

COPPER ROCKS DEVELOPMENT

LA CROSSE, WISCONSIN

ISG PROJECT # 21-25290

ISG

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 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
	STORM SEWER (PIPE WIDTH)
	SANITARY SEWER
	SANITARY SEWER (PIPE WIDTH)
	WATER
	GAS
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND TV
	CONTOUR
	MANHOLE (STORM, SANITARY)
	CATCH BASIN
	HYDRANT
	VALVE

ABBREVIATIONS:

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



PROJECT INDEX:

OWNER:

MKB COPPER ROCKS, LLC
3800 EMERALD DRIVE EAST
ONALASKA WISCONSIN 54650
PH: 608.779.2702

PROJECT ADDRESS / LOCATION:

2415 STATE ROAD
LA CROSSE WISCONSIN
54601

MANAGING OFFICE:

LA CROSSE OFFICE
201 MAIN STREET
SUITE 1020
LA CROSSE, WI 54601
PHONE: 608.789.2034

PROJECT MANAGER: KRIS ROPPE
EMAIL: KRIS.ROPP@ISGNC.COM

ISG

SHEET INDEX

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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 THE 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 INPLACE 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 INPLACE 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. MINIMUM 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, 2022 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.

B.M. ELEVATION=668.24
TNFH LOCATED AT THE NE QUAD OF
FARNAM AND 25TH STREET SOUTH

TOPOGRAPHIC SURVEY

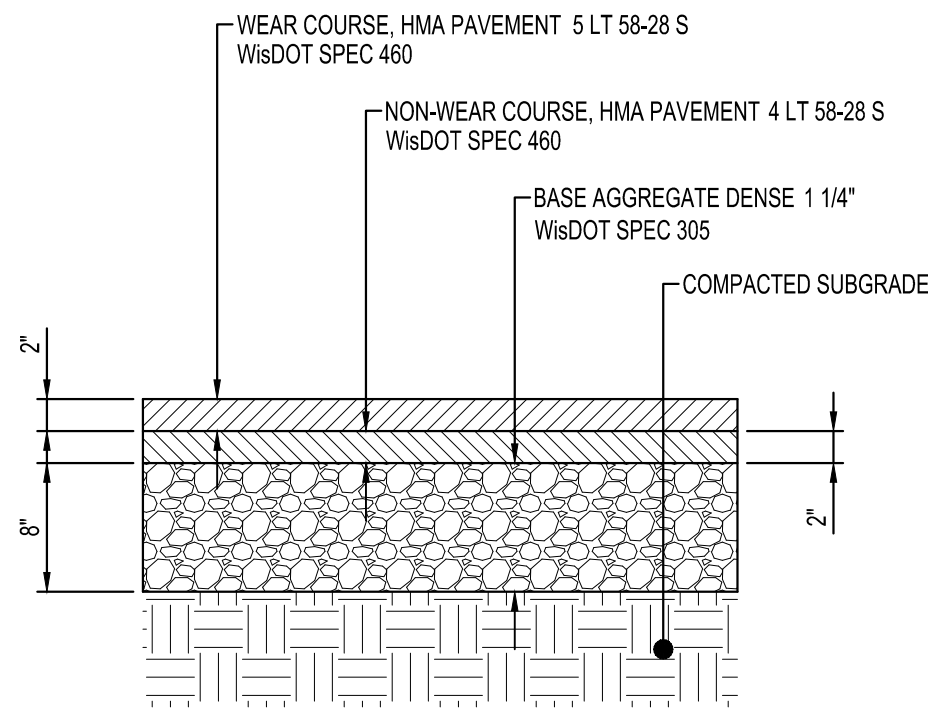
THIS PROJECTS TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN FEBRUARY AND MARCH 2022 BY ISG.

TITLE

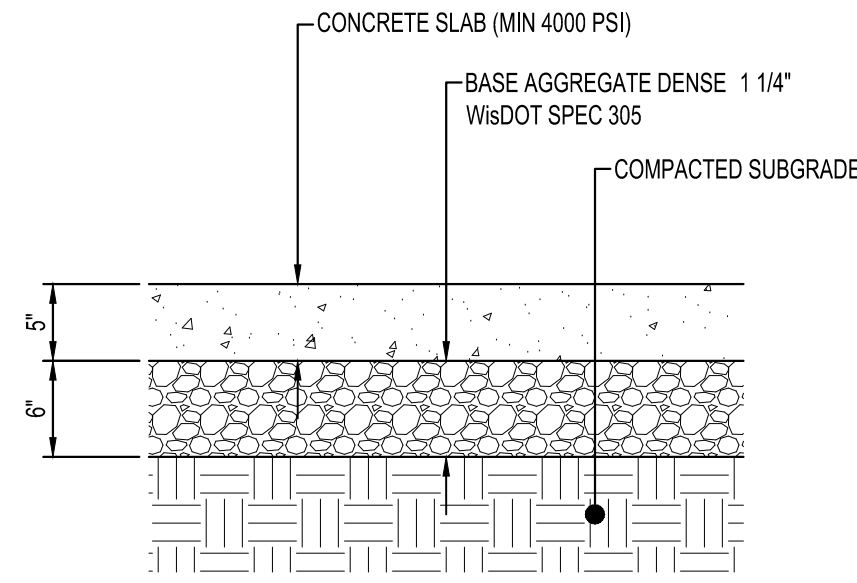
G1-10

PRELIMINARY NOT FOR CONSTRUCTION

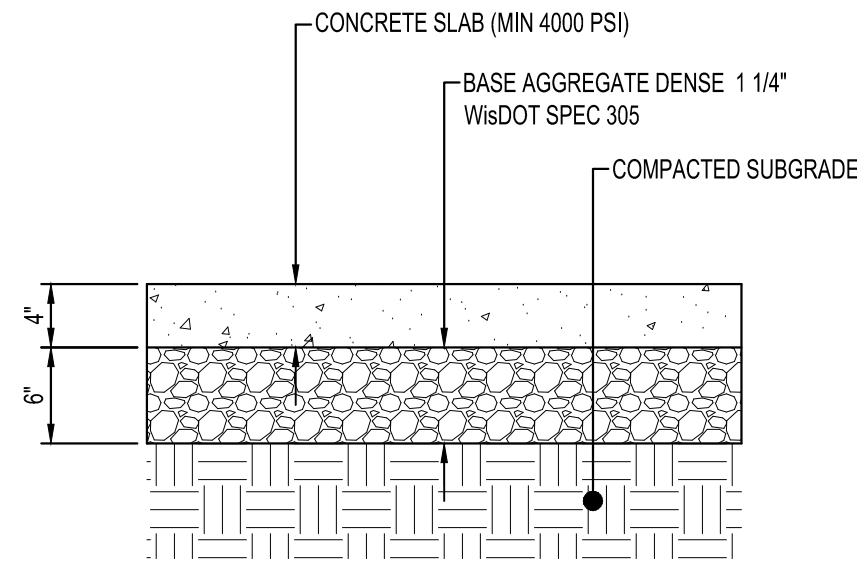
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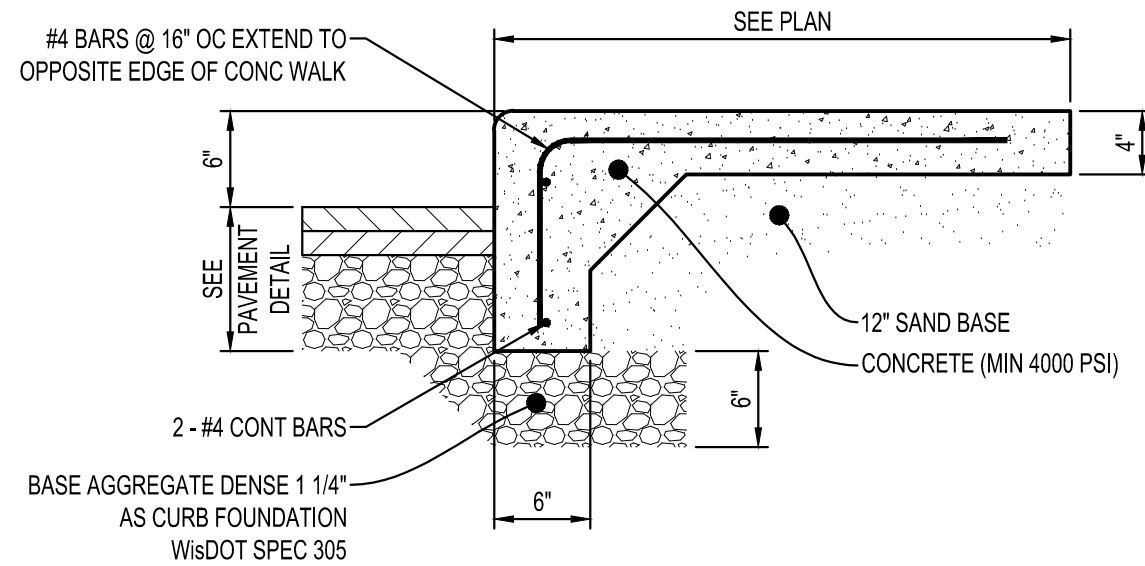
STANDARD
ASPHALT PAVEMENT
NTS



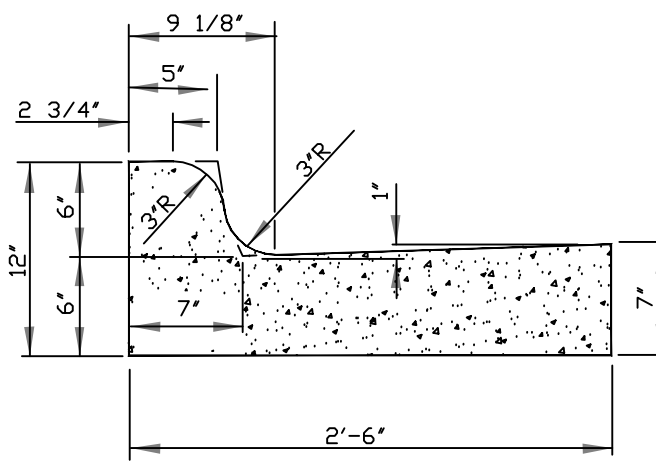
STANDARD
CONCRETE PAVEMENT
NTS



STANDARD
CONCRETE WALK
NTS

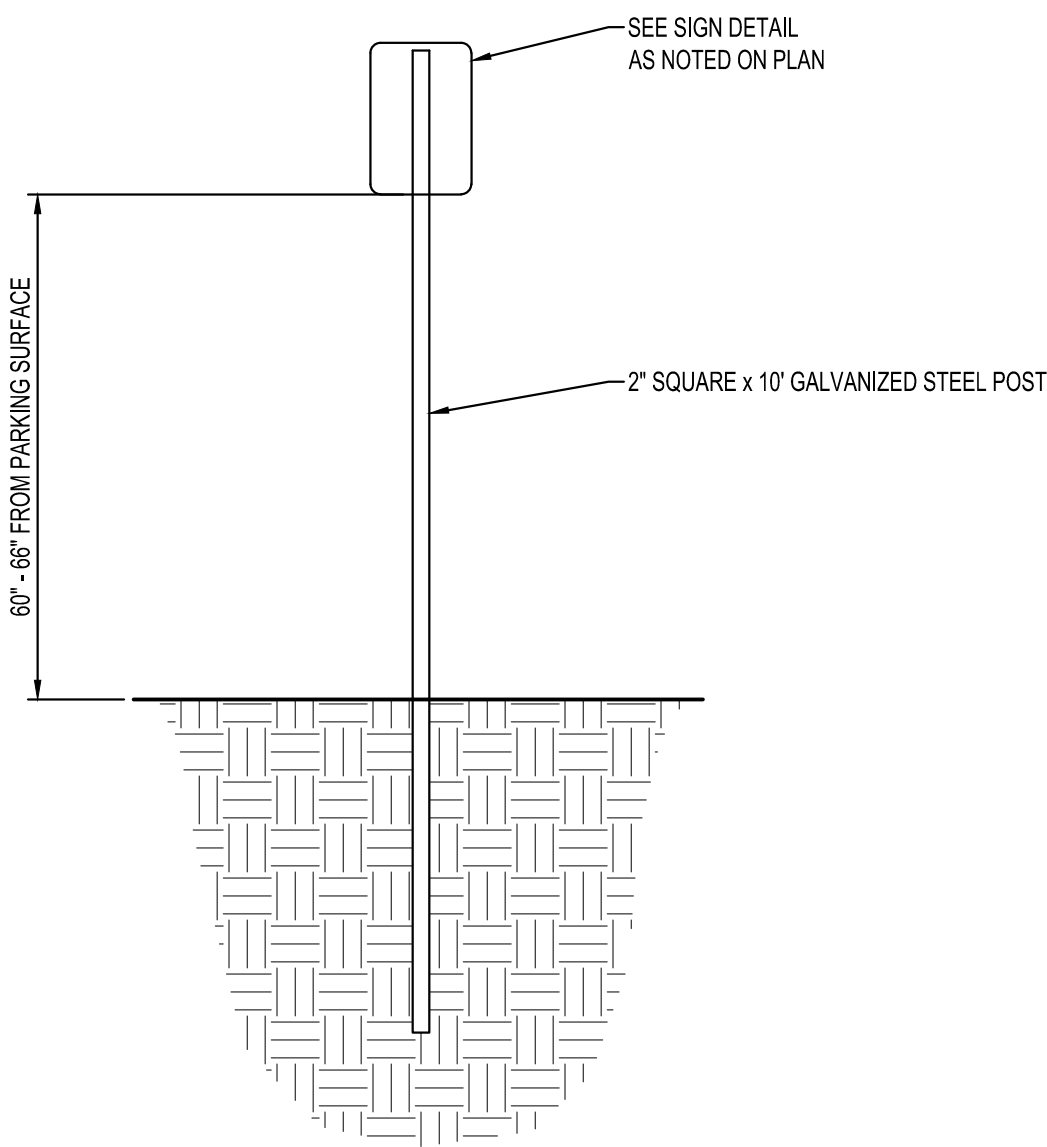


TURN DOWN
CONCRETE WALK
NTS

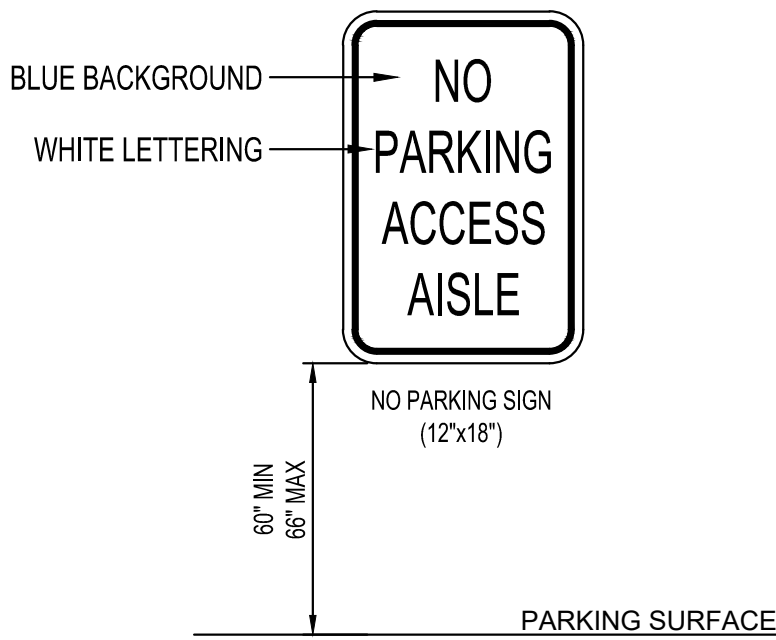


STANDARD CURB & GUTTER SECTION

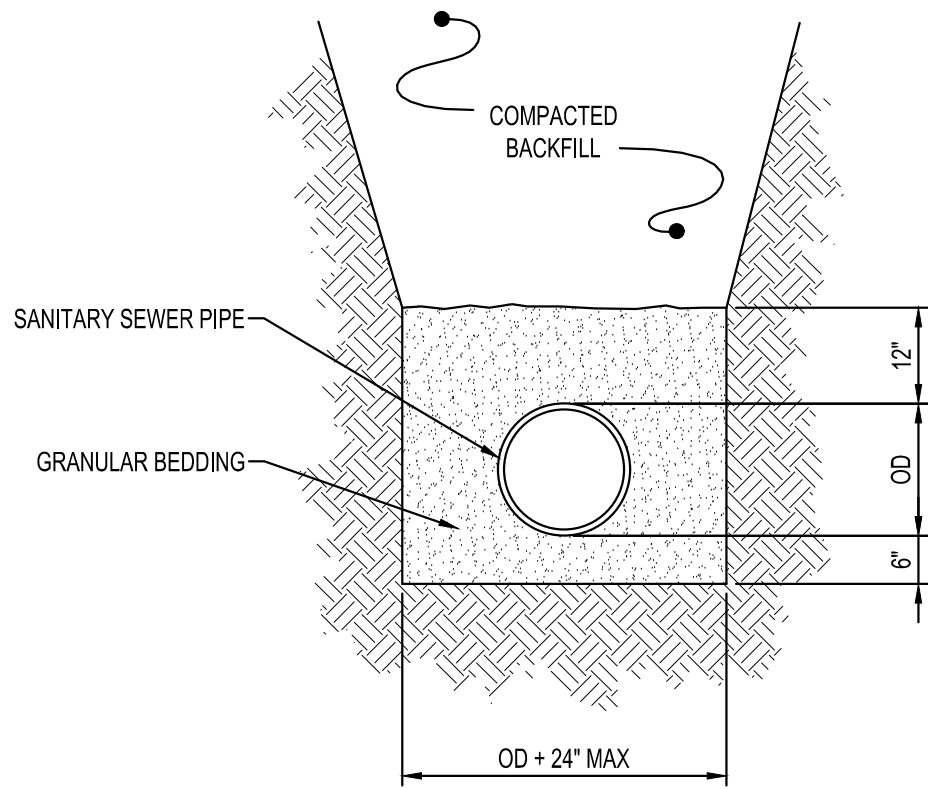
NOTE:
WITH REFERENCE TO SAWING OF CONTRACTION JOINTS ON SLIP FORM CURB & GUTTER, & CURB, PAGE 9.3, STANDARD SPEC'S THE SAW CUT SHALL BE A MINIMUM 1/8" WIDE X 1" DEEP.



SIGN POST
NTS

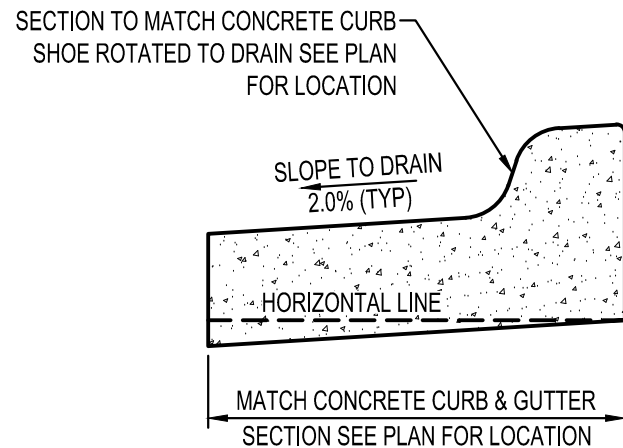


NO PARKING
ACCESS AISLE SIGN
NTS

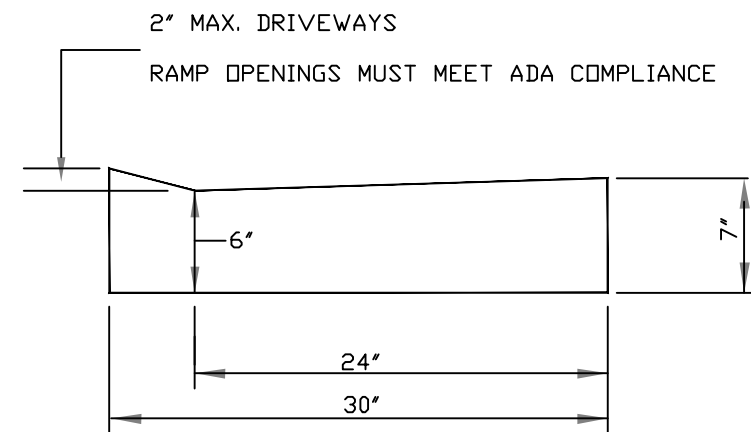


NOTES:
GRANULAR BEDDING AND ENCASEMENT FOR SANITARY SEWER PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

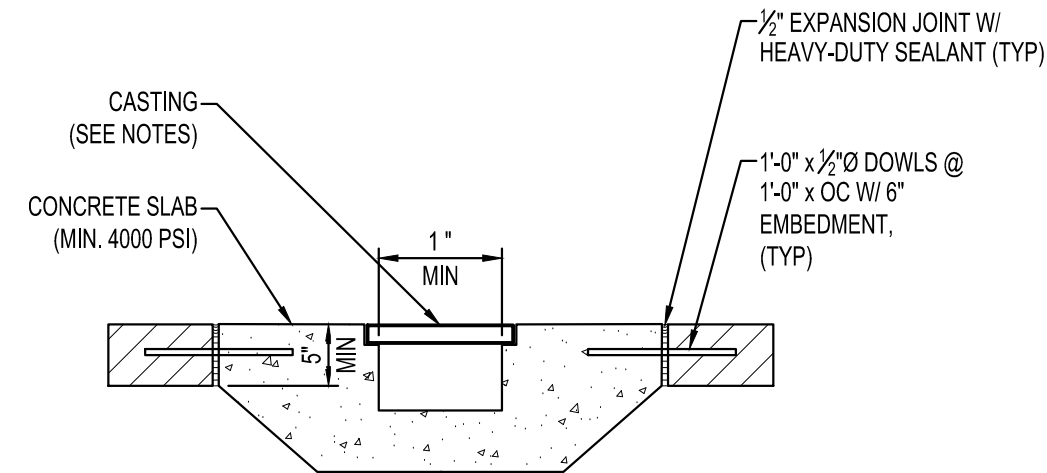
PIPE BEDDING
SANITARY SEWER
NTS



REVERSE PITCH
CONCRETE CURB & GUTTER
NTS

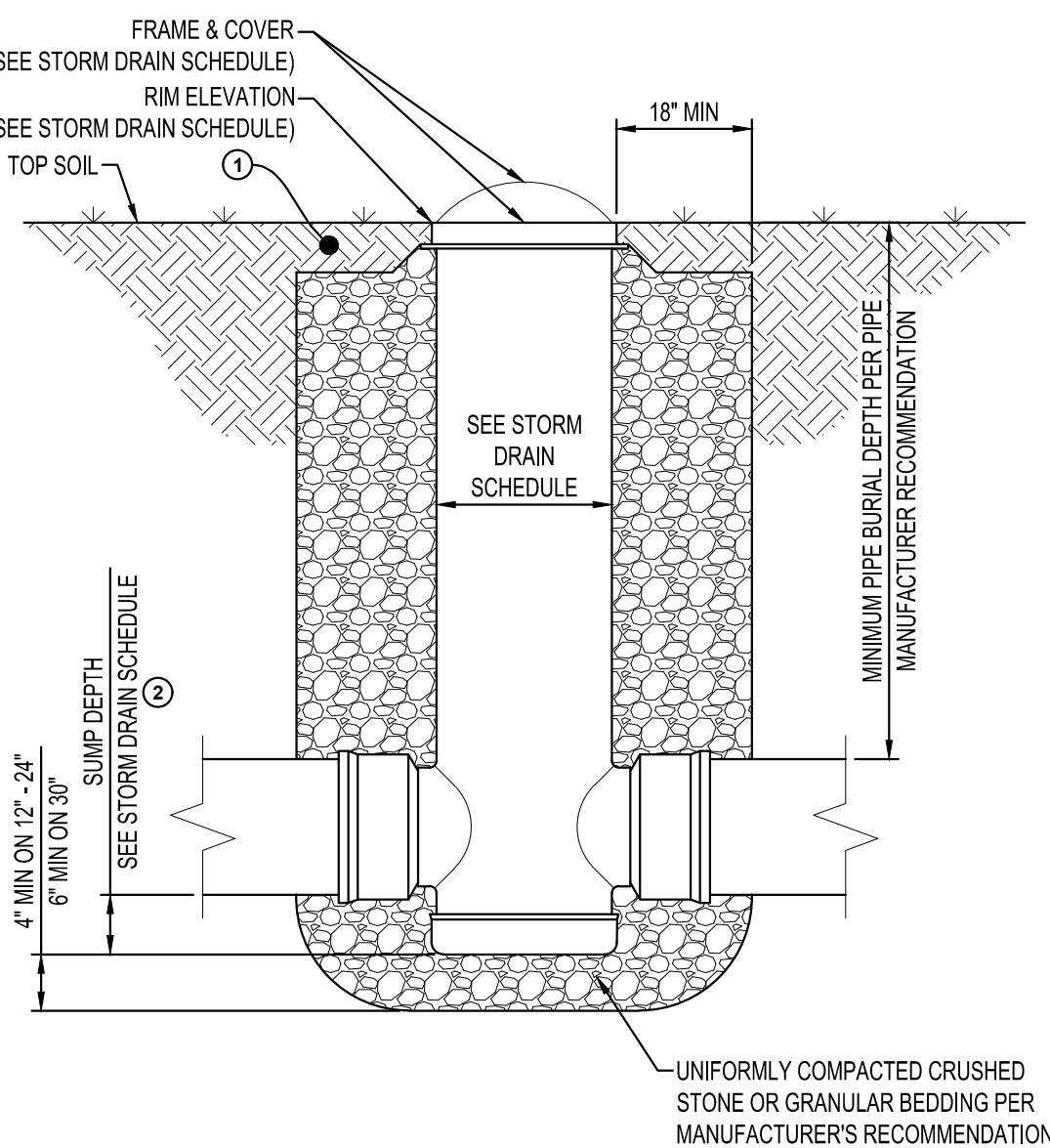


MOUNTABLE CURB SECTION



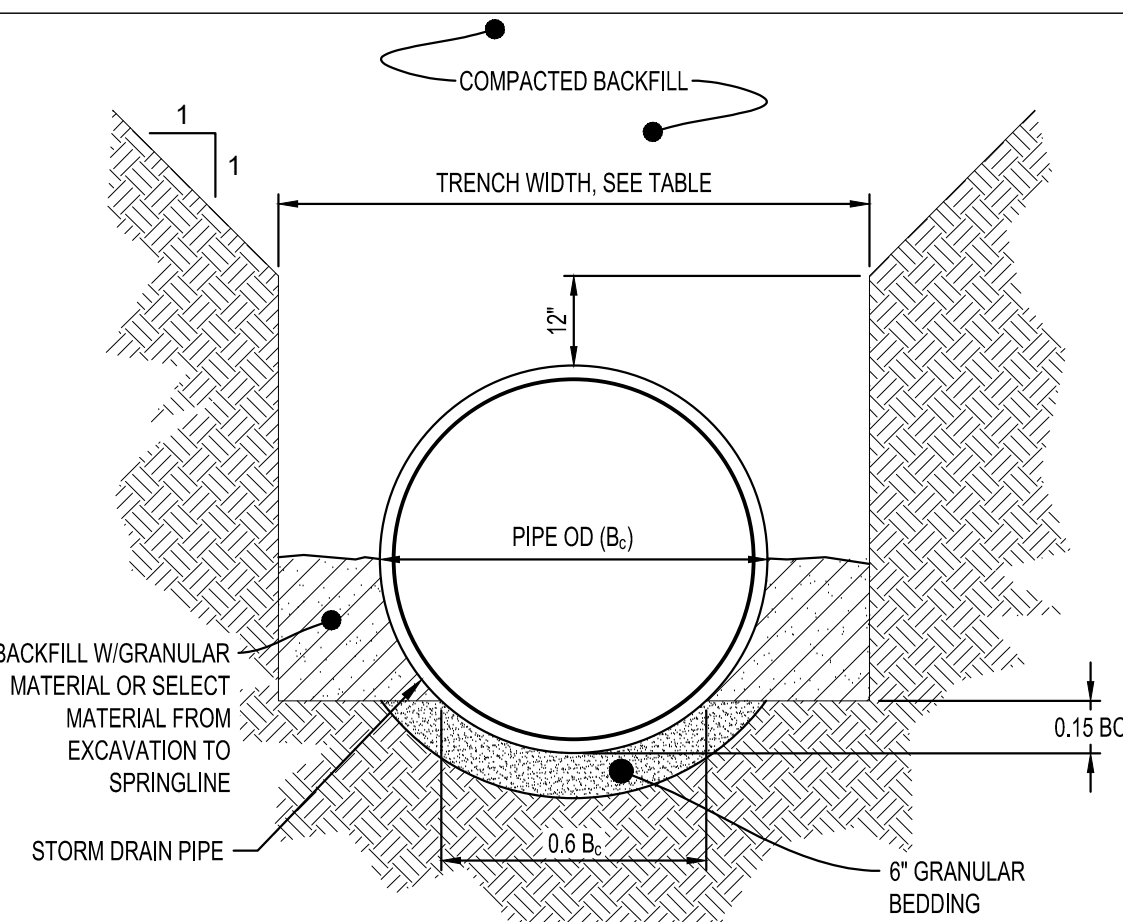
NOTES:
CASTING = NEENAH R-4990-CX
GRATE = TYPE C

CONCRETE TRENCH DRAIN
NTS



NOTES:
① DESIGN SHOULD ACCOUNT FOR ROOT DEPTH TO ALLOW TURF TO GROW AND PREVENT EROSION AROUND GRATE SO THAT HAZARDS TO DO NOT FORM
② 8\"/>

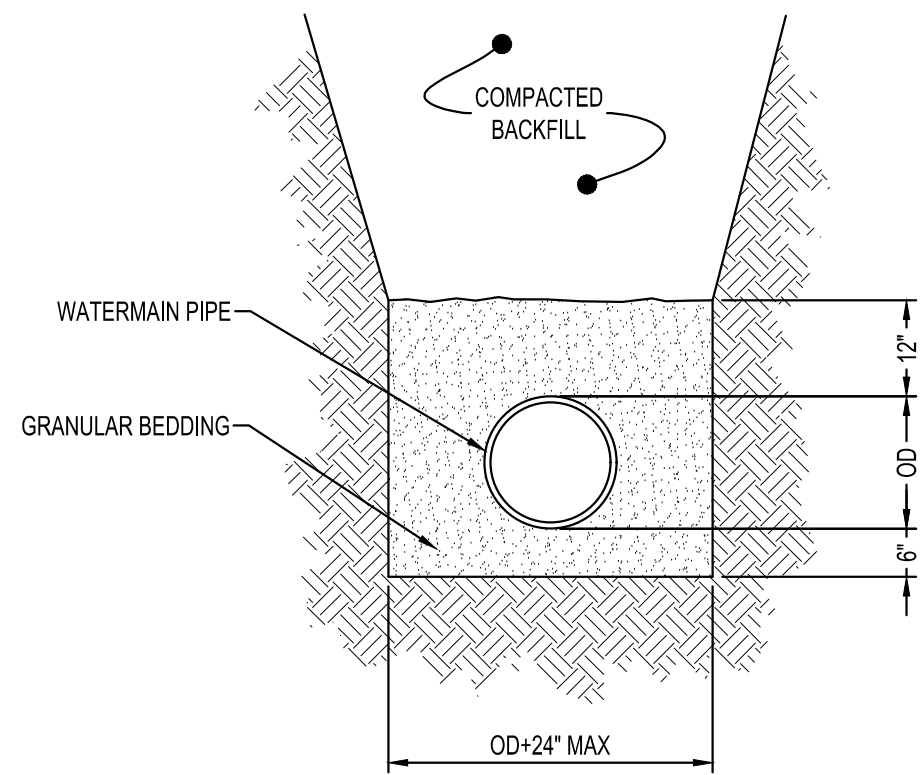
DRAIN BASIN
NTS



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

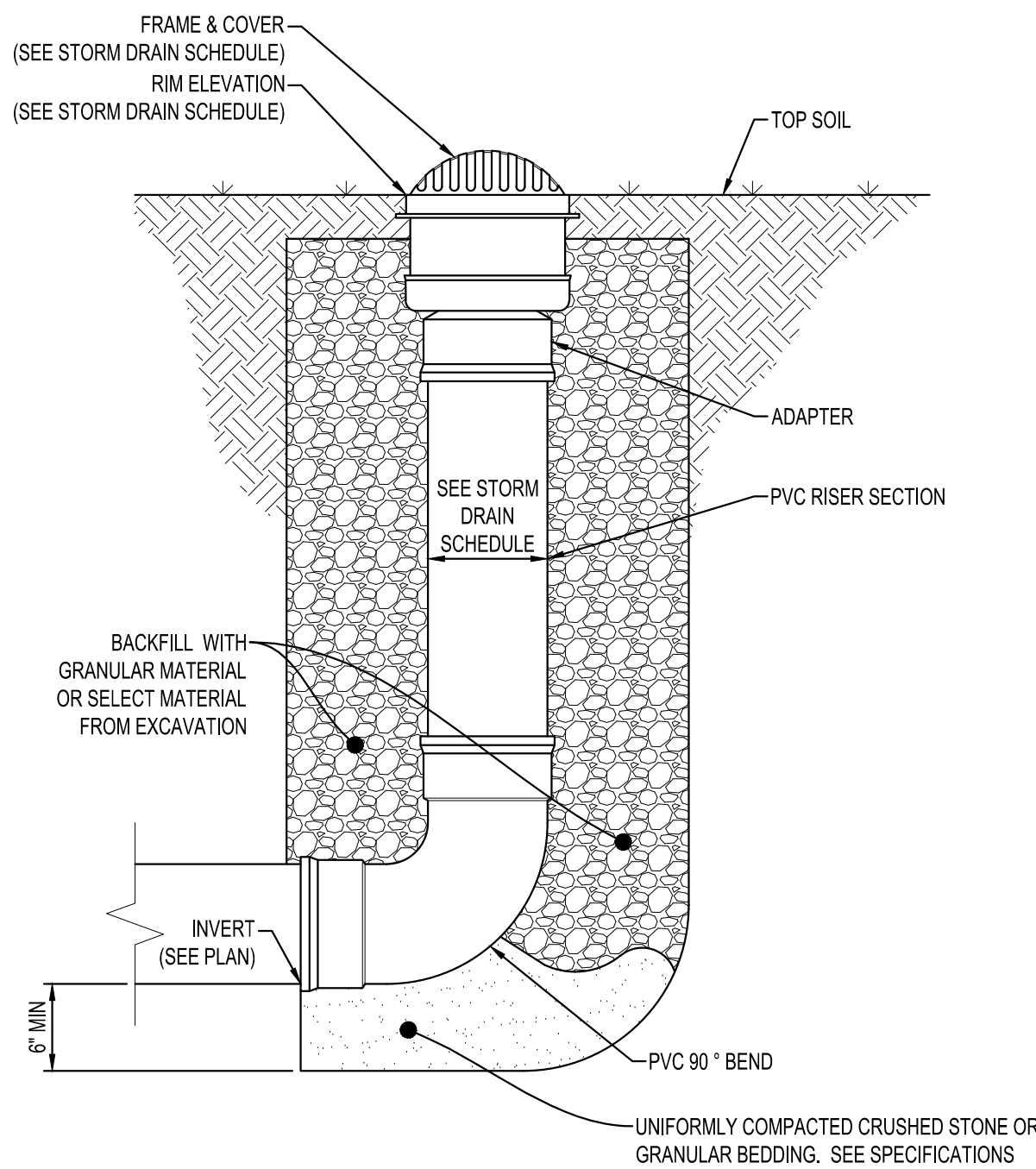
NOTES:
GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

REINFORCED CONCRETE
STORM DRAIN PIPE BEDDING
NTS



NOTE:
GRANULAR BEDDING AND ENCASEMENT FOR WATERMAIN PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

PIPE BEDDING
WATER MAIN
NTS



INLINE DRAIN
NTS

ISG

DESIGN REVIEW PLAN SUBMITTAL
05/20/2022

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PROJECT

COPPER ROCKS DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 21-25290
FILE NAME 25290 CO-DETAILS
DRAWN BY AAG/SMW
DESIGNED BY AAG/SMW/KBR
REVIEWED BY KBR
ORIGINAL ISSUE DATE 5/20/2022
CLIENT PROJECT NO. -

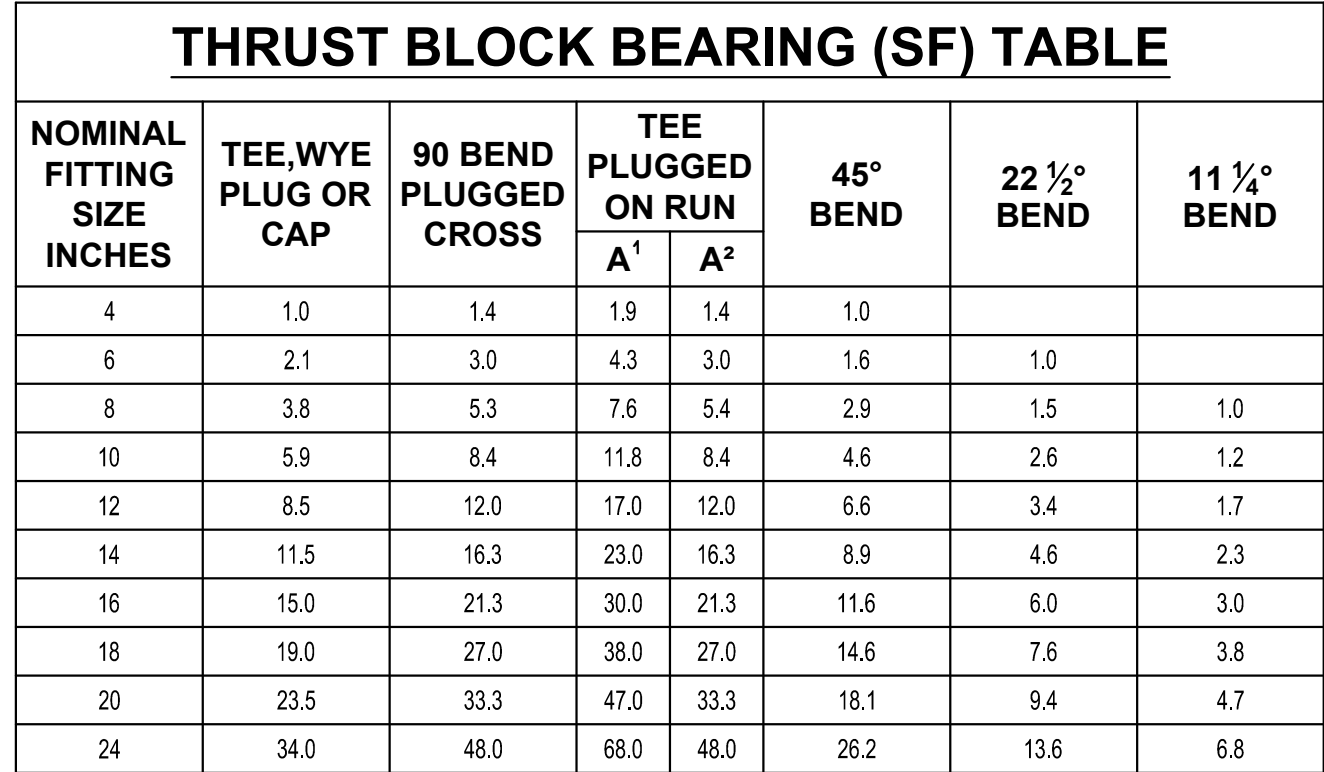
TITLE

SITE DETAILS

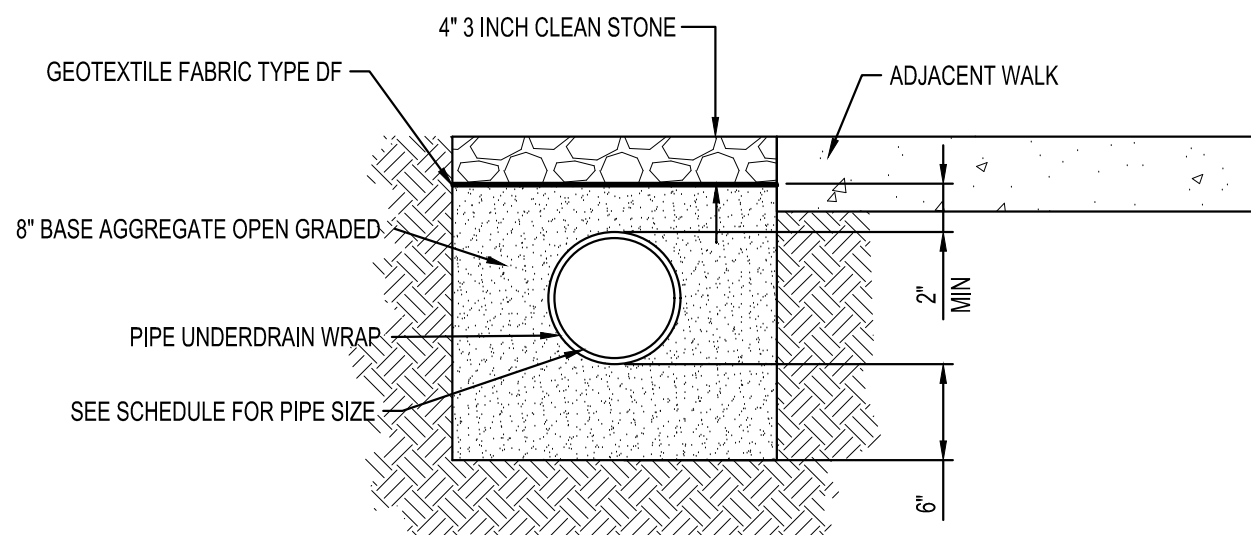
SHEET

C0-10

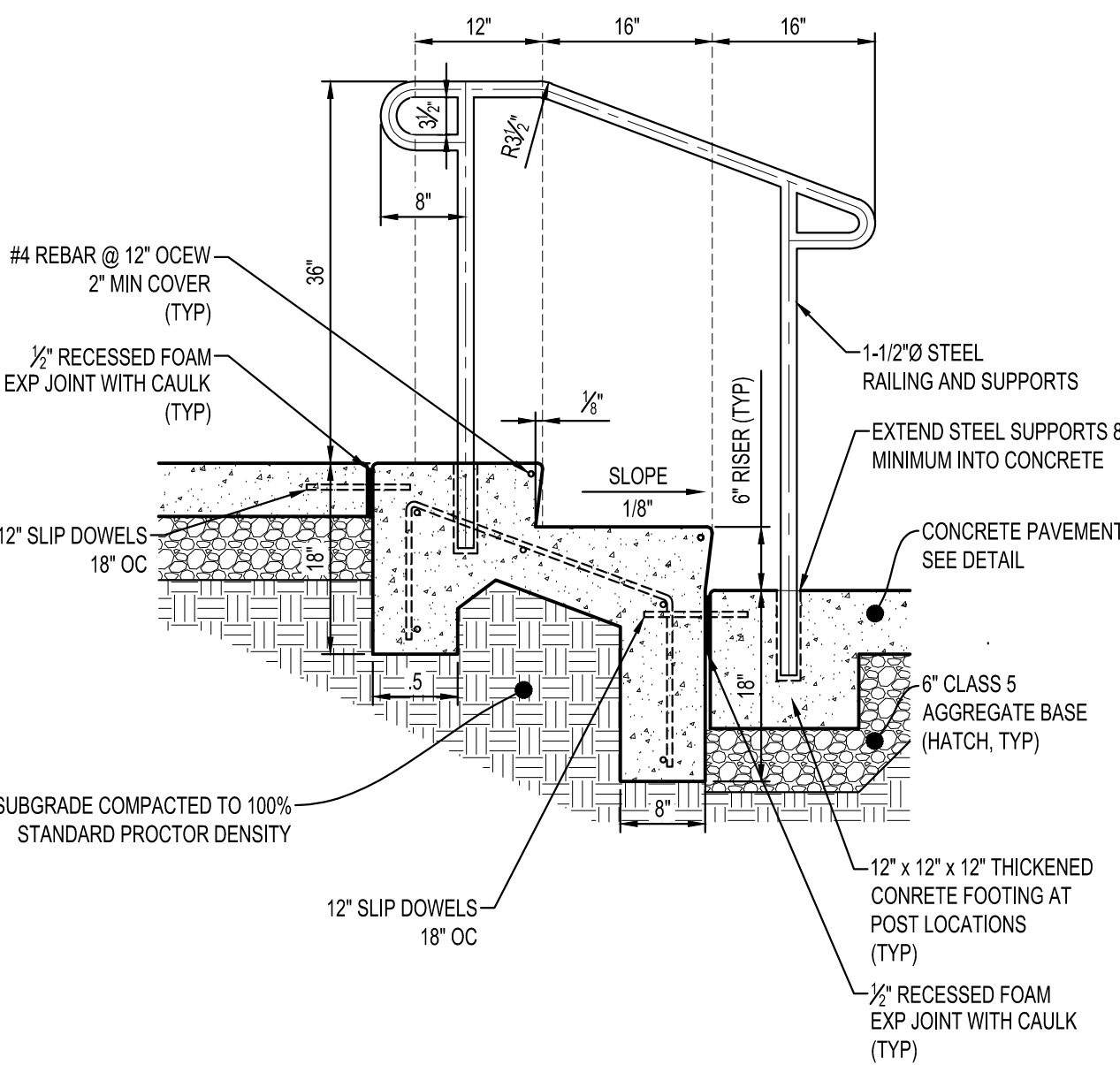
PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH
2. KEEP CONCURE CLEAR OF JOINT AND ACCESSORIES
3. IF NOT SHOWN ON PLANS, REQUIRED BEARING AREAS AT FITTING SHALL BE AS INDICATED ABOVE, ADJUST IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS (S)
4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS STANDARD DETAIL
5. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 LBS PER SQFT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING USE THE FOLLOWING EQUATION: BEARING AREA=TEST PRESSURE/150X12000/SOIL BEARING STRESS X TABLE VALUE

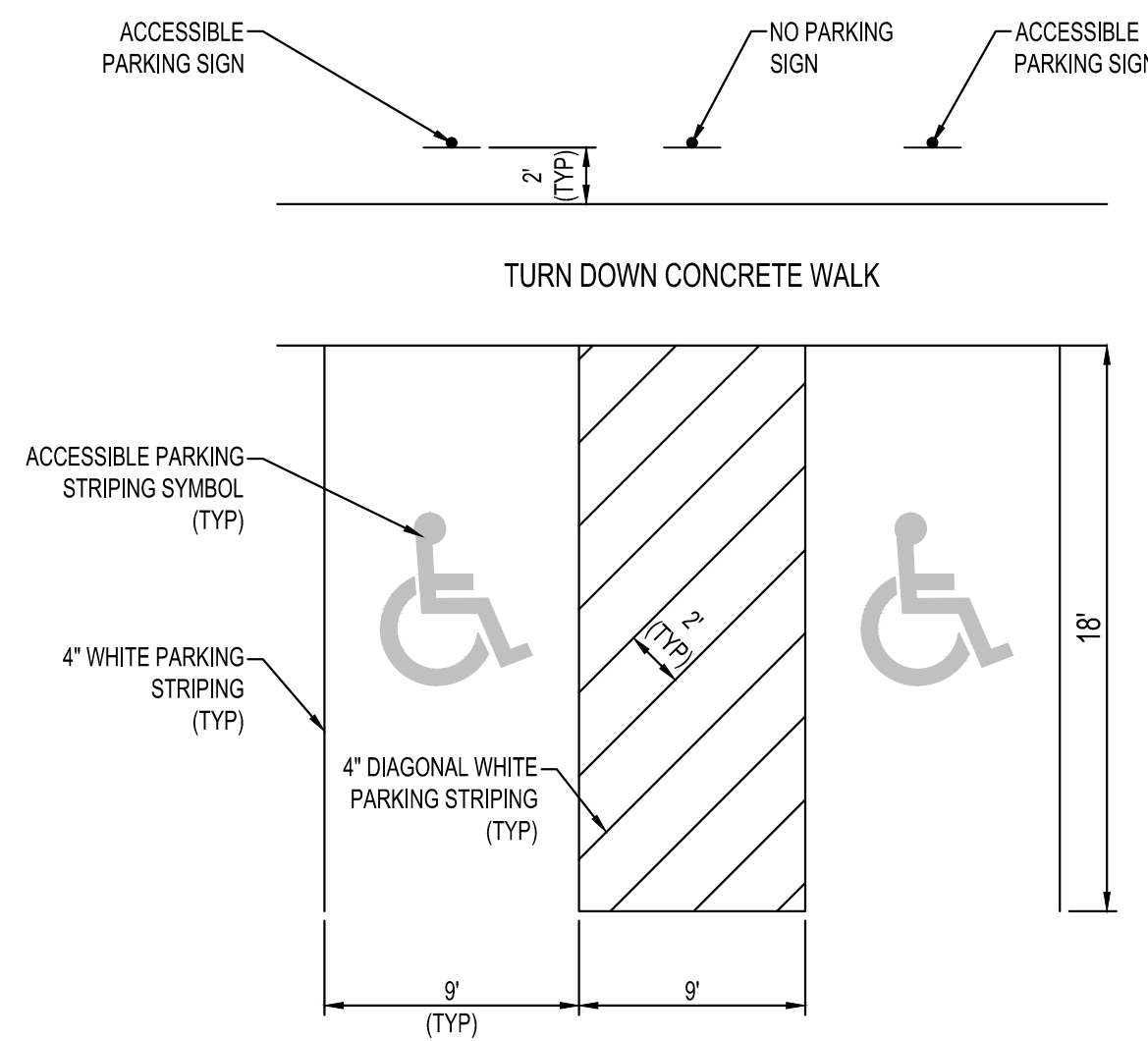


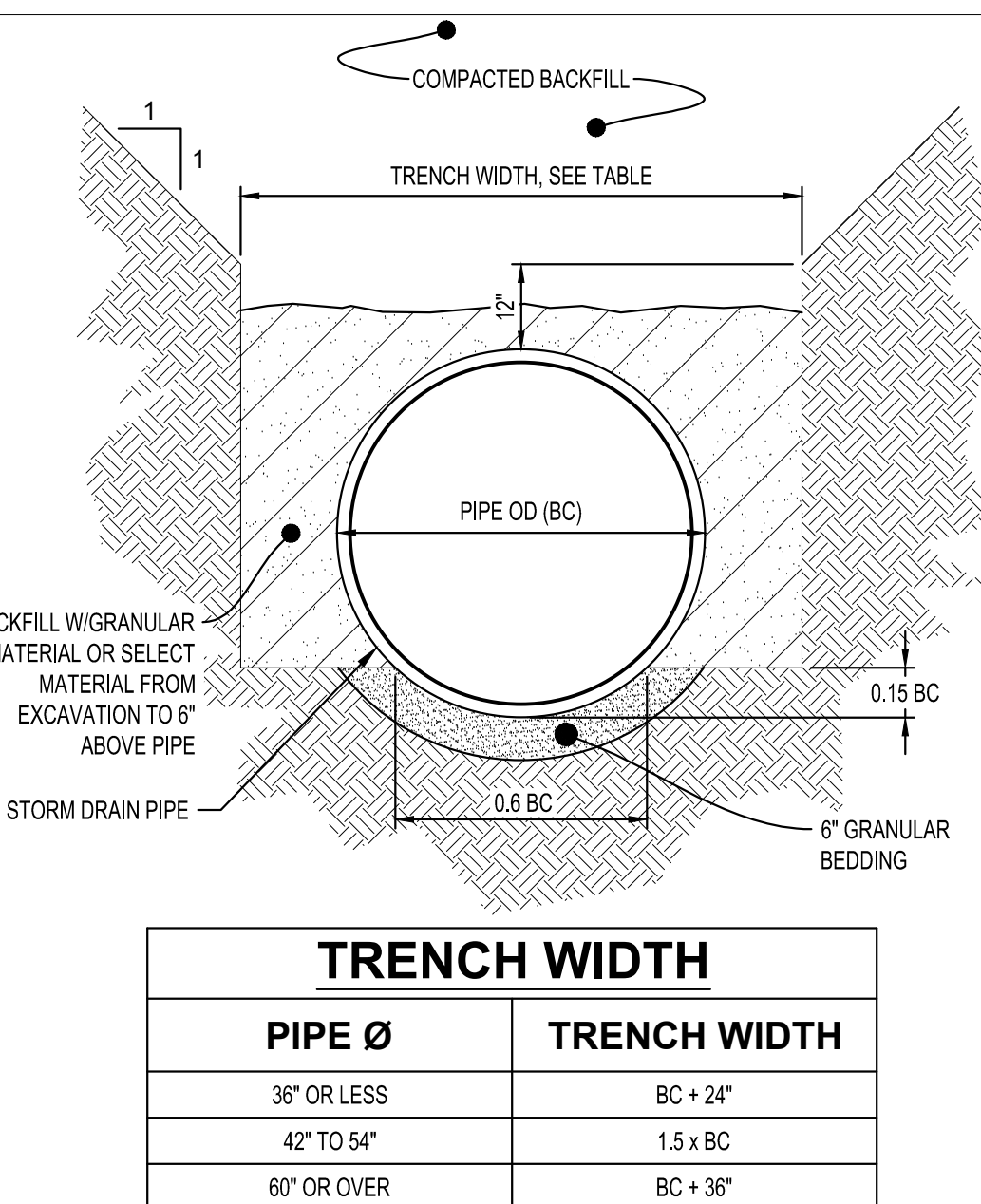
SD990



ALL COMPONENTS OF RAILING AND SUPPORTS SHALL BE SHOP PRIMED AND POWDER COATED
COORDINATE COLOR WITH OWNER

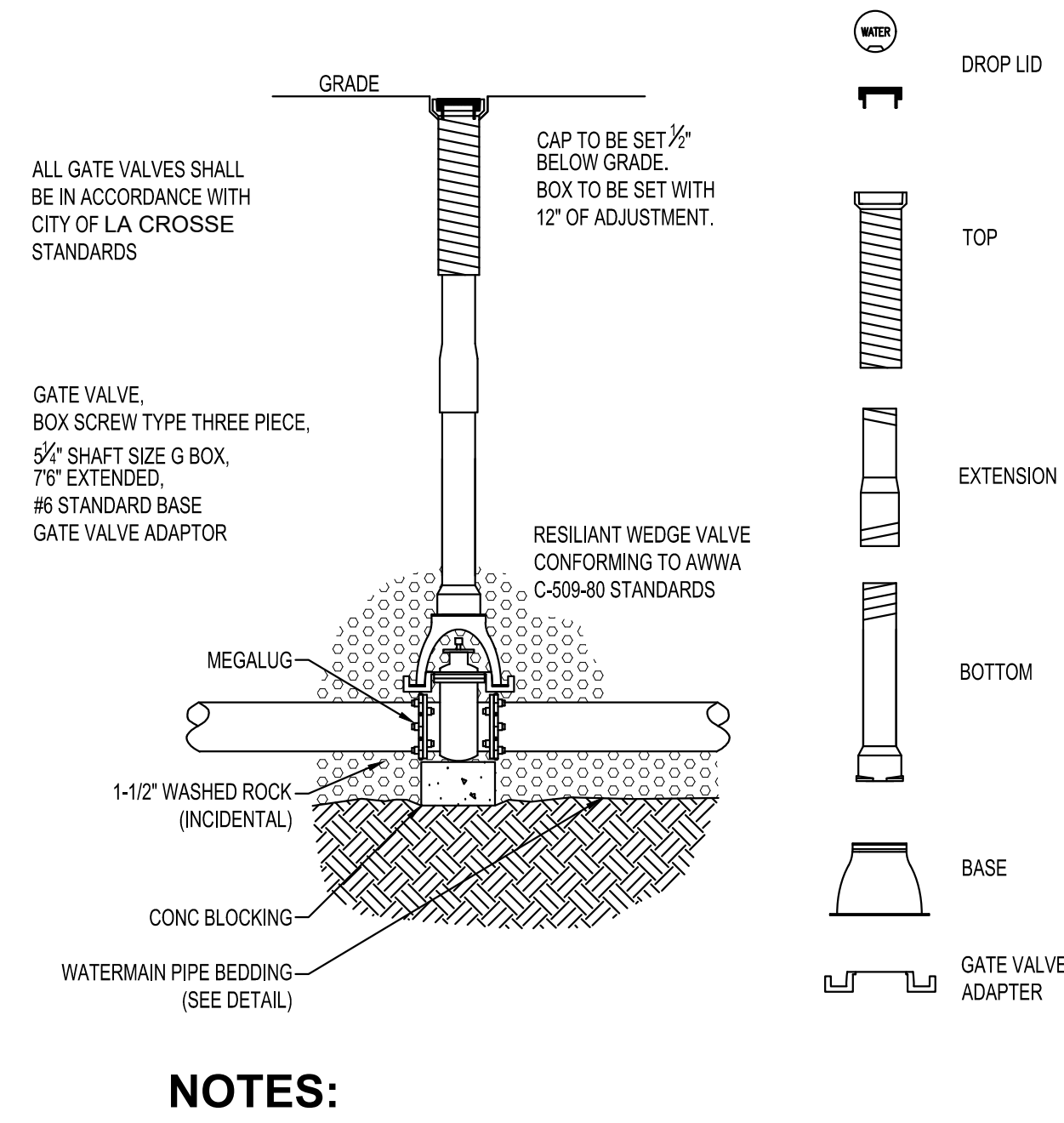
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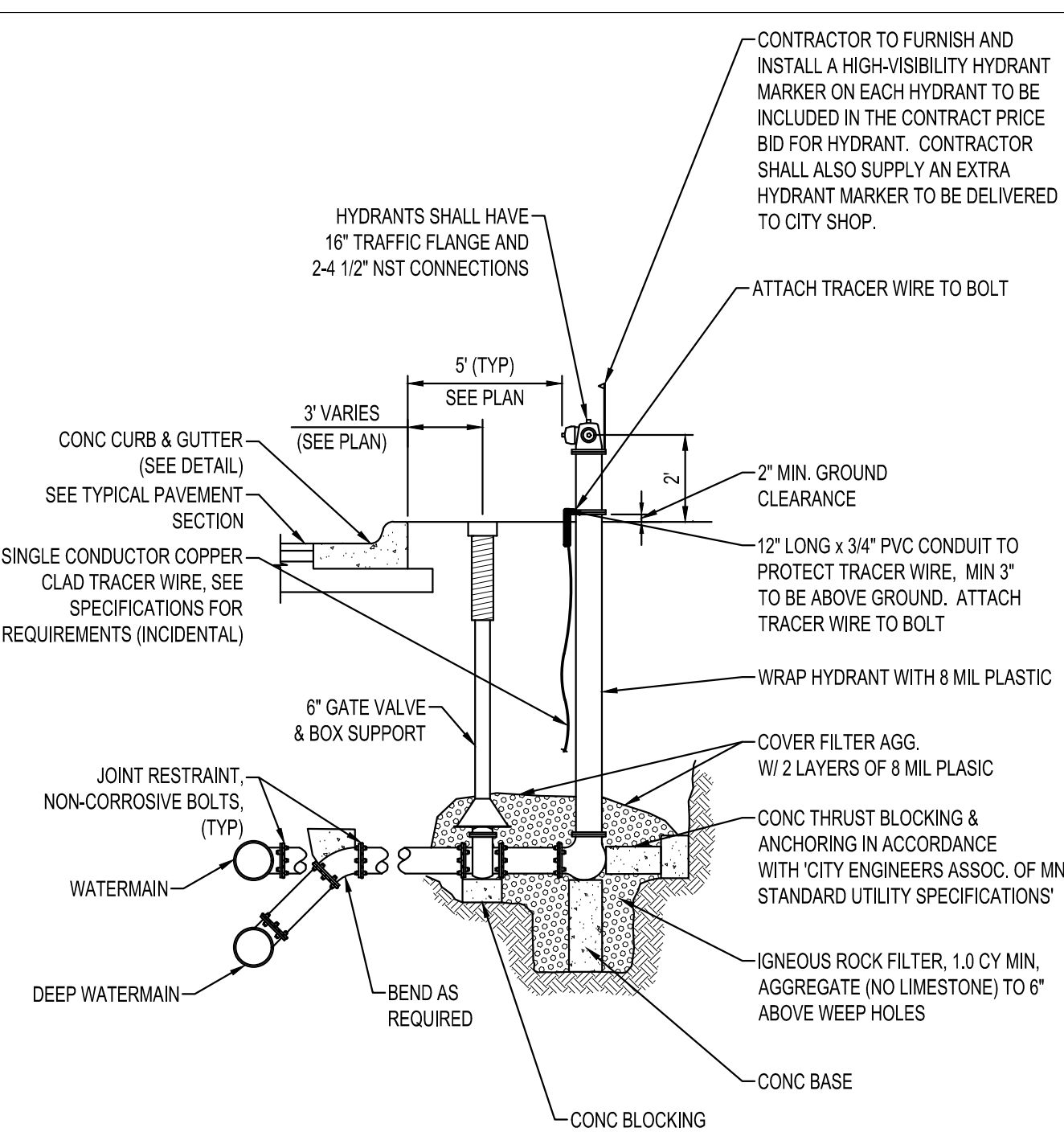
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GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

NTS

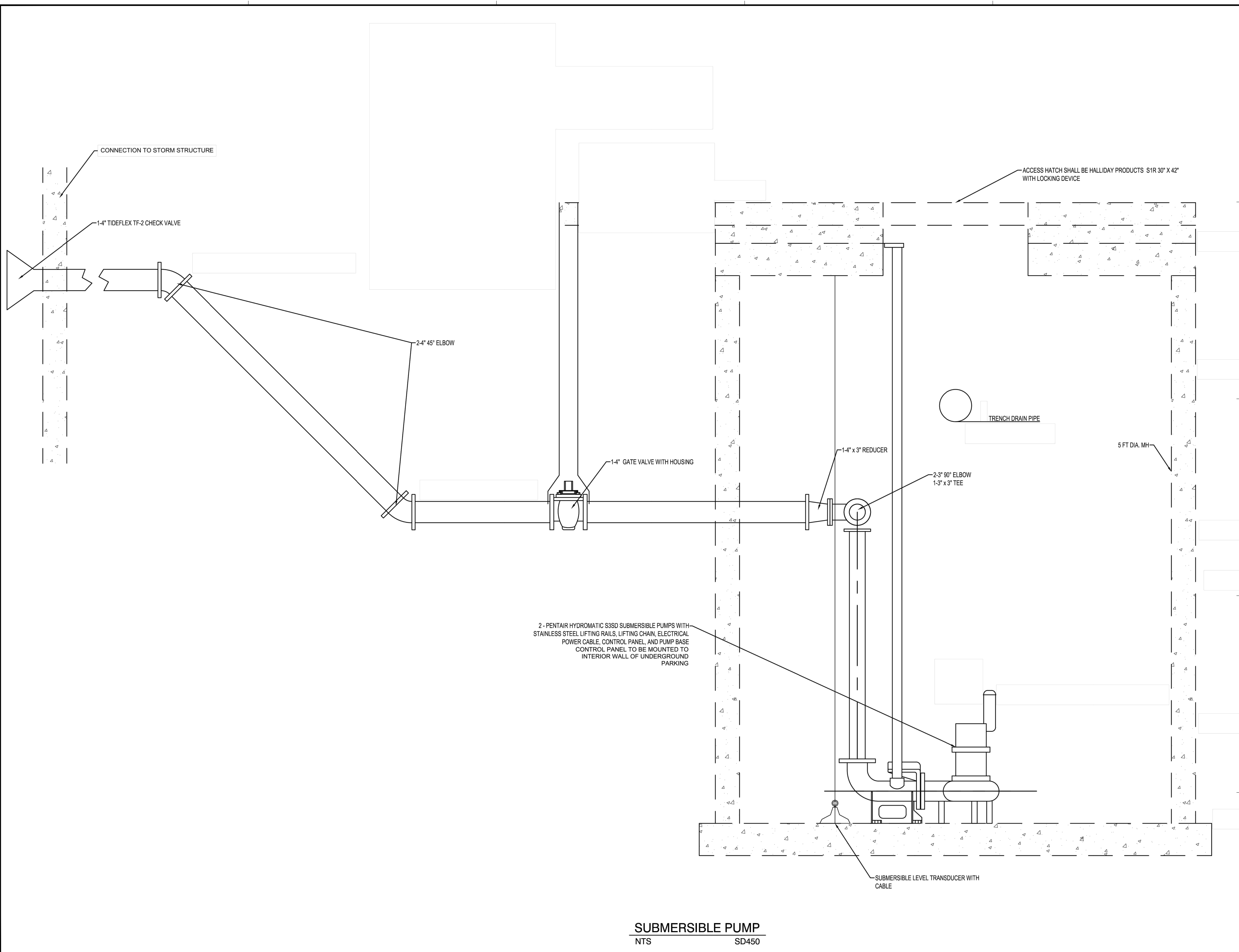


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NTS

PLOT DATE: 5/20/2022 3:53 PM



DESIGN REVIEW PLAN SUBMITTAL
05/20/2022

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PROJECT

COPPER ROCKS
DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 21-25290

FILE NAME 25290 C0-DETAILS

DRAWN BY AAG/SMW

DESIGNED BY AAG/SMW/KBR

REVIEWED BY KBR

ORIGINAL ISSUE DATE 5/20/2022

CLIENT PROJECT NO. -

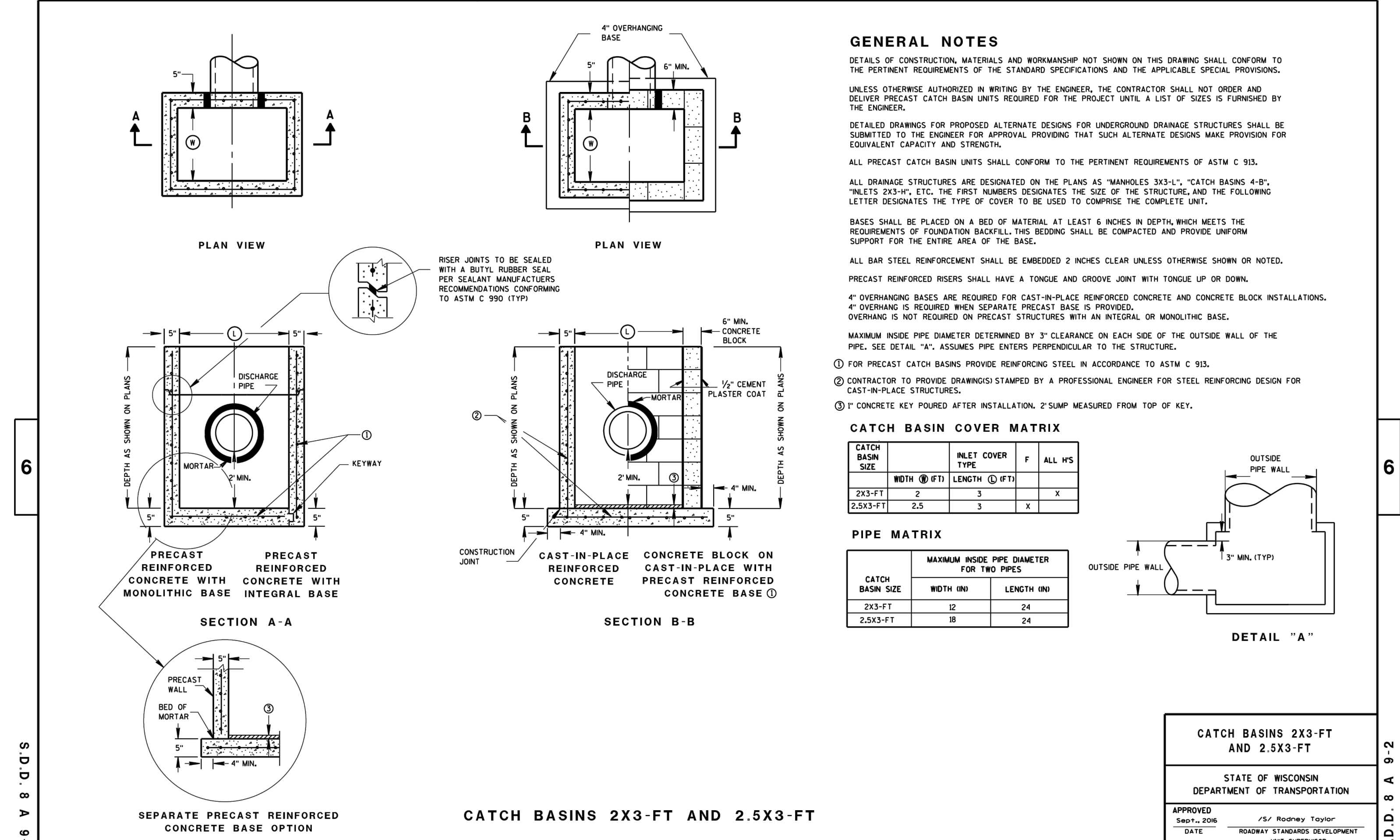
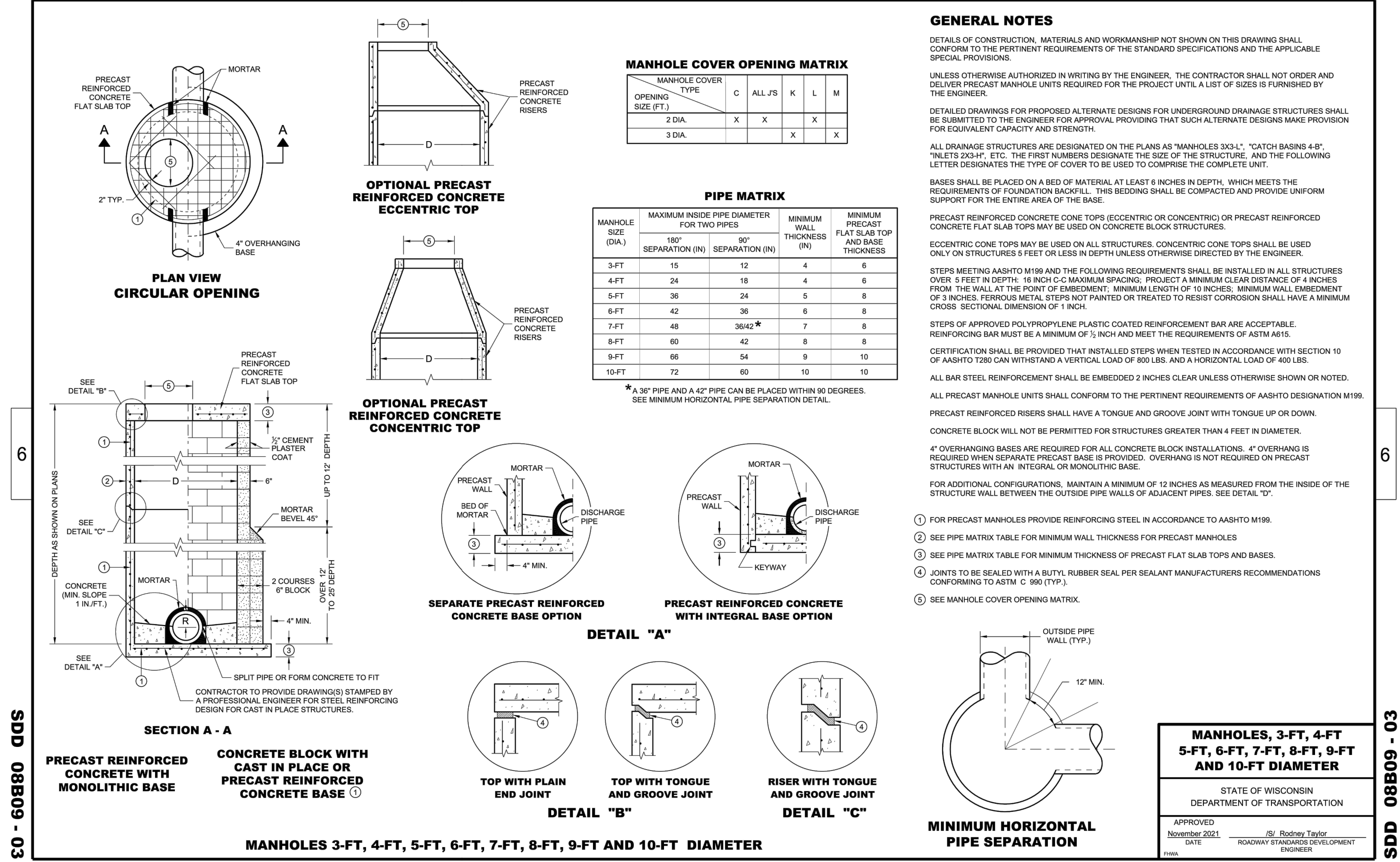
TITLE

SITE DETAILS

SHEET

C0-12

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05/20/2022

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PROJECT

**COPPER ROCKS
DEVELOPMENT**

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	21-25290
FILE NAME	25290 CO-DETAILS
DRAWN BY	AAQ/SMW
DESIGNED BY	AAQ/SMW/KBR
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	11/1/21
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

C0-14

PLOT DATE: 5/20/2022 3:53 PM

SANITARY SEWER PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-1	S-1	646.85	EX S-1	646.03	8"	PVC	SDR-35	0.40%	155
SP-2	S-2	647.16	S-1	646.75	8"	PVC	SDR-35	0.40%	103
SP-2A	WEST TOWNHOMES	649.16	S-2	648.86	6"	PVC	SDR-26	1.00%	30
SP-2B	45° BEND	648.08	S-2	648.02	8"	PVC	SDR-35	1.00%	7
SP-2C	BUILDING 1	649.00	45° BEND	648.08	8"	PVC	SDR-35	1.00%	91
SP-3	TEE	647.82	S-2	647.26	8"	PVC	SDR-35	0.40%	138
SP-3A	MIDDLE TOWNHOMES	650.23	TEE	649.93	6"	PVC	SDR-26	1.00%	30
SP-4	S-3	648.22	TEE	647.82	8"	PVC	SDR-35	0.40%	101
SP-4A	45° BEND	655.32	S-3	655.13	8"	PVC	SDR-35	1.00%	19
SP-4B	BUILDING 2	655.56	45° BEND	655.32	8"	PVC	SDR-35	1.00%	24
SP-5	S-4	648.69	S-3	648.32	8"	PVC	SDR-35	0.40%	93
SP-5A	EAST TOWNHOMES	651.36	S-4	651.06	6"	PVC	SDR-26	1.00%	30
SP-6	S-5	649.80	S-4	649.79	8"	PVC	SDR-35	0.40%	202
SP-7	BUILDING 3	650.50	S-5	649.70	8"	PVC	SDR-35	0.40%	200

SANITARY SEWER STRUCTURE SCHEDULE								
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
S-1	SANITARY MANHOLE	48 Ø	RC	NEENAH R-1670	17.11	663.76	646.65	SP-1
S-3	SANITARY MANHOLE	48 Ø	RC	NEENAH R-1670	16.23	664.45	648.22	SP-4
S-4	SANITARY MANHOLE	48 Ø	RC	NEENAH R-1670	16.19	664.88	648.69	SP-5
S-5	SANITARY MANHOLE	48 Ø	RC	NEENAH R-1670	14.64	664.24	649.60	SP-6

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	658.22	ST-2	656.99	18	RCP	CLASS III	0.50%	246
P-2	ST-2	656.99	ST-3	655.86	21	RCP	CLASS III	0.88%	164
P-3	ST-3	655.80	ADS STORMTECH MC-4500	655.50	21	RCP	CLASS III	0.92%	33
P-4	ST-4	658.49	ST-6	657.95	12	RCP	CLASS III	0.50%	109
P-4A	ST-5	658.31	ST-6	657.97	12	RCP	CLASS III	0.50%	68
P-5	ST-6	657.96	ST-7	657.20	12	RCP	CLASS III	0.50%	153
P-6	ST-7	657.20	ST-8	656.39	15	RCP	CLASS III	0.50%	164
P-7	ST-11	657.74	TEE	657.55	12	RCP	CLASS III	0.50%	38
P-7A	TEE	657.55	ST-10	657.47	12	RCP	CLASS III	0.50%	17
P-8	ST-10	657.42	ST-8	656.82	15	RCP	CLASS III	0.50%	119
P-9	ST-12	656.77	ST-8	656.23	12	RCP	CLASS III	0.49%	108
P-10	ST-8	656.21	ST-13	655.71	24	RCP	CLASS III	0.50%	100
P-11	ST-13	655.81	ST-15	655.45	24	RCP	CLASS III	0.61%	61
P-11A	ST-15	655.55	ADS STORMTECH MC-4500	655.50	24	RCP	CLASS III	0.49%	9
P-11B	ST-14	656.01	ST-13	655.86	15	RCP	CLASS III	0.50%	30
P-12	ST-16	656.78	ST-15	655.63	12	RCP	CLASS III	0.50%	30
P-13	BOTTOM SOUTH RAMP TRENCH DRAIN	653.47	ST-9	654.32	4	PVC	FORCEMAIN	7.02%	12
P-14	ST-9	654.32	ST-10	657.57	4	PVC	FORCEMAIN	9.60%	34
P-15	NORTH RAMP TRENCH DRAIN	653.25	ST-19	653.25	4	PVC	FORCEMAIN	0.00%	7
P-16	ST-19	653.31	ST-26	657.00	4	PVC	FORCEMAIN	7.01%	53
P-17	TOP SOUTH RAMP TRENCH DRAIN	657.00	TEE	656.70	12	RCP	CLASS III	3.78%	8
P-18	ST-18	654.72	EXISTING CATCH BASIN	654.50	15	RCP	CLASS III	0.50%	45
P-19	ST-17	655.35	ST-18	654.82	15	RCP	CLASS III	0.50%	106
P-20	ADS STORMTECH MC-4500	655.55	ST-17	655.45	15	RCP	CLASS III	0.70%	14
P-21	ST-23	656.29	ST-24	657.95	6	HDPE	CLASS III	1.00%	34
P-22	ST-24	657.95	ST-2	657.39	6	HDPE	CLASS III	1.00%	55
P-23	ST-21	648.70	ST-20	648.76	24	RCP	CLASS III	0.37%	22

STORM DRAIN STRUCTURE SCHEDULE								
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
ST-1	WwDOT CATCH BASIN	36 x 24	RC	TYPE T	5.65	663.87	658.22	P-1
ST-2	WwDOT CATCH BASIN	36 x 24	RC	TYPE T	7.49	664.29	656.80	P-2
ST-3	WwDOT CATCH BASIN	36 x 24	RC	TYPE T	8.72	664.52	655.80	P-3
ST-4	WwDOT MANHOLE	36 Ø	RC	TYPE C	5.33	663.83	658.49	P-4
ST-5	WwDOT MANHOLE	36 Ø	RC	TYPE C	6.42	664.73	658.31	P-4A
ST-6	WwDOT MANHOLE	36 Ø	RC	TYPE C	7.15	665.10	657.95	P-5
ST-7	WwDOT MANHOLE	36 Ø	RC	TYPE C	6.96	664.16	657.20	P-6
ST-8	WwDOT MANHOLE	48 Ø	RC	TYPE C	6.56	662.77	656.21	P-10
ST-10	WwDOT CATCH BASIN	36 x 24	RC	TYPE H-S	6.17	663.59	657.42	P-8
ST-11	WwDOT CATCH BASIN	36 x 24	RC	TYPE H-S	6.06	663.80	657.74	P-7
ST-12	WwDOT MANHOLE	36 Ø	RC	TYPE C	6.45	662.66	656.20	P-9
ST-13	WwDOT MANHOLE	36 Ø	RC	TYPE C	7.35	663.04	655.68	P-11
ST-14	WwDOT CATCH BASIN	36 x 24	RC	TYPE H-S	6.93	662.94	656.01	P-11B
ST-15	WwDOT MANHOLE	36 Ø	RC	TYPE C	8.13	663.58	655.45	P-11A
ST-16	WwDOT CATCH BASIN	36 x 24	RC	TYPE H-S	7.81	663.59	655.78	P-12
ST-17	WwDOT MANHOLE	36 Ø	RC	TYPE C	7.23	662.58	655.35	P-19
ST-18	WwDOT MANHOLE	36 Ø	RC	TYPE C	7.06	661.79	654.72	P-18
ST-20	WwDOT MANHOLE	36 Ø	RC	TYPE C	12.65	661.43	648.78	
ST-21	WwDOT CATCH BASIN	36 x 24	RC	TYPE H-S	12.34	660.73	648.39	P-23
ST-22	WwDOT CATCH BASIN	36 x 24	RC	TYPE H-S	4.00	661.23	657.23	
ST-23	INLINE DRAIN	8 Ø	PVC	STANDARD GRATE	6.06	664.35	656.29	P-21
ST-24	DRAIN BASIN	8 Ø	PVC	STANDARD GRATE	6.38	664.32	657.95	P-22
ST-25	WwDOT CATCH BASIN	36 x 24	RC	TYPE H-S	6.19	664.84	658.65	P-1A
ST-26	WwDOT CATCH BASIN	36 Ø	RC	TYPE C	8.02	665.02	657.00	P-1B

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DESIGN REVIEW PLAN SUBMITTAL
05/20/2022

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PROJECT

COPPER ROCKS
DEVELOPMENT

LA CROSSE

WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO. 21-25290

FILE NAME 25290 CO-DETAILS

DRAWN BY AAG/SMW

DESIGNED BY AAG/SMW/KBR

REVIEWED BY KBR

ORIGINAL ISSUE DATE 5/20/2022

CLIENT PROJECT NO. -

TITLE

UTILITY
SCHEDULES

SHEET

C0-20

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

GENERAL PROJECT INFORMATION

This project consists of the construction of asphaltic pavement, concrete sidewalk, curb & gutter, grading, stormwater management, restoration, erosion control, and any incidental work.

Contractor and Owner are required to apply for and receive a Wisconsin Pollution Discharge Elimination System (WPDES) Stormwater Construction Permit from the WDNR at least 14 days prior to beginning work.

Company: _____ Contact Person: _____
Phone: _____

Company: _____ Contact Person: _____
Phone: _____

Company: _____ Contact Person: _____
Phone: _____

Total project size (disturbed area) = 6.96 acres
Minimum area requiring WPDES permit = 1.00 acres
****PROJECT DOES REQUIRE A WPDES PERMIT****
Existing area of impervious surface = 6.277 acres
Post construction area of impervious surface = 4.584 acres

Total new impervious surface area created = (1.698) acres

Types of permanent storm water management that will be used if more than one acre of new impervious surface is created are checked below:

☐ Wet sedimentation basin ☐ Infiltration / Filtration

☐ Regional Pond - Un-Named ☐ Alternative methods

Surface waters which will receive storm water from the site within 1 mile (aerial radius measurement) of project boundary. Include waters shown on USGS 7.5 minute quad and all special or impaired waters.

Name of Water Body	Type (ditch, pond, lake, etc.)	Special/Impaired Water?

POLLUTION PREVENTION:

All hazardous materials (oil, gasoline, fuel, paint, etc) must be properly stored to prevent spills, leaks, or other discharge. Storage areas shall provide secondary containment and a hazardous materials spill kit. Equipment fueling and maintenance shall occur in a designated, contained area. Storage and disposal of hazardous waste must be in compliance with all applicable regulations. All runoff containing any hazardous material must be properly collected and disposed. No engine degreasing shall be allowed on site.

All sanitary wastes must be collected from portable units on site by a licensed sanitary waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overfilling.

Emergency Spill Plan – The Contractor is responsible for all construction personnel to be informed of the manufacturers' recommended spill cleanup methods, and the location of that information and cleanup supplies. The Contractor shall modify the SWPPP as required within seven calendar days of knowledge of the release to: provide a description of the release, the circumstances leading to the release, and the date of the release. Plans must identify measures to prevent the recurrence of such releases. If a spill occurs, the following steps shall be followed:

1. Observe the safety precautions associated with the spilled material. Stop the source of the spill, if you can do so safely. Call 911 if fire or public safety hazards are created.
2. Contain the spilled material. Dirt, sand, or any semi-impermeable material may be used to create a containment structure to prevent the material from flowing.
3. Report the spill to Wisconsin's Spill Hotline at (800) 943-0003.
4. Clean up the spilled material and dispose of the wastes properly.

The contractor is responsible for monitoring air pollution and ensuring it does not exceed levels set by local, state, or federal regulations. This includes dust created by work being performed on the site. Air pollution and dust control correction is considered incidental to the unit bid prices for which work is being performed. Additional dust control measures may be required by the Engineer.

Concrete washout onsite: All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.

The Permittees must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours of a rainfall event greater than 0.5 inches in a 24 hour period.

All inspections performed during construction must be recorded and records retained with the erosion plan in accordance with the Permit. Contractor is responsible for keeping a record of all rainfall data & erosion control maintenance until final establishment of turf.

Erosion control and other BMP's must be replaced, repaired, or supplemented when they reach 33% design load.

The Contractor must ensure final stabilization of the site. The Contractor must submit a Notice of Termination when the site has undergone final stabilization and all stormwater discharges associated with the construction site activities that require to have WPDES coverage have ceased.

All temporary erosion control measures and BMP's must be removed as part of the final site stabilization.

The storm water permit further defines final stabilization and its requirements.

EROSION PREVENTION:

Construction of silt fence and all other erosion control measures shall be complete before other construction activity occurs. Use phased construction wherever practical and establish turf as soon as possible to minimize sediment transport.

Temporary cover during construction is incidental.

Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water.

All disturbed areas shall be seeded and mulched at the earliest possible time to prevent/reduce erosion.

A. Seed for the infiltration basin and swales shall be WisDOT mix #75 with mix #60 as a nurse crop and shall meet Specification Section 630. All other seed shall be WisDOT mix #40 and shall meet Specification Section 630. Mulching shall be applied according to Specification Section 627.

B. Fertilizer shall be WisDOT Type B and shall meet Specification Section 629

C. Temporary mulching shall be applied at a rate of 2 tons/acre. Mulch shall be disc anchored

Additional erosion prevention measures may be found at the Wisconsin Department of Natural Resources Best Management Practices.

Construction of silt fence and all other erosion control measures shall be complete prior to land disturbing activities occur.

A tracking pad entrance or other approved alternatives must be constructed at the exit point from the project site.

Inlet erosion protection shall be installed and maintained until turf or pavement has been established.

The contractor shall be responsible for controlling erosion and preventing eroded material from leaving the construction zone. All eroded material that leaves the construction zone shall be collected by the contractor and returned to the site at the contractor's expense.

Contractor shall maintain a 50-foot natural buffer or use redundant sediment controls near surface waters if a buffer is not feasible.

Contractor shall take the necessary steps to minimize soil compaction and preserve topsoil on site.

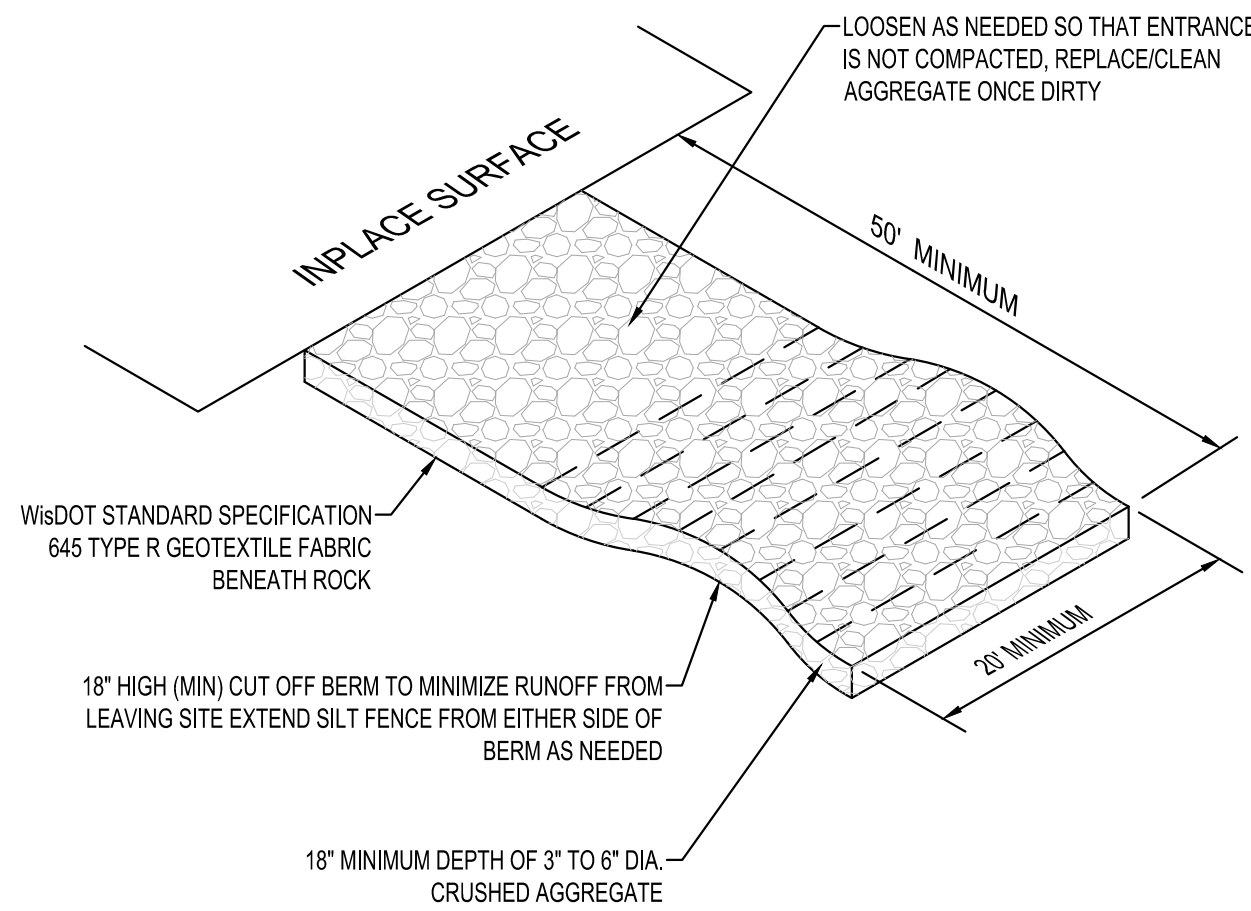
All streets must be swept within 24 hours when any tracking occurs.

Silt fence or other effective erosion control measures must be installed around the perimeter of any soil stockpiled, including temporary stockpiles, at this location or any other on the project site. Stockpiles cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.

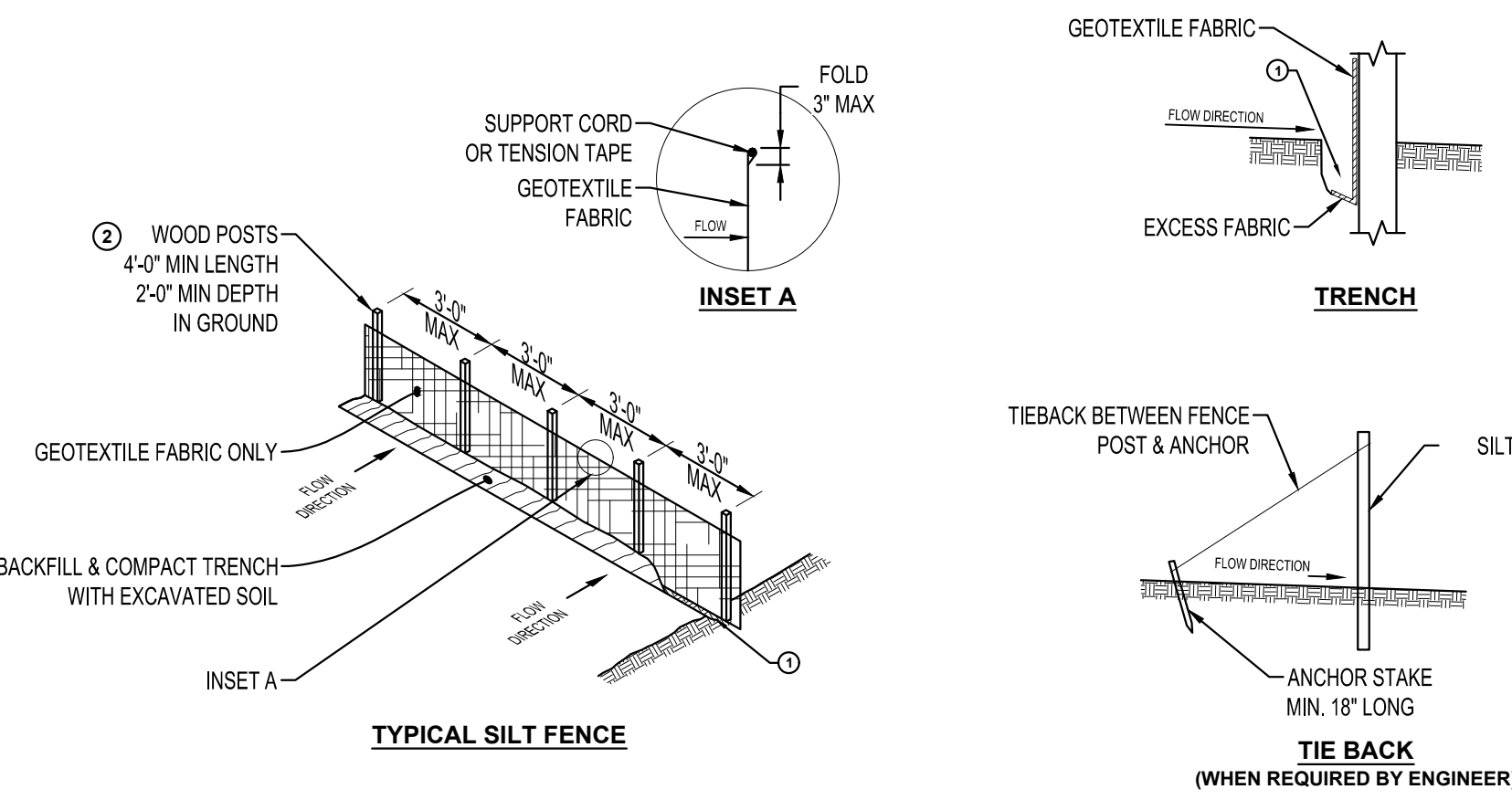
Dewater sediment-laden water to sedimentation basins if possible, or use other BMP's to prevent erosion when discharging to surface waters. Use appropriate energy dissipation measures on all discharges.

Dewatering practices cannot cause nuisance conditions, erosion or in receiving channels or inundation of wetlands resulting in adverse impacts.

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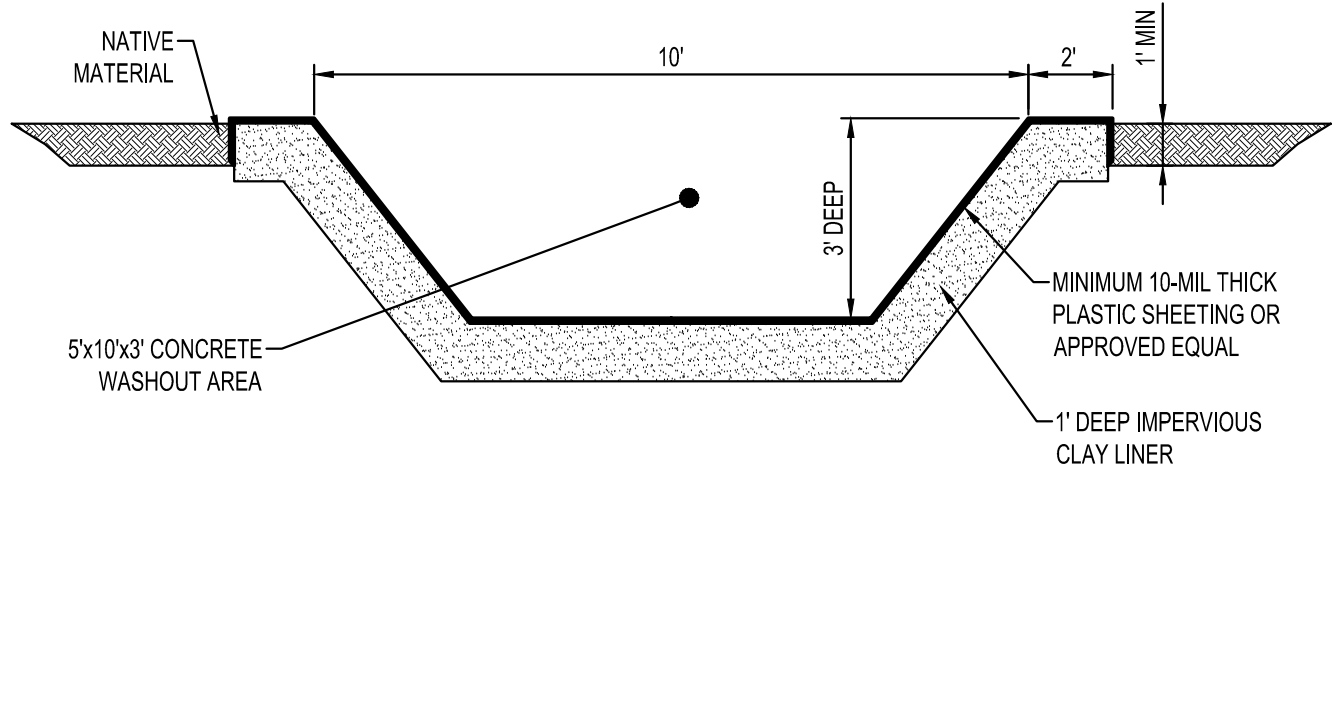
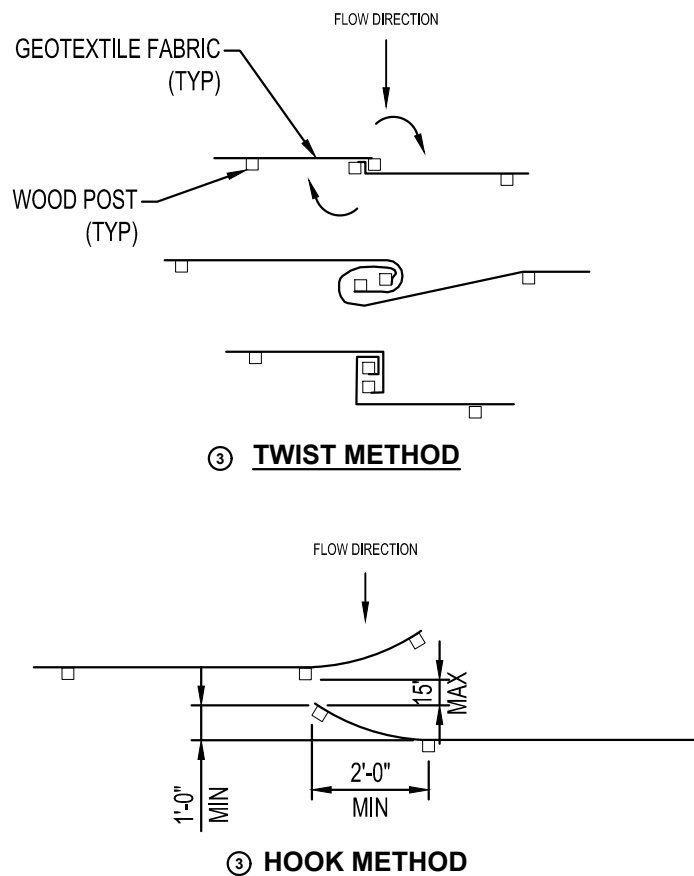
ROCK TRACKING PAD
NTS



NOTES:

- ATTACH FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH & NAILS.
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.
8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.
FOR MANUAL INSTALLATIONS, TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY & ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH.
BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/2" x 1 1/2" OF OAK OR HICKORY.
CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
A. TWIST METHOD - OVERLAP THE END POSTS & TWIST, OR ROTATE AT LEAST 180'.
B. HOOK METHOD - HOOK END OF EACH SILT FENCE LENGTH.

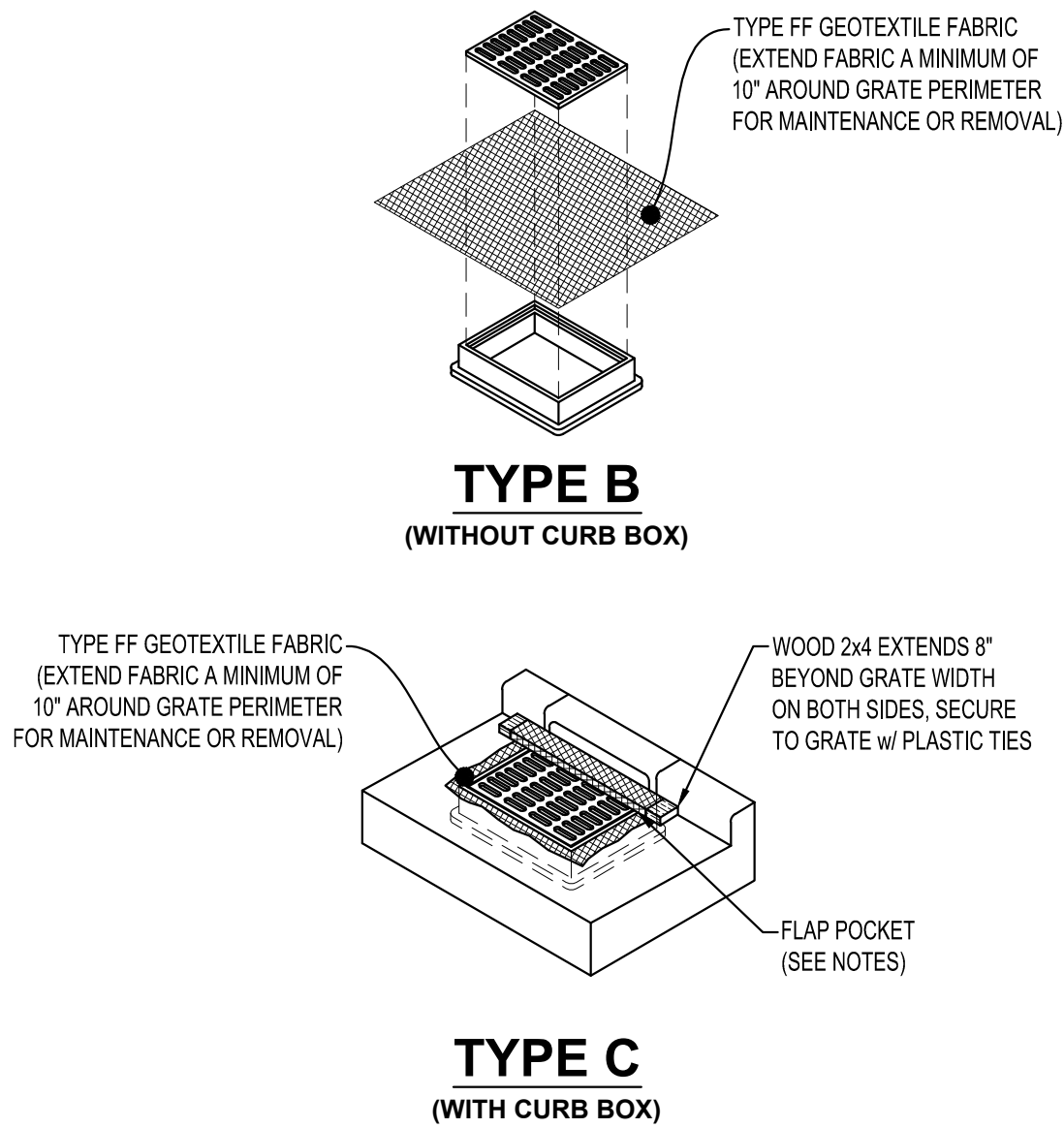
SILT FENCE
NTS



NOTES:

- CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.
CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.
WASHOUT AREA SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES OR BODIES OF WATER.
CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.
WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

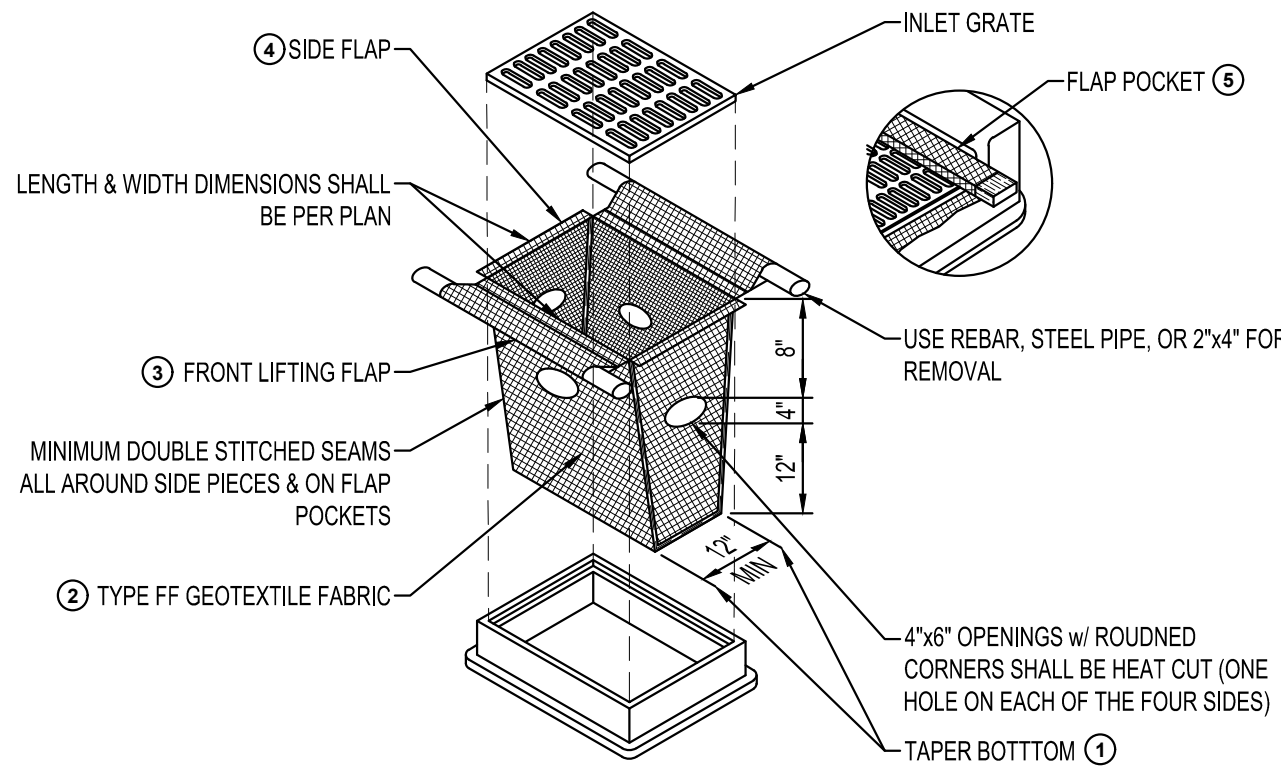
CONCRETE WASHOUT
NTS



NOTES:

- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN TEH REBAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

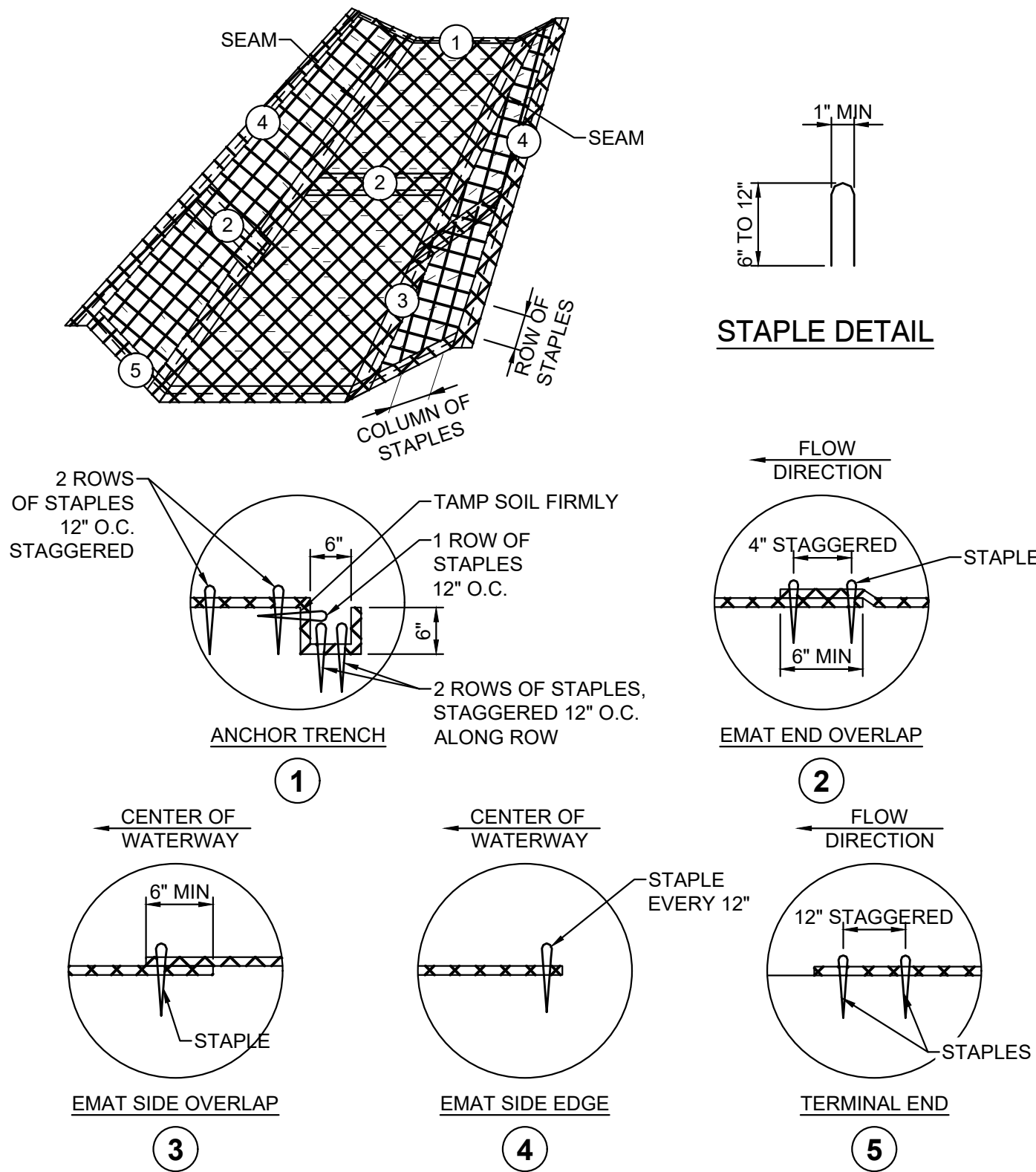
**TYPES B & C
INLET PROTECTION**
NTS



NOTES:

- TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG & THE STRUCTURE MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP & BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, & BOTTOM OF FILTER BAG BEING ONE PIECE.
FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING & MAINTAINING FILTER BAG.
SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER & REINFORCE WITH MULTIPLE STITCHES.
FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REBAR FLAP & SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

**TYPE D
INLET PROTECTION**
NTS



NOTES:

- INSTALL EROSION MAT (EMAT) OVER WATERWAYS AS SHOWN IN THE EROSION CONTROL PLAN.
THE EMAT SHALL CONFORM TO W6DOT STANDARD SPECIFICATIONS SECTION 628.
PREPARE SOIL PRIOR TO INSTALLING EMAT, INCLUDING SEEDING AND FERTILIZING.
THE EMAT SHALL BE PLACED IN FIRM CONTACT WITH THE SOIL AND NOT BE ALLOWED TO BRIDGE OVER SURFACE IRREGULARITIES. THE MAT SHALL NOT BE STRETCHED.
START LAYING THE MATS BY ROLLING CENTER MAT IN THE DIRECTION OF FLOW, CENTERED ON THE CENTERLINE OF WATERWAY. THERE SHALL NOT BE AN OVERLAP OF MATS AT THE CENTER OF THE WATERWAY.
THE EMAT SHALL BE ANCHORED, OVERLAPPED, AND STAPLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. IF NO MANUFACTURER'S INSTRUCTIONS ARE AVAILABLE, INSTALL THE MAT AS FOLLOWS.
STAPLES SHALL BE 1/4" SHAPED, 0.12" DIAMETER WIRE OR GREATER (#11 GAUGE). (SEE STAPLE DETAIL FOR DIMENSIONS)
BURY UPSTREAM END OF MAT IN A TRENCH 6" WIDE BY 6" DEEP AND STAPLED IN STAGGERED ROWS ACROSS THE WIDTH AS SHOWN IN DETAIL 1.
C. FOR JOINING ENDS OF ROLLS, OVERLAP END OF UP SLOPE MAT A MINIMUM OF 6" OVER DOWN SLOPE MAT (SHINGLE STYLE). USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART, AS SHOWN IN DETAIL 2.
D. MATS ON SIDE SLOPES SHALL OVERLAP A MINIMUM OF 6" OVER THE MAT BELOW (SHINGLE STYLE). STAPLE OVERLAP AT 12" INTERVALS. (SEE DETAIL 3)
E. THE OUTER EDGE ALONG SIDES OF THE MAT SHALL BE STAPLED EVERY 12". (SEE DETAIL 4)
F. STAPLES ARE TO BE PLACED ALTERNATELY IN COLUMNS (IN THE DIRECTION OF THE WATERWAY) 2' APART AND IN ROWS (ACROSS THE WATERWAY) 3' APART THROUGHOUT THE AREA COVERED BY THE EOB.
G. DOWNSTREAM (TERMINAL) END OF BLANKET SHALL BE STAPLED WITH A DOUBLE ROW OF STAGGERED STAPLES 12" APART. (SEE DETAIL 5)

EROSION MAT INSTALLATION
NTS

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05/20/2022

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PROJECT

**COPPER ROCKS
DEVELOPMENT**

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	21-25290
FILE NAME	25290 C1-SWPPP
DRAWN BY	AAQ/SMW
DESIGNED BY	AAQ/SMW/KBR
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	02/02/2022
CLIENT PROJECT NO.	-

TITLE

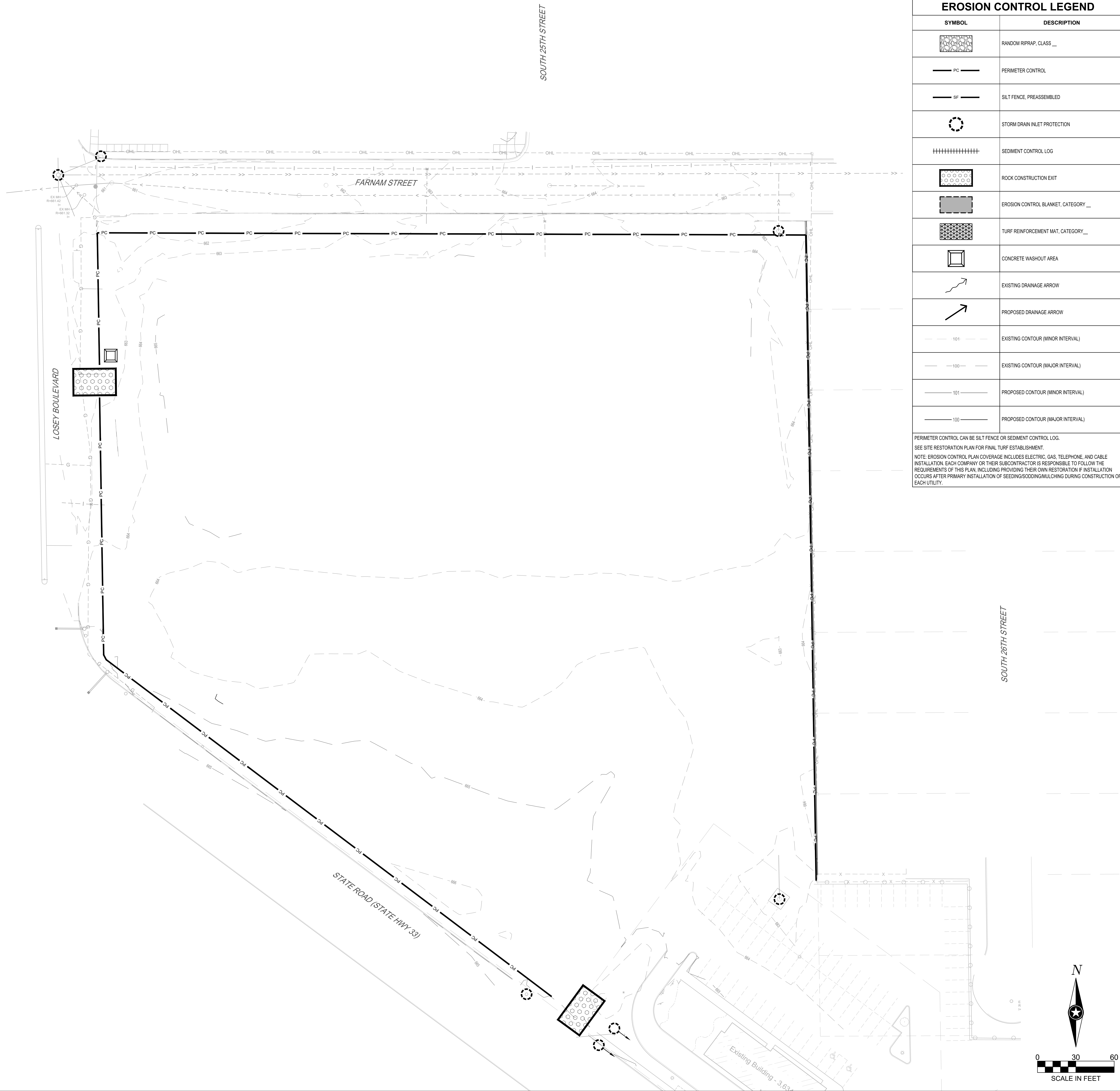
**STORMWATER
POLLUTION
PREVENTION
PLAN DETAILS**

SHEET

C1-20

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/20/2022 3:54 PM



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RANDOM RIPRAP, CLASS __
	PERIMETER CONTROL
	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	SEDIMENT CONTROL LOG
	ROCK CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY __
	TURF REINFORCEMENT MAT, CATEGORY __
	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.



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PROJECT

COPPER ROCKS
DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	21-25290
FILE NAME	25290 C1-SWPPP
DRAWN BY	AAQ/SMW
DESIGNED BY	AAQ/SMW/KBR
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	5/20/2022
CLIENT PROJECT NO.	-

TITLE

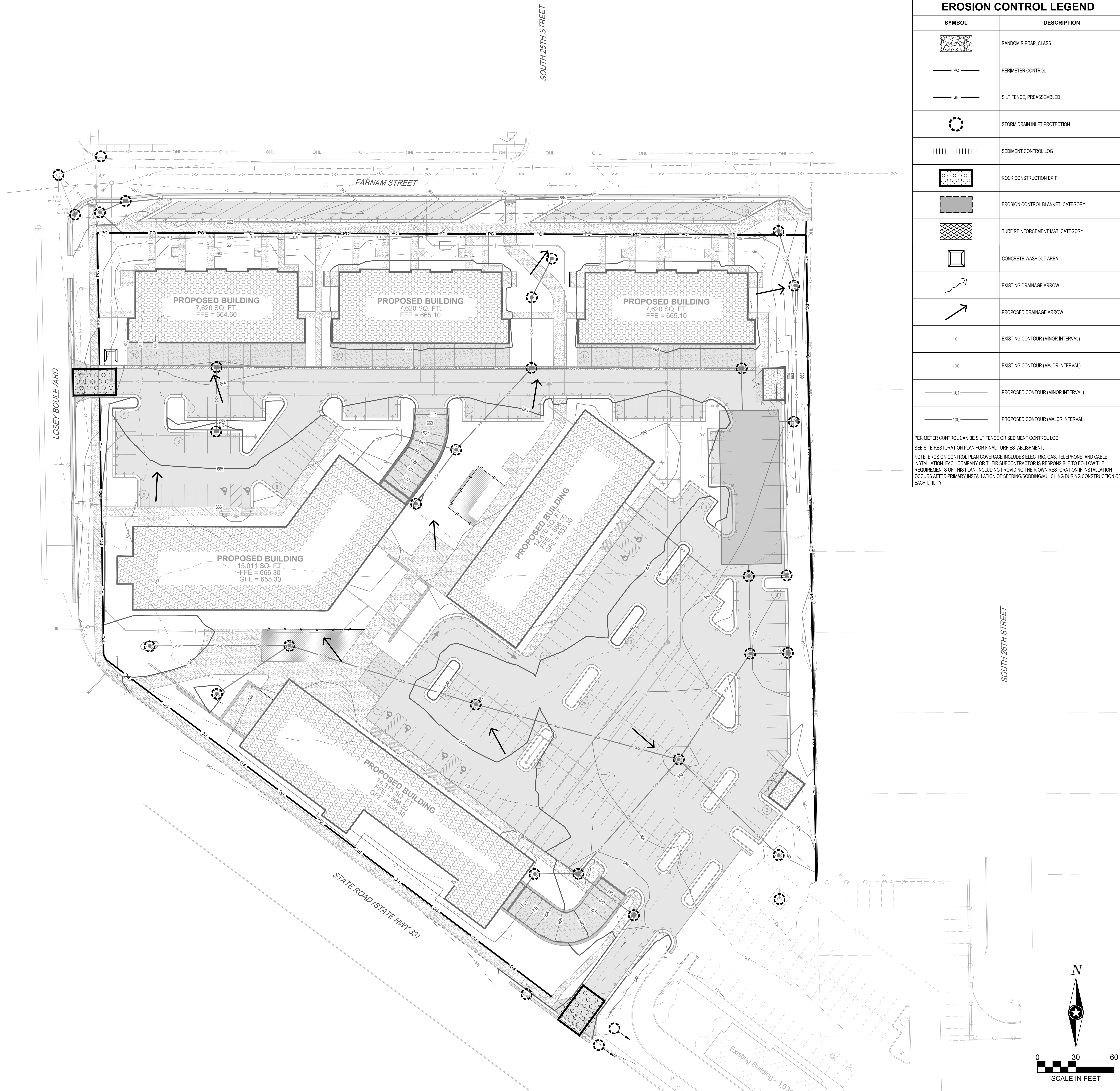
PRE
CONSTRUCTION
POLLUTION
PREVENTION
PLAN

SHEET

C1-30

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 05/20/2022 3:54 PM



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RANDOM RIPRAP, CLASS __
	PERIMETER CONTROL
	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	SEDIMENT CONTROL LOG
	ROCK CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY __
	TURF REINFORCEMENT MAT, CATEGORY __
	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.
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PROJECT

COPPER ROCKS
DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

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CLIENT PROJECT NO.	-

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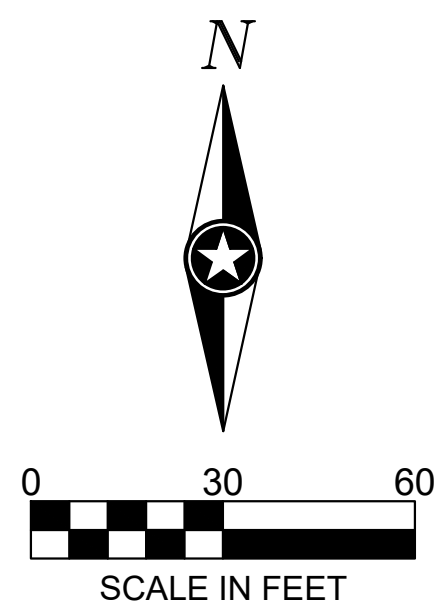
STORMWATER
POLLUTION
PREVENTION
PLAN

SHEET

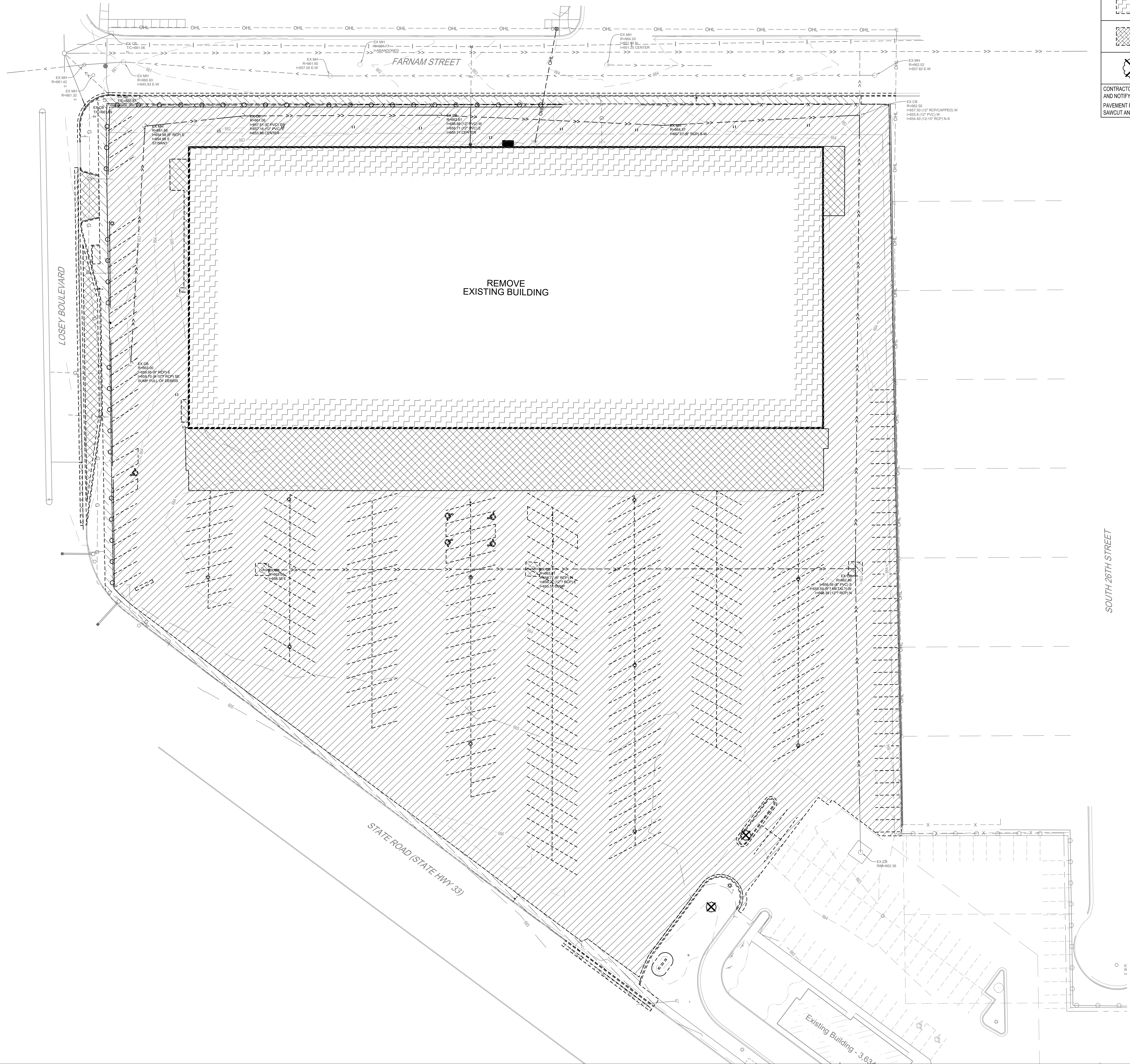
C1-40

PRELIMINARY NOT FOR CONSTRUCTION

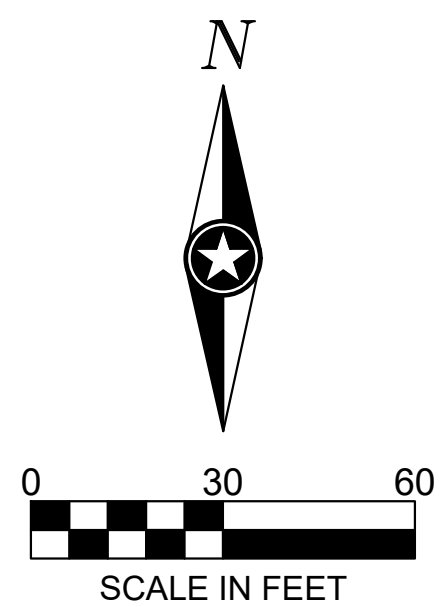
PRELIMINARY NOT FOR CONSTRUCTION



PLT DATE: 05/20/2022 3:54 PM



REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	DEMOLISH BUILDING
	REMOVE LANDSCAPING
	REMOVE DECIDUOUS 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.	



DESIGN REVIEW PLAN SUBMITTAL
05/20/2022

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PROJECT

COPPER ROCKS DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	21-25290
FILE NAME	25290 C2-REMOVAL
DRAWN BY	AAQ/SMW
DESIGNED BY	AAQ/SMW/KBR
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	05/20/2022
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE AND REMOVALS PLAN

SHEET

C2-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLT DATE: 05/20/2022 3:54 PM

DENSITY COMPUTATIONS	
PROPOSED UNITS	216
SITE AREA (AC)	6.30
DENSITY (UNITS/AC)	35

TOWNHOME PARKING DATA	
TYPE	STALLS PROVIDED
TOWNHOME (OUTSIDE)	39
TOWNHOME (GARAGE)	39
TOTAL	78

MIXED-USE PARKING DATA	
TYPE	STALLS PROVIDED
PROPOSED STALLS (OUTSIDE)	225
PROPOSED STALLS (UNDERGROUND)	105
ACCESSIBLE STALLS (INCLUDED IN OUTSIDE)	8
TOTAL	338

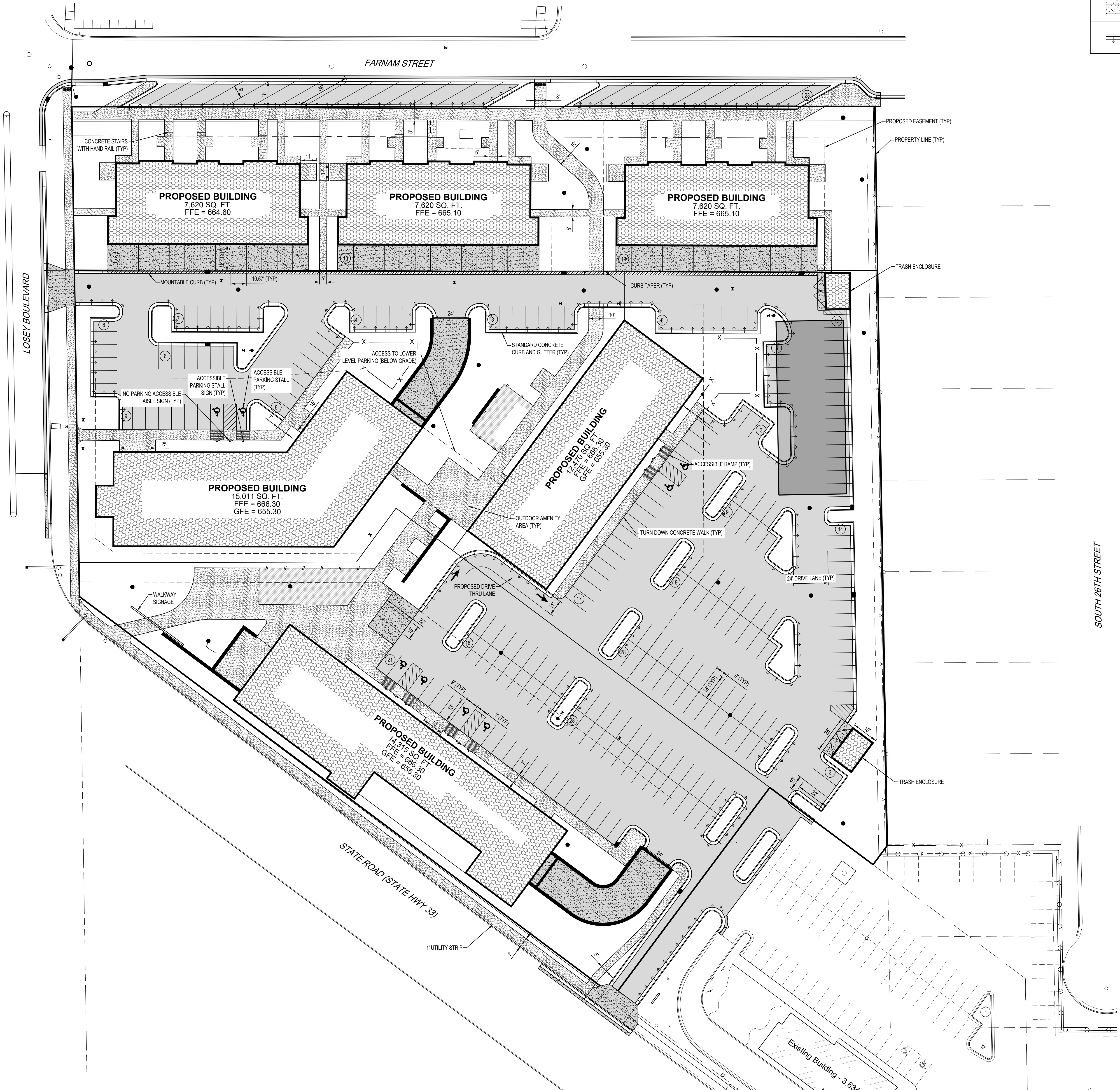
SITE AREA SUMMARY					
	UNITS	UNITS	PERCENT		
PROPOSED BUILDINGS	66,306	SF	1.52	AC	25%
IMPERVIOUS AREA (PARKING/SIDEWALK)	139,705	SF	3.21	AC	51%
OPEN AREA	66,773	SF	1.53	AC	24%
PROPOSED AREA	272,784	SF	6.26	AC	100%
PROPOSED ROW	5,557	SF	0.13	AC	
TOTAL AREA	278,341	SF	6.39	AC	

SOUTH 25TH STREET

BICYCLE PARKING DATA	
TYPE	SPACES PROVIDED
PROPOSED SPACES (OUTSIDE)	18
TOWNHOME (GARAGE)	60
PROPOSED SPACES (GARAGE)	39
TOTAL	117

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

ISG



DESIGN REVIEW PLAN SUBMITTAL
05/20/2022

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PROJECT

COPPER ROCKS DEVELOPMENT

LA CROSSE

WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	21-25290
FILE NAME	25290 C3-SITE
DRAWN BY	AAQ/SMW
DESIGNED BY	AAQ/SMW/KBR
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	05/20/2022
CLIENT PROJECT NO.	-

TITLE

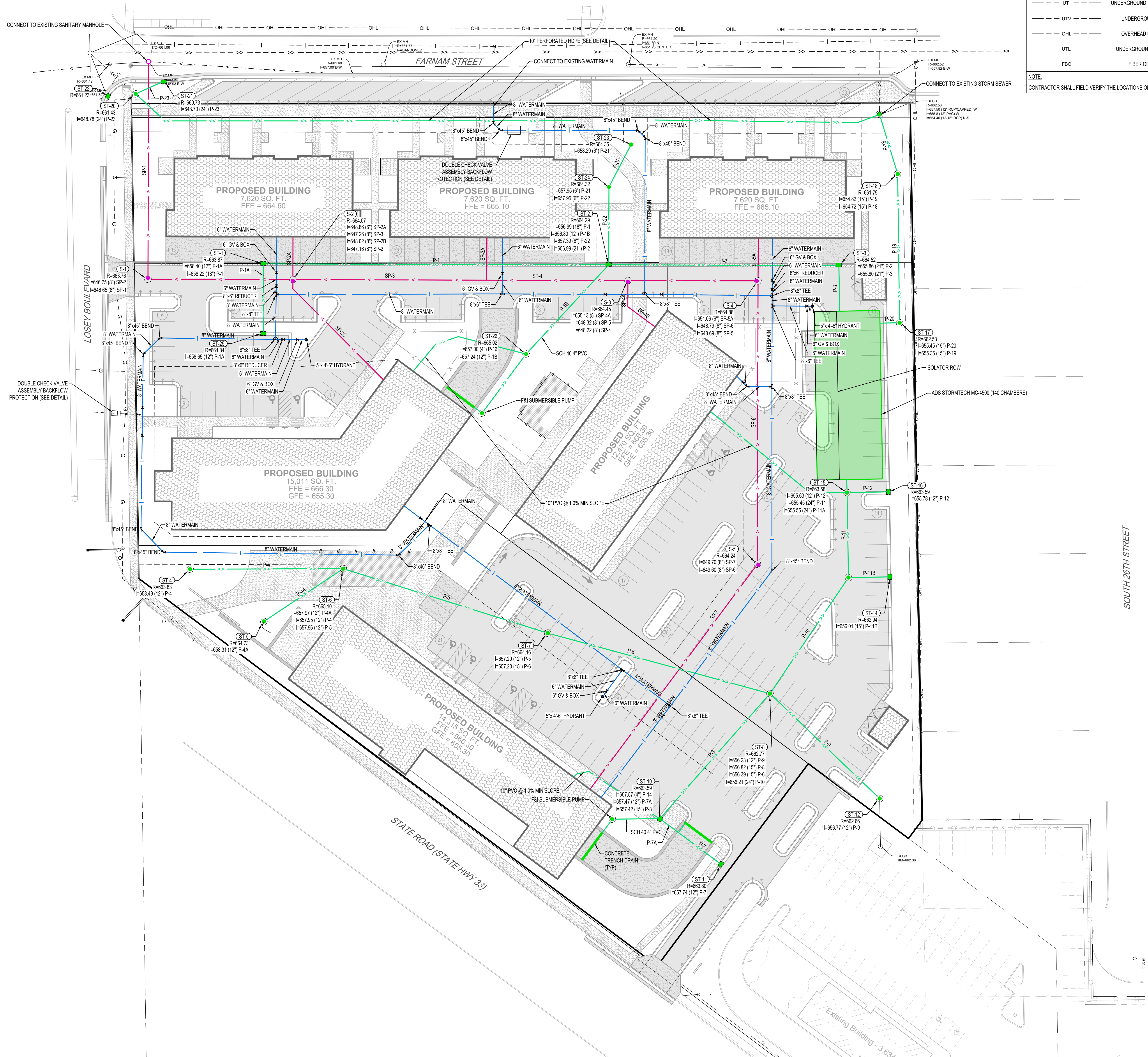
SITE PLAN

SHEET

C3-10

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

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



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05/20/2022

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PROJECT

COPPER ROCKS
DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE DESCRIPTION BY

PROJECT NO. 21-25290

FILE NAME 25290 C3-SITE

DRAWN BY AAG/SMW

DESIGNED BY AAG/SMW/KBR

REVIEWED BY KBR

ORIGINAL ISSUE DATE

CLIENT PROJECT NO.

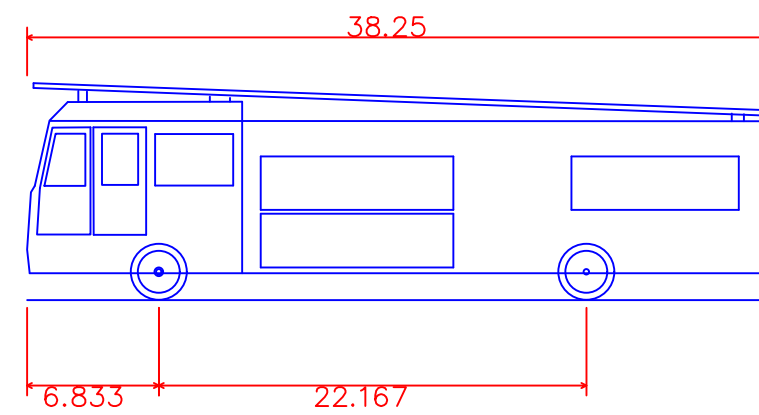
TITLE

SITE UTILITY
PLAN

SHEET

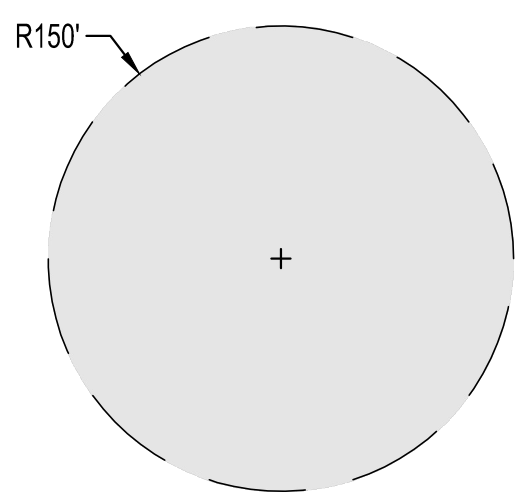
C3-11

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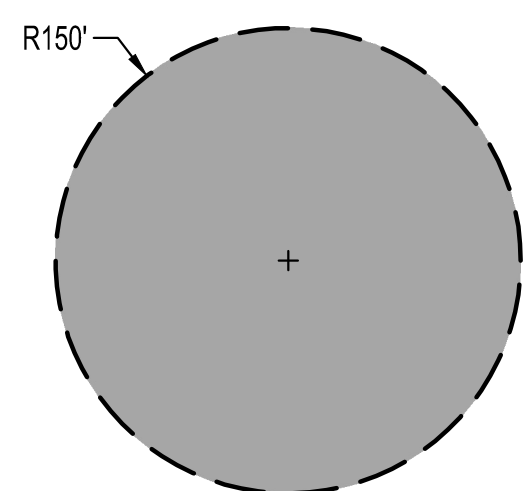


E-ONE Combination Unit
Overall Length 38.25ft
Overall Width 8.333ft
Overall Body Height 22.167ft
Min Body Ground Clearance 6.833ft
Track Width 6.833ft
Lock-to-lock time 45.00s
Max Wheel Angle 45.00s

HYDRANT COVERAGE LEGEND



EXISTING HYDRANT



PROPOSED HYDRANT

ISG



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PROJECT

COPPER ROCKS DEVELOPMENT

LA CROSSE

WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

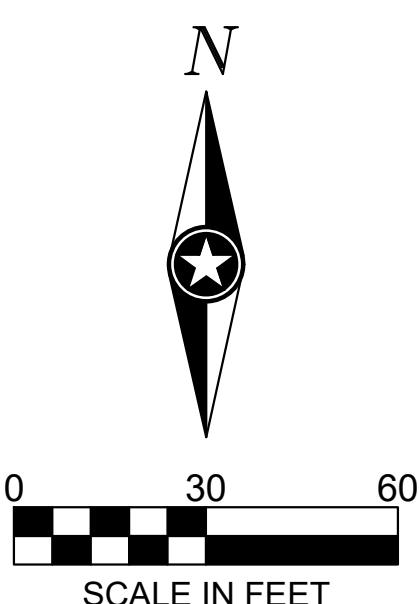
PROJECT NO.	21-25290
FILE NAME	25290 C3-HYDRANT MAP
DRAWN BY	AAQ/SMW
DESIGNED BY	AAQ/SMW/KBR
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	05/20/2022
CLIENT PROJECT NO.	-

TITLE

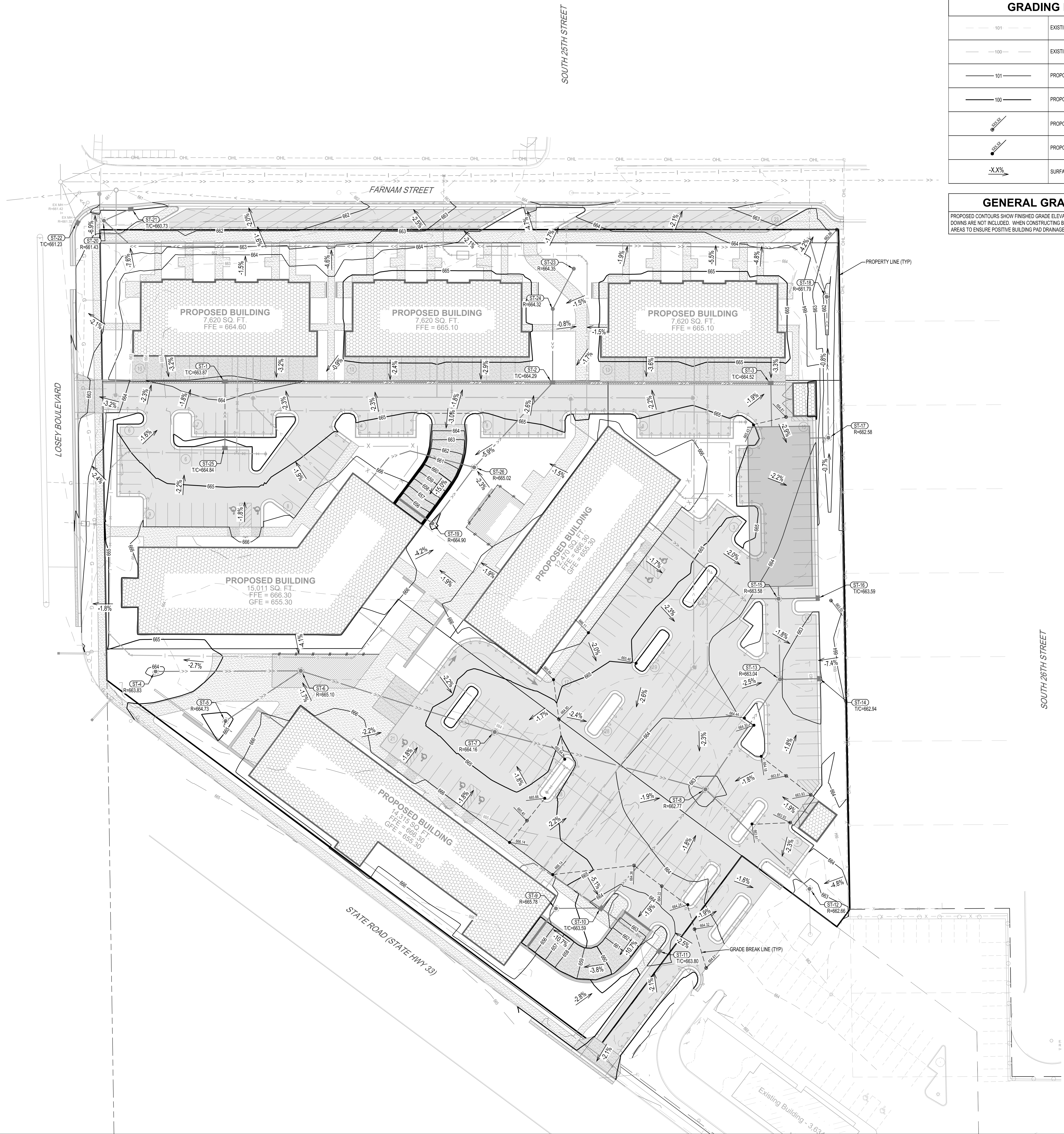
HYDRANT COVERAGE MAP

SHEET

C3-12



PLOT DATE: 05/20/2022 4:55 PM



Grading Legend	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	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.	



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PROJECT

COPPER ROCKS DEVELOPMENT

LA CROSSE

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REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	21-25290
FILE NAME	25290 C4-GRADING
DRAWN BY	AAQ/SMW
DESIGNED BY	AAQ/SMW/KBR
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	05/20/2022
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

SHEET

C4-10

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