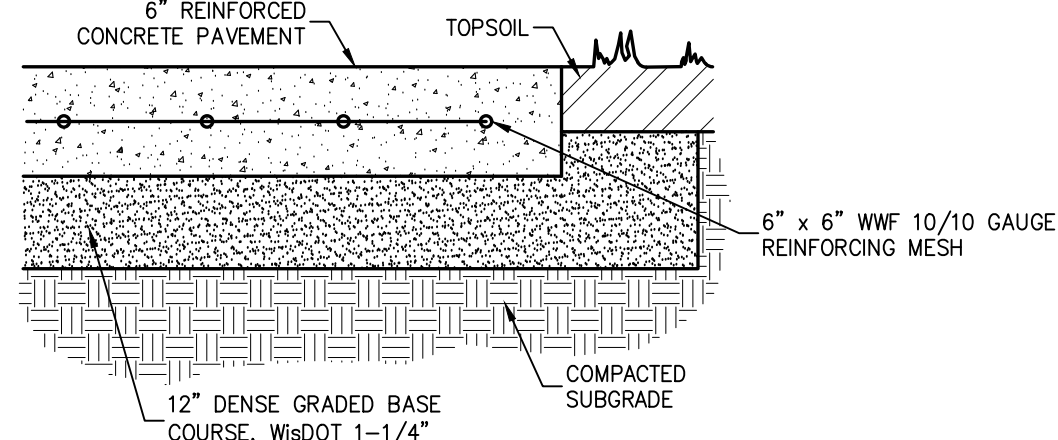
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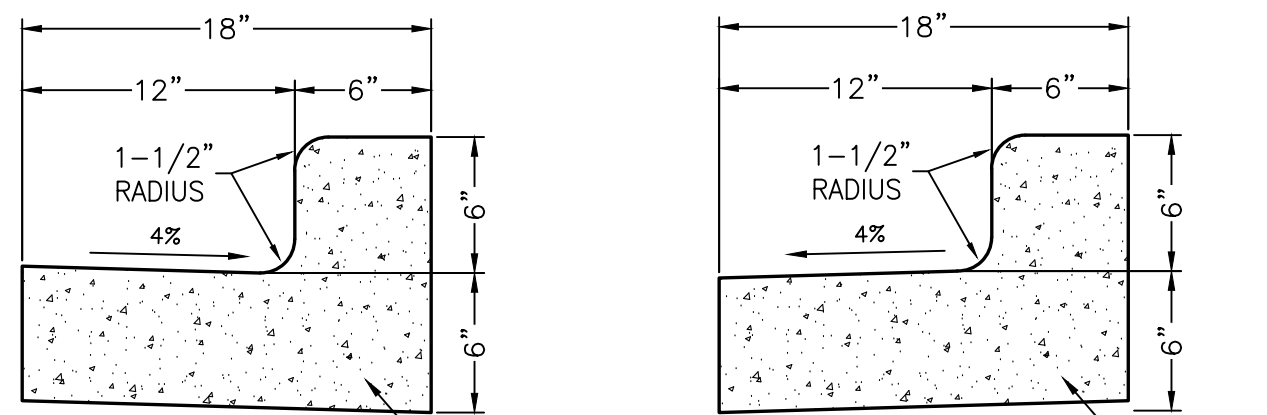
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CONCRETE WALK

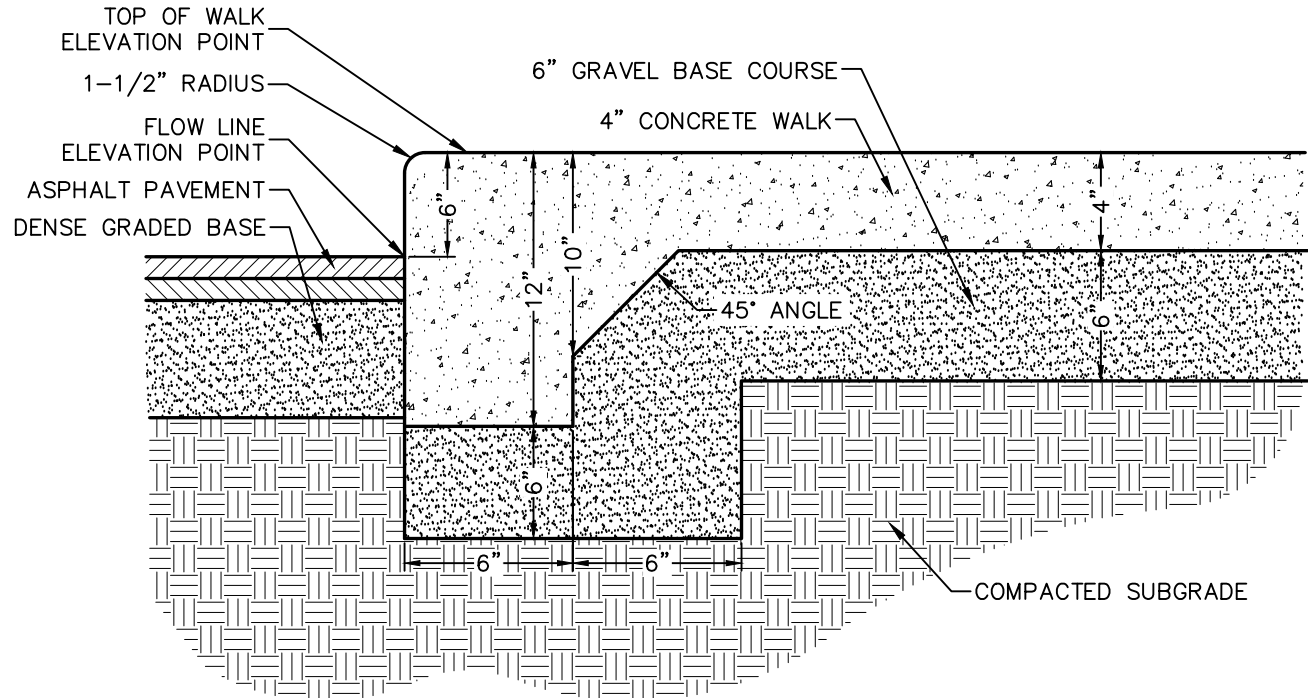


REINFORCED CONCRETE



STANDARD

REJECT

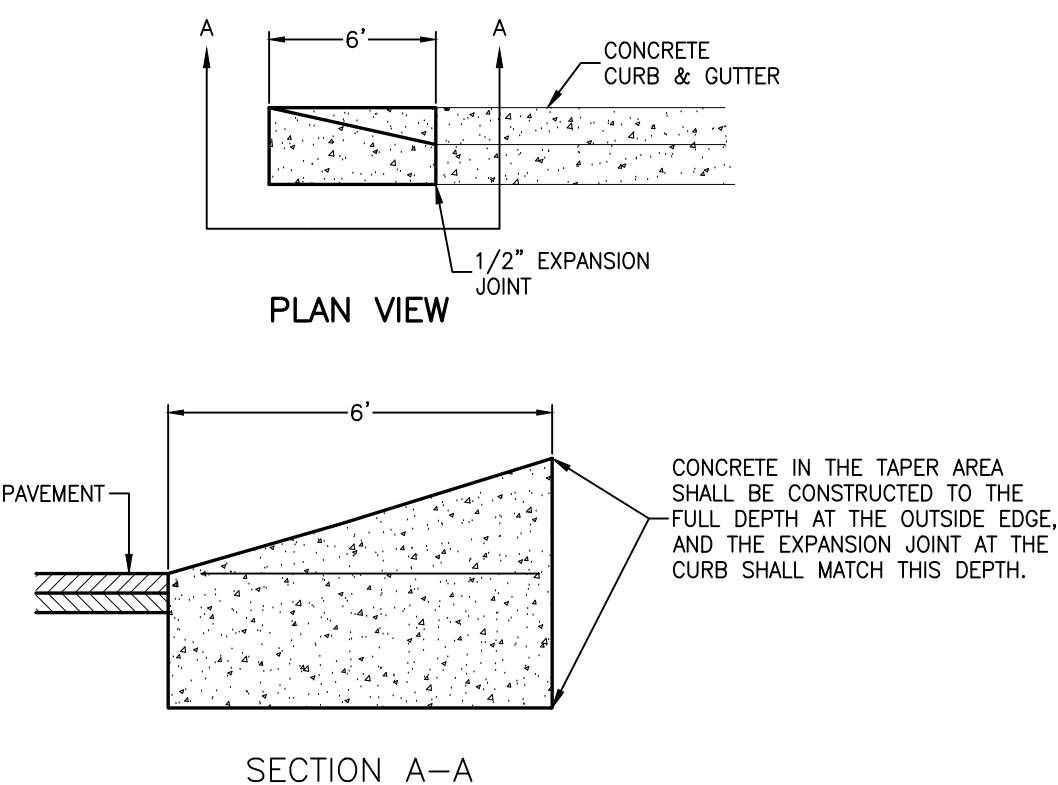


ASPHALT PAVEMENT

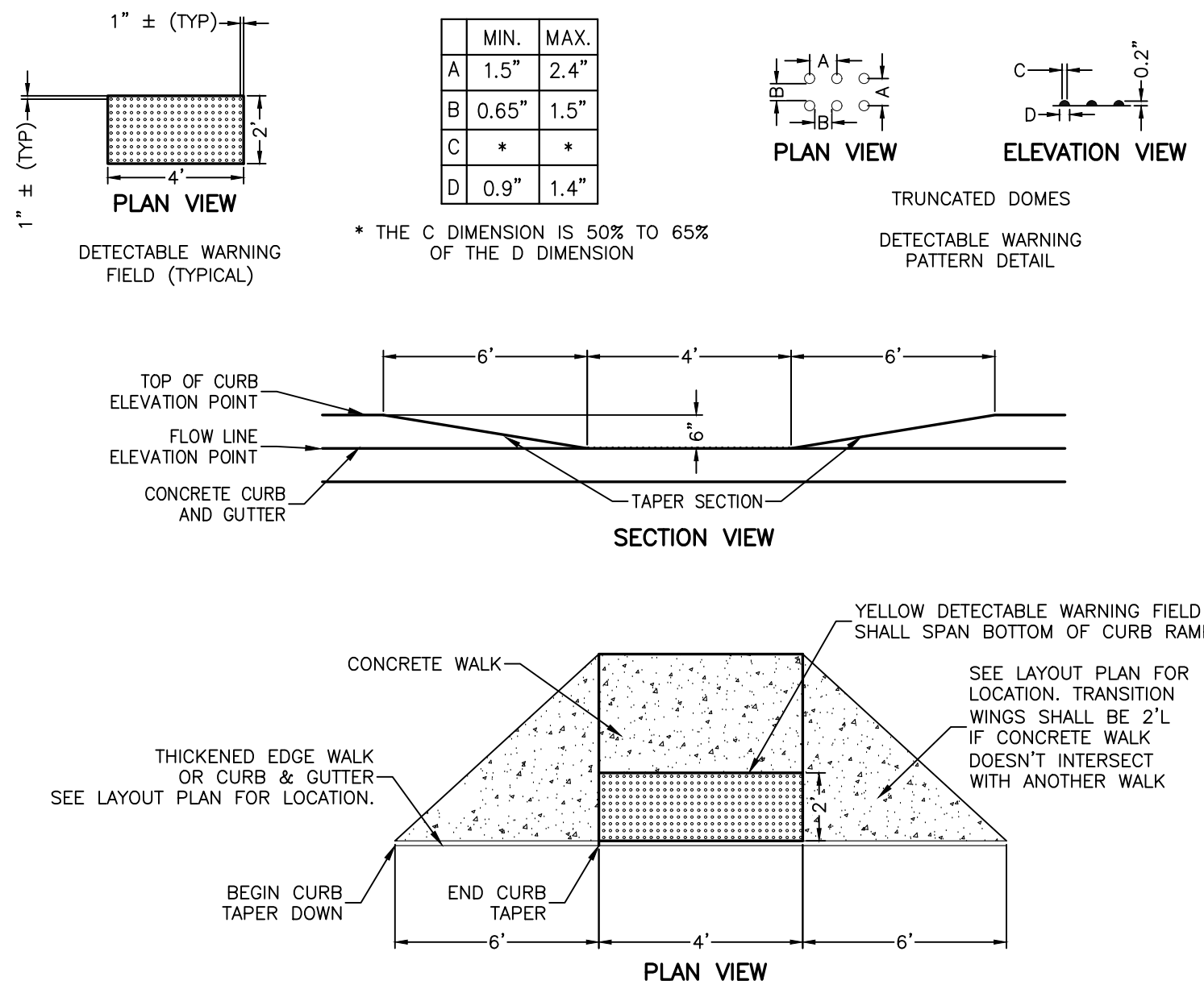
CONCRETE PAVEMENT

CONCRETE CURB & GUTTER

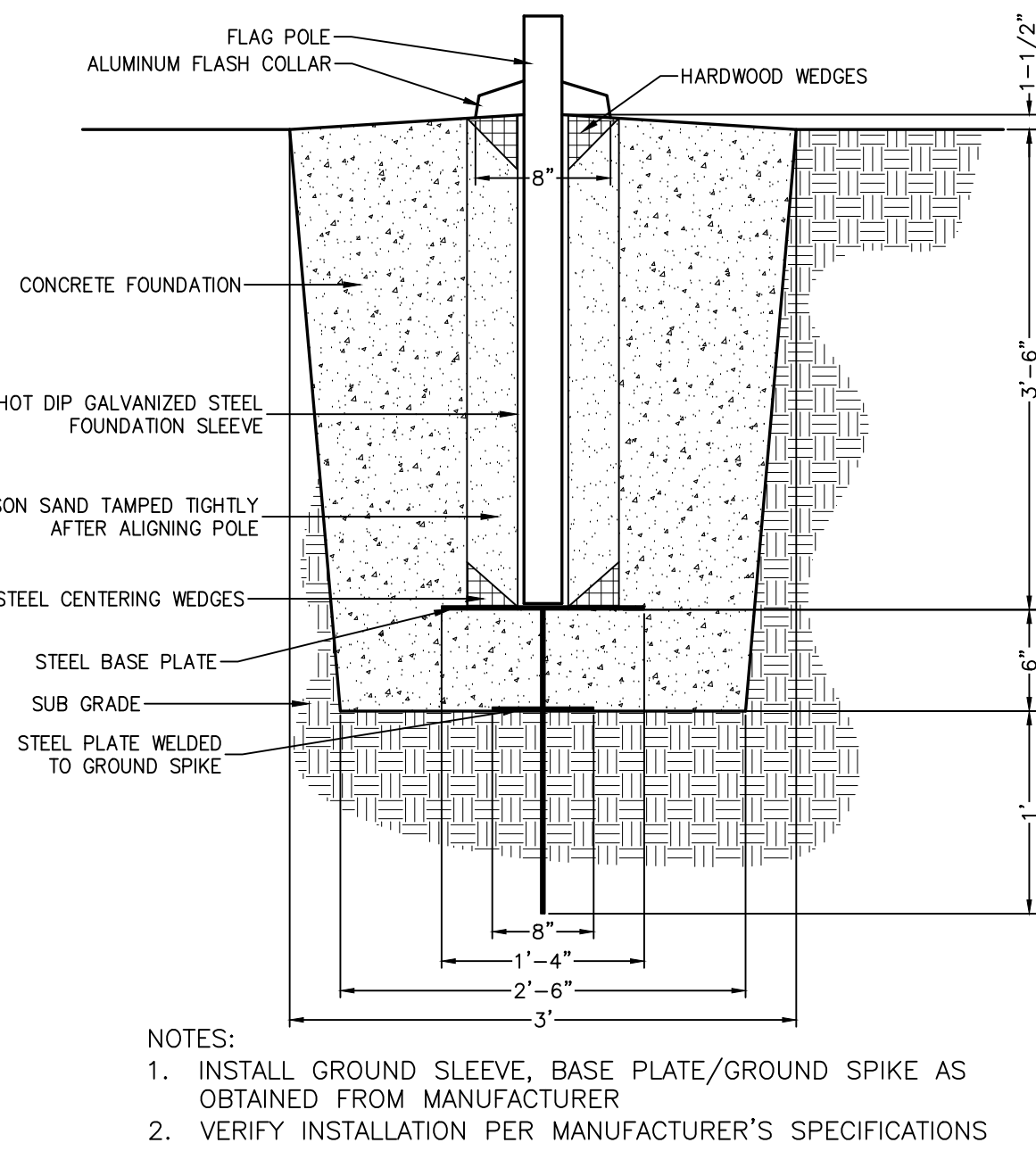
THICKENED EDGE WALK



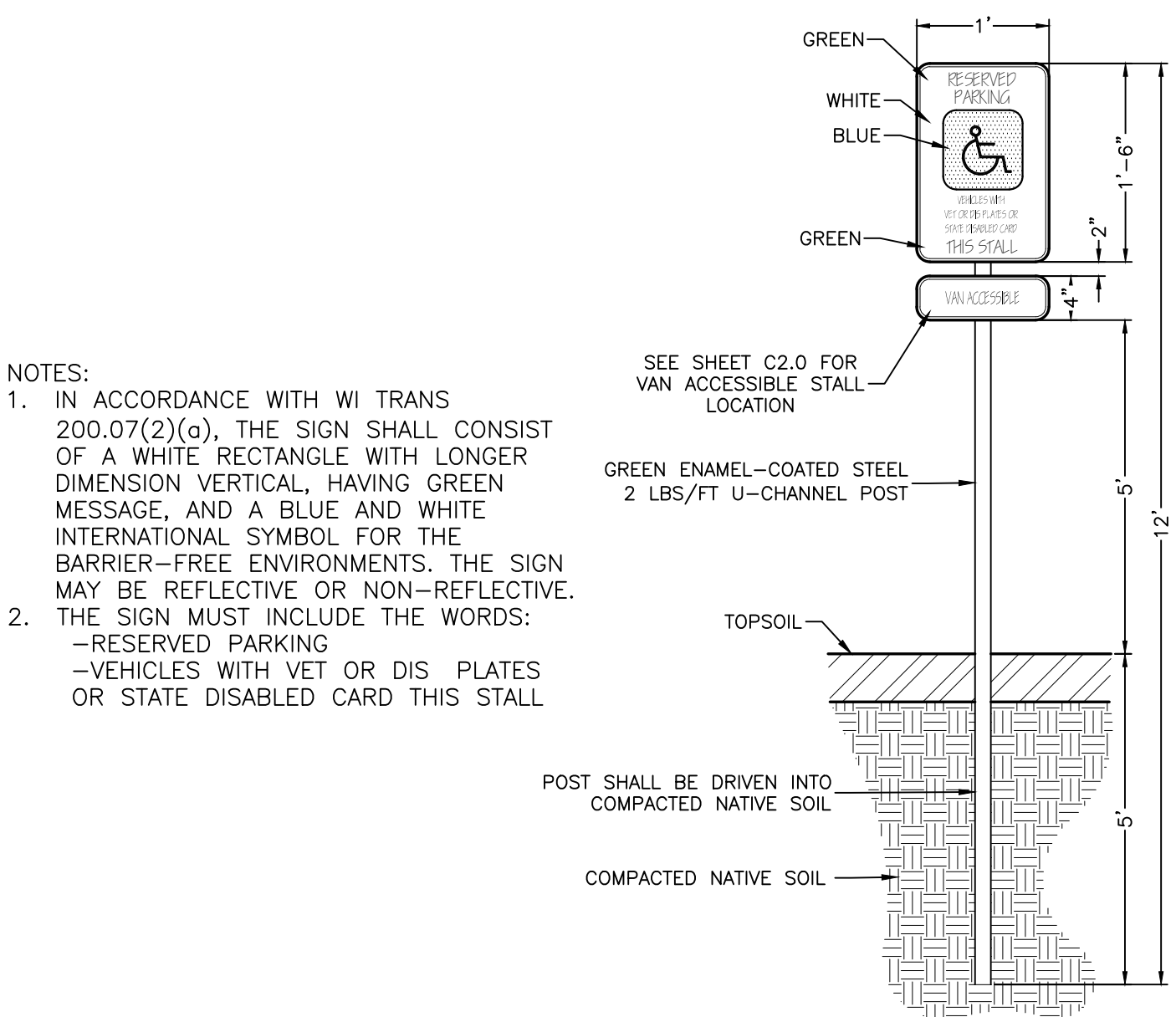
CURB HEAD TAPER SECTION



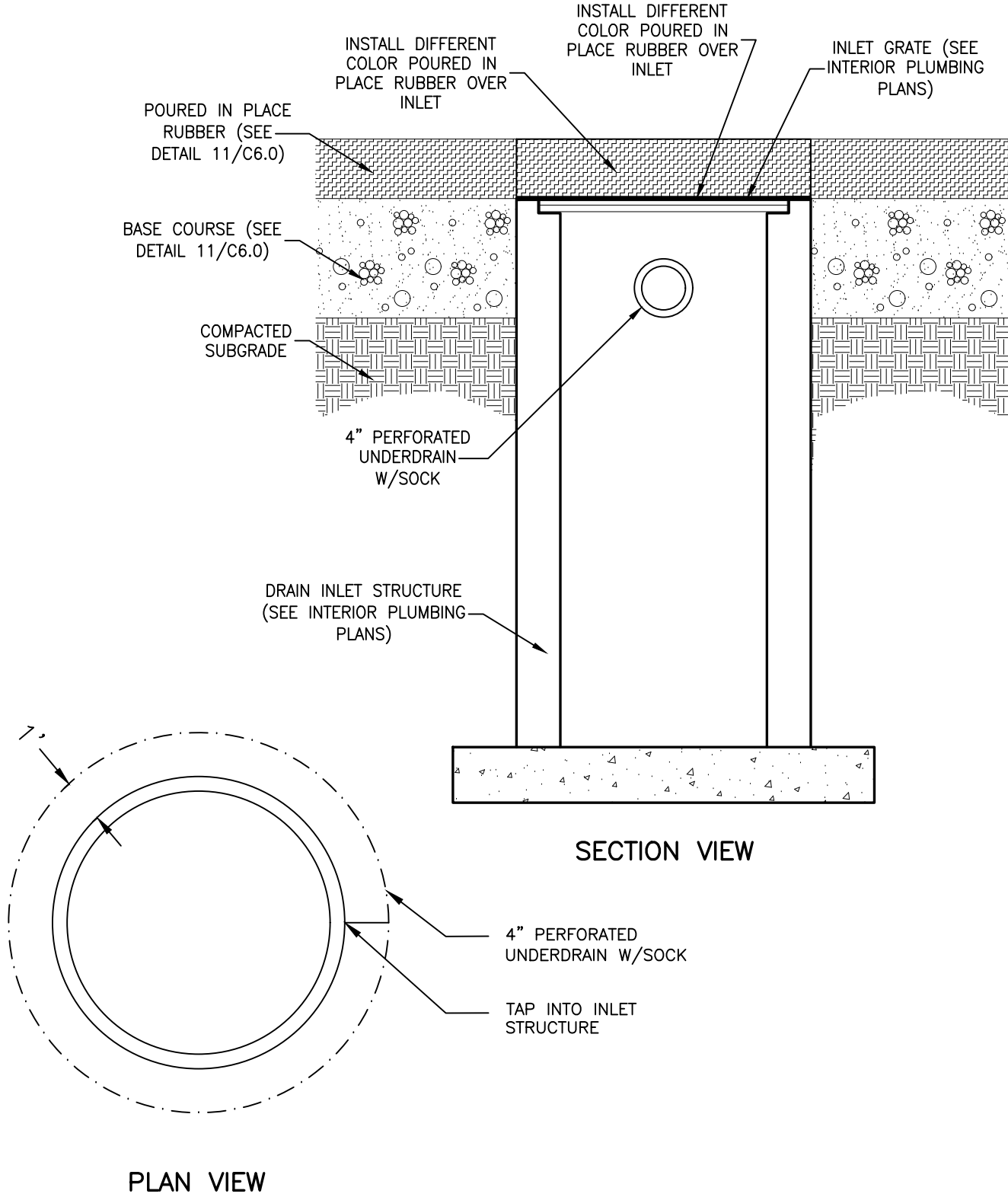
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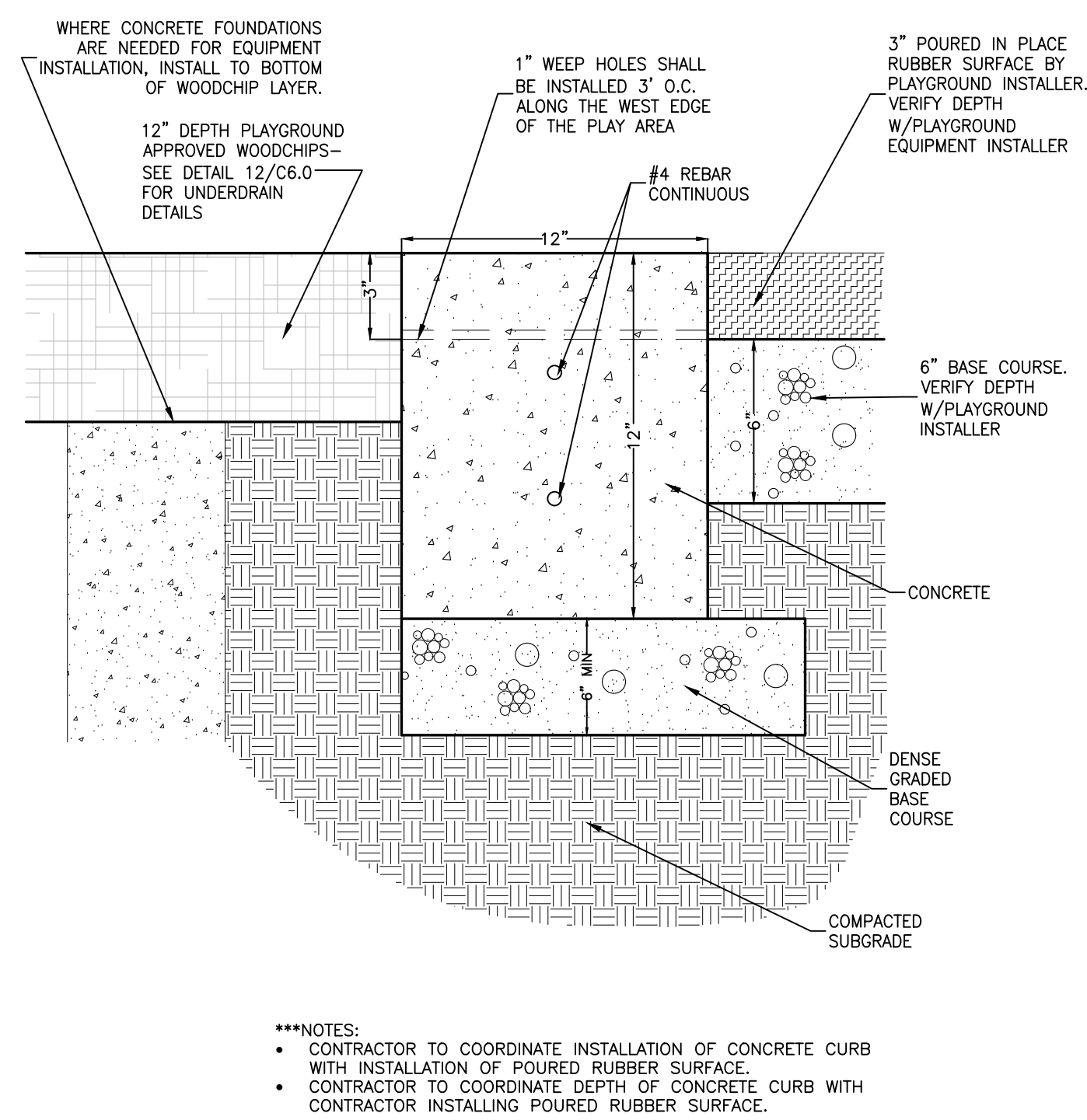
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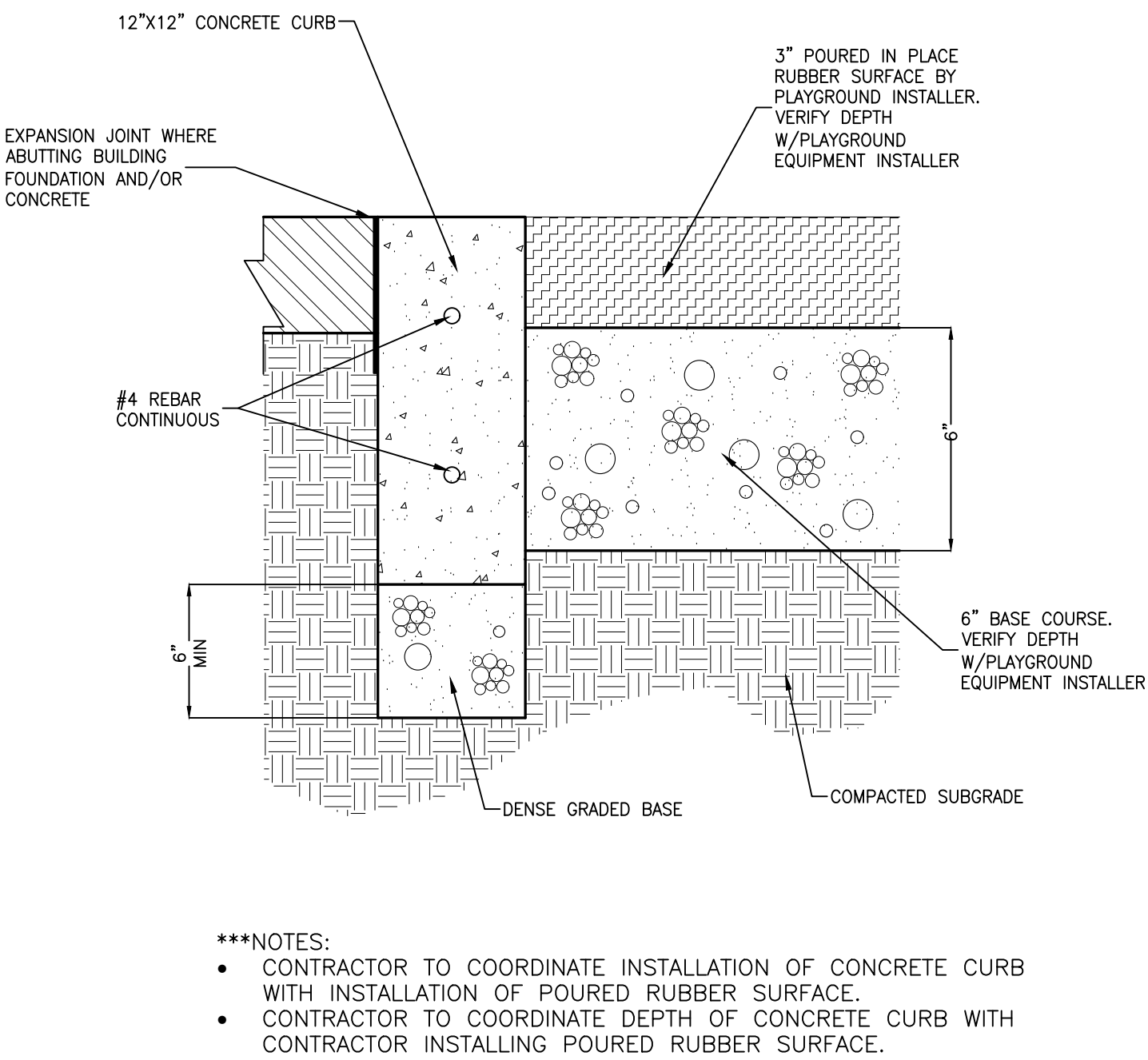
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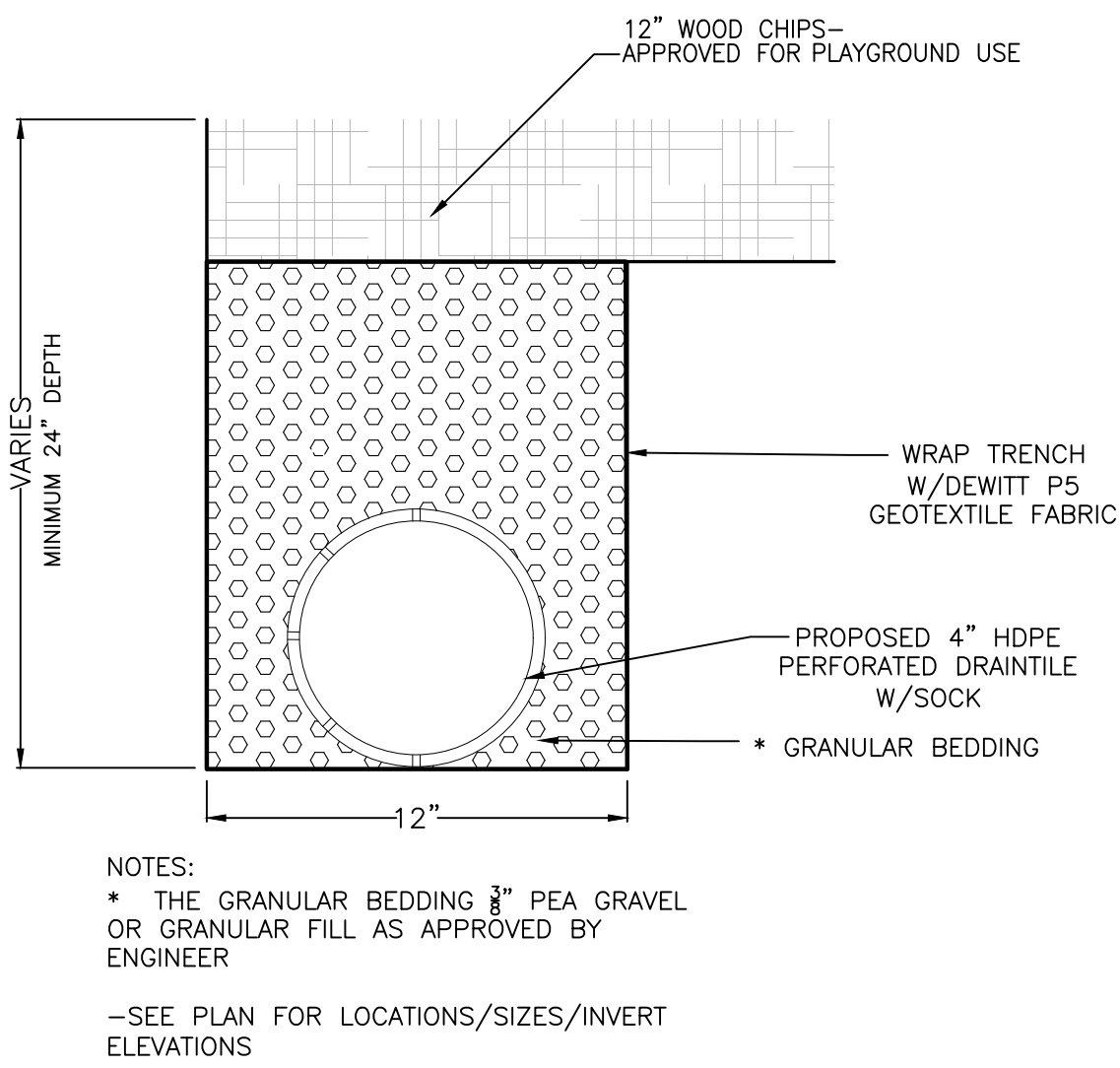
RUBBER SURFACE UNDERDRAIN



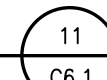
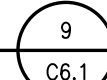
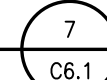
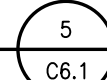
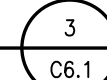
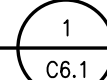
12"X12" CONCRETE CURB
W/ WEEP HOLES

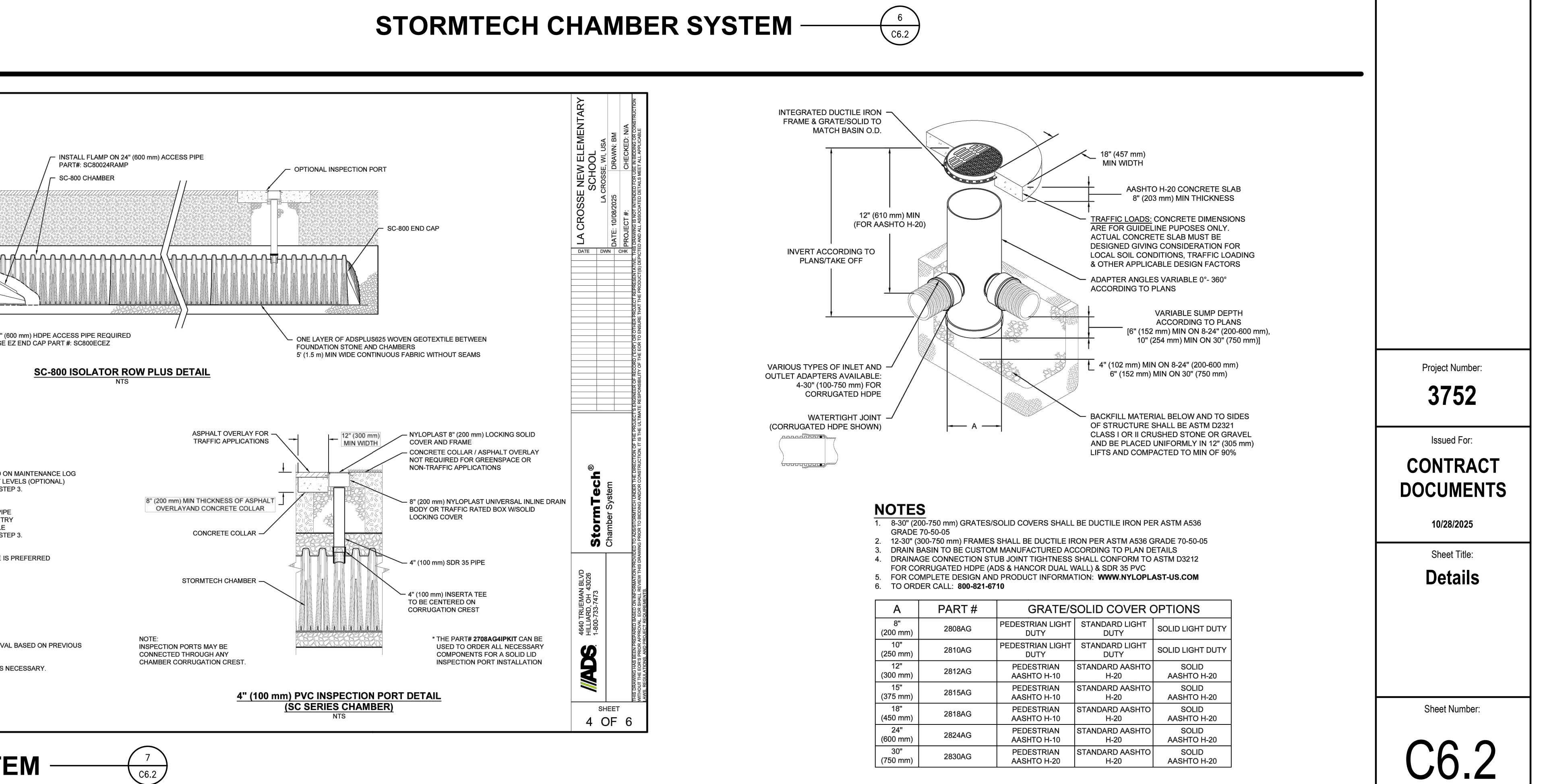
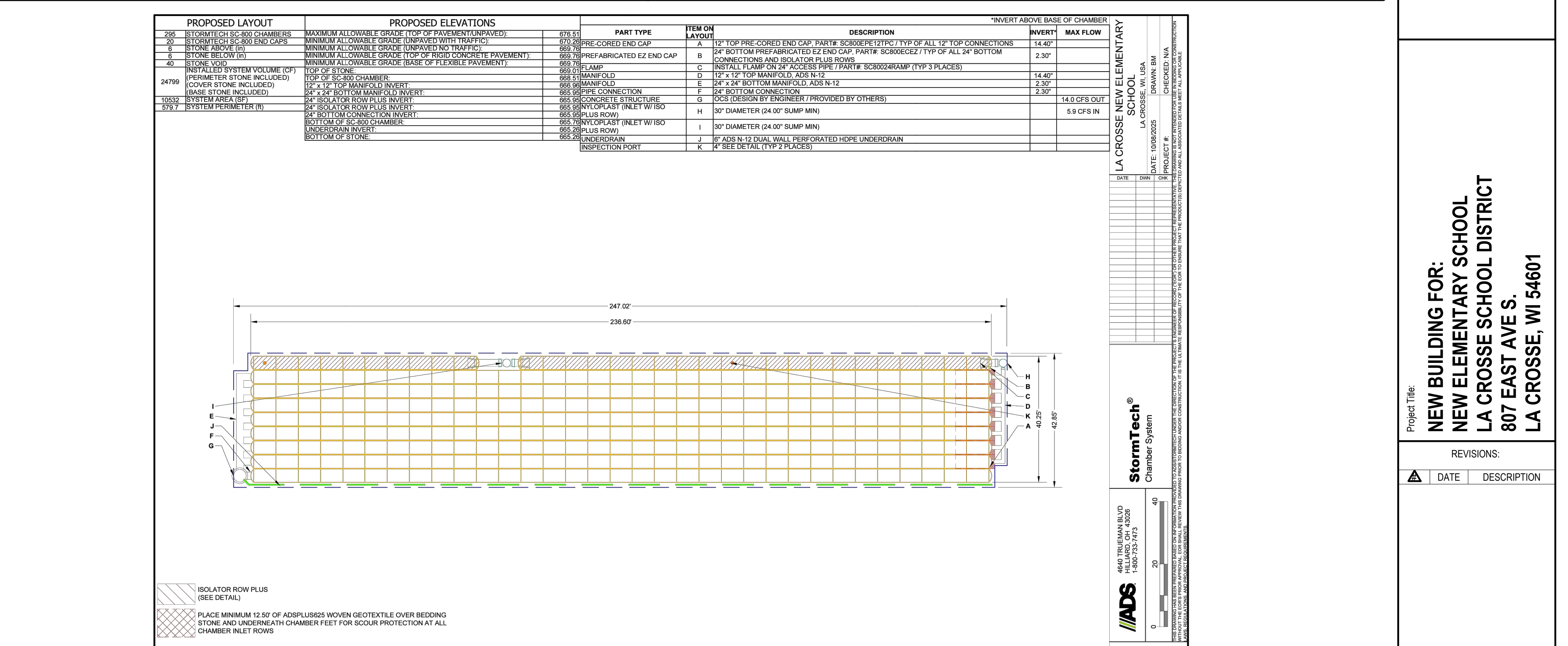
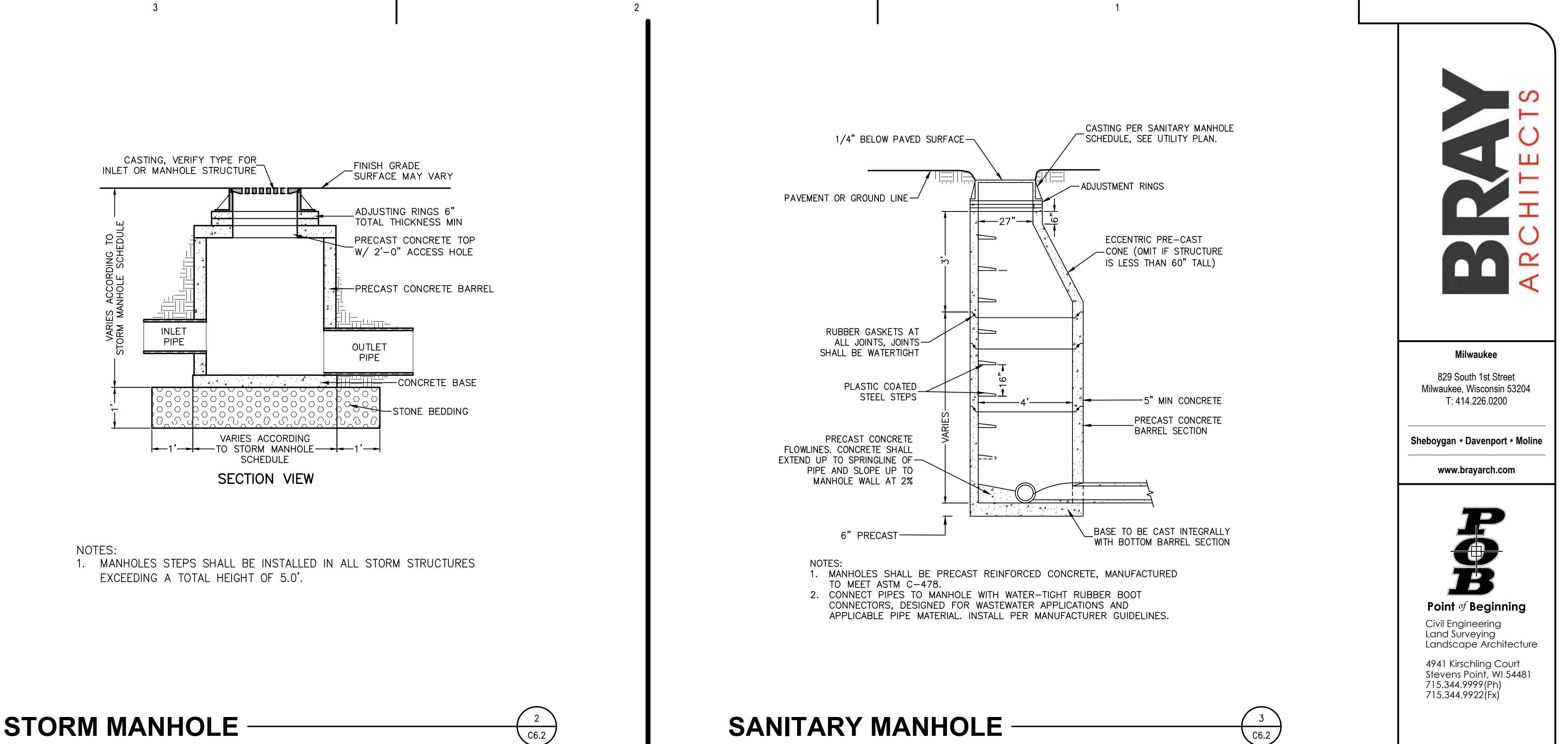
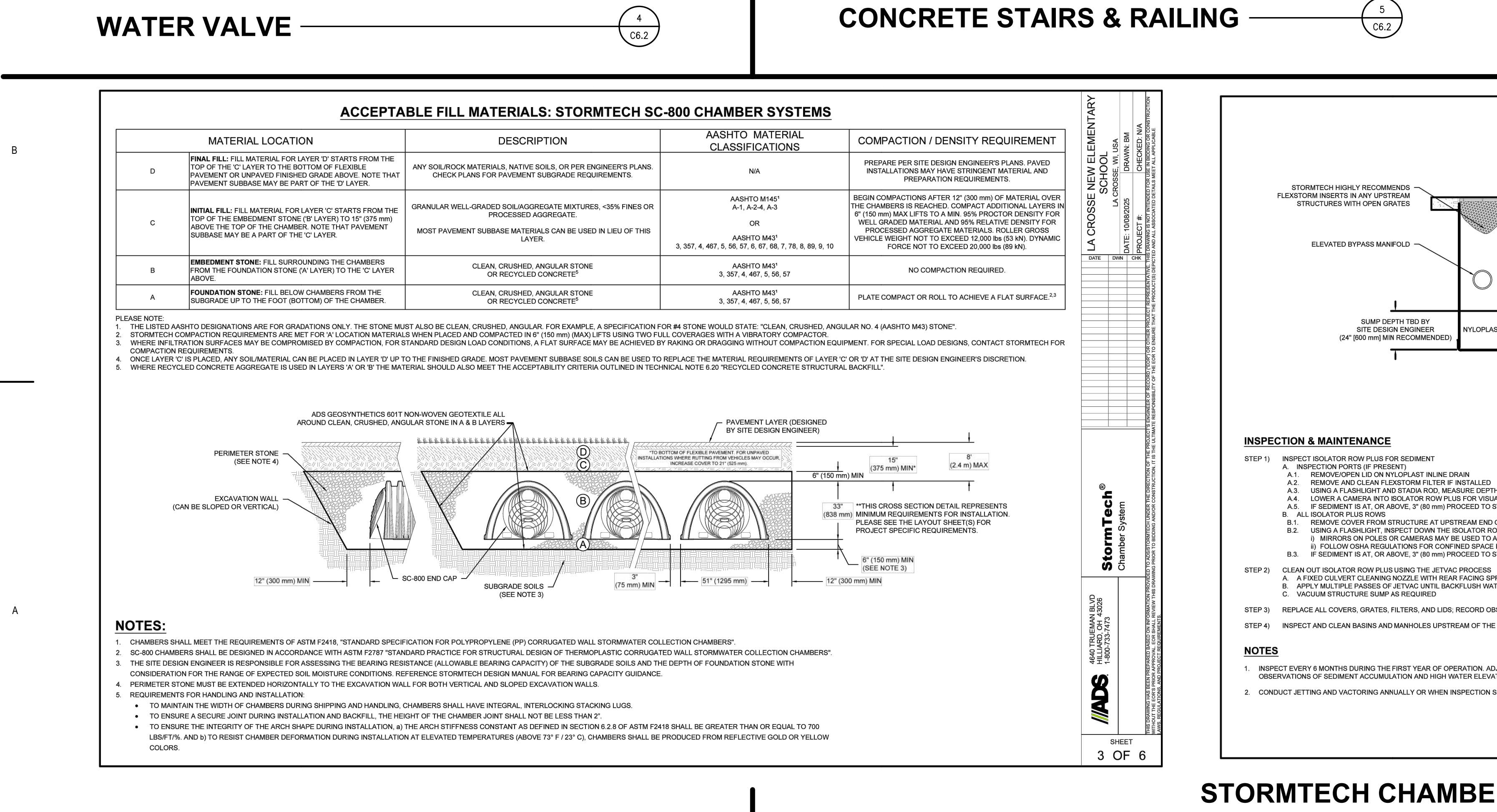
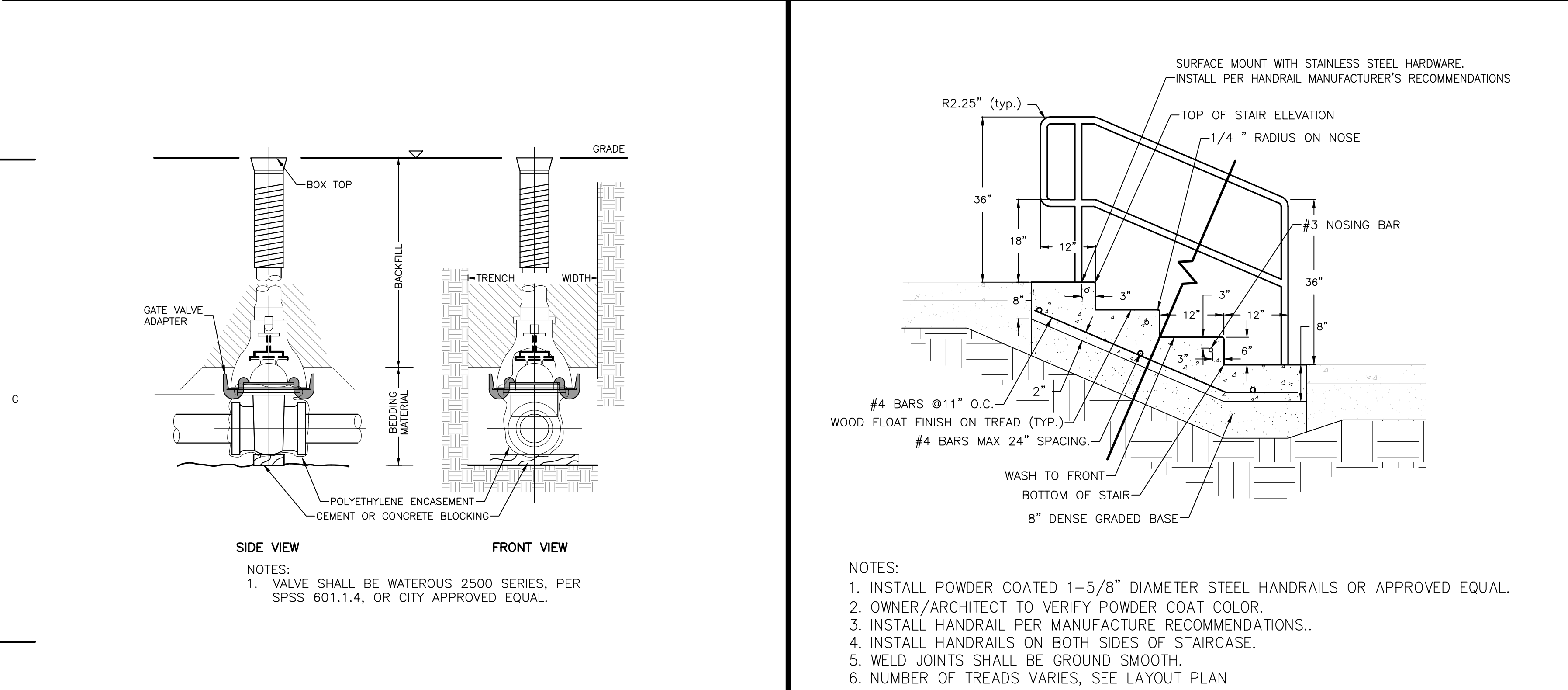
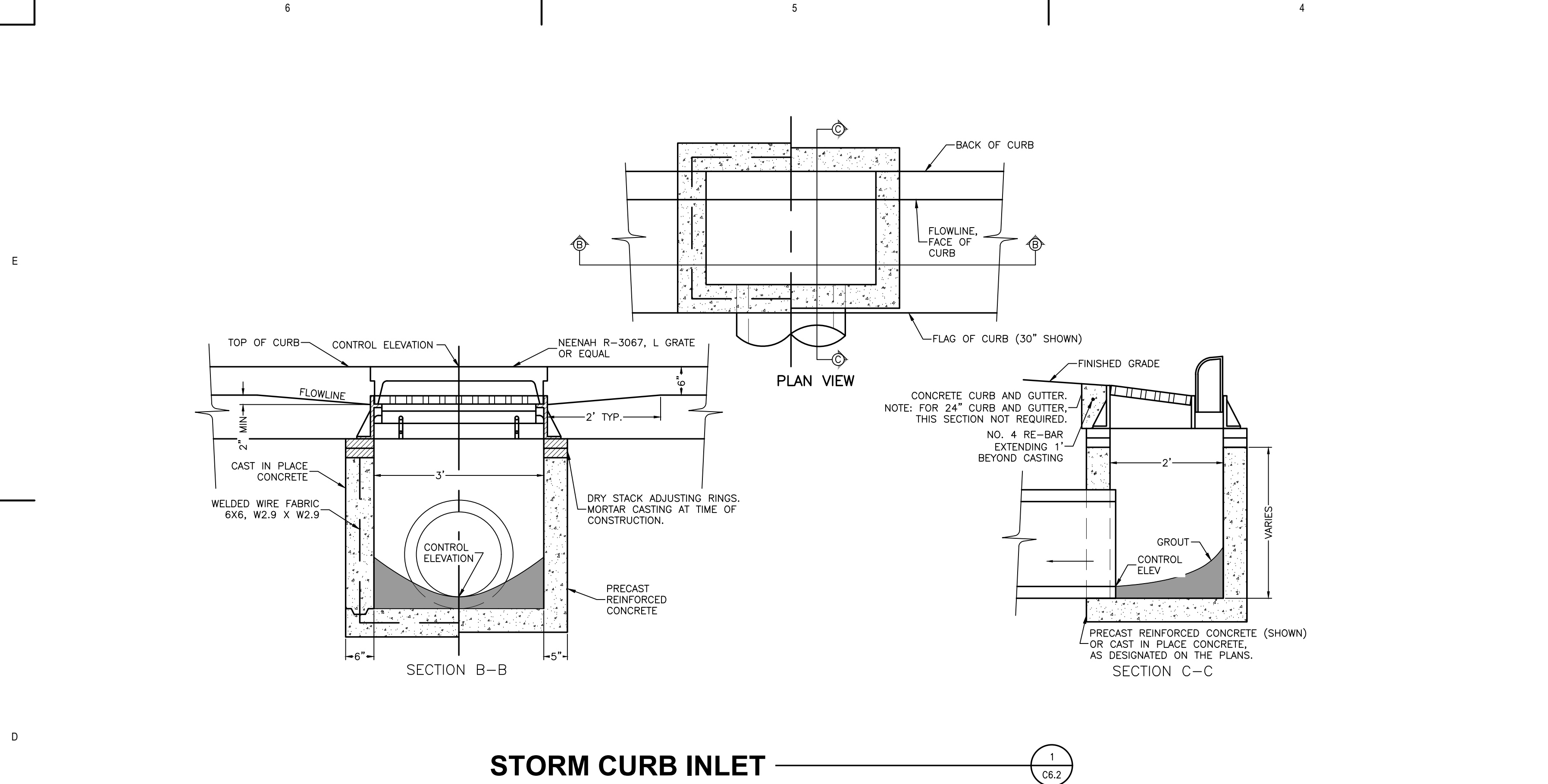


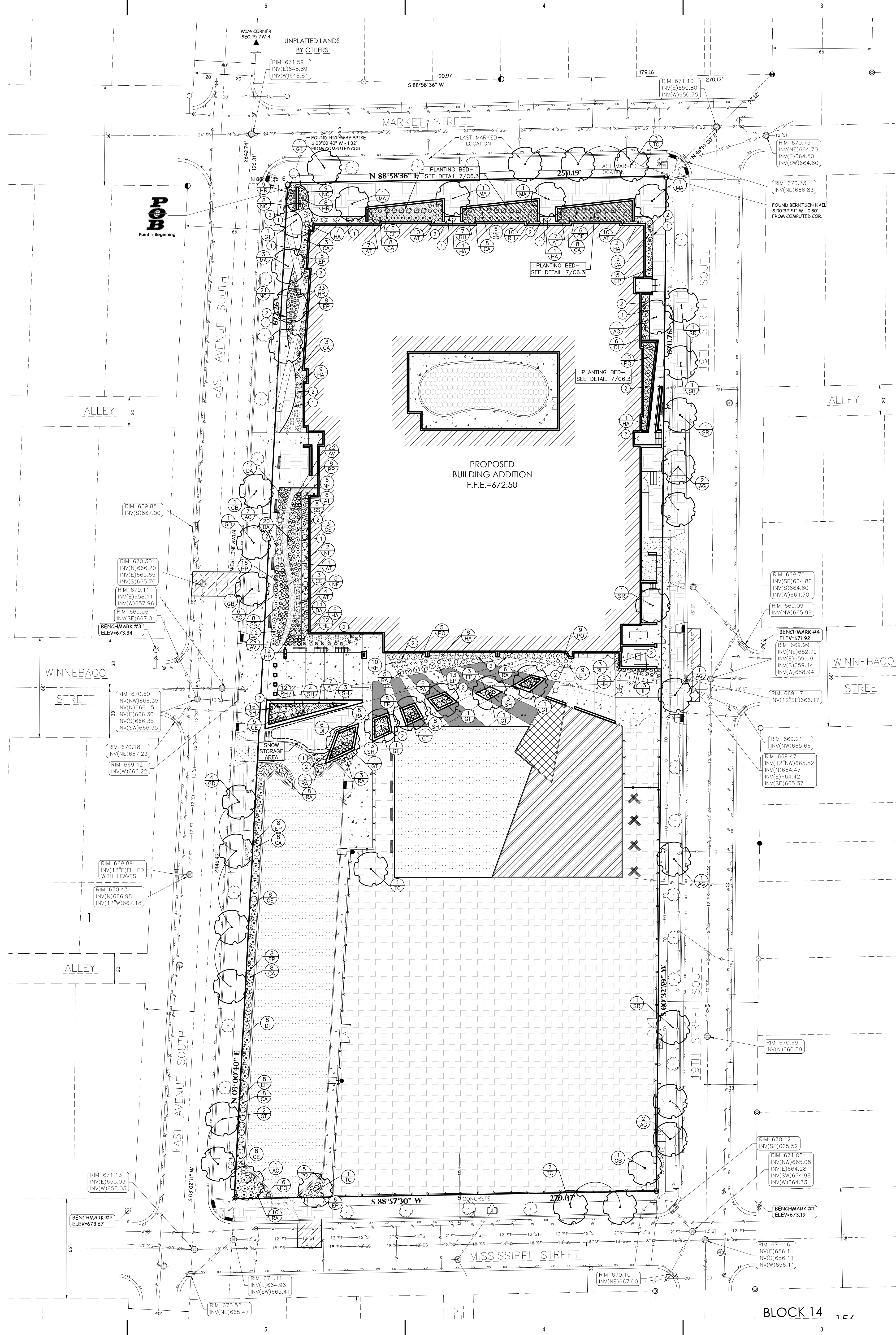
12"X12" CONCRETE CURB
ADJACENT TO RUBBER SURFACE



PLAY AREA UNDERDRAIN







GENERAL NOTES:

- 1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
- 3. SEED/FERTILIZE/GRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION EXCEPT AREAS LABELED AS SYNTHETIC TURF.
- 4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
- 5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
- 6. ALL TREES IN THE TURF AREA SHALL HAVE A 5' DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
- 7. CURV-RITE LANDSCAPING EDGING (SERIES 3000 3/16" X 4", WITH MILL FINISH) OR APPROVED EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
- 8. 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH SHALL BE PLACED IN ALL LANDSCAPE PLANTING BEDS AS NOTED. PROVIDE A SAMPLE TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 9. 20 YEAR WEED BARRIER FILTER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE HARDWOOD BARK MULCH.
- 10. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AG	AMELANCHIER X GRADIFLORA 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY	2" CAL	25TX20"W	8
GB	GINKGO BILOBA 'PRINCETON SENTRY' (MALE)	GINKGO	2" CAL	50TX25"W	4
GD	GYMNOCLADUS DIOICUS 'STATELY MANOR'	KENTUCKY COFFEE TREE	2" CAL	60TX40"W	4
GT	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2" CAL	45TX35"W	10
MA	MAACKIA AMURENSIS	AMUR MAACKIA	2" CAL	25TX20"W	7
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL (SINGLE STEM)	25TX25"W	5
TC	TILIA CORDATA	LITTLE-LEAF LINDEN	2" CAL	60TX40"W	7

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AT	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	5 GAL	2T-1"W	52
CE	CEANOTHUS AMERICANUS	NEW JERSEY TEA	5 GAL	4T-4"W	45
DI	DIERVILLA IONICERA	DWARF BUSH HONEYSUCKLE	5 GAL	3T-3"W	20
HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL	5T-5"W	35
NF	NEPETA FAASSENII 'CAT'S MEOW'	CAT'S MEOW CATMINT	5 GAL	20T-3"W	13
PO	PHYSCARPUS OPUULIFOLIUS 'SMPOTW'	TINY WINE NINEBARK	5 GAL	3T-4"W	35
RA	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	5 GAL	2T-6"W	51

PERENNIALS AND ORNAMENTAL GRASSES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	24"	5'-7T	59
EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	12"	36T-18"W	85
HR	HEMEROCALLIS X 'ROSY RETURNS'	ROSY RETURNS DAYLILY	12"	18T-24"W	50
HL	HEMEROCALLIS X 'LITTLE GRAPETTE'	LITTLE GRAPETTE DWARF DAYLILY	12"	2T-2"W	25
NC	NEPETA FAASSENII 'CAT'S PAJAMAS'	CAT'S PAJAMAS CATMINT	12"	14T-20"W	38
RH	RUBBECKIA HIRTA	BLACK-EYED SUSAN	18"	24T-18"W	44
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	12"	24T-24"W	47

DRY BASIN GARDEN PLANTINGS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AC	AQUILEGIA CANADENSIS	COLUMBINE	1 GAL	3T-2"W	13
AV	ANEMONE VIRGINIANA	THIMBLEWOOD	1 GAL	2T-1"W	51
DA	DRYMOCALLIS ARGUTA	PRAIRIE CINQUEFOIL	1 GAL	3T-2"W	48
PP	PHLOX PILOSA	PRAIRIE PHLOX	1 GAL	1T-1"W	36
SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL	3T-2"W	16

VINE * SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
HH	HEDERA HELIX	ENGLISH IVY	1 GAL	4'-10" SPREAD	8

* WALL ATTACHMENT SYSTEM - ESPALAR SURFACE MOUNTED HEAVY DUTY UNIVERSAL ESPALIER/TRELLIS KIT FOR CLIMBING PLANTS OR APPROVED EQUAL

KEYNOTES:

- 1. LANDSCAPE EDGING - SEE GENERAL NOTES
- 2. LANDSCAPE HARDWOOD MULCH - SEE GENERAL NOTES

HATCH LEGEND:

- 3'-0" WIDE DRY RIVER ROCK BED
- 1.5" - 2" MISSISSIPPI RIVER STONE
- INSTALL SOD WITHIN THIS LOCATION-SEE SPECIFICATIONS
- INSTALL TURF SEED WITHIN THIS LOCATION AS WELL AS ANY OTHER GREEN SPACE AREAS DISTURBED DURING CONSTRUCTION - SEE SPECIFICATIONS
- LANDSCAPE PLANTING BED SECTION DETAILS

LANDSCAPE REQUIREMENTS:

REQUIREMENT: ONE TREE PLACED IN THE BOULEVARD PER 40 LINEAR FEET OF LOT FRONTAGE.
TOTAL LOT FRONTAGE: 1871 LF = 46.7 47 TOTAL TREES REQUIRED
PROPOSED: 47 (23 EXISTING TREES AND 24 PROPOSED)
REQUIREMENT: NOT LESS THAN TWO TREES AND EIGHT SHRUBS PER 600 SQUARE FEET OF LANDSCAPED AREA.
TOTAL LANDSCAPE AREA: 18,545 SF / 600 = 31 TOTAL TREES AND 248 SHRUBS REQUIRED
PROPOSED: 251 SHRUBS AND 21 TREES

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
NORTHWEST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF MISSISSIPPI STREET AND 19TH STREET SOUTH. ELEVATION = 673.19

BENCHMARK #2
NORTHEAST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF MISSISSIPPI STREET AND EAST AVENUE SOUTH. ELEVATION = 673.97

BENCHMARK #3
NORTHWEST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF EAST AVENUE SOUTH AND WINNEBAGO STREET. ELEVATION = 673.34

BENCHMARK #4
BURY BOLT ON HYDRANT, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF 19TH STREET SOUTH AND WINNEBAGO STREET. ELEVATION = 671.92

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.