

LOCATION MAP



CIVIL PLAN ABBREVIATIONS:

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

SITE SUMMARY

SITE/LOT AREA:	39,221 SF	(0.9 AC)
BUILDING AREA:	9,472 SF	(0.2 AC)
SIDEWALK / DRIVEWAY AREA:	7,648 SF	(0.2 AC)
GREENSPACE:	22,101 SF	(0.5 AC)

PARKING DATA

GOVERNING INFORMATION	1.5 STALLS PER UNIT PLUS 2 STALLS FOR (2) 3 UNIT TOWNHOMES
PARKING SPACES REQUIRED	20

PARKING STALLS PROVIDED

GARAGE	14
DRIVEWAY	14
ACCESSIBLE	2
TOTAL	28

SITE SUMMARY

SITE/LOT AREA:	9,675 SF	(0.2 AC)
BUILDING AREA:	5,120 SF	(0.1 AC)
SIDEWALK AREA:	965 SF	(0.0 AC)
GREENSPACE:	3,590 SF	(0.1 AC)

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

DIGGERS HOTLINE
 Dial 811 or (800)242-8511
 www.DiggersHotline.com

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LA CROSSE STANDARD SPECIFICATIONS, CURRENT EDITION, WISDOT STANDARD SPECIFICATIONS, 2024 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.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN JULY 2024 BY ISG INC.

B.M. ELEVATION=669.70

MAG NAIL
 NW CORNER OF LOT 12
 SW CORNER OF DRIVEWAY

LEGEND

EXISTING	CITY LIMITS
SECTION LINE	QUARTER SECTION LINE
RIGHT OF WAY LINE	PROPERTY / LOTLINE
EASEMENT LINE	ACCESS CONTROL
WATER EDGE	WETLAND BOUNDARY
WETLAND / MARSH	FENCE LINE
CULVERT	STORM SEWER
SANITARY SEWER	SANITARY SEWER FORCEMAIN
WATER	GAS
OVERHEAD ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND ELECTRIC	UNDERGROUND TELEPHONE
UNDERGROUND TV	OVERHEAD UTILITY
UNDERGROUND UTILITY	UNDERGROUND FIBER OPTIC
CONTOUR (MAJOR)	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
CULVERT	STORM SEWER (PIPE WIDTH)
STORM SEWER	SANITARY SEWER (PIPE WIDTH)
SANITARY SEWER	SANITARY SEWER FORCEMAIN
WATER	GAS
OVERHEAD ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND TV	CONTOUR
MANHOLE (STORM, SANITARY)	CATCH BASIN
HYDRANT	VALVE

CIVIL SHEET INDEX

C0-10	SITE DATA
C0-20	SITE DETAILS
C0-21	SITE DETAILS
C0-22	SITE DETAILS
C0-23	SITE DETAILS
C1-30	EROSION CONTROL PLAN
C2-10	EXISTING SITE AND REMOVALS PLAN
C3-10	SITE PLAN
C3-20	UTILITY PLAN
C4-10	GRADING PLAN
C5-10	PHOTOMETRIC PLAN



SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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

PROJECT

C&C RESIDENCES

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	24-31447
FILE NAME	31447 C0-SITE DATA
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

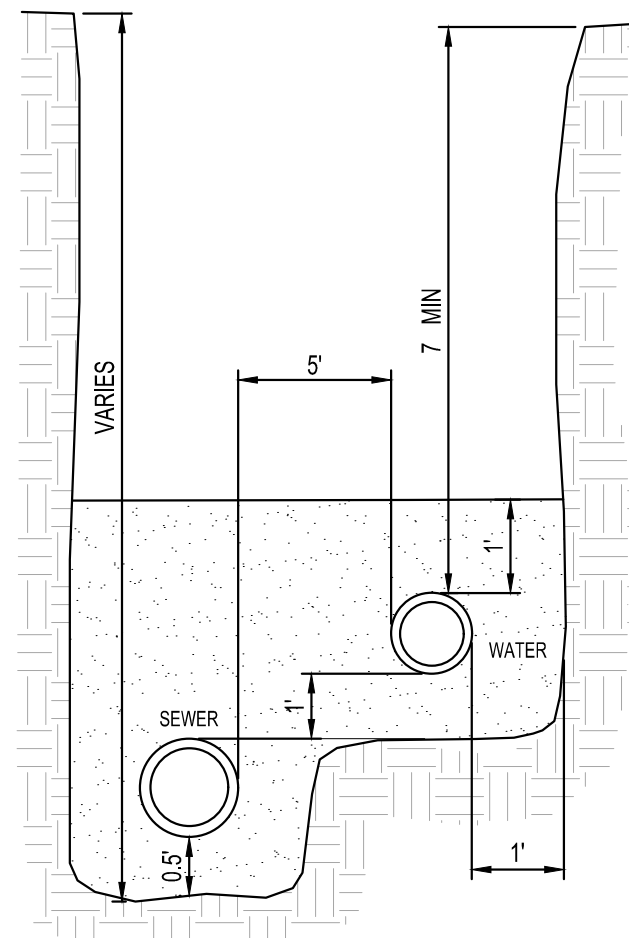
TITLE

SITE DATA

SHEET

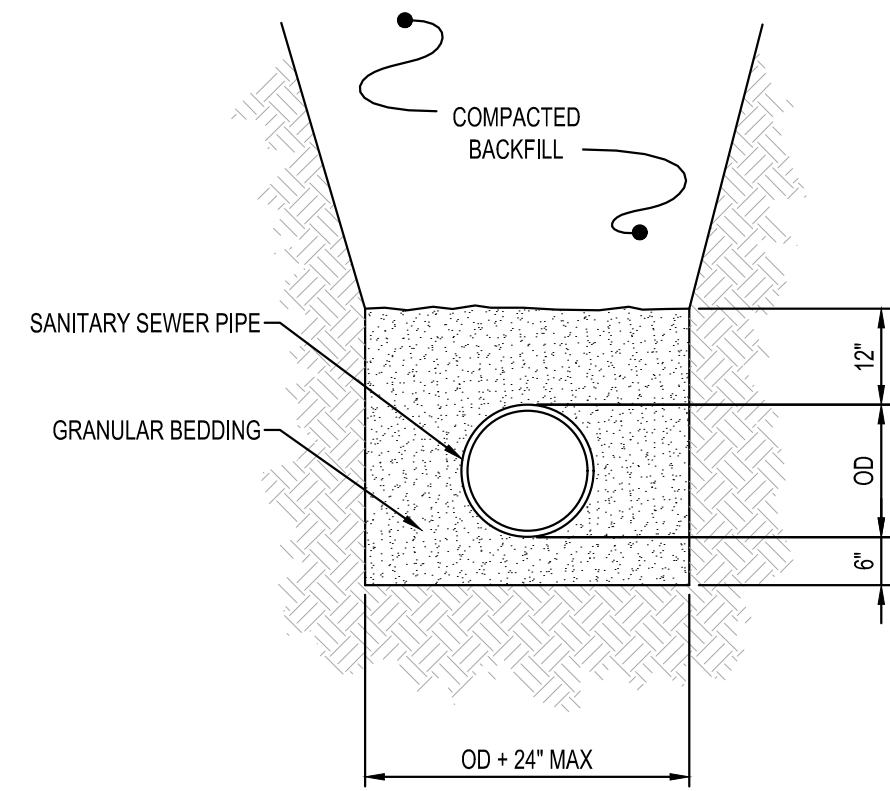
C0-10

PRELIMINARY NOT FOR CONSTRUCTION



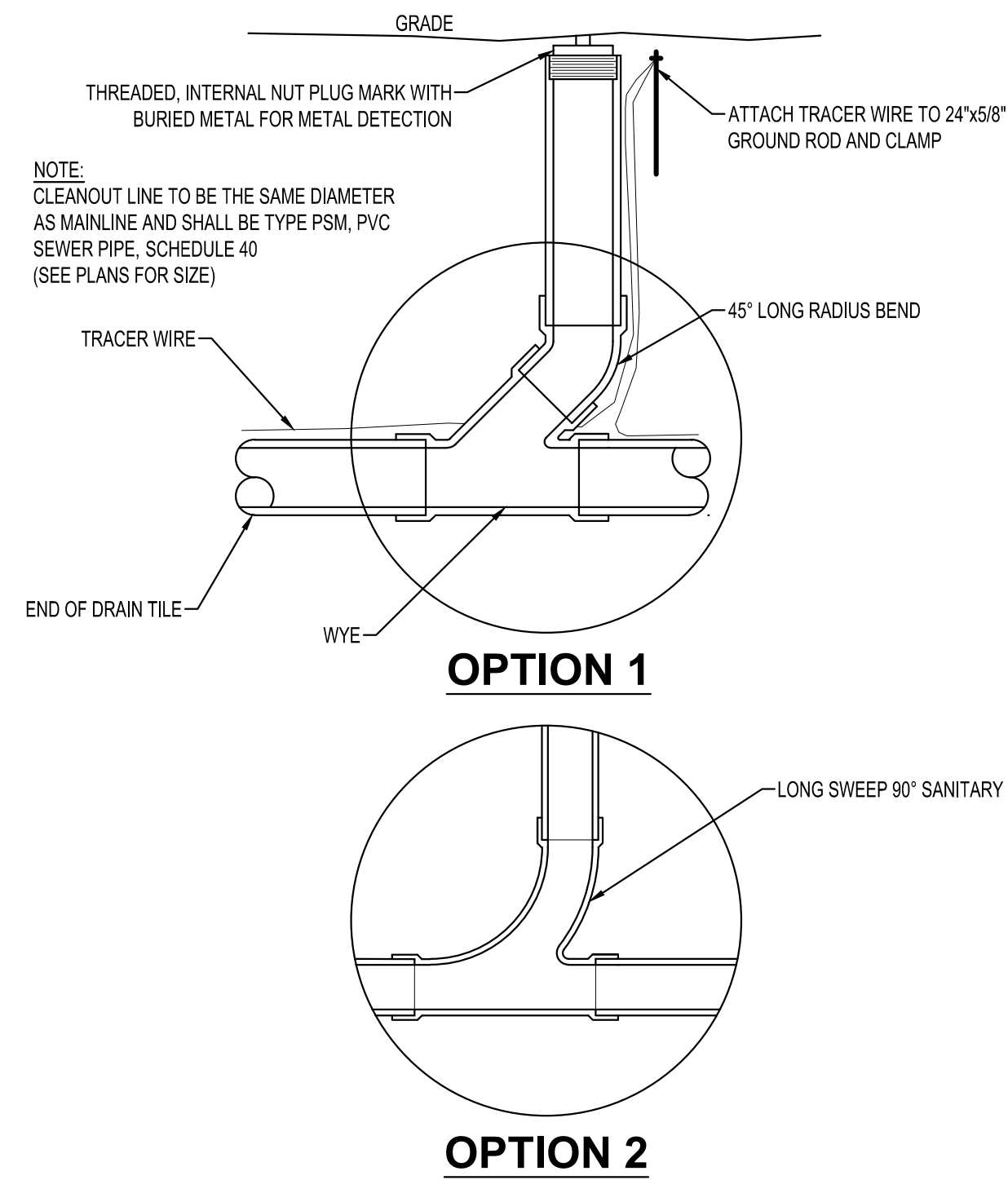
- NOTES:**
1. GRANULAR MATERIAL IN THIS ZONE SHALL BE INCIDENTAL TO PIPE INSTALLATION.
 2. IF THE SANITARY SEWER LOCATION IS ABOVE THE WATERMAIN, THE SANITARY SEWER PIPE MATERIAL SHALL BE WATERMAIN SPECIFICATION CLASS 160 SDR 26 PRESSURE PIPE.
 3. 5" OF SEPARATION IS STANDARD. SERVICES MAY BE CLOSER NEAR CONNECTION POINT IF NECESSARY DUE TO EXISTING SERVICE LOCATIONS.

SANITARY & WATER SERVICES (SAME TRENCH)
NTS



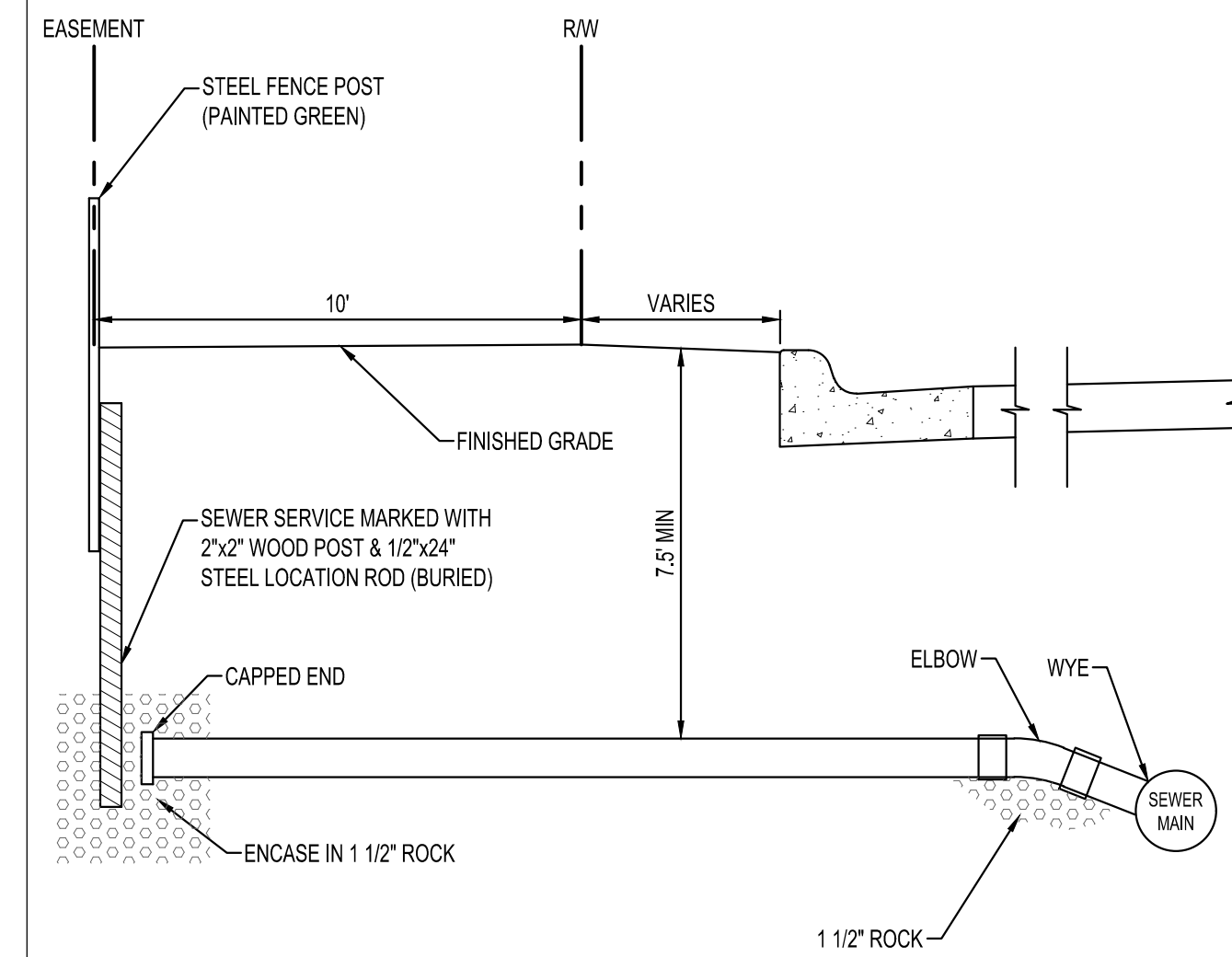
- NOTES:**
1. GRANULAR BEDDING AND ENCASEMENT FOR SANITARY SEWER PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

**PIPE BEDDING
SANITARY SEWER**
NTS

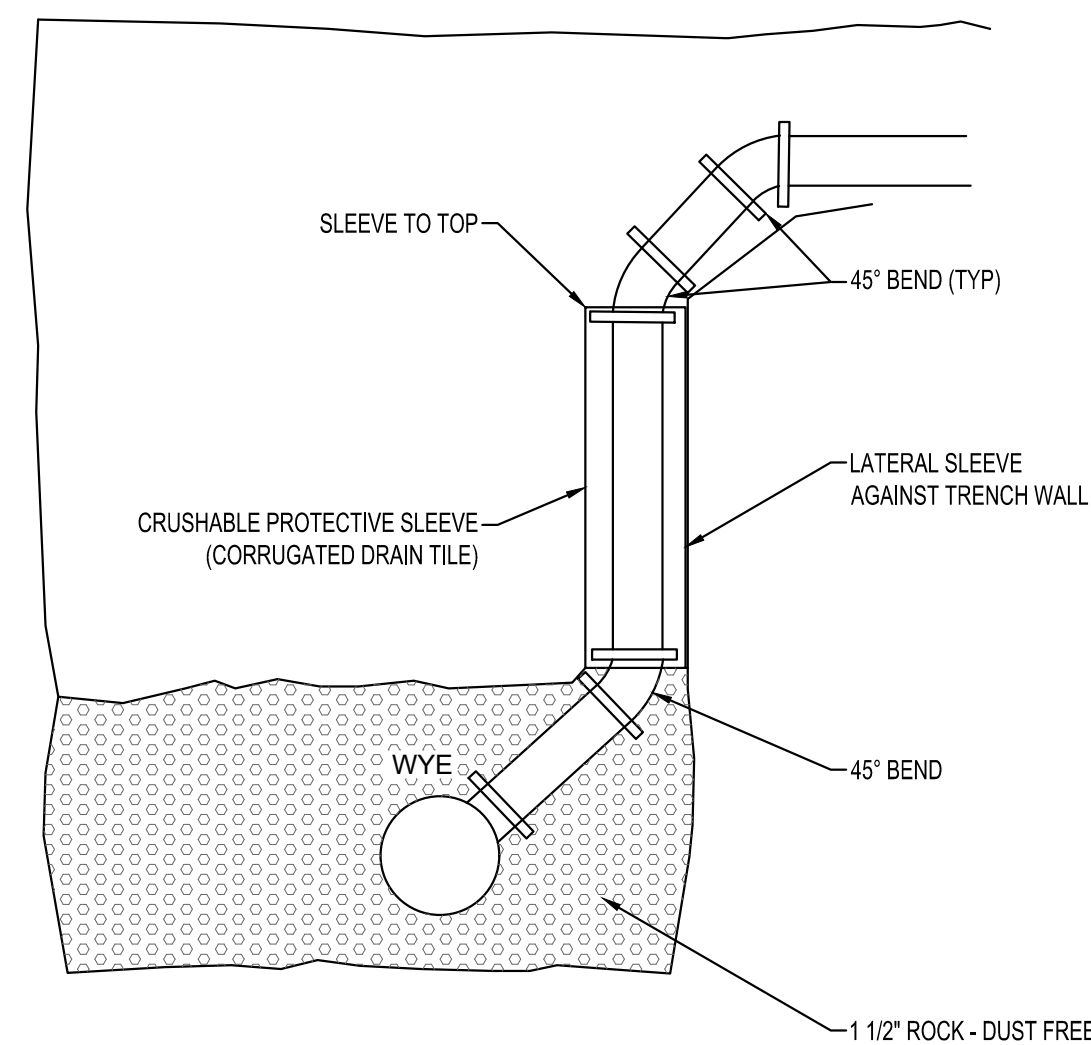


NOTE:
CLEANOUT LINE TO BE THE SAME DIAMETER AS MAINLINE AND SHALL BE TYPE PSM, PVC SEWER PIPE, SCHEDULE 40 (SEE PLANS FOR SIZE)

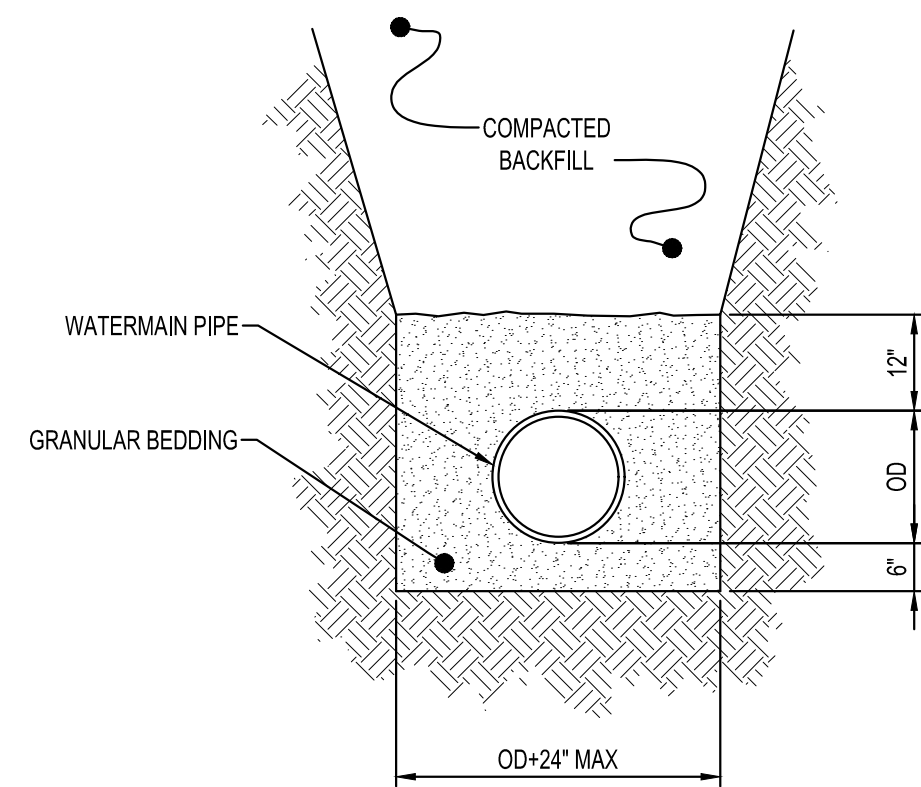
SANITARY CLEANOUT
NTS



**RESIDENTIAL
SANITARY SERVICE**
NTS

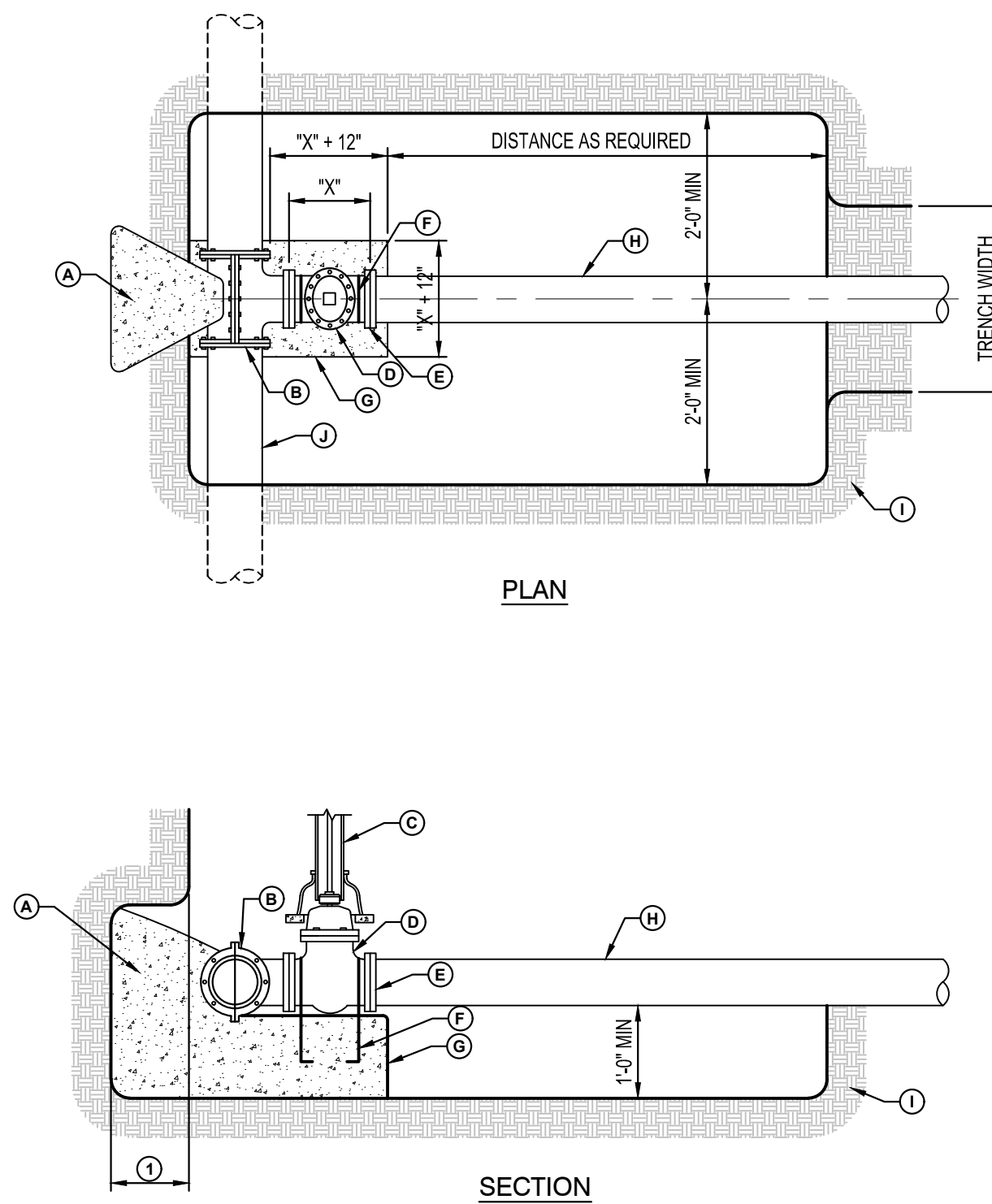


**DEEP
SANITARY SERVICE**
NTS



- NOTE:**
1. GRANULAR BEDDING AND ENCASEMENT FOR WATERMAIN PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

**PIPE BEDDING
WATERMAIN**
NTS



GENERAL NOTES

1. THRUST BLOCKING SHALL EXTEND TO UNDISTURBED EARTH.
2. TAPPING SLEEVE SHALL BE 18" MIN. FROM ANY BELL, COUPLING, VALVE OR FITTING LOCATED ALONG EXISTING WATERMAIN TO BE TAPPED.
3. JOINTS AND BOLTS SHALL BE CLEAR OF CONCRETE.
4. INSTALL PERMANENT THRUST BLOCKING UNDER VALVE BEFORE TAP IS MADE. JOINTS AND BOLTS TO BE CLEAR OF CONCRETE.

CONSTRUCTION KEY NOTES

- (A) CONCRETE THRUST BLOCKING
- (B) TAPPING SLEEVE
- (C) RISER INSTALLATION
- (D) TAPPING VALVE
- (E) VALVE ENDS FOR TYPE OF PIPE INSTALLED
- (F) 2-#5 REBAR HAIRPINS
PAINT UNEMBEDDED PORTION OF BARS WITH 2 COATS OF COAL TAR EPOXY THEN COVER WITH 2" MIN OF CEMENT MORTAR
- (G) CONCRETE VALVE SUPPORT
- (H) NEW WATERMAIN TO BE INSTALLED
- (I) UNDISTURBED SOIL
- (J) EXISTING WATERMAIN TO BE TAPPED

TAPPING VALVE CONNECTION
NTS



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

PROJECT
C&C RESIDENCES

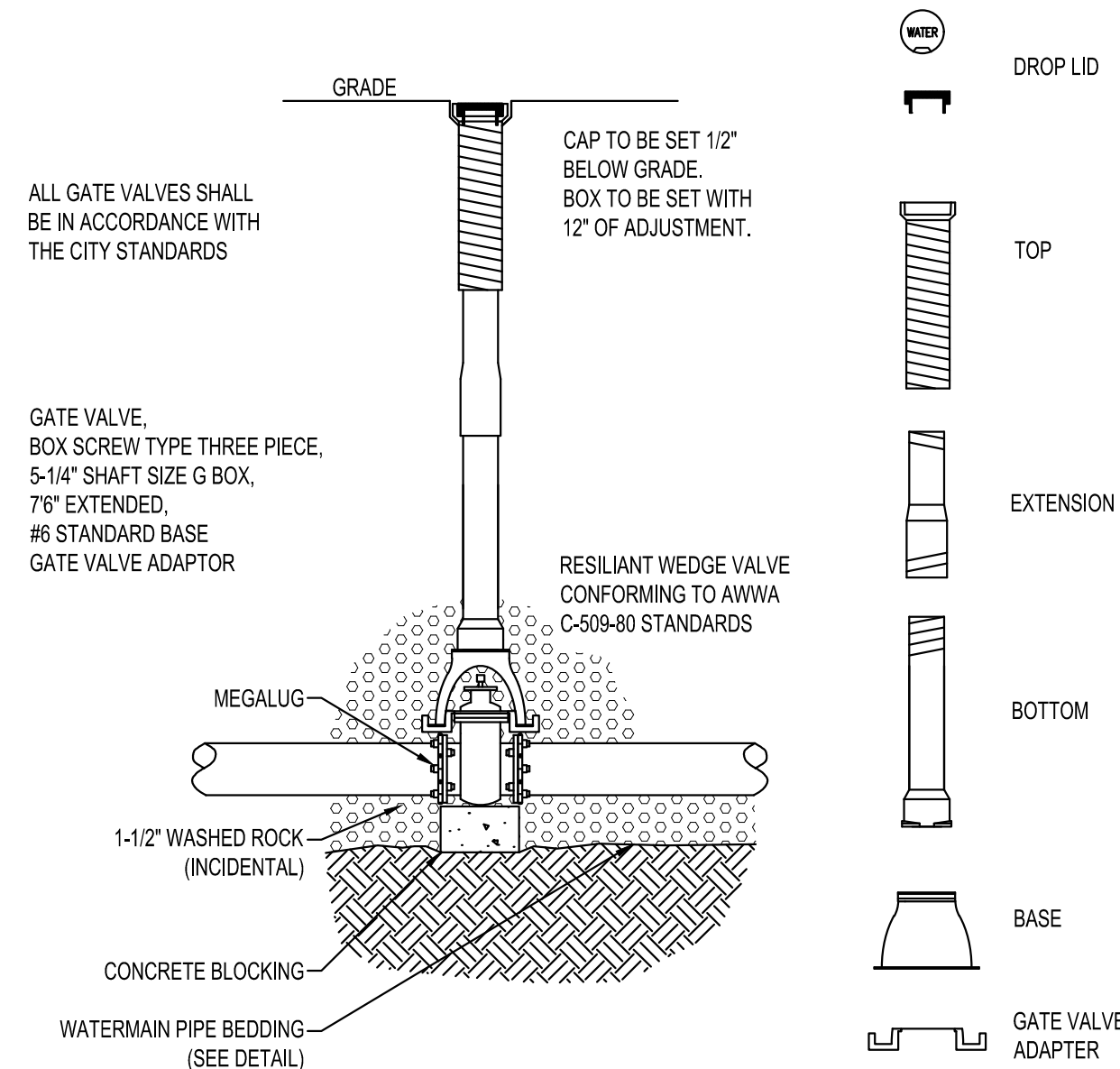
LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	24-31447
FILE NAME	31447 CO-DETAILS
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE
SITE DETAILS

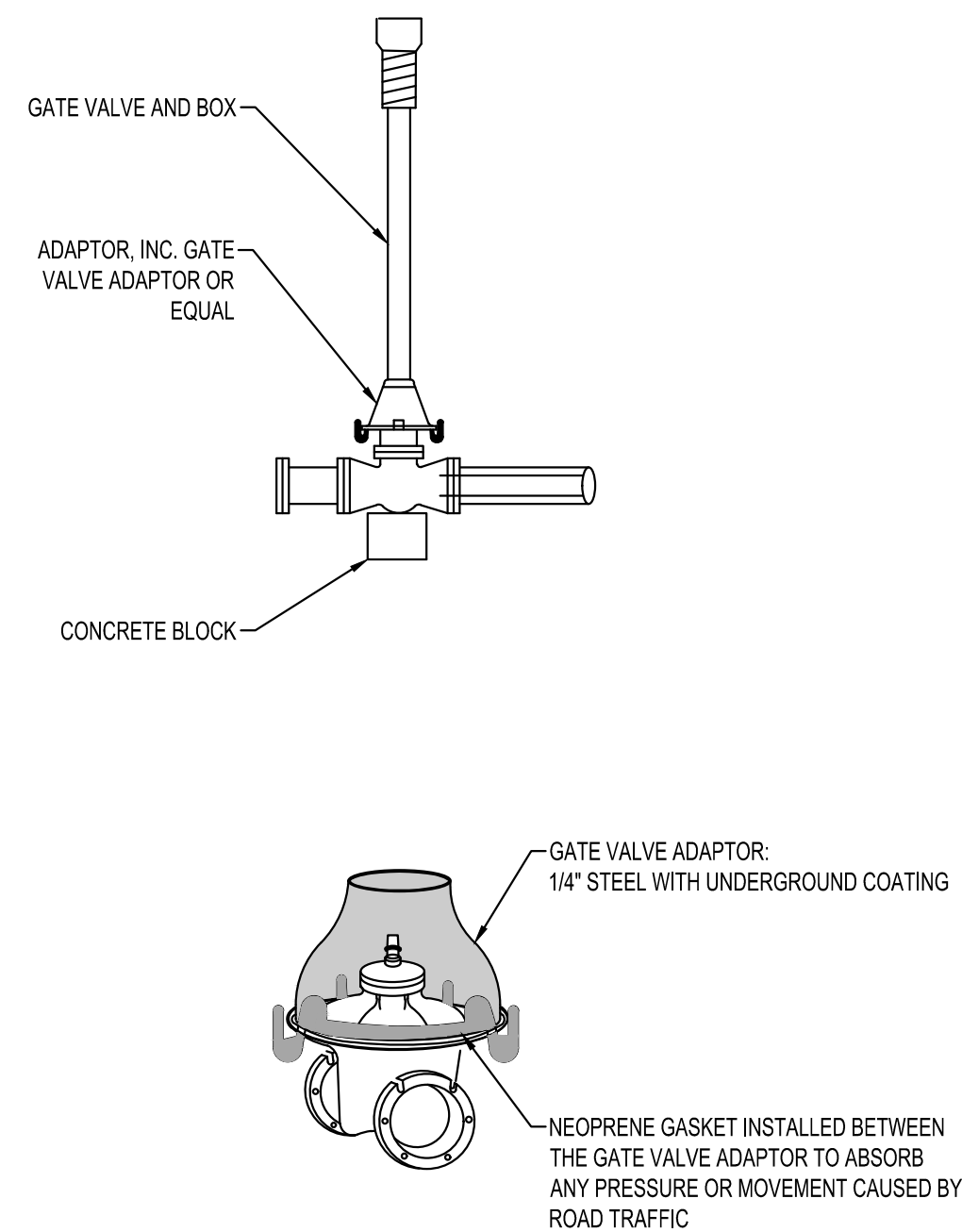
SHEET
C0-20



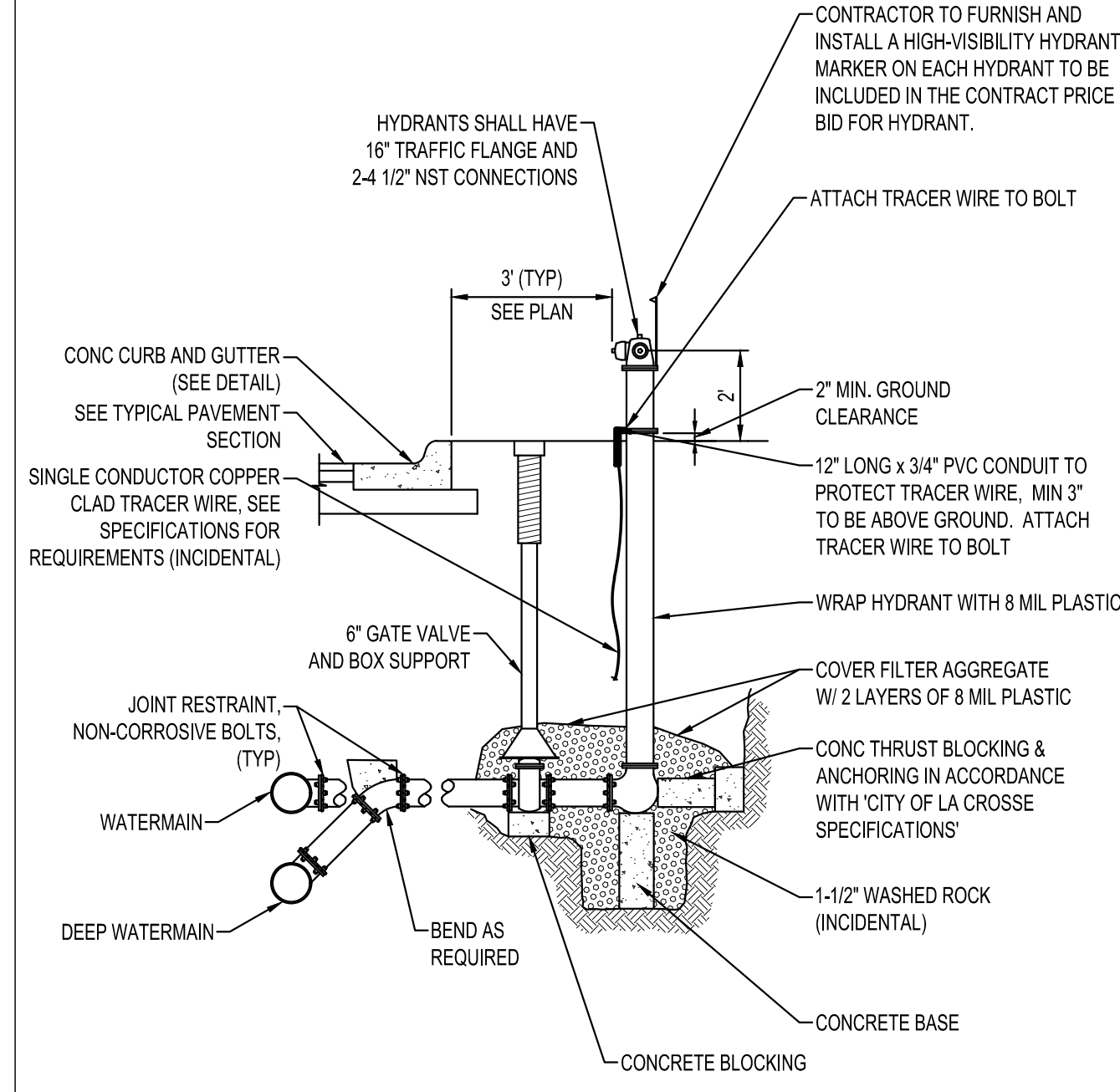
NOTES:

1. INSTALL TOP NUT EXTENDER TO 7" DEPTH ON ALL VALVES WITH OVER-DEPTH

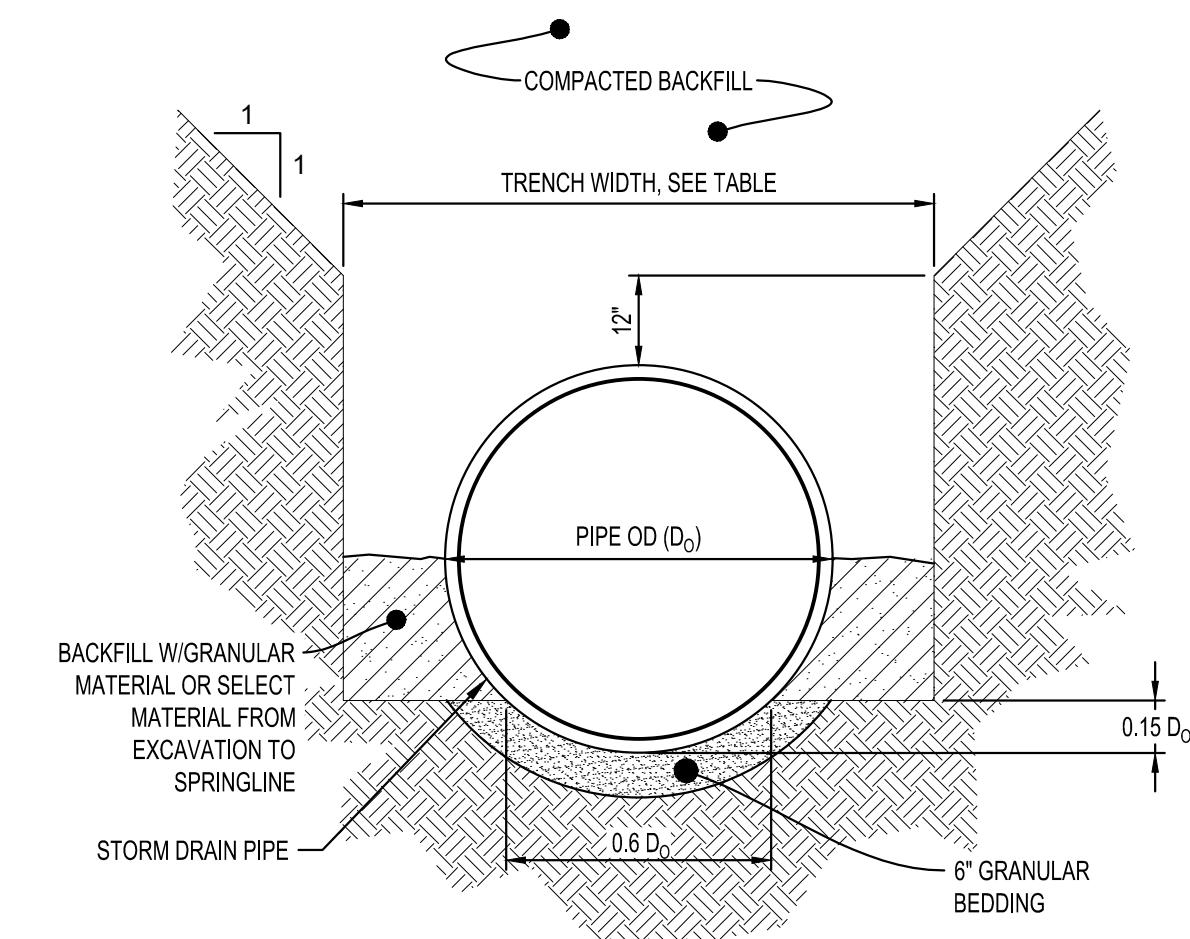
TYPICAL GATE VALVE & BOX INSTALLATION
NTS



GATE VALVE ADAPTOR
NTS



TYPICAL HYDRANT INSTALLATION
NTS

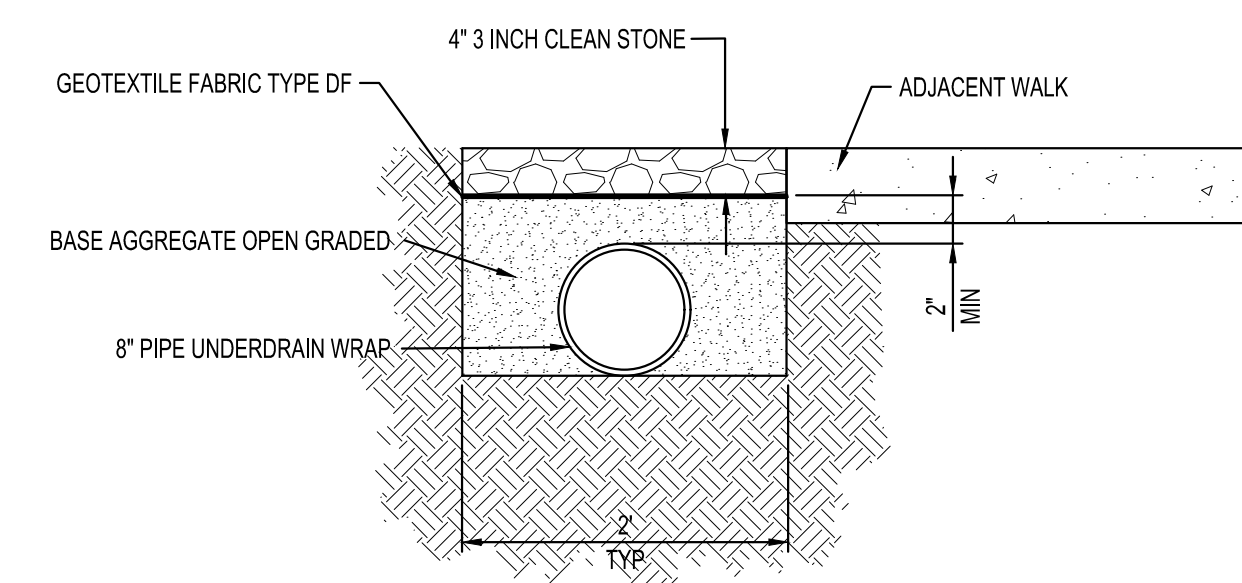


TRENCH WIDTH	
PIPE Ø	TRENCH WIDTH
36" OR LESS	D ₀ + 24"
42" TO 54"	1.5 x D ₀
60" OR OVER	D ₀ + 36"

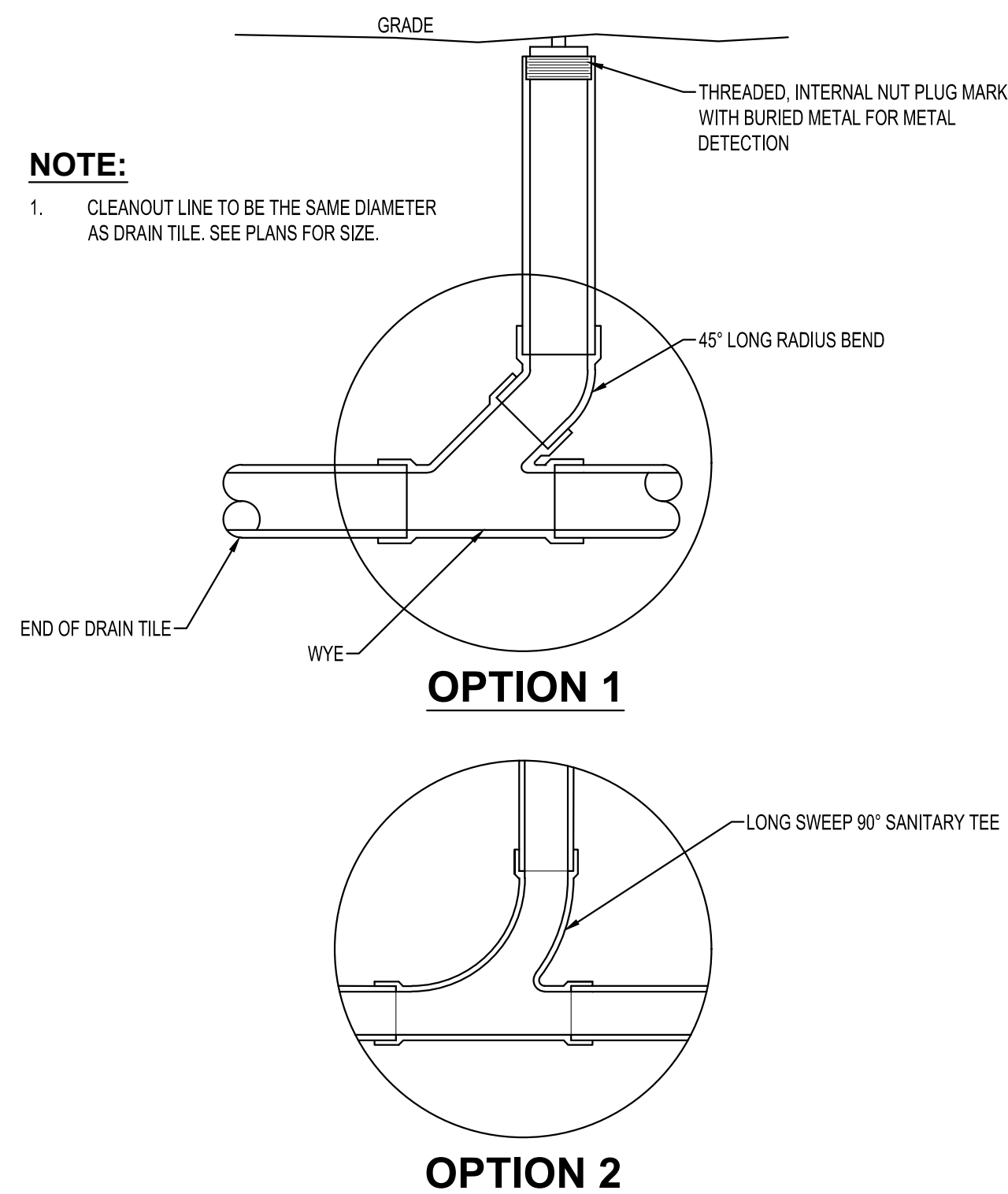
NOTES:

1. GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

REINFORCED CONCRETE STORM DRAIN PIPE BEDDING
NTS



ROCK LANDSCAPING WITH UNDERDRAIN DETAIL
NTS



NOTE:

1. CLEANOUT LINE TO BE THE SAME DIAMETER AS DRAIN TILE. SEE PLANS FOR SIZE.

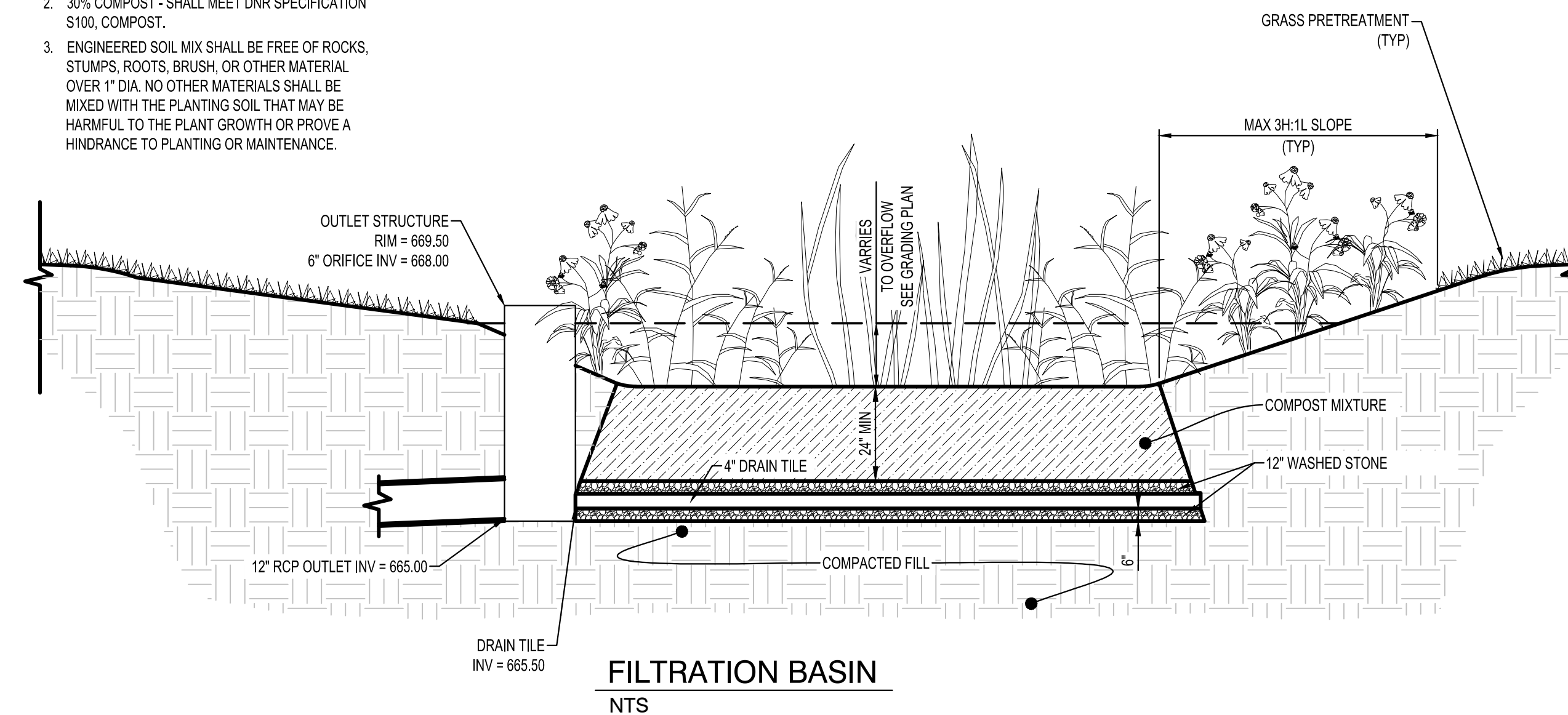
SUBDRAIN CLEANOUT
NTS

FILTRATION BASIN CONSTRUCTION:

- Work Shall Include - All excavation and construction as outlined in the plans, specifications and details outlining the construction of the filtration basin.
- The Contractor shall maintain silt fence around the perimeter of the filtration basin during all phases of construction. The filtration area must be staked off and marked to keep all construction traffic, equipment and material stockpiles out of the proposed filtration area.
- The Contractor shall ensure that the filtration basin is not used as a sediment trap during construction and that no runoff enters the basin prior to the completion of construction and complete stabilization of surrounding areas draining to the basin. All upland drainage must be diverted to prevent runoff from entering filtration basin work area.
- Filtration basin shall be constructed at the end of the project after all areas surrounding it and draining into it have been constructed and fully stabilized, this includes the sanitary sewer. In order to avoid soil compaction in the basin no equipment shall be driven in the area of the basin prior to its construction, and when it is constructed only light earth moving equipment with tracks shall be used.
- After final grading the basin's floor shall be tilled to a depth of at least 6 inches to provide a well-aerated, porous surface. Smearing of the soil in the basin shall be avoided and if smearing does occur it shall be corrected by raking or retilling of the basin.
- Immediately following filtration basin construction, the entire basin shall be seeded and stabilized as indicated in the plans. Filtration basin MUST be fully stabilized prior to any upstream runoff being directed to basin.

ENGINEERED MEDIA COMPOSITION:

- 70% SILICA SAND - USDA COARSE SAND, (0.02 TO 0.04") PRE-WASHED TO REMOVE CLAY AND SILT PARTICLES AND WELL-DRAINED OR DRY PRIOR TO MIXING.
- 30% COMPOST - SHALL MEET DNR SPECIFICATION S100, COMPOST.
- ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH, OR OTHER MATERIAL OVER 1" DIA. NO OTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO THE PLANT GROWTH OR PROVE A HINDRANCE TO PLANTING OR MAINTENANCE.



FILTRATION BASIN
NTS

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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

PROJECT

C&C RESIDENCES

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

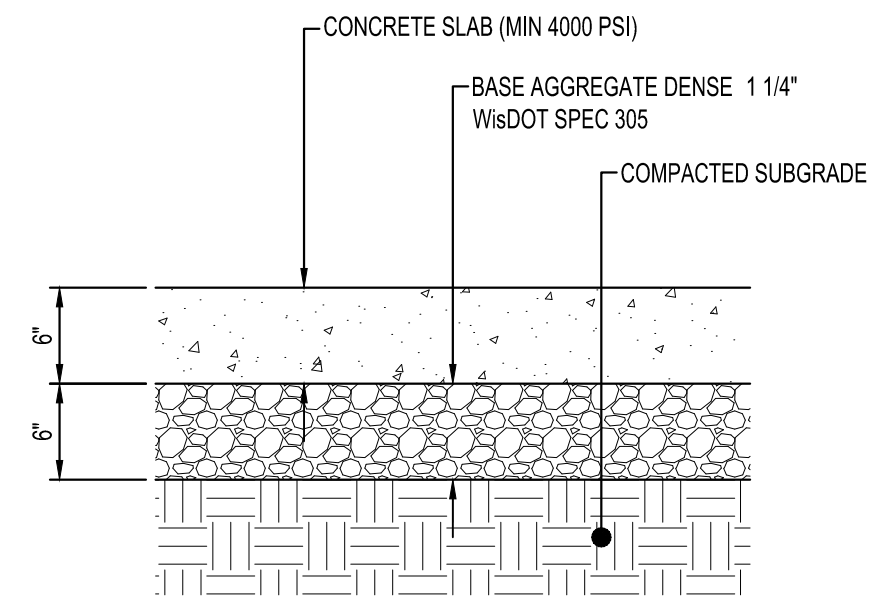
PROJECT NO.	24-31447
FILE NAME	31447 CO-DETAILS
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	---/---/---
CLIENT PROJECT NO.	

TITLE

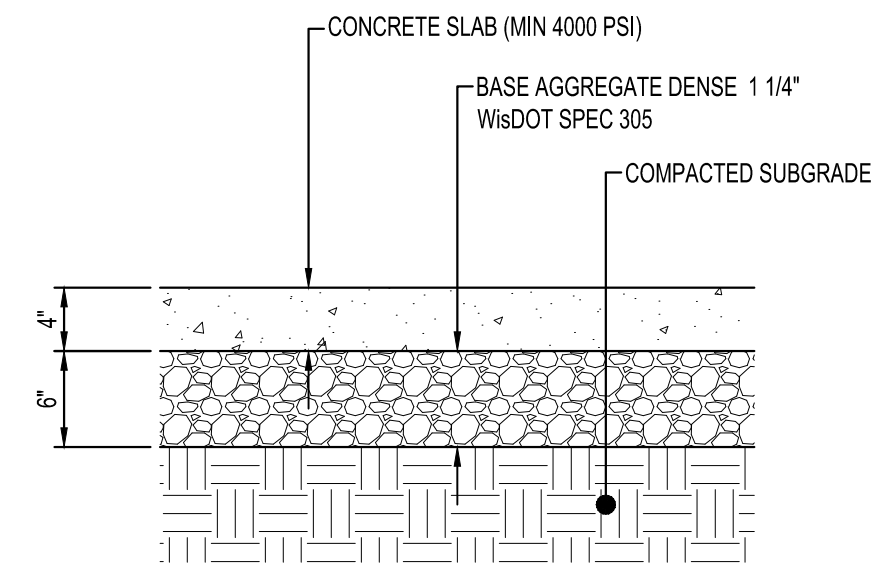
SITE DETAILS

SHEET

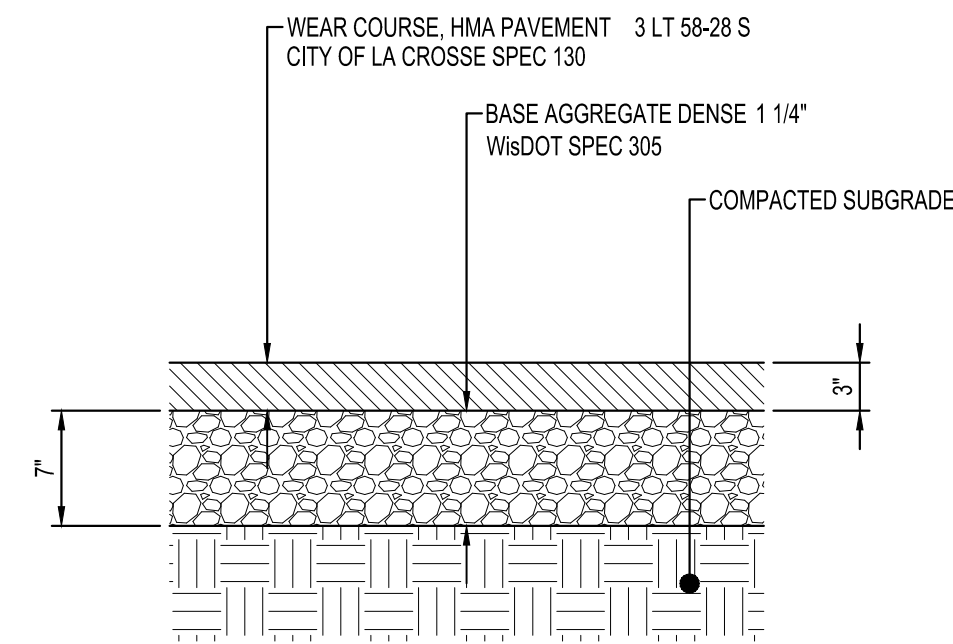
C0-21



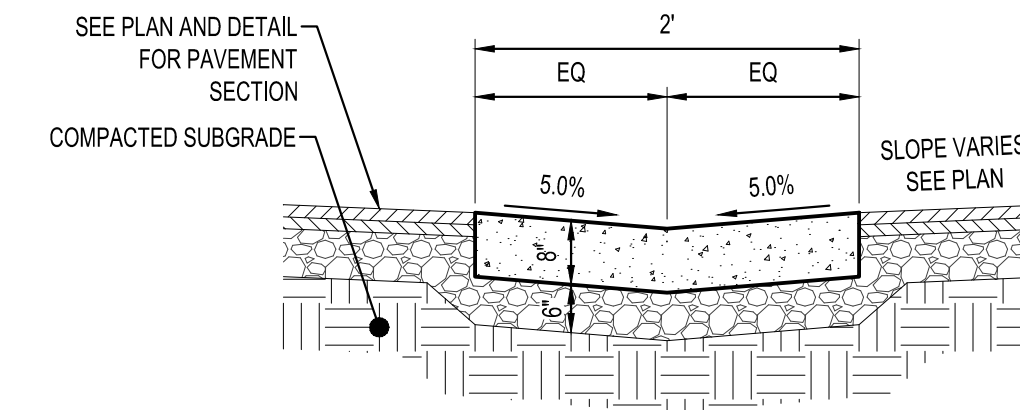
**STANDARD
CONCRETE PAVEMENT**
NTS



CONCRETE WALK
NTS



**RESIDENTIAL
BITUMINOUS CONCRETE PAVEMENT**
NTS



CONCRETE VALLEY GUTTER
NTS

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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

PROJECT

C&C RESIDENCES

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	24-31447
FILE NAME	31447 C0-DETAILS
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

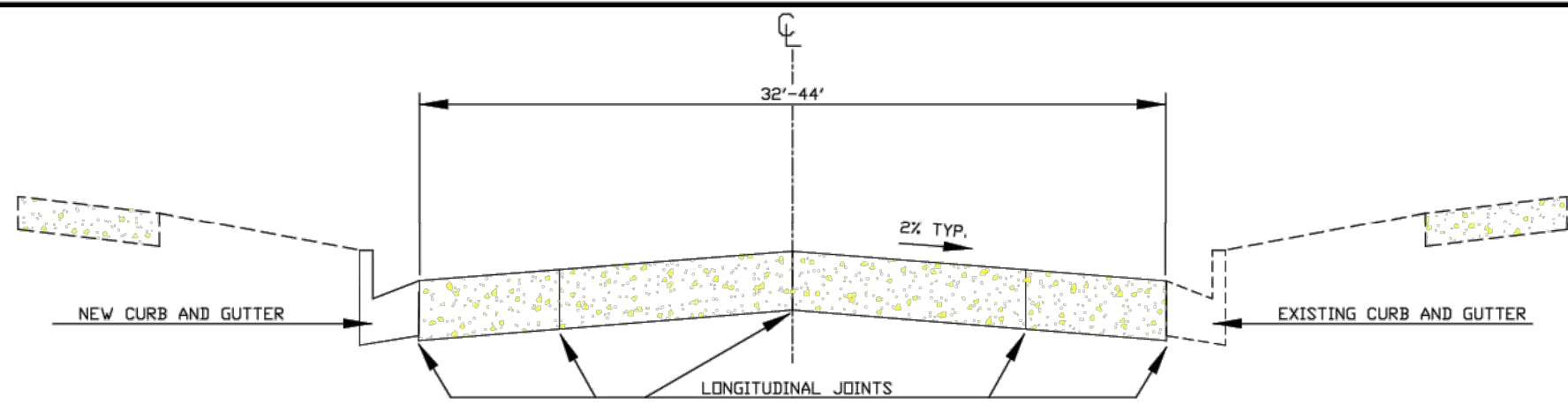
SHEET

C0-22

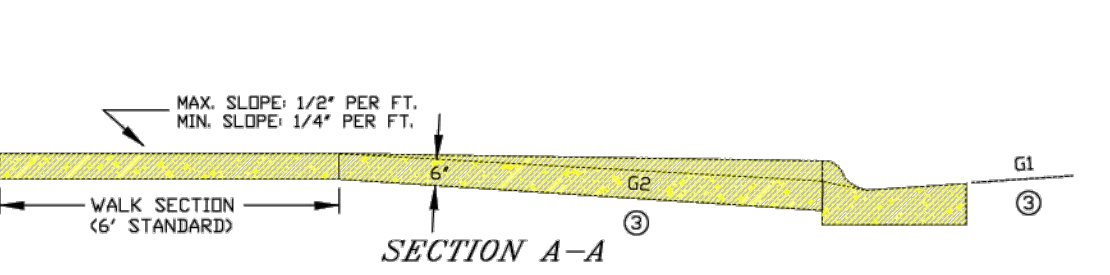
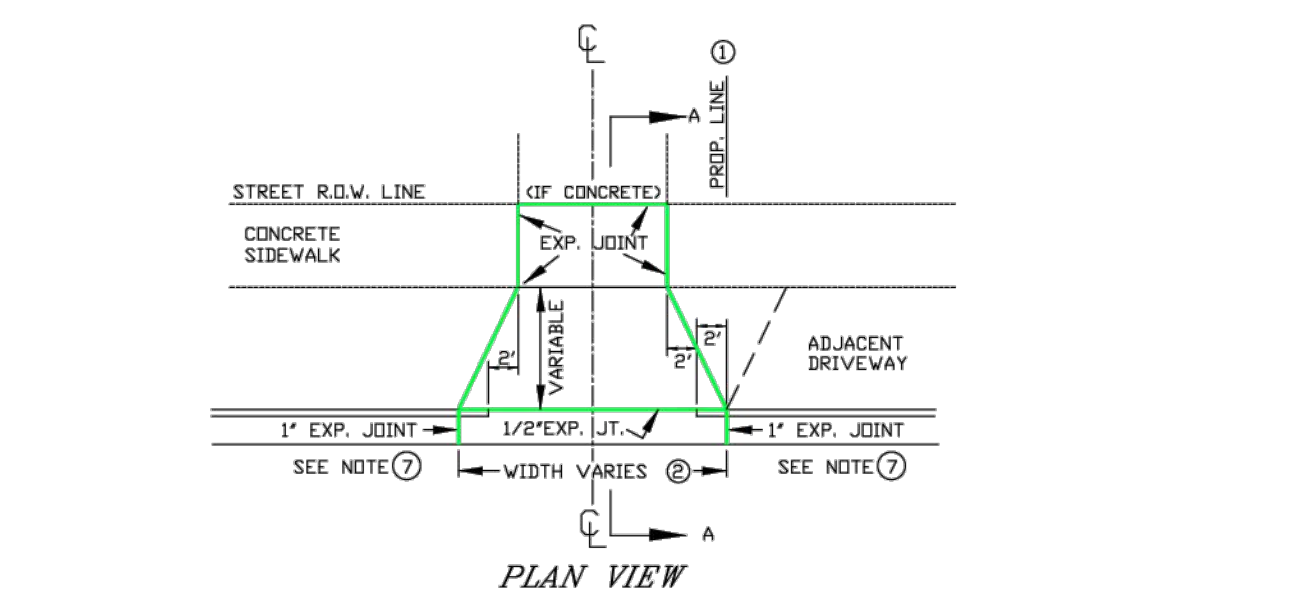


PRELIMINARY NOT FOR CONSTRUCTION

DRAWINGS NOT TO SCALE

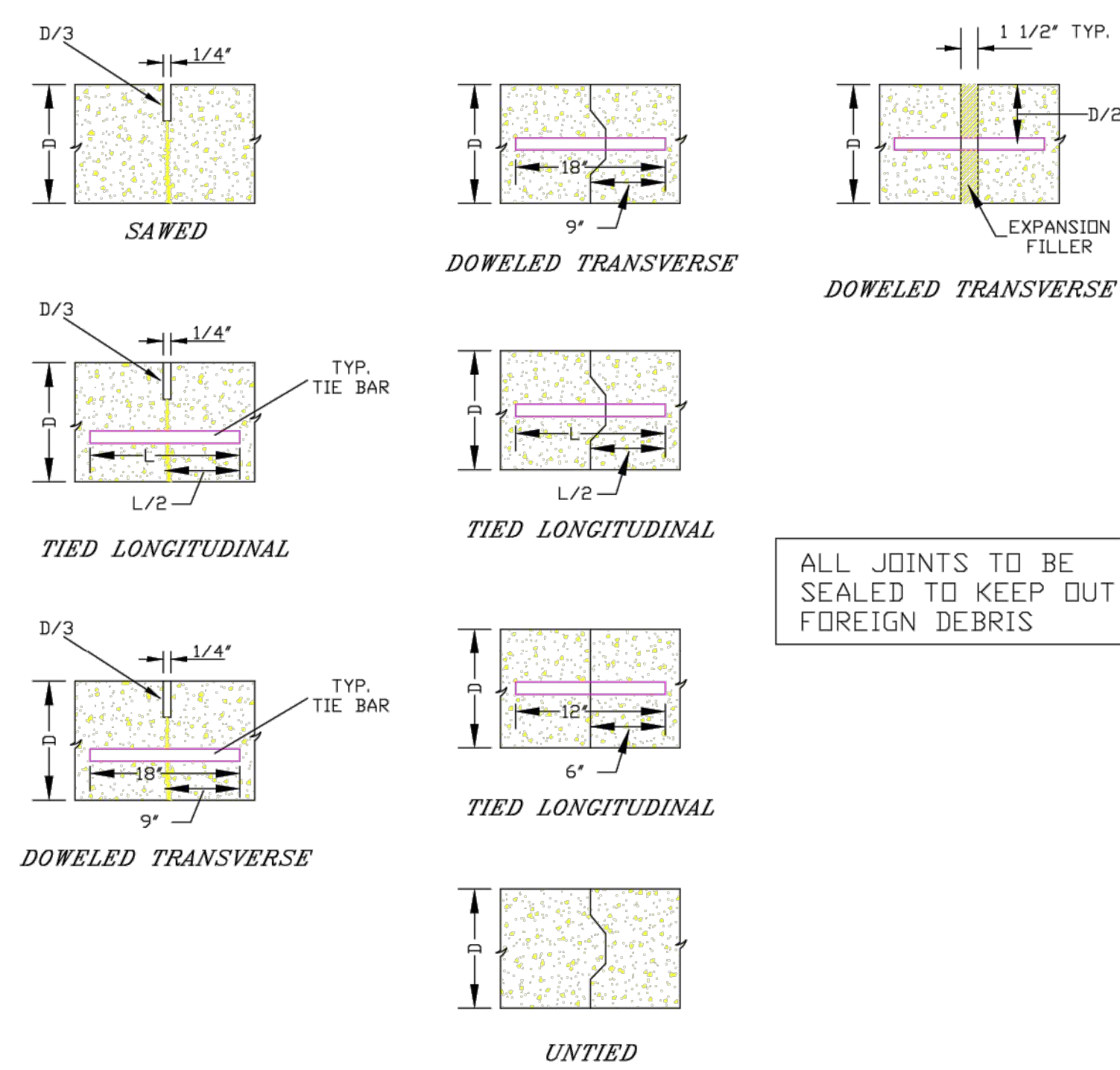


TYPICAL CROSS SECTION FOR 36' ROADWAY



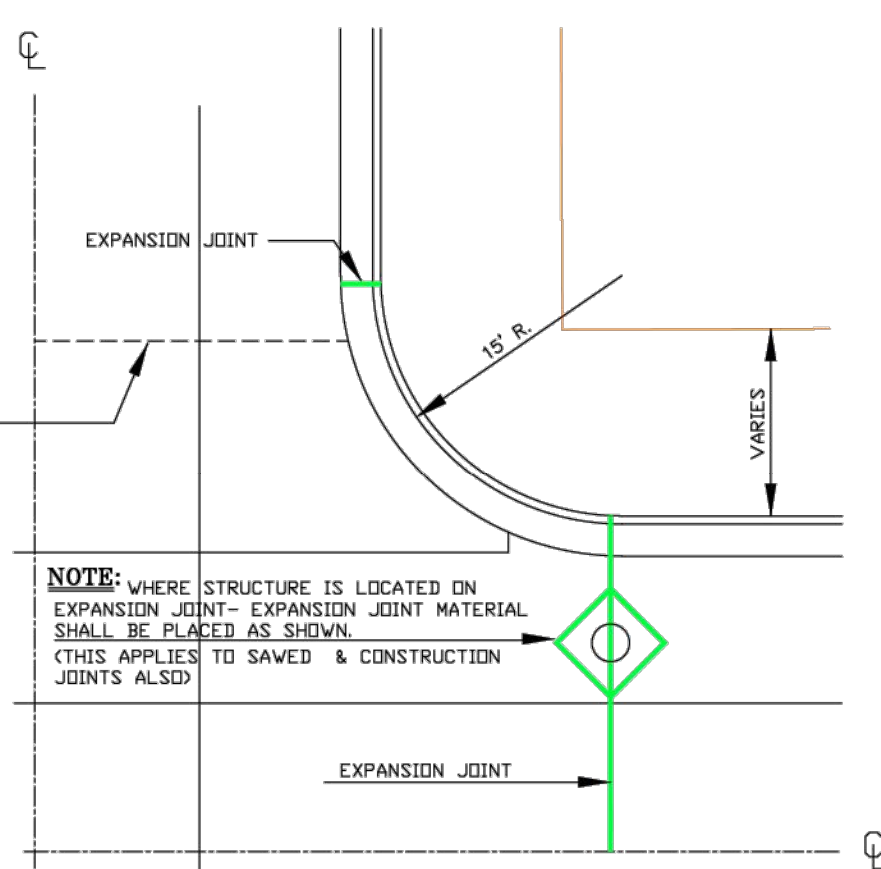
STANDARD DRIVEWAY DETAIL

CONTRACTION CONSTRUCTION EXPANSION



ALL JOINTS TO BE SEALED TO KEEP OUT FOREIGN DEBRIS

NOTE: IF SIDE STREET IS NOT TO BE PAVED, END PAVEMENT AT STREET LINE.

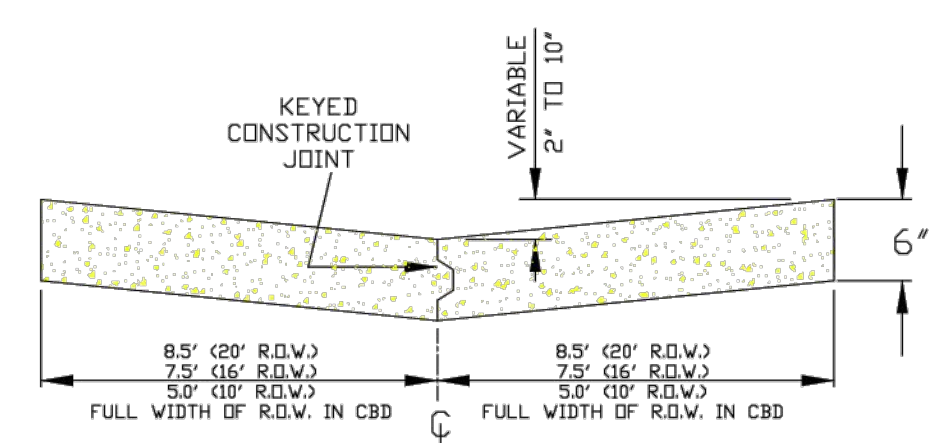


1/4 TYPICAL INTERSECTION

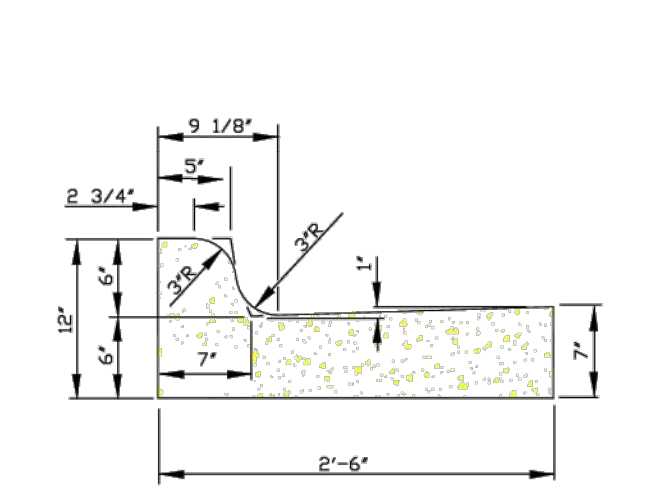
NOTES-JOINTS

- 1. EXPANSION JOINTS SHALL BE PLACED AT THE END OF RADII AT STREET INTERSECTIONS AND MID-BLOCK BETWEEN INTERSECTIONS. IN NO CASE SHALL THE DISTANCE BETWEEN EXPANSION JOINTS EXCEED 160 FEET.
2. THE DISTANCE BETWEEN TRANSVERSE JOINTS SHALL NOT BE LESS THAN 10 FEET AND SHALL BE TYPICALLY 20 FEET APART.
3. LONGITUDINAL CONSTRUCTION JOINTS BETWEEN CURB AND GUTTER SECTION AND CONC. PAVING SECTION SHALL BE SEALED AS SHOWN IN JOINT DETAILS.

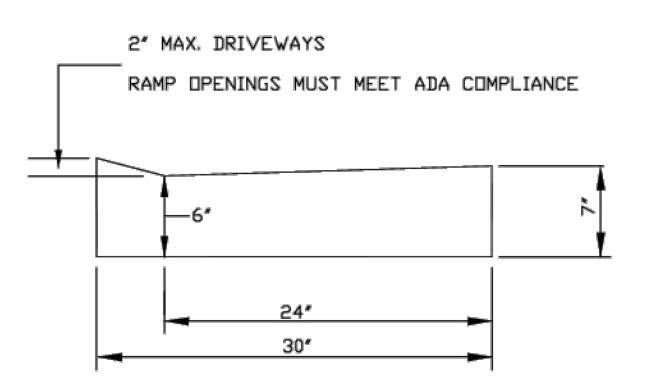
- 1. DRIVE SECTION SHALL NOT OVERLAP PROPERTY LINE EXTENDED, EXCEPT WHERE PERMITTED BY THE ENGINEER, OR WHEN A JOINT DRIVEWAY AGREEMENT IS EXECUTED BY OWNERS OF ADJACENT PROPERTIES.
2. MAX. DRIVEWAY WIDTH AT THE CURB AND SIDEWALK IS SET FORTH IN CITY ORDINANCE 5.03.
3. THE BREAKOVER ANGLE (CAUSE OF CARS BOTTOMING) BECOMES CRITICAL WHEN THE ALGEBRAIC DIFFERENCE OF GRADES (G1, G2, & G3) EXCEEDS 11%.
4. A REINFORCED DRIVE SECTION IS REQUIRED FOR CURB & GUTTER IN AREAS ZONED INDUSTRIAL OR COMMERCIAL.
5. BACK OF CURB TO FRONT OF CONC. SIDEWALK MUST BE CONCRETE, BRICK OR ASPHALTIC BITUMINOUS.
6. MECHANICAL COMPACTION OF SUBSOIL IN LAYERS LESS THAN 12" TO ACHIEVE MINIMUM COMPACTION OF 95% OF MAXIMUM DENSITY FROM MODIFIED PROCTOR IS REQUIRED. (INCLUDING STREET SIDE AFTER FORMS ARE REMOVED)
7. EXPANSION JOINT IS REQUIRED AT BOTH ENDS OF DRIVEWAY WHEN ONLY DRIVEWAY IS INSTALLED OR REPLACED. WHEN ENTIRE BLOCK OF CURB & GUTTER IS INSTALLED THE EXPANSION JOINT AT DRIVEWAY ENDS MAY BE OMITTED.
NOTE: TURNING OF 2" DIAMETER DRIVEWAY RETURNS IN LIEU OF DIMINISHING HEAD AS SHOWN IS PERMITTED IF DESIRED BY PROPERTY OWNER. INSTALLATION OF A DRIVEWAY BY REMOVING EXISTING CURB HEAD ONLY IS NOT ALLOWED. ENTIRE EXISTING C&G MUST BE REMOVED FOR NEW DRIVEWAYS. REMOVAL OF A MINIMUM 12" WIDTH OF BITUMINOUS TO INSTALL FRONT FORMS IS REQUIRED.



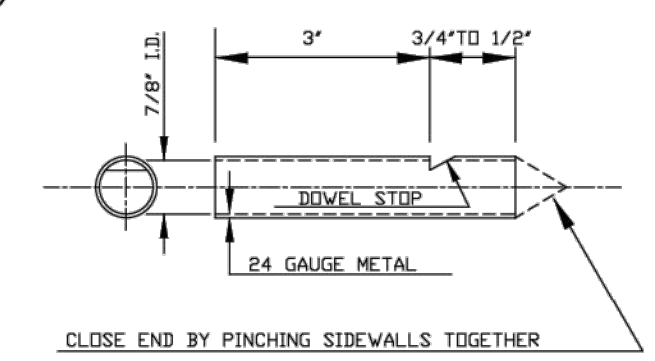
TYPICAL SECTION OF ALLEY PAVEMENT



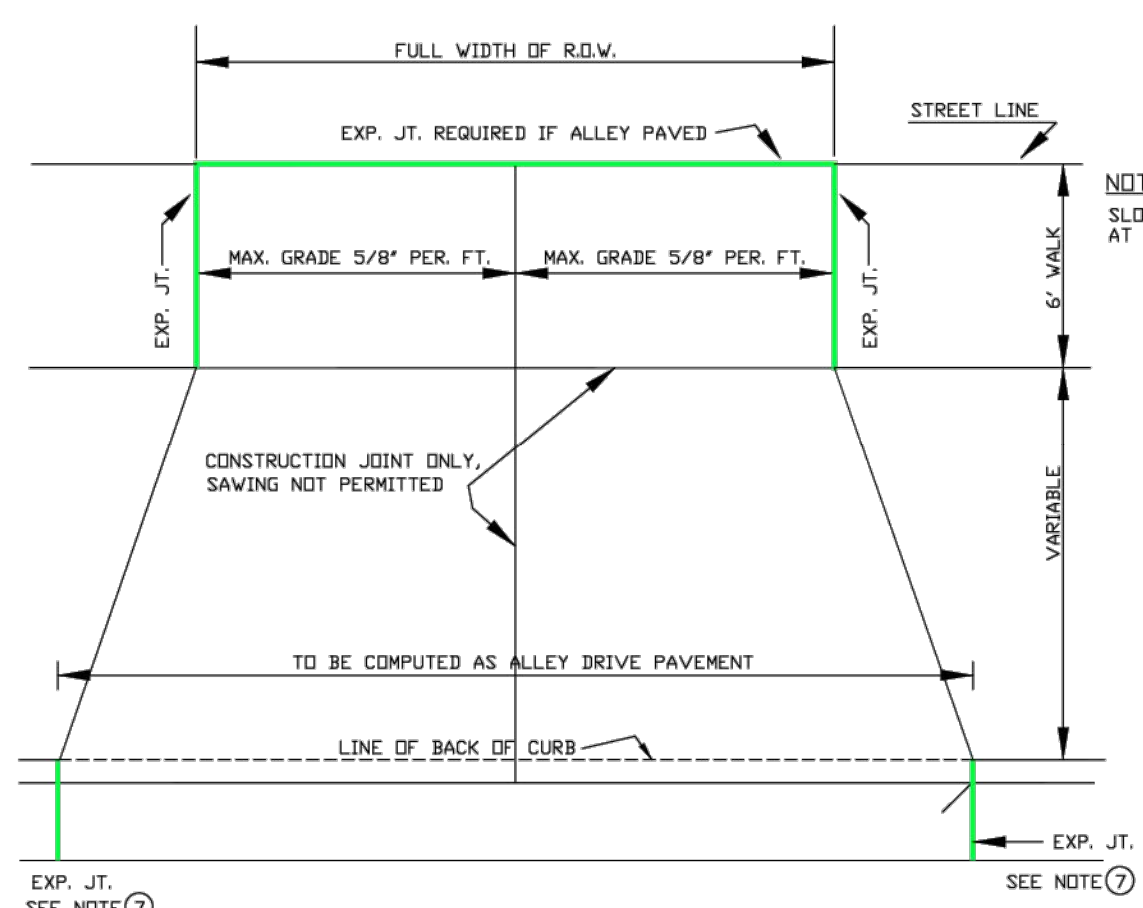
STANDARD CURB & GUTTER SECTION



MOUNTABLE CURB SECTION

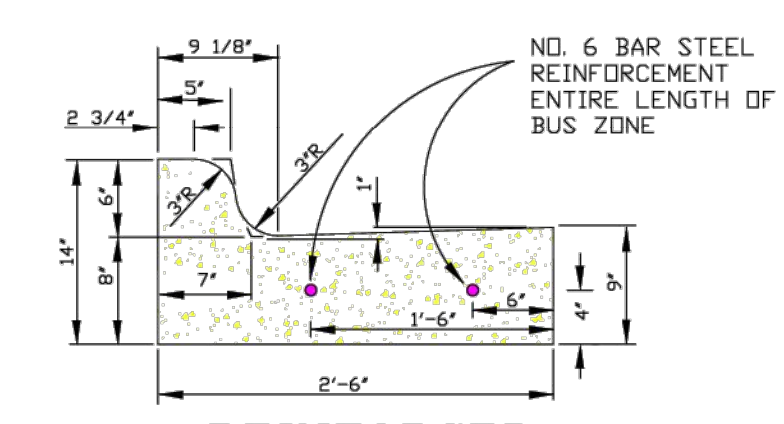


DOWEL SOCKET DETAIL

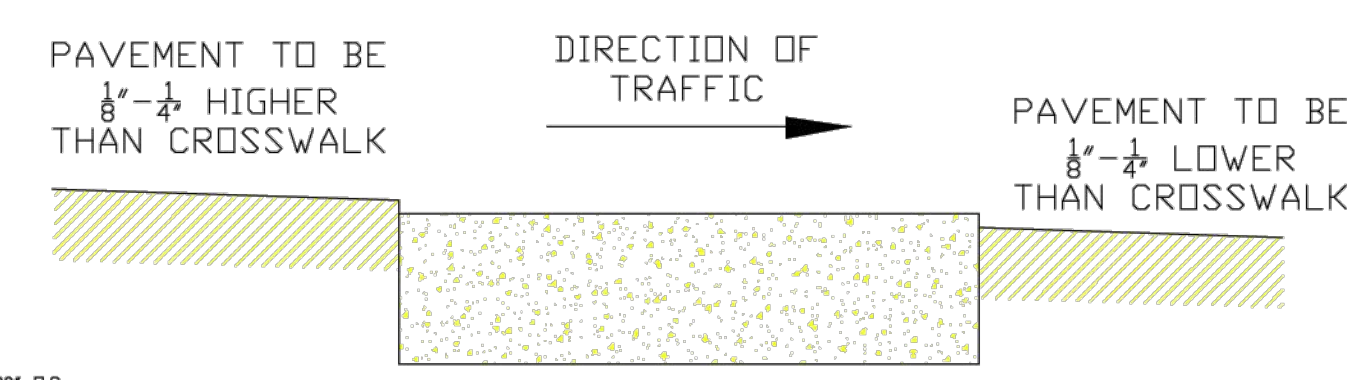


STANDARD ALLEY DRIVEWAY 7" THICK

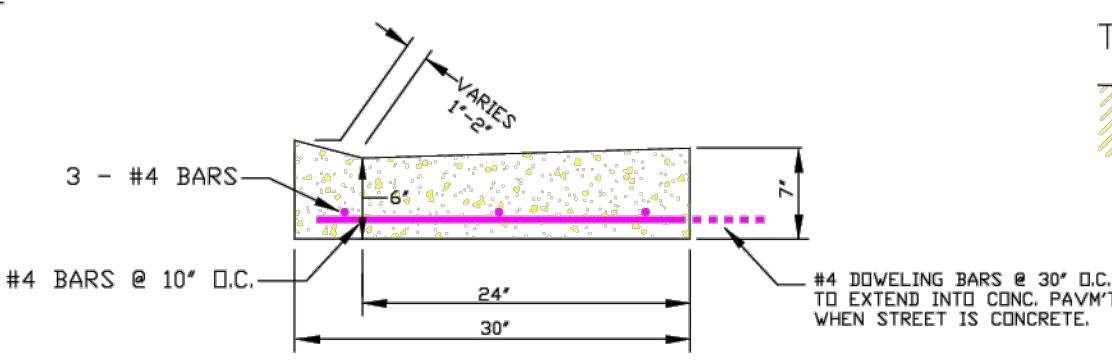
NOTE: WITH REFERENCE TO SAWING OF CONTRACTION JOINTS ON SLIP FORM CURB & GUTTER, & CURB, PAGE 93, STANDARD SPEC'S THE SAW CUT SHALL BE A MINIMUM 1/8" WIDE X 1" DEEP.



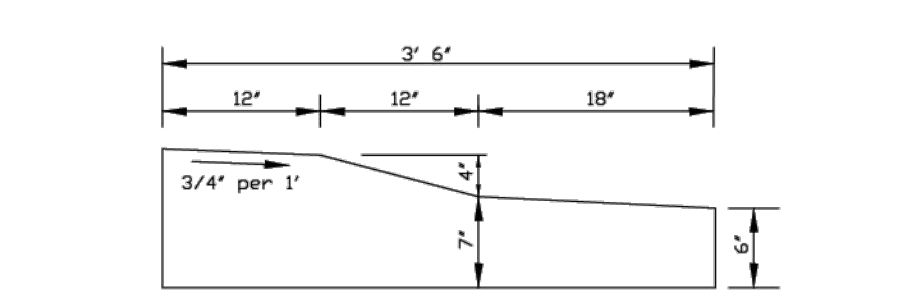
REINFORCED CURB & GUTTER BUS STOP LOCATIONS



CONCRETE CROSSWALK DETAIL



REINFORCED DRIVEWAY



TRAFFIC CIRCLE CURB SECTION

Table with project information: PROJECT NO. 24-31447, FILE NAME 31447 CO-DETAILS, DRAWN BY SAK, DESIGNED BY SAK, REVIEWED BY KBR, ORIGINAL ISSUE DATE --/--/--, CLIENT PROJECT NO. --/--/--. Includes a revision schedule table and a title block for ENGINEERING DEPT. City of LaCrosse, Wis. with a signature line and date.

C&C RESIDENCES

LA CROSSE WISCONSIN

REVISION SCHEDULE table with columns: DATE, DESCRIPTION, BY.

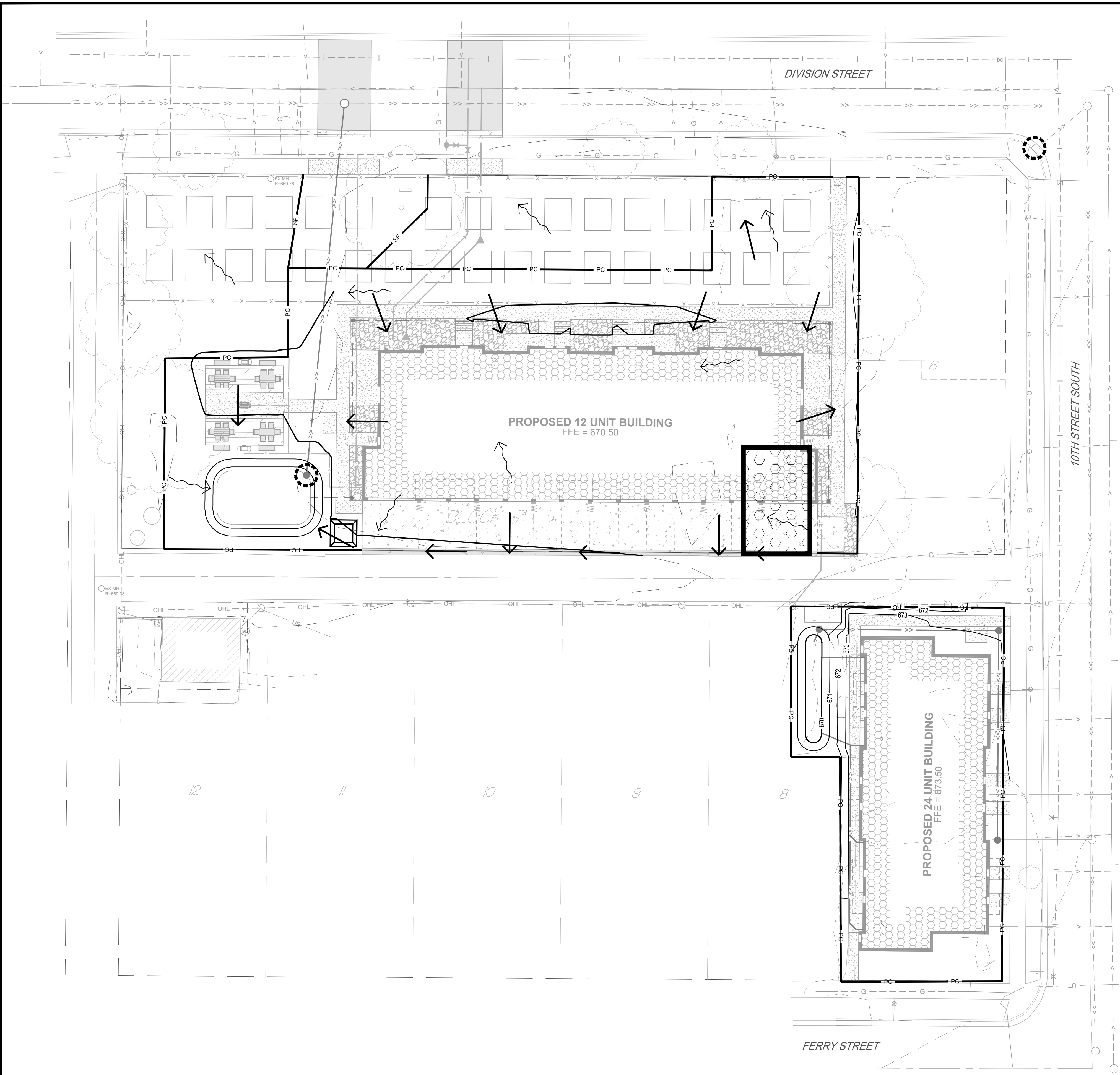
Table with project details: PROJECT NO. 24-31447, FILE NAME 31447 CO-DETAILS, DRAWN BY SAK, DESIGNED BY SAK, REVIEWED BY KBR, ORIGINAL ISSUE DATE --/--/--, CLIENT PROJECT NO. --/--/--.

TITLE

SITE DETAILS

SHEET

PLOT DATE: 3/7/2025 3:19 PM



EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
	PERIMETER CONTROL
	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.
 SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.
 NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.



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

PROJECT
C&C RESIDENCES

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 24-31447
 FILE NAME 31447 C1-SWPPP
 DRAWN BY SAK
 DESIGNED BY SAK
 REVIEWED BY KBR
 ORIGINAL ISSUE DATE --/--
 CLIENT PROJECT NO. -

TITLE
EROSION CONTROL PLAN

SHEET
C1-30

PRELIMINARY NOT FOR CONSTRUCTION



REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	DEMOLISH BUILDING
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)
	REMOVE CONIFEROUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.
ALL SIDEWALK AND CURB AND GUTTER REMOVED FOR UTILITY CONSTRUCTION MUST FOLLOW CITY GUIDELINES

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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

PROJECT

C&C RESIDENCES

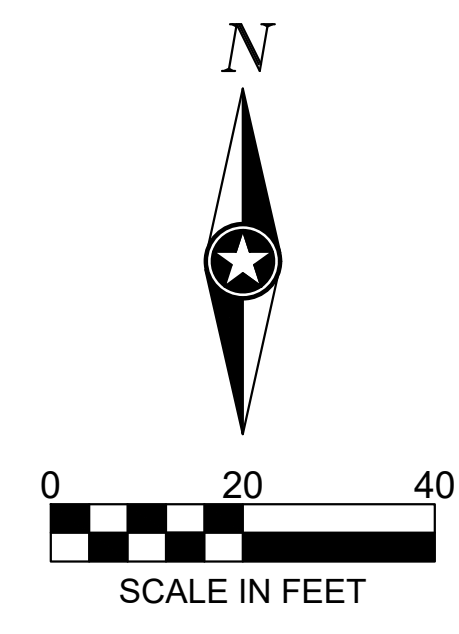
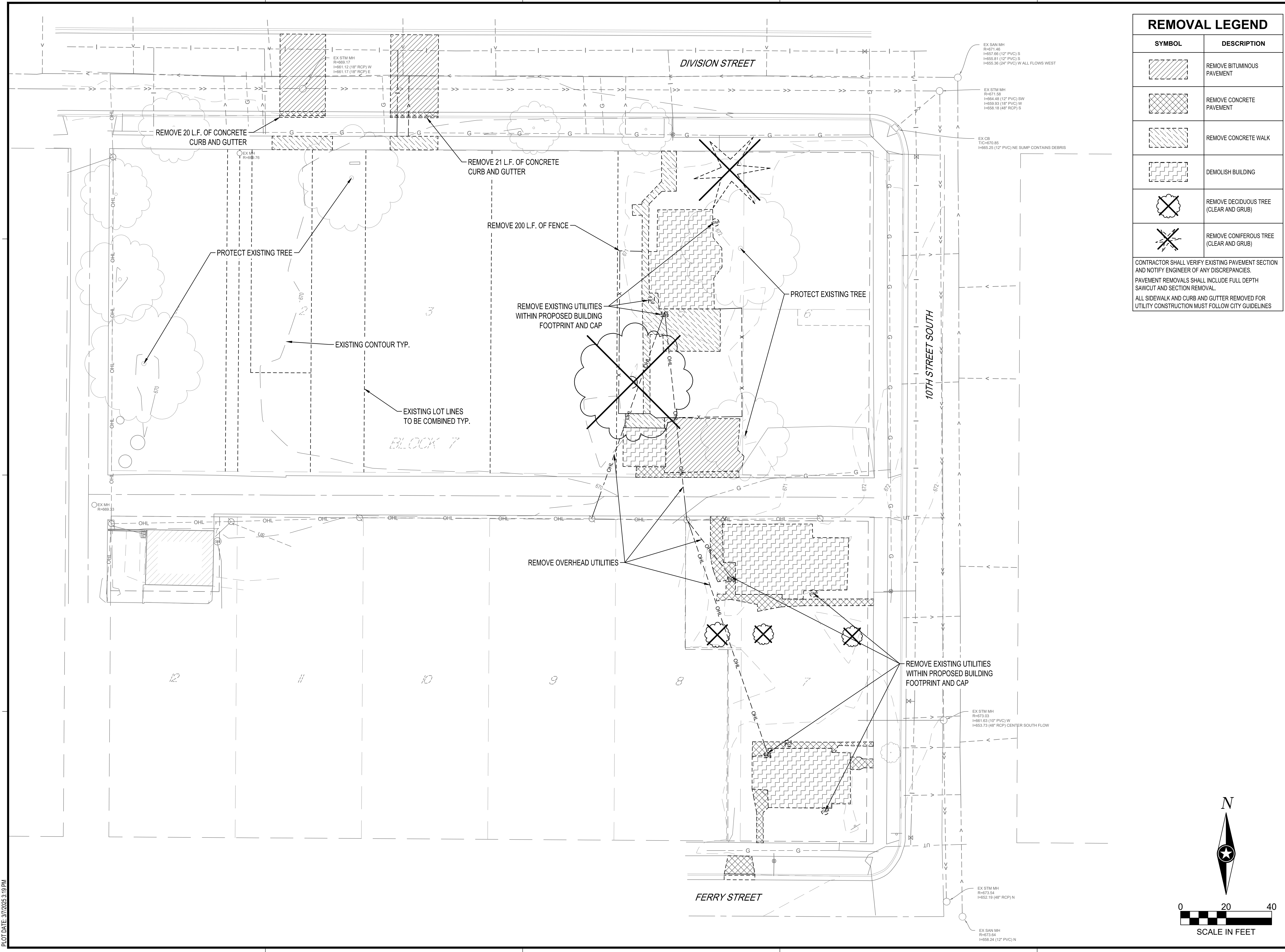
LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	24-31447
FILE NAME	31447 C2-EXIST
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

EXISTING SITE AND REMOVALS PLAN

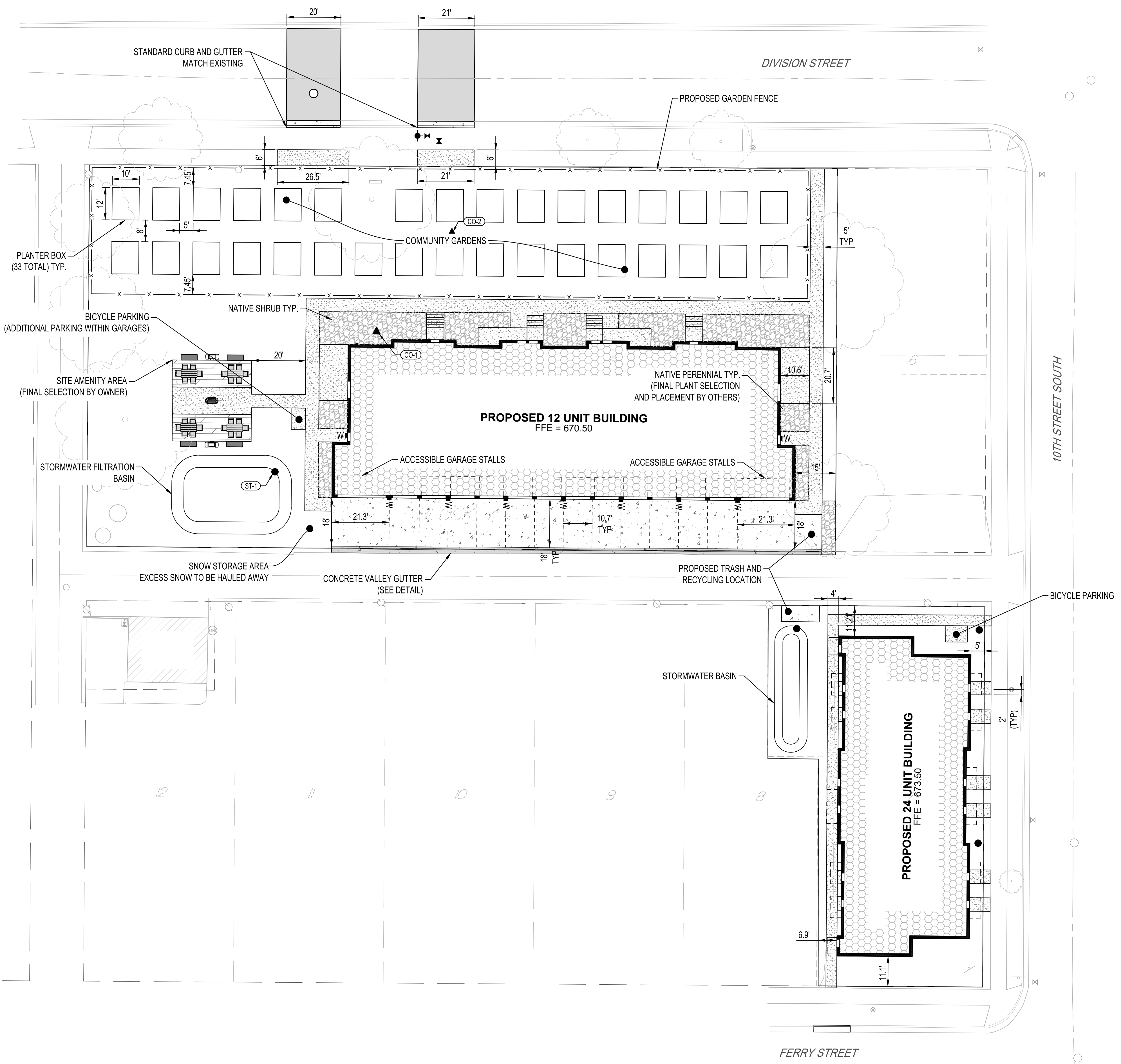
C2-10



PLOT DATE: 3/7/2025 3:19 PM

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 3/7/2025 3:20 PM



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS CONCRETE PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE VALLEY GUTTER PAVEMENT
	CONCRETE WALK
	ROCK MULCH



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

PROJECT
C&C RESIDENCES

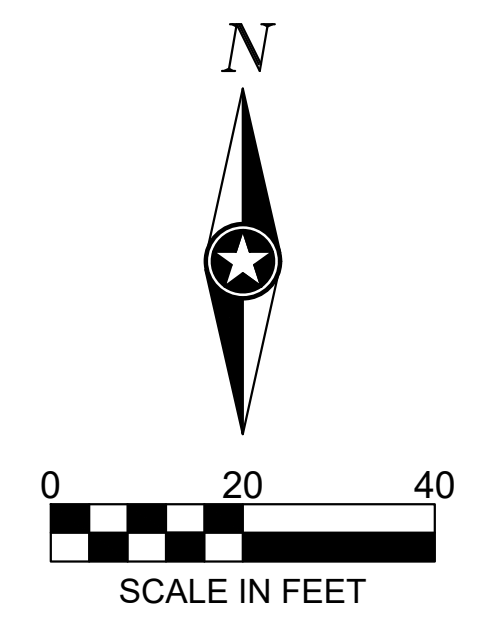
LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

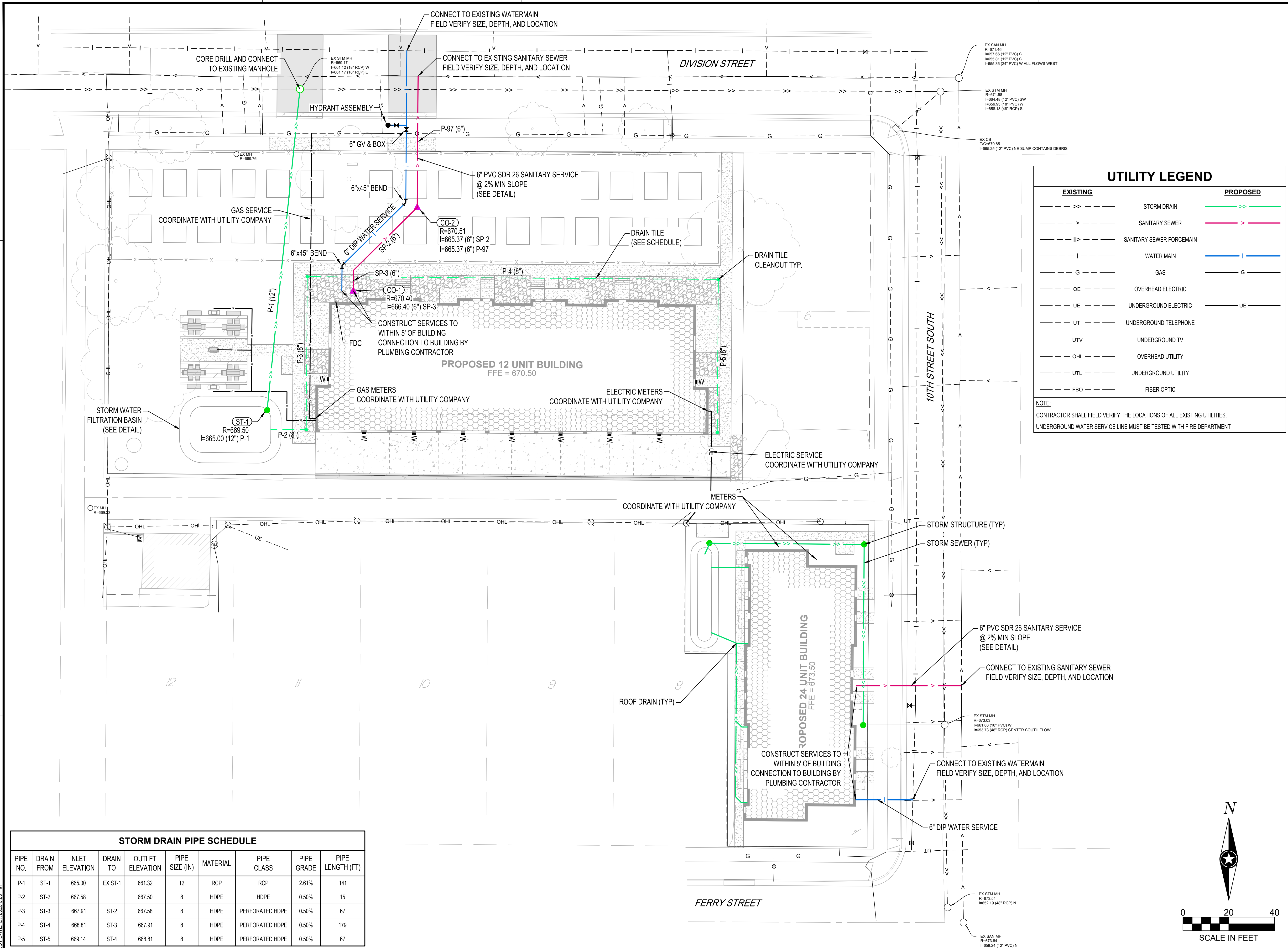
PROJECT NO. 24-31447
 FILE NAME 31447 C3-SITE
 DRAWN BY SAK
 DESIGNED BY SAK
 REVIEWED BY KBR
 ORIGINAL ISSUE DATE --/--
 CLIENT PROJECT NO. -

TITLE
SITE PLAN

SHEET
C3-10



PRELIMINARY NOT FOR CONSTRUCTION



EXISTING		PROPOSED	
---	STORM DRAIN	---	STORM DRAIN
---	SANITARY SEWER	---	SANITARY SEWER
---	SANITARY SEWER FORCEMAIN	---	SANITARY SEWER FORCEMAIN
---	WATER MAIN	---	WATER MAIN
---	GAS	---	GAS
---	OVERHEAD ELECTRIC	---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC	---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE	---	UNDERGROUND TELEPHONE
---	UNDERGROUND TV	---	UNDERGROUND TV
---	OVERHEAD UTILITY	---	OVERHEAD UTILITY
---	UNDERGROUND UTILITY	---	UNDERGROUND UTILITY
---	FIBER OPTIC	---	FIBER OPTIC

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.
UNDERGROUND WATER SERVICE LINE MUST BE TESTED WITH FIRE DEPARTMENT

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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

PROJECT

C&C RESIDENCES

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	24-31447
FILE NAME	31447 C3-SITE
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

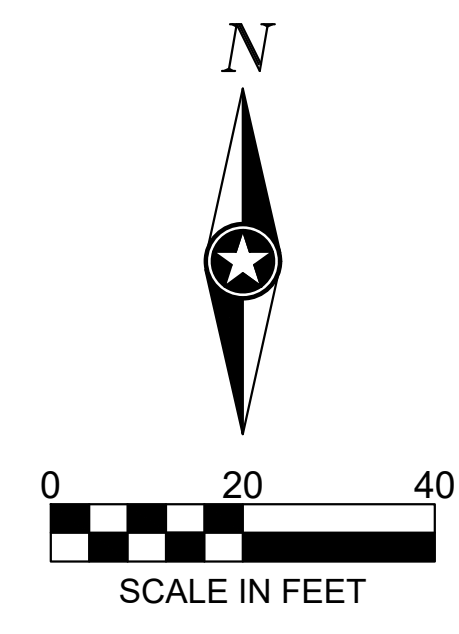
TITLE

UTILITY PLAN

SHEET

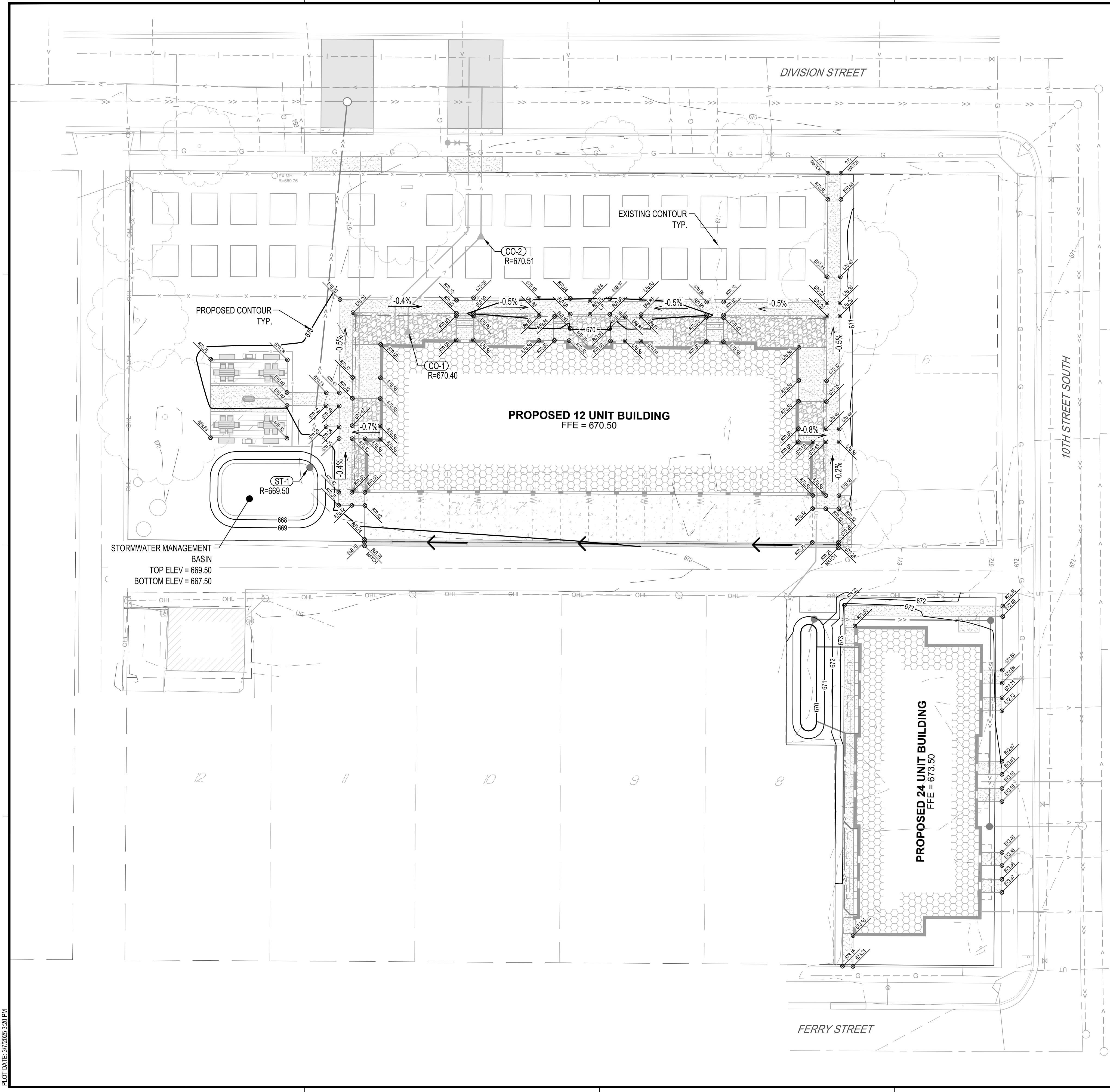
C3-20

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	ST-1	665.00	EX ST-1	661.32	12	RCP	RCP	2.61%	141
P-2	ST-2	667.58		667.50	8	HDPE	HDPE	0.50%	15
P-3	ST-3	667.91	ST-2	667.58	8	HDPE	PERFORATED HDPE	0.50%	67
P-4	ST-4	668.81	ST-3	667.91	8	HDPE	PERFORATED HDPE	0.50%	179
P-5	ST-5	669.14	ST-4	668.81	8	HDPE	PERFORATED HDPE	0.50%	67



PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 3/7/2025 3:20 PM



GRADING LEGEND	
---101---	EXISTING CONTOUR (MINOR INTERVAL)
---100---	EXISTING CONTOUR (MAJOR INTERVAL)
---101---	PROPOSED CONTOUR (MINOR INTERVAL)
---100---	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK 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. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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

PROJECT

C&C RESIDENCES

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 24-31447

FILE NAME 31447 C4-GRADE

DRAWN BY SAK

DESIGNED BY SAK

REVIEWED BY KBR

ORIGINAL ISSUE DATE --/--

CLIENT PROJECT NO. -

TITLE

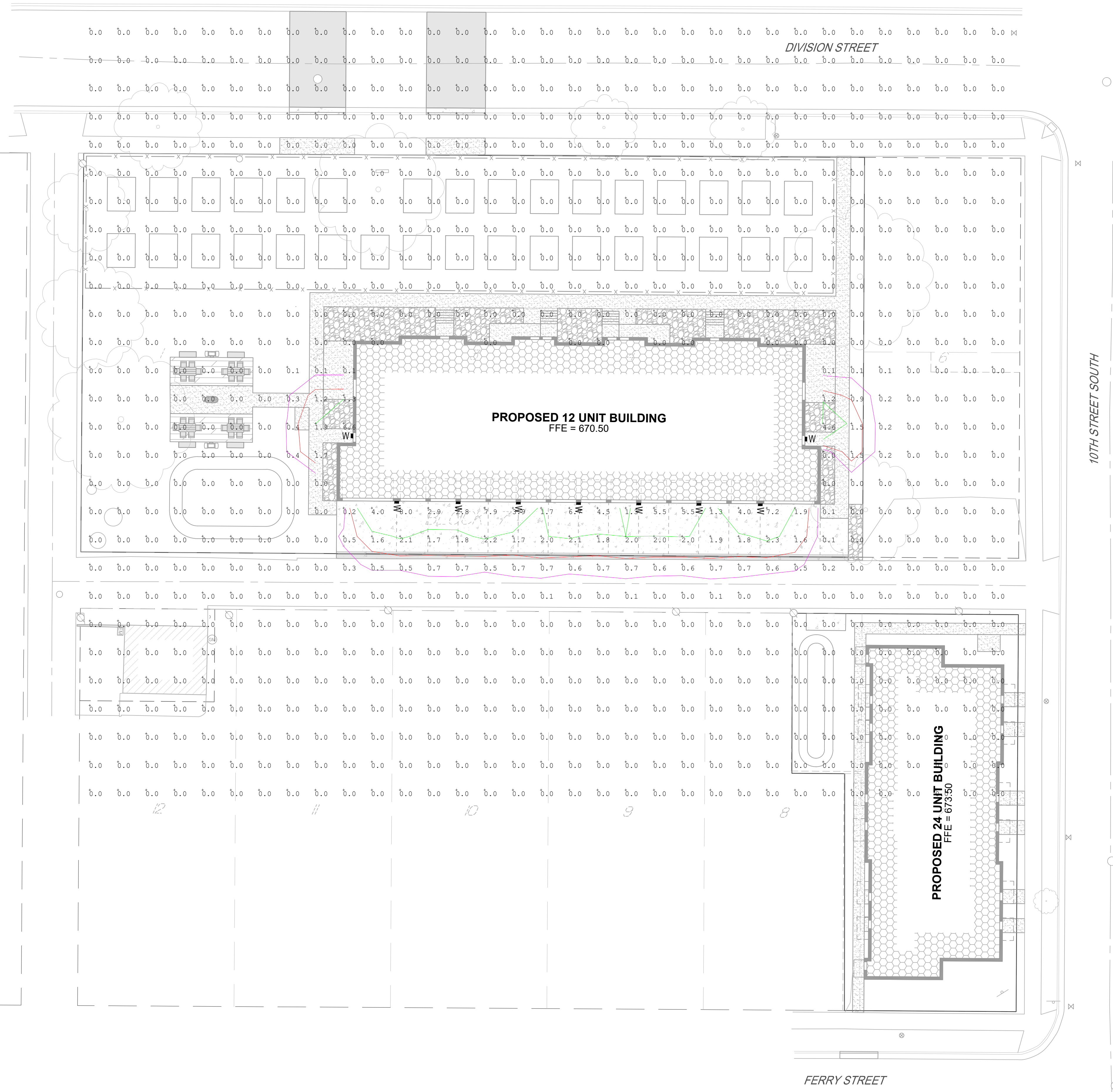
GRADING PLAN

SHEET

C4-10

PRELIMINARY NOT FOR CONSTRUCTION

LIGHT FIXTURE SCHEDULE				
SYMBOL	TYPE	DESCRIPTION	LAMP INFORMATION	HEIGHT ABOVE GRADE
■W	W	WALLPACK	(1) 2801 LUMENS 21 WATTS LED	9'-0"



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

PROJECT

C&C RESIDENCES

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

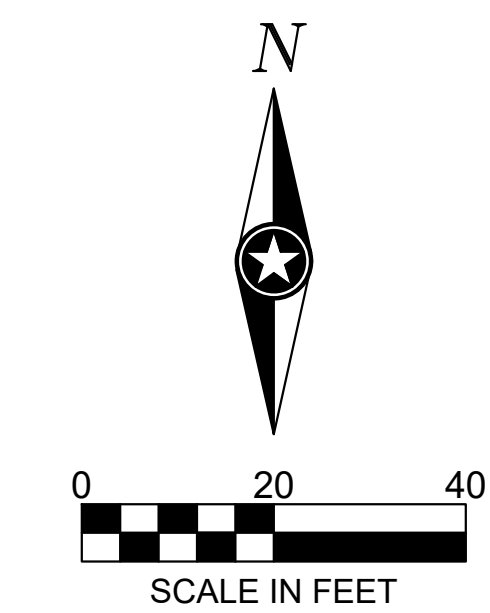
PROJECT NO. 24-31447
 FILE NAME 31447 C5-PHOTOMETRIC
 DRAWN BY SAK
 DESIGNED BY SAK
 REVIEWED BY KBR
 ORIGINAL ISSUE DATE --/--
 CLIENT PROJECT NO. -

TITLE

PHOTOMETRIC PLAN

SHEET

C5-10



PLOT DATE: 3/7/2025 3:20 PM

PRELIMINARY NOT FOR CONSTRUCTION