

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	TNTH 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	J-BOX 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	LSO 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	
CL CENTERLINE	FDC FIRE DEPARTMENT CONNECTION	HORIZ HORIZONTAL	MB MAIL BOX	PVMT PAVEMENT	TEL TELEPHONE	
	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

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).



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

CIVIL SHEET INDEX

- C0-10 SITE DATA
- C2-10 EXISTING SITE AND REMOVALS PLAN
- C3-10 SITE PLAN
- C3-20 SITE UTILITY PLAN
- C4-10 SITE GRADING PLAN

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PROJECT

10TH AND DIVISION DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO. 24-31447

FILE NAME 31447 CO-SITE DATA

DRAWN BY SAK

DESIGNED BY SAK

REVIEWED BY KR

ORIGINAL ISSUE DATE --/--

CLIENT PROJECT NO. -

TITLE

SITE DATA

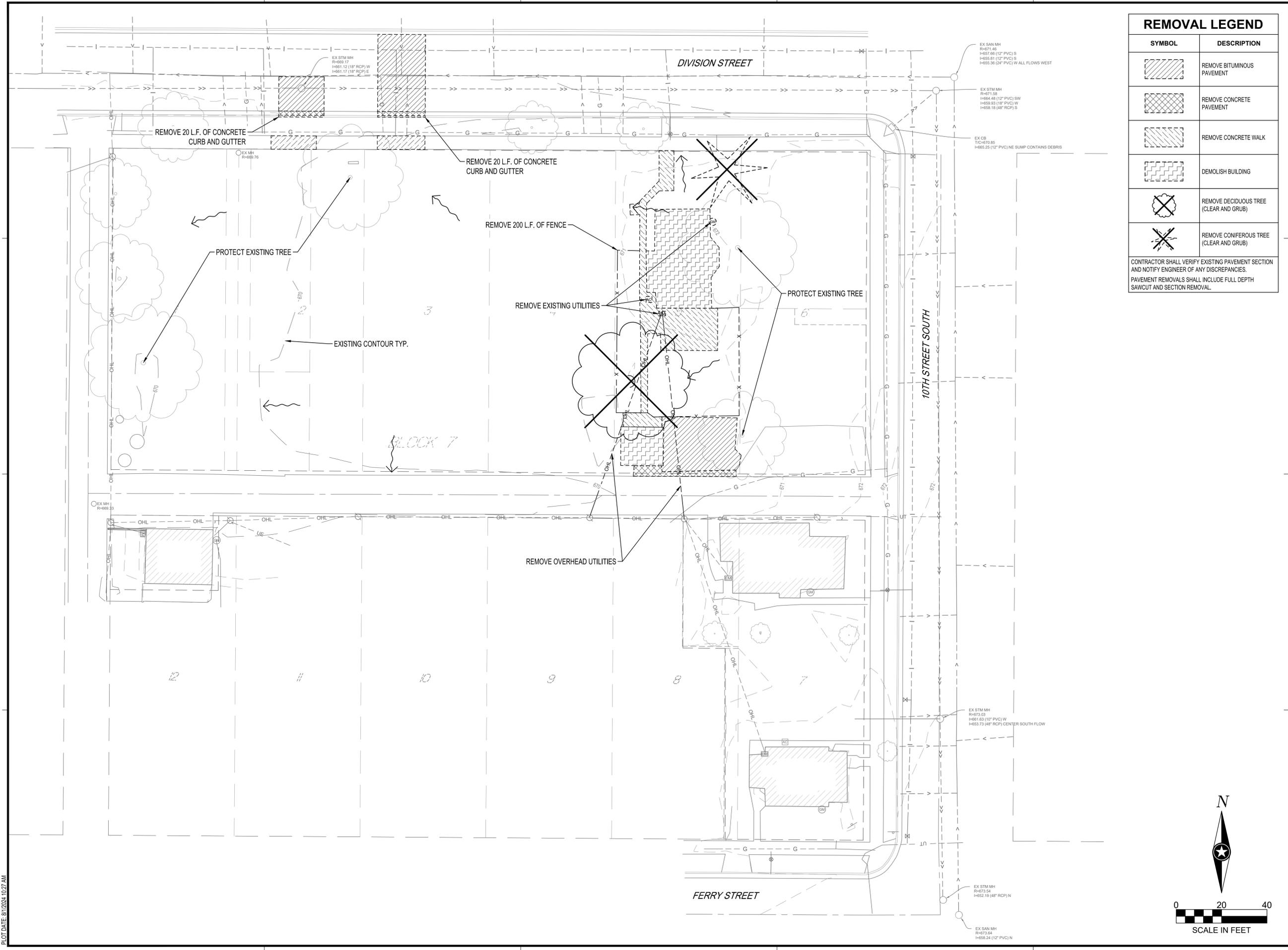
SHEET

C0-10



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.



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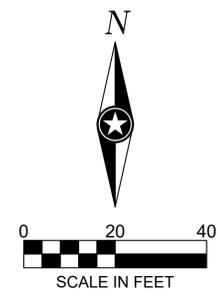
PROJECT
10TH AND DIVISION DEVELOPMENT
 LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

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

TITLE
EXISTING SITE AND REMOVALS PLAN

SHEET
C2-10



PLOT DATE: 8/11/2024 10:27 AM

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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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	

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

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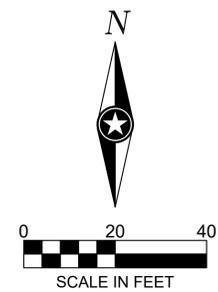
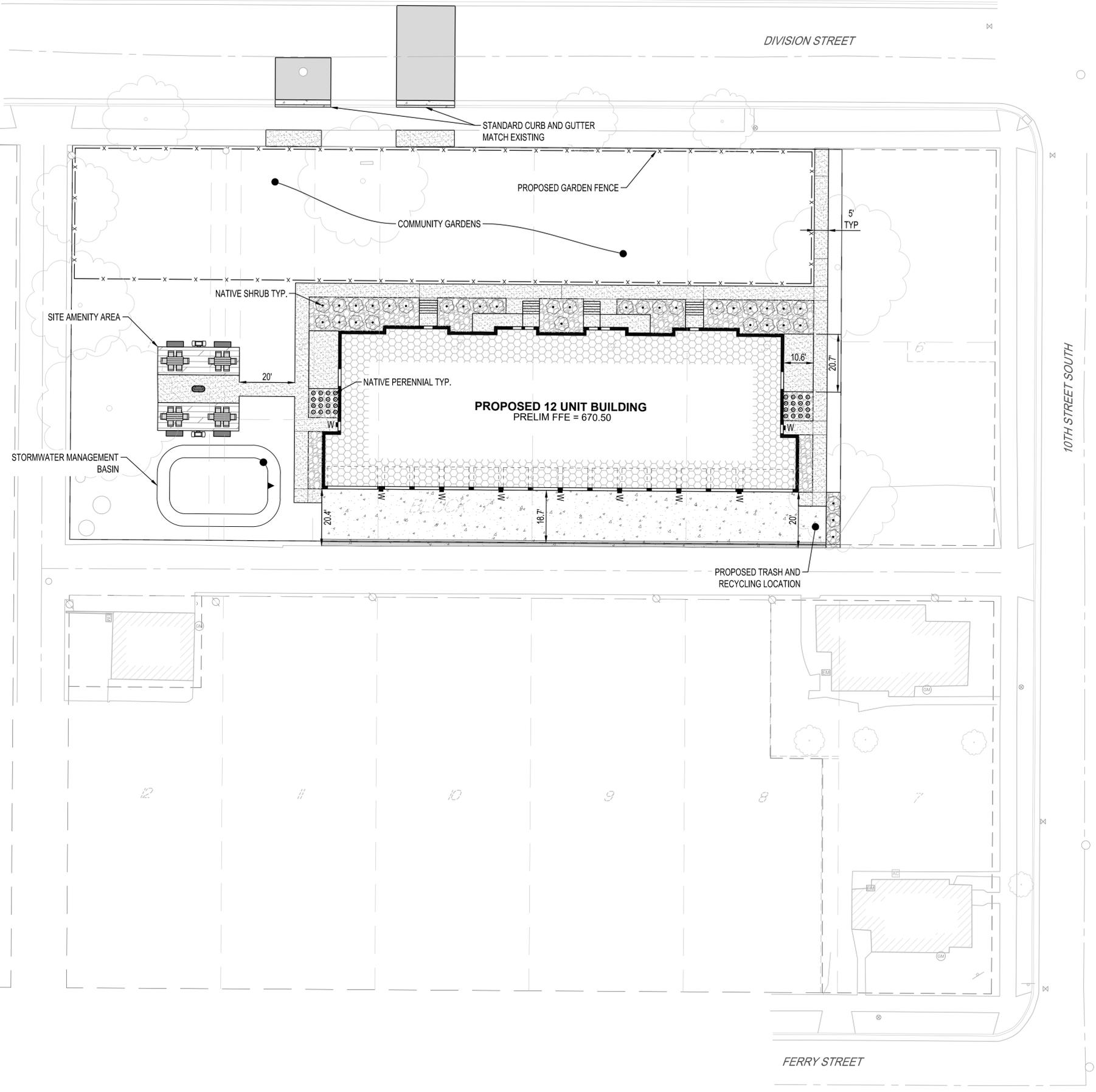
PROJECT
10TH AND DIVISION DEVELOPMENT
 LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

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

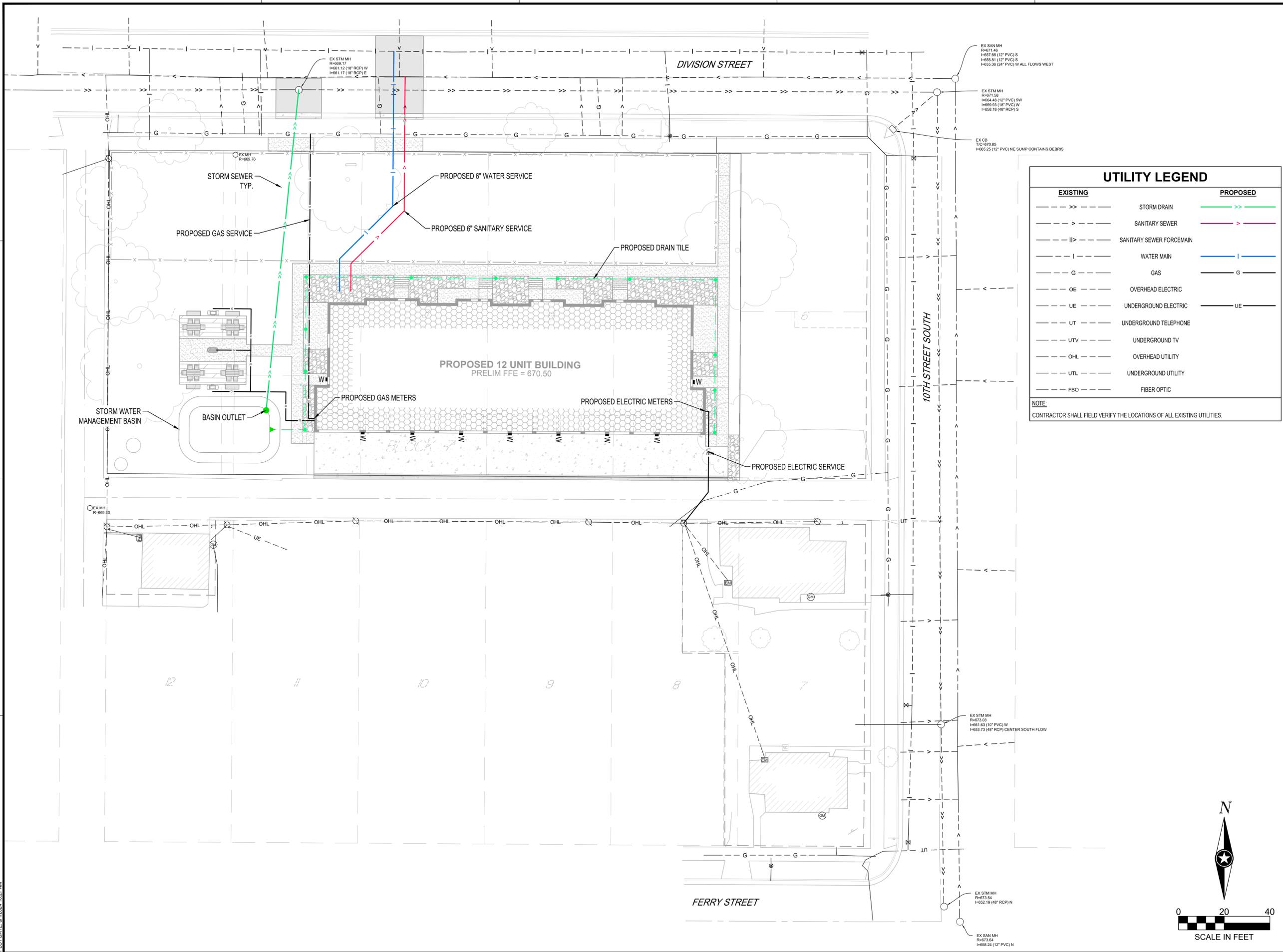
TITLE
SITE PLAN

SHEET
C3-10



PLOT DATE: 8/11/2024 10:27 AM

PRELIMINARY NOT FOR CONSTRUCTION



UTILITY LEGEND

EXISTING		PROPOSED
--->>---	STORM DRAIN	--->>---
--->---	SANITARY SEWER	--->---
--- ---	SANITARY SEWER FORCEMAIN	---
--- ---	WATER MAIN	---
---G---	GAS	---
---OE---	OVERHEAD ELECTRIC	---
---UE---	UNDERGROUND ELECTRIC	---
---UT---	UNDERGROUND TELEPHONE	---
---UTV---	UNDERGROUND TV	---
---OHL---	OVERHEAD UTILITY	---
---UTL---	UNDERGROUND UTILITY	---
---FBO---	FIBER OPTIC	---

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

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PROJECT

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LA CROSSE WISCONSIN

REVISION SCHEDULE

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FILE NAME 31447 C3-SITE

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ORIGINAL ISSUE DATE --/--

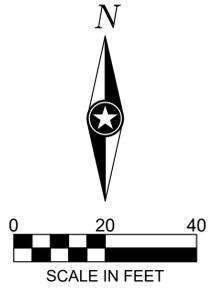
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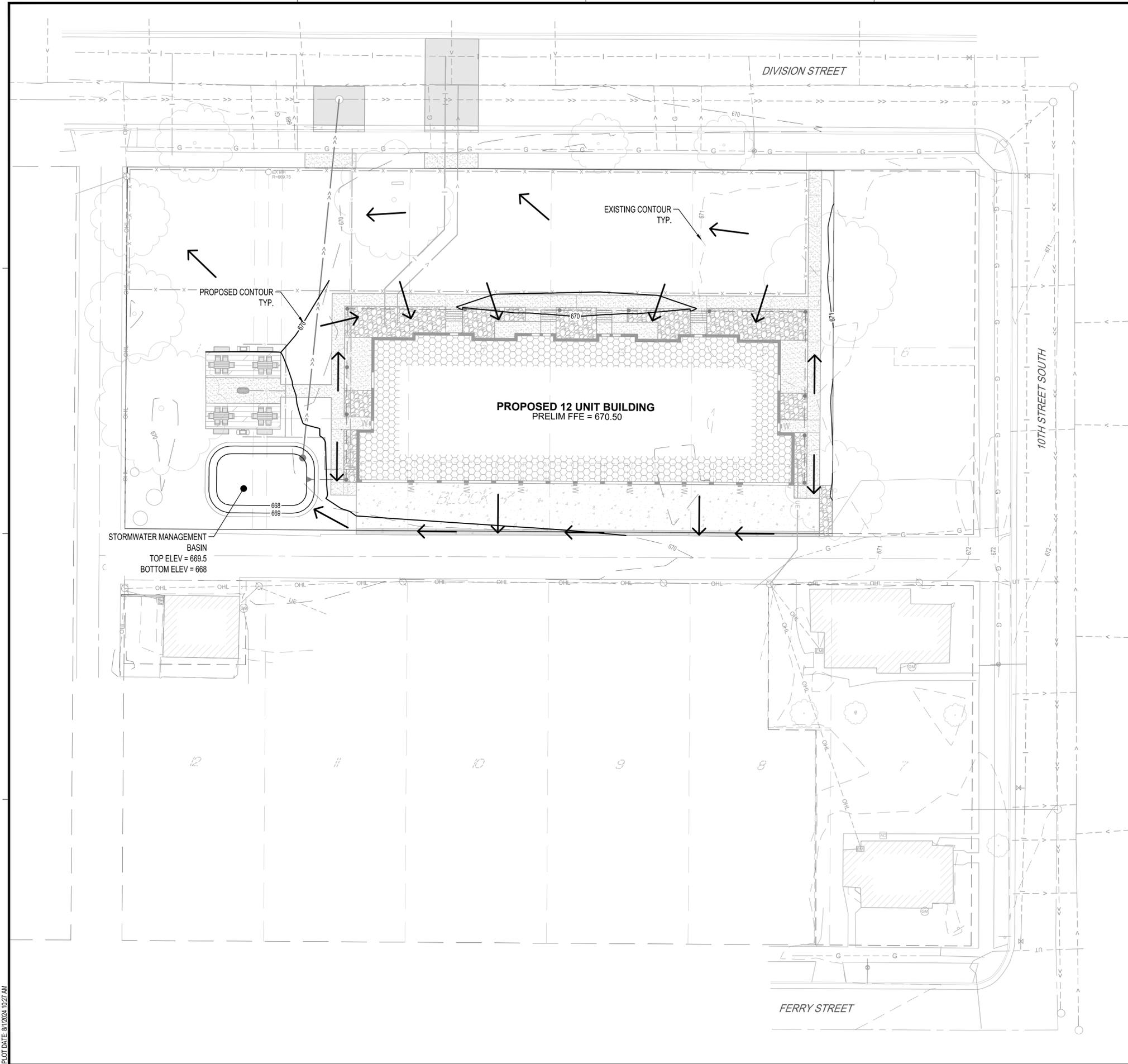
TITLE

SITE UTILITY PLAN

SHEET

C3-20





GRADING LEGEND

	-101-	EXISTING CONTOUR (MINOR INTERVAL)
	-100-	EXISTING CONTOUR (MAJOR INTERVAL)
	101	PROPOSED CONTOUR (MINOR INTERVAL)
	100	PROPOSED CONTOUR (MAJOR INTERVAL)
	668.5	PROPOSED SPOT ELEVATION
	668.5	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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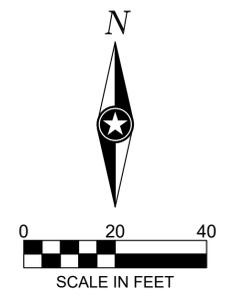
PROJECT
10TH AND DIVISION DEVELOPMENT
LA CROSSE WISCONSIN

REVISION SCHEDULE		
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PROJECT NO. 24-31447
FILE NAME 31447 C4-GRADE
DRAWN BY SAK
DESIGNED BY SAK
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CLIENT PROJECT NO. -

TITLE
SITE GRADING PLAN

SHEET
C4-10



PRELIMINARY NOT FOR CONSTRUCTION