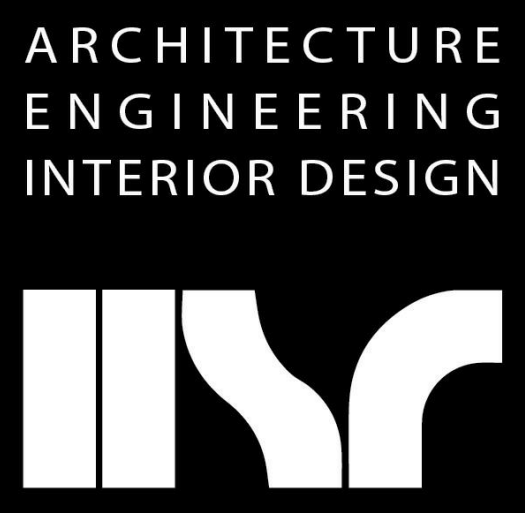


TRANE TECHNOLOGIES

BUILDING 7 LOADING DOCK MODIFICATIONS

2600 LOSEY BLVD S

LA CROSSE, WI



HSR ASSOCIATES INC.
100 MILWAUKEE STREET
LA CROSSE, WISCONSIN
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Consultant:

26018

JUNE 23, 2026

IFC

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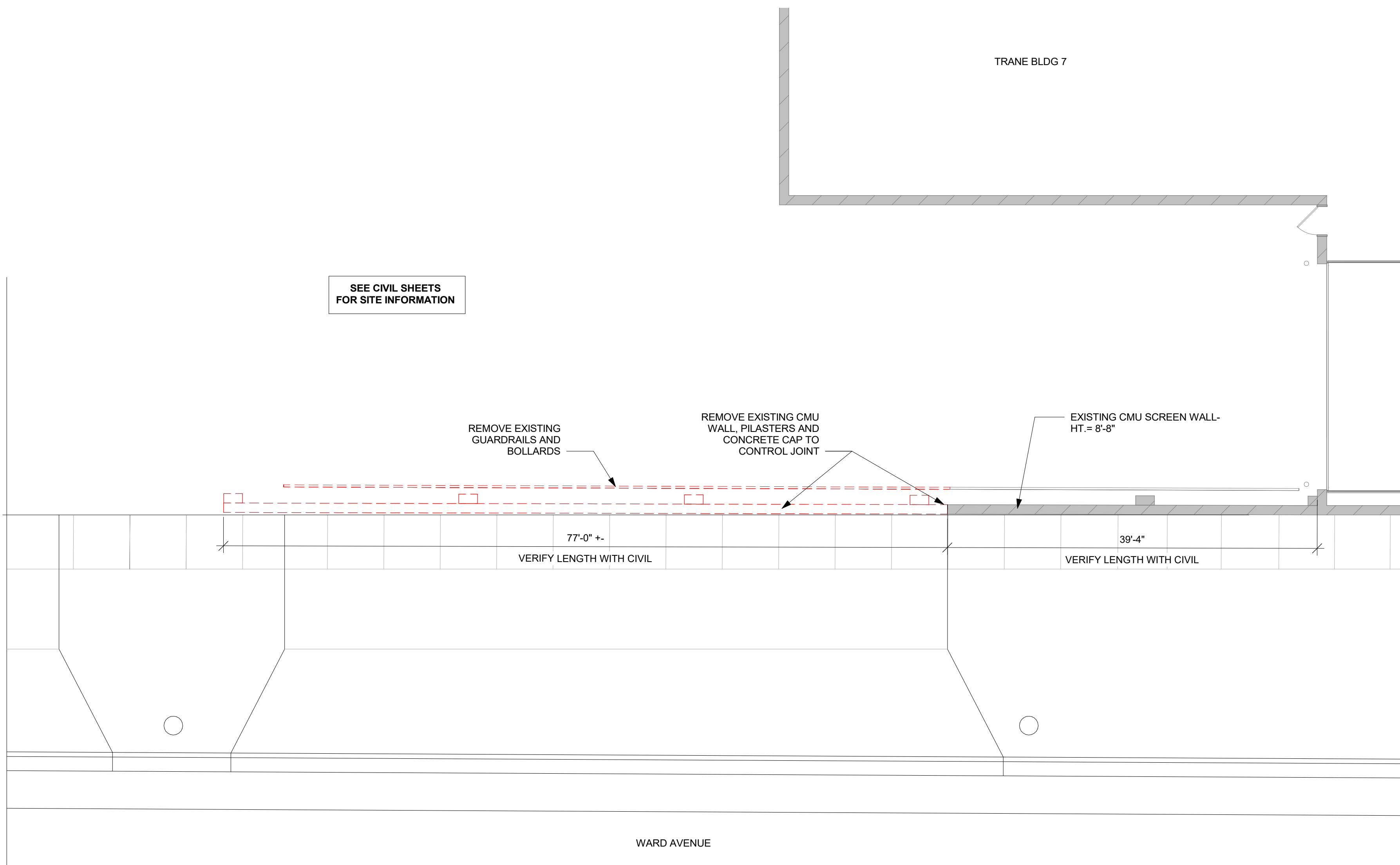
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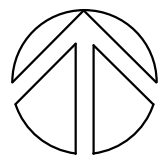
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ppopowich@galileo-group.us
608.317.5573



1 LOADING DOCK PLAN

1/8" = 1'-0"



TRANE TECHNOLOGIES
BUILDING 7 LOADING DOCK MODIFICATIONS

2600 LOSEY BOULEVARD S
LA CROSSE, WI 54601

COVER SHEET- LOADING DOCK PLAN

Project Title: TRANE TECHNOLOGIES
BUILDING 7 LOADING DOCK MODIFICATIONS

Project Location: 2600 LOSEY BOULEVARD S
LA CROSSE, WI 54601

Project Number: 26018

Project Date: May 14, 2026

Drawn By: MPL

Key Plan:

ISSUED FOR
CONSTRUCTION

Revisions:		
No.	Description	Date

Graphic Scale: VARIES

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**TRANE TECHNOLOGIES
LOADING DOCK MODIFICATIONS
EXISTING CONDITIONS MAP**

Project Title:
Project Location:
Sheet Title:

HSR Project Number:
26018
Project Date:
MAY 15, 2026
Drawn By:
C.G.
Key Plan:

**ISSUED FOR
CONSTRUCTION**

No.	Description	Date

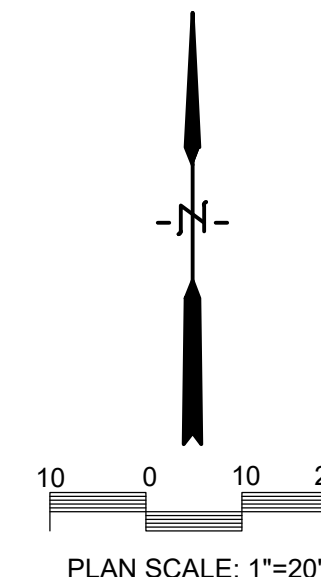
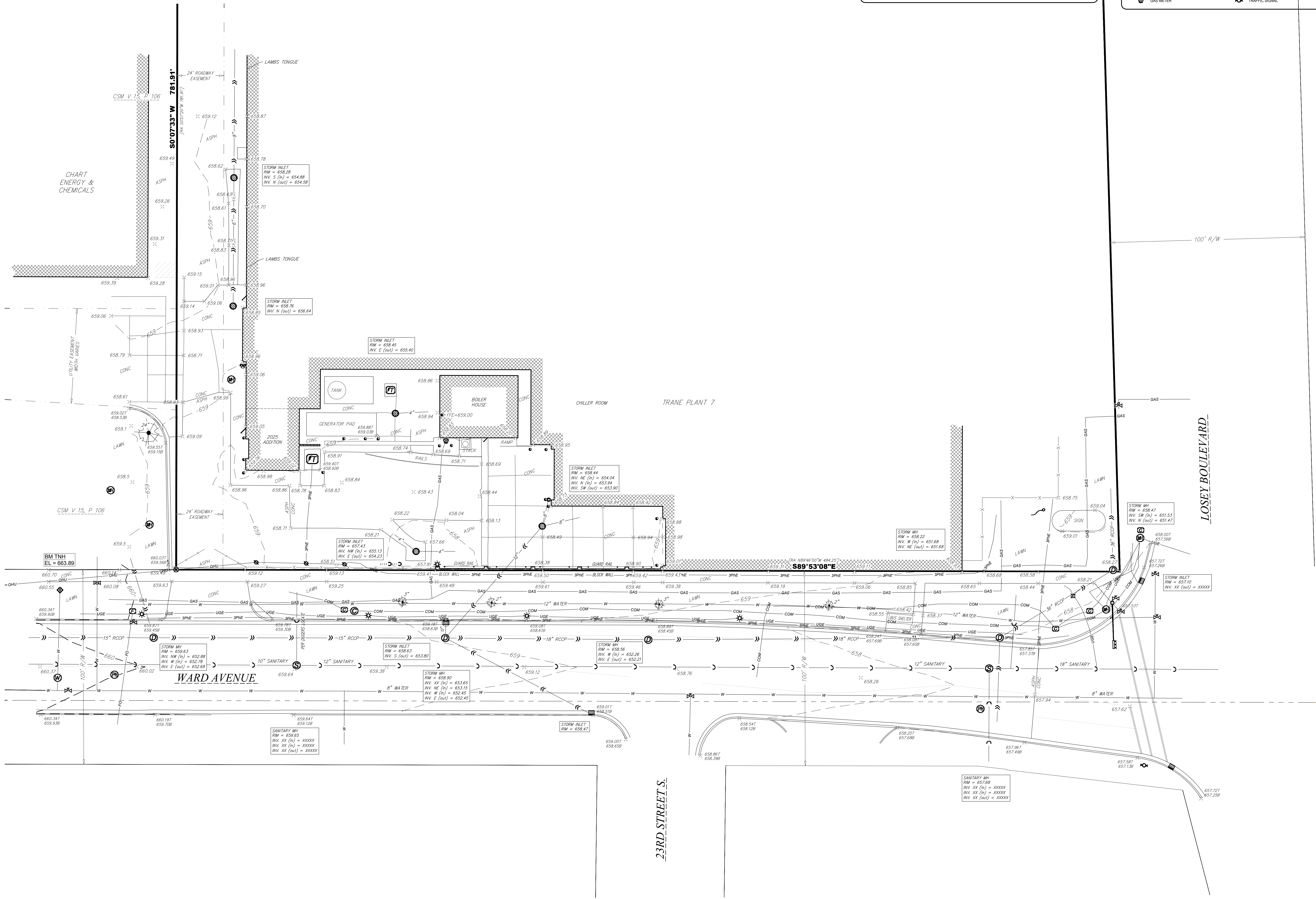
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1" = 20'

Last Update:
06/23/2026

C010

- GENERAL NOTES**
- THE UNDERGROUND LOCATIONS OF THE PUBLIC UTILITIES WERE MARKED BY REPRESENTATIVES OF THOSE COMPANIES VIA DIGGERS 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. **DAL 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 HSR ASSOCIATES 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 HSR ASSOCIATES 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.

LEGEND	
660	CONTOUR MAJOR 1:659.24 SPOT ELEVATION (HARD SURFACE)
659	CONTOUR MINOR 1:659.2 SPOT ELEVATION (SOFT SURFACE)
FOUND 3/4" O.D. IRON BAR (UNLESS NOTED)	FLOW DIRECTION
FOUND DRILL HOLE (UNLESS NOTED)	FLOW DIRECTION
SANITARY MANHOLE	SANITARY SEWER
STORM MANHOLE	STORM SEWER
CURB INLET	WATER MAIN
AREA DRAIN	GAS
WATER MANHOLE	UNDERGROUND ELECTRIC
HYDRANT	UNDERGROUND ELECTRIC (PHASE)
WATER VALVE	COM
CURB STOP	COMMUNICATIONS (UNSPECIFIED)
TRANSFORMER	FO
ELECTRIC PEDESTAL	FIBER OPTIC
LIGHT POLE	OVERHEAD UTILITIES
FIBER OPTIC PULLBOX	FENCE
PHONE MANHOLE	UTILITY POLE
COMMUNICATIONS MANHOLE	GUY ANCHOR
COMMUNICATIONS PULLBOX	CLEANOUT
UNKNOWN MANHOLE	BOLLARD
GAS METER	FLAGPOLE
	SINGLE POST SIGN
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL
	FFE FINISHED FLOOR ELEVATION
	R/W RIGHT-OF-WAY
	RCCP REINFORCED CYLINDRICAL CONCRETE PIPE
	DECIDUOUS TREE, SIZE AS NOTED



SITE NOTES

- 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. CALL DIGGERS HOTLINE (800) 242-8511
- The underground locations of the Public Utilities were marked by representatives of those companies. The locations of the privately owned underground utilities were not marked.
- There may be more underground utility installations within the project area that are not shown.
- It shall be the contractors responsibility to arrange for any necessary inspections by local government that may be required.
- 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.
- There may be discrepancies between the building exterior as located on the survey and what was provided by the architect. Verify dimensions prior to construction.

DEMOLITION NOTES

- ① SAW CUT AND REMOVE EXISTING PAVEMENT
- ② REMOVE EXISTING CONCRETE CURB OR PAVEMENT TO NEAREST JOINT
- ③ PROTECT EXISTING IMPROVEMENT IN PLACE
- ④ PROTECT EXISTING UTILITY IN PLACE
- ⑤ REMOVE EXISTING TREE
- ⑥ PROTECT EXISTING TREE

ARCHITECTURE
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INTERIOR DESIGN



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TRANE TECHNOLOGIES
LOADING DOCK MODIFICATIONS
2600 LOSEY BOULEVARD S
LA CROSSE, WI 54601
DEMOLITION PLAN

Project Title:

HSR Project Number: 26018

Project Date: MAY 15, 2026

Drawn By: C.G.

Key Plan:

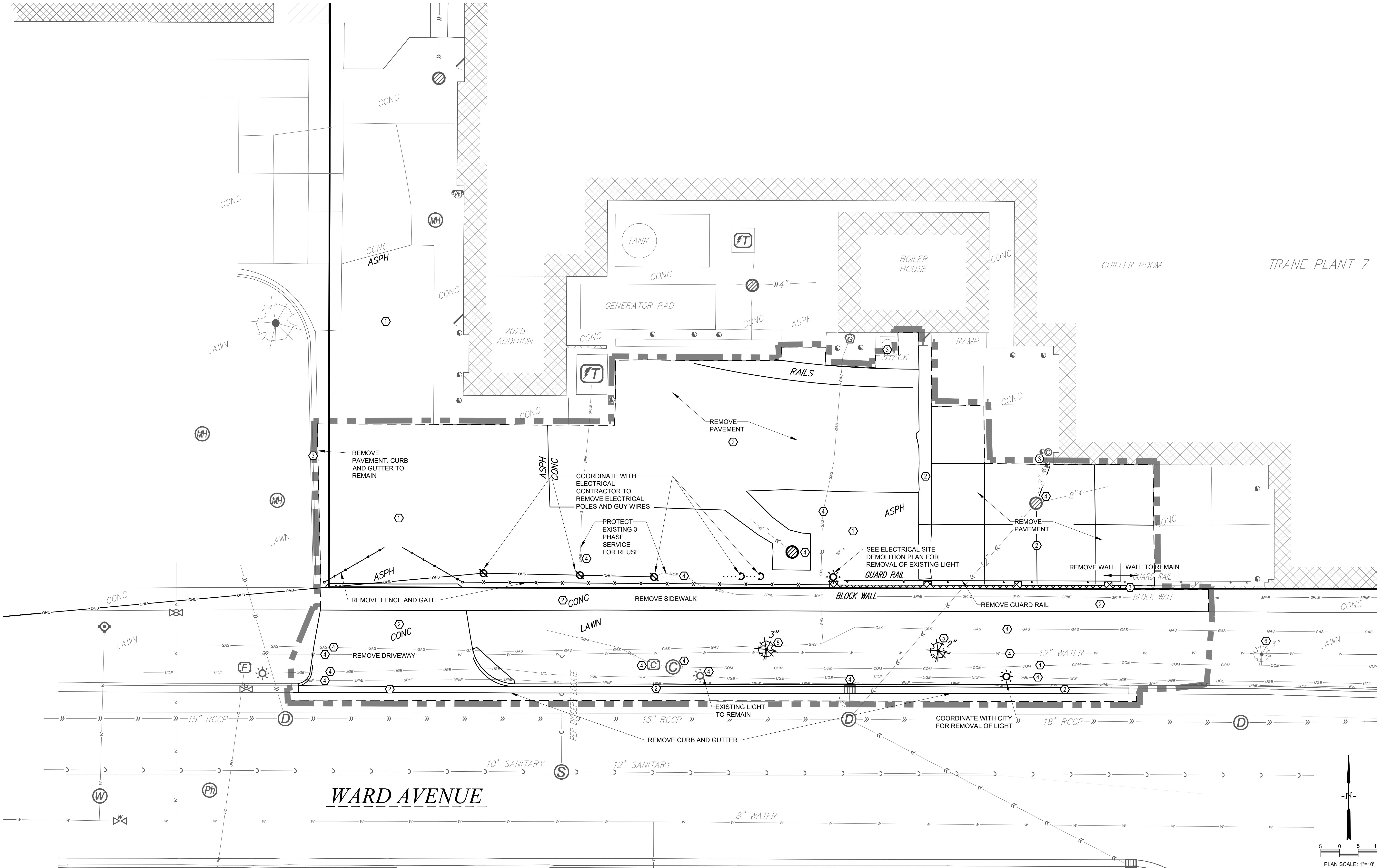
ISSUED FOR
CONSTRUCTION

Revisions:		
No.	Description	Date

Graphic Scale: 1" = 10'

Last Update: 06/23/2026

C050



SECTION 31 10 00
SITE PREPARATION

PART 1 - GENERAL

1.1 SECTION INCLUDES

1.2 PROJECT CONDITIONS

A. Traffic: Conduct site-clearing operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do not close or obstruct streets, walks, or other occupied or used facilities without permission from authorities having jurisdiction. City of La Crosse permit to work in the ROW is required.

B. Restore to original grades and conditions, areas adjacent to the Site disturbed or damaged as a result of site preparation work.

PART 2 - PRODUCTS

2.1 TOPSOIL

A. Topsoil is defined as friable clay loam surface soil found in a depth of not less than 4".

PART 3 - EXECUTION

3.1 SITE CLEARING

A. Protect adjacent improvements from damage.

B. Remove grass and other vegetation, or obstructions, as required, to permit installation of new construction. Strip topsoil to whatever depths encountered in a manner to prevent interfering with underlying subsoil or other objectionable material. Strip topsoil only where necessary to install new construction.

C. Stockpile topsoil in storage piles graded for free drainage of runoff. Provide sediment control as specified. Dispose of unsuitable or excess topsoil off the site.

D. If unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure both nature and extent of conflict. Submit report to Owner's representative in written, accurate detail. Pending receipt of directive from Owner's representative, rearrange site preparation schedule as much as practical to continue overall job progress without delay.

3.2 UTILITIES

A. Before starting excavation, establish location and extent of underground utilities that may be present in work area. Notify Utility owner and Gundersen of any discovered utility conflict and assist in coordinating a meeting to discuss the possible options to resolve the conflict. Maintain any existing utility lines, that will remain in-place, that pass through work area. Protect active utility services uncovered by excavation.

B. Structures in the ROW that are not reinstated shall be returned to the City (such as signs and castings).

C. Remove abandoned utility service lines from areas of excavation. Cap, plug or seal such lines and identify at grade per requirements of the utility having authority. Accurately locate and record abandoned active utility lines, rerouted or extended, on project record documents when encountered.

D. If asbestos is found, stop work and notify Engineer immediately.

3.3 DISPOSAL OF WASTE MATERIALS

A. Removal from Owner's Property: Remove all waste materials from Owner's property and dispose of in accordance with all applicable laws and regulations.

3.4 CLEANING

A. Upon completion of site preparation work, clean areas within the contract limits, remove tools, and equipment. Provide the Site clear, clean, and free of materials and debris and suitable for site work operations.

3.5 REPAIRING

A. Repair demolition performed in excess of that required. Return structures and surfaces to remain to condition existing prior to commencement of site preparation work. Repair and clean adjacent construction or surfaces soiled or damaged by site preparation work.

END OF SECTION - 31 10 00

SECTION 31 22 00
EARTHWORK

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. The Contractor shall provide all labor, fill materials, and equipment to complete the work including staking and lay out of the work. The work includes excavating subsoil and reforming to grades shown on the drawings. All proposed grades and contours shown on the plans are finished surfaces.

B. Quality control testing services shall be provided by the Contractor.

1.2 DEFINITIONS

A. Excavation: Removal of material encountered to subgrade elevations and the reuse or disposal of materials removed.

B. Subgrade: The uppermost surface of an excavation or the top surface of a fill or backfill immediately below subbase, base, aggregate, or topsoil material.

1.3 SUBMITTALS

A. Quality Assurance Submittals

1. Test results for the following:

a. Optimum Density Testing

b. Compaction Testing

c. Closeout Submittals

a. Compliance Report in accordance with Article 3.10 A.

1.4 QUALITY ASSURANCE

A. ASTM D698, standard proctor density, shall be used to determine the optimum density and optimum moisture content for the soil work in this Section.

1.5 QUALITY CONTROL TESTING DURING CONSTRUCTION

A. An independent soil testing service for quality control testing during earthwork operations shall be hired by the Contractor. The services performed by the soil testing service will be paid by the Contractor as follows:

1. Optimum Density Testing - Fill Material

a. Testing required establishing the quality, appropriateness and optimum density levels of the materials used for fill.

2. Optimum Density Testing - Material in Place

a. Testing required to establish the optimum density levels for the existing material remaining in place after soil materials have been removed.

c. Compaction Testing

a. Field density tests for determining the compaction of soil in-place.

PART 2 - PRODUCTS

2.1 FILL MATERIALS

A. General Summary: The fill materials will be divided into two (2) categories as specified below:

1. Excavated Material from On-Site: Material excavated from on-site may be reused as a general fill provided it was free of debris when excavated and is acceptable by the Contractor's geotechnical engineering service. Moisture content of the material shall allow for proper compaction.

2. Fill from Off-Site: Fill material from off-site shall be approved by the Contractor's Geotechnical Engineer and be placed and tested in accordance with standard practice and this specification.

PART 3 - EXECUTION

3.1 PREPARATION

A. Establish and identify lines, levels, contours, and datum. Maintain benchmarks, monuments, and other reference points.

B. Before start of grading, establish the location and extent of utilities in the work areas. Protect existing structures, utilities, pavements, and other facilities from damage caused by earthwork operations.

C. Provide erosion control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff to adjacent properties.

3.2 EXCAVATION

A. Unclassified Excavation: All excavation is unclassified and includes excavation to required subgrade elevations regardless of the character of materials and obstructions encountered. Excess materials are waste materials and must be removed from the site.

3.3 CORRECTIONS FOR STRUCTURES

A. Excavate to indicated elevations and dimensions within a tolerance of plus or minus 0.10 foot. Excavate for equipment pads to indicated cross sections, elevations, and grades.

3.4 APPROVAL OF SUBGRADE

A. When the Contractor's geotechnical service determines that unforeseen unsatisfactory soil is present, over-excavate and replace with specified fill material. Correcting of unforeseen conditions shall be paid for in accordance with the Contract.

B. Reconstruct subgrade damaged by construction activities.

3.5 FILL

A. When subgrade or existing ground surface to receive fill has density less than that required for fill, the Contractor shall compact the surface to required density before placing fill material in 8" layers to required elevations.

3.6 COMPACTION

A. Place fill materials in layers not more than 8" in loose depth for material compacted by heavy compaction equipment.

B. Percentage of Maximum Dry Density Requirements: Compact soil to not less than the following percentages of maximum dry density according to ASTM D698:

1. Under structures, pavements, and slopes greater than 4:1, compact fill material to 95 percent maximum dry density.

2. Below other areas, not included in 1. above, place fill material to 85 percent maximum dry density.

3.7 GRADING

A. Uniformly grade areas to a smooth surface. Comply with compaction requirements and grade to cross sections, lines, and elevations indicated. Provide a smooth transition between existing adjacent grades and new grades.

3.8 FIELD QUALITY CONTROL

A. Testing Agency Services: Allow testing agency to inspect and test each subgrade and each fill or backfill layer. Do not proceed until tests results for previously completed work verify compliance with requirements.

1. Perform field in-place density tests according to ASTM D1556 (sand cone method), ASTM D2167 (rubber balloon method), or ASTM D2937 (drive cylinder method), as applicable.

a. Field in-place density tests may also be performed by the nuclear method according to ASTM D2922, provided that calibration curves are periodically checked and adjusted to correlate to tests performed using ASTM D1556. With each density calibration check, check the calibration curves furnished with the moisture gages according to ASTM D3017.

b. When field in-place density tests are performed using nuclear methods, make calibration checks of both density and moisture gages at beginning of work, on each different type of material encountered, and at intervals as directed by the Owner.

c. Fill and structural fill: At the excavated subgrade and at each compacted two (2) foot fill layer, perform at least one (1) field in-place density test for every 2,000 square feet but in no case fewer than three tests per layer. Test at least two (2) fill layers (one intermediate layer and at final surface subgrade layer, nine tests total is the minimum).

B. When testing agency reports that subgrade or fill are below specified density, the Contractor shall take the necessary measures to compact the area to the specified compaction and retest until required density is obtained.

3.9 CLEANUP

A. Streets and site shall be left free of excess soil, debris, or stains on a daily basis.

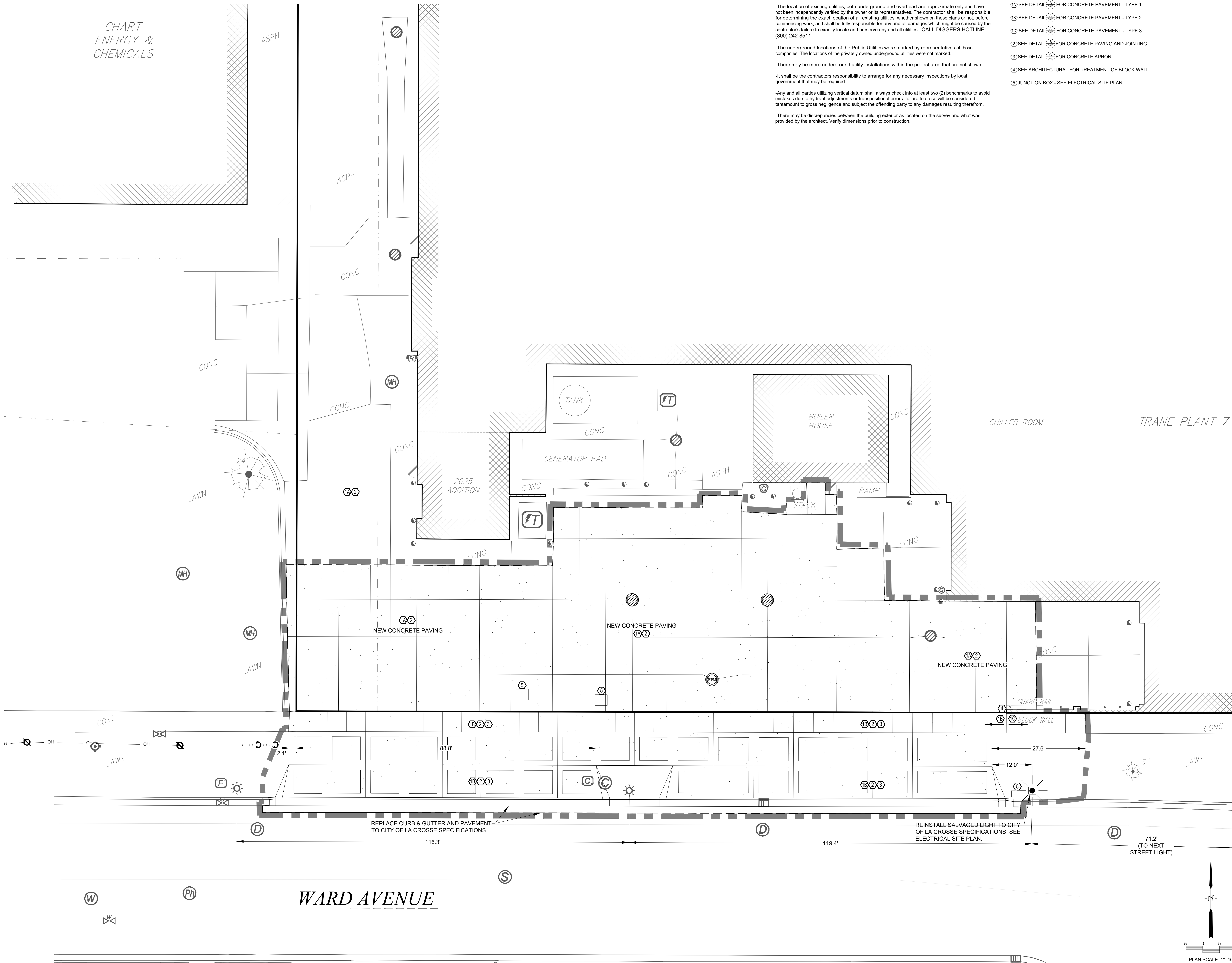
3.10 COMPLIANCE REPORT

A. Contractor shall submit a final report from the Contractor's testing service stating that the specification has been met. The report shall contain lab and field result reports of all testing performed to support this conclusion.

3.11 WARRANTY

A. Contractor shall warrant all work free of defects in materials and workmanship for a period of one (1) year following final acceptance of work by Owner.

END OF SECTION - 31 22 00



SITE NOTES

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- There may be discrepancies between the building exterior as located on the survey and what was provided by the architect. Verify dimensions prior to construction.

SITE NOTES

- (1A) SEE DETAIL (A) FOR CONCRETE PAVEMENT - TYPE 1
- (1B) SEE DETAIL (A) FOR CONCRETE PAVEMENT - TYPE 2
- (1C) SEE DETAIL (A) FOR CONCRETE PAVEMENT - TYPE 3
- (2) SEE DETAIL (A) FOR CONCRETE PAVING AND JOINTING
- (3) SEE DETAIL (A) FOR CONCRETE APRON
- (4) SEE ARCHITECTURAL FOR TREATMENT OF BLOCK WALL
- (5) JUNCTION BOX - SEE ELECTRICAL SITE PLAN

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TRANE TECHNOLOGIES
LOADING DOCK MODIFICATIONS

Project Title:

HSR Project Number:
26018

Project Date:
MAY 15, 2026

Drawn By:
C.G.

Key Plan:

Project Location: **2600 LOSEY BOULEVARD S
LA CROSSE, WI 54601**

Sheet Title:

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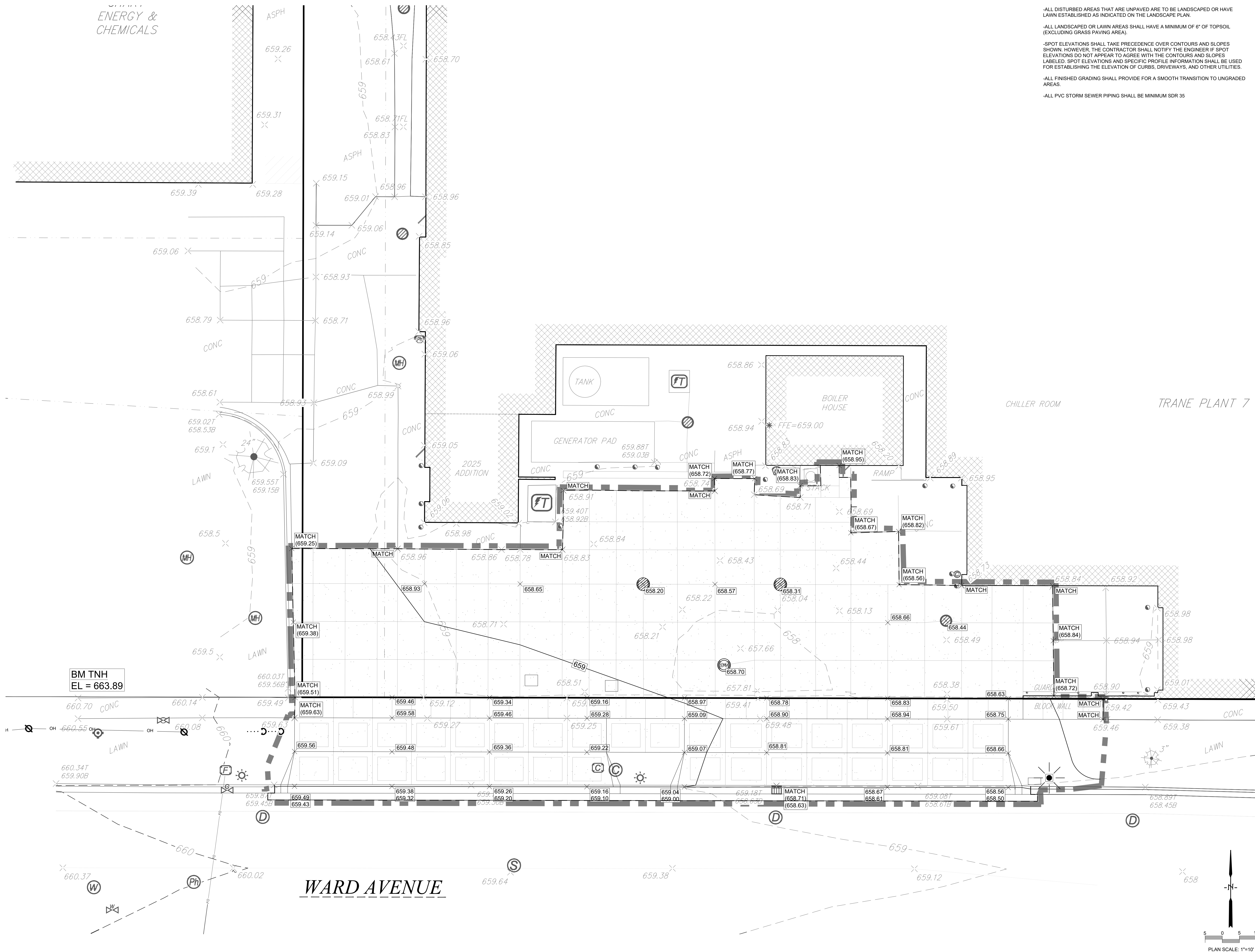
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No.	Description	Date

Graphic Scale:
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Last Update:
06/23/2026

C100

ENERGY &
CHEMICALS



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 HAVE LAWN ESTABLISHED AS INDICATED ON THE LANDSCAPE PLAN.
- ALL LANDSCAPED OR LAWN AREAS SHALL HAVE A MINIMUM OF 6" OF TOPSOIL (EXCLUDING GRASS PAVING AREA).
- 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.
- ALL PVC STORM SEWER PIPING SHALL BE MINIMUM SDR 35

ARCHITECTURE
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TRANE TECHNOLOGIES
LOADING DOCK MODIFICATIONS

Project Title:
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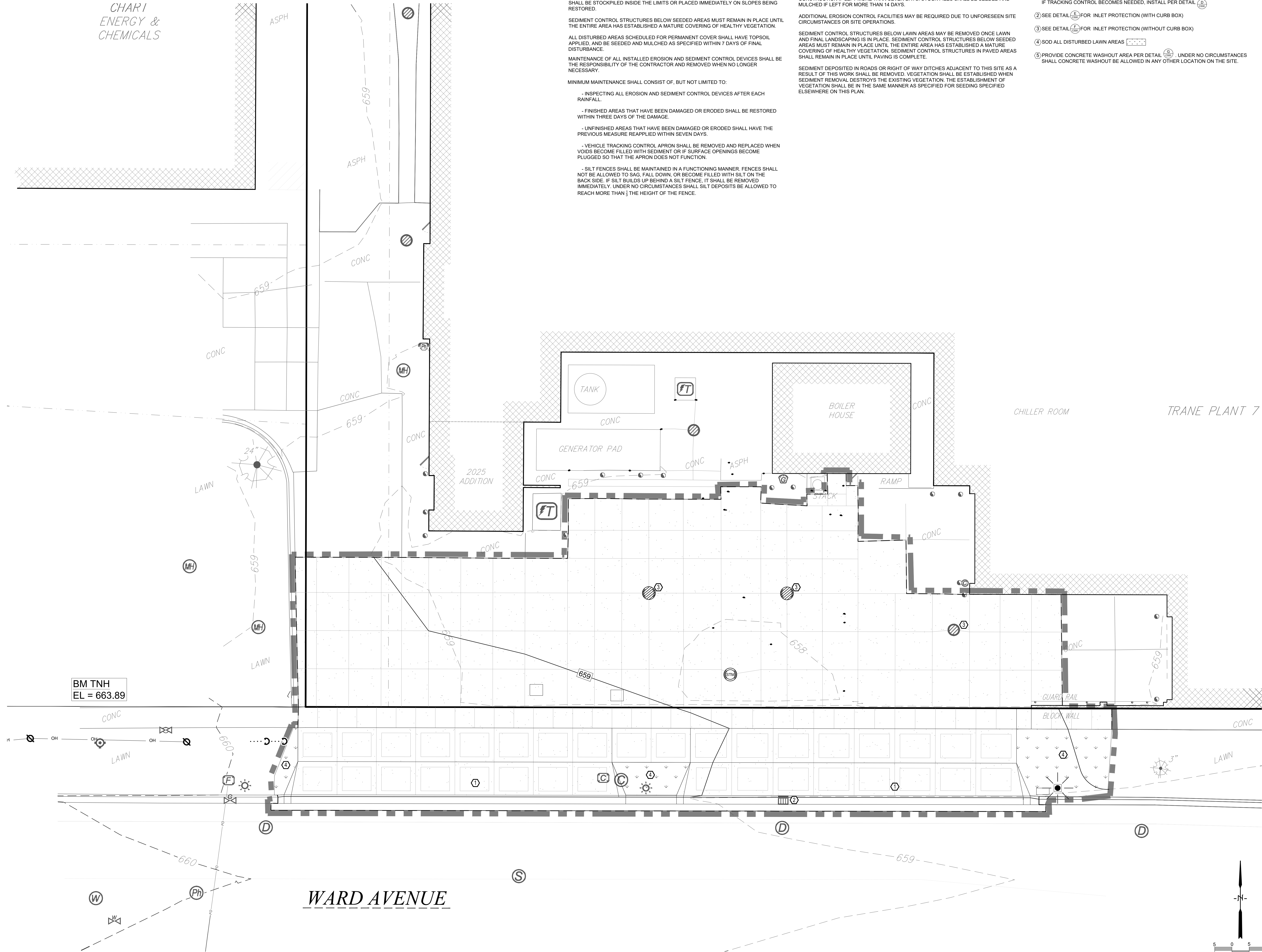
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Graphic Scale:
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Last Update:
06/23/2026

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CHARI
ENERGY &
CHEMICALS



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 KEEP DISTURBED AREA LOWER THAN ADJACENT PAVEMENT UNTIL READY TO PAVE. IF TRACKING CONTROL BECOMES NEEDED, INSTALL PER DETAIL (D).
- ② SEE DETAIL (S) FOR INLET PROTECTION (WITH CURB BOX)
- ③ SEE DETAIL (S) FOR INLET PROTECTION (WITHOUT CURB BOX)
- ④ SOD ALL DISTURBED LAWN AREAS
- ⑤ PROVIDE CONCRETE WASHOUT AREA PER DETAIL (S) UNDER NO CIRCUMSTANCES SHALL CONCRETE WASHOUT BE ALLOWED IN ANY OTHER LOCATION ON THE SITE.

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Environmental Design & Consulting
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TRANE TECHNOLOGIES
LOADING DOCK MODIFICATIONS
2600 LOSEY BOULEVARD S
LA CROSSE, WI 54601
EROSION CONTROL PLAN

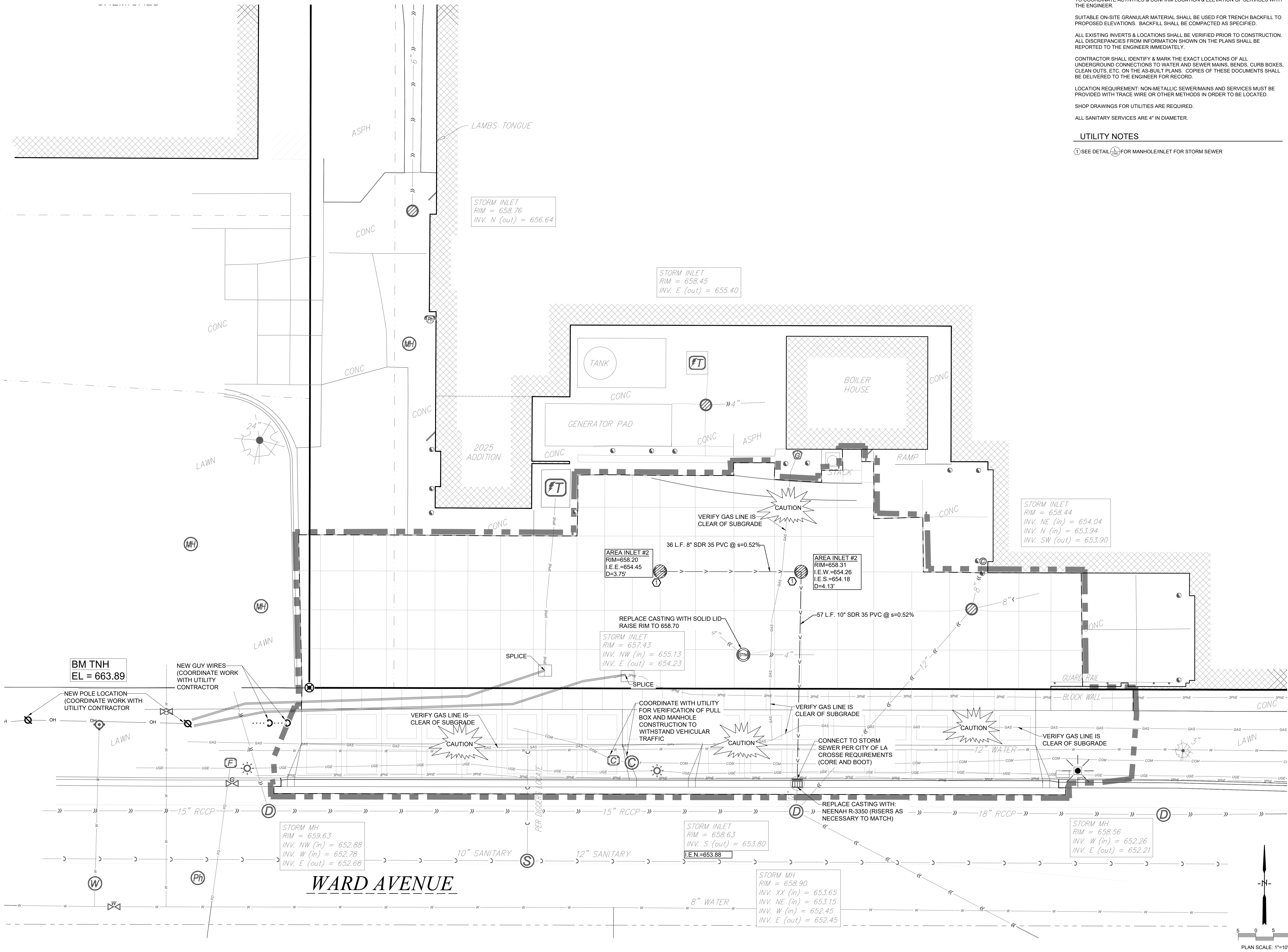
Project Title:
HSR Project Number:
Project Date:
Drawn By:
Key Plan:

26018
MAY 15, 2026
C.G.

ISSUED FOR
CONSTRUCTION

Revisions:		
No.	Description	Date
Graphic Scale: 1" = 10'		
Last Update: 06/23/2026		

C300



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.

SANITARY LATERALS SHALL HAVE A MINIMUM DEPTH 6' BELOW FINISHED FLOOR ELEVATIONS. WATER LATERAL TO HAVE MINIMUM 7.5' COVER. THE CONTRACTOR IS TO COORDINATE ACTIVITIES & CONFIRM LOCATION & ELEVATION OF SERVICES WITH THE ENGINEER.

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 SANITARY SERVICES ARE 4" IN DIAMETER.

UTILITY NOTES

① SEE DETAIL (L) FOR MANHOLE/INLET FOR STORM SEWER

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Consultant:

**PARAGON ASSOCIATES**
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833 CLEVELAND AVENUE, LA CROSSE, WI 54601
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**TRANE TECHNOLOGIES
LOADING DOCK MODIFICATIONS**

Project Title:

Project Number:
26018

Project Date:
MAY 15, 2026

Drawn By:
C.G.

Key Plan:

Project Location:
**2600 LOSEY BOULEVARD S
LA CROSSE, WI 54601**

Sheet Title:
UTILITY PLAN

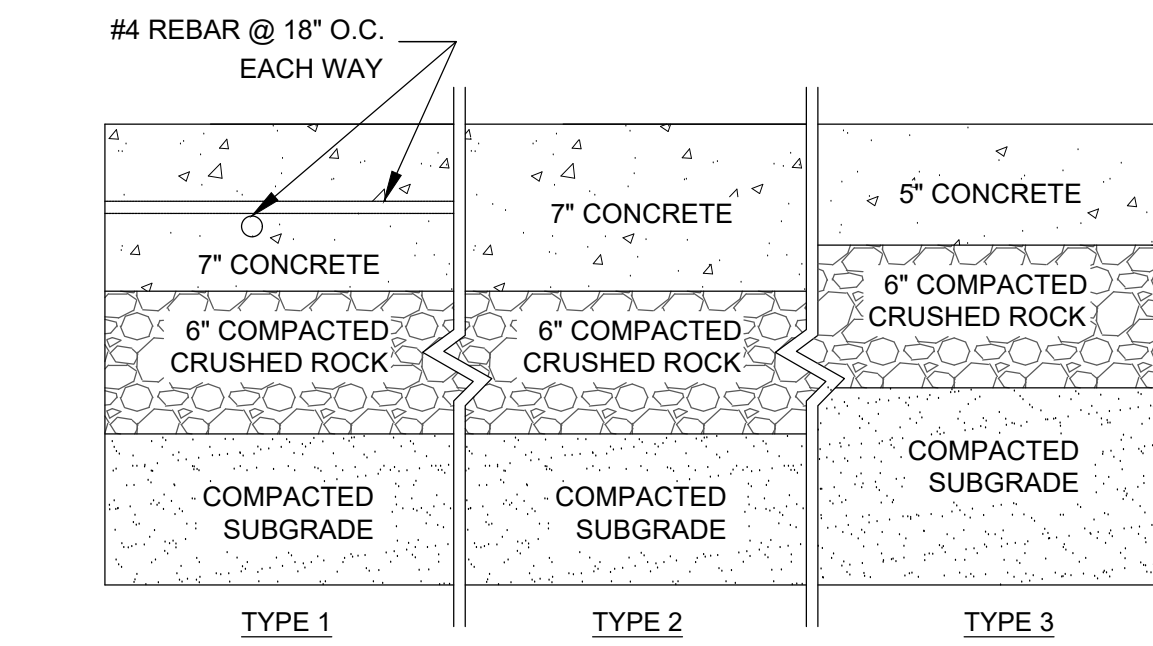
ISSUED FOR
CONSTRUCTION

No.	Description	Date

Graphic Scale:
1" = 10'

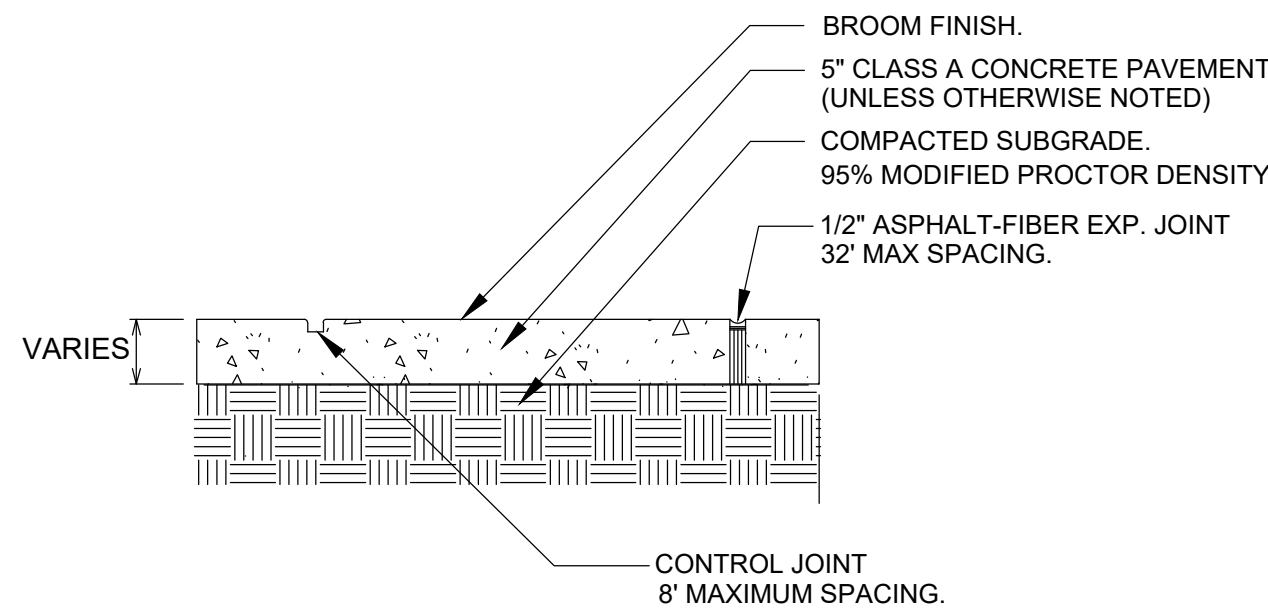
Last Update:
06/23/2026

C400

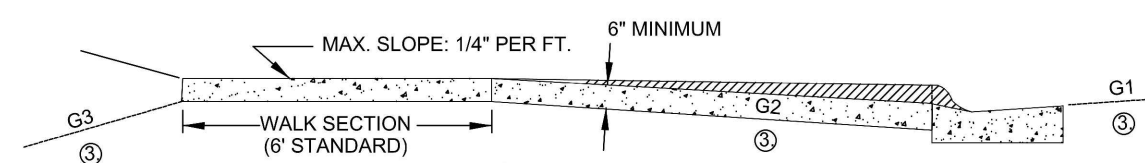
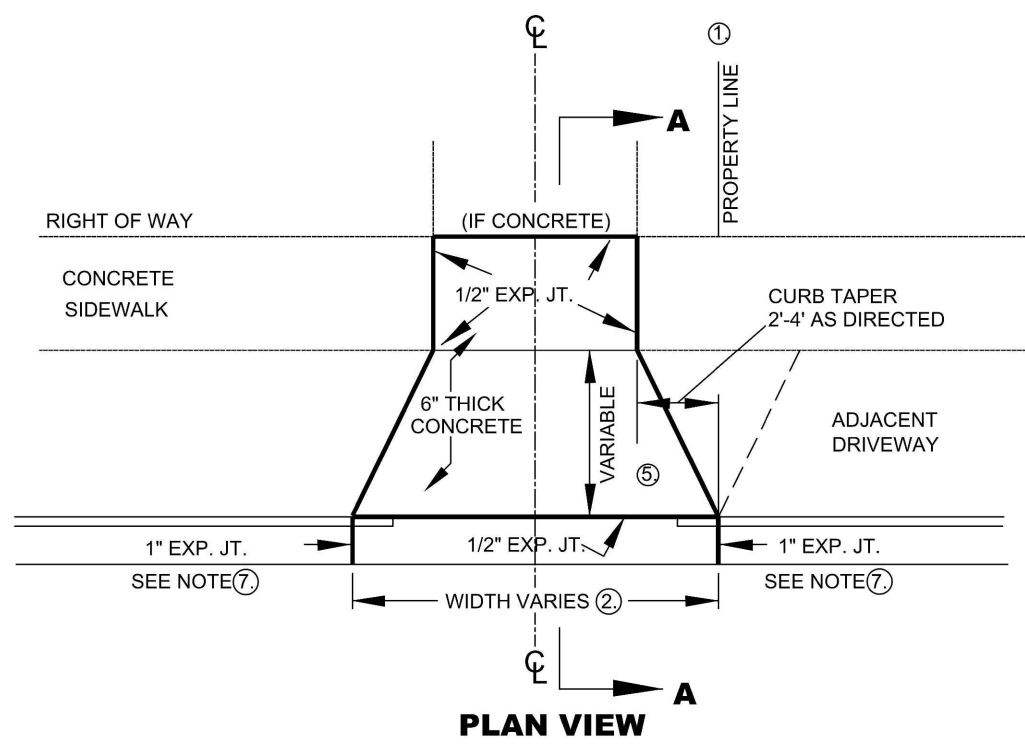


NOTE: ALL WORK IN CITY RIGHT-OF-WAY TO CONFORM WITH CITY SPECIFICATIONS

A **CONCRETE PAVEMENT SECTION DETAIL**
C100 NO SCALE



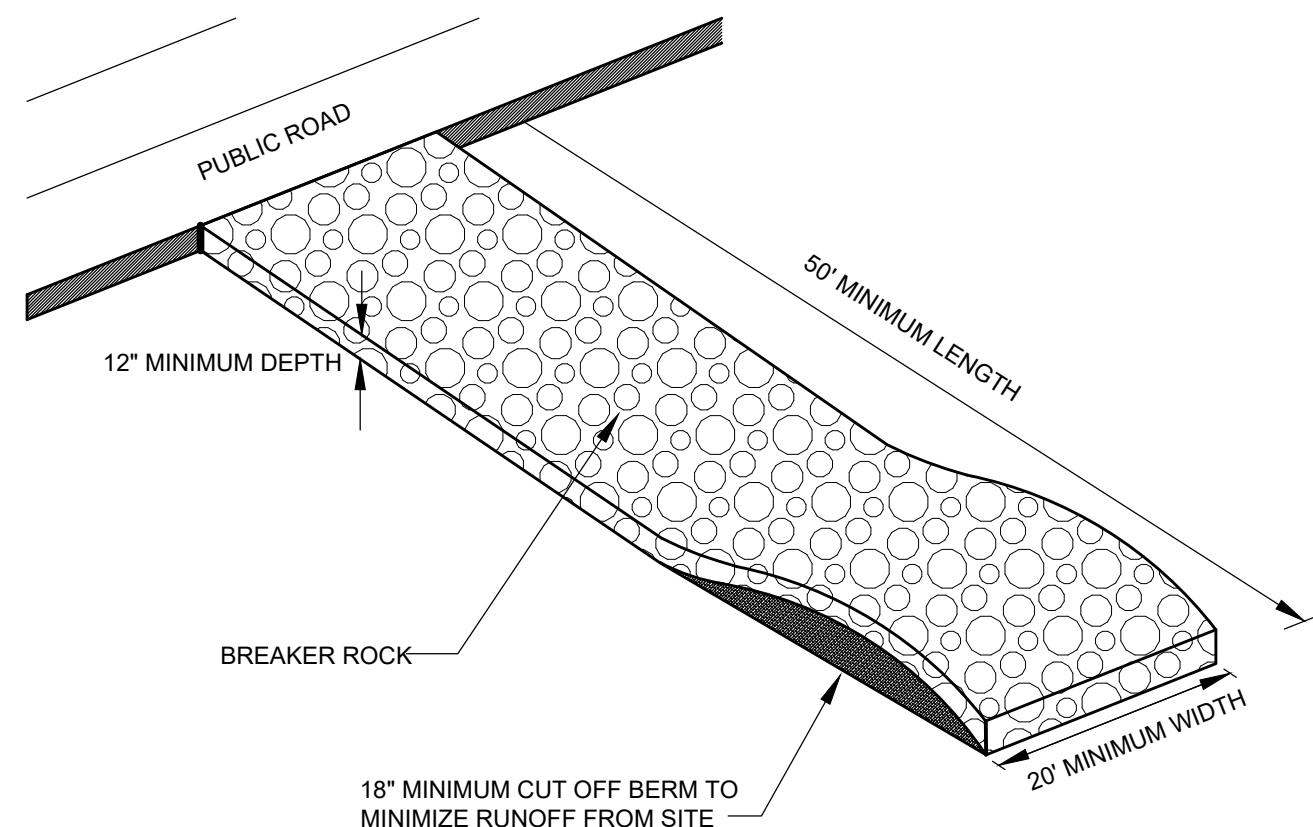
B **CONCRETE PAVING AND JOINTING**
C100 NO SCALE



SECTION A-A
STANDARD DRIVEWAY DETAIL

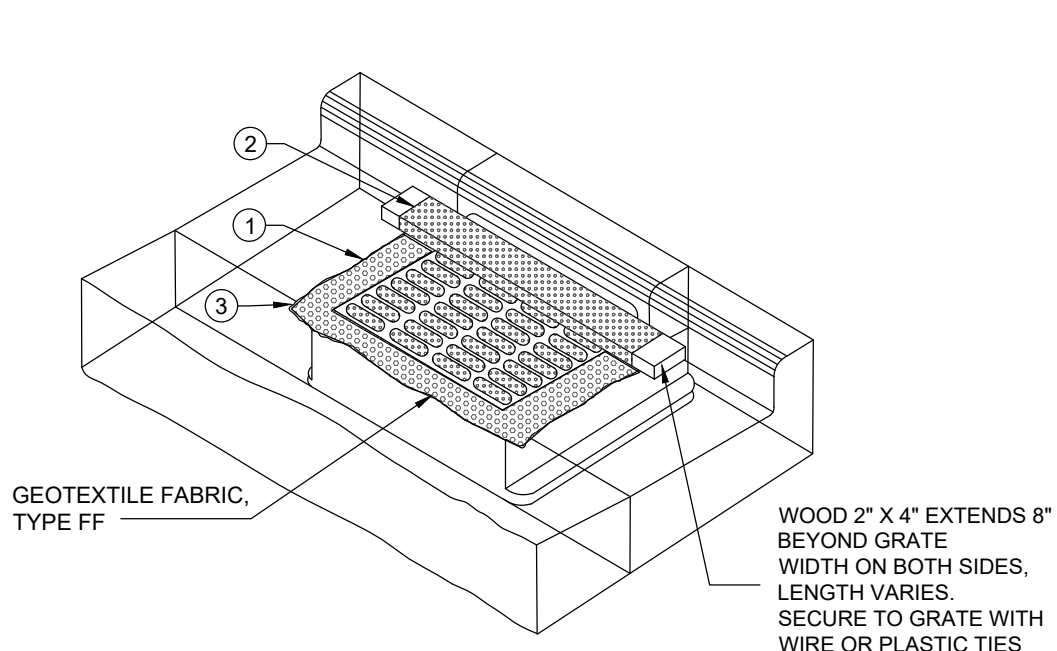
- ① DRIVE SECTION SHALL NOT OVERLAP PROPERTY LINE EXTENDED, EXCEPT WHERE PERMITTED BY THE ENGINEER, OR WHEN A JOINT DRIVEWAY AGREEMENT IS EXECUTED BY OWNERS OF ADJACENT PROPERTIES.
- ② MAXIMUM DRIVEWAY WIDTH AT THE CURB AND SIDEWALK IS SET FORTH IN CITY ORDINANCE SEC. 40.4. FINAL DIMENSIONS SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT.
- ③ THE BREAKOVER ANGLE (CAUSE OF CARS BOTTOMING) BECOMES CRITICAL WHEN THE ALGEBRAIC DIFFERENCE OF GRADES (G1, G2, & G3) EXCEEDS 11%.
- ④ A REINFORCED DRIVE SECTION IS REQUIRED FOR CURBS & GUTTER IN AREAS ZONED INDUSTRIAL OR COMMERCIAL.
- ⑤ BACK OF CURB TO FRONT OF CONCRETE SIDEWALK MUST BE CONCRETE, BRICK OR ASPHALT.
- ⑥ MECHANICAL COMPACTION OF SUBSOIL IN LAYERS LESS THAN 12\"/>
- ⑦ EXPANSION JOINT IS REQUIRED AT BOTH ENDS OF DRIVEWAY WHEN ONLY DRIVEWAY IS INSTALLED OR REPLACED. WHEN ENTIRE BLOCK OF CURB & GUTTER IS INSTALLED THE EXPANSION JOINT AT DRIVEWAY ENDS MAY BE OMITTED.
- ⑧ TURNING OF 2\"/>
- ⑨ INSTALLATION OF A DRIVEWAY BY REMOVING EXISTING CURB ONLY IS NOT ALLOWED. ENTIRE EXISTING C&G MUST BE REMOVED FOR NEW DRIVEWAYS. SAWING & REMOVAL OF A MINIMUM 2\"/>

C **STANDARD CONCRETE DRIVEWAY DETAIL**
C100 NO SCALE



- 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.

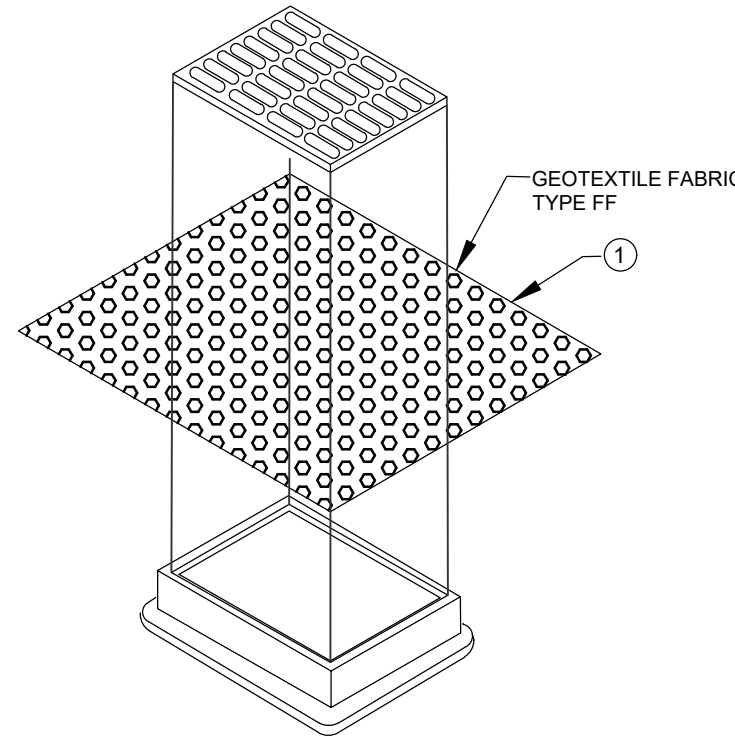
D **VEHICLE TRACKING CONTROL**
C300 NO SCALE



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.
- ① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10\"/>
 - ② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18\"/>
 - ③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

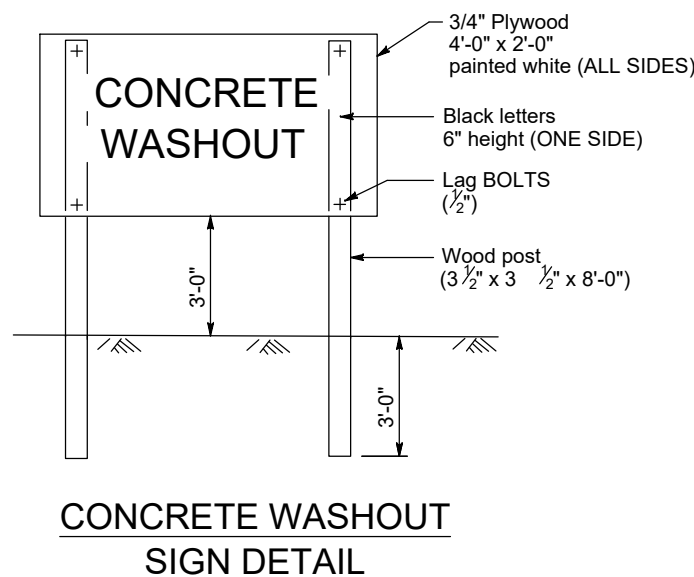
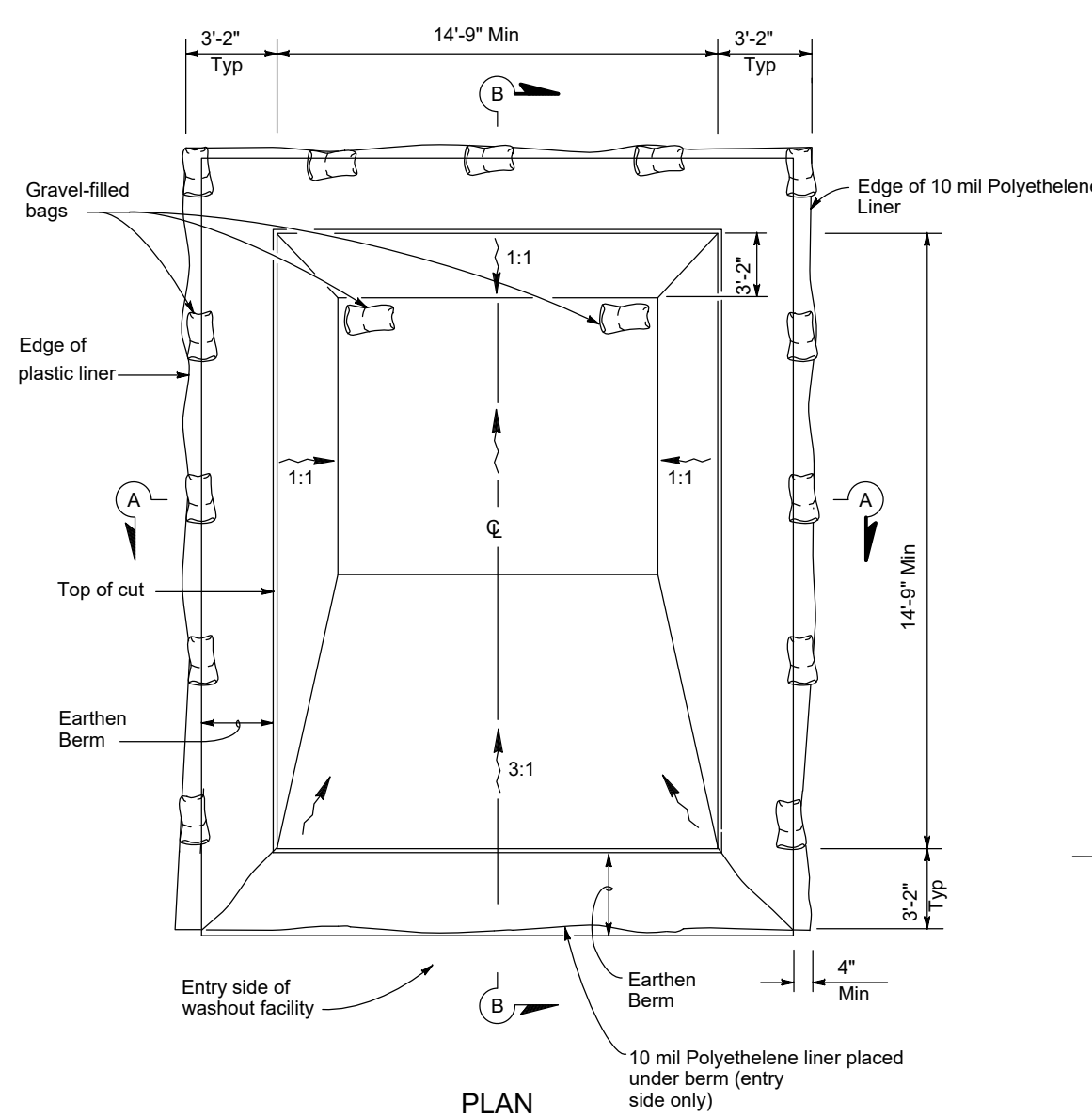
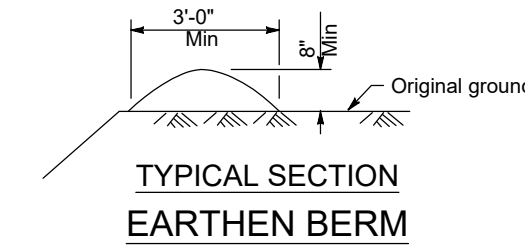
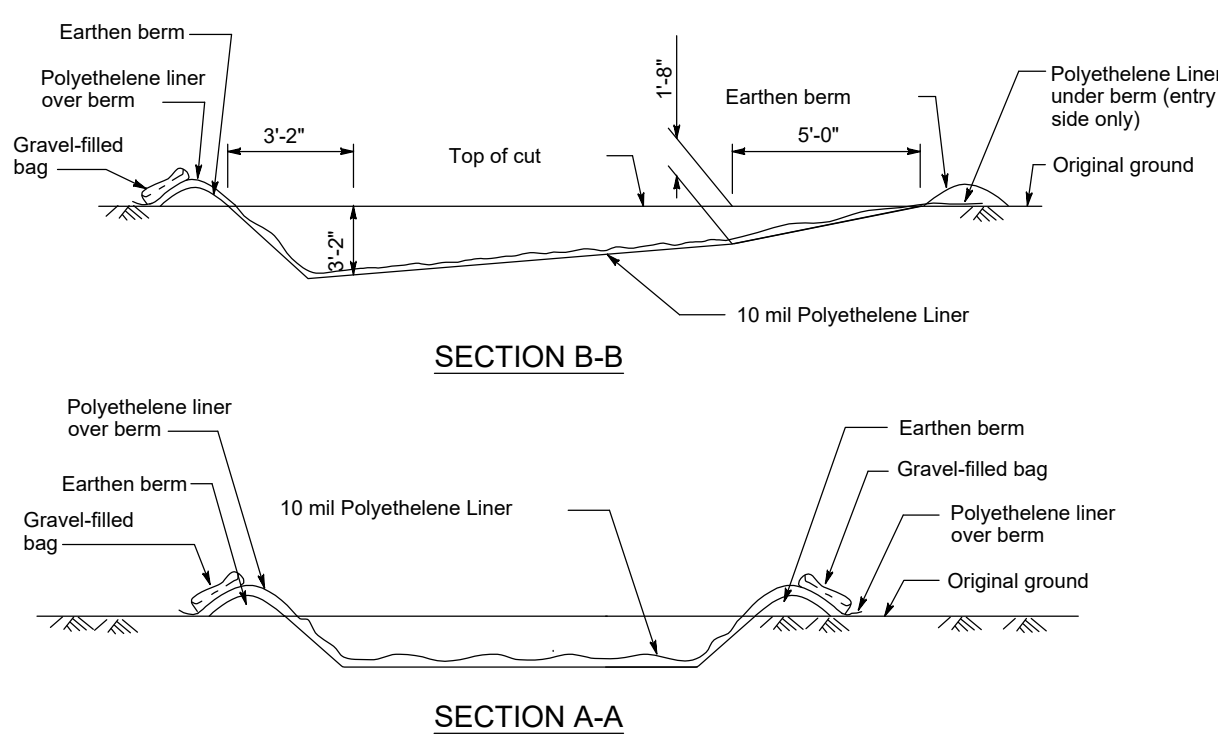
E **INLET PROTECTION, TYPE C (WITH CURB BOX)**
C300 NO SCALE



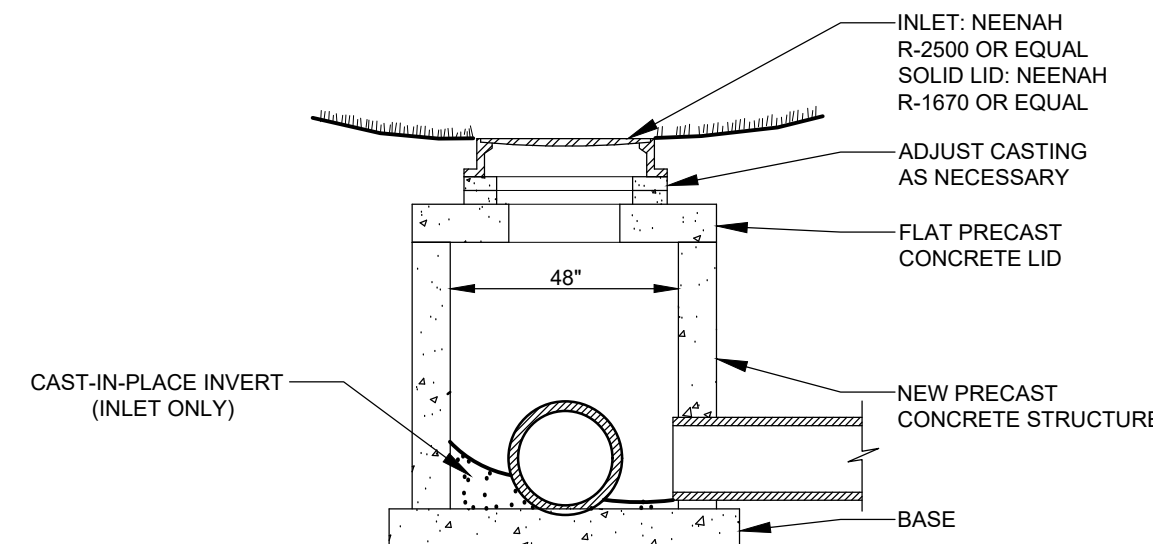
GENERAL NOTES

- 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.
- ① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10\"/>

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



G **TEMPORARY CONCRETE WASHOUT FACILITY**
C300 NO SCALE



H **MANHOLE/INLET FOR STORM SEWER**
C400 NO SCALE

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Project Title: **TRANE TECHNOLOGIES
LOADING DOCK MODIFICATIONS**

Project Number: **26018**

Project Date: **MAY 15, 2026**

Drawn By: **C.G.**

Key Plan:

Project Location: **2600 LOSEY BOULEVARD S
LA CROSSE, WI 54601**

Sheet Title: **DETAILS**

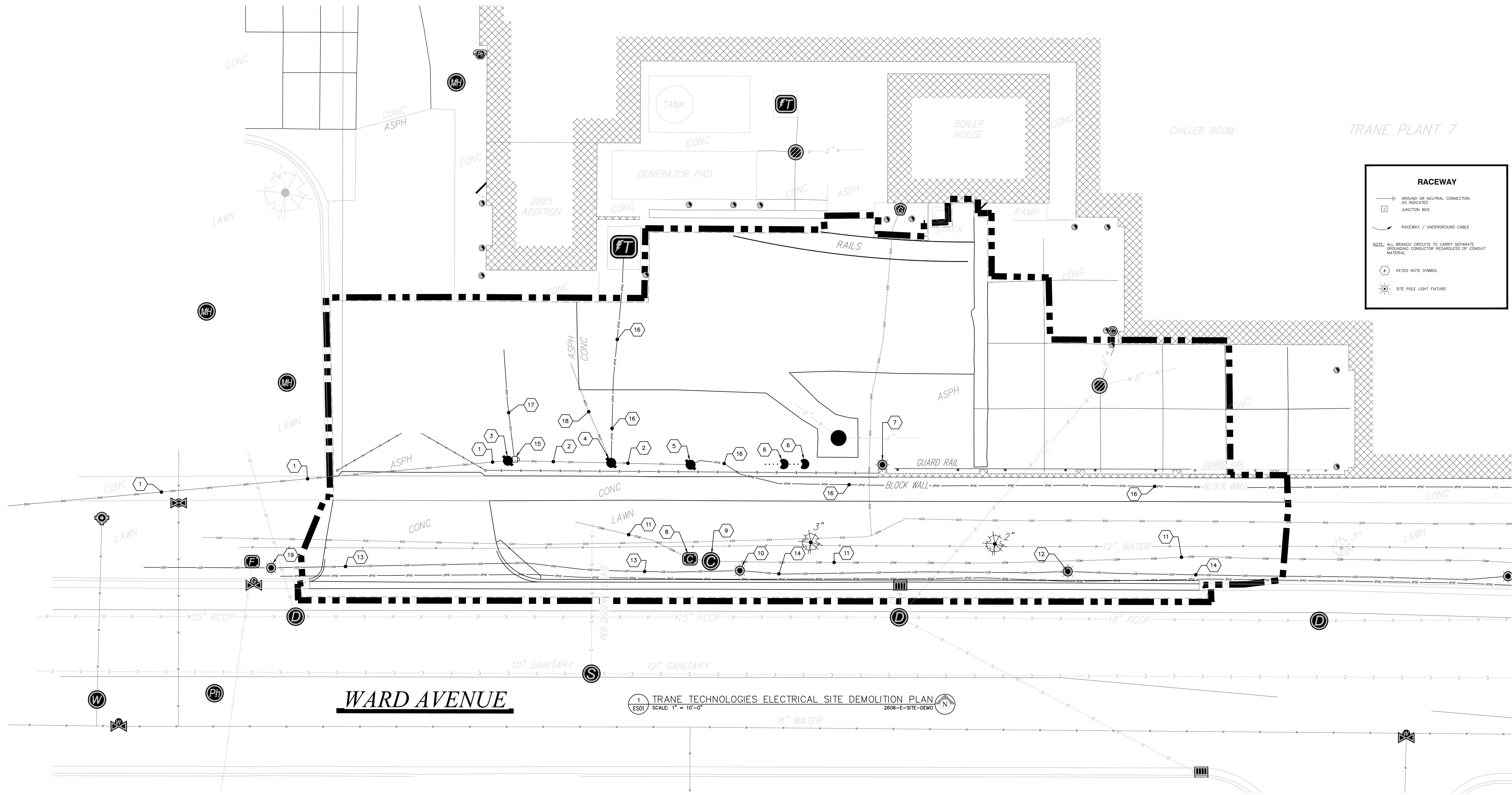
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Revisions:		
No.	Description	Date

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Last Update: **06/23/2026**

C500



GENERAL NOTES:

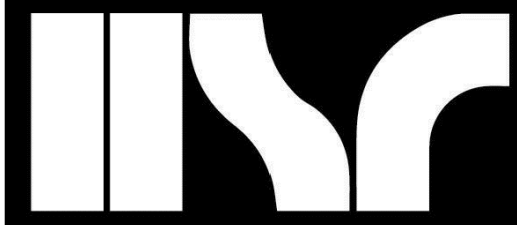
- A. THIS PROJECT REQUIRES A QUALIFIED HIGH VOLTAGE ELECTRICAL CONTRACTOR. CONTACT:
MICHELS POWER, INC.
ELECTRIC UTILITY CONTRACTOR
1775 E SHADY LANE
NEENAH, WI 54956
JAKE LARSON (920)720-5200
- B.COORDINATE ALL HIGH VOLTAGE WORK WITH XCEL ENERGY UTILITY COMPANY.

KEYED ELECTRICAL SITE PLAN ES01 DEMOLITION NOTES:

- EXISTING OVERHEAD HIGH VOLTAGE 13.8KV (VERIFY) SHALL BE DISCONNECTED AND RE-WORKED AS NOTED ON ELECTRICAL SITE PLAN ES02. REFER TO PHOTO #1/ES03. PLEASE NOTE EXISTING OVERHEAD POWER LINES SHALL BE SHORTENED TO THE WEST AS NOTED ON ELECTRICAL SITE PLAN 1/ES02.
- DISCONNECT AND REMOVE HIGH VOLTAGE 13.8KV (VERIFY) OVERHEAD POWER LINES BETWEEN UTILITY POWER POLES. REFER TO PHOTO #1/ES03.
- EXISTING XCEL ENERGY UTILITY COMPANY OWNED POWER POLE SHALL BE DISCONNECTED AND REMOVED BY XCEL ENERGY UTILITY COMPANY. REFER TO PHOTO #2/ES03 & PHOTO #3/ES03.
- EXISTING TRANE COMPANY OWNED UTILITY POWER POLE SHALL BE REMOVED. REFER TO PHOTO #4/ES03 & PHOTO #5/ES03.
- EXISTING TRANE COMPANY OWNED UTILITY POWER POLE SHALL BE REMOVED. REFER TO PHOTO #7/ES03 & PHOTO #8/ES03.
- DISCONNECT AND REMOVE TWO (2) GUY WIRES SUPPORTING TRANE COMPANY OWNED UTILITY POWER POLE LOCATED AT END OF OVERHEAD POWER LINES. REFER TO PHOTO #9/ES03.
- DISCONNECT, REMOVE AND SALVAGE (VERIFY WITH OWNER) EXISTING SITE POLE LIGHT. DISCONNECT AND REMOVE ASSOCIATED UNDERGROUND ELECTRIC CABLE FEEDING POLE LIGHT FIXTURE TO THE EXTENT POSSIBLE, DO NOT ABANDON IN PLACE, COORDINATE WITH OWNER. REFER TO PHOTO #16/ES03.
- EXISTING QUAZITE IN-GROUND JUNCTION BOX SHALL REMAIN AS IS, HOWEVER IT WILL BE REQUIRED TO BE LOWERED DUE TO NEW CONCRETE PAVEMENT AND GRADING. VERIFY THAT EXISTING QUAZITE IN-GROUND JUNCTION BOX IS APPROVED FOR VEHICLE TRAFFIC. IF EXISTING QUAZITE BOX IS NOT APPROVED FOR VEHICLE TRAFFIC IT WILL BE REQUIRED TO BE REPLACED WITH ONE THAT IS VEHICLE TRAFFIC APPROVED. FIELD VERIFY PRIOR TO SUBMITTING BID. REFER TO PHOTO #10/ES03.

- EXISTING NEENAH IN-GROUND JUNCTION BOX TO REMAIN AS IS, HOWEVER, IT SHALL BE REQUIRED TO BE LOWERED DUE TO NEW CONCRETE PAVEMENT AND GRADING. VERIFY THAT EXISTING NEENAH IN-GROUND JUNCTION BOX IS APPROVED FOR VEHICLE TRAFFIC. IF EXISTING NEENAH BOX IS NOT APPROVED FOR VEHICLE TRAFFIC IT WILL BE REQUIRED TO BE REPLACED WITH ONE THAT IS VEHICLE TRAFFIC APPROVED. FIELD VERIFY PRIOR TO SUBMITTING BID. REFER TO PHOTO #11/ES03.
- EXISTING CITY OF LACROSSE POLE LIGHT FIXTURE TO REMAIN AS IS. HOWEVER, IT WILL BE REQUIRED TO RE-WORK EXISTING SWITCHLEG WIRING FOR 'DOWN-STREAM' POLE LIGHTS TO BE RELOCATED. REFER TO PHOTOS #12/ES03 & #13/ES03. REFER TO ELECTRICAL SITE PLAN 1/ES02 FOR REMODEL WORK OF DOWN-STREAM POLE LIGHTING FIXTURES.
- EXISTING LOW VOLTAGE COMMUNICATION UNDERGROUND CABLE TO REMAIN AS IS. PROTECT AS REQUIRED DURING CONSTRUCTION PROJECT.
- DISCONNECT EXISTING CITY OF LACROSSE 120VAC POLE LIGHTING FIXTURE FOR REMOVAL AND STORAGE BY OTHERS (CITY OF LACROSSE). PLEASE NOTE ELECTRICAL CONTRACTOR WILL BE REQUIRED TO REINSTALL EXISTING LIGHT POLE AS NOTED ON ELECTRICAL SITE PLAN 1/ES02. REFER TO PHOTO #12/ES03 & PHOTO #13/ES03 FOR EXAMPLE OF POLE LIGHT FIXTURE.
- EXISTING 120VAC UNDERGROUND POWER LINE TO BETWEEN POLE LIGHT FIXTURES TO REMAIN AS IS.
- EXISTING UNDERGROUN 120VAC POWER LINE TO BE REWORKED AS REQUIRED FOR RELOCATION OF EXISTING POLE LIGHTING FIXTURE. REFER TO ELECTRICAL SITE PLAN 1/ES02.
- DISCONNECT AND REMOVE EXISTING 120/208VAC (FIELD VERIFY PHASE) METER SOCKET DUE TO REMOVAL OF EXISTING POWER POLE. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO DETERMINE PURPOSE OF METER SOCKET AND COORDINATE WITH OWNER TO DETERMINE IF METER SOCKET SHALL BE REINSTALLED ON A NEW POWER POLE AND REFEED. REFER TO PHOTO #15/ES03.
- EXISTING HIGH VOLTAGE 13.8KV (VERIFY) UNDERGROUND CABLE TO REMAIN AS IS. HOWEVER, IT WILL BE REQUIRED TO SPLICE EXISTING UNDERGROUND HIGH VOLTAGE CABLE IN THE APPROXIMATE LOCATION OF REMOVED EXISTING UTILITY POWER POLE. REFER TO ELECTRICAL SITE PLAN 1/ES02.
- THIS IS AN UNMARKED, UNSURVEYED 120/208VAC (FIELD VERIFY PHASE) UNDERGROUND ELECTRIC POWER CABLE. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO DETERMINE PURPOSE AND SHALL COORDINATE WITH OWNER TO DETERMINE IF IT SHALL BE RE-FED FROM NEW POWER POLE.
- THIS IS AN UNMARKED, UNSURVEYED LOW VOLTAGE COMMUNICATION UNDERGROUND CABLE. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO DETERMINE PURPOSE AND SHALL COORDINATE WITH OWNER TO DETERMINE IF IT SHALL BE RE-FED FROM NEW POWER POLE. REFER TO PHOTO #6/ES03.
- EXISTING CITY OF LACROSSE POLE LIGHT FIXTURE TO REMAIN AS IS. HOWEVER, IT MAY BE REQUIRED TO RE-WORK EXISTING SWITCHLEG WIRING FOR 'DOWN-STREAM' POLE LIGHT TO BE RELOCATED. REFER TO PHOTO #14/ES03. REFER TO ELECTRICAL SITE PLAN 1/ES02 FOR REMODEL WORK OF DOWN-STREAM POLE LIGHTING FIXTURES.

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Consultant:



TRANE TECHNOLOGIES
LOADING DOCK MODIFICATIONS
ELECTRICAL SITE DEMOLITION PLAN

Project Title:
Project Location:
Sheet Title:

HSR Project Number:
26018
Project Date:
JUNE 2026
Drawn By:
PLP
Key Plan:

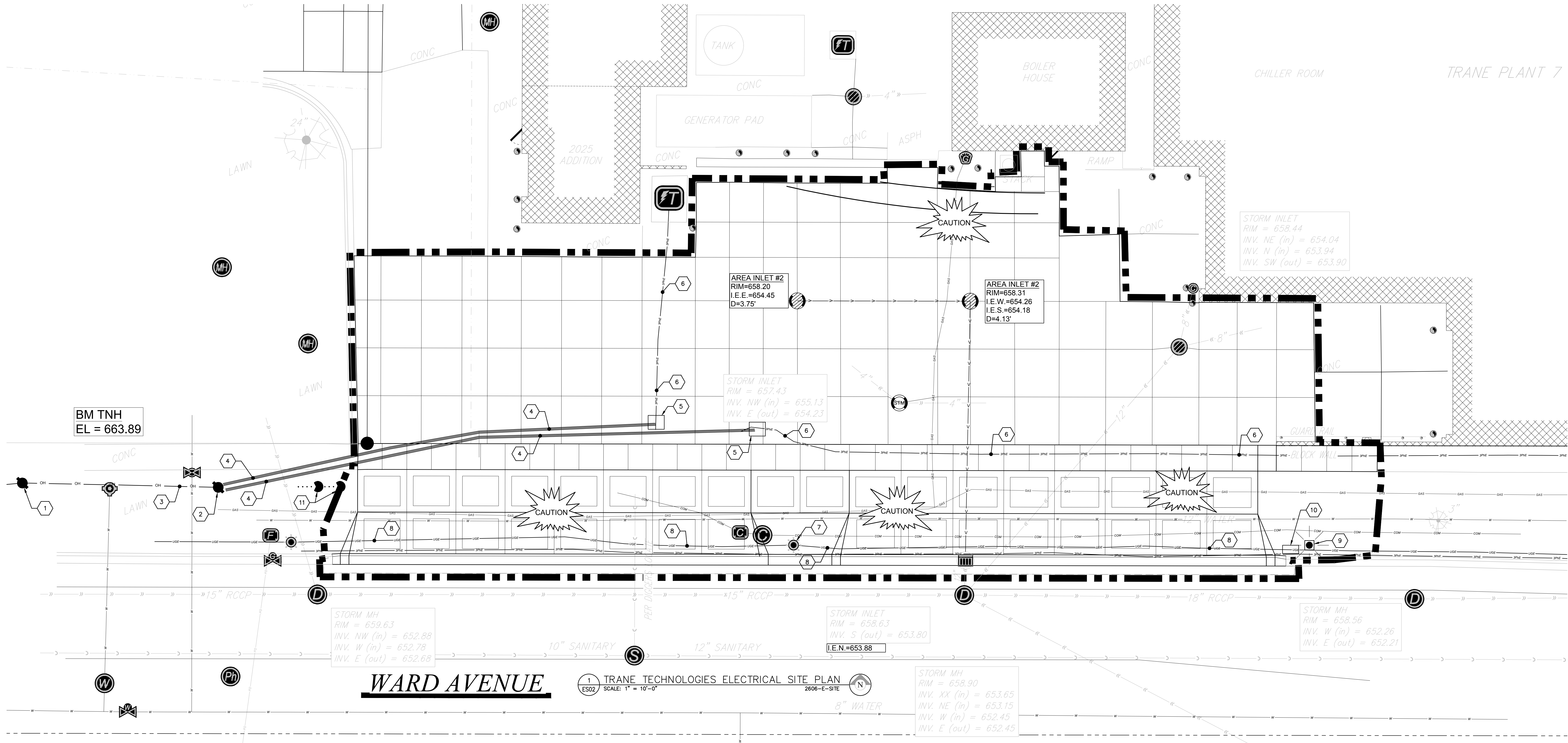
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Revisions:		
No.	Description	Date

Graphic Scale:
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Last Update:
6/22/2026 1:45:15 PM

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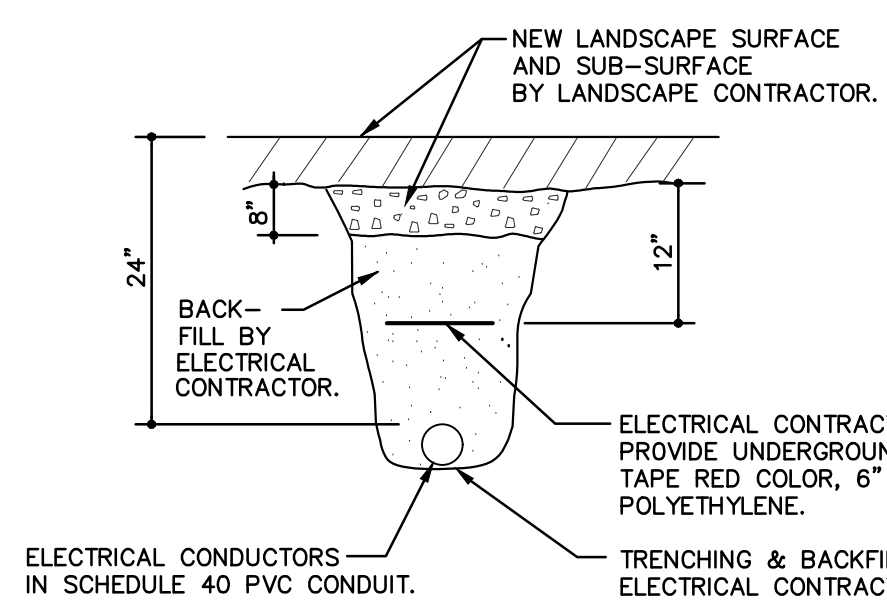
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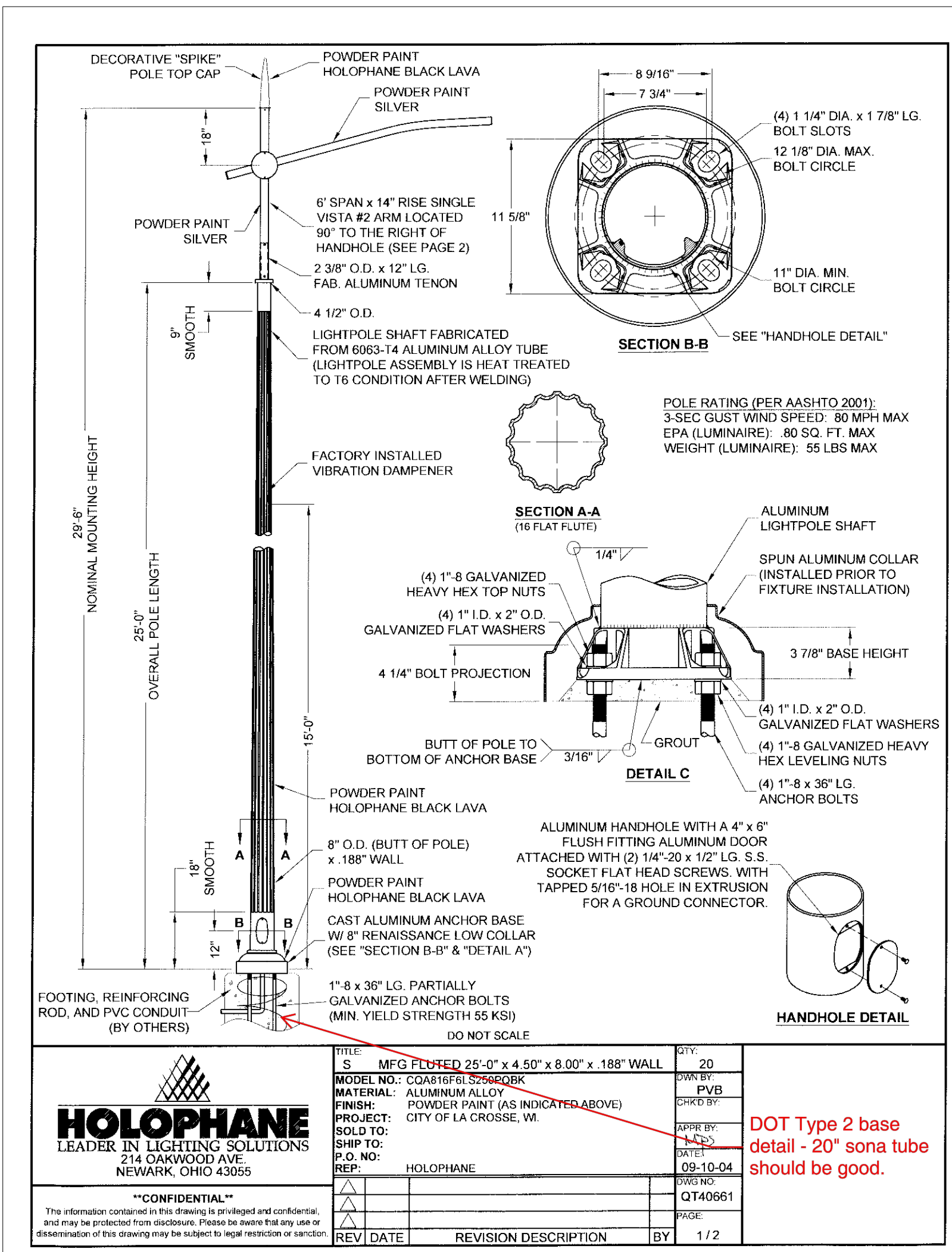
1 TRANE TECHNOLOGIES ELECTRICAL SITE PLAN
ES02 SCALE: 1" = 10'-0"

STORM MH
RIM = 658.90
INV. XX (in) = 653.65
INV. NE (in) = 653.15
INV. W (in) = 652.45
INV. E (out) = 652.45

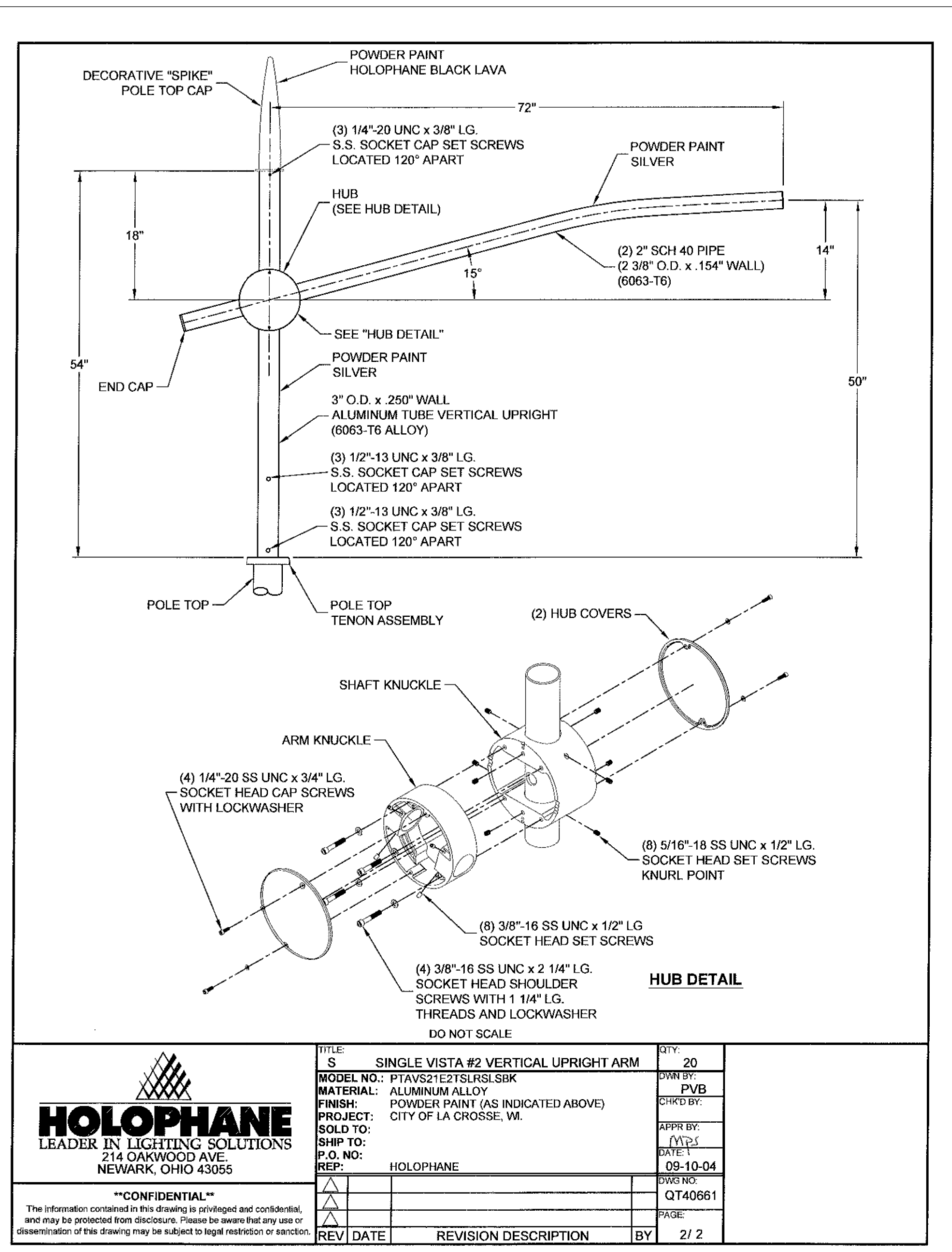
STORM MH
RIM = 658.56
INV. W (in) = 652.26
INV. E (out) = 652.21



3 TRENCH DETAIL
ES02 N.T.S. 2603-E-TRENCH DTL.



2 LIGHT DETAIL
ES02 N.T.S. Hol. 25ft pole



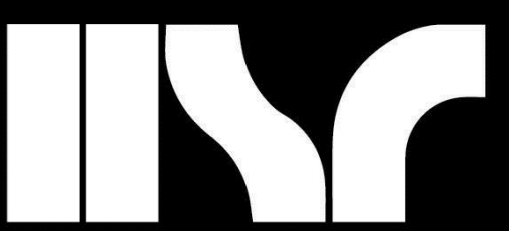
GENERAL NOTES:

A. THIS PROJECT REQUIRES A QUALIFIED HIGH VOLTAGE ELECTRICAL CONTRACTOR. CONTACT:
MICHELS POWER, INC.
ELECTRIC UTILITY CONTRACTOR
1775 E SHADY LANE
NEENAH, WI 54956
JAKE LARSON (920)720-5200
B.COORDINATE ALL HIGH VOLTAGE WORK WITH XCEL ENERGY UTILITY COMPANY.

KEYED ELECTRICAL SITE PLAN ES02 NOTES:

- 1.XCEL ENERGY UTILITY POWER COMPANY SHALL PROVIDE AND INSTALL A NEW UTILITY POWER POLE AT THIS APPROXIMATE LOCATION. COORDINATE LOCATION AND INSTALLATION WITH XCEL ENERGY UTILITY COMPANY. PLEASE NOTE THIS POWER POLE SHALL BE INSTALLED PRIOR TO REMOVAL OF EXISTING POWER POLES. REFER TO DEMOLITION PLAN 1/ES01.
- 2.PROVIDE ONE (1) NEW TRANE COMPANY OWNED UTILITY POWER POLE APPROVED BY XCEL ENERGY UTILITY COMPANY. PLEASE NOTE THIS POWER POLE REQUIRES TWO (2) NEW POLE -TOP TRANSFORMERS TO REFEED TWO (2) EXISTING UNDERGROUND HIGH VOLTAGE ELECTRIC SERVICES PREVIOUSLY DISCONNECTED. REFER TO DEMOLITION SITE PLAN 1/ES01.
- 3.REWORK EXISTING HIGH VOLTAGE OVERHEAD POWER LINES AS REQUIRED FOR NEW POWER UTILITY POLE INSTALLATION. REFER TO PHOTO #1/ES03.
- 4.PROVIDE NEW HIGH VOLTAGE 13.8KV (VERIFY) UNDERGROUND CABLE AS RECOMMENDED BY XCEL ENERGY UTILITY COMPANY.
- 5.PROVIDE A VEHICLE TRAFFIC APPROVED QUAZITE TYPE IN-GROUND JUNCTION BOX FOR SPLICING HIGH VOLTAGE CABLES. A QUALIFIED HIGH VOLTAGE UTILITY CONTRACTOR IS REQUIRED TO PERFORM THIS WORK. PLEASE NOTE THIS QUAZITE IN-GROUND JUNCTION BOX SHALL BE INSTALLED IN CONCRETE PAVEMENT.
- 6.EXISTING HIGH VOLTAGE 13.8KV (VERIFY) UNDERGROUND CABLE TO REMAIN AS IS. HOWEVER, IT WILL BE REQUIRED TO SPLICE THIS CABLE AS REQUIRED DUE TO SITE REMODEL WORK. COORDINATE WITH XCEL ENERGY UTILITY COMPANY.
- 7.EXISTING CITY OF LACROSSE POLE LIGHTING FIXTURE TO REMAIN AS IS. HOWEVER, IT WILL BE REQUIRED TO RE-WORK EXISTING UNDERGROUND WIRING FEEDING \"DOWN-STREAM\" RELOCATED AND EXISTING POLE LIGHTING FIXTURES. REFER TO PHOTO #12/ES03 & PHOTO #13/ES03.
- 8.RE-USE EXISTING 120VAC UNDERGROUND WIRING TO THE EXTENT POSSIBLE FOR RE-FEEDING REINSTALLED AND EXISTING POLE LIGHTING FIXTURES.
- 9.REINSTALL A PREVIOUSLY REMOVED 120VAC CITY OF LACROSSE POLE LIGHTING FIXTURE. PLEASE NOTE CITY OF LACROSSE SHALL PROVIDE POLE LIGHT FIXTURE, ELECTRICAL CONTRACTOR SHALL INSTALL. REFER TO LIGHT DETAIL 2/ES02 FOR INSTALLATION. COORDINATE WITH CITY OF LACROSSE.
- 10.PROVIDE A VEHICLE TRAFFIC APPROVED QUAZITE TYPE IN-GROUND JUNCTION BOX (SIZED AS REQUIRED) FOR SPLICING EXISTING UNDERGROUND WIRING FEEDING CITY OF LACROSSE POLE LIGHT FIXTURES.
- 11.PROVIDE TWO (2) GUY WIRES FOR SUPPORTING TRANE COMPANY OWNED UTILITY POWER POLES. COORDINATE WITH XCEL ENERGY UTILITY COMPANY.

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Consultant:



TRANE TECHNOLOGIES
LOADING DOCK MODIFICATIONS

2600 LOSEY BOULEVARD S
LA CROSSE, WI 54601

ELECTRICAL SITE PLAN

Project Title:
Project Location:
Project Number:
Project Date:
Drawn By:
Key Plan:

HSR Project Number:
26018
JUNE 2026
PLP

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No.	Description	Date

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ES02



PHOTO #1

2787



PHOTO #2

2776



PHOTO #3

2783



PHOTO #4

2770



PHOTO #5

2784



PHOTO #6

2789



PHOTO #7

2774



PHOTO #8

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PHOTO #9

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PHOTO #10

2782



PHOTO #11

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PHOTO #12

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PHOTO #13

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PHOTO #14

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PHOTO #15

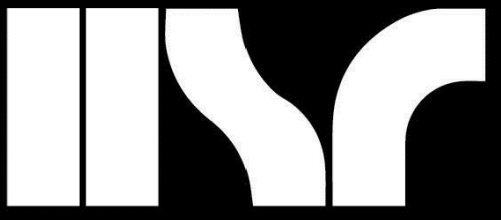
2777



PHOTO #16

2778

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN



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Project Title: **TRANE TECHNOLOGIES
LOADING DOCK MODIFICATIONS**
Project Location: **2600 LOSEY BOULEVARD S
LA CROSSE, WI 54601**
Sheet Title: **ELECTRICAL SITE PHOTOS**

HSR Project Number: **26018**

Project Date: **JUNE 2026**

Drawn By: **PLP**

Key Plan:

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FOR
CONSTRUCTION**

Revisions:		
No.	Description	Date

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ES03