



PROJECT LOCATION

LOCATION MAP



CIVIL PLAN ABBREVIATIONS:

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

SITE SUMMARY

PROJECT ADDRESS/LOCATION:	PARCEL No.: 17-50781-485 2301 7TH STREET SOUTH LA CROSSE, LA CROSSE COUNTY, WISCONSIN
ZONING:	PD - PLANNED DEVELOPMENT
SITE/LOT AREA:	140,329 SF (3.22 AC)
EXISTING IMPERVIOUS:	3,297 SF (0.08 AC)
PROPOSED IMPERVIOUS:	60,153 SF (1.38 AC)
DISTURBED AREA:	108,728 SF (2.50 AC)

REQUIRED SETBACKS

	PARKING	BUILDING
FRONT YARD	5'	N/A
SIDE YARD	5'	N/A
REAR YARD	5'	N/A

PARKING DATA

LAND USE CLASSIFICATION	MULTI-FAMILY DWELLING
PARKING SPACES REQUIRED (CODE)	1 PARKING STALL PER BEDROOM
GOVERNING INFORMATION	82 BEDROOMS
PARKING SPACES REQUIRED	82

PARKING STALLS PROVIDED

	STANDARD	ACCESSIBLE	TOTAL
	85	4	89

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).



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, 2023 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

GIS MAP DISCLAIMER:
INFORMATION FOR THE BOUNDARY, LOT LINES, UNDERGROUND UTILITIES, AND ELEVATION DATA SHOWN WERE DERIVED FROM DIGITAL DATABASES AND ARE FOR INFORMATIONAL PURPOSES ONLY. DATA MAY NOT HAVE BEEN PREPARED FOR, OR BE SUITABLE FOR: LEGAL, ENGINEERING, OR SURVEYING PURPOSES.

LEGEND

EXISTING			
---	CITY LIMITS	---	LOT LINE
---	SECTION LINE	---	RIGHT OF WAY
---	QUARTER SECTION LINE	---	EASEMENT
---	RIGHT OF WAY LINE	---	CULVERT
---	PROPERTY / LOTLINE	---	STORM SEWER
---	EASEMENT LINE	---	STORM SEWER (PIPE WIDTH)
---	ACCESS CONTROL	---	SANITARY SEWER
---	WATER EDGE	---	SANITARY SEWER (PIPE WIDTH)
---	WETLAND BOUNDARY	---	WATER
---	WETLAND / MARSH	---	GAS
---	FENCE LINE	---	OVERHEAD ELECTRIC
---	CULVERT	---	UNDERGROUND ELECTRIC
---	STORM SEWER	---	UNDERGROUND TELEPHONE
---	SANITARY SEWER	---	UNDERGROUND TV
---	SANITARY SEWER FORCEMAIN	---	OHL OVERHEAD UTILITY
---	WATER	---	UTL UNDERGROUND UTILITY
---	GAS	---	FBO UNDERGROUND FIBER OPTIC
---	OVERHEAD ELECTRIC	---	990 CONTOUR (MAJOR)
---	UNDERGROUND ELECTRIC	---	989 CONTOUR (MINOR)
---	UNDERGROUND TELEPHONE	---	DECIDUOUS TREE
---	UNDERGROUND TV	---	CONIFEROUS TREE
---	OHL OVERHEAD UTILITY	---	TREE LINE
---	UTL UNDERGROUND UTILITY	---	MANHOLE/STRUCTURE
---	FBO UNDERGROUND FIBER OPTIC	---	CATCH BASIN
---	990 CONTOUR (MAJOR)	---	HYDRANT
---	989 CONTOUR (MINOR)	---	VALVE
---	DECIDUOUS TREE	---	CURB STOP
---	CONIFEROUS TREE	---	POWER POLE
---	TREE LINE	---	UTILITY PEDESTAL / CABINET
---	MANHOLE/STRUCTURE	---	
---	CATCH BASIN	---	
---	HYDRANT	---	
---	VALVE	---	
---	CURB STOP	---	
---	POWER POLE	---	
---	UTILITY PEDESTAL / CABINET	---	

PROPOSED

---	LOT LINE
---	RIGHT OF WAY
---	EASEMENT
---	CULVERT
---	STORM SEWER
---	STORM SEWER (PIPE WIDTH)
---	SANITARY SEWER
---	SANITARY SEWER (PIPE WIDTH)
---	WATER
---	GAS
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TV
---	1015 CONTOUR
---	MANHOLE (STORM, SANITARY)
---	CATCH BASIN
---	HYDRANT
---	VALVE

CIVIL SHEET INDEX

C0-10	SITE DATA
C3-00	PRELIMINARY SITE PLAN
C5-20	PLANTING PLAN
C5-30	PLANTING NOTES AND DETAILS

NOTE:
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PROJECT

2301 7TH STREET HOUSING

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-30104
FILE NAME	30104-CO-DETAILS
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---/---/---
CLIENT PROJECT NO.	---

TITLE

SITE DATA

SHEET
C0-10



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



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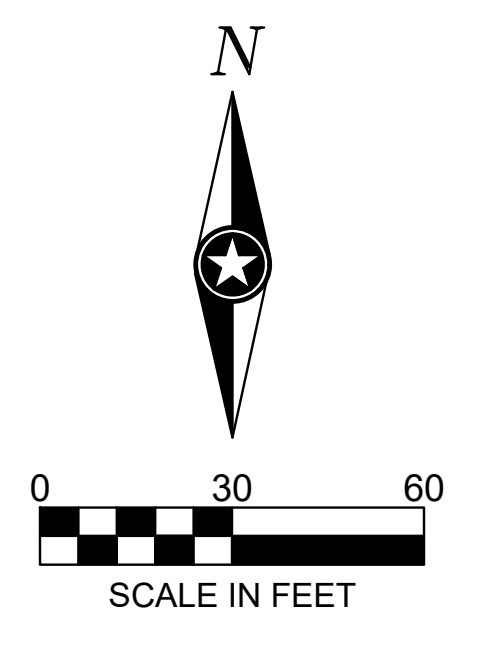
PROJECT
2301 7TH STREET HOUSING
LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 23-30104
 FILE NAME 30104-C3-SITE
 DRAWN BY ---
 DESIGNED BY ---
 REVIEWED BY ---
 ORIGINAL ISSUE DATE --/--
 CLIENT PROJECT NO. -

TITLE
PRELIMINARY SITE PLAN

SHEET
C3-00



PLOT DATE: 1/17/2023 9:27 AM

PRELIMINARY NOT FOR CONSTRUCTION