

CITY OF LA CROSSE

LOCATION MAP



CIVIL PLAN ABBREVIATIONS:

AC ACRE	CMP CORRUGATED METAL PIPE	FES FLARED END SECTION	HWL HIGH WATER LEVEL	MH MANHOLE	R RIM	THRU THROUGH
ADA AMERICANS WITH DISABILITIES ACT	CO CLEANOUT	FFE FINISHED FLOOR ELEVATION	HWY HIGHWAY	MIN MINIMUM	RAD RADIUS	TN/FH TOP NUT OF FIRE HYDRANT
ADD ADDENDUM	CONC CONCRETE	PPM FEET PER MINUTE	HYD HYDRANT	MISC MISCELLANEOUS	RCP REINFORCED CONCRETE PIPE	TRANS TRANSFORMER
AFF ABOVE FINISHED FLOOR	CONST CONSTRUCTION	PPS FEET PER SECOND	I INVERT	NO NUMBER	RD ROOF DRAIN	TV TELEVISION
AGG AGGREGATE	CONT CONTINUOUS	FT FOOT, FEET	ID INSIDE DIAMETER	NTS NOT TO SCALE	REBAR REINFORCING BAR	T/W TOP OF WALL
APPROX APPROXIMATE	CY CUBIC YARD	FTG FOOTING	IN INCH	NWL NORMAL WATER LEVEL	REM REMOVE	TYP TYPICAL
ARCH ARCHITECT, ARCHITECTURAL	C&G CURB AND GUTTER	GA GAUGE	INV INVERT	OC ON CENTER	ROW RIGHT OF WAY	UT UTILITY, UNDERGROUND
BFE BASEMENT FLOOR ELEVATION	DEMO DEMOLITION	GAL GALLON	IP IRON PIPE	OCEW ON CENTER EACH WAY	R/W RIGHT OF WAY	VCP TELEPHONE
BIT BITUMINOUS	DIA DIAMETER	GALV GALVANIZED	IPS IRON PIPE SIZE	OH OVERHEAD	SAN SANITARY	VTRF VITRIFIED CLAY PIPE
BM BENCHMARK	DIM DIMENSION	GC GENERAL CONTRACTOR	JT-JBOX JUNCTION BOX	OHD OVERHEAD DOOR	SCH SCHEDULE	W/O WITHOUT
CAD COMPUTER-AIDED DESIGN	DS DOWNSPOUT	GFE GARAGE FLOOR ELEVATION	JT JOINT	OZ OUNCE	SF SQUARE FOOT	W/ WITH
CB CATCH BASIN	EA EACH	GL GUTTER LINE	LF LINEAR FEET	PED PEDESTAL, PEDESTRIAN	SPEC SPECIFICATION	YD YARD
CFS CUBIC FEET PER SECOND	ELEC ELECTRICAL	GPM GALLONS PER MINUTE	LIN LINEAR	PERF PERFORATED	SQ SQUARE	YR YEAR
CF CUBIC FOOT	ELEV ELEVATION	GV GATE VALVE	LPS LOW PRESSURE STEAM	PL PROPERTY LINE	STA STATION	
CI CAST IRON	EOF EMERGENCY OVERFLOW	HDPE HIGH DENSITY POLYETHYLENE	LS LUMP SUM	PP POLYPROPYLENE	STM STORM	
CIP CAST IRON PIPE	EQ EQUAL	HD HEAVY DUTY	LSD LOWEST STRUCTURAL OPENING	PSI POUNDS PER SQUARE INCH	SY SQUARE YARD	
CIPC CAST IN PLACE CONCRETE	EX EXISTING	HH HANDHOLE	MAX MAXIMUM	PVC POLYVINYL CHLORIDE	T/C TOP OF CURB	
CI CONTROL JOINT	FDC FIRE DEPARTMENT CONNECTION	HORIZ HORIZONTAL	MB MAIL BOX	PVMT PAVEMENT	TEL TELEPHONE	
CL CENTERLINE	FDN FOUNDATION	HR HOUR	MECH MECHANICAL	QTY QUANTITY	TEMP TEMPORARY	

SITE SUMMARY

SITE/LOT AREA:	39,221 SF	(0.9 AC)
BUILDING AREA:	9,472 SF	(0.2 AC)
SIDEWALK / DRIVEWAY AREA:	7,648 SF	(0.2 AC)
GREENSPACE:	22,101 SF	(0.5 AC)

PARKING DATA

GOVERNING INFORMATION	1.5 STALLS PER UNIT PLUS 2 STALLS FOR (2) 3 UNIT TOWNHOMES
PARKING SPACES REQUIRED	20

PARKING STALLS PROVIDED

GARAGE	14
DRIVEWAY	14
ACCESSIBLE	2
TOTAL	28

SITE SUMMARY

SITE/LOT AREA:	9,675 SF	(0.2 AC)
BUILDING AREA:	5,120 SF	(0.1 AC)
SIDEWALK AREA:	965 SF	(0.0 AC)
GREENSPACE:	3,590 SF	(0.1 AC)

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "DIGGERS HOTLINE" FOR UTILITY LOCATIONS A MINIMUM OF 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (811 OR 1-800-242-8511).

DIGGERS HOTLINE
 Dial 811 or (800)242-8511
 www.DiggersHotline.com

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LA CROSSE STANDARD SPECIFICATIONS, CURRENT EDITION, WISDOT STANDARD SPECIFICATIONS, 2024 EDITION, WISDOT CONSTRUCTION AND MATERIALS MANUAL, CURRENT EDITION, WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STATE PLUMBING CODE, CURRENT EDITION, AND STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, 6th EDITION, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT (NAD83(2011)) ON THE LA CROSSE COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN JULY 2024 BY ISG INC.

B.M. ELEVATION=669.70

MAG NAIL
 NW CORNER OF LOT 12
 SW CORNER OF DRIVEWAY

LEGEND

EXISTING	CITY LIMITS
SECTION LINE	QUARTER SECTION LINE
RIGHT OF WAY LINE	PROPERTY / LOTLINE
EASEMENT LINE	ACCESS CONTROL
WATER EDGE	WETLAND BOUNDARY
WETLAND / MARSH	FENCE LINE
CULVERT	STORM SEWER
SANITARY SEWER	SANITARY SEWER FORCEMAIN
WATER	GAS
OVERHEAD ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND ELECTRIC	UNDERGROUND TELEPHONE
UNDERGROUND TV	OVERHEAD UTILITY
UNDERGROUND UTILITY	UNDERGROUND FIBER OPTIC
CONTOUR (MAJOR)	CONTOUR (MINOR)
DECIDUOUS TREE	CONIFEROUS TREE
TREE LINE	MANHOLE/STRUCTURE
CATCH BASIN	HYDRANT
VALVE	CURB STOP
POWER POLE	UTILITY PEDESTAL / CABINET
PROPOSED	LOT LINE
RIGHT OF WAY	EASEMENT
CULVERT	STORM SEWER (PIPE WIDTH)
STORM SEWER	SANITARY SEWER (PIPE WIDTH)
SANITARY SEWER	SANITARY SEWER FORCEMAIN
WATER	GAS
OVERHEAD ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND TV	CONTOUR
MANHOLE (STORM, SANITARY)	CATCH BASIN
HYDRANT	VALVE

CIVIL SHEET INDEX

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C3-20	UTILITY PLAN
C4-10	GRADING PLAN
C5-10	PHOTOMETRIC PLAN



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PROJECT

C&C RESIDENCES

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

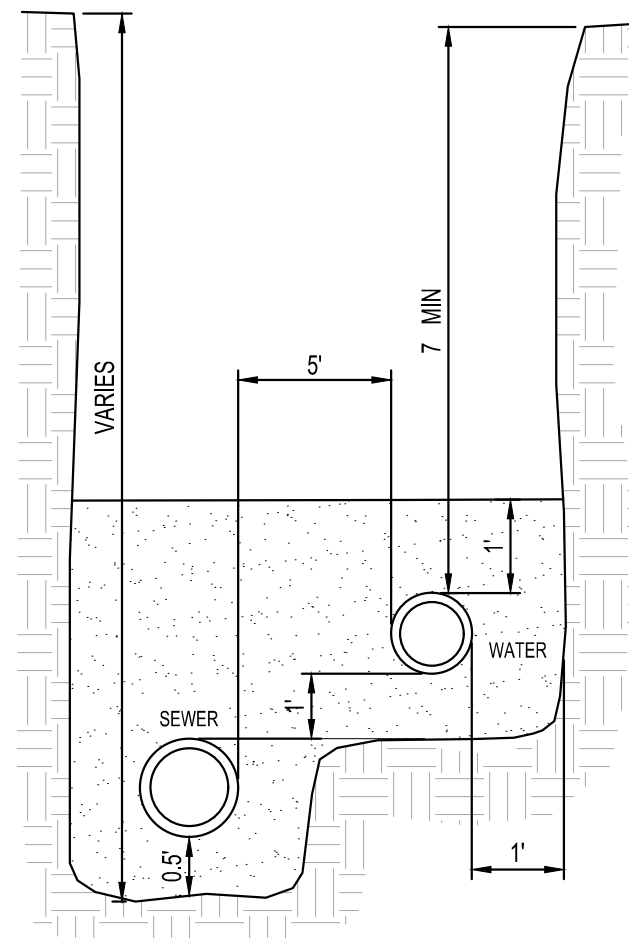
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FILE NAME	31447 C0-SITE DATA
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

SITE DATA

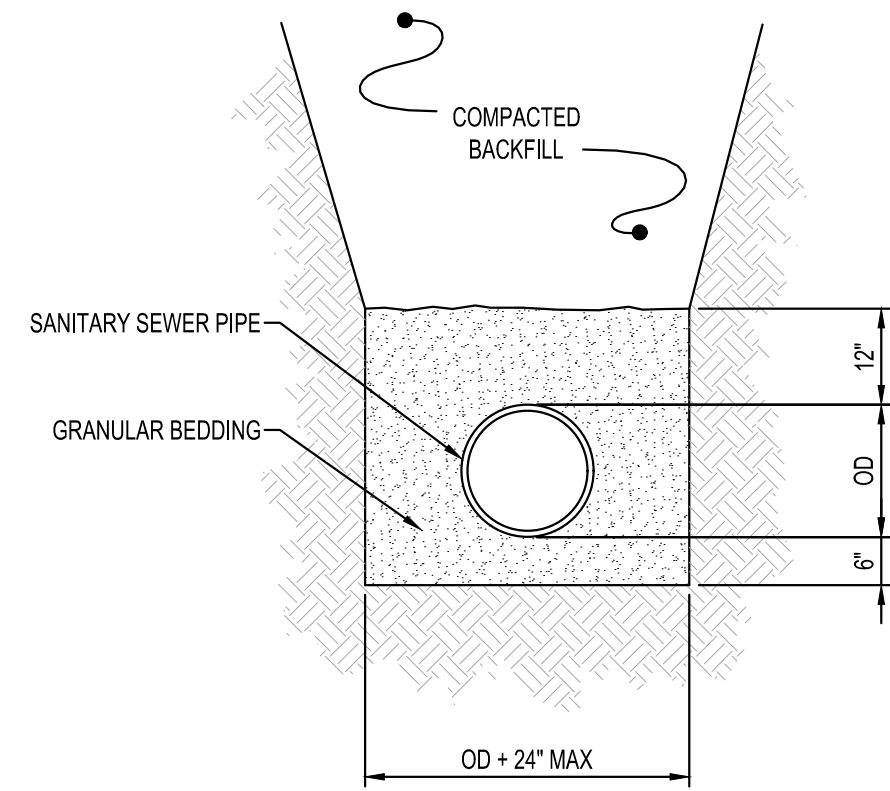
SHEET
C0-10

PRELIMINARY NOT FOR CONSTRUCTION



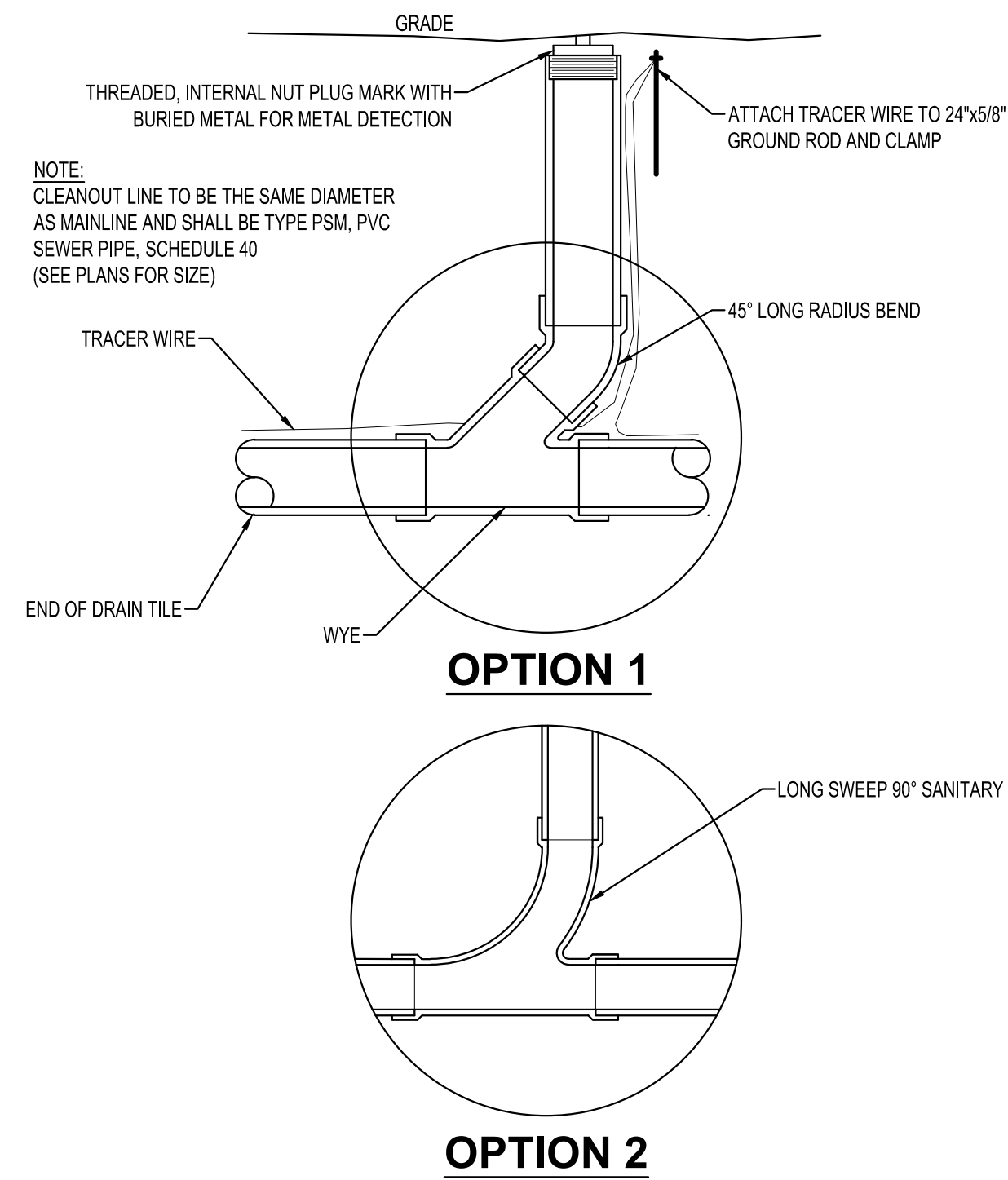
- NOTES:**
1. GRANULAR MATERIAL IN THIS ZONE SHALL BE INCIDENTAL TO PIPE INSTALLATION.
 2. IF THE SANITARY SEWER LOCATION IS ABOVE THE WATERMAIN, THE SANITARY SEWER PIPE MATERIAL SHALL BE WATERMAIN SPECIFICATION CLASS 160 SDR 26 PRESSURE PIPE.
 3. 5" OF SEPARATION IS STANDARD. SERVICES MAY BE CLOSER NEAR CONNECTION POINT IF NECESSARY DUE TO EXISTING SERVICE LOCATIONS.

SANITARY & WATER SERVICES (SAME TRENCH)
NTS

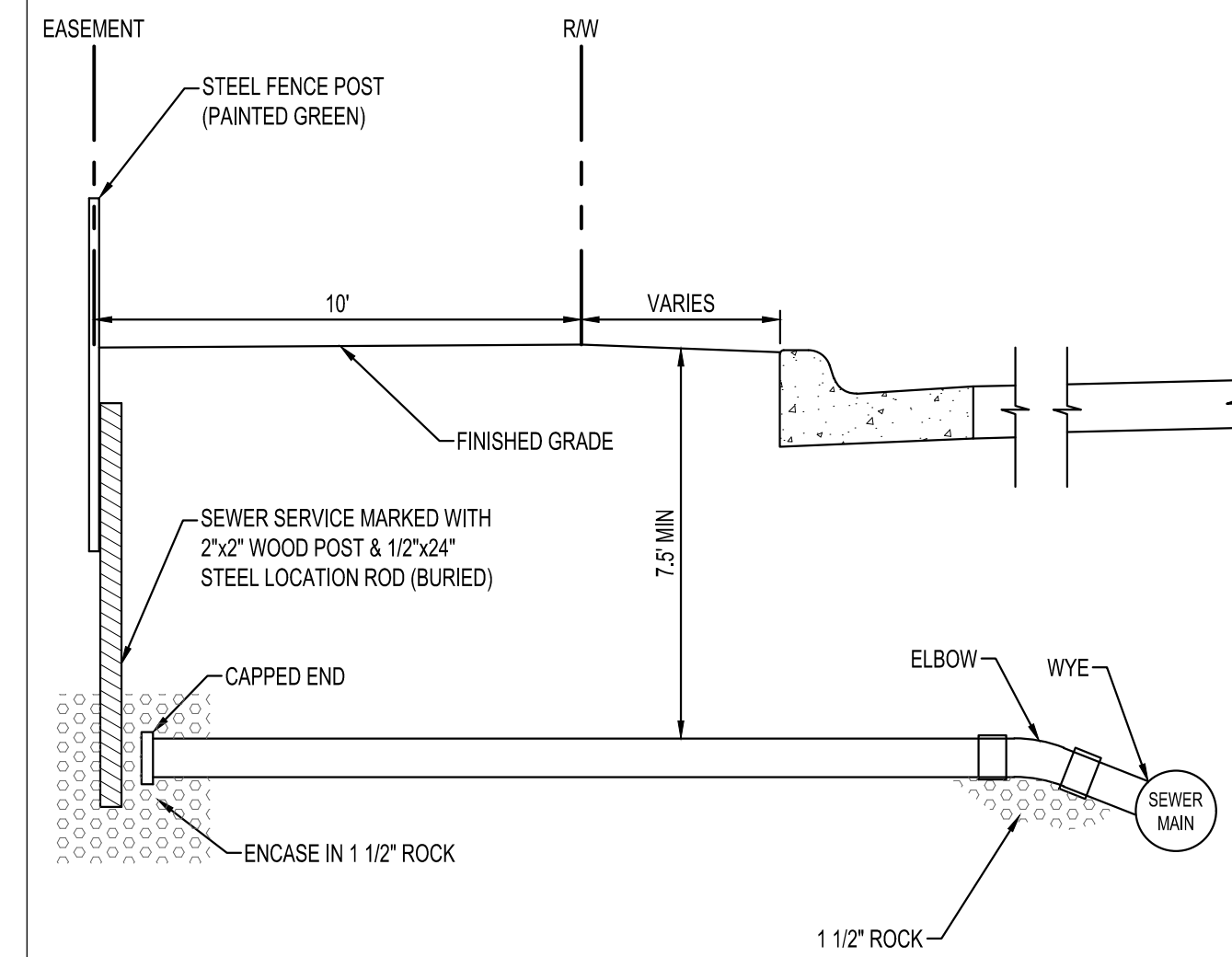


- NOTES:**
1. GRANULAR BEDDING AND ENCASEMENT FOR SANITARY SEWER PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

**PIPE BEDDING
SANITARY SEWER**
NTS



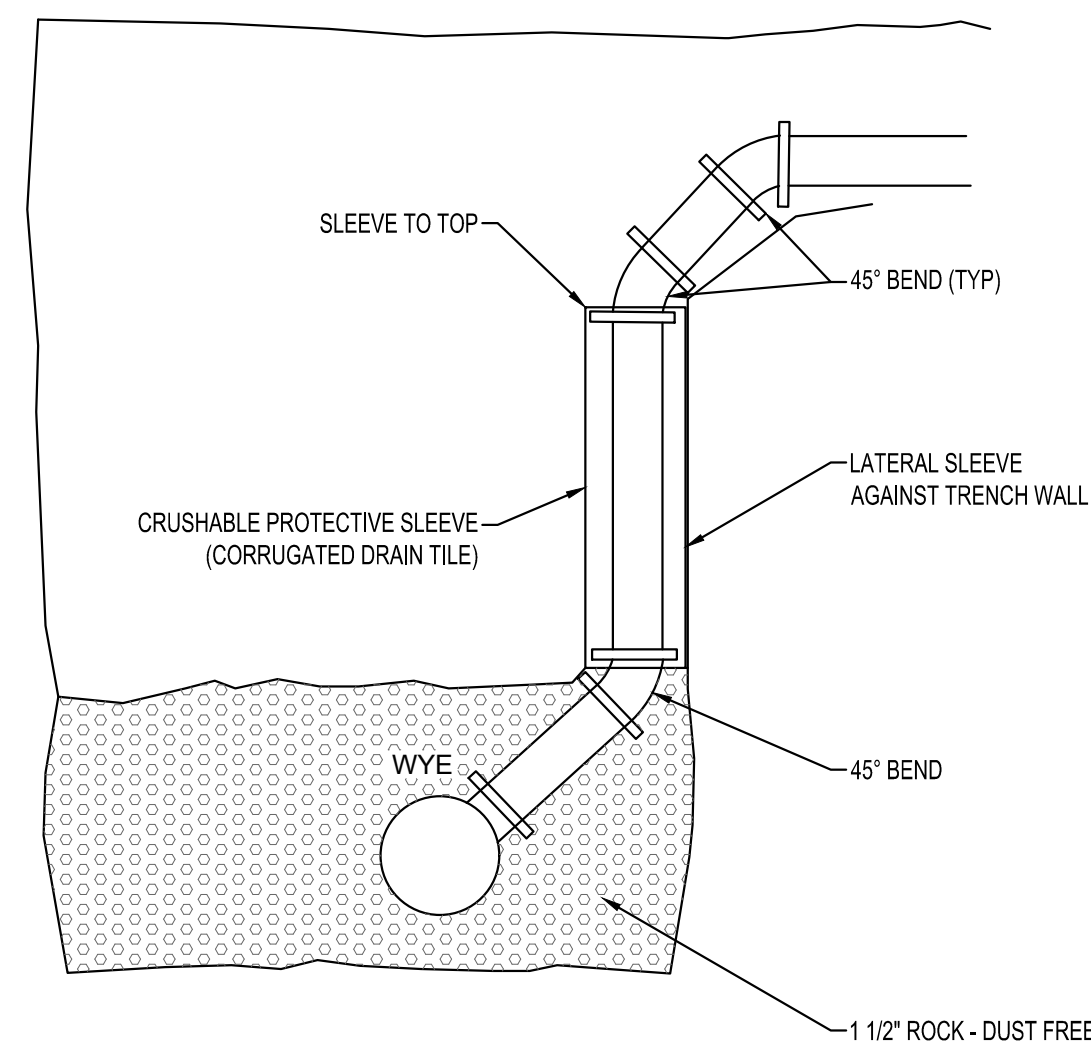
SANITARY CLEANOUT
NTS



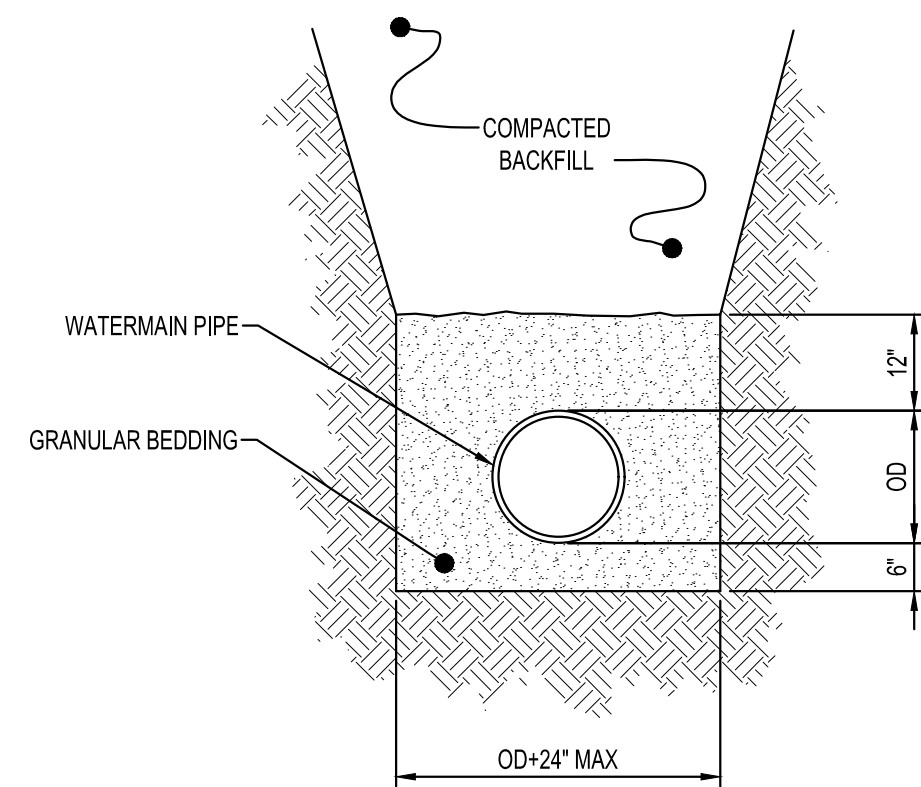
**RESIDENTIAL
SANITARY SERVICE**
NTS



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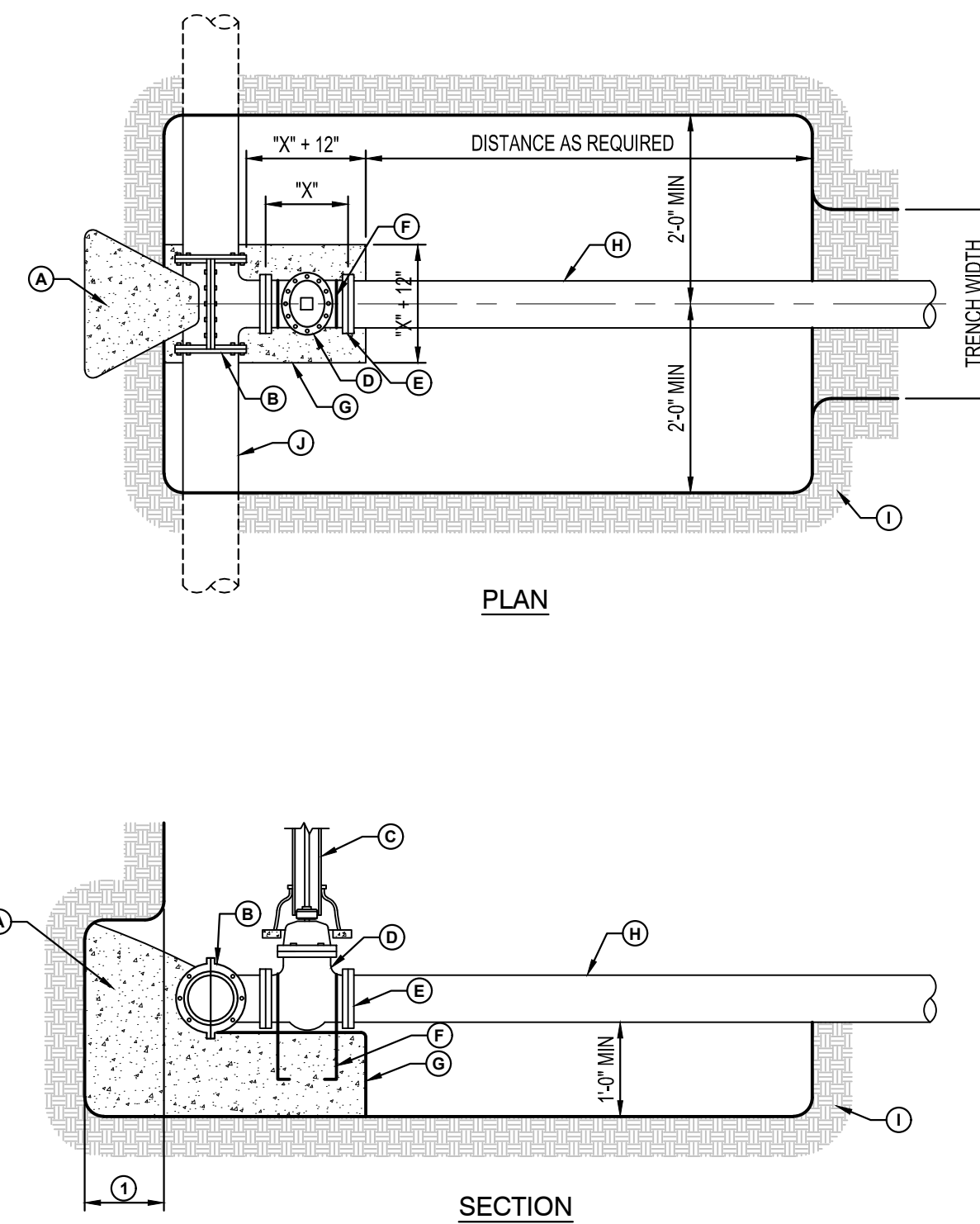


**DEEP
SANITARY SERVICE**
NTS



- NOTE:**
1. GRANULAR BEDDING AND ENCASEMENT FOR WATERMAIN PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

**PIPE BEDDING
WATERMAIN**
NTS



TAPPING VALVE CONNECTION
NTS

- GENERAL NOTES**
1. THRUST BLOCKING SHALL EXTEND TO UNDISTURBED EARTH.
 2. TAPPING SLEEVE SHALL BE 18" MIN. FROM ANY BELL, COUPLING, VALVE OR FITTING LOCATED ALONG EXISTING WATERMAIN TO BE TAPPED.
 3. JOINTS AND BOLTS SHALL BE CLEAR OF CONCRETE.
 4. INSTALL PERMANENT THRUST BLOCKING UNDER VALVE BEFORE TAP IS MADE. JOINTS AND BOLTS TO BE CLEAR OF CONCRETE.

- CONSTRUCTION KEY NOTES**
- (A) CONCRETE THRUST BLOCKING
 - (B) TAPPING SLEEVE
 - (C) RISER INSTALLATION
 - (D) TAPPING VALVE
 - (E) VALVE ENDS FOR TYPE OF PIPE INSTALLED
 - (F) 2-#5 REBAR HAIRPINS PAINT UNEMBEDDED PORTION OF BARS WITH 2 COATS OF COAL TAR EPOXY THEN COVER WITH 2" MIN OF CEMENT MORTAR
 - (G) CONCRETE VALVE SUPPORT
 - (H) NEW WATERMAIN TO BE INSTALLED
 - (I) UNDISTURBED SOIL
 - (J) EXISTING WATERMAIN TO BE TAPPED

PROJECT
C&C RESIDENCES

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

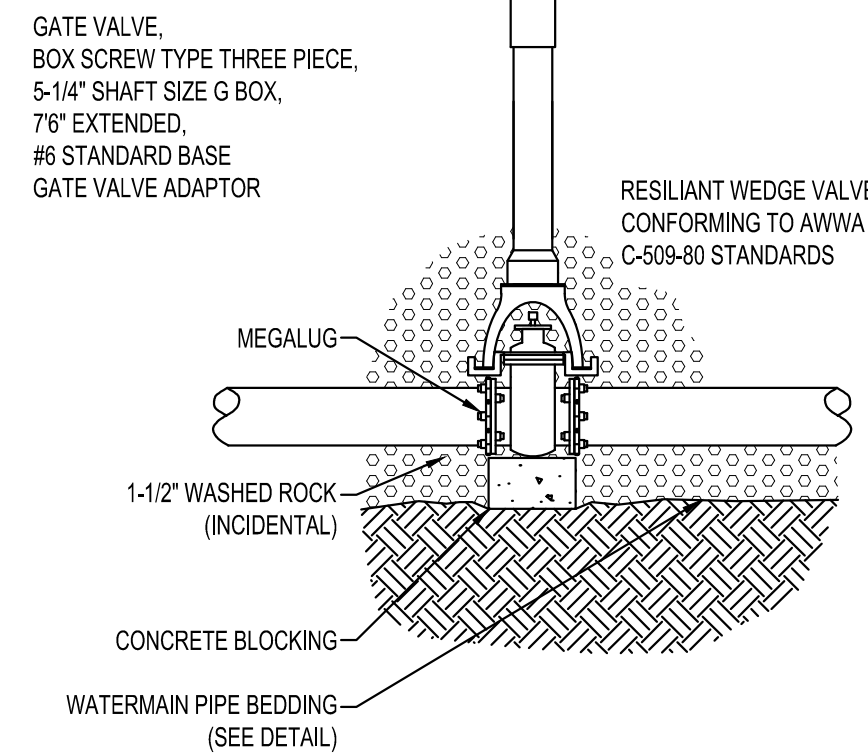
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TITLE
SITE DETAILS

SHEET
C0-20



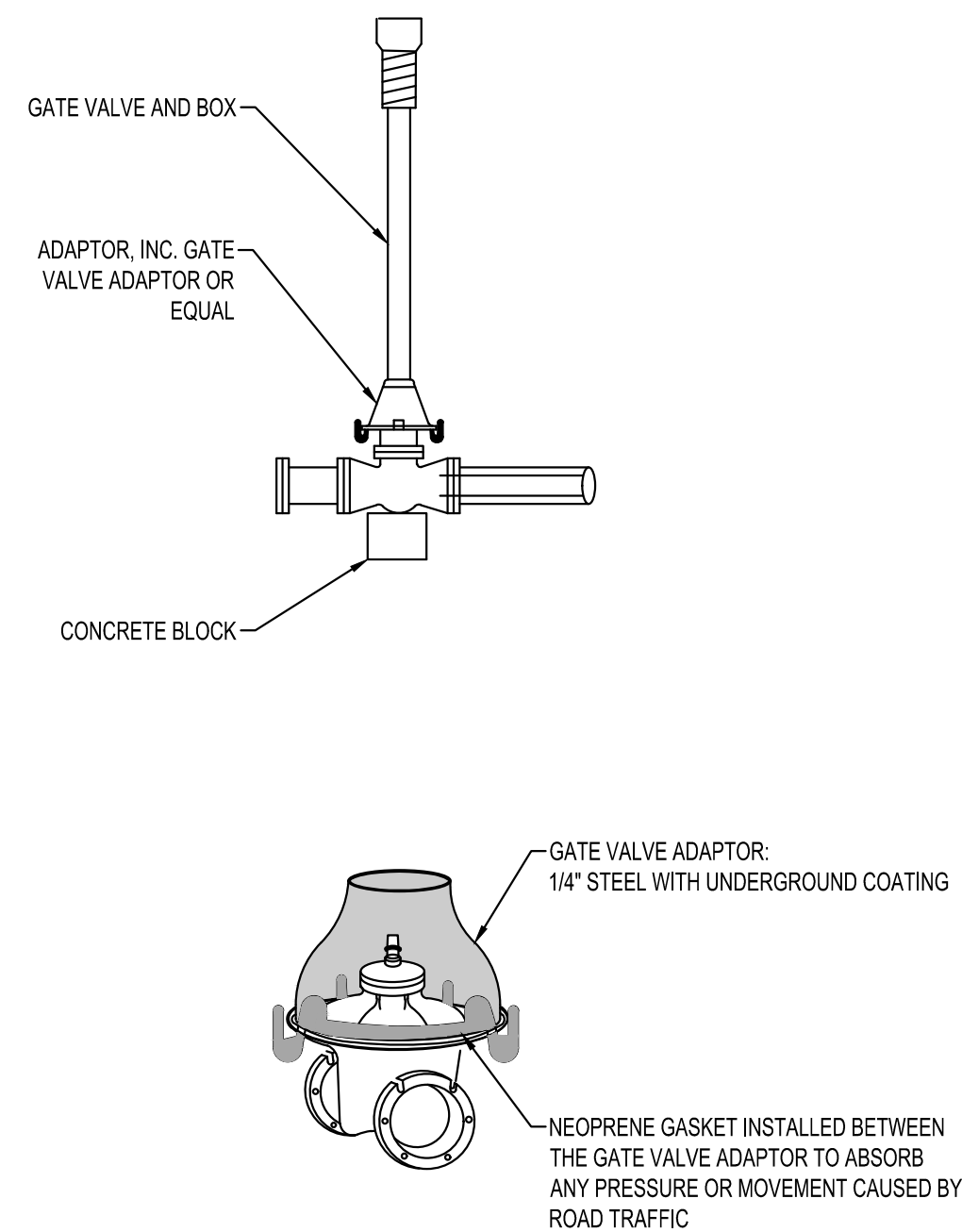
ALL GATE VALVES SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS



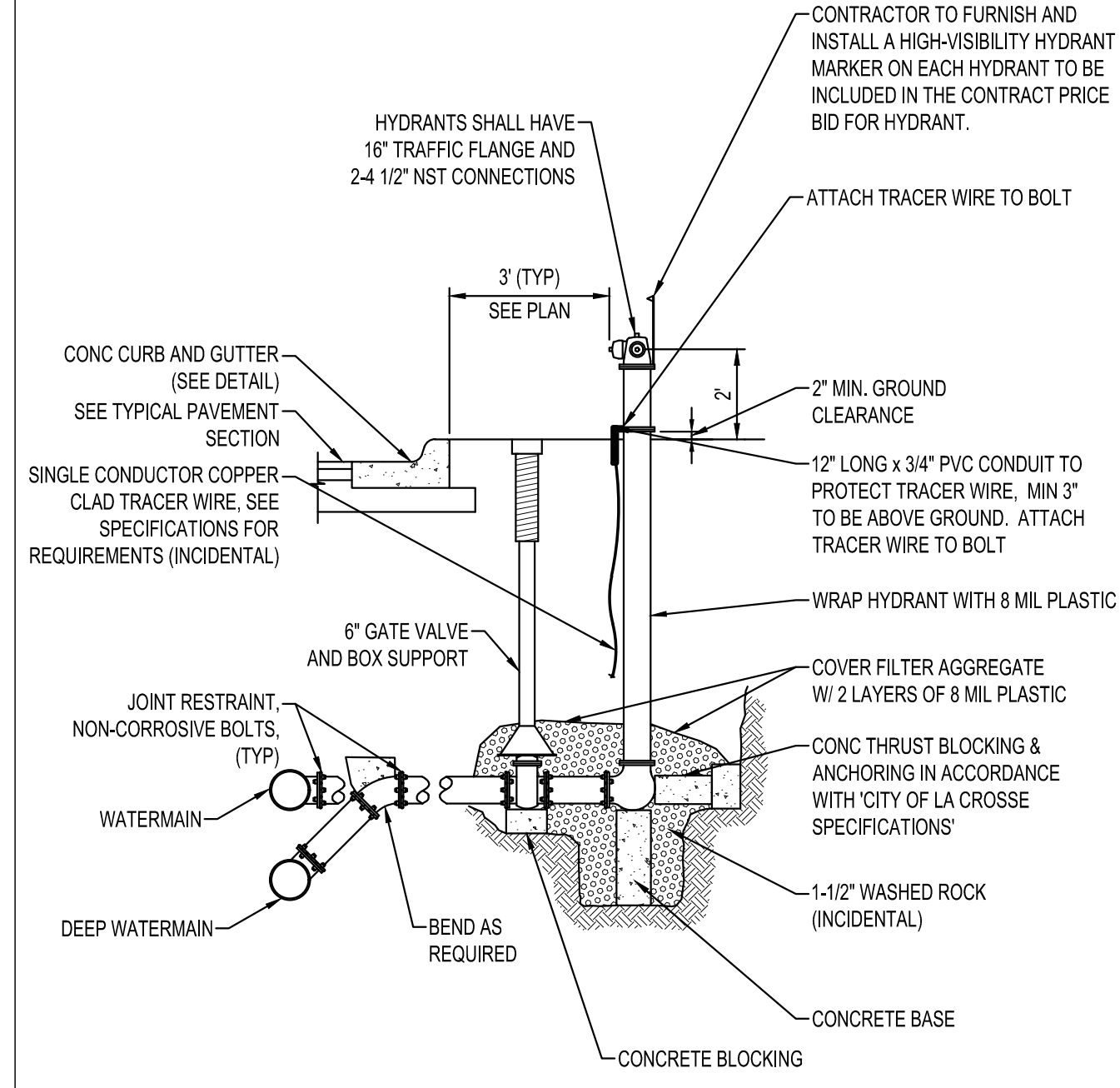
NOTES:

1. INSTALL TOP NUT EXTENDER TO 7" DEPTH ON ALL VALVES WITH OVER-DEPTH

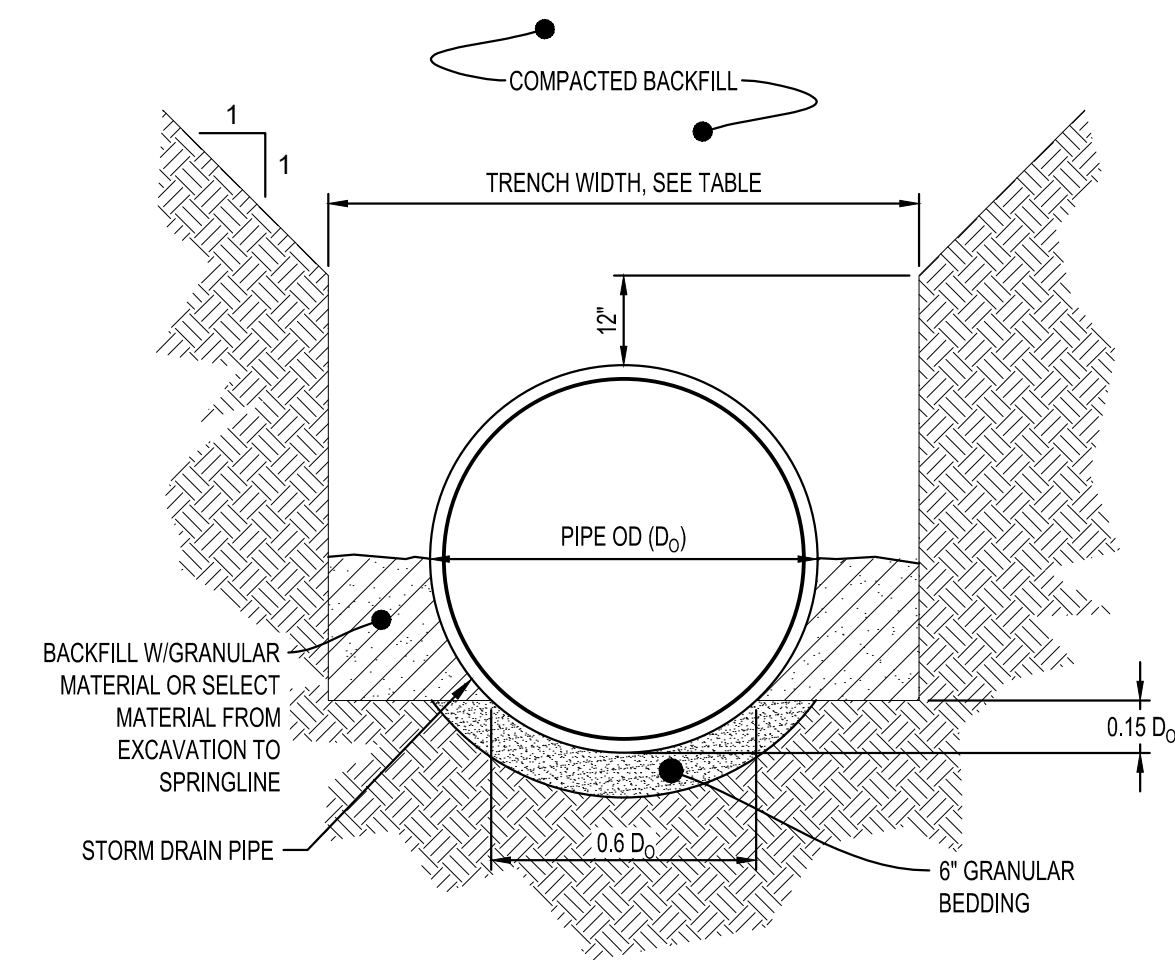
TYPICAL GATE VALVE & BOX INSTALLATION
NTS



GATE VALVE ADAPTOR
NTS



TYPICAL HYDRANT INSTALLATION
NTS

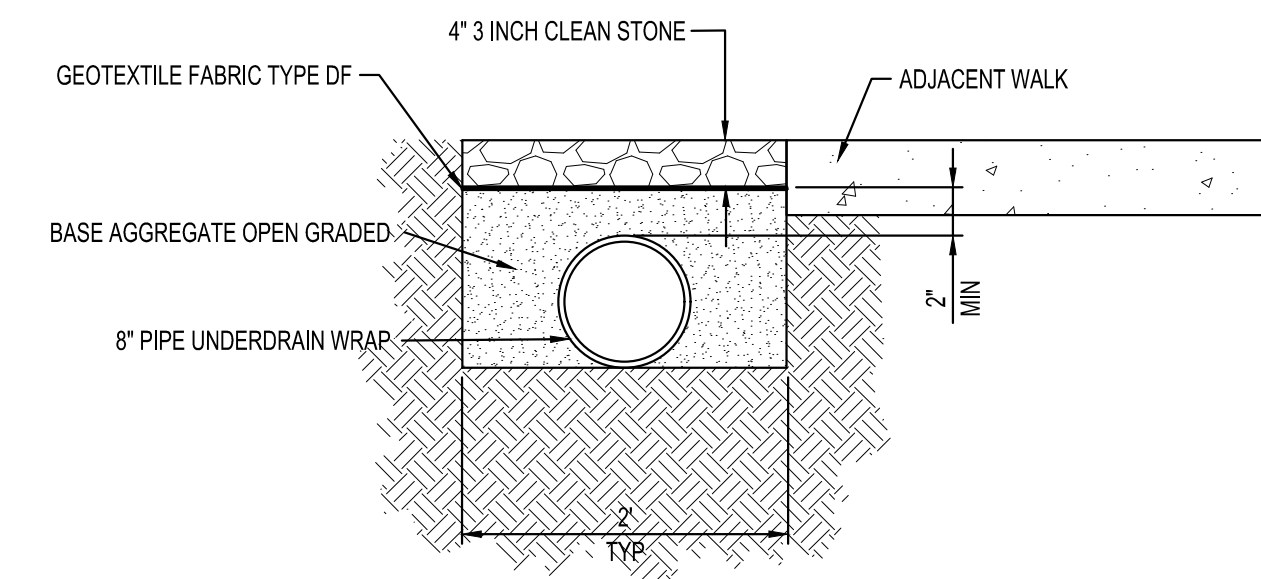


TRENCH WIDTH	
PIPE Ø	TRENCH WIDTH
36" OR LESS	D ₀ + 24"
42" TO 54"	1.5 x D ₀
60" OR OVER	D ₀ + 36"

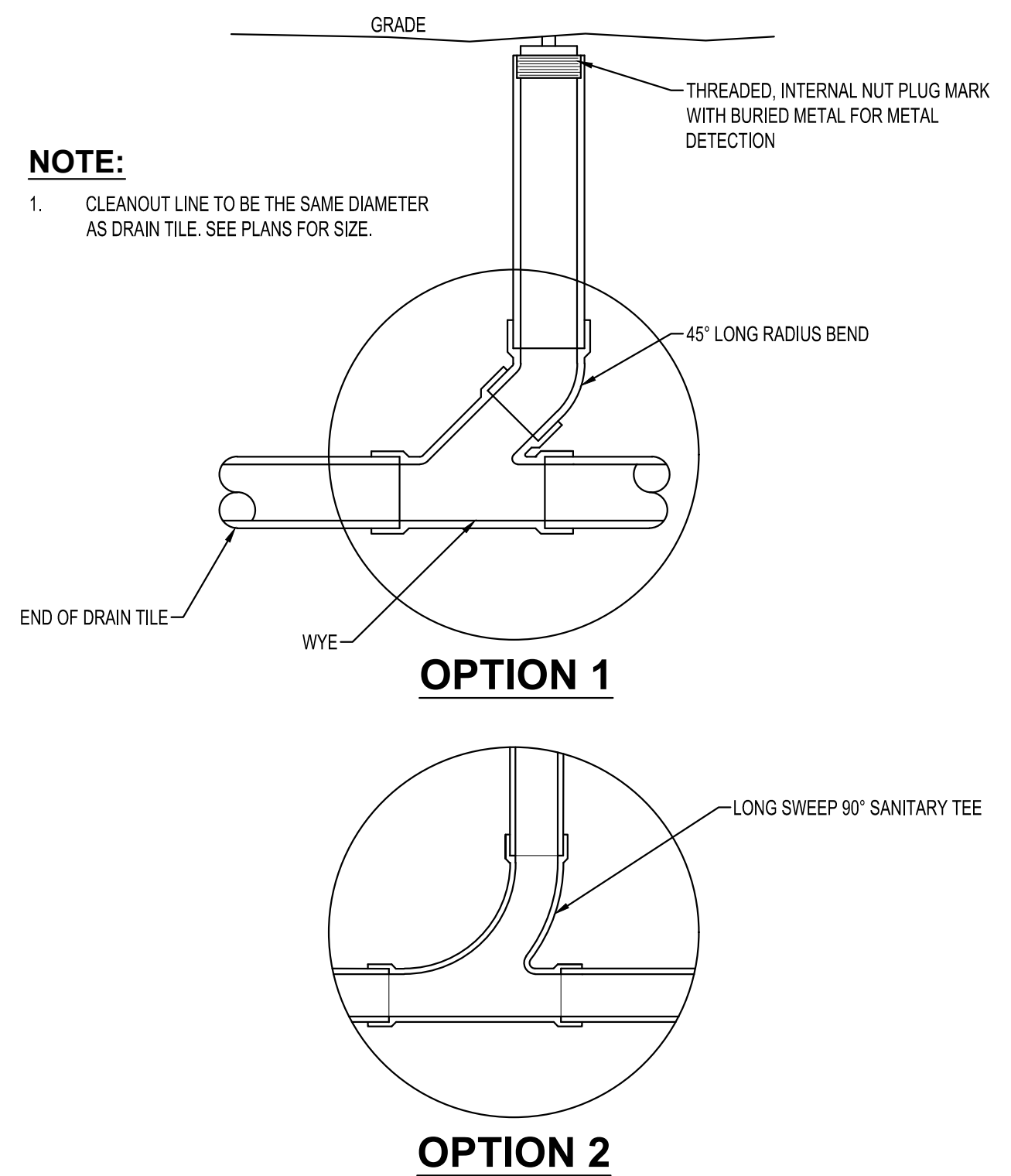
NOTES:

1. GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

REINFORCED CONCRETE STORM DRAIN PIPE BEDDING
NTS



ROCK LANDSCAPING WITH UNDERDRAIN DETAIL
NTS



NOTE:

1. CLEANOUT LINE TO BE THE SAME DIAMETER AS DRAIN TILE. SEE PLANS FOR SIZE.

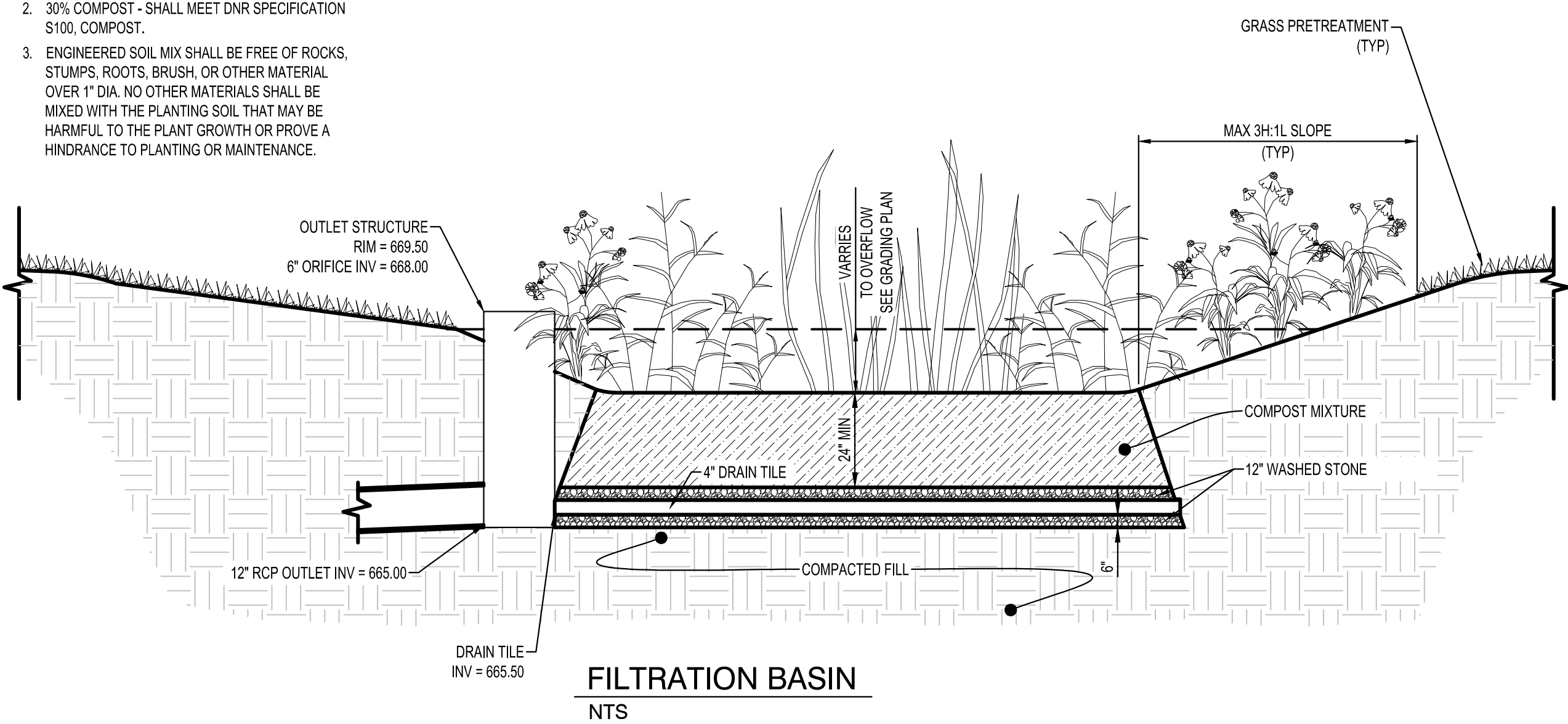
SUBDRAIN CLEANOUT
NTS

FILTRATION BASIN CONSTRUCTION:

- Work Shall Include - All excavation and construction as outlined in the plans, specifications and details outlining the construction of the filtration basin.
- The Contractor shall maintain silt fence around the perimeter of the filtration basin during all phases of construction. The filtration area must be staked off and marked to keep all construction traffic, equipment and material stockpiles out of the proposed filtration area.
- The Contractor shall ensure that the filtration basin is not used as a sediment trap during construction and that no runoff enters the basin prior to the completion of construction and complete stabilization of surrounding areas draining to the basin. All upland drainage must be diverted to prevent runoff from entering filtration basin work area.
- Filtration basin shall be constructed at the end of the project after all areas surrounding it and draining into it have been constructed and fully stabilized, this includes the sanitary sewer. In order to avoid soil compaction in the basin no equipment shall be driven in the area of the basin prior to its construction, and when it is constructed only light earth moving equipment with tracks shall be used.
- After final grading the basin's floor shall be tilled to a depth of at least 6 inches to provide a well-aerated, porous surface. Smearing of the soil in the basin shall be avoided and if smearing does occur it shall be corrected by raking or retilling of the basin.
- Immediately following filtration basin construction, the entire basin shall be seeded and stabilized as indicated in the plans. Filtration basin MUST be fully stabilized prior to any upstream runoff being directed to basin.

ENGINEERED MEDIA COMPOSITION:

- 70% SILICA SAND - USDA COARSE SAND, (0.02 TO 0.04") PRE-WASHED TO REMOVE CLAY AND SILT PARTICLES AND WELL-DRAINED OR DRY PRIOR TO MIXING.
- 30% COMPOST - SHALL MEET DNR SPECIFICATION S100, COMPOST.
- ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH, OR OTHER MATERIAL OVER 1" DIA. NO OTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO THE PLANT GROWTH OR PROVE A HINDRANCE TO PLANTING OR MAINTENANCE.



FILTRATION BASIN
NTS

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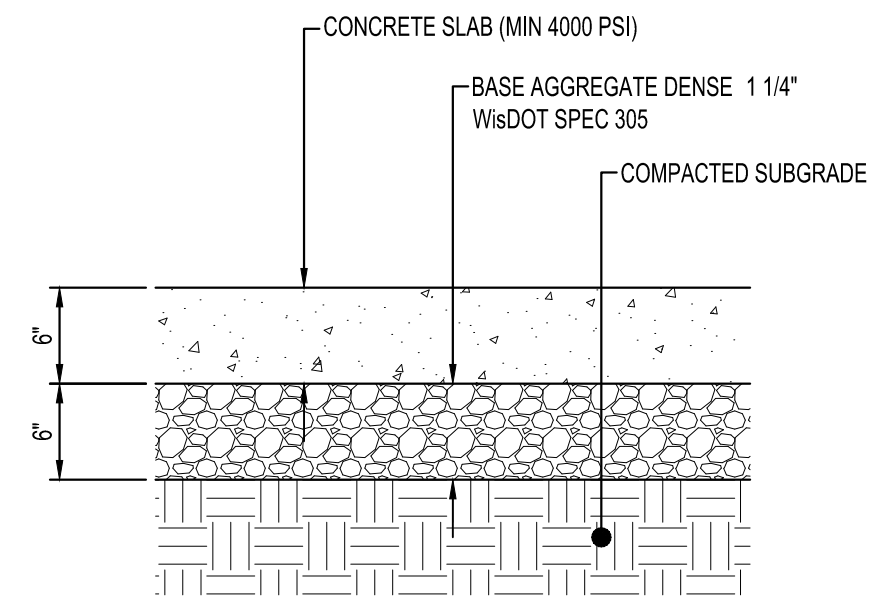
LA CROSSE WISCONSIN

REVISION SCHEDULE		
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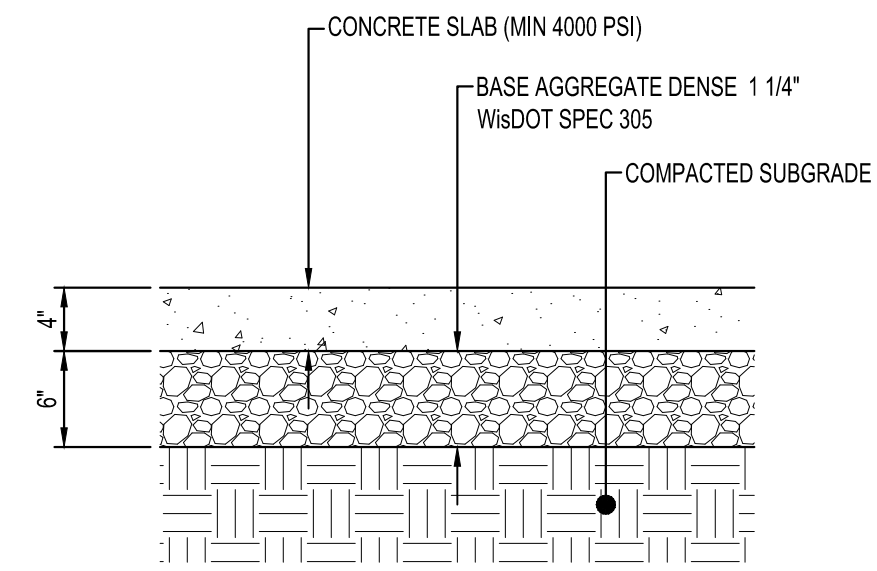
PROJECT NO. 24-31447
FILE NAME 31447 CO-DETAILS
DRAWN BY SAK
DESIGNED BY SAK
REVIEWED BY KBR
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. -

TITLE
SITE DETAILS

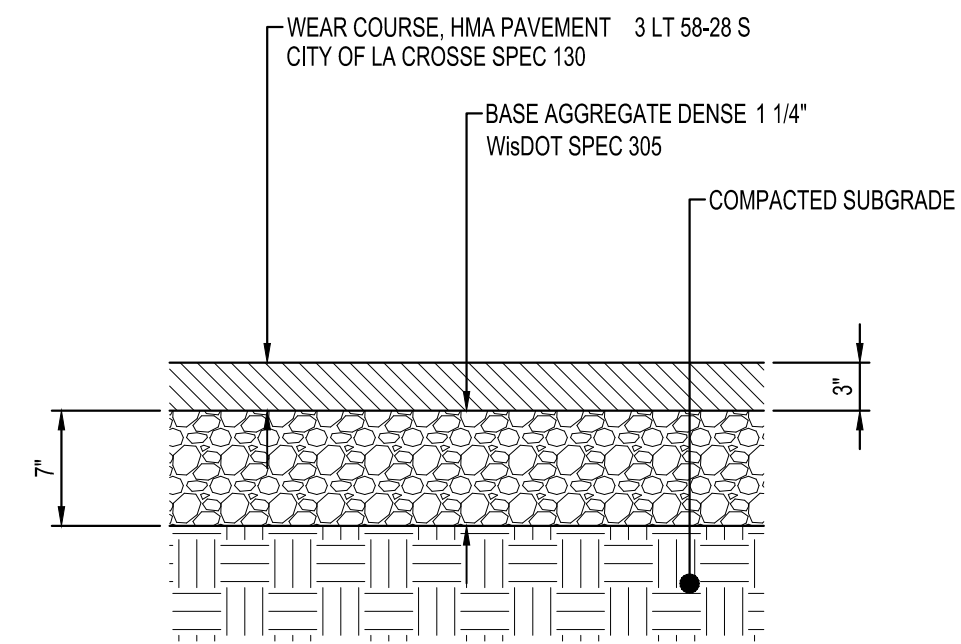
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C0-21



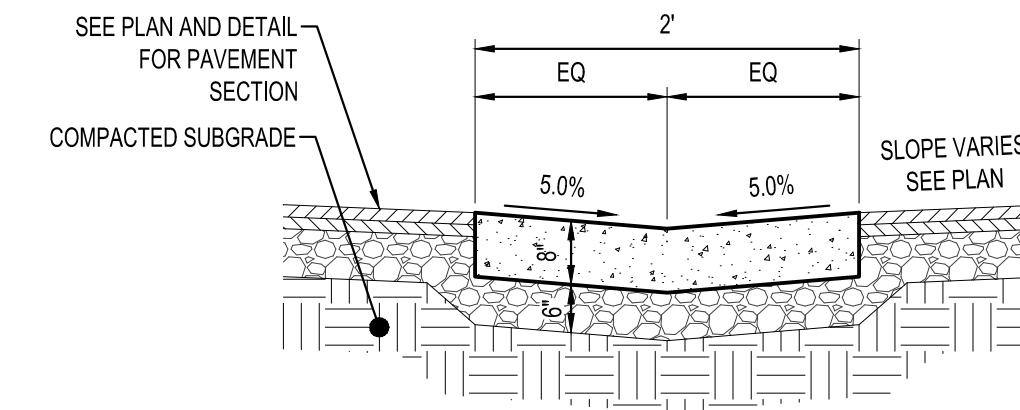
**STANDARD
CONCRETE PAVEMENT**
NTS



CONCRETE WALK
NTS



**RESIDENTIAL
BITUMINOUS CONCRETE PAVEMENT**
NTS



CONCRETE VALLEY GUTTER
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PROJECT

C&C RESIDENCES

LA CROSSE WISCONSIN

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CLIENT PROJECT NO.	-

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SITE DETAILS

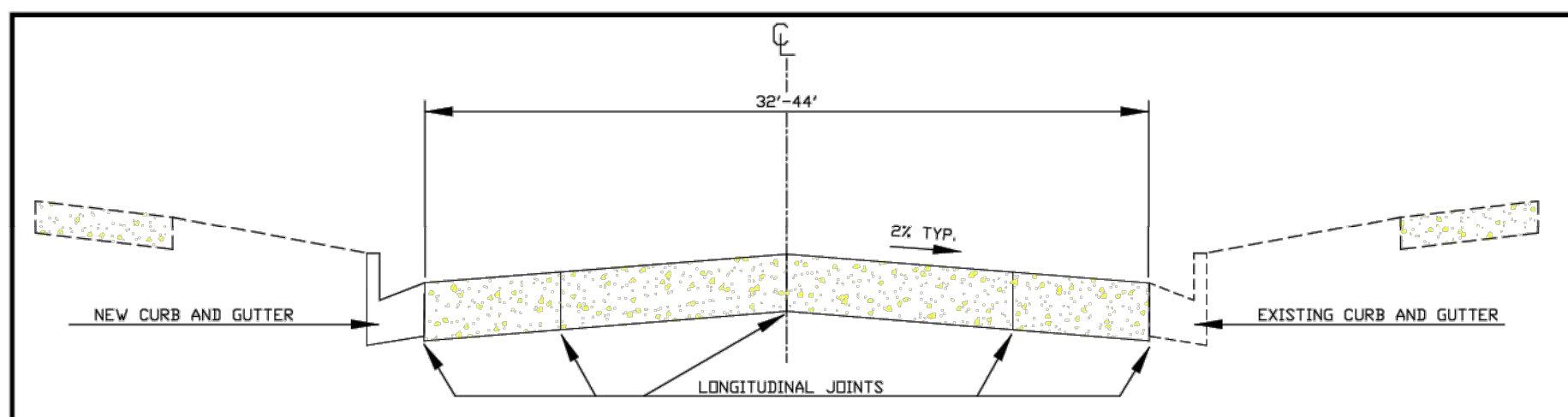
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C0-22

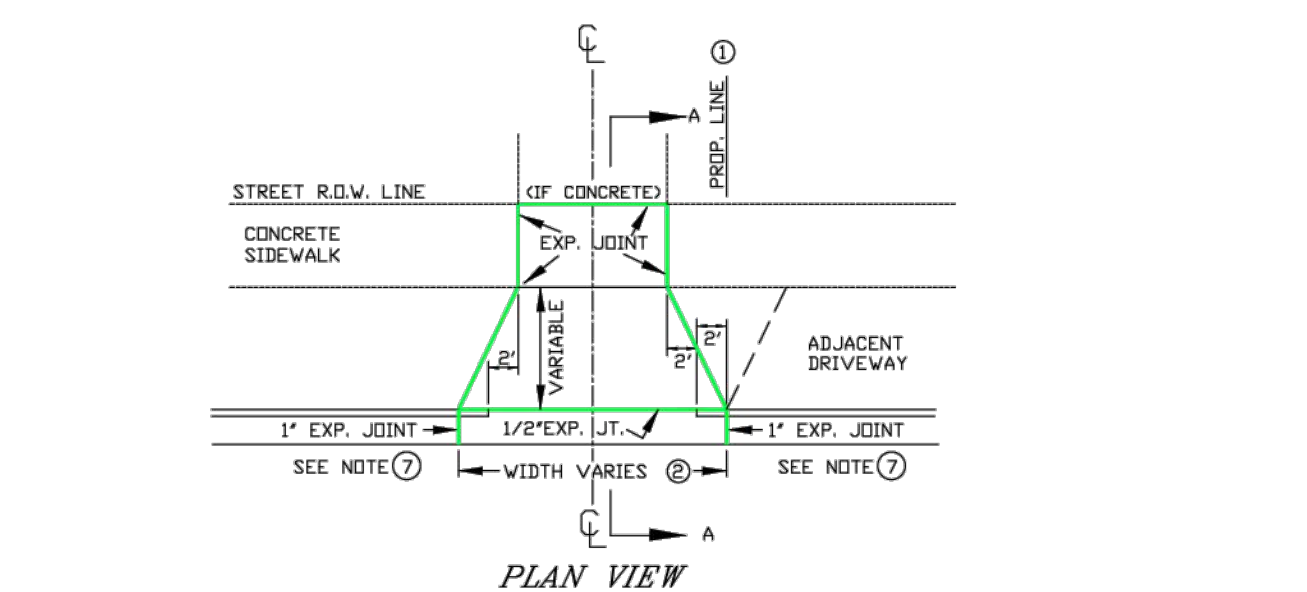


PRELIMINARY NOT FOR CONSTRUCTION

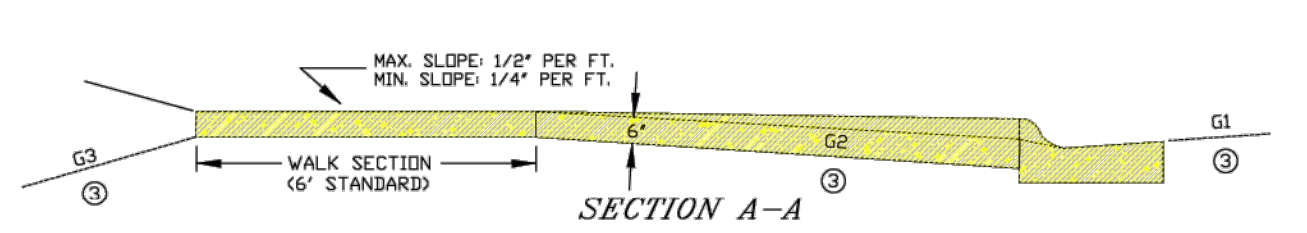
**DRAWINGS
NOT TO SCALE**



TYPICAL CROSS SECTION FOR 36' ROADWAY

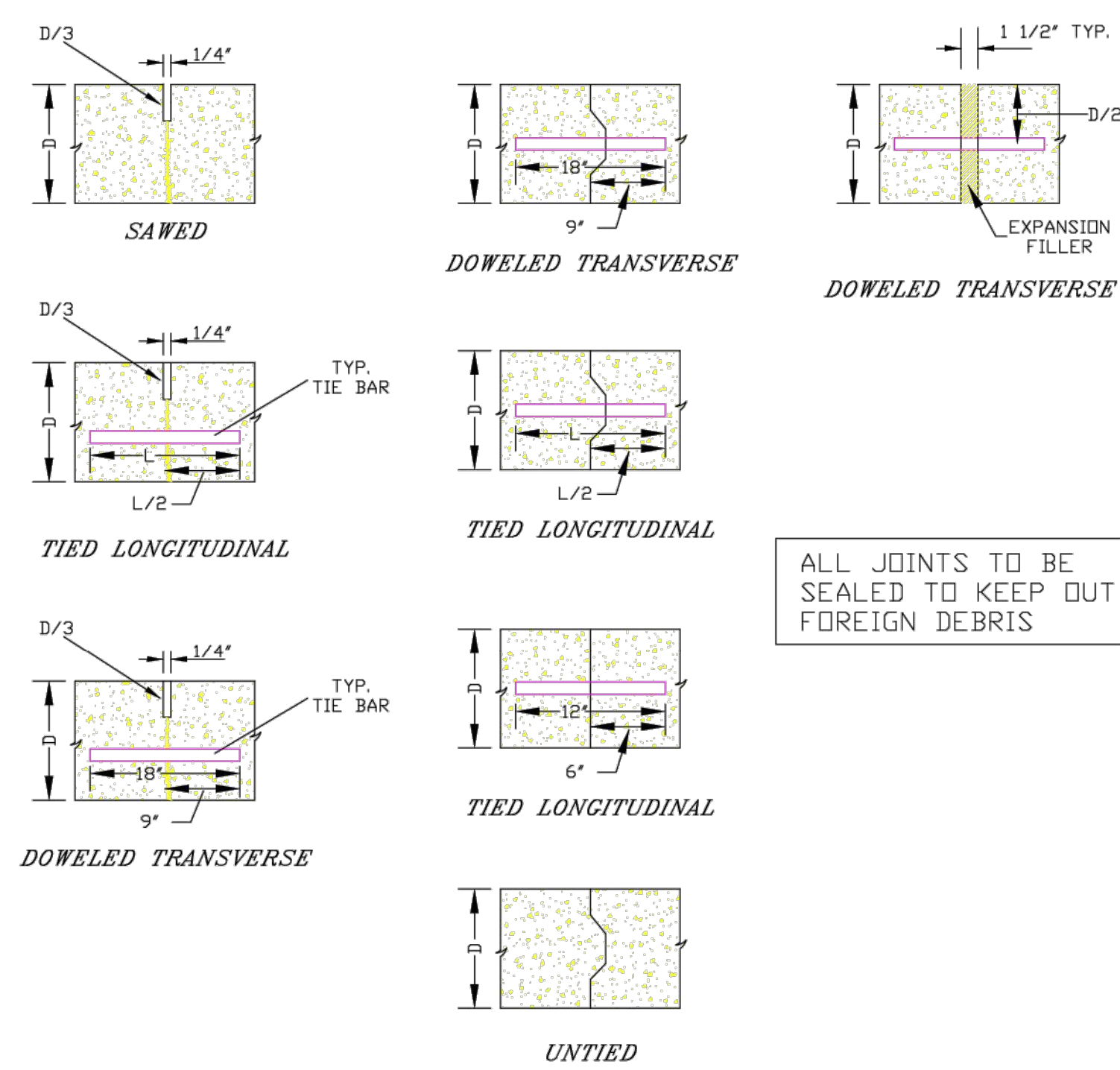


PLAN VIEW



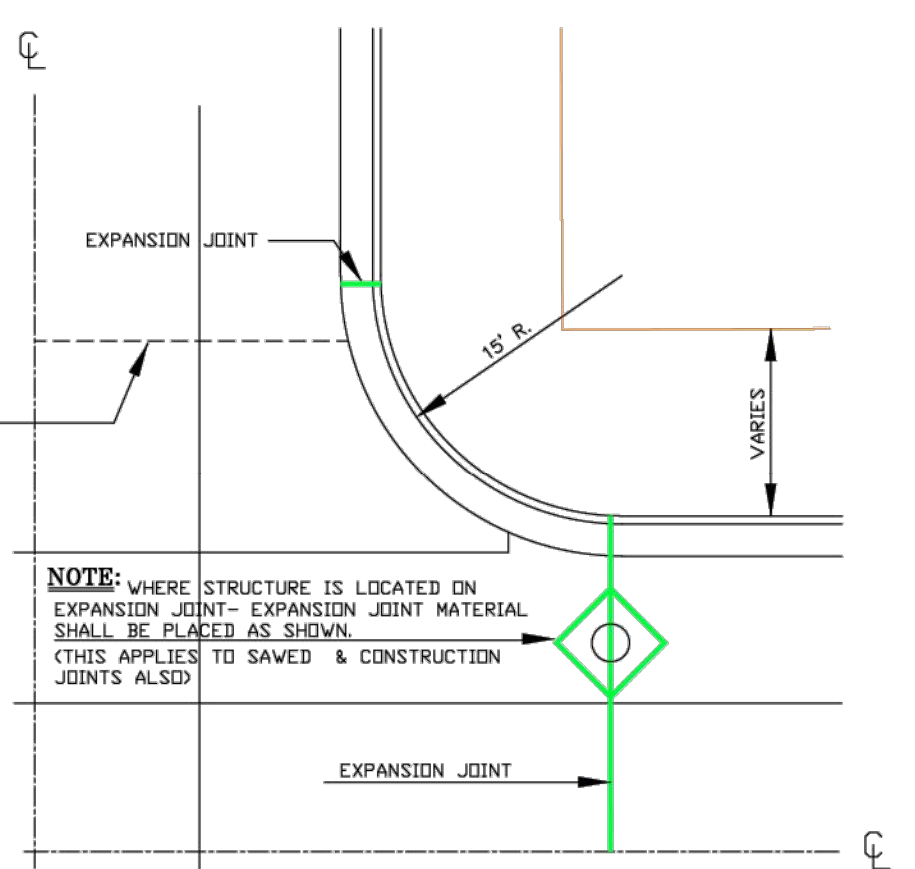
SECTION A-A

CONTRACTION CONSTRUCTION EXPANSION



ALL JOINTS TO BE SEALED TO KEEP OUT FOREIGN DEBRIS

NOTE: IF SIDE STREET IS NOT TO BE PAVED, END PAVEMENT AT STREET LINE.



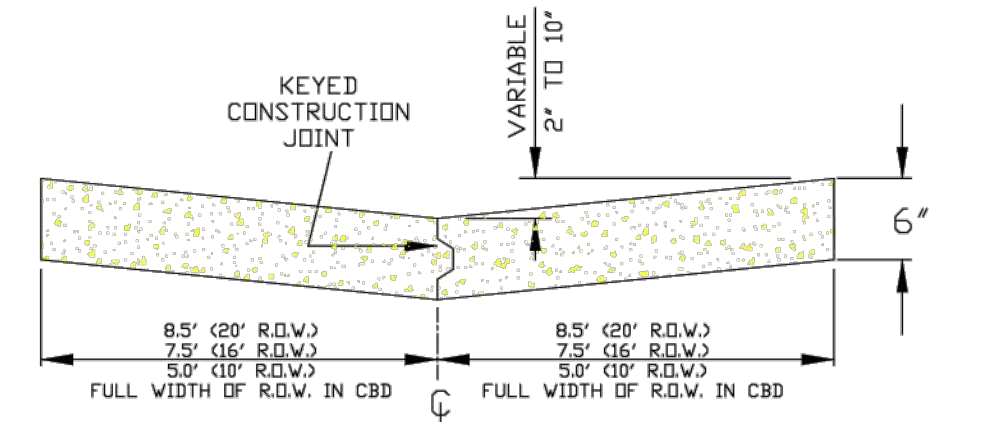
1/4 TYPICAL INTERSECTION

NOTES-JOINTS

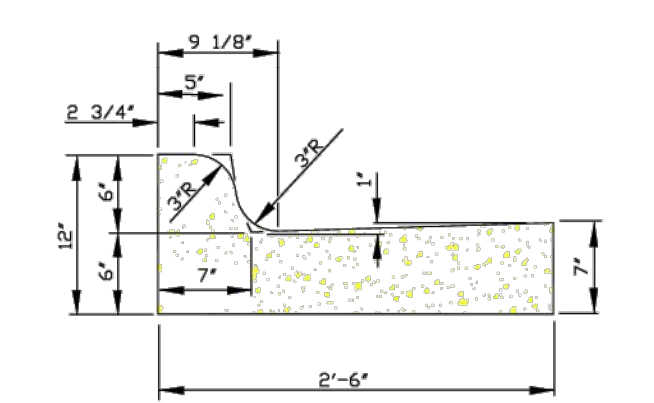
- EXPANSION JOINTS SHALL BE PLACED AT THE END OF RADII AT STREET INTERSECTIONS AND MID-BLOCK BETWEEN INTERSECTIONS. IN NO CASE SHALL THE DISTANCE BETWEEN EXPANSION JOINTS EXCEED 160 FEET.
- THE DISTANCE BETWEEN TRANSVERSE JOINTS SHALL NOT BE LESS THAN 10 FEET AND SHALL BE TYPICALLY 20 FEET APART.
- LONGITUDINAL CONSTRUCTION JOINTS BETWEEN CURB AND GUTTER SECTION AND CONC. PAVING SECTION SHALL BE SEALED AS SHOWN IN JOINT DETAILS.

- 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.
 - MAX. DRIVEWAY WIDTH AT THE CURB AND SIDEWALK IS SET FORTH IN CITY ORDINANCE 5.03.
 - THE BREAKOVER ANGLE (CAUSE OF CARS BOTTOMING) BECOMES CRITICAL WHEN THE ALGEBRAIC DIFFERENCE OF GRADES (G1, G2, & G3) EXCEEDS 11%.
 - A REINFORCED DRIVE SECTION IS REQUIRED FOR CURB & GUTTER IN AREAS ZONED INDUSTRIAL OR COMMERCIAL.
 - BACK OF CURB TO FRONT OF CONC. SIDEWALK MUST BE CONCRETE, BRICK OR ASPHALTIC BITUMINOUS.
 - MECHANICAL COMPACTION OF SUBSOIL IN LAYERS LESS THAN 12" TO ACHIEVE MINIMUM COMPACTION OF 95% OF MAXIMUM DENSITY FROM MODIFIED PROCTOR IS REQUIRED. (INCLUDING STREET SIDE AFTER FORMS ARE REMOVED)
 - 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.
- NOTE: TURNING OF 2" DIAMETER DRIVEWAY RETURNS IN LIEU OF DIMINISHING HEAD AS SHOWN IS PERMITTED IF DESIRED BY PROPERTY OWNER. INSTALLATION OF A DRIVEWAY BY REMOVING EXISTING CURB HEAD ONLY IS NOT ALLOWED. ENTIRE EXISTING C&G MUST BE REMOVED FOR NEW DRIVEWAYS. REMOVAL OF A MINIMUM 12" WIDTH OF BITUMINOUS TO INSTALL FRONT FORMS IS REQUIRED.

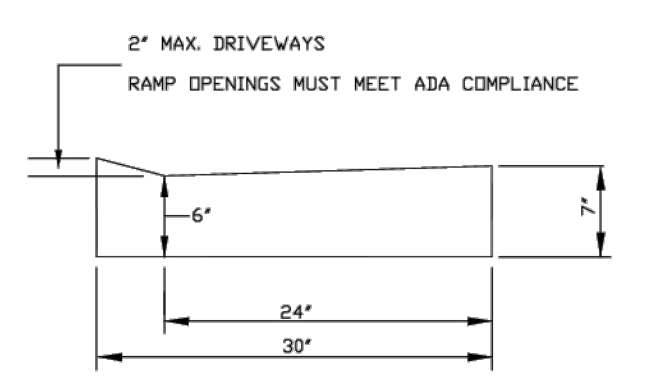
STANDARD DRIVEWAY DETAIL



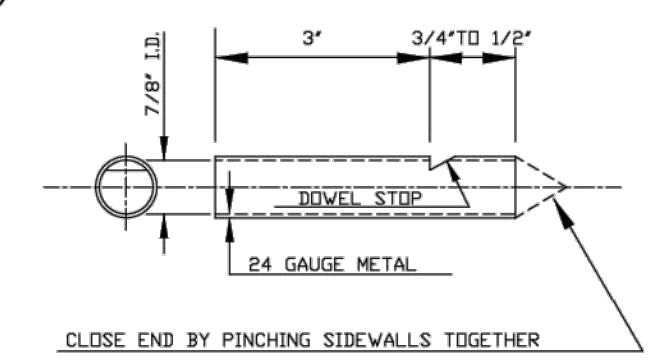
TYPICAL SECTION OF ALLEY PAVEMENT



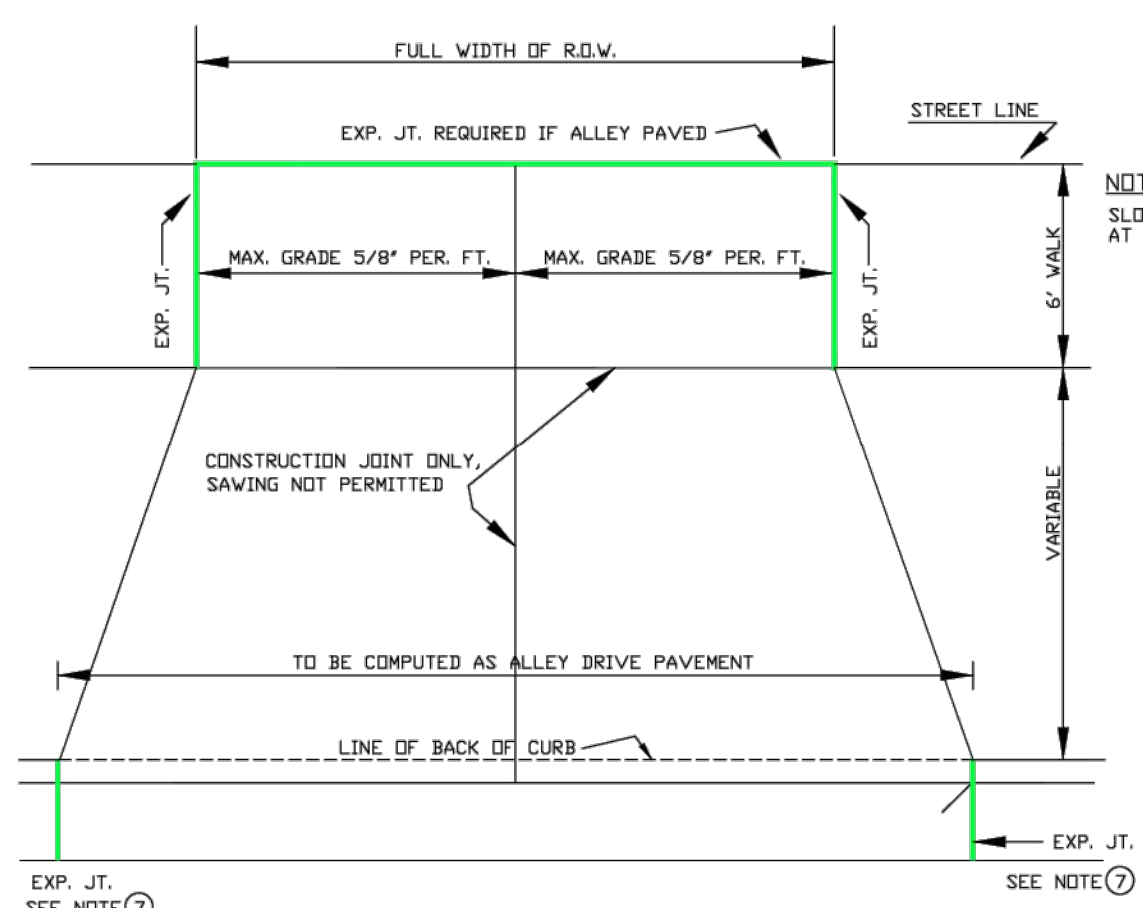
STANDARD CURB & GUTTER SECTION



MOUNTABLE CURB SECTION

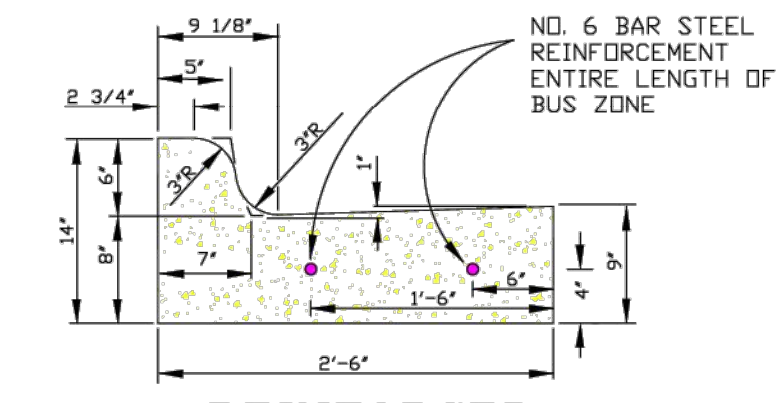


DOWEL SOCKET DETAIL

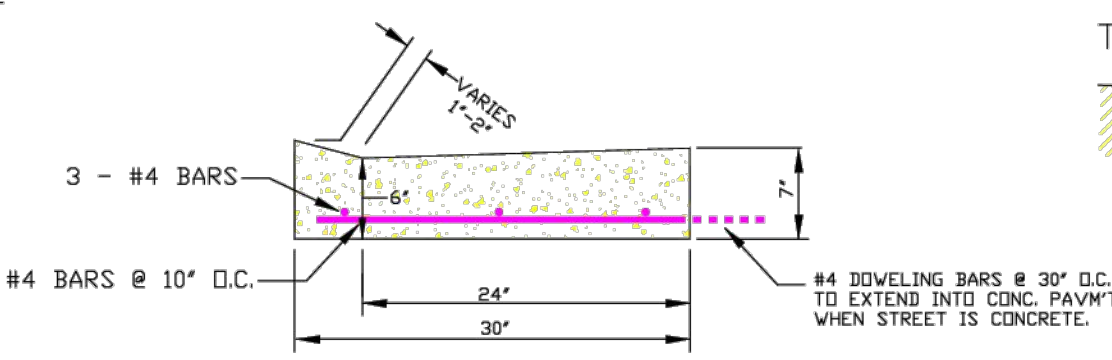


STANDARD ALLEY DRIVEWAY 7" THICK

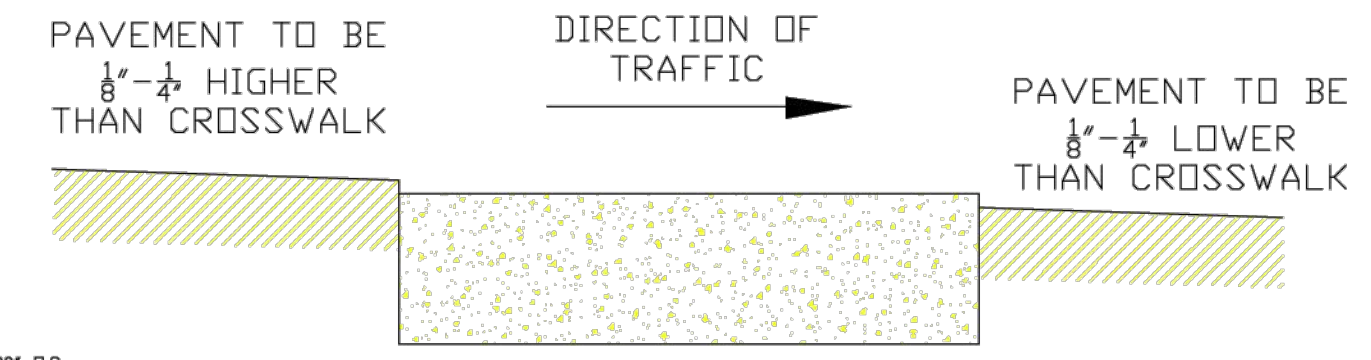
NOTE: WITH REFERENCE TO SAWING OF CONTRACTION JOINTS ON SLIP FORM CURB & GUTTER, & CURB, PAGE 93, STANDARD SPEC'S THE SAW CUT SHALL BE A MINIMUM 1/8" WIDE X 1" DEEP.



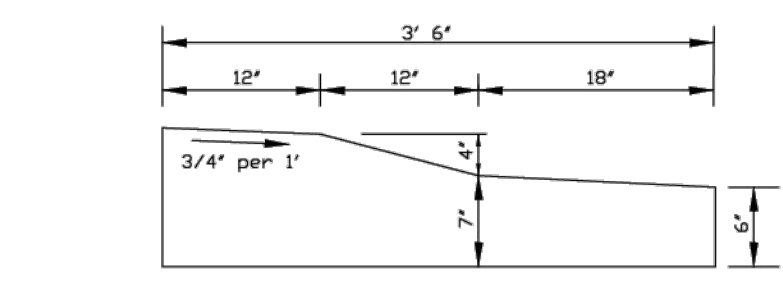
REINFORCED CURB & GUTTER BUS STOP LOCATIONS



REINFORCED DRIVEWAY

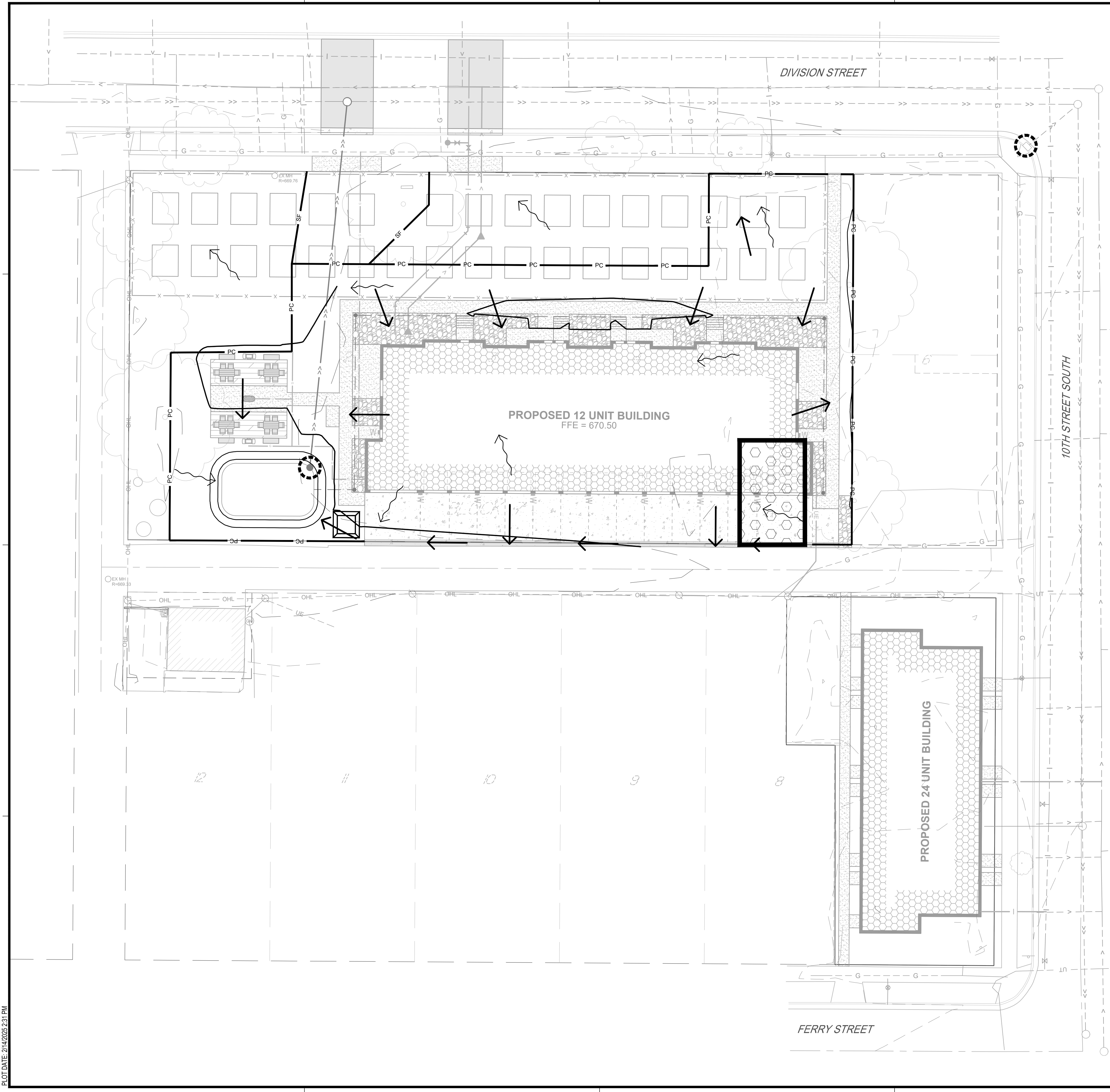


CONCRETE CROSSWALK DETAIL



TRAFFIC CIRCLE CURB SECTION

PROJECT NO.	24-31447																					
FILE NAME	31447 CO-DETAILS																					
DRAWN BY	SAK																					
DESIGNED BY	SAK																					
REVIEWED BY	KBR																					
ORIGINAL ISSUE DATE	--/--																					
CLIENT PROJECT NO.	-																					
<p>PROJECT C&C RESIDENCES</p> <p>LA CROSSE WISCONSIN</p> <p>REVISION SCHEDULE</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>PROJECT NO. 24-31447 FILE NAME 31447 CO-DETAILS DRAWN BY SAK DESIGNED BY SAK REVIEWED BY KBR ORIGINAL ISSUE DATE --/-- CLIENT PROJECT NO. -</p> <p>TITLE SITE DETAILS</p> <p>SHEET C0-23</p>		DATE	DESCRIPTION	BY																		
DATE	DESCRIPTION	BY																				



EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
— PC —	PERIMETER CONTROL
— SF —	SILT FENCE, PREASSEMBLED
⊙	STORM DRAIN INLET PROTECTION
⊠	ROCK CONSTRUCTION EXIT
◻	CONCRETE WASHOUT AREA
↗	EXISTING DRAINAGE ARROW
➔	PROPOSED DRAINAGE ARROW
--- 101 ---	EXISTING CONTOUR (MINOR INTERVAL)
--- 100 ---	EXISTING CONTOUR (MAJOR INTERVAL)
--- 101 ---	PROPOSED CONTOUR (MINOR INTERVAL)
--- 100 ---	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.
 SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.
 NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.



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PROJECT
C&C RESIDENCES

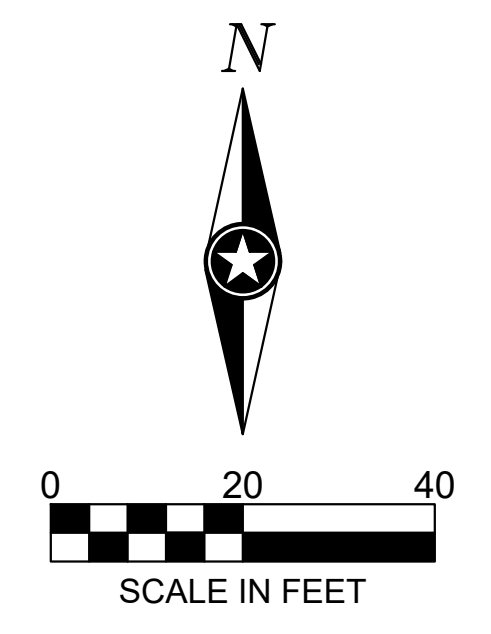
LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 24-31447
 FILE NAME 31447 C1-SWPPP
 DRAWN BY SAK
 DESIGNED BY SAK
 REVIEWED BY KBR
 ORIGINAL ISSUE DATE --/--
 CLIENT PROJECT NO. -

TITLE
EROSION CONTROL PLAN

SHEET
C1-30



PRELIMINARY NOT FOR CONSTRUCTION



REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	DEMOLISH BUILDING
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)
	REMOVE CONIFEROUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.
ALL SIDEWALK AND CURB AND GUTTER REMOVED FOR UTILITY CONSTRUCTION MUST FOLLOW CITY GUIDELINES

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PROJECT

10TH AND DIVISION DEVELOPMENT

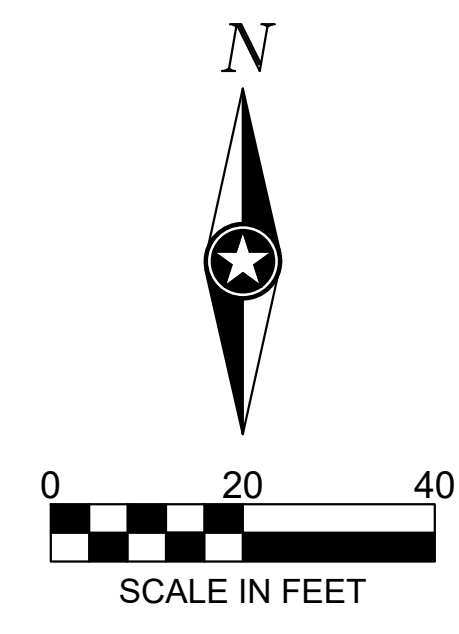
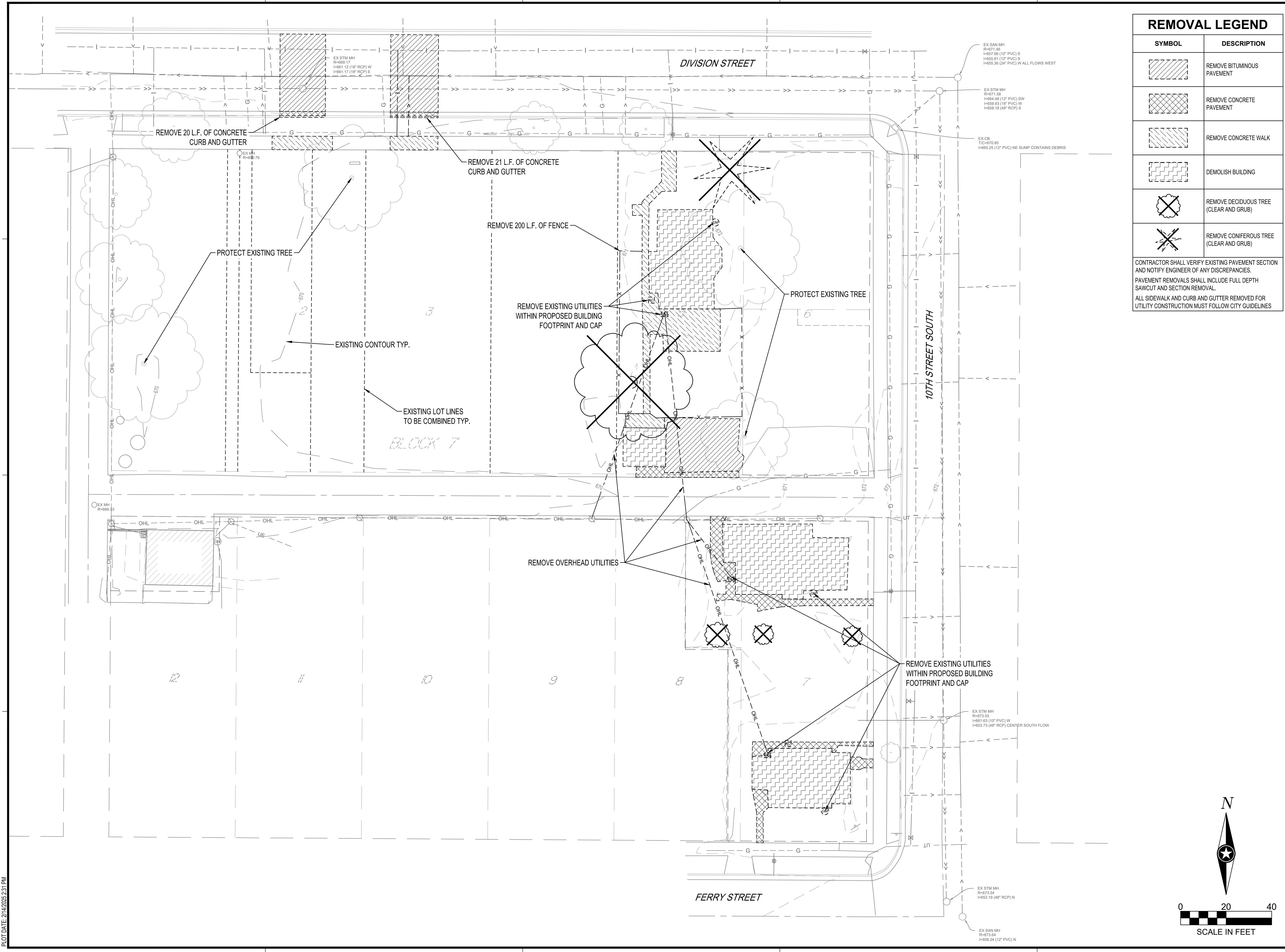
LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	24-31447
FILE NAME	31447 C2-EXIST
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

EXISTING SITE AND REMOVALS PLAN

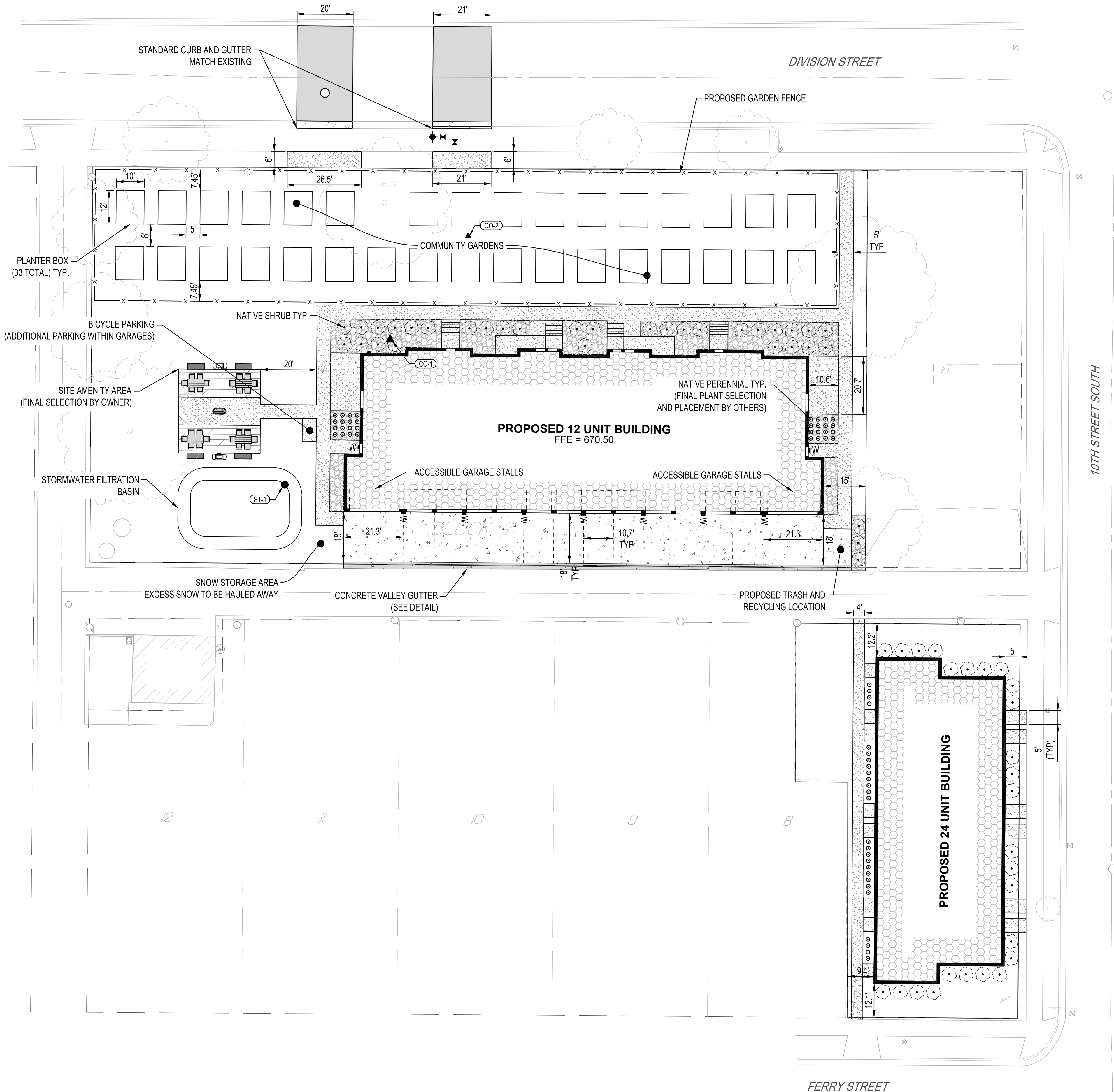
SHEET **C2-10**



PLOT DATE: 2/14/2025 2:31 PM

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/14/2025 2:31 PM



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS CONCRETE PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE VALLEY GUTTER PAVEMENT
	CONCRETE WALK
	ROCK MULCH



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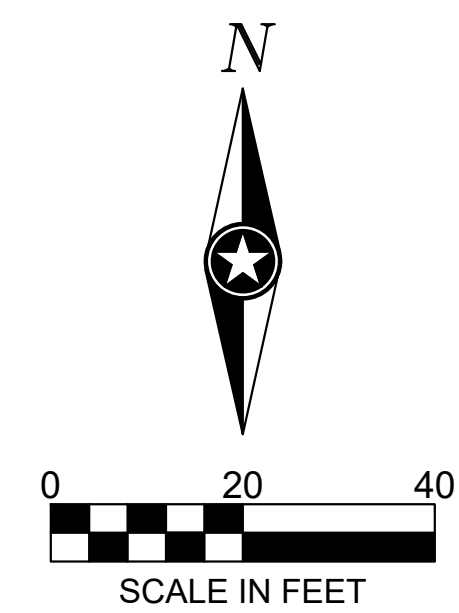
PROJECT
10TH AND DIVISION DEVELOPMENT
 LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

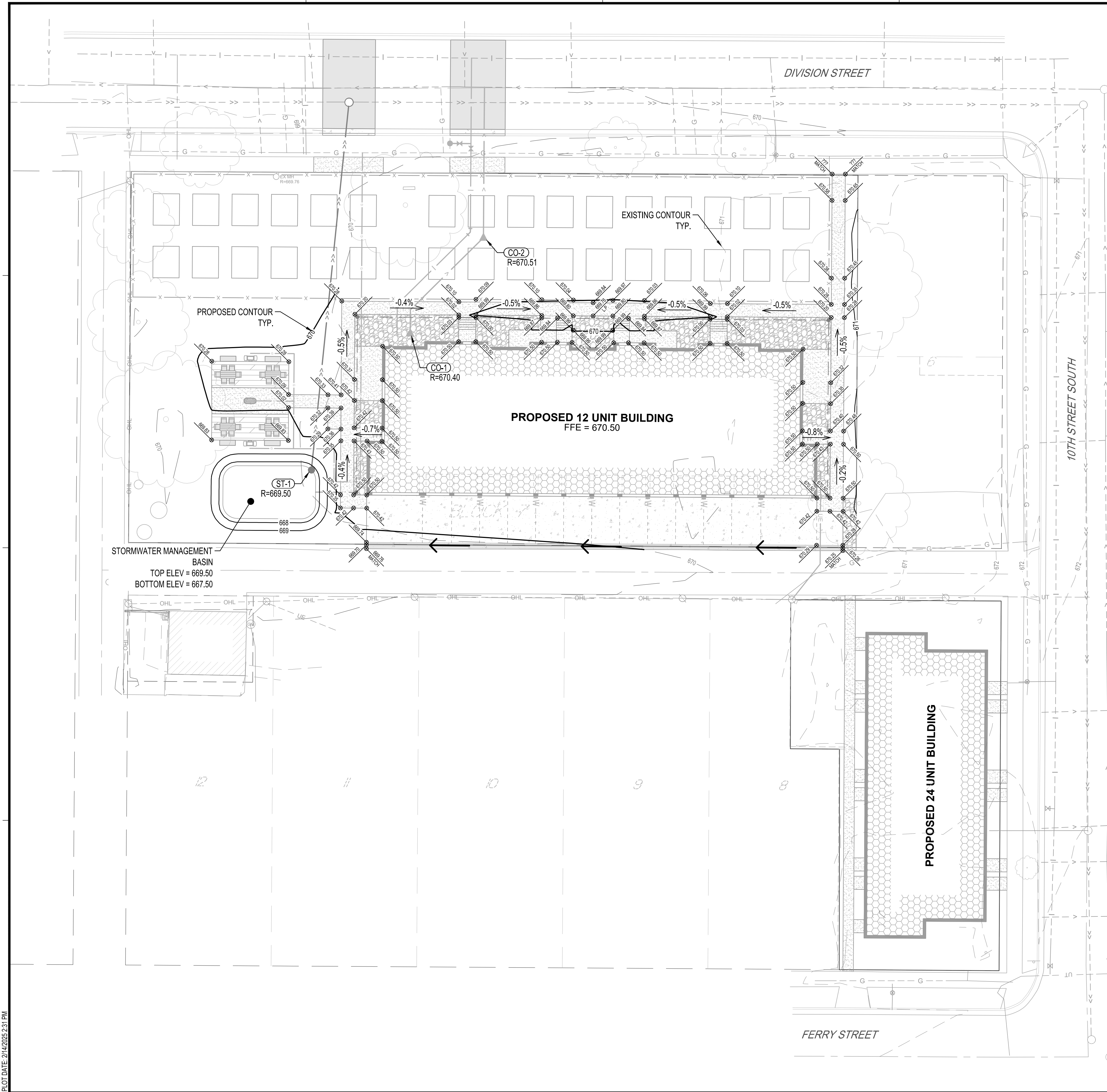
PROJECT NO. 24-31447
 FILE NAME 31447 C3-SITE
 DRAWN BY SAK
 DESIGNED BY SAK
 REVIEWED BY KBR
 ORIGINAL ISSUE DATE --/--
 CLIENT PROJECT NO. -

TITLE
SITE PLAN

SHEET
C3-10



PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND	
--- -101 ---	EXISTING CONTOUR (MINOR INTERVAL)
--- 100 ---	EXISTING CONTOUR (MAJOR INTERVAL)
— 101 —	PROPOSED CONTOUR (MINOR INTERVAL)
— 100 —	PROPOSED CONTOUR (MAJOR INTERVAL)
● XXXX	PROPOSED SPOT ELEVATION
● XXXX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



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PROJECT

10TH AND DIVISION DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 24-31447

FILE NAME 31447 C4-GRADE

DRAWN BY SAK

DESIGNED BY SAK

REVIEWED BY KBR

ORIGINAL ISSUE DATE --/--

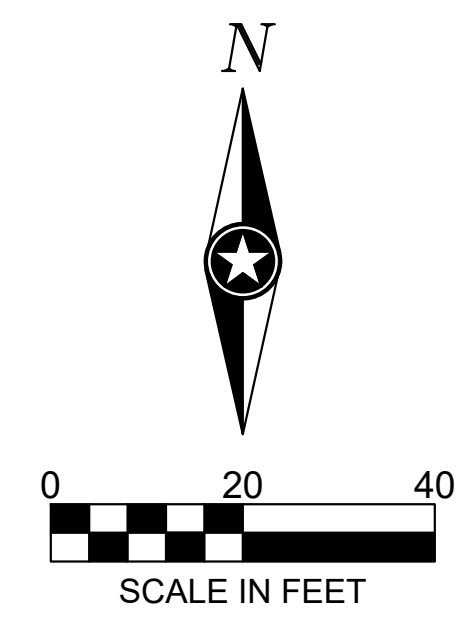
CLIENT PROJECT NO. -

TITLE

GRADING PLAN

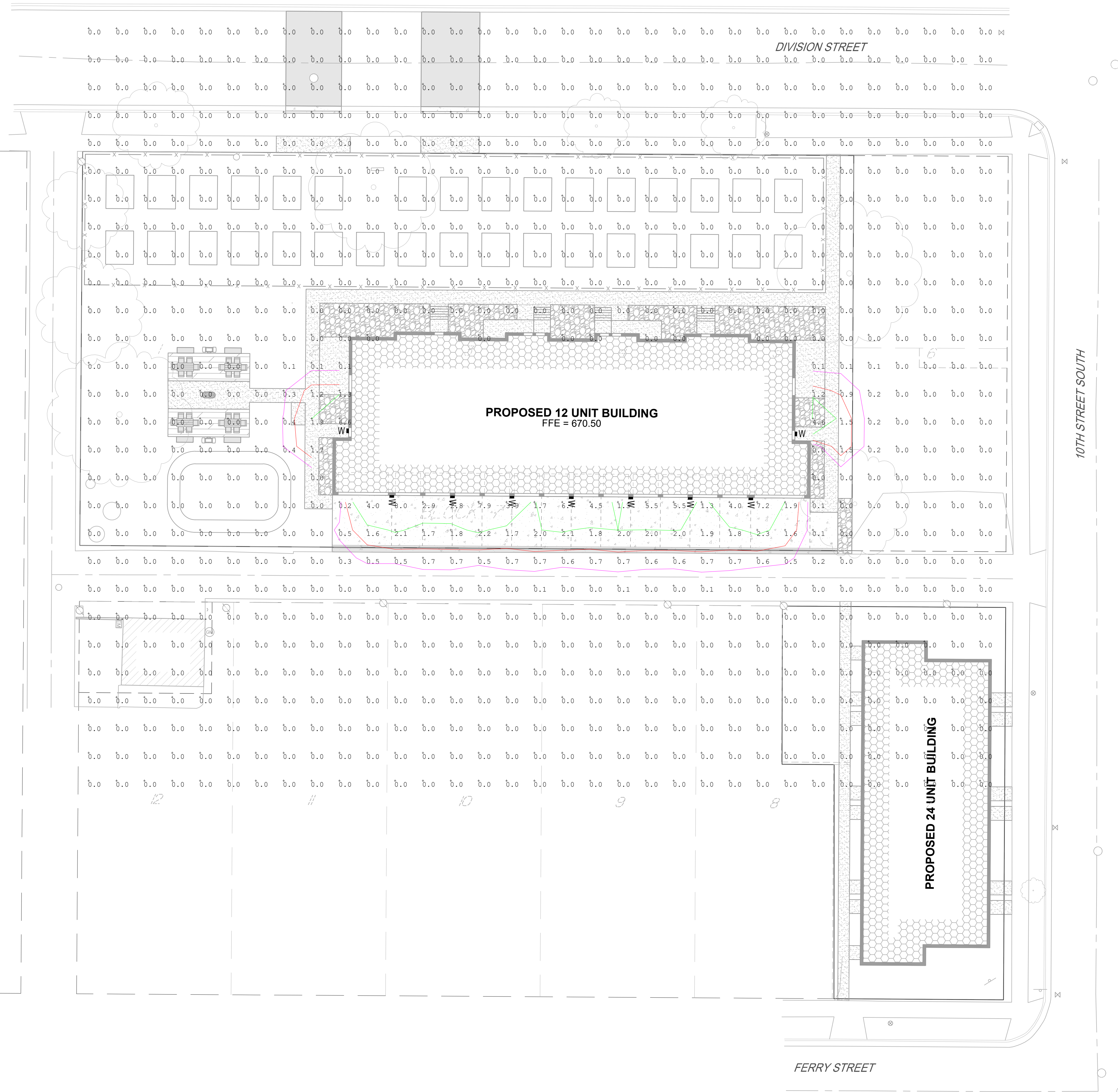
SHEET

C4-10



PRELIMINARY NOT FOR CONSTRUCTION

LIGHT FIXTURE SCHEDULE				
SYMBOL	TYPE	DESCRIPTION	LAMP INFORMATION	HEIGHT ABOVE GRADE
■W	W	WALLPACK	(1) 2801 LUMENS 21 WATTS LED	9'-0"



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PROJECT

C&C RESIDENCES

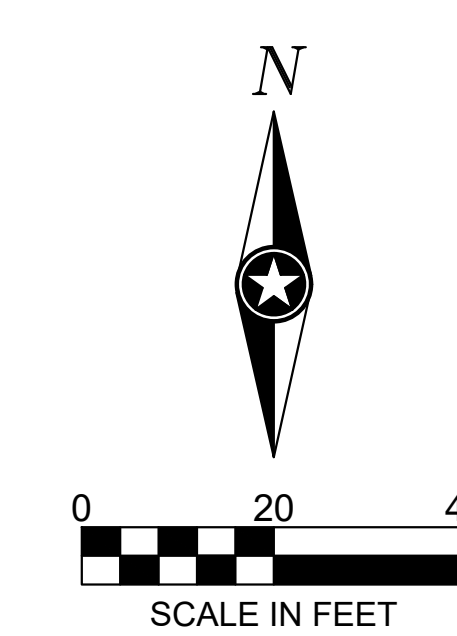
LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	24-31447
FILE NAME	31447 C5-PHOTOMETRIC
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE
PHOTOMETRIC PLAN

SHEET
C5-10



PRELIMINARY NOT FOR CONSTRUCTION