

NOTES

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--THE UNDERGROUND LOCATION OF PUBLIC UTILITIES WERE MARKED BY REPRESENTATIVES OF THOSE COMPANIES. THE LOCATION OF CLIENT 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 THE 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. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ALL UTILITIES. THERE MAY BE MORE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

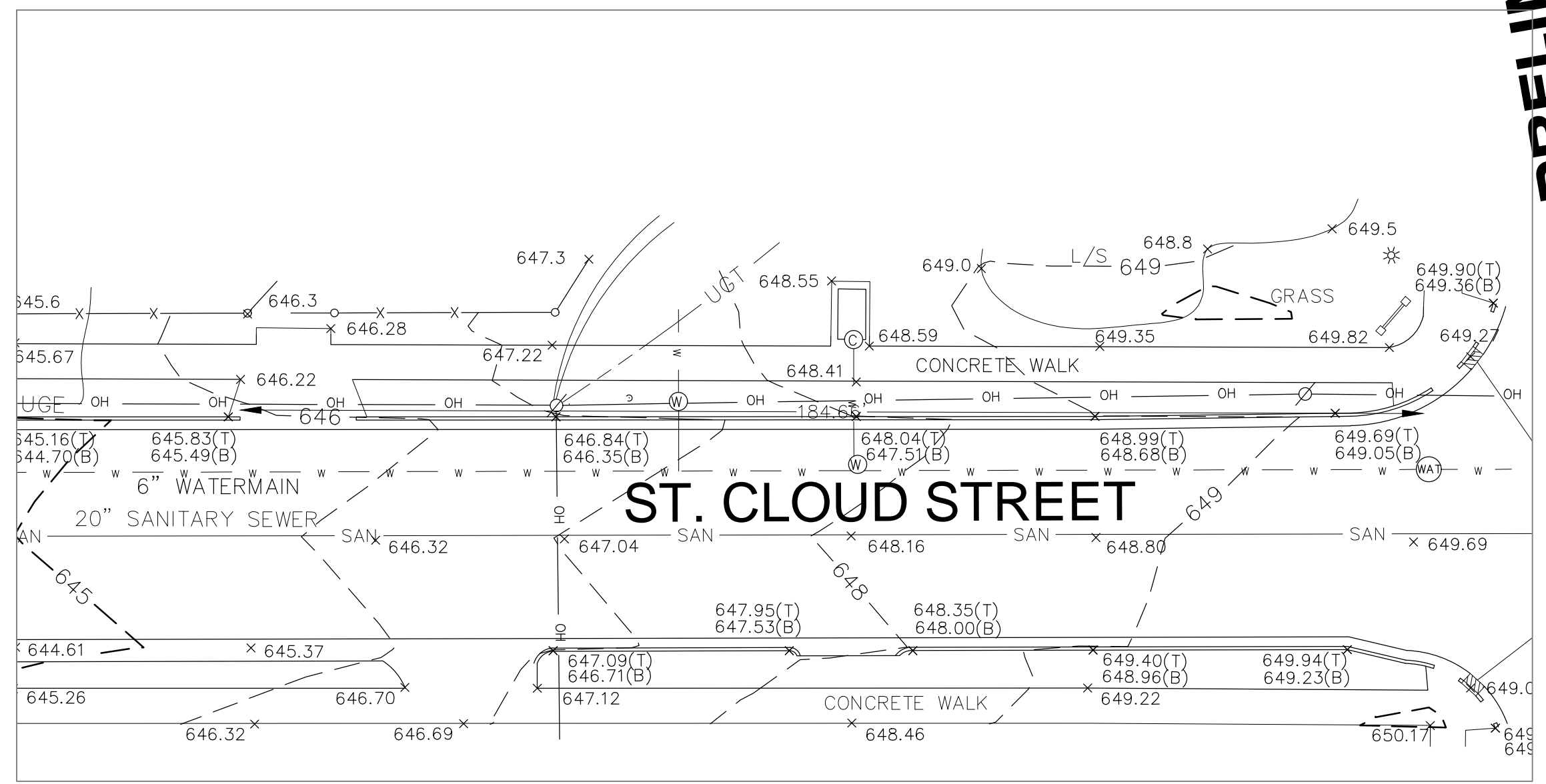
CALL DIGGERS HOT LINE (800) 242-8511

--UTILITY COMPANIES NOTIFIED

LEGEND

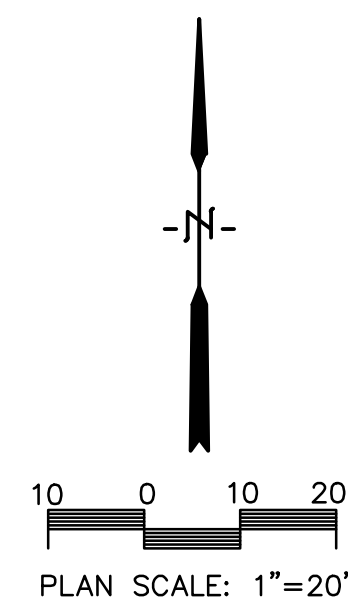
| | | | |
|--------|---------------------------------|-----|----------------------------|
| 100.00 | SPOT ELEVATION | FO | UTILITY PEDESTAL |
| E/T | ELECTRICAL TRANSFORMER (OR BOX) | UGG | UNDERGROUND GAS |
| IB | IRON BAR | UGE | UNDERGROUND ELECTRIC |
| IP | IRON PIPE | UGT | UNDERGROUND TELEPHONE |
| I.E. | INVERT ELEVATION | TM | TELEPHONE MANHOLE |
| TNH | TOP NUT HYDRANT | OE | OVERHEAD UTILITY LINES |
| SM | SANITARY SEWER MANHOLE | LP | LIGHT POLE |
| SM | STORM SEWER MANHOLE | UP | UTILITY POLE |
| SM | STORM SEWER LINE | UPW | UTILITY POLE W/GUY WIRE |
| CB | CATCH BASIN | S | SIGNS |
| CI | CURB INLET | CLF | CHAIN LINK FENCE |
| W | WATER LINE | RDF | RAILING / DECORATIVE FENCE |
| H | HYDRANT | | |
| WV | WATER VALVE | | |
| CS | CURB STOP | | |
| WM | WATER MANHOLE | | |

**PRELIMINARY
NOT FOR CONSTRUCTION**



CERTIFICATE

I, DAVID W. GORMAN, PROFESSIONAL LAND SURVEYOR #2974, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL AT THE DIRECTION OF _____, AND THE ATTACHED MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



PARAGON ASSOCIATES
Environmental Design & Consulting
Civil Engineering, Landscape Architecture, Surveying
632 COPELAND AVENUE, LA CROSSE, WI 54603
Tel: 608.781.3110 Fax: 608.781.3197 Paragon-Associates.biz

river ARCHITECTS
740 7th Street North La Crosse, WI 54601-3308 Tel: 608.785-2217

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DATE _____
NUMBER _____

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PROJECT
COPELAND PARK
LOGGERS PLAZA
LA CROSSE, WI 54601

DATE
JUNE 5, 2018

PROJECT No
1463

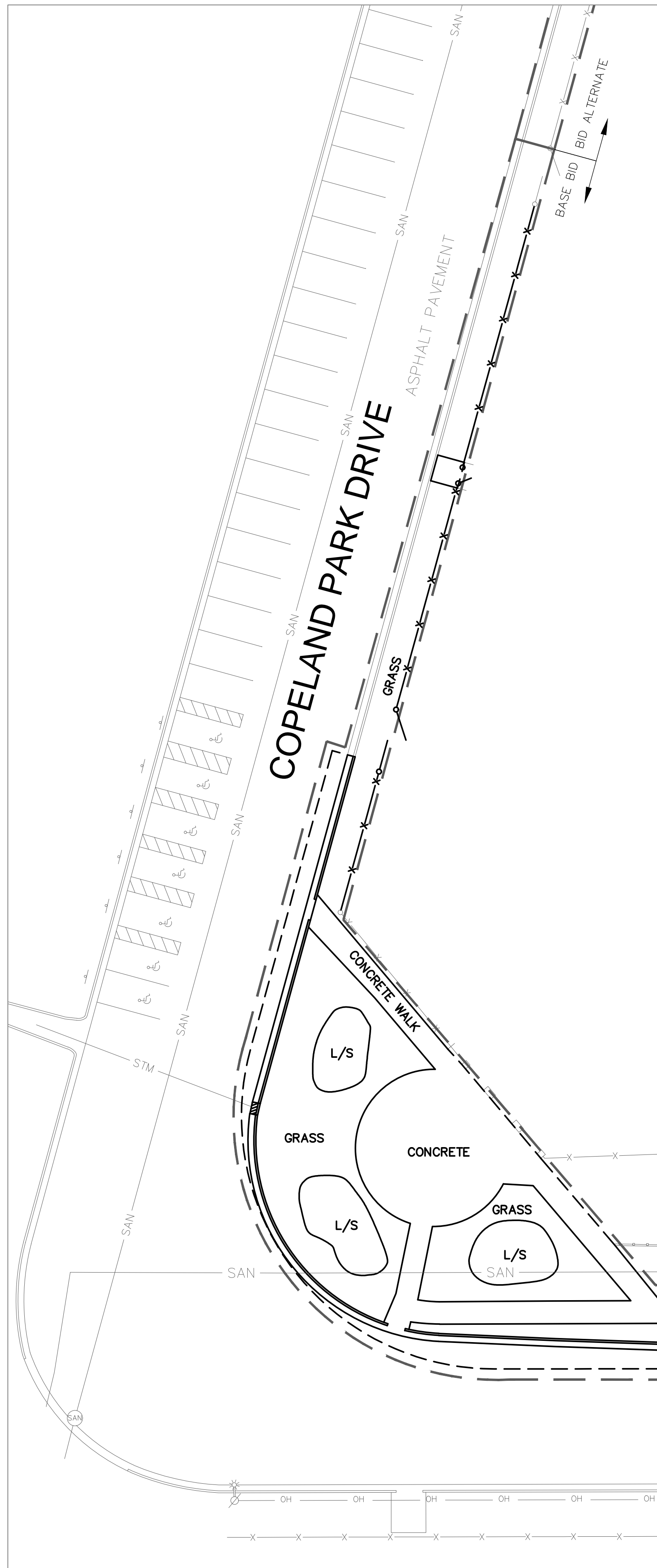
DRAWING TITLE
EXISTING CONDITIONS MAP

DRAWN BY
C.G.

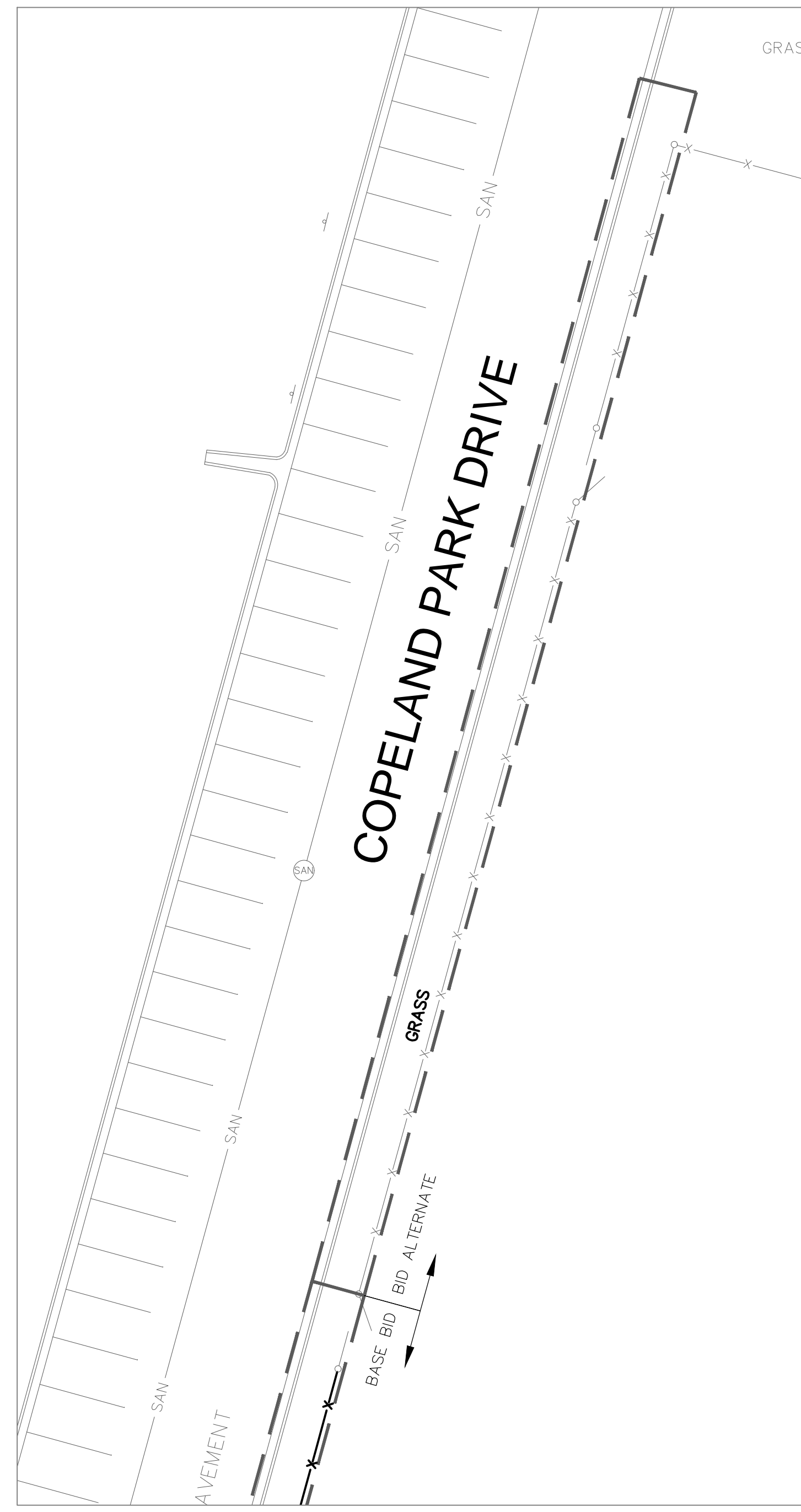
CHECKED BY
J.M.

SHEET No
C001

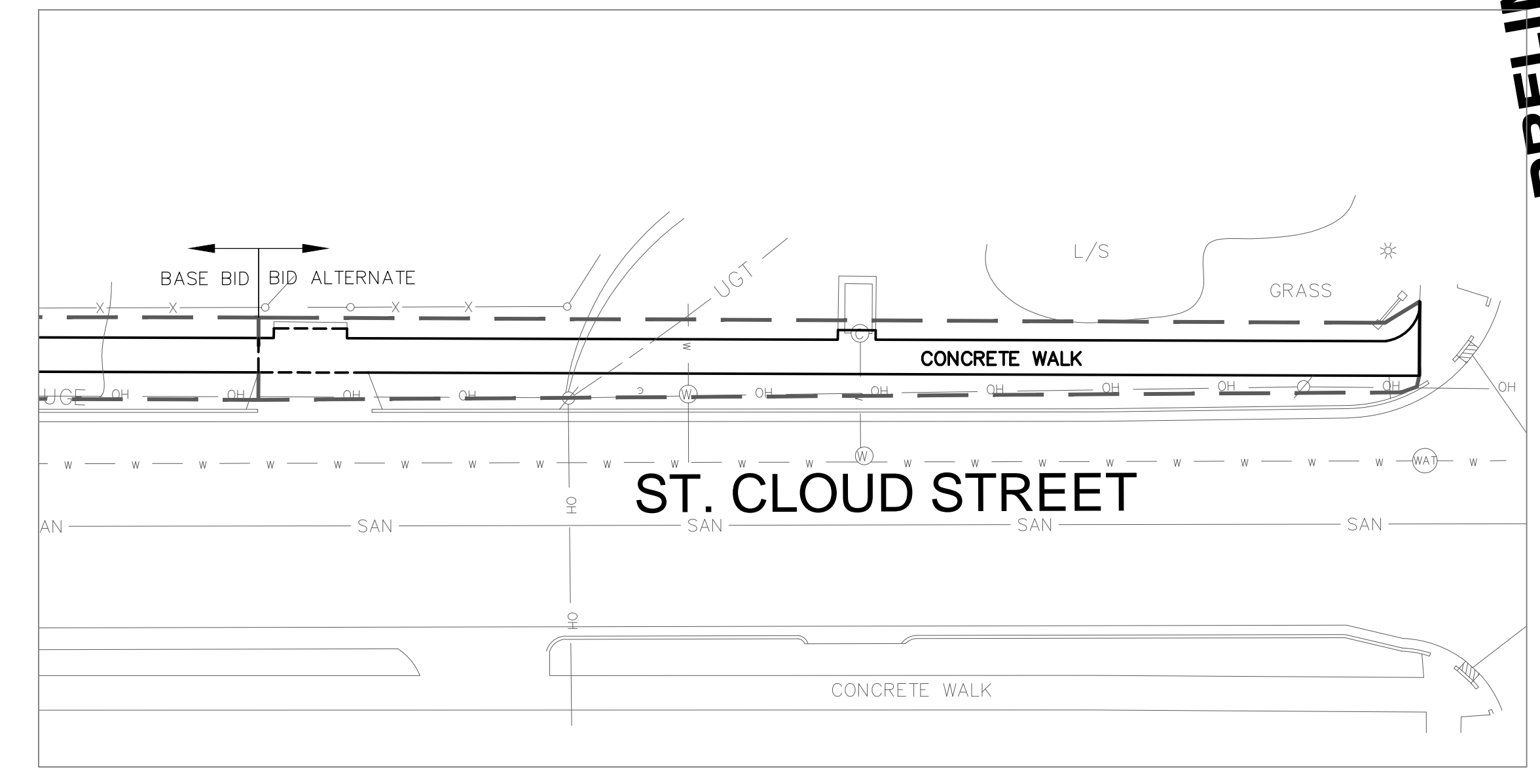
STADIUM ENTRANCE



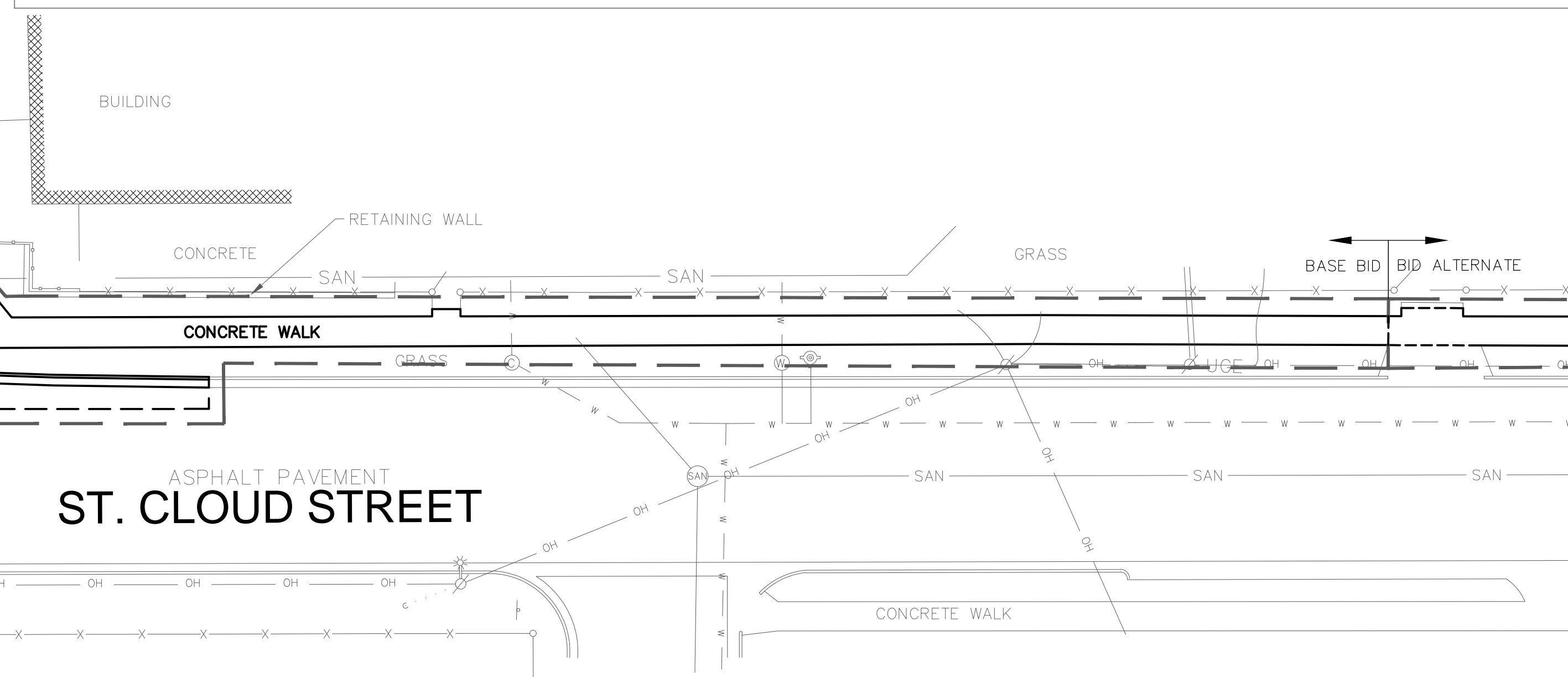
BASE BID



BID ALTERNATE



BID ALTERNATE



BASE BID

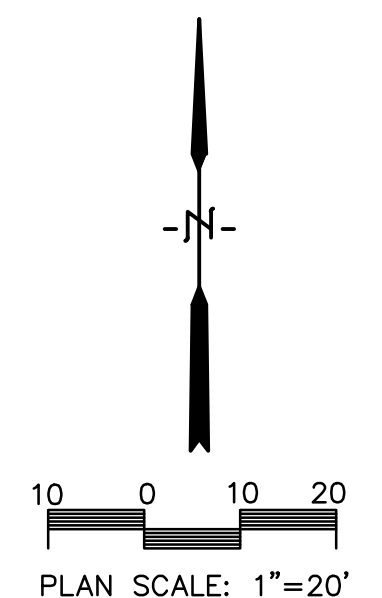
SITE NOTES

- 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.

SITE NOTES

- ① SAWCUT AND REMOVE PAVEMENT 4' BEYOND PROPOSED CURB FLAGLINE.
- ② REMOVE CURB AND GUTTER TO NEAREST JOINT.
- ③ REMOVE CONCRETE TO NEAREST JOINT.
- ④ PROTECT EXISTING IMPROVEMENT IN PLACE.
- ⑤ SALVAGE EXISTING CURB INLET CASTING FOR REUSE.
- ⑥ PROTECT EXISTING UTILITY DURING CONSTRUCTION.
- ⑦ REMOVE EXISTING FENCE

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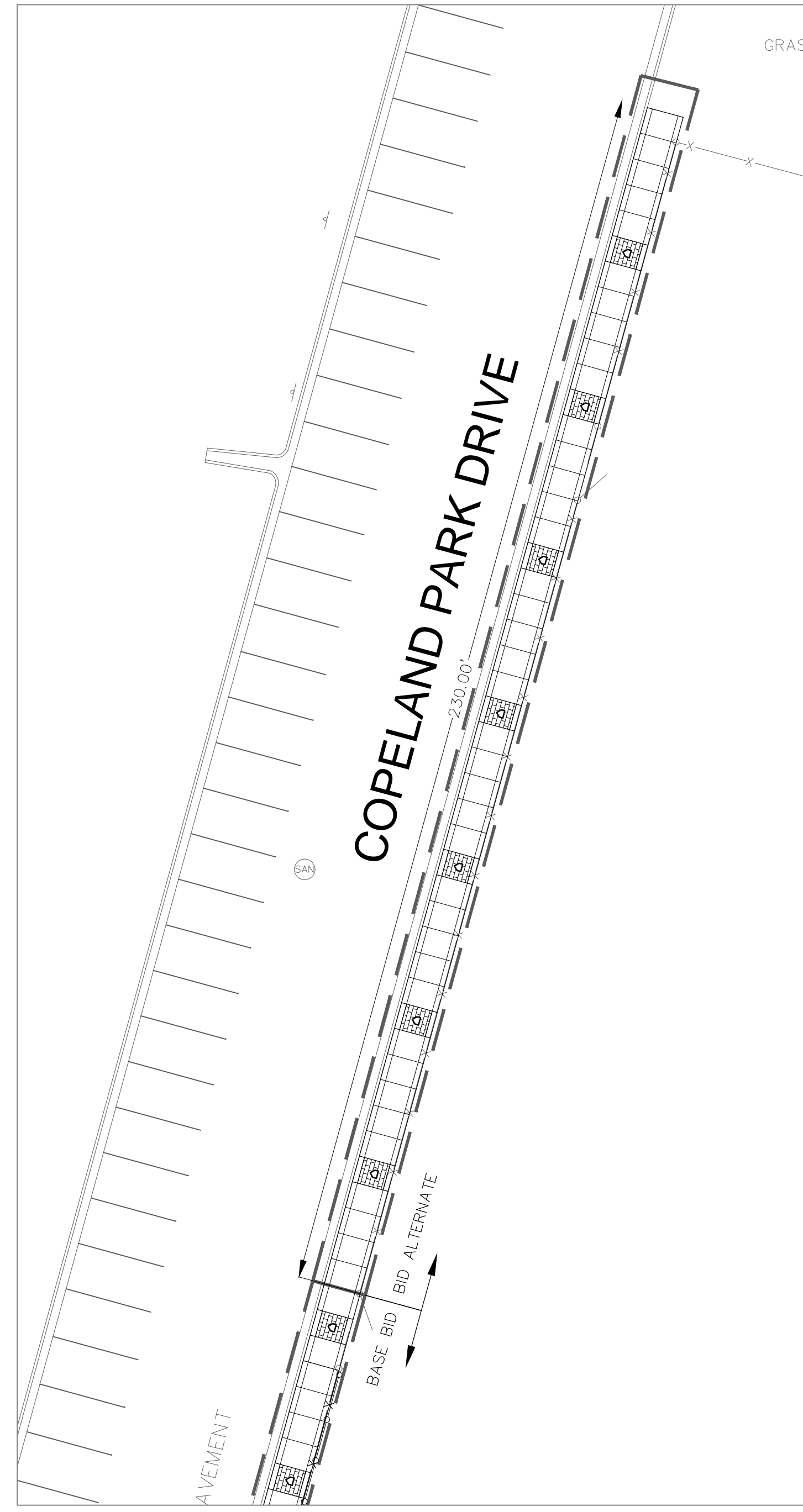
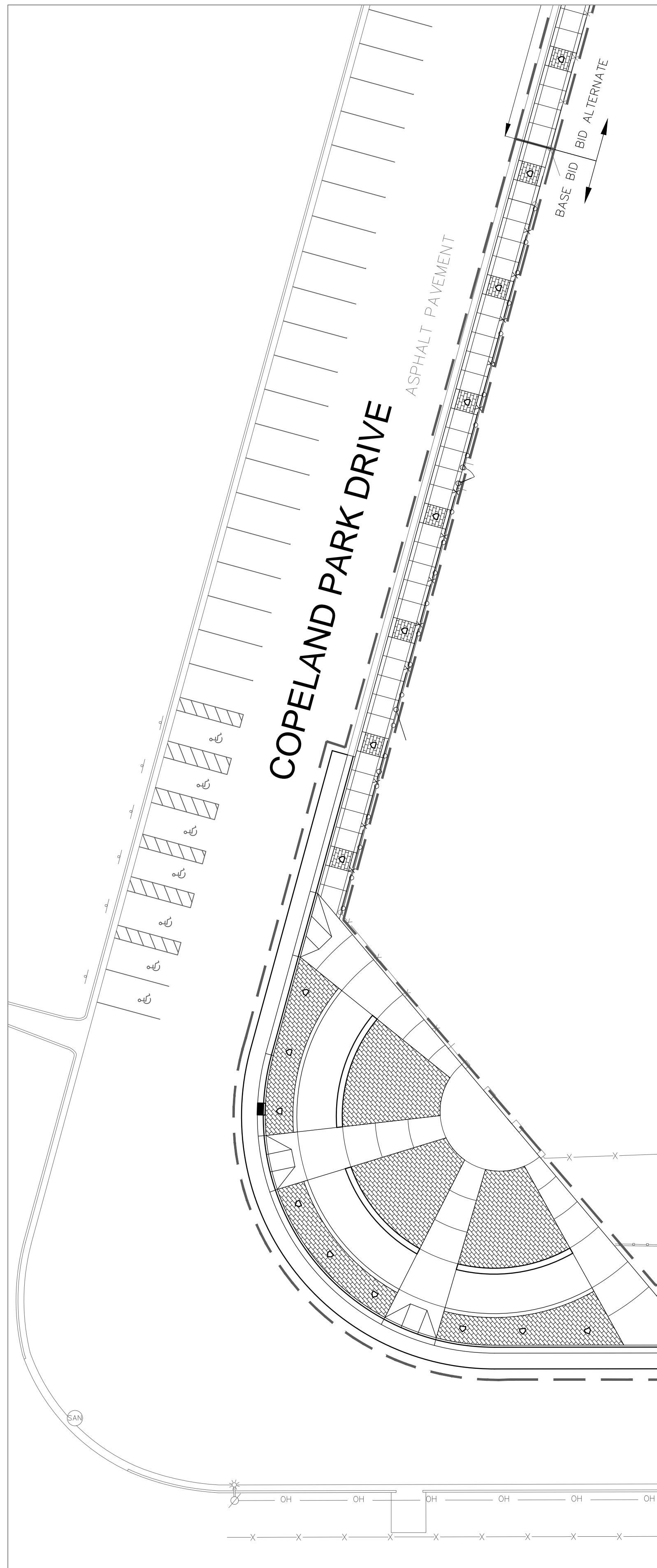
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PROJECT: **COPELAND PARK LOGGERS PLAZA**
LA CROSSE, WI 54601
DATE: **JUNE 5, 2018**
DRAWN BY: **C.G.**
CHECKED BY: **J.M.**
PROJECT No: **1463**
DRAWING TITLE: **DEMOLITION PLAN**

SHEET No
C050

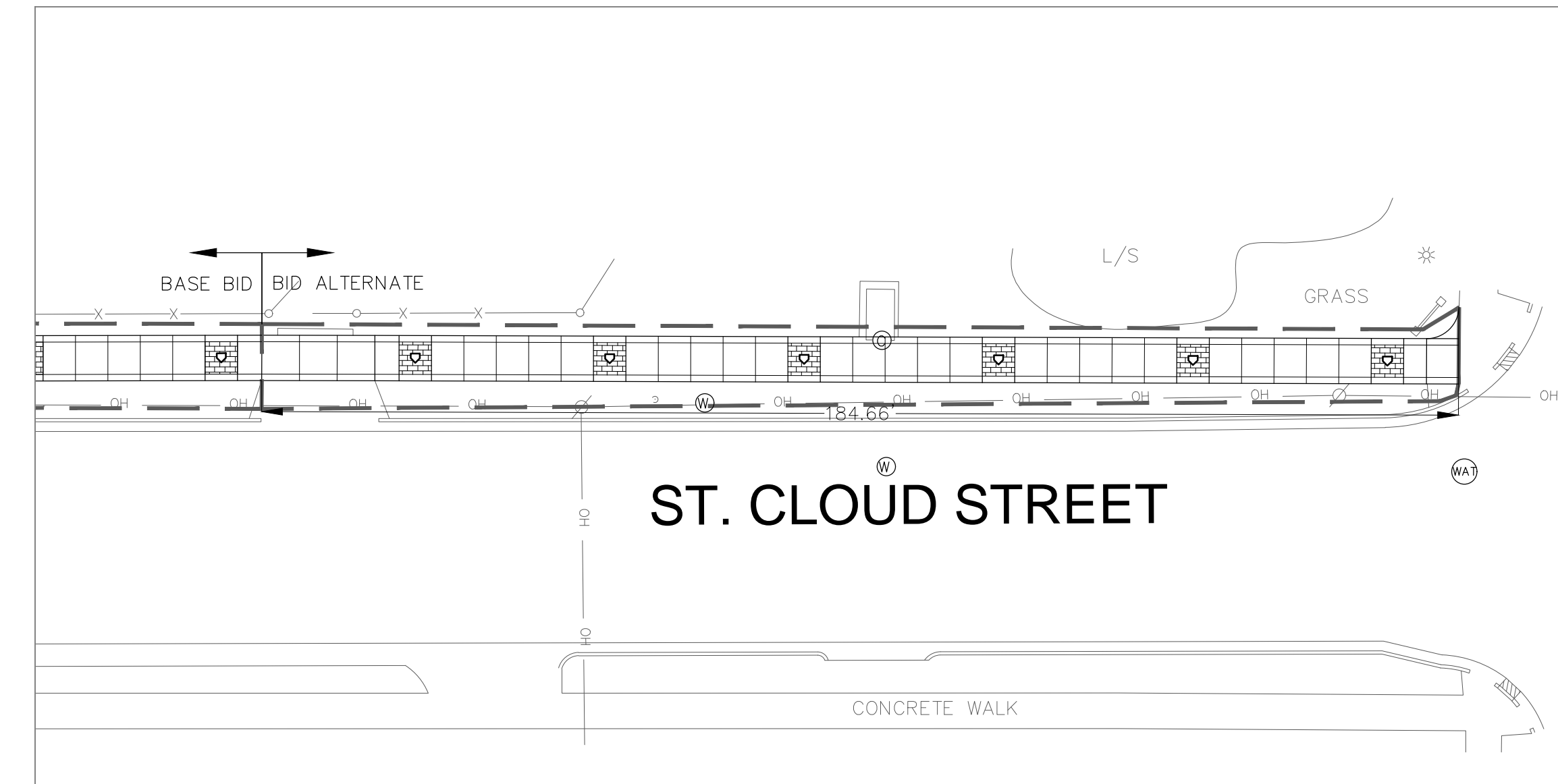


SITE NOTES

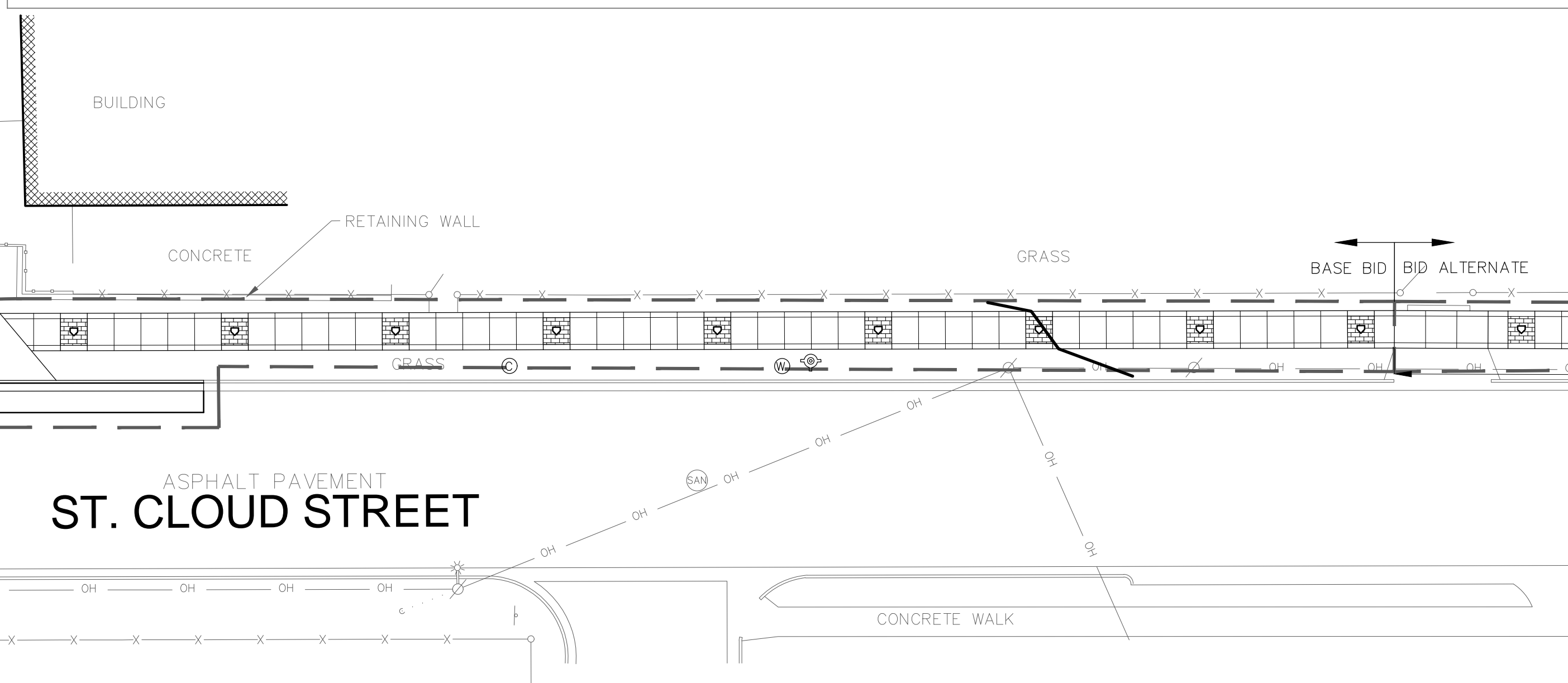
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SITE NOTES

- ① REPLACE ASPHALT PAVEMENT TO CITY OF LA CROSSE SPECIFICATIONS
- ② SEE DETAIL (A) FOR CONCRETE PAVEMENT SECTION
- ③ SEE DETAIL (B) FOR TYPICAL 24" CURB AND GUTTER SECTION
- ④ SEE DETAIL (A) FOR CONCRETE PAVING AND JOINTING
- ⑤ SEE DETAIL (A) FOR SIDEWALK RAMP
- ⑥ SEE DETAIL (A) FOR TYPICAL 12" RIBBON CURB
- ⑦ SEE DETAIL (A) FOR BRICK PAVEMENT SECTION
- ⑧ SEE DETAIL (A) FOR BRICK PAVEMENT SECTION
- ⑨ SEE DETAIL (A) FOR CONCRETE SIDEWALK DETAIL
- ⑩ SEE DETAIL (A) FOR
- ⑪ SEE DETAIL (A) FOR



BID ALTERNATE



BASE BID

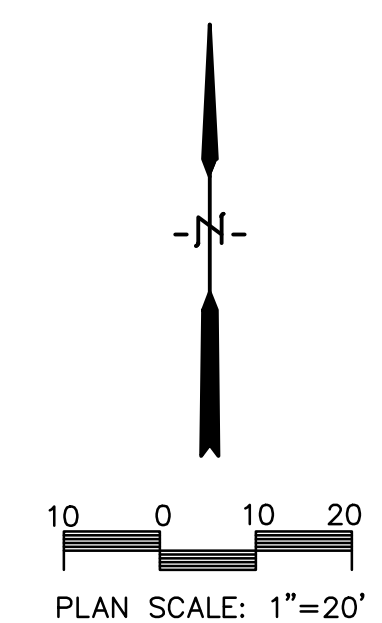
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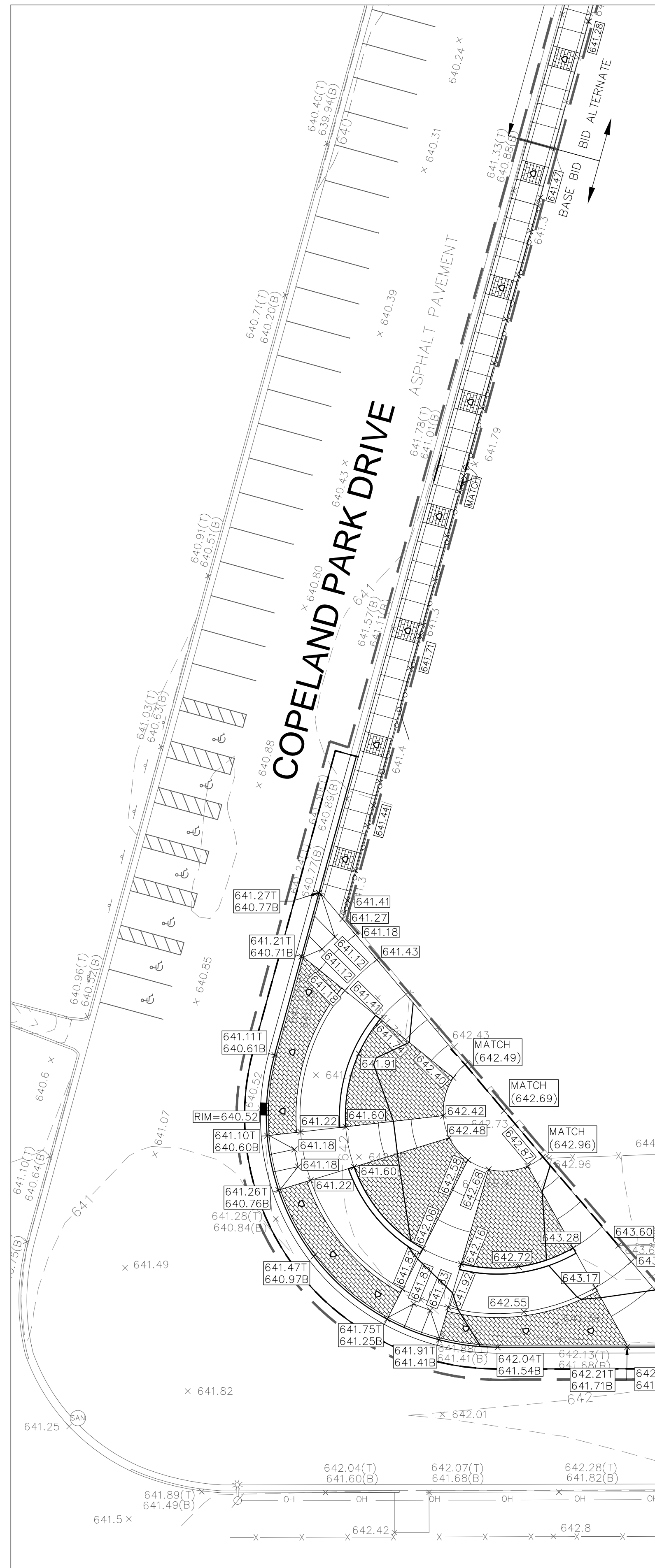
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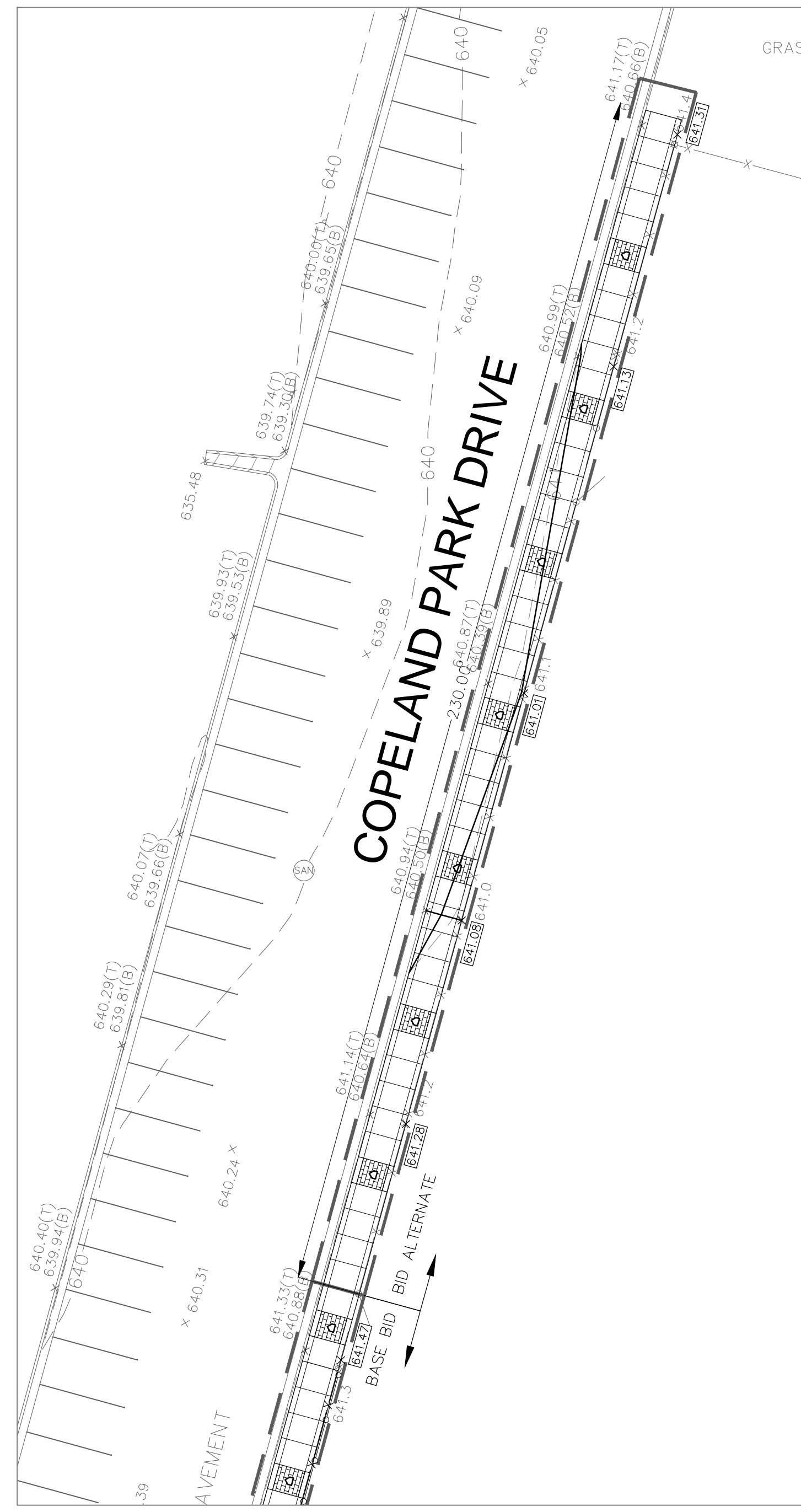
PROJECT: **COPELAND PARK LOGGERS PLAZA**
LA CROSSE, WI 54601
DATE: **JUNE 5, 2018**
DRAWN BY: **C.G.**
CHECKED BY: **J.M.**
PROJECT No: **1463**
DRAWING TITLE: **SITE PLAN**



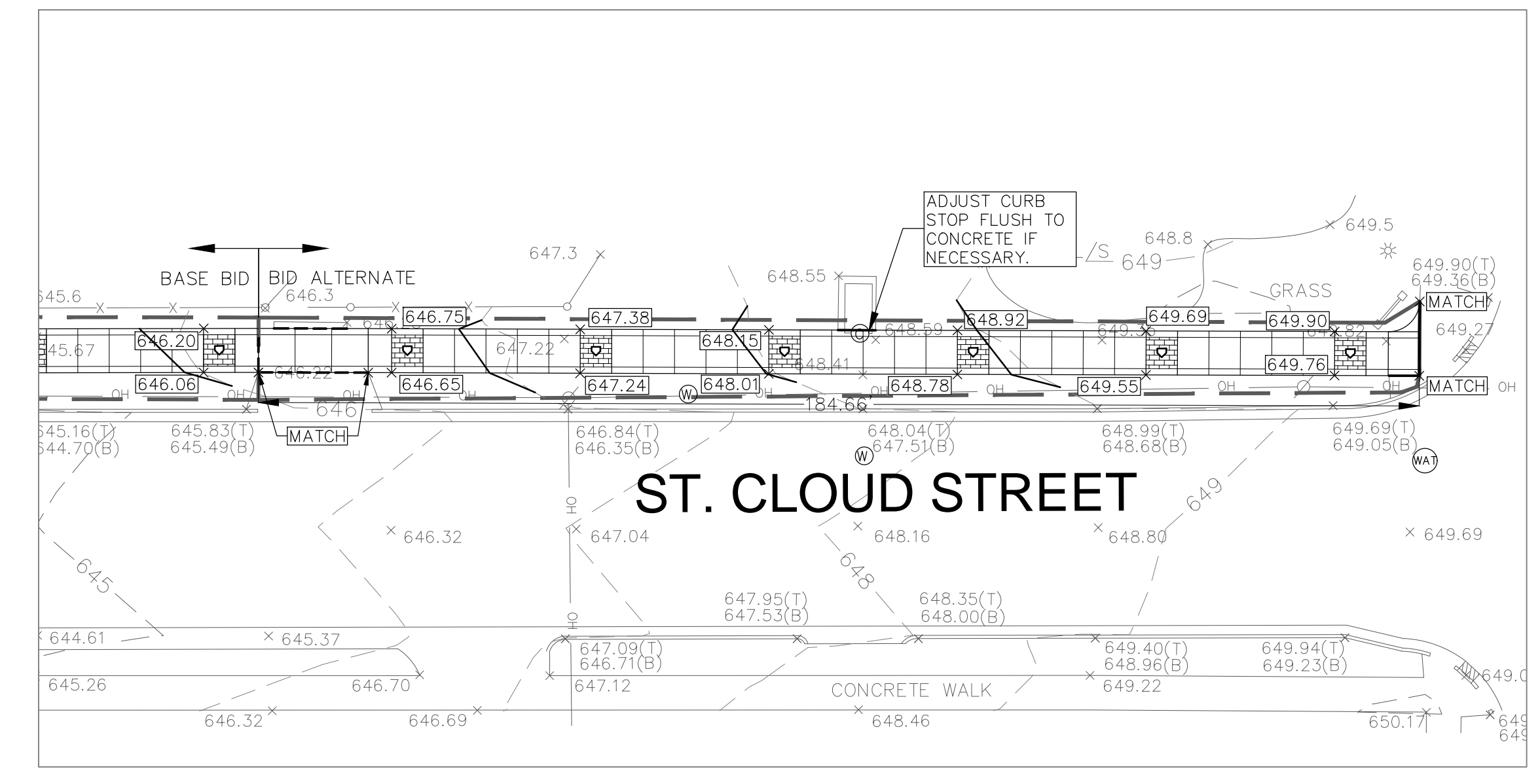
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C100



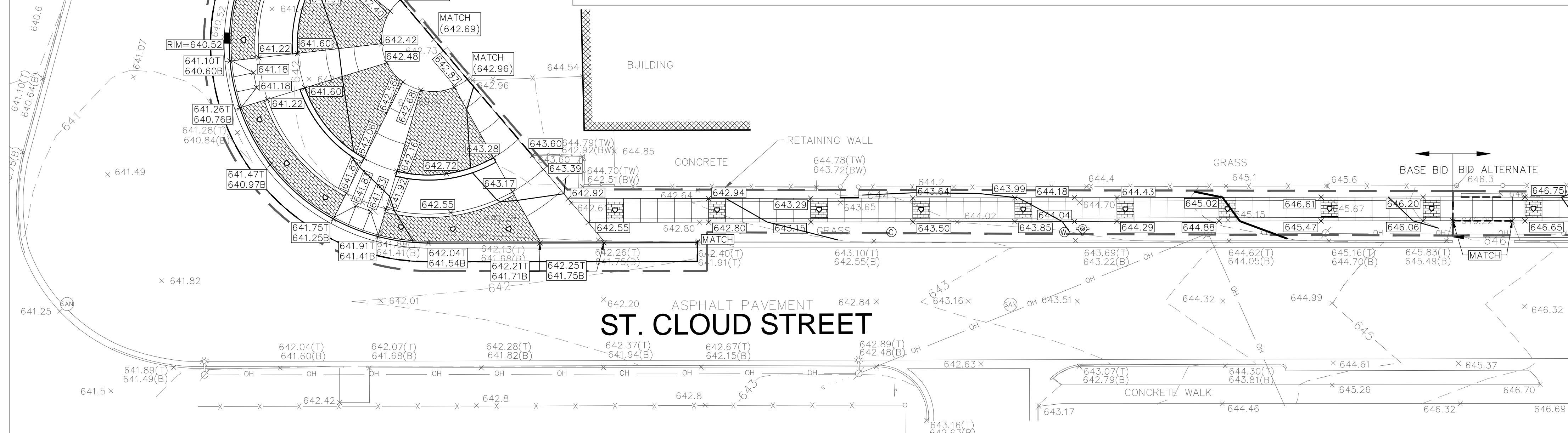
BASE BID



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BASE BID

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.
- 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.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION BY PLACING TEMPORARY FENCING AT THE DRIP LINE OF THE TREE CANOPY. IF IMPROVEMENTS NEED TO BE MADE WITHIN THE DRIP LINE, THE FENCE SHALL BE TEMPORARILY REMOVED AND REPLACED IMMEDIATELY FOLLOWING THE COMPLETION OF THE WORK.

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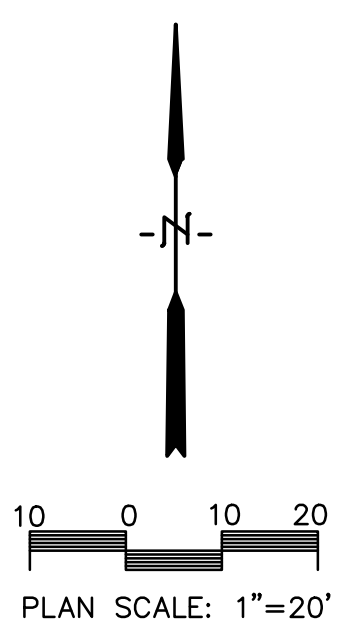
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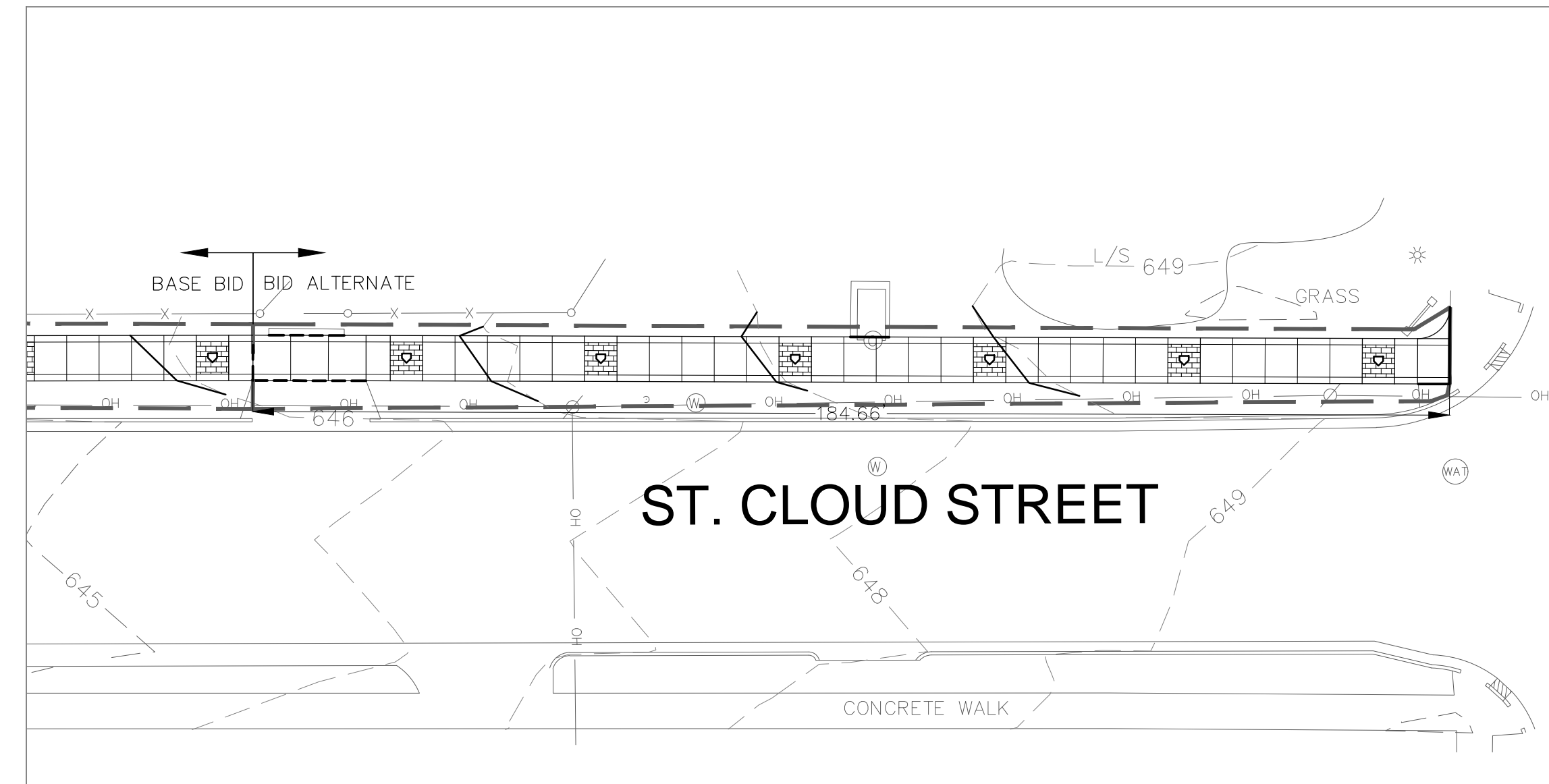
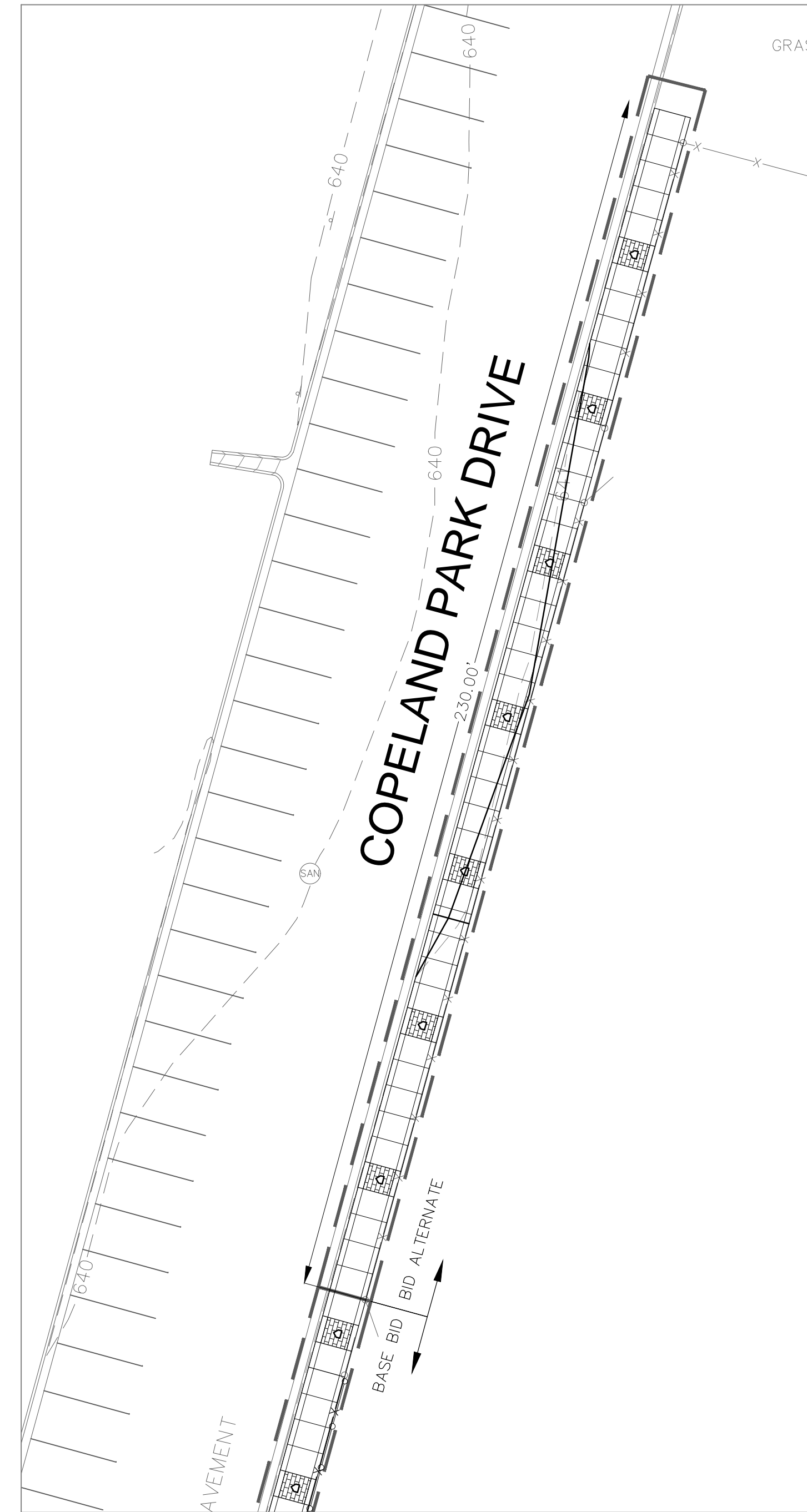
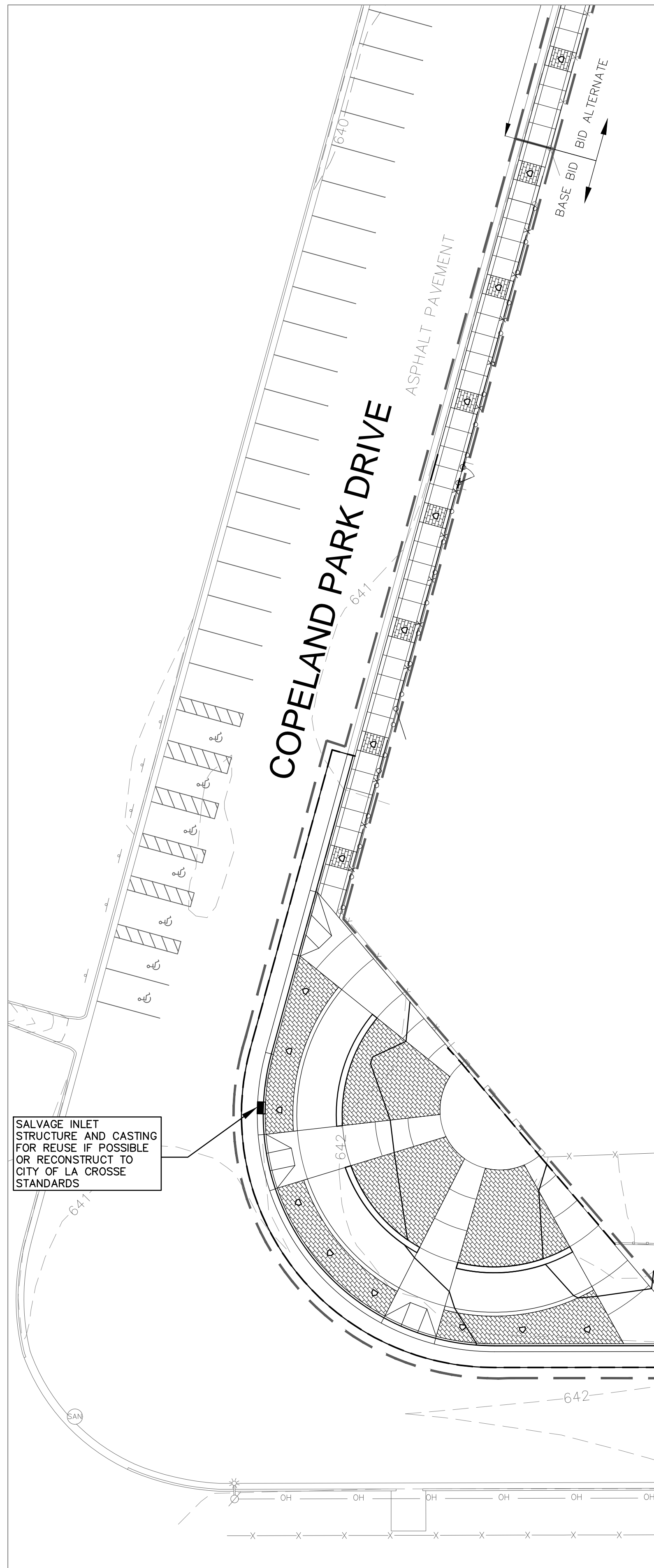
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PROJECT: **COPELAND PARK LOGGERS PLAZA**
LA CROSSE, WI 54601
DATE: **JUNE 5, 2018**
DRAWN BY: **C.G.**
CHECKED BY: **J.M.**
PROJECT NO: **1463**
DRAWING TITLE: **GRADING PLAN**

SHEET No
C200





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. (FORM INCLUDED IN THE SPECIFICATIONS)
 - 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 1/3 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 PROBLEMS.

SEDIMENT CONTROL STRUCTURES BELOW LAWN AREAS MAY BE REMOVED ONCE SOD 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.

SEDIMENT CONTROL DURING CONSTRUCTION:

- A SILT FENCE SHALL BE INSTALLED ALONG ALL DOWN SLOPE EARTHWORK.
- ALL MAINTENANCE PROCEDURES OUTLINED ABOVE SHALL APPLY.

SLOPES STEEPER THAN 5:1 SHALL BE PROTECTED WITH EROSION MATTING OR MULCHED WITH STRAW AND COVERED WITH JUTE NETTING.

PROVIDE CONCRETE WASHOUT AREA PER DETAILS. UNDER NO CIRCUMSTANCES SHALL CONCRETE WASHOUT BE ALLOWED IN ANY OTHER LOCATION ON THE SITE.

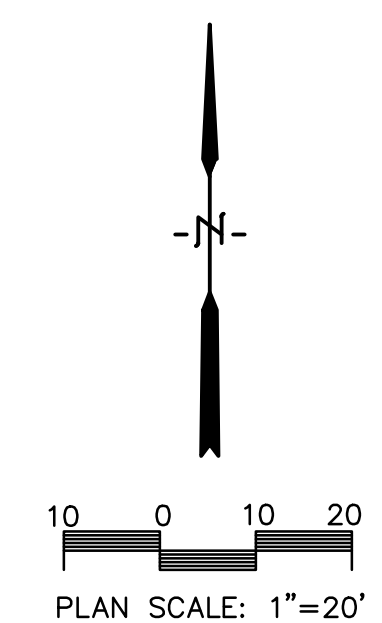
NOTES:

- ① PROVIDE VEHICLE TRACKING CONTROL APRON AT LOCATION WHERE ENTERING AND EXITING THE SITE. SEE DETAIL.
- ② SILT FENCE, SEE DETAIL.
- ③ EROSION CONTROL MATTING SHALL BE WISDOT CLASS 1, TYPE A INSTALL TO MANUFACTURER RECOMMENDATION.
- ④ ALL DISTURBED AREAS NOT PROTECTED WITH EROSION CONTROL MATTING SHALL BE SEEDED AND MULCHED.
- ⑤ INLET PROTECTION, SEE DETAIL.

BASE BID

BID ALTERNATE

BID ALTERNATE



PROJECT
**COPELAND PARK
LOGGERS PLAZA**
LA CROSSE, WI 54601

DATE
JUNE 5, 2018

DRAWN BY
C.G.

CHECKED BY
J.M.

PROJECT No
1463

DRAWING TITLE
EROSION CONTROL PLAN

SHEET No
C300

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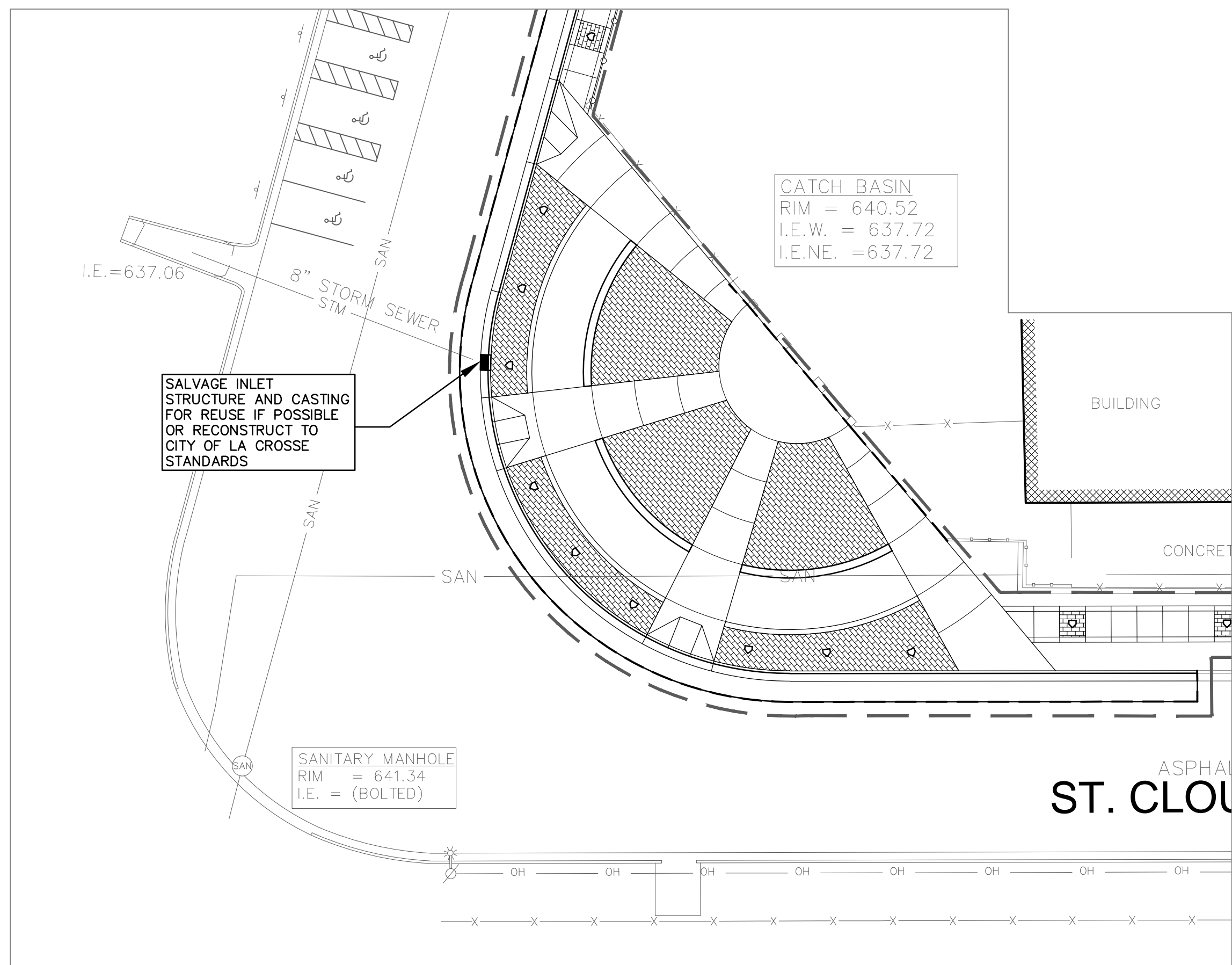
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NUMBER _____

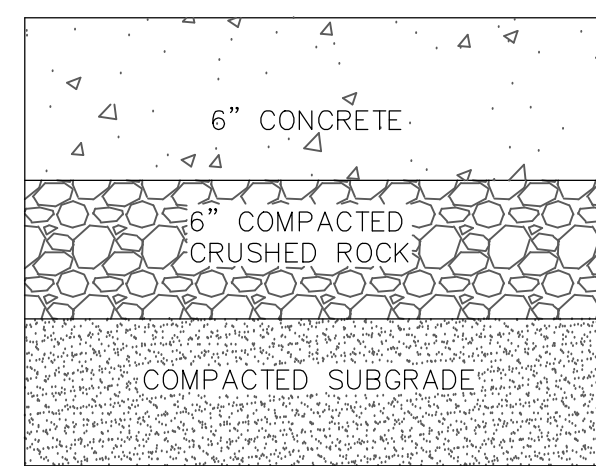
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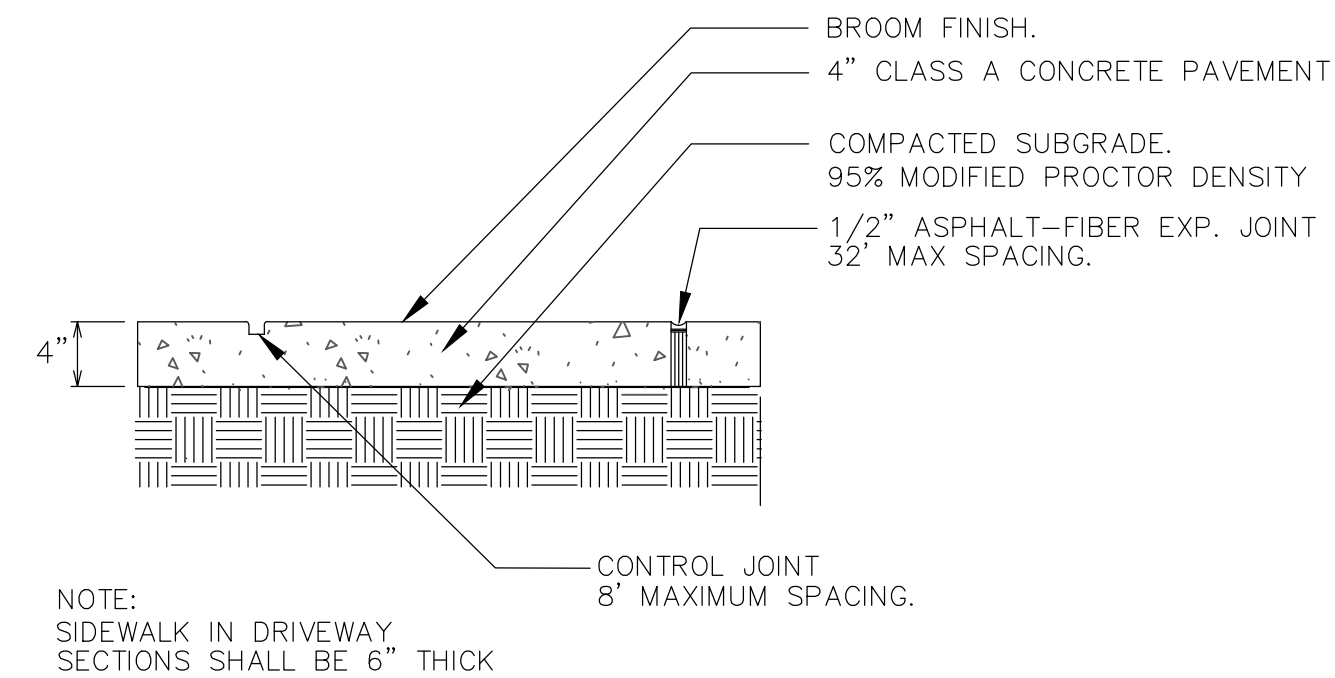
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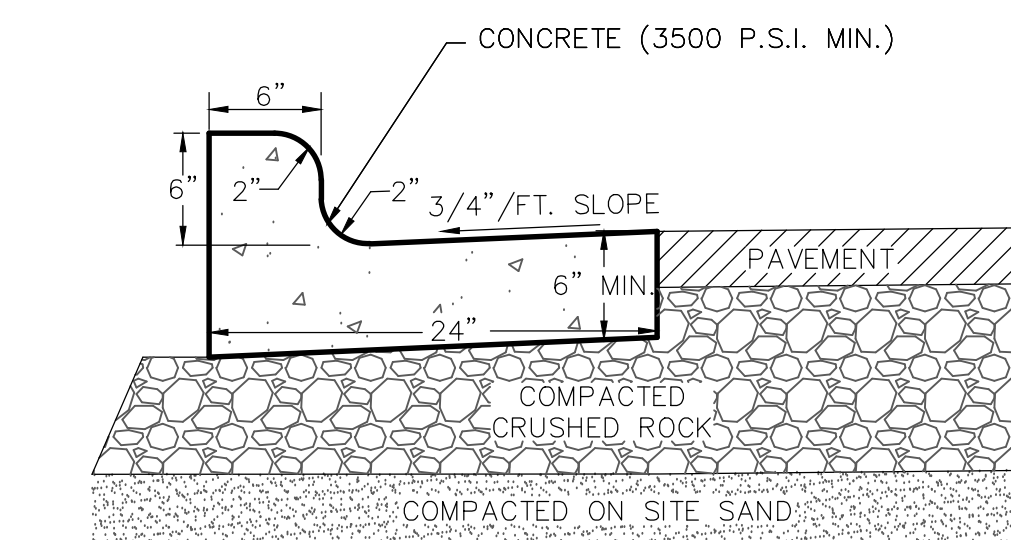
UTILITY WORK



G
C100 CONCRETE PAVEMENT SECTION DETAIL
NO SCALE

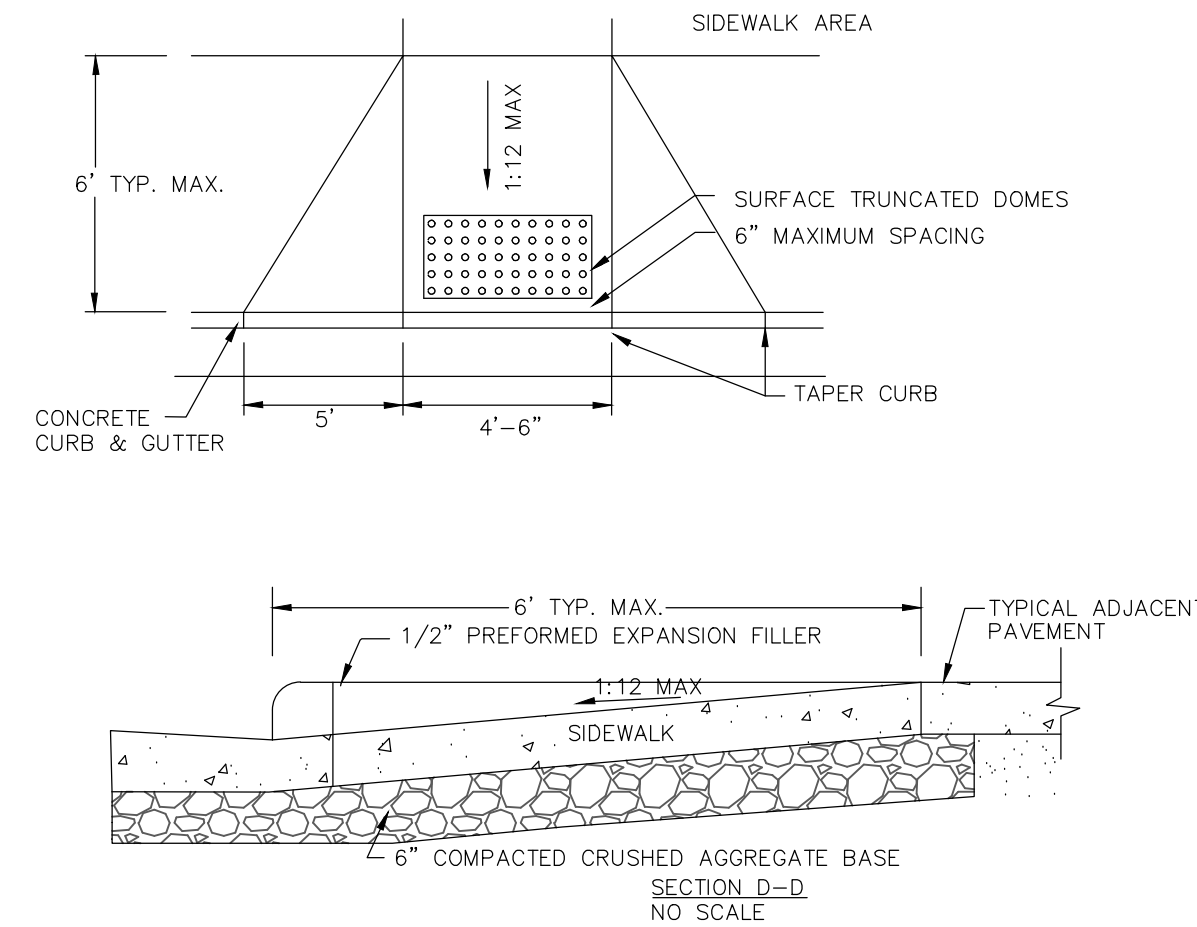


G
C100 CONCRETE PAVING AND JOINTING
NO SCALE



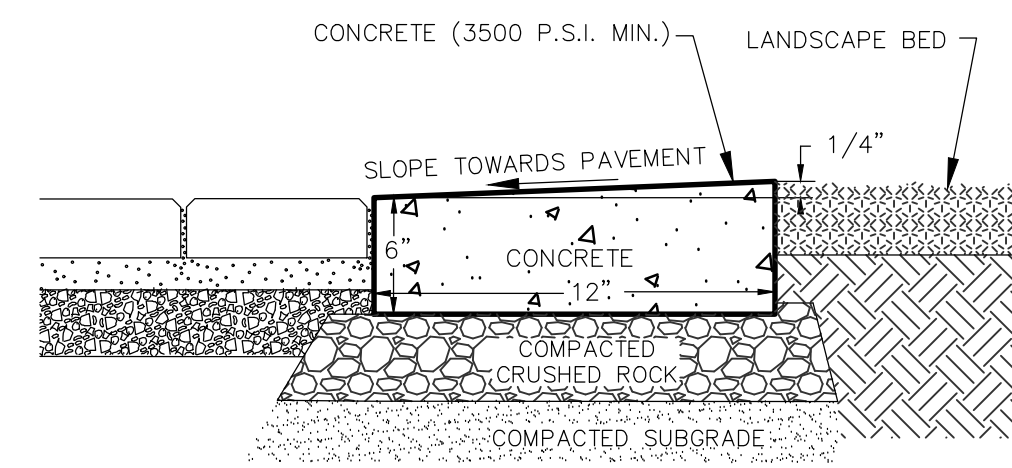
- NOTE:
- CONTROL JOINTS SHALL CONFORM WITH WISDOT 601.3.6
 - THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED FLAT OR PARALLEL TO THE SLOPE OF THE BASE COURSE PROVIDED A MINIMUM 6" GUTTER THICKNESS IS MAINTAINED

G
C100 TYPICAL 24" CURB AND GUTTER SECTION
NO SCALE

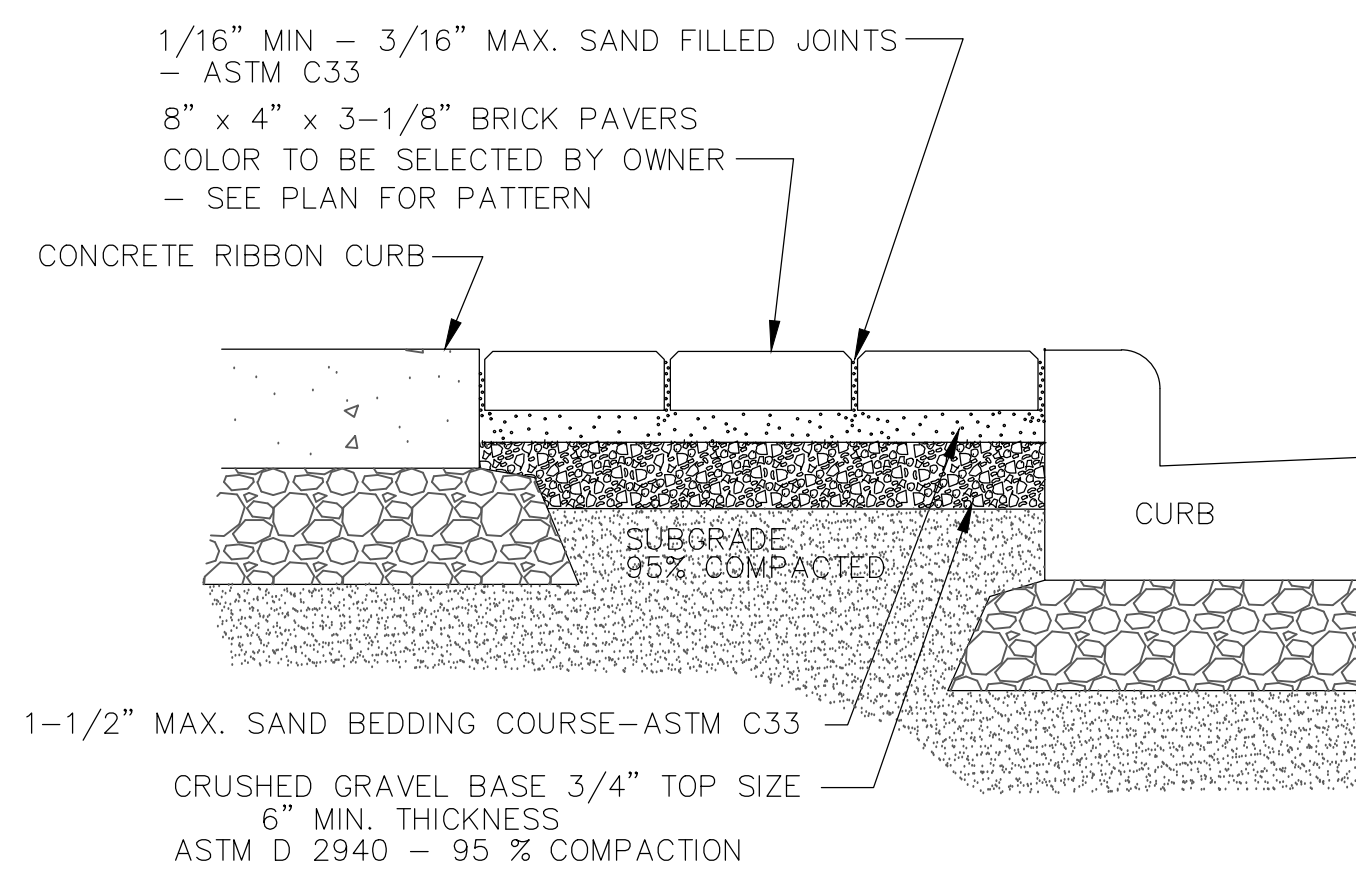


- NOTES:
- 2'x4' TRUNCATED DOME PANELS SHALL BE CAST IRON
 - THE SURFACE TEXTURE OF THE RAMP (EXCLUDING THE TRUNCATED DOME PANELS) SHALL BE A COARSE BROOMED FINISH, TRANSVERSE TO THE SLOPE OF THE RAMP.

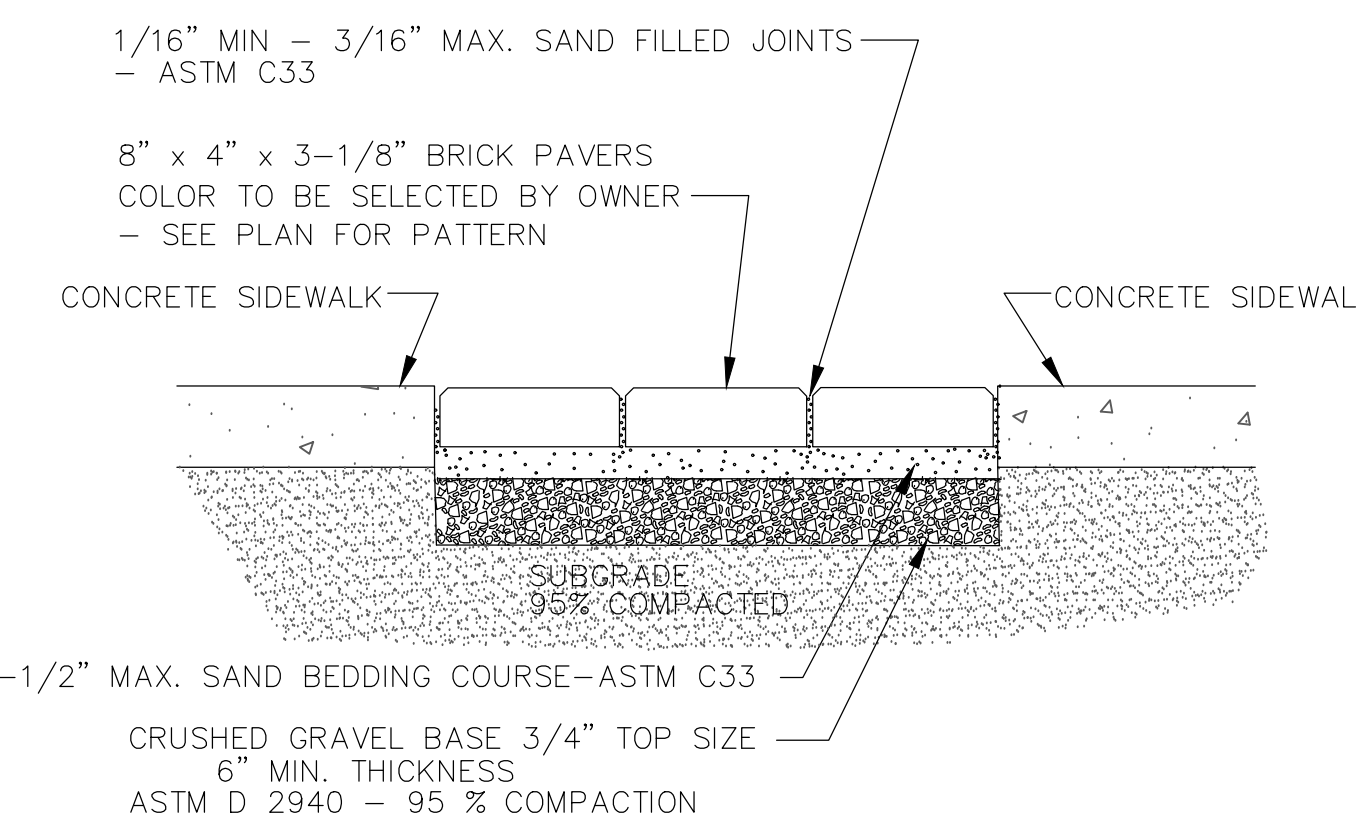
G
C100 SIDEWALK RAMP DETAIL
NO SCALE



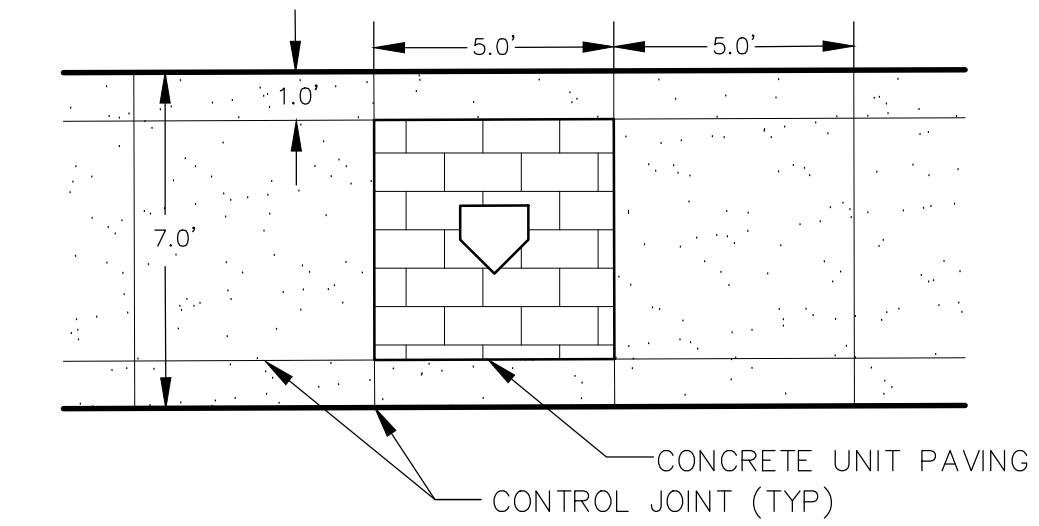
G
C100 TYPICAL 12" RIBBON CURB
NO SCALE



G
C100 BRICK PAVEMENT SECTION DETAIL
NO SCALE



G
C100 BRICK PAVEMENT SECTION DETAIL
NO SCALE



G
C100 CONCRETE SIDEWALK DETAIL
NO SCALE

