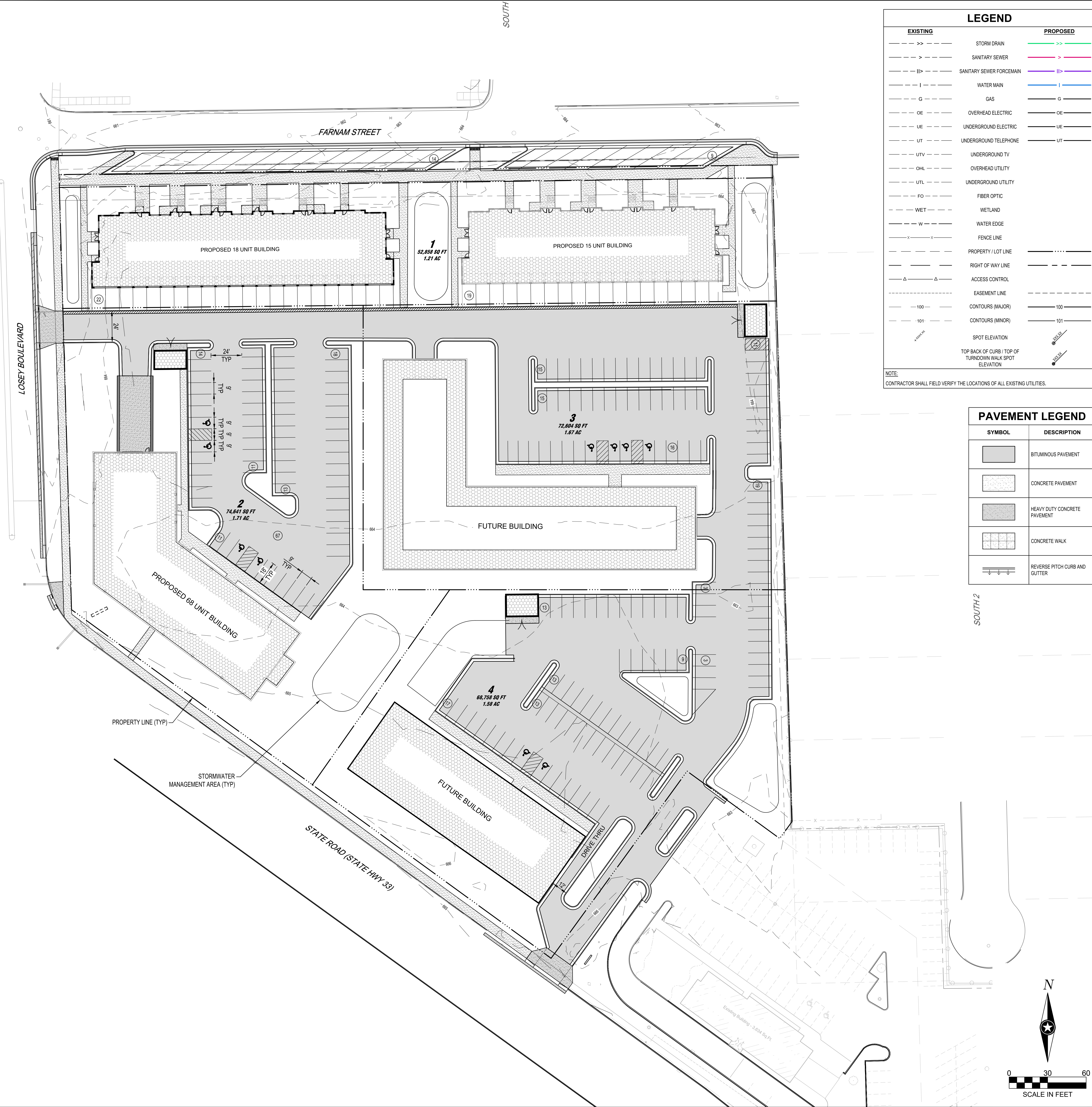


SITE SUMMARY	
PROJECT ADDRESS/LOCATION:	2415 STATE ROAD LA CROSSE, WISCONSIN 54601
ZONING:	PD - PLANNED DEVELOPMENT
SITE/LOT AREA:	288,861 SF (6.2 AC)
EXISTING IMPERVIOUS:	288,861 SF (6.2 AC)
PROPOSED IMPERVIOUS:	182,855 SF (4.2 AC)
DISTURBED AREA:	288,861 SF (6.2 AC)
REQUIRED SETBACKS	
	PARKING BUILDING
FRONT YARD	5' N/A
SIDE YARD	5' N/A
REAR YARD	5' N/A
DENSITY DATA	
NUMBER OF UNITS	205
DENSITY (UNITS/AC)	45
LOT 4 DENSITY	TBD
EXTERIOR PARKING STALLS PROVIDED	
STANDARD	261
ACCESSIBLE	10
TOTAL	271



LEGEND	
EXISTING	PROPOSED
--->>---	STORM DRAIN
--->---	SANITARY SEWER
--- ---	SANITARY SEWER FORCEMAIN
---I---	WATER MAIN
---G---	GAS
---OE---	OVERHEAD ELECTRIC
---UE---	UNDERGROUND ELECTRIC
---UT---	UNDERGROUND TELEPHONE
---UTV---	UNDERGROUND TV
---OHL---	OVERHEAD UTILITY
---UTL---	UNDERGROUND UTILITY
---FO---	FIBER OPTIC
---WET---	WETLAND
---W---	WATER EDGE
---X---	FENCE LINE
---	PROPERTY / LOT LINE
---	RIGHT OF WAY LINE
---Δ---	ACCESS CONTROL
---	EASEMENT LINE
---100---	CONTOURS (MAJOR)
---101---	CONTOURS (MINOR)
●	SPOT ELEVATION
▲	TOP BACK OF CURB / TOP OF TURNDOWN WALK
▲	SPOT ELEVATION

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

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
[Pattern]	BITUMINOUS PAVEMENT
[Pattern]	CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
[Pattern]	CONCRETE WALK
[Pattern]	REVERSE PITCH CURB AND GUTTER

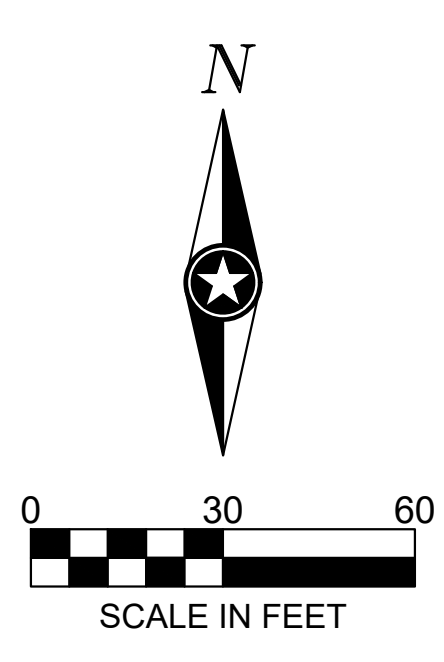


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PROJECT	
LA CROSSE	WISCONSIN
REVISION SCHEDULE	
DATE	DESCRIPTION

PROJECT NO.	31707
FILE NAME	31707 C3-SITE
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	---

TITLE	SITE PLAN
SHEET	C3-10



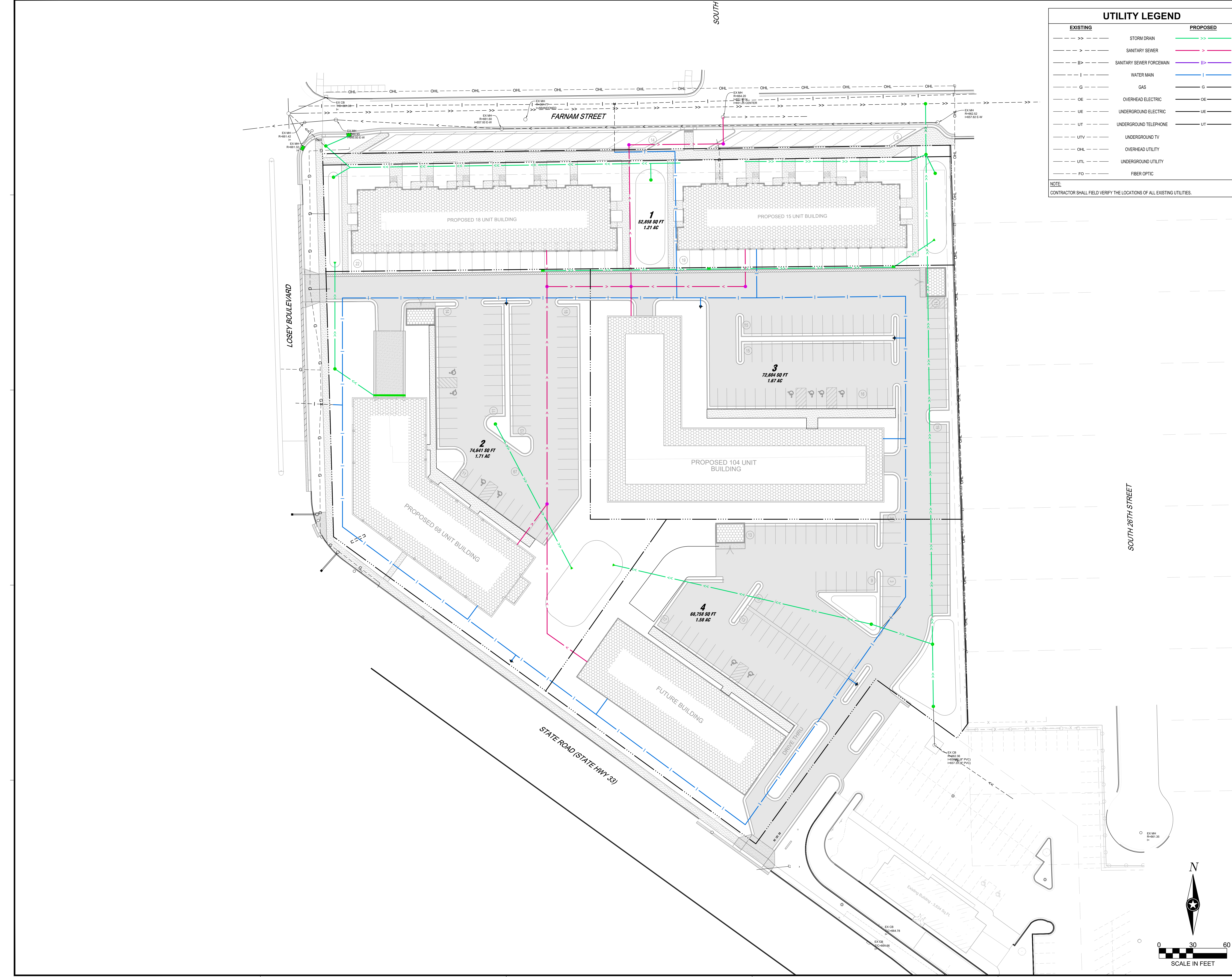
FILE DATE: 10/26/2023 3:35 PM

PRELIMINARY NOT FOR CONSTRUCTION



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

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



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PROJECT
COPPER ROCKS DEVELOPMENT
LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 31707
FILE NAME 31707 C3-UTILITY
DRAWN BY --
DESIGNED BY --
REVIEWED BY --
ORIGINAL ISSUE DATE --
CLIENT PROJECT NO. -

TITLE
UTILITY PLAN

SHEET
C3-20

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