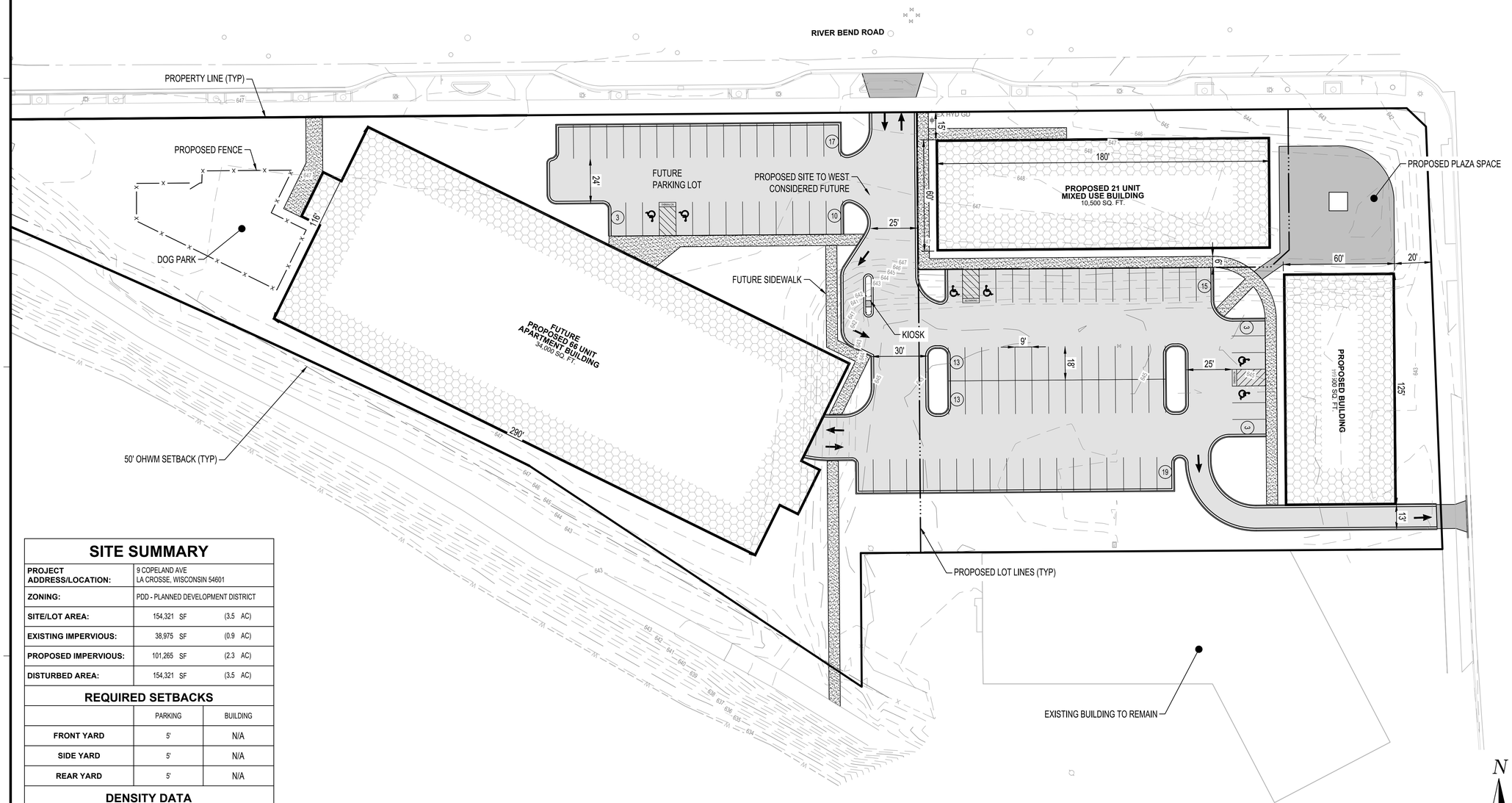
LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
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	
△ △	ACCESS CONTROL	
	EASEMENT LINE	
100	CONTOURS (MAJOR)	100
101	CONTOURS (MINOR)	101
+XXXX.XX	SPOT ELEVATION	XXXX
	TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION	XXXX

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

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE WALK



SITE SUMMARY

PROJECT ADDRESS/LOCATION:	9 COPELAND AVE LA CROSSE, WISCONSIN 54601	
ZONING:	PDD - PLANNED DEVELOPMENT DISTRICT	
SITE/LOT AREA:	154,321 SF	(3.5 AC)
EXISTING IMPERVIOUS:	38,975 SF	(0.9 AC)
PROPOSED IMPERVIOUS:	101,265 SF	(2.3 AC)
DISTURBED AREA:	154,321 SF	(3.5 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	90
DENSITY (UNITS/ACRE)	25

EXTERIOR PARKING STALLS PROVIDED

STANDARD	90
ACCESSIBLE	6
TOTAL	96

N

0 30 60
SCALE IN FEET

ISG

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PROJECT

THREE SIXTY REAL ESTATE SOLUTIONS

7 COPELAND

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

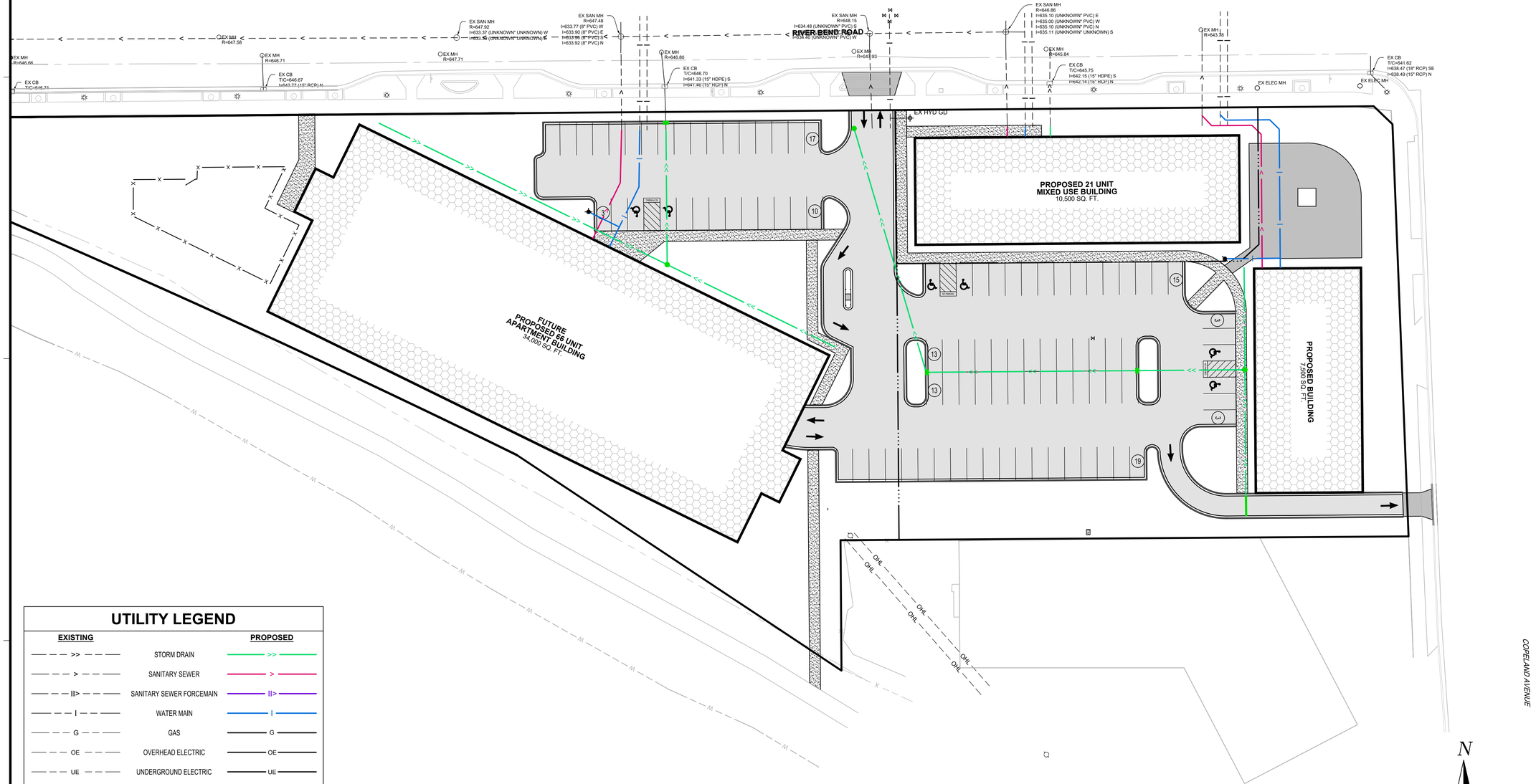
PROJECT NO.	23-30389
FILE NAME	30389-C3-SITE
DRAWN BY	PSH
DESIGNED BY	PSH
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-10



UTILITY LEGEND

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

NOTE:
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PROJECT

THREE SIXTY REAL ESTATE SOLUTIONS

7 COPELAND

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-30389
FILE NAME	30389-C3-UTILITY
DRAWN BY	PSH
DESIGNED BY	PSH
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

UTILITY PLAN

SHEET

C3-20

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