

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



PROJECT INFORMATION

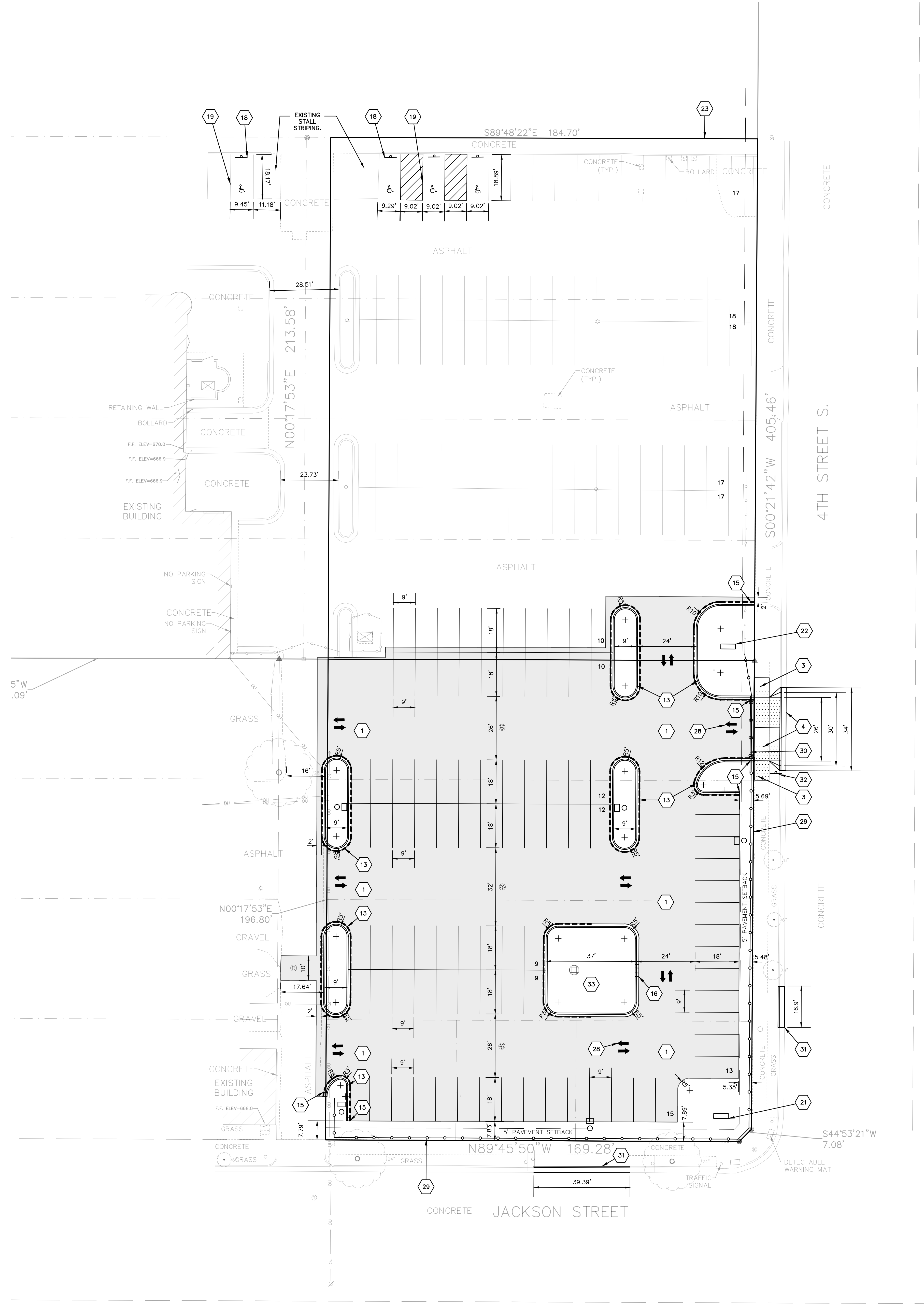
SITE INFORMATION:
 PARCEL ID (NORTH): 17-30088-80
 PARCEL ID(S) (SOUTH): 17-30088-70, 17-30088-60, 17-30088-50, 17-30088-40, 17-30088-30, 17-30088-20
 *(TO BE COMBINED VIA CSM W/ PARCEL 17-30088-80)
 PROPERTY AREA: NORTH AREA = 0.91 AC, SOUTH AREA TOTAL = 0.79 AC
 EXISTING ZONING: M2, C1, R5
 PROPOSED ZONING: M2
 PROPOSED USE: PARKING LOT ADDITION
 AREA OF SITE DISTURBANCE: 0.867 ACRES
 SETBACKS: PAVEMENT= 5'
 PARKING REQUIRED: 1 SPACE PER 2 EMPLOYEES + 1 PER EACH VEHICLE USED IN THE CONDUCT OF THE ENTERPRISE
 PARKING PROVIDED: 80 NEW SPACES PROVIDED
 HANDICAP STALLS REQUIRED: 4 NEW SPACES REQ. PER THE 80 NEW SPACES PROVIDED.
 HANDICAP STALLS PROVIDED: 4 PROVIDED NEAR EX. BUILDING, FINAL LOCATION TBD BY OWNER

EXISTING SITE DATA (SOUTH LOT)			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.79	34,309	
BUILDING FLOOR AREA	0.25	10,734	31.3%
PAVEMENT (ASP. & CONC.)	0.19	8,224	24.0%
TOTAL IMPERVIOUS	0.44	18,958	55.3%
LANDSCAPE/ OPEN SPACE	0.35	15,351	44.7%

PROPOSED SITE DATA (SOUTH LOT)			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.79	34,309	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.66	28,782	83.9%
TOTAL IMPERVIOUS	0.66	28,782	83.9%
LANDSCAPE/ OPEN SPACE	0.13	5,527	16.1%

- SITE PLAN KEYNOTES**
- 1 STANDARD ASPHALT SECTION (TYP.)
 - 3 CONCRETE SIDEWALK PER CITY STANDARDS (TYP.)
 - 4 6" CONCRETE DRIVEWAY APPROACH AND DRIVEWAY CURB AND GUTTER PER CITY STANDARDS (TYP.)
 - 13 18" CURB & GUTTER (TYP.)
 - 15 CURB TAPER (TYP.)
 - 16 CURB CUT (TYP.)
 - 18 HANDICAP SIGN (TYP.)
 - 19 HANDICAP STALL & STRIPING PER STATE CODES. FINAL LOCATION OF FOUR (4) NEW HANDICAP STALLS TBD BY OWNER.
 - 21 PROPOSED CITY BREWING SIGN. SIGN VENDOR TO COORDINATE WITH OWNER, (DETAILS, FINAL LOCATION, AND PERMITTING BY SIGN VENDOR)
 - 22 PROPOSED DELIVERIES SIGNAGE. SIGN BEDOR TO COORDINATE WITH OWNER, (DETAILS, FINAL LOCATION, AND PERMITTING BY SIGN VENDOR)
 - 23 PROPOSED LOCATION FOR CITY ART COMMITTEE DISPLAY (FORMER 'OLD STYLE BILLBOARD' ON EXISTING BUILDING)
 - 28 TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
 - 29 6" HIGH GALVANIZED STEEL CHAINLINK FENCE. FENCE POST SPACING AND FINAL SPECIFICATIONS BY SUPPLIER
 - 30 26" WIDE MANUAL SLIDING/ROLL GATE ACROSS NEW DRIVEWAY ENTRANCE. FENCING CONTRACTOR/SUPPLIER TO COORDINATE WITH OWNER.
 - 31 REPLACE EXISTING DRIVEWAY CURB AND GUTTER WITH FULL HEAD CURB AND GUTTER TO MATCH EXISTING PER CITY STANDARDS.
 - 32 RELOCATED SIGN.
 - 33 BIOFILTRATION AREA. SEE DETAIL ON SHEET C2.1

CURB & GUTTER MARKING KEY:
 INVERTED CURB & GUTTER
 SHEDDING CURB & GUTTER



PROPOSED PARKING LOT IMPROVEMENTS
CITY BREWING COMPANY, LLC
 1106 3RD STREET S • LA CROSSE, WI 54601

PROFESSIONAL SEAL

PRELIMINARY DATES
 MAR. 25, 2021
 MAR. 26, 2021
 MAR. 31, 2021
 APR. 2, 2021

JOB NUMBER
 2113100

SHEET NUMBER

C1.1

