

GENERAL NOTES

- THE UNDERGROUND LOCATIONS OF THE PUBLIC UTILITIES WERE MARKED BY REPRESENTATIVES OF THOSE COMPANIES VIA DIGGER'S LOCATE REQUEST.
- THE LOCATIONS OF THE PRIVATELY OWNED UNDERGROUND UTILITIES WERE NOT MARKED.
- THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. **DIAL 811 OR (800) 242-8511**
- THERE MAY BE MORE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- ANY AND ALL PARTIES UTILIZING VERTICAL DATUM SHALL ALWAYS CHECK INTO AT LEAST TWO (2) BENCHMARKS TO AVOID MISTAKES DUE TO HYDRANT ADJUSTMENTS OR TRANSPOSITIONAL ERRORS. FAILURE TO DO SO WILL BE CONSIDERED TANTAMOUNT TO GROSS NEGLIGENCE AND SUBJECT THE OFFENDING PARTY TO ANY DAMAGES RESULTING THEREFROM.
- THIS DOCUMENT HAS BEEN PREPARED FOR A SPECIFIC APPLICATION AND SOLELY FOR THE USE OF DESIGN FOCUS, LLC AND NOT FOR GENERAL USE. IT MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF PARAGON ASSOCIATES, INC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. EASEMENTS THAT ARE SHOWN ARE BASED ON DOCUMENTS FROM OUR FILES, AND MAY OR MAY NOT HAVE BEEN VACATED. OTHER EASEMENTS MAY EXIST ON THE PROPERTY SURVEYED.
- THIS DOCUMENT IS BEING FURNISHED TO DESIGN FOCUS, LLC IN THE FORM OF AN AUTOCAD DRAWING. THE PURPOSE OF THE AUTOCAD DRAWING IS FOR USE WITHIN THE AUTOCAD SOFTWARE PROGRAM WITH THE UNDERSTANDING THAT THE CAPABILITY OF AUTOCAD TO DIMENSION AN ELEMENT OF A DRAWING EXCEEDS THE DEGREE OF PRECISION TO WHICH THAT ELEMENT MAY HAVE BEEN LOCATED. FIELD VERIFICATION MAY BE NECESSARY BEFORE DESIGN IS FINALIZED.
- A LIMITED BOUNDARY SURVEY WAS PERFORMED FOR THIS PROJECT IN ORDER TO CONFIRM SETBACKS.

LEGAL DESCRIPTION - PARCEL A
 LOT 3 OF GOULD ADDITION, LOCATED IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. SAID PARCEL CONTAINS 6,828 SQUARE FEET, OR 0.16 ACRES, AND IS SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS, IMPLIED OR RECORDED.

SURVEYOR'S CERTIFICATE
 I, JACOB K. STEPHENSON, PROFESSIONAL LAND SURVEYOR # 3076, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE DESCRIBED PARCEL AT THE DIRECTION OF TRACY ENDRIZZI AND THE ATTACHED SURVEY MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER A.E.7 OF THE WISCONSIN ADMINISTRATIVE CODE.
 JACOB K. STEPHENSON PLS# 3076 DATE _____
 PARAGON ASSOCIATES

LEGEND

- SET 3/4" O.D. x 18" IRON BAR (1.5 LBS/LIN. FT.)
- FOUND 3/4" O.D. IRON BAR (UNLESS NOTED)
- FOUND 1" O.D. IRON PIPE (UNLESS NOTED)
- 710 --- CONTOUR MAJOR
- 709 --- CONTOUR MINOR
- × 709.77 SPOT ELEVATION
- × 709.561 SPOT ELEVATION
- × 709.06B TOP / BOTTOM CURB OR WALL

ASPHALT	CONCRETE	○ S	SANITARY MANHOLE
→	→	○ S	STORM MANHOLE
→	→	○ S	AREA DRAIN
→	→	○ S	HYDRANT
→	→	○ S	WATER VALVE
→	→	○ S	CURB STOP
→	→	○ S	GAS METER
→	→	○ S	UTILITY POLE
→	→	○ S	FENCE
→	→	○ S	DECIDUOUS TREE, SIZE NOTED

REVISIONS	BY

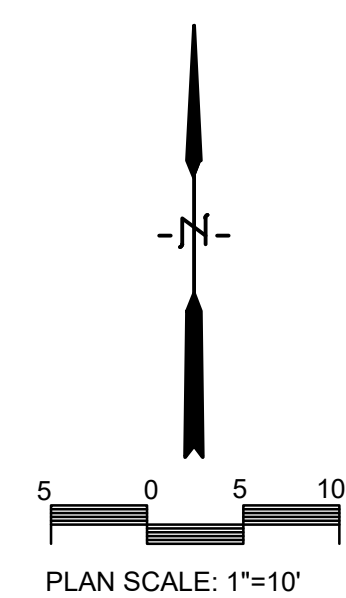
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 Environmental Design & Consulting
 CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · SURVEYING
 632 COPELAND AVENUE · LA CROSSE, WI 54603
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PREPARED FOR:
DESIGN FOCUS, LLC

BAKERY/SANDWICH SHOP & RESIDENCE
 1513 MARKET STREET
 LA CROSSE, WISCONSIN
 EXISTING CONDITIONS MAP

DRAWN C.G.
 PROJECT No 25-003
 DATE 03/07/2025
 SCALE 1"=10'
 CAD FILE 25-003 endrizzi bakery 02
 SHEET

C001



STORM WATER CONSTRUCTION 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.

MAINTENANCE OF ALL INSTALLED EROSION AND SEDIMENT CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND REMOVED WHEN NO LONGER NECESSARY.

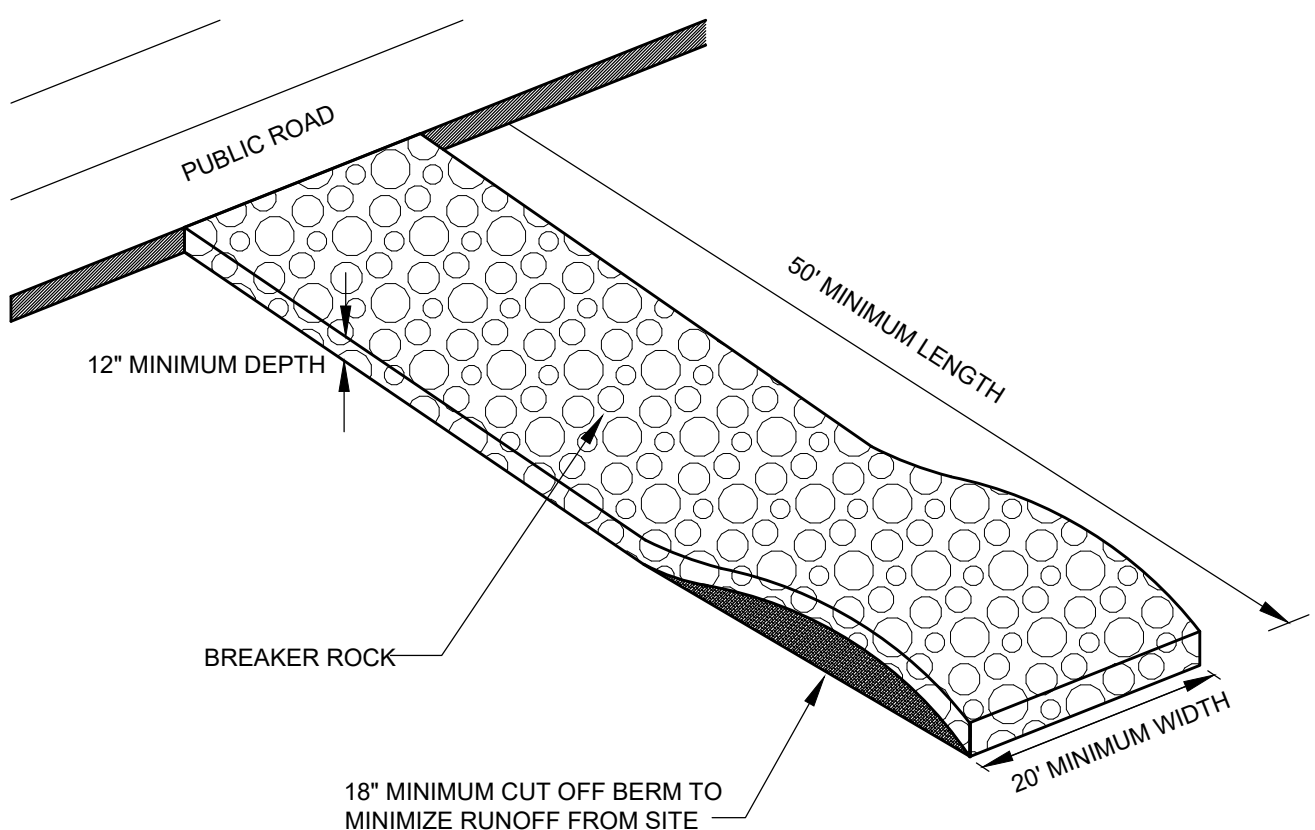
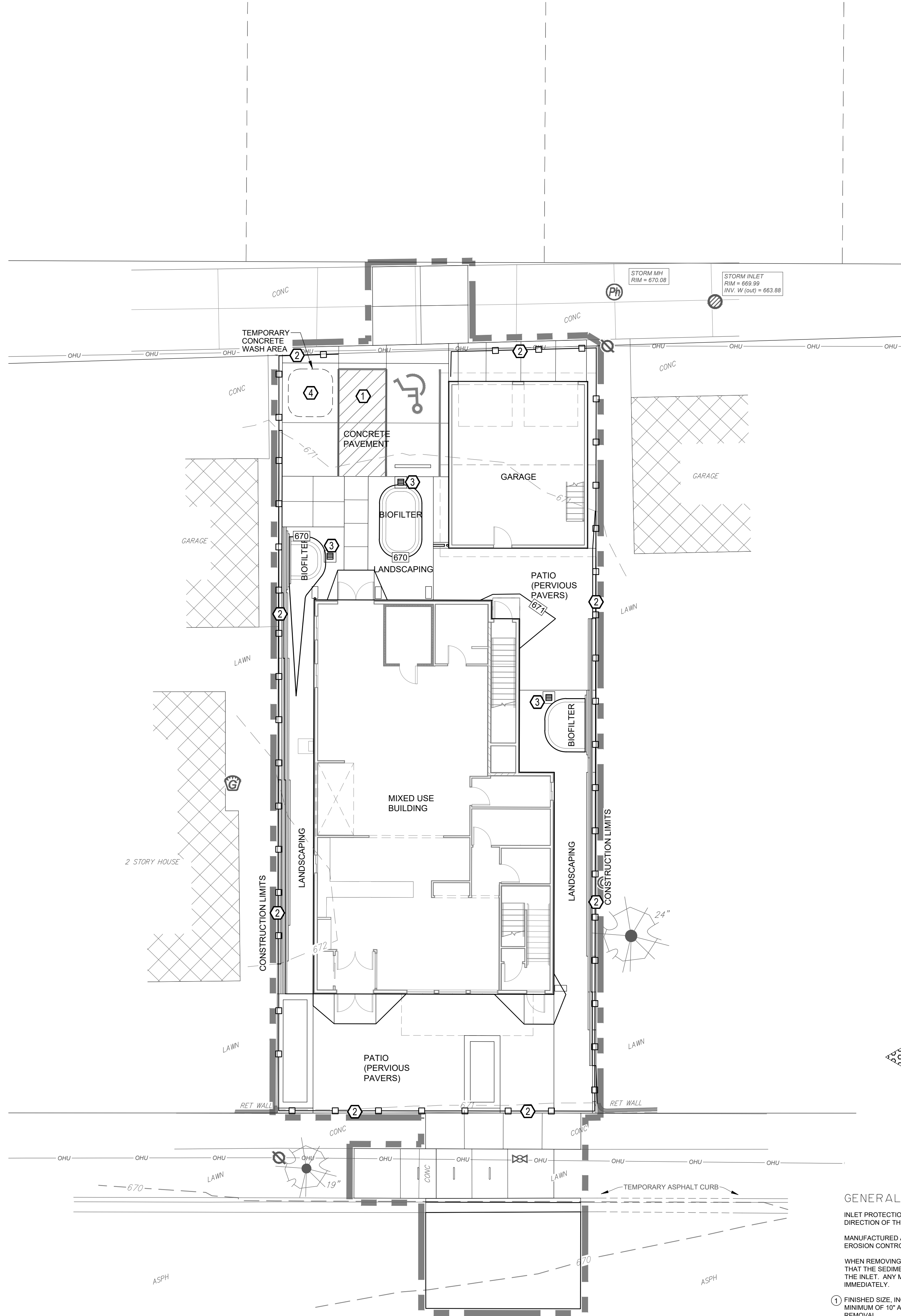
- MINIMUM MAINTENANCE SHALL CONSIST OF, BUT NOT LIMITED TO:
- INSPECTING ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL.
 - FINISHED AREAS THAT HAVE BEEN DAMAGED OR ERODED SHALL BE RESTORED WITHIN THREE DAYS OF THE DAMAGE.
 - UNFINISHED AREAS THAT HAVE BEEN DAMAGED OR ERODED SHALL HAVE 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 1/2 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 SITE CIRCUMSTANCES OR SITE OPERATIONS.

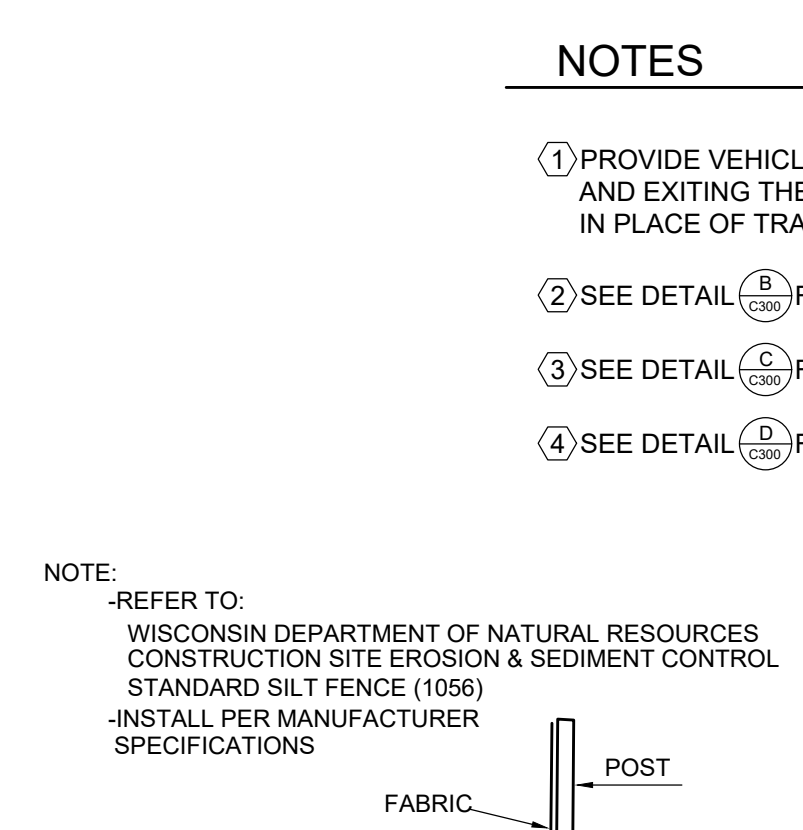
SEDIMENT CONTROL STRUCTURES BELOW LAWN AREAS MAY BE REMOVED ONCE LAWN AND FINAL LANDSCAPING IS IN PLACE. SEDIMENT CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. SEDIMENT CONTROL STRUCTURES IN PAVED AREAS SHALL 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.



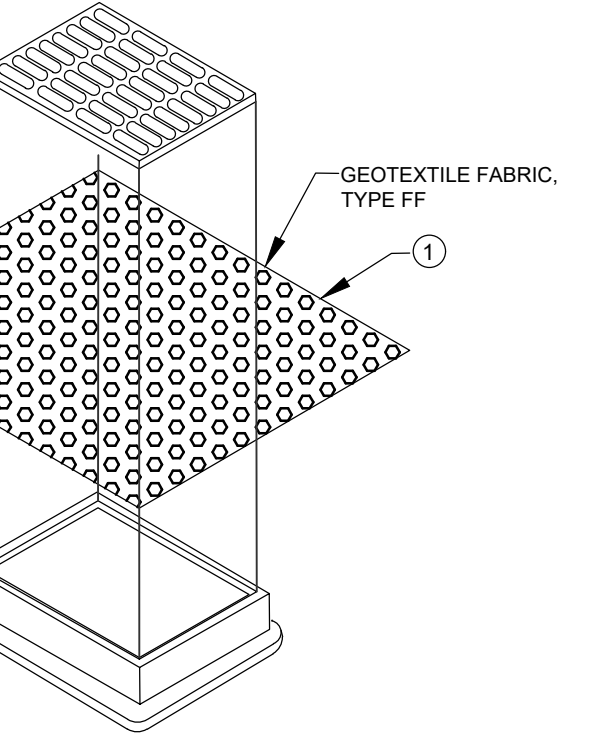
NOTES:
 1. PLACE FILTER FABRIC (PROPEX 2002 OR EQUAL) UNDER BREAKER ROCK TO PREVENT MUD MIGRATION THROUGH ROCK.
 2. ENTRANCE MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS. FUGITIVE ROCK WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.

A VEHICLE TRACKING CONTROL
 C300 NO SCALE



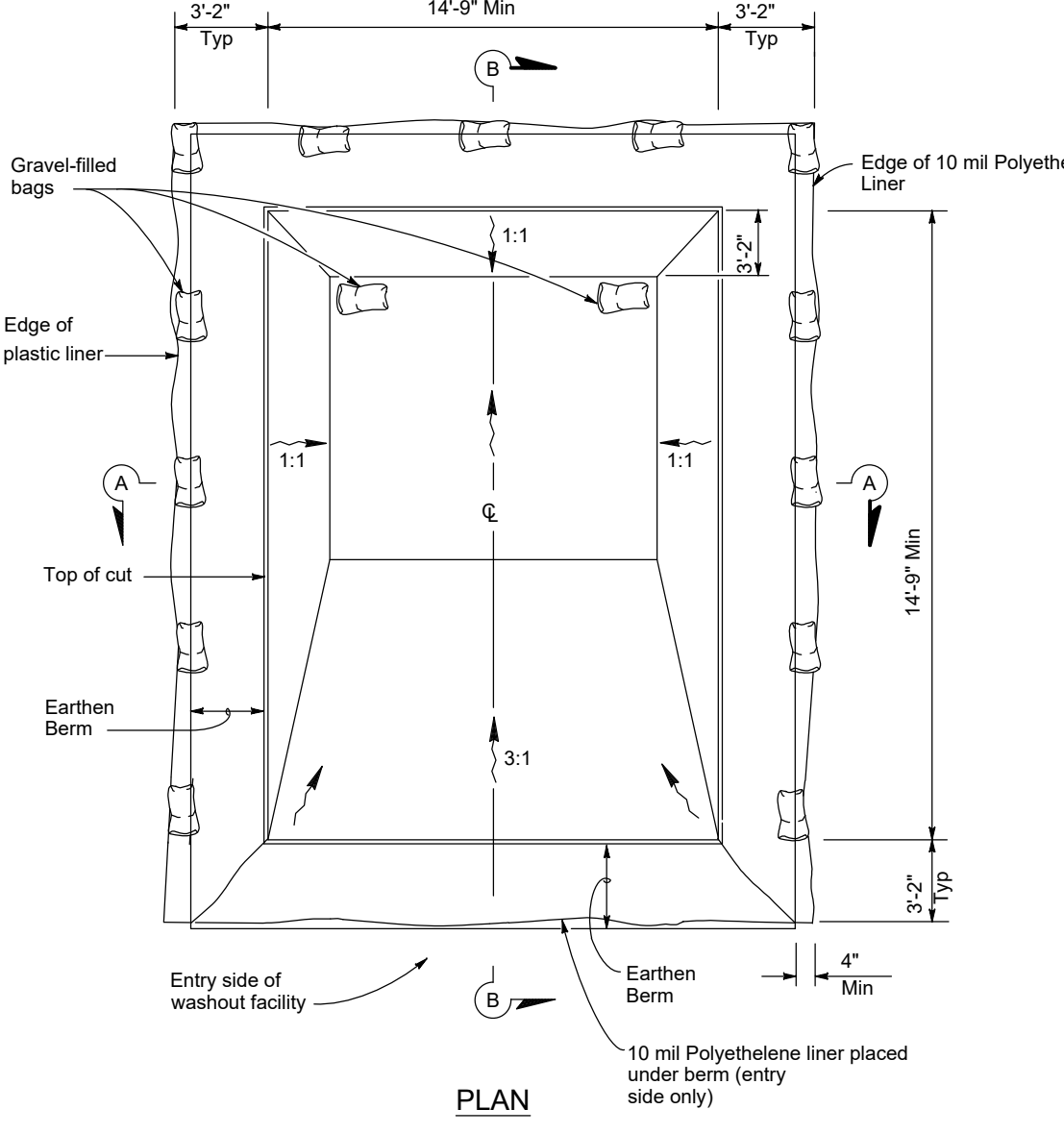
NOTE:
 -REFER TO: WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION & SEDIMENT CONTROL STANDARD SILT FENCE (1056)
 -INSTALL PER MANUFACTURER SPECIFICATIONS

B TYPICAL SILT FENCE INSTALLATION
 C300 NO SCALE



GENERAL NOTES
 INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
 MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WIS. D.O.T.'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
 WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

C INLET PROTECTION, TYPE B (WITHOUT CURB BOX)
 C300 NO SCALE



D TEMPORARY CONCRETE WASHOUT FACILITY
 C300 NO SCALE

- NOTES**
- PROVIDE VEHICLE TRACKING CONTROL APRON AT LOCATION WHERE ENTERING AND EXITING THE SITE. SEE DETAIL (A). CONTRACTOR MAY USE NEW PARKING IN PLACE OF TRACKING CONTROL.
 - SEE DETAIL (B) FOR SILT FENCE INSTALLATION
 - SEE DETAIL (C) FOR INLET PROTECTION (WITHOUT CURB BOX)
 - SEE DETAIL (D) FOR TEMPORARY CONCRETE WASHOUT FACILITY

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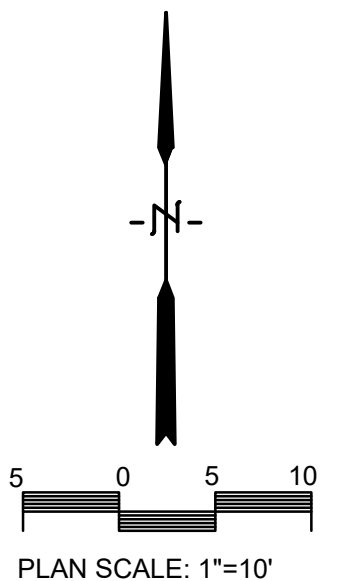
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 Environmental Design & Consulting
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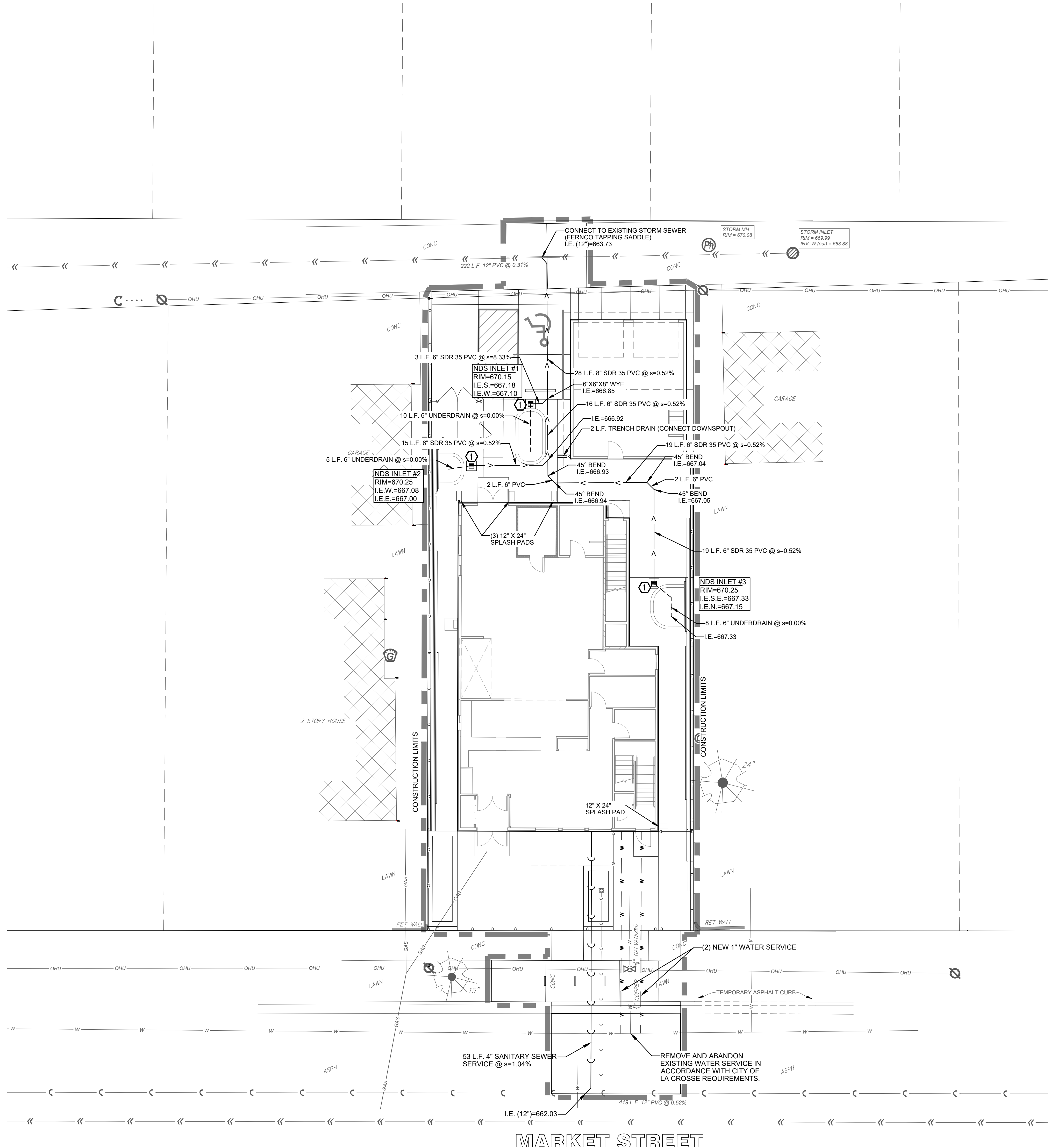
BAKERY/SANDWICH SHOP & RESIDENCE
 1513 MARKET STREET
 LA CROSSE, WISCONSIN
 EROSION CONTROL PLAN

DRAWN
 C.G.
 PROJECT No
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 1"=10'
 CAD FILE
 25-003 endrzz bakery 02
 SHEET

C300



MARKET STREET



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.

ALL WATER & SANITARY LATERALS SHALL HAVE A MINIMUM DEPTH 6' BELOW FINISHED FLOOR ELEVATIONS. THE CONTRACTOR IS TO COORDINATE ACTIVITIES & CONFIRM LOCATION & ELEVATION OF SERVICES WITH THE ENGINEER.

USE C.L.D.I.P. FOR ALL WATER MAIN.

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 & 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, CLEAN OUTS, ETC. ON THE AS-BUILT PLANS. COPIES OF THESE DOCUMENTS SHALL BE DELIVERED TO THE ENGINEER FOR RECORD.

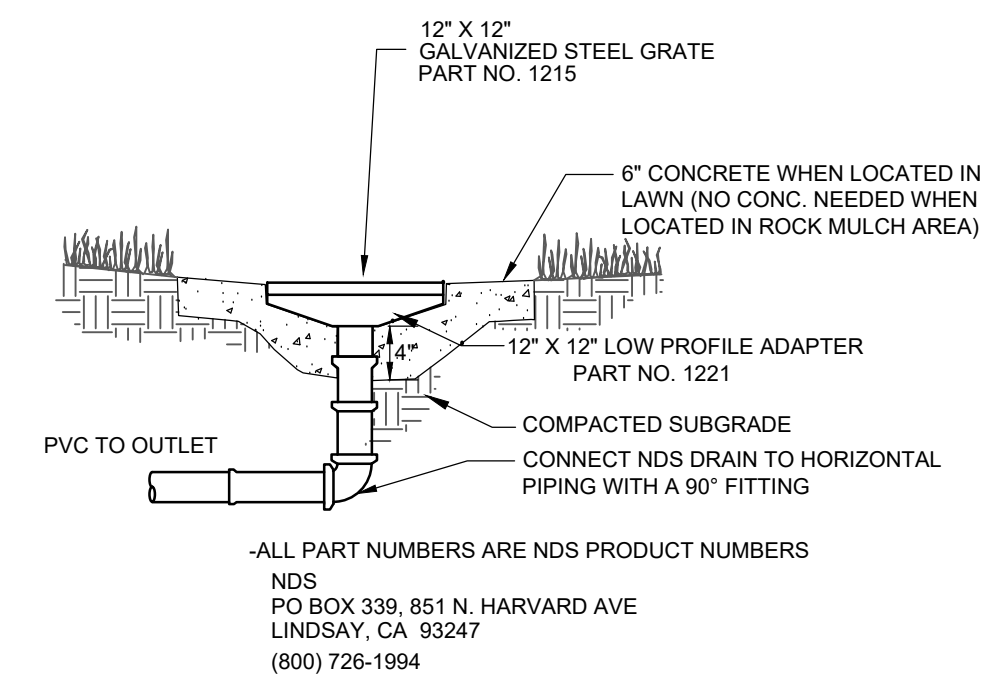
LOCATION REQUIREMENT: NON-METALLIC SEWER/MAINS AND SERVICES MUST BE PROVIDED WITH TRACE WIRE OR OTHER METHODS IN ORDER TO BE LOCATED.

SHOP DRAWINGS FOR UTILITIES ARE REQUIRED.

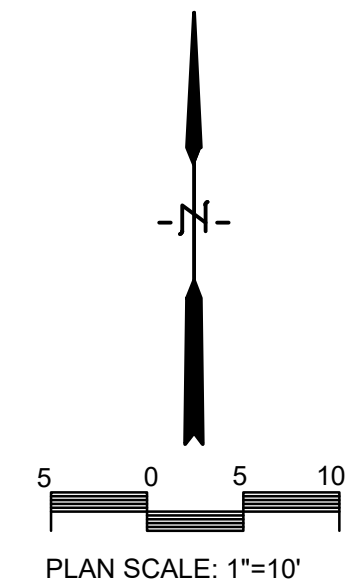
ALL MANHOLES SHALL BE BUILT WITH ECCENTRIC CONES.

NOTES

① SEE DETAIL A C400 FOR MANHOLE/INLET FOR STORM SEWER



A
C400 **12" NDS INLET**
NO SCALE



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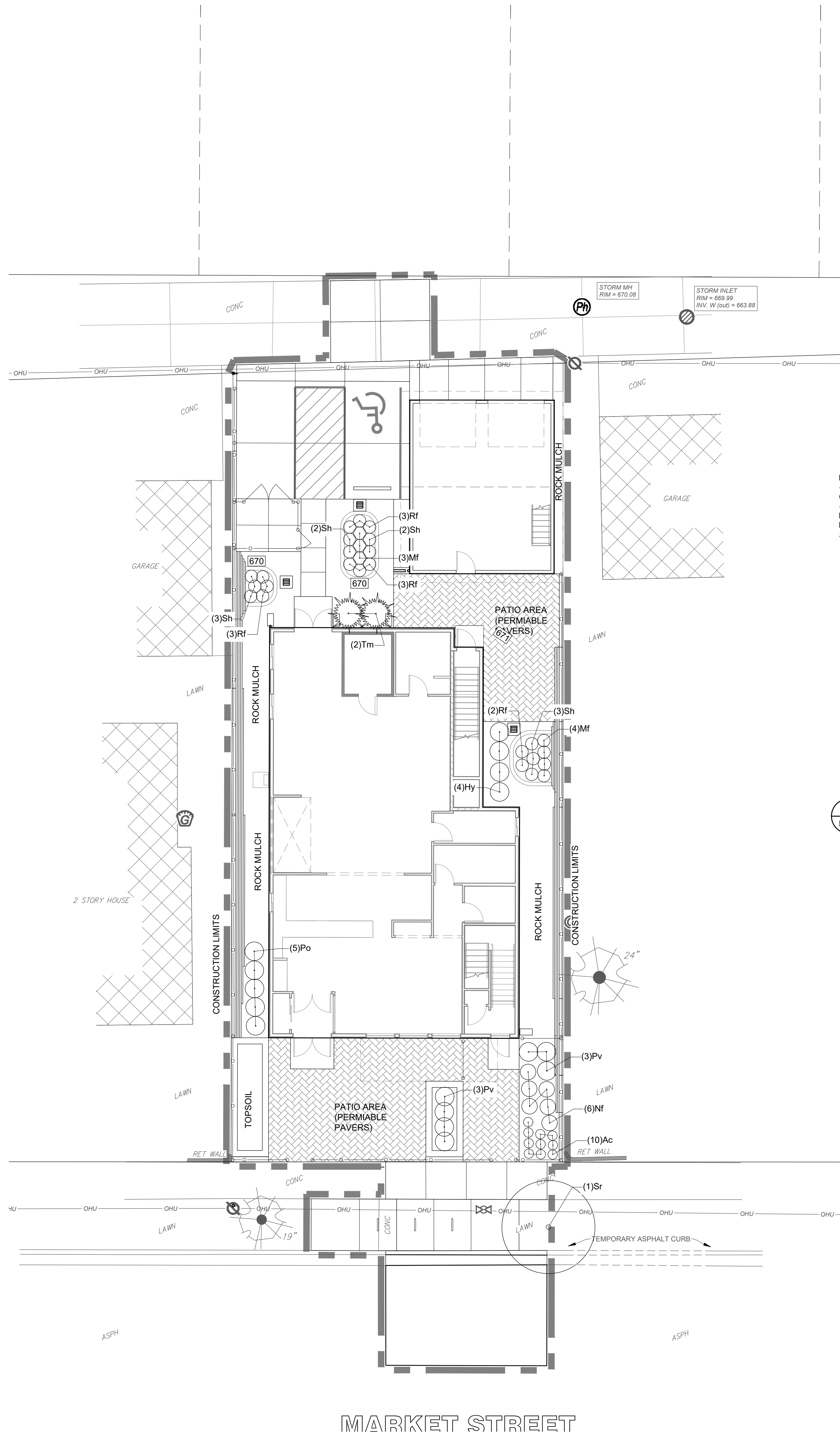
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BAKERY/SANDWICH SHOP & RESIDENCE
1513 MARKET STREET
LA CROSSE, WISCONSIN
UTILITY PLAN

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25-003 endrzz bakery 02
SHEET

C400



PLAN NOTES:

1. VERIFY UTILITY LOCATION BEFORE BEGINNING ANY WORK.
2. PLANTING BEDS SHALL HAVE 6" TOPSOIL AND 3" OF ROCK MULCH (CRUSHED #2 STONE). ROCK MULCH AREAS TO HAVE FABRIC WEED BARRIER. PROVIDE STEEL EDGING AROUND ALL LANDSCAPE BEDS WHERE NOT BORDERED BY HARDSCAPE. PROVIDE BELGIAN WALL AND WEDGE BLOCKS AROUND ALL BIOFILTERS.
3. MODIFICATIONS TO PLANT SPACING MAY BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY PROPOSED CHANGES TO PLANT MATERIALS OR DESIGN.
4. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK.
5. THE LANDSCAPE ARCHITECT'S ESTIMATED QUANTITIES ARE SHOWN IN THE MATERIAL LIST-SCHEDULE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLAN AND SHALL RELY ON THE SCHEDULED QUANTITIES AT THEIR OWN RISK. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL PLANTINGS SHOWN ON THE DRAWINGS, WHETHER INCLUDED IN THE SCHEDULE OR NOT

PLANT MATERIAL LIST-SCHEDULE

KEY	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
Ac	Achillea "Moonshine" Moonshine Yarrow	2 quart	10
Hp	Hydrangea paniculata "ILVOBO" Bobo Hydrangea	3 gal	4
Nf	Nepeta x faassenii "Walkers Low" Walkers Low Catmint	1 gal	6
Pv	Panicum virgatum "Heavy Metal" Heavy Metal Switchgrass	1 gal	7
Po	Physocarpus opulifolius "Donna May" Little Devil Ninebark	3 gal	5
Sr	Syringa reticulata "Ivory Silk" Ivory Silk Japanese Tree Lilac	1 1/2" cal	1
Tm	Taxus x media "Tauntoni" Taunton Spreading Yew	5 gal	2

PLANT MATERIAL LIST-SCHEDULE (BIOFILTERS)

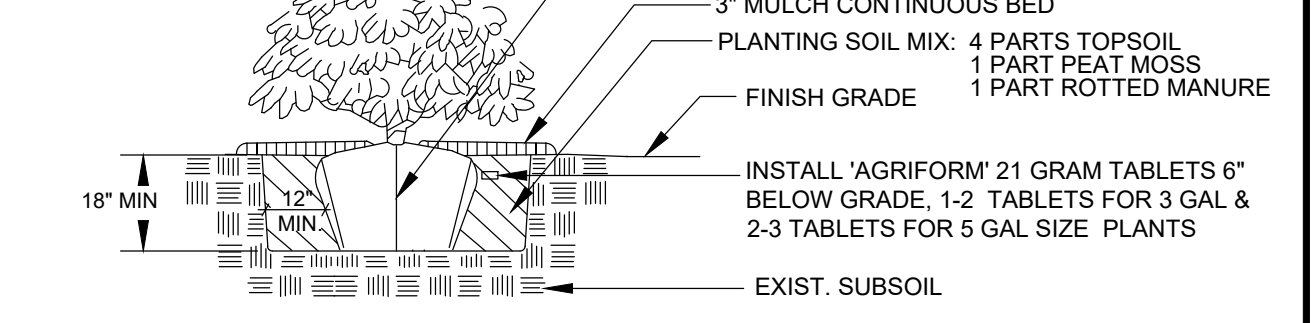
KEY	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
Mf	Monarda fistulosa Bergamot	1 gal.	7
Rf	Rudbeckia fulgida "Blow" Viette's Little Suzy Black-eyed Susan	1 gal.	11
Sh	Sporobolus heterolepis Prairie Dropseed	1 gal.	10

NOTES:

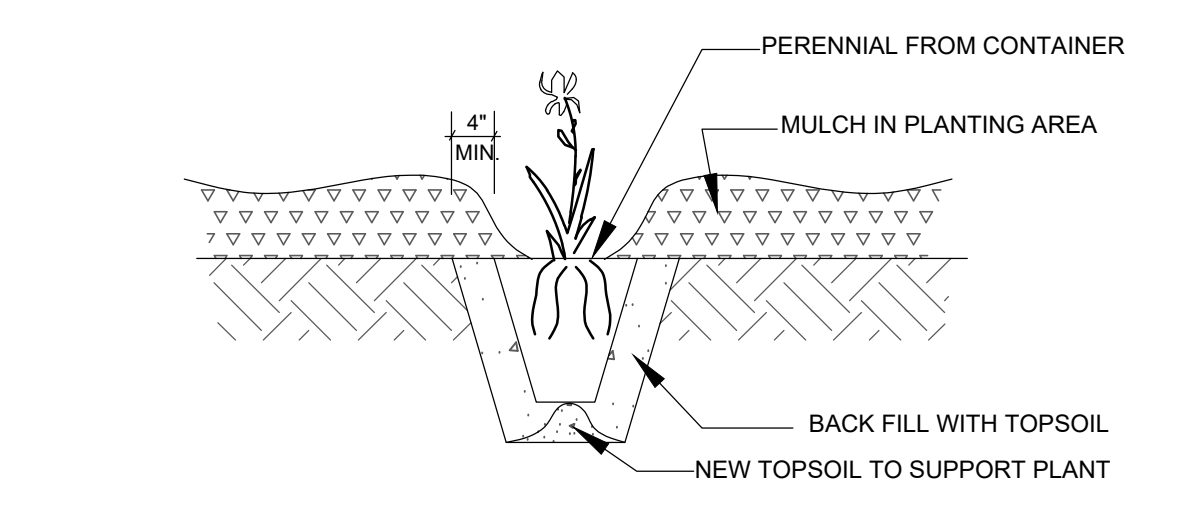
- FOR TREES IN CONTAINERS, REMOVE CONTAINER PRIOR TO PLANTING
- FOR BARE ROOT TREES, PLACE TREE IN MIDDLE OF PLANTING HOLE, SPREAD ROOTS OUT RADIALLY FROM THE TRUNK AROUND THE PREPARED HOLE.
- TREES SHALL BE STAKED ONLY AS NECESSARY TO PREVENT TREES FROM BLOWING OVER, AVOID STAKING TREES WHEN POSSIBLE. STAKING MATERIAL SHALL BE REMOVED AFTER THREE MONTHS.
- TRUNK FLARE
- 3-4" SHREDDED BARK MULCH
- BACKFILL, PLACE IN 6" LIFTS
- COMPLETELY REMOVE AND DISPOSE OF ALL TWINE, ROPE, AND WIRE BASKETS
- TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT THE ROOT BALL DOES NOT SHIFT
- PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL
- 3X DIAMETER OF ROOT BALL OR PER PLAN IF PLANTED IN A BIORETENTION AREA OR IF TREE OPENING IS RESTRICTED BY PAVEMENT

A TREE PLANTING DETAIL - ALL TREES
L100 NO SCALE

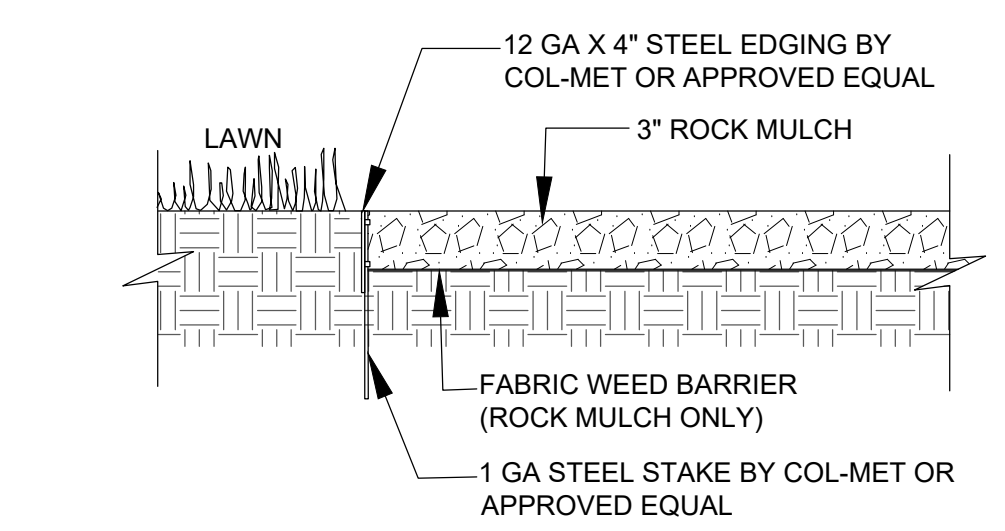
NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.



B SHRUB PLANTING DETAIL
L100 NO SCALE



C POTTED PLANTS PLANTING DETAIL
L100 NO SCALE



D LANDSCAPE EDGING DETAIL
L100 NO SCALE

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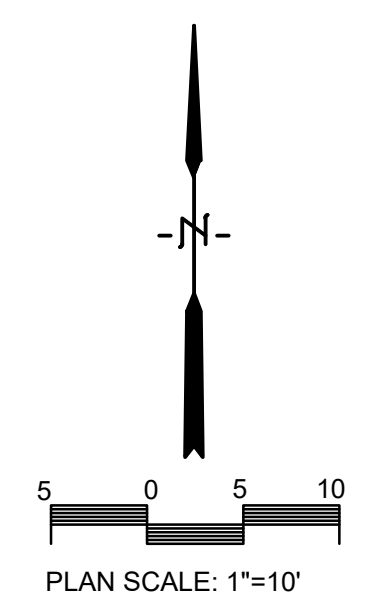
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