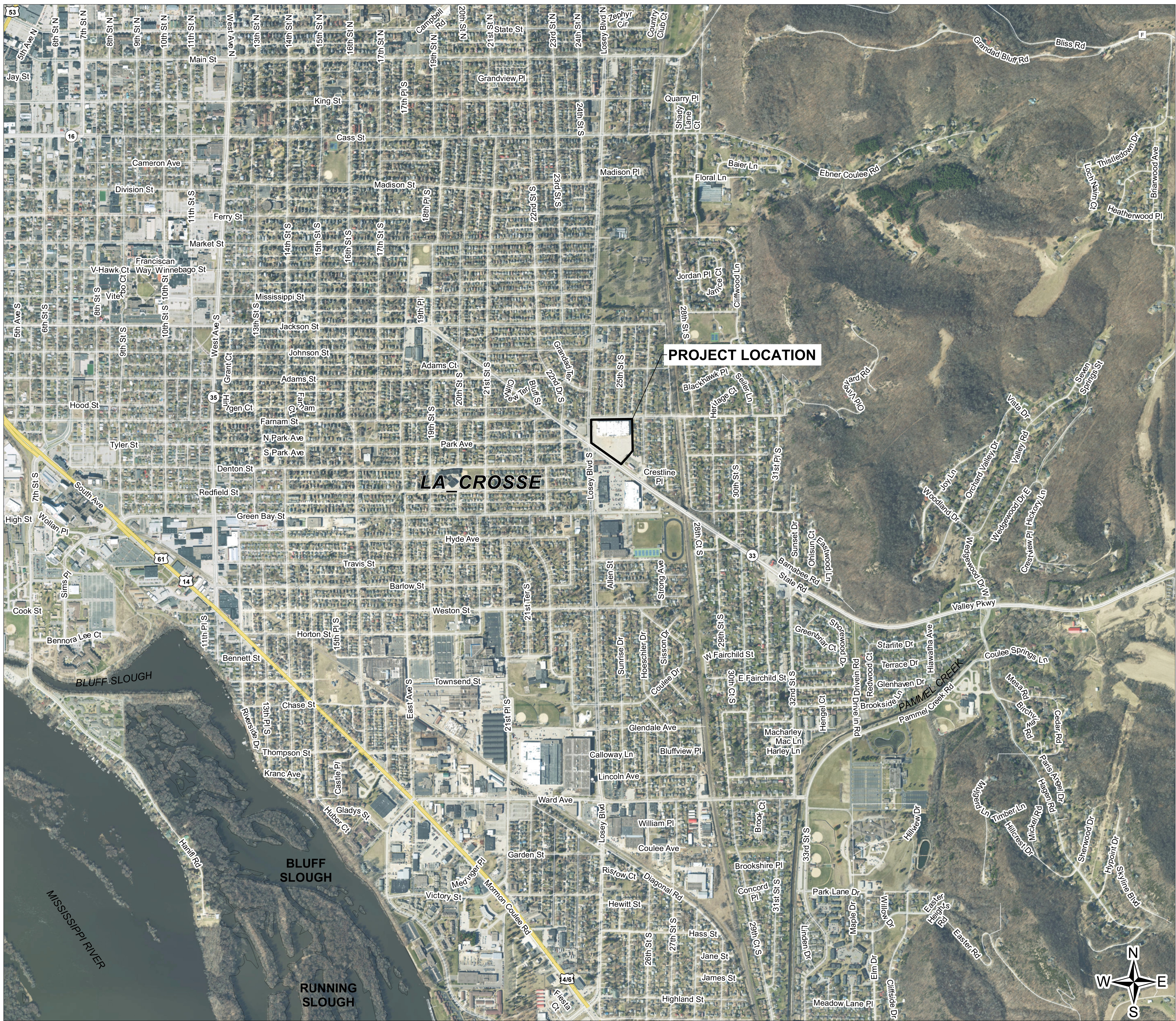


ISG PROJECT # 31707

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

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

ADA	AMERICANS WITH DISABILITIES ACT	DNL	DIAMETER	DIN	HOPES	HIGH DENSITY POLYETHYLENE	MIS	MINIMUM	R/W	RIGHT OF WAY
ADD	ADDENDUM	DIM	DIMENSION	DHW	HEAVY DUTY	HPV	MISC	MISCELLANEOUS	SAN	SANITARY
AGG	AGGREGATE	DS	DOWNSPOUT	H	HANDHOLE		NO	NUMBER	SC	SCHEDULE
APPX	APPROXIMATE	EA	EACH	HORIZ	HORIZONTAL	NTS	NOT TO SCALE	SFS	SQUARE FOOT	
AR	ARCHITECT, ARCHITECTURAL	HR	HOUR	HV	HIGH VOLTAGE	NVL	NORMAL WATER LEVEL	SPEC	SPECIFICATION	
BCE	BASEMENT FLOOR ELEVATION	ELEV	ELEVATION	HWH	HIGH WATER LEVEL	OC	ON CENTER	SQL		
BFC	BASINEMENT FLOOR ELEVATION	EOF	EMERGENCY OVERFLOW	HWY	HIGHWAY	OCEW	ON CENTER EACH WAY	STA	STATION	
BIT	BITUMINOUS	EQU	EQUAL	HYD	HYDRANT	OH	OVERHEAD	SY	SQUARE YARD	
CAD	COMPUTER-AIDED DESIGN	EX	EXISTING	I	INVERT	OH	OVERHEAD DOOR	TIC	TOP OF CURB	
CB	CATCH BASIN	FD	FEET	FD	FEET DEPARTMENT CONNECTION	OL	OLIVER	TEL	TELEPHONE	
CFS	CUBIC FEET PER SECOND	FDN	FOUNDATION	IN	INCH	PE	PEDESTAL, PEDESTRIAN	TEMP	TEMPORARY	
CF	CUBIC FOOT	FES	FLARED END SECTION	INV	INVERT	PERF	PERFORATED	THRU	THROUGH	
CI	CAST IRON	FE	FINISHED FLOOR ELEVATION	IP	IRON PIPE	PL	PROPERTY LINE	TRANS	TOP OF FIRE HYDRANT	
CIP	CAST IRON PIPE	PPM	FEET PER MINUTE	IPS	IRON PIPE SIZE	PI	POLYPROPYLENE	TRNF	TRANSFER	
CL	CAST IN PLACE CONCRETE	FT	FEET	J BOX	JUNCTION BOX	PSI	POUNDS PER SQUARE INCH	TV	TELEVISION	
CI	CONTROL JOINT	FT	FOOT, FEET	JT	JOINT	PVC	POLYVINYL CHLORIDE	T/W	TOP OF WALL	
CL	CENTERLINE	FTG	FOOTING	LF	LINEAR FEET	PWMT	PAVEMENT	TY	TYPICAL	
CMP	CORRODED METAL PIPE	GA	GAUGE	LN	LINEAR	QTY	QUANTITY	UT	UTILITY, UNDERGROUND	
CC	CLEANOUT	GAL	GALLON	LPS	LOW PRESSURE STEAM	RM	RIM	UT	UTILITY	
CONC	CONCRETE	LUMP	LUMP SUM	LS	LOWEST STRUCTURAL	RAD	RADIUS	VCP	VITRIFIED CLAY PIPE	
CONST	CONSTRUCTION	GC	GENERAL CONTRACTOR	LO	LOWEST STRUCTURAL OPENING	RC	REINFORCED CONCRETE PIPE	W/O	WITHOUT	
CONT	CONTINUOUS	GFE	GARAGE FLOOR ELEVATION	MAX	MAXIMUM	RO	ROAD DRAIN	W/	WITH	
CU	CUBIC YARD	GL	GUTTER LINE	MB	MAIL BOX	REBAR	REINFORCING BAR	YR	YEAR	
C&G	CURB AND GUTTER	GPM	GALLONS PER MINUTE	MCH	MECHANICAL	REM	REMOVE	YD	YARD	



C1-10 TITLE
C2-10 REMOVAL PLAN
C3-11 VEHICLE TRACKING - FIRE TRUCK
C3-10 SITE PLAN
C3-20 UTILITY PLAN
C3-30 HYDRANT COVERAGE MAP
C4-10 GRADING PLAN

NOTE:
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PROJECT

COPPER ROCKS DEVELOPMENT

A CROSSE WISCONSI

[illegible]

PROJECT NO.	31707
FILE NAME	31707 G1-TITLE
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/---
CLIENT PROJECT NO.	-

TITLE

TITLE

3.M. ELEVATION=668.24
NFH LOCATED AT THE NE QUAD OF
ARNAM AND 25TH STREET SOUTH

TOPOGRAPHIC SURVEY

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

G1-10

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.ROPPE@ISGINC.COM

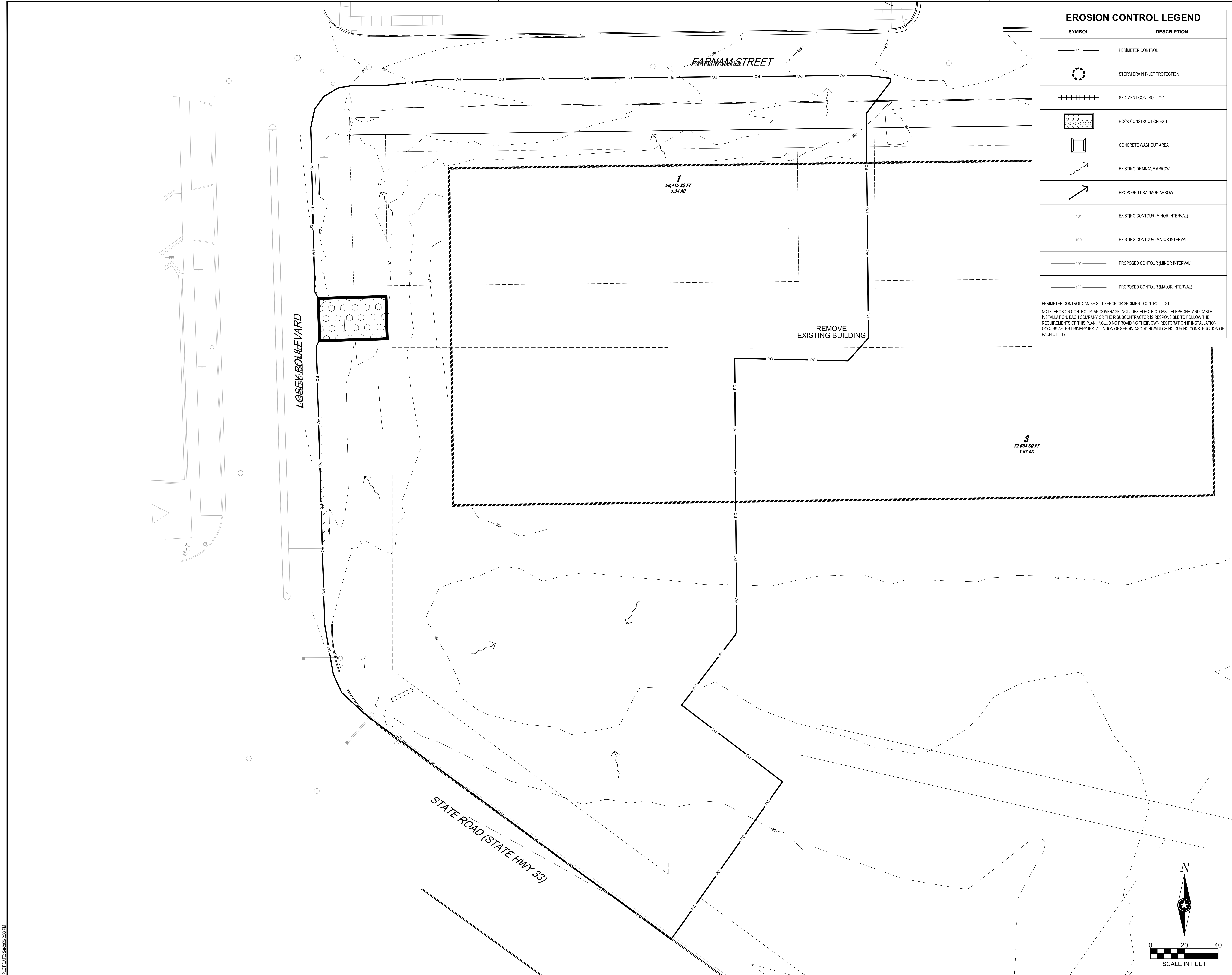
SPECIFICATIONS REFERENCE

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.

PLOT DATE: 5/20/2025 2:53 PM



EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
	PERIMETER CONTROL
	STORM DRAIN INLET PROTECTION
	SEDIMENT CONTROL LOG
	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. 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

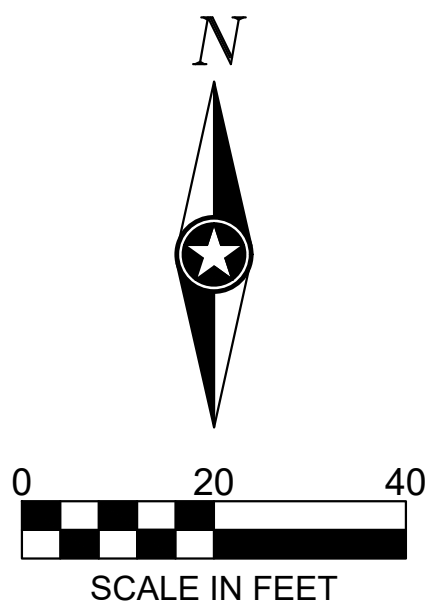
LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	31707
FILE NAME	31707 C1-SWPPP
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---/---/---
CLIENT PROJECT NO.	-

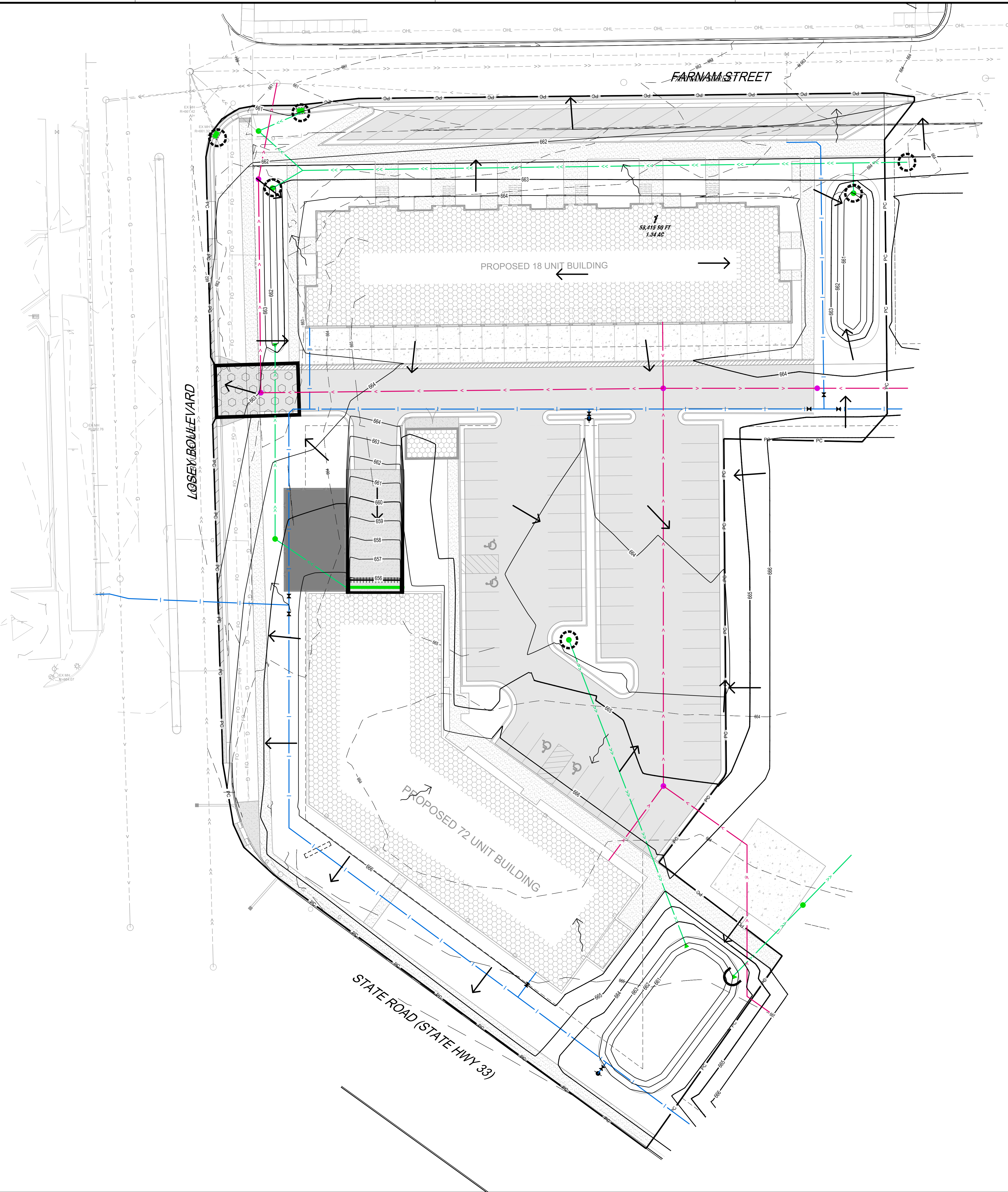
TITLE
PRE-CONSTRUCTION SWPPP

SHEET
C1-10

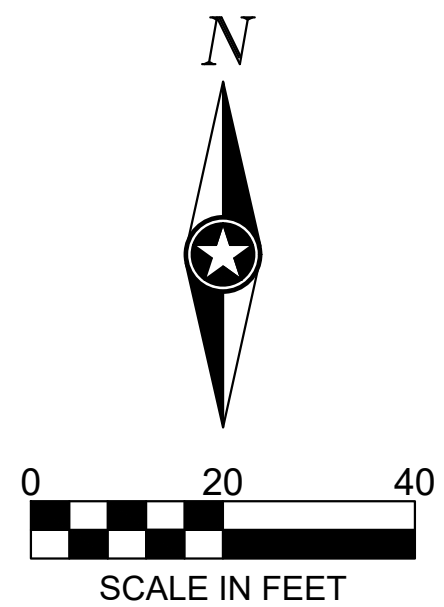


PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/20/2025 2:53 PM



EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
	PERIMETER CONTROL
	STORM DRAIN INLET PROTECTION
	SEDIMENT CONTROL LOG
	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. 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. 31707
FILE NAME 31707 C1-SWPPP
DRAWN BY ---
DESIGNED BY ---
REVIEWED BY ---
ORIGINAL ISSUE DATE 5/20/2025
CLIENT PROJECT NO. -

TITLE
SWPPP

SHEET
C1-20

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

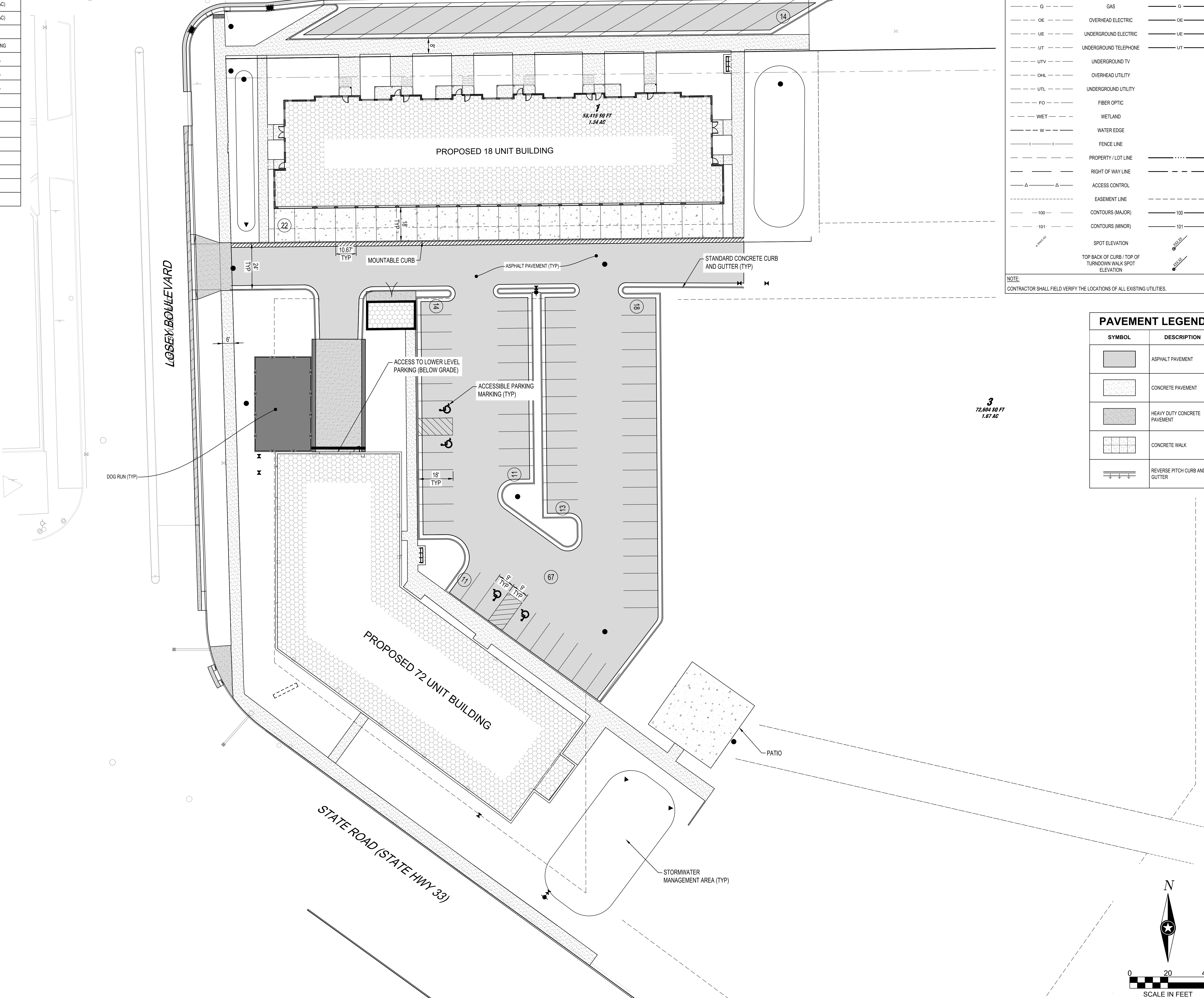


REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	DEMOLISH BUILDING
	REMOVE LANDSCAPING
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

SITE SUMMARY			
PROJECT ADDRESS/LOCATION:	2415 STATE ROAD LA CROSSE, WISCONSIN 54601		
ZONING:	PD - PLANNED DEVELOPMENT		
SITE/LOT AREA:	288,861 SF	(6.2 AC)	
EXISTING IMPERVIOUS:	288,861 SF	(6.2 AC)	
PROPOSED IMPERVIOUS:	188,177 SF	(4.3 AC)	
DISTURBED AREA:	288,861 SF	(6.2 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	205		
DENSITY (UNITS/AC)	45		
LOT 4 DENSITY	TBD		
EXTERIOR PARKING STALLS PROVIDED			
STANDARD	261		
ACCESSIBLE	10		
TOTAL	271		



LEGEND	
EXISTING	PROPOSED
--- >> ---	--- >> ---
--- > ---	--- > ---
--- II> ---	--- II> ---
--- I ---	--- I ---
--- G ---	--- G ---
--- OE ---	--- OE ---
--- UE ---	--- UE ---
--- UT ---	--- UT ---
--- UTV ---	
--- OHL ---	
--- UTL ---	
--- FO ---	
--- WET ---	
--- W ---	
--- X --- X ---	
---	---
--- Δ --- Δ ---	
-----	-----
--- 100 ---	--- 100 ---
--- 101 ---	--- 101 ---
SPOT ELEVATION	SPOT ELEVATION
TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION	
NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.	

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	ASPHALT PAVEMENT
[Symbol]	CONCRETE PAVEMENT
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	CONCRETE WALK
[Symbol]	REVERSE PITCH CURB AND GUTTER



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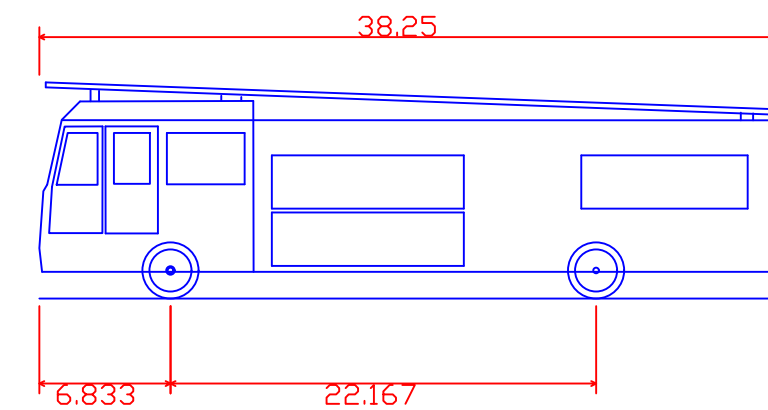
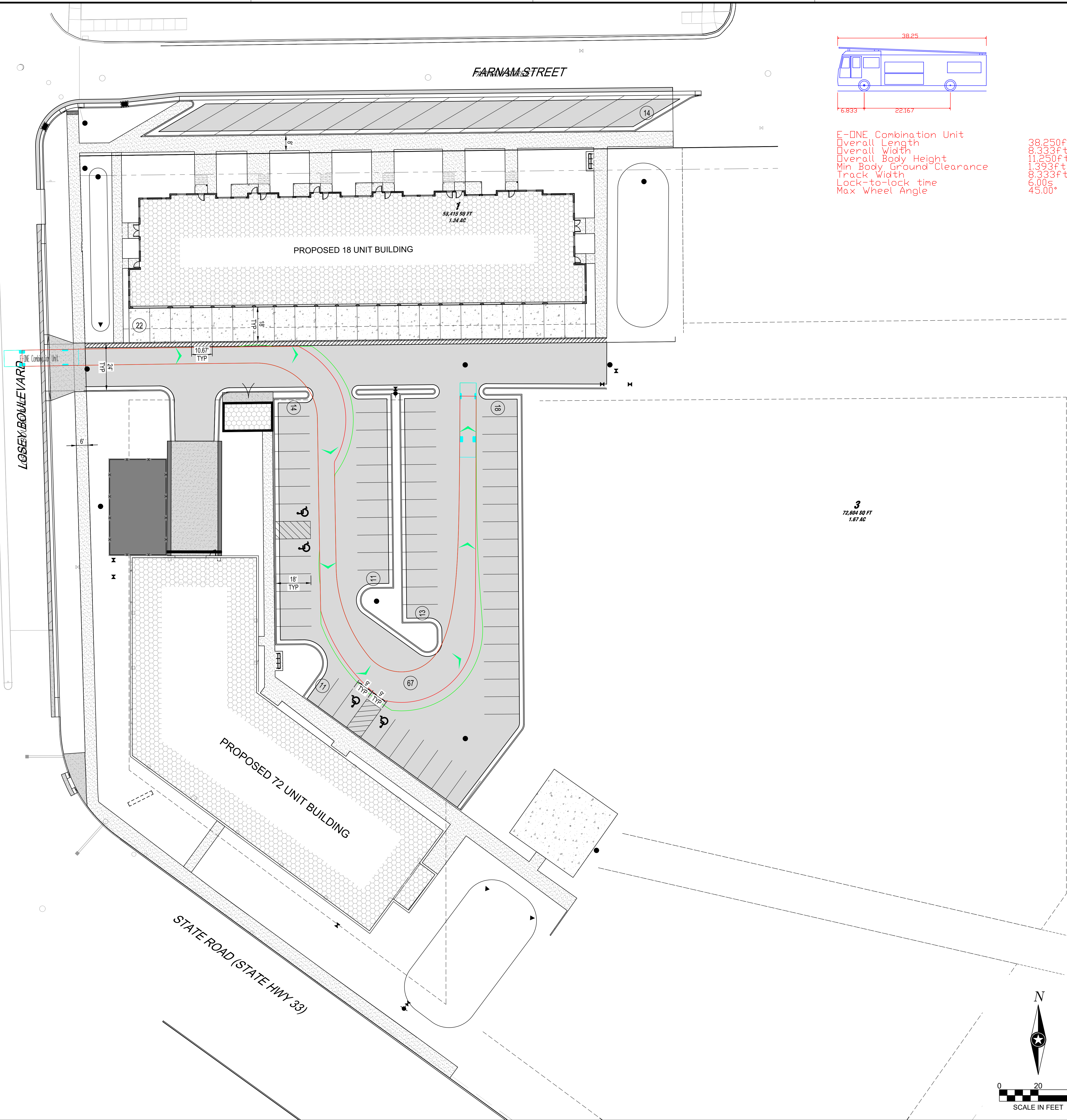
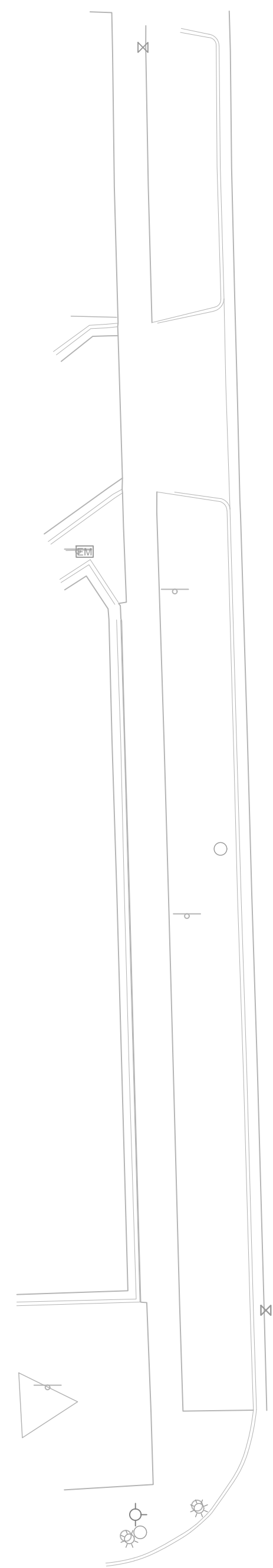
PROJECT	
COPPER ROCKS DEVELOPMENT	
LA CROSSE WISCONSIN	
REVISION SCHEDULE	
DATE	DESCRIPTION

PROJECT NO.	31707
FILE NAME	31707 C3-SITE
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	---

TITLE
SITE PLAN

SHEET
C3-10

PLOT DATE: 08/26/2025 2:52 PM



E-DNE Combination Unit
Overall Length 38.250ft
Overall Width 8.833ft
Overall Body Height 11.250ft
Min Body Ground Clearance 6.833ft
Track Width 22.167ft
Lock-to-lock time 6.833ft
Max Wheel Angle 45.00°



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PROJECT

COPPER ROCKS DEVELOPMENT

LA CROSSE WISCONSIN

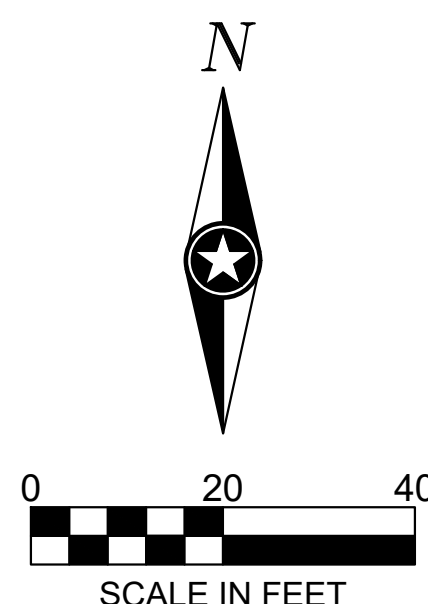
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	31707
FILE NAME	31707 C3-SITE
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	---

TITLE

VEHICLE TRACKING - FIRE TRUCK

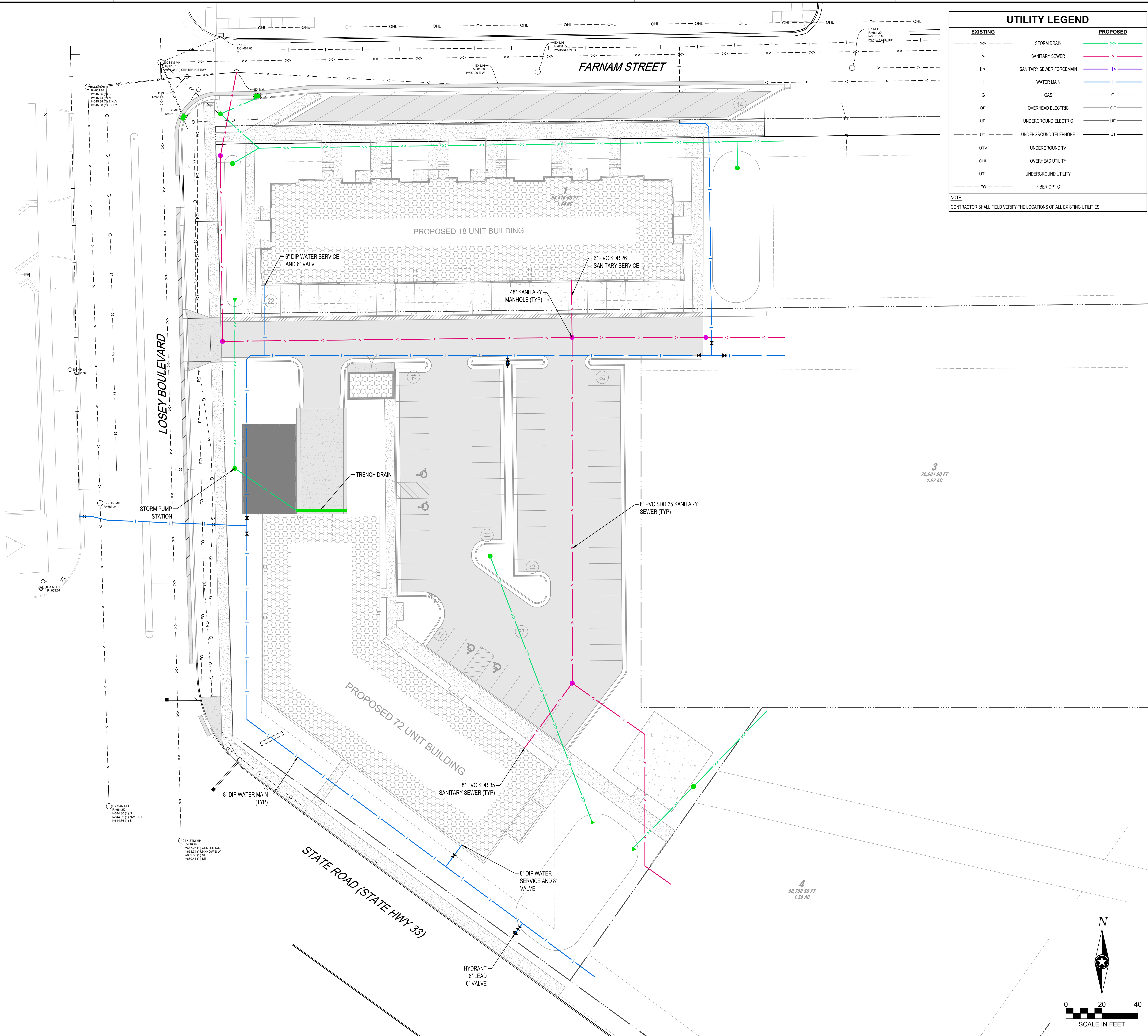
SHEET
C3-11



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PRELIMINARY NOT FOR CONSTRUCTION



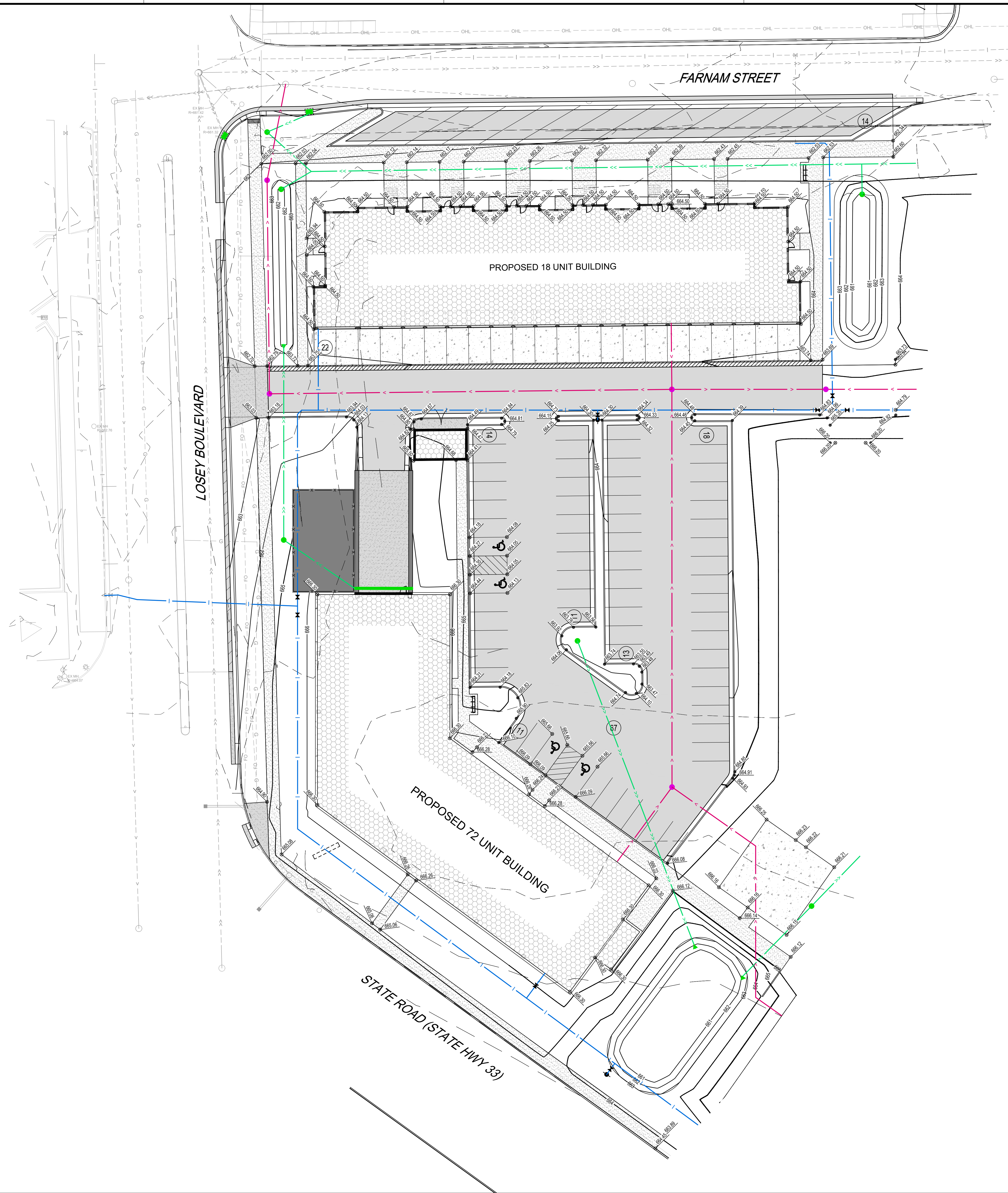
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PROJECT
COPPER ROCKS DEVELOPMENT
LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 31707
FILE NAME 31707 C3-UTILITY
DRAWN BY ---
DESIGNED BY ---
REVIEWED BY ---
ORIGINAL ISSUE DATE --/--/--
CLIENT PROJECT NO. -

TITLE
UTILITY PLAN
SHEET
C3-20



GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	TOPSOIL STRIP IN AREAS OF FILL (ROADS, PARKING LOTS, AND BUILDING PADS)
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB / TOP OF TURN-DOWN WALK SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (TW) AND FINISHED GRADE (FG) AT BOTTOM OF RETAINING WALL
	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 WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 31707

FILE NAME 31707 C4-GRADING

DRAWN BY ---

DESIGNED BY ---

REVIEWED BY ---

ORIGINAL ISSUE DATE --/--

CLIENT PROJECT NO. -

TITLE

GRADING PLAN

SHEET

C4-10

