

# EAST WARD COMMERCE CENTER

LA CROSSE, WISCONSIN

CUP SUBMITTAL

ISG PROJECT # 20-24527



FOR REVIEW ONLY

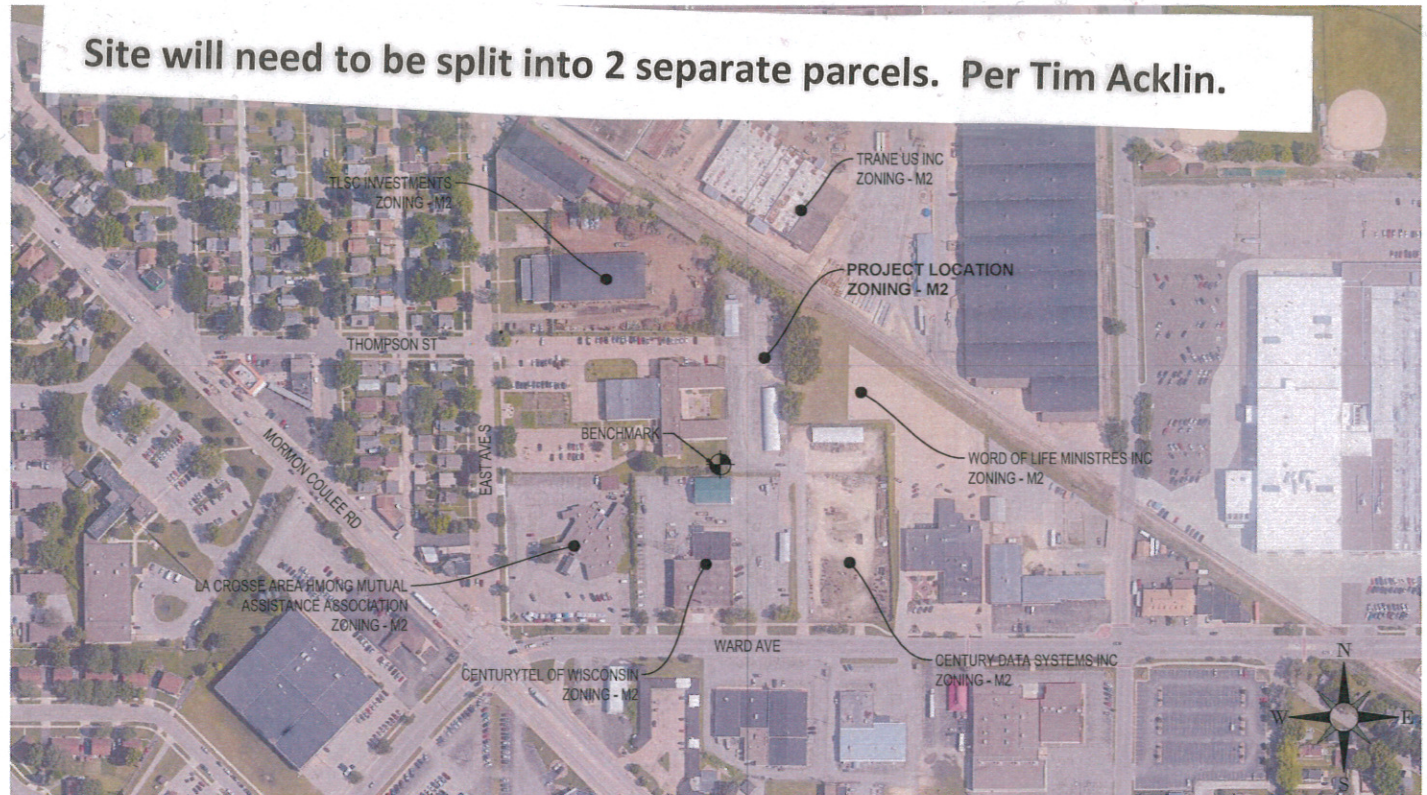
FOR REVIEW ONLY

## LEGEND

EXISTING	
---	CITY LIMITS
---	SECTION LINE
---	QUARTER SECTION LINE
---	RIGHT OF WAY LINE
---	PROPERTY / LOTLINE
---	EASEMENT LINE
Δ	ACCESS CONTROL
---	WATER EDGE
WET	WETLAND BOUNDARY
WETLAND / MARSH	WETLAND / MARSH
X-X	FENCE LINE
Y >>	CULVERT
>>	STORM SEWER
>	SANITARY SEWER
	SANITARY SEWER FORCEMAIN
I	WATER
G	GAS
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
UTV	UNDERGROUND TV
OHL	OVERHEAD UTILITY
UTL	UNDERGROUND UTILITY
FBO	UNDERGROUND FIBER OPTIC
990	CONTOUR (MAJOR)
999	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
Y >>	CULVERT
>>	STORM SEWER
>	STORM SEWER (PIPE WIDTH)
>	SANITARY SEWER
>	SANITARY SEWER (PIPE WIDTH)
I	WATER
G	GAS
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
UTV	UNDERGROUND TV
1015	CONTOUR
●	MANHOLE
■	CATCH BASIN
⊕	HYDRANT
⊕	VALVE



LOCATION MAP



## ABBREVIATIONS:

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

## PROJECT INDEX:

**OWNER:**  
PM 2 LLC  
PO Box 609  
La Crosse, WI 54602

**PROJECT ADDRESS:**  
2625 EAST AVE S  
LA CROSSE, WI 54601

**MANAGING OFFICE:**  
  
LA CROSSE OFFICE  
201 MAIN STREET  
SUITE 1020  
LA CROSSE, WI 54601  
PHONE: 608.789.2034  
  
PROJECT MANAGER: KRIS ROPPE  
EMAIL: KRISTOPHER.ROPPE@ISGINC.COM

**SPECIFICATIONS REFERENCE**  
ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LA CROSSE STANDARD SPECIFICATIONS, CURRENT EDITION, WISDOT STANDARD SPECIFICATIONS, 2021 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.

**B.M. ELEVATION = 675.61**  
3/4" 1B 50FT SOUTH AND 15 FT WEST  
OF THE SOUTHEAST BUILDING CORNER  
  
**TOPOGRAPHIC SURVEY**  
THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN 09/2020 BY ISG.

TITLE  
**TITLE SHEET**  
  
SHEET  
**G1-10**

## SHEET INDEX

G1-10	TITLE SHEET
C2-10	EXISTING SITE & REMOVAL PLAN
C3-10	SITE & UTILITY PLAN
C4-10	GRADING PLAN
C5-10	SITE RESTORATION PLAN

## 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 THE 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 INPLACE 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 INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "DIGGER'S HOTLINE" FOR UTILITY LOCATIONS, MINIMUM 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (811 OR 1-800-242-8511).



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

**EAST WARD  
COMMERCE CENTER**

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	20-24527
FILE NAME	24527 G1-TITLE
DRAWN BY	CLF
DESIGNED BY	CLF
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	--
CLIENT PROJECT NO.	-

TITLE  
**TITLE SHEET**  
  
SHEET  
**G1-10**

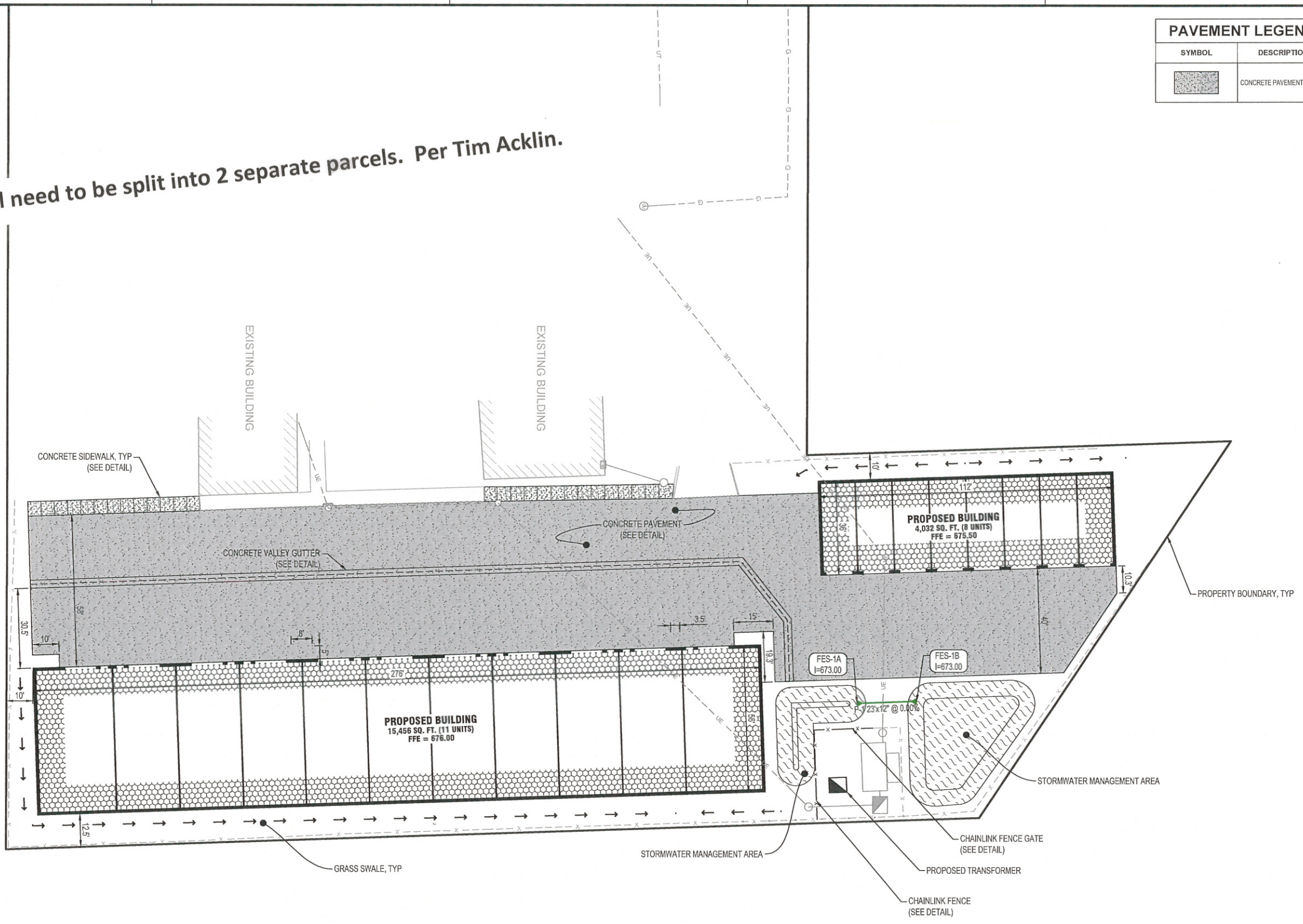






Site will need to be split into 2 separate parcels. Per Tim Acklin.

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	CONCRETE PAVEMENT



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT  
**EAST WARD  
COMMERCE CENTER**

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

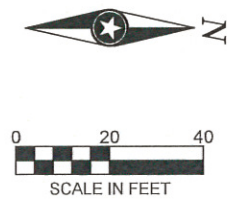
PROJECT NO.	20-24527
FILE NAME	24527 C3-SITE
DRAWN BY	CLF
DESIGNED BY	CLF
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	-

TITLE  
**SITE & UTILITY  
PLAN**

SHEET  
**C3-10**

STORM DRAIN APRON SCHEDULE				
APRON NO.	APRON SIZE (in)	APRON MATERIAL	INVERT ELEVATION	PIPE NO.
FES-1A	12	HDPE	673.00	P-1
FES-1B	12	HDPE	673.00	P-1

STORM DRAIN PIPE SCHEDULE										
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)	
P-1	FES-1B	673.00	FES-1A	673.00	12	HDPE	HDPE	0.00%	23	

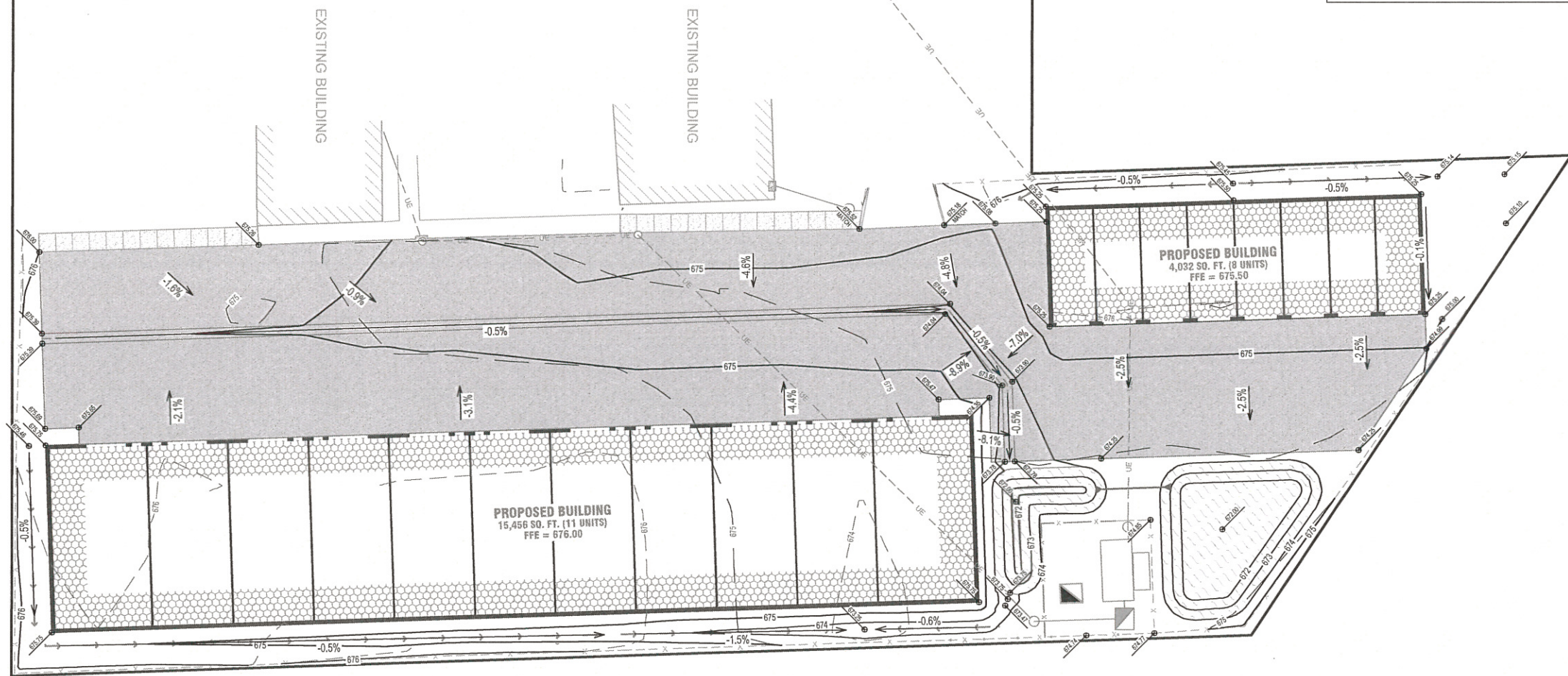


FOR REVIEW ONLY

FOR REVIEW ONLY



Site will need to be split into 2 separate parcels. Per Tim Acklin.



GRADING LEGEND	
--- 101 ---	EXISTING CONTOUR (MINOR INTERVAL)
--- 100 ---	EXISTING CONTOUR (MAJOR INTERVAL)
— 101 —	PROPOSED CONTOUR (MINOR INTERVAL)
— 100 —	PROPOSED CONTOUR (MAJOR INTERVAL)
● 100.0	PROPOSED SPOT ELEVATION
● 100.0	PROPOSED TOP BACK OF CURB 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.



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

**EAST WARD  
 COMMERCE CENTER**

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	20-24527
FILE NAME	24527 C4-GRADE
DRAWN BY	CLF
DESIGNED BY	CLF
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	-

TITLE

**GRADING PLAN**

SHEET

**C4-10**

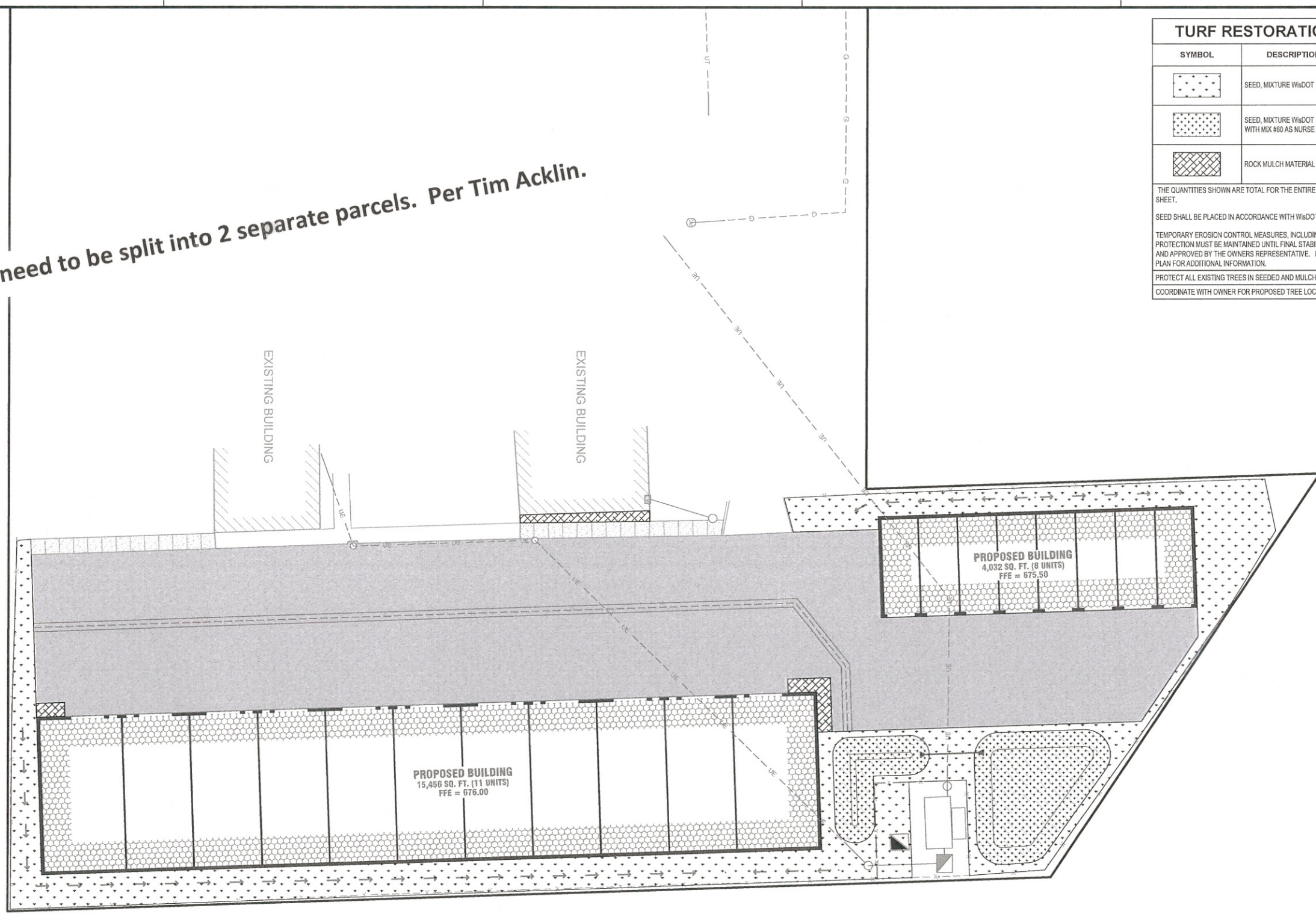


FOR REVIEW ONLY

FOR REVIEW ONLY



Site will need to be split into 2 separate parcels. Per Tim Acklin.



**TURF RESTORATION LEGEND**

SYMBOL	DESCRIPTION	UNITS	QUANTITY
	SEED, MIXTURE WisDOT MIX #20	AC	.21
	SEED, MIXTURE WisDOT MIX #75 WITH MIX #60 AS NURSE CROP	AC	.06
	ROCK MULCH MATERIAL	CY	15

THE QUANTITIES SHOWN ARE TOTAL FOR THE ENTIRE PROJECT NOT SPECIFIC TO THIS SHEET.  
 SEED SHALL BE PLACED IN ACCORDANCE WITH WisDOT SPECIFICATION SECTION 630.  
 TEMPORARY EROSION CONTROL MEASURES, INCLUDING PERIMETER CONTROL AND INLET PROTECTION MUST BE MAINTAINED UNTIL FINAL STABILIZATION MEASURES ARE IN PLACE AND APPROVED BY THE OWNERS REPRESENTATIVE. REFER TO THE EROSION CONTROL PLAN FOR ADDITIONAL INFORMATION.  
 PROTECT ALL EXISTING TREES IN SEEDED AND MULCHED AREAS.  
 COORDINATE WITH OWNER FOR PROPOSED TREE LOCATIONS



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

**EAST WARD  
COMMERCE CENTER**

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	20-24527
FILE NAME	24527 C-LAND
DRAWN BY	CLF
DESIGNED BY	CLF
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

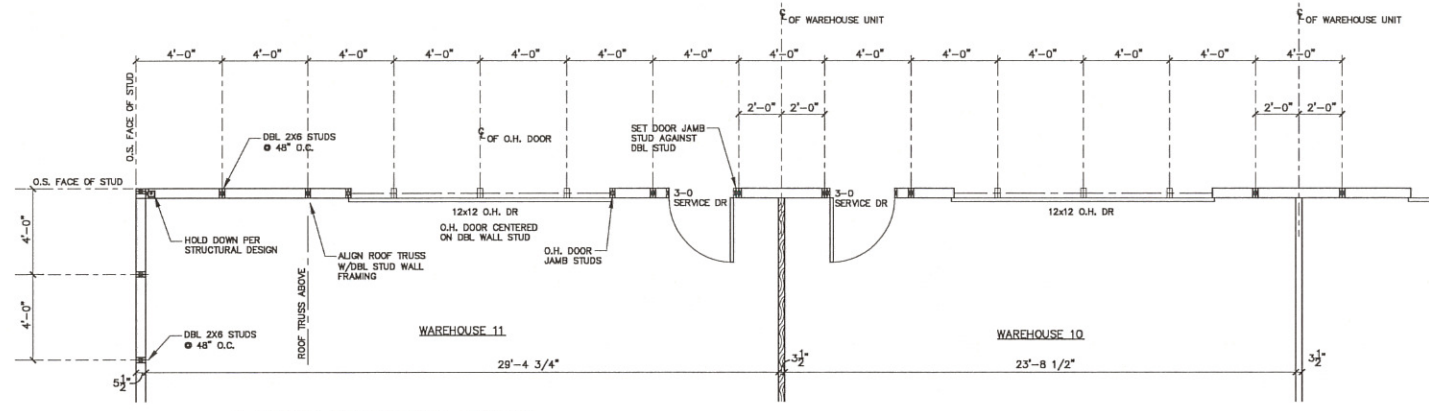
TITLE  
**SITE  
RESTORATION  
PLAN**

SHEET  
**C5-10**

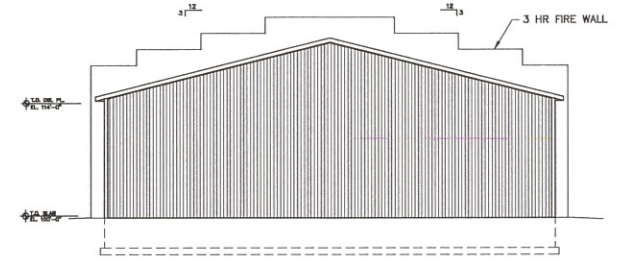
FOR REVIEW ONLY

FOR REVIEW ONLY

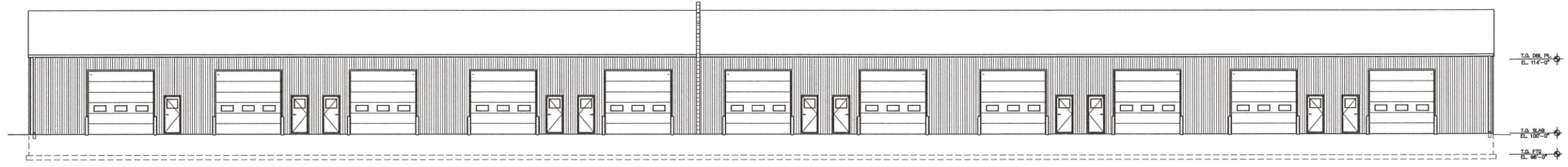




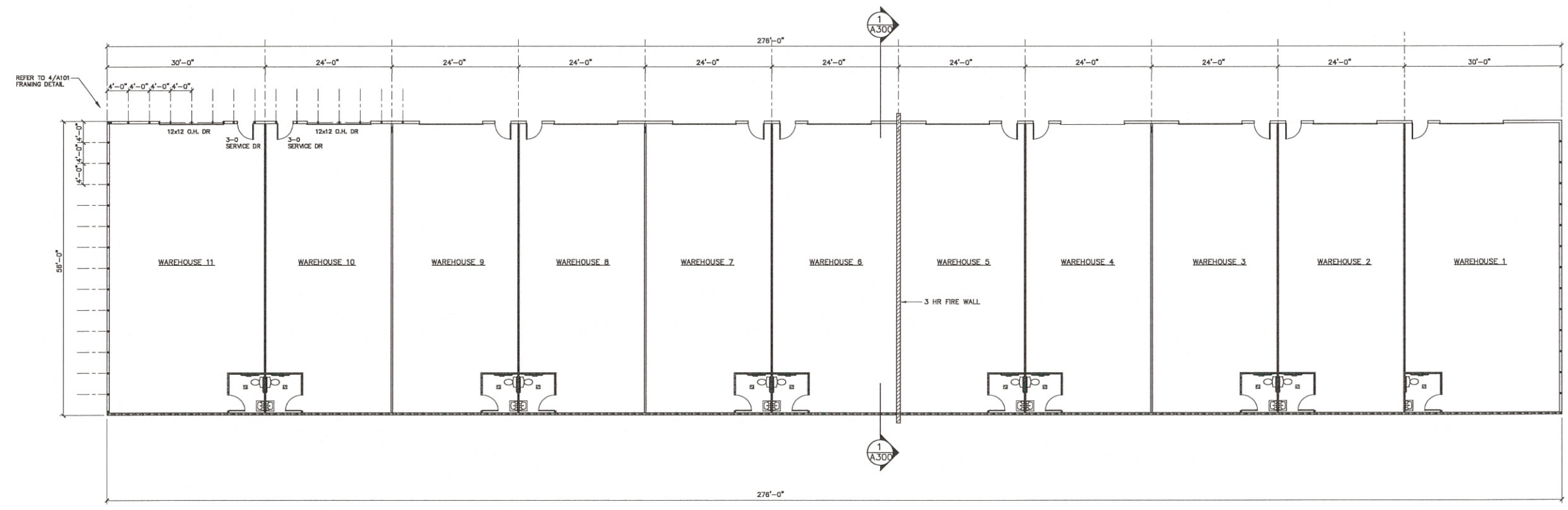
**4 WALL FRAMING LAYOUT**  
1/4" = 1'-0"



**3 NORTH / SOUTH ELEVATIONS TYPICAL**  
3/32" = 1'-0"



**2 WEST ELEVATION**  
3/32" = 1'-0"



**1 FLOOR PLAN** 15,456 S.F.  
3/32" = 1'-0"

GENERAL CONTRACTOR:

PROJECT TITLE:  
**EAST WARD WAREHOUSES**

PROJECT LOCATION:  
**2615 EAST AVE S.  
LACROSSE, WI 54601**

DATE / SET - TYPE  
01/05/21 PRELIMINARY

DRAWN BY:  
Eskay

REVISIONS
NO.   DATE

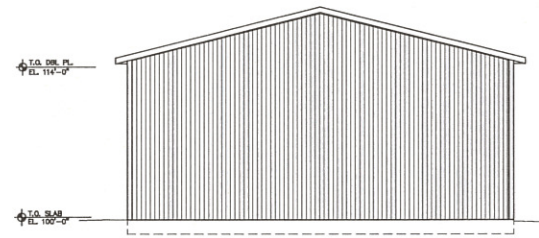
SHEET TITLE  
BLDG 1  
FLOOR PLAN  
& ELEVATIONS

SHEET NO.

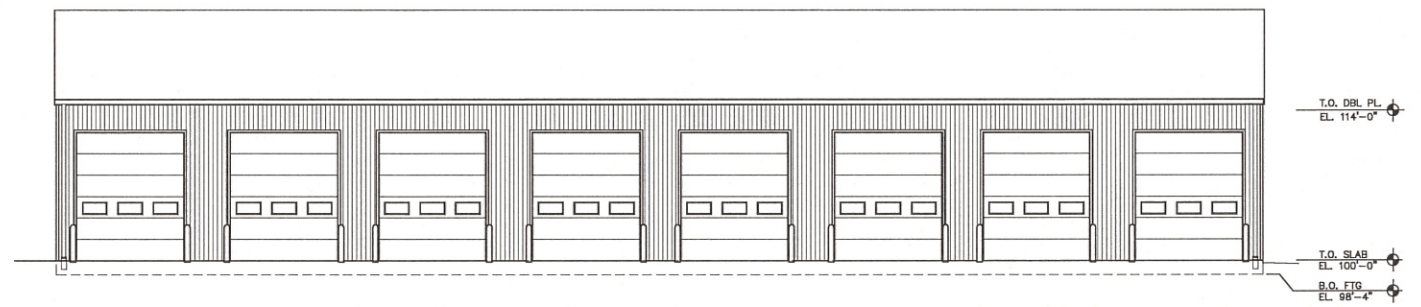
**A101**

**Eskay Architecture**  
Commercial - Residential - Industrial  
Onalaska, WI 54650 Ph: 608-317-1565  
Email: eskayarchitect@gmail.com  
These drawings were prepared by the undersigned as a duly Licensed Professional Engineer in the State of Wisconsin, License No. 10027, Date: 07/31/2022. I hereby certify that these drawings were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Wisconsin. I am not providing any other services in connection with this project. I am not providing any other services in connection with this project. I am not providing any other services in connection with this project.

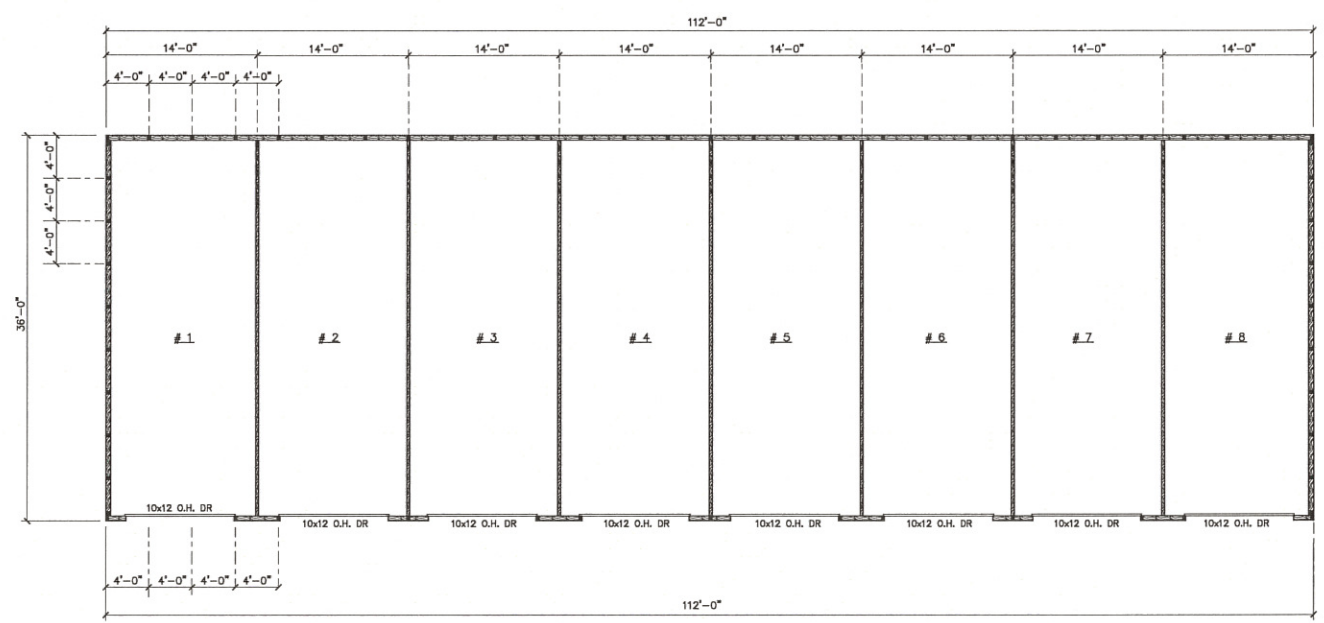




**3 NORTH / SOUTH ELEVATIONS** TYPICAL  
 1/8" = 1'-0"



**2 EAST ELEVATION**  
 1/8" = 1'-0"



**1 FLOOR PLAN** 4,032 S.F.  
 3/32" = 1'-0"

GENERAL CONTRACTOR:

PROJECT TITLE:  
**EAST WARD WAREHOUSES**

PROJECT LOCATION:  
**2615 EAST AVE S.  
 LACROSSE, WI 54601**

DATE / SET -TYPE  
 01/05/21 PRELIMINARY

DRAWN BY:  
 Eskay

REVISIONS

NO.	DATE

SHEET TITLE  
 BLDG 2  
 FLOOR PLAN  
 & ELEVATIONS

SHEET NO.

**A102**