

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	UTILITY, UNDERGROUND
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	JUNCTION BOX	OZ	OUNCE	SF	SQUARE FOOT	W/	WITH
CB	CATCH BASIN	EA	EACH	GL	GUTTER LINE	JT	JOINT	PD	PEDESTAL, PEDESTRIAN	SPEC	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	EOE	EMERGENCY OVERFLOW	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		
CL	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

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, ERRECTED, 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 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)
	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
- C2-10 EXISTING SITE AND REMOVALS PLAN
- C3-10 SITE PLAN
- C3-20 SITE UTILITY PLAN
- C4-10 SITE GRADING PLAN

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PROJECT

10TH AND DIVISION DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

SITE DATA

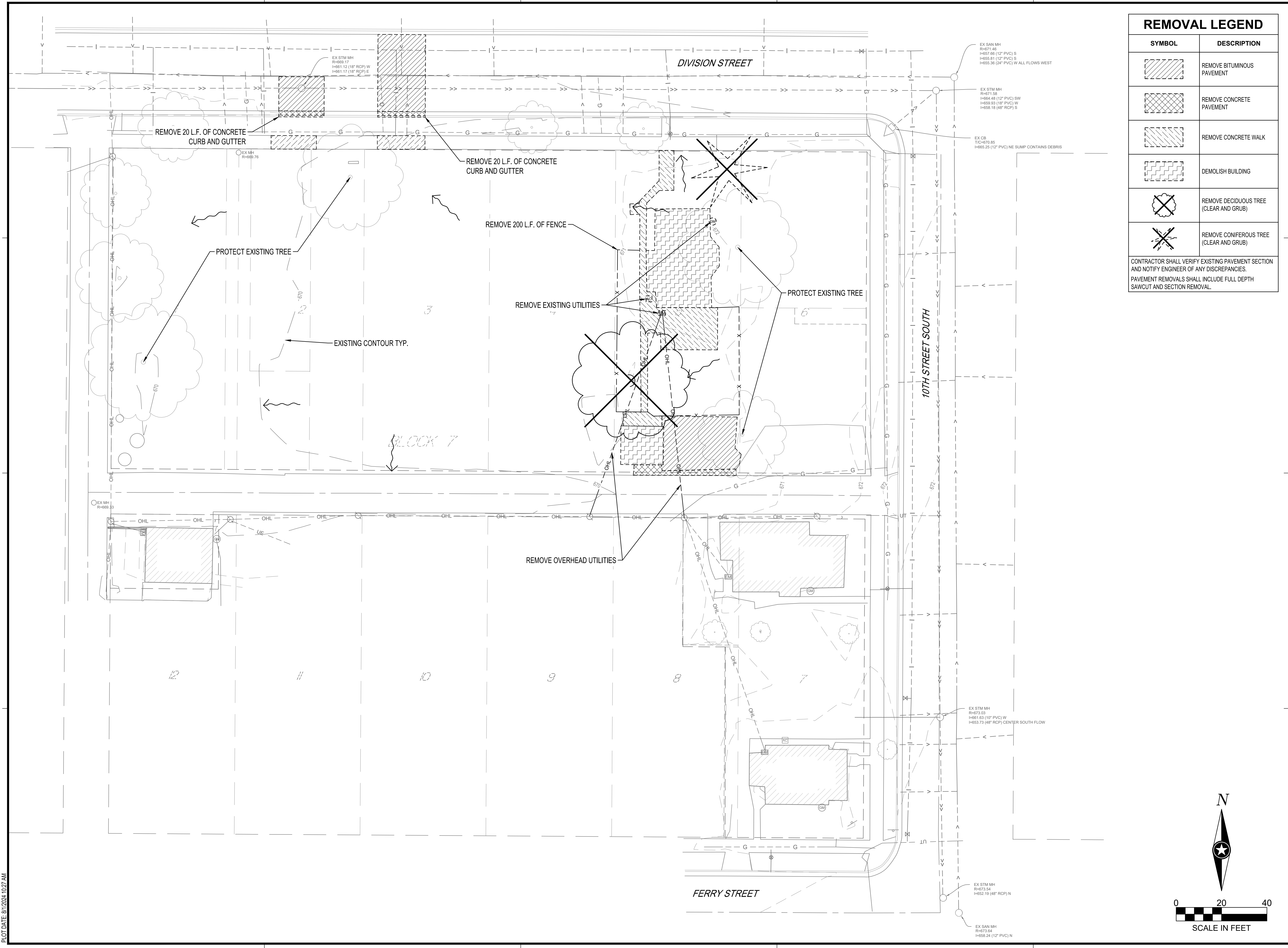
SHEET

C0-10



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.



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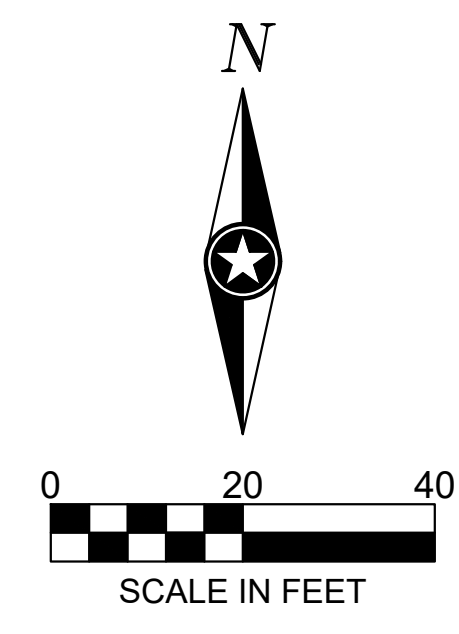
PROJECT
10TH AND DIVISION DEVELOPMENT
 LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

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

TITLE
EXISTING SITE AND REMOVALS PLAN

SHEET
C2-10



PLOT DATE: 8/11/2024 10:27 AM

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"

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PARKING STALLS PROVIDED		
GARAGE	14	
DRIVEWAY	14	
ACCESSIBLE	2	
TOTAL	28	

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

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PROJECT

10TH AND DIVISION DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

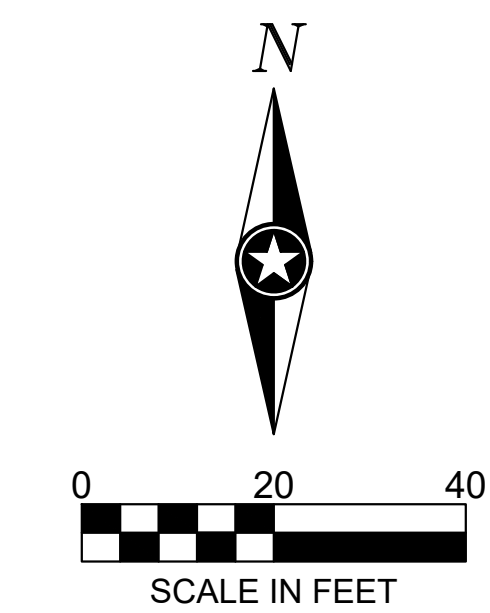
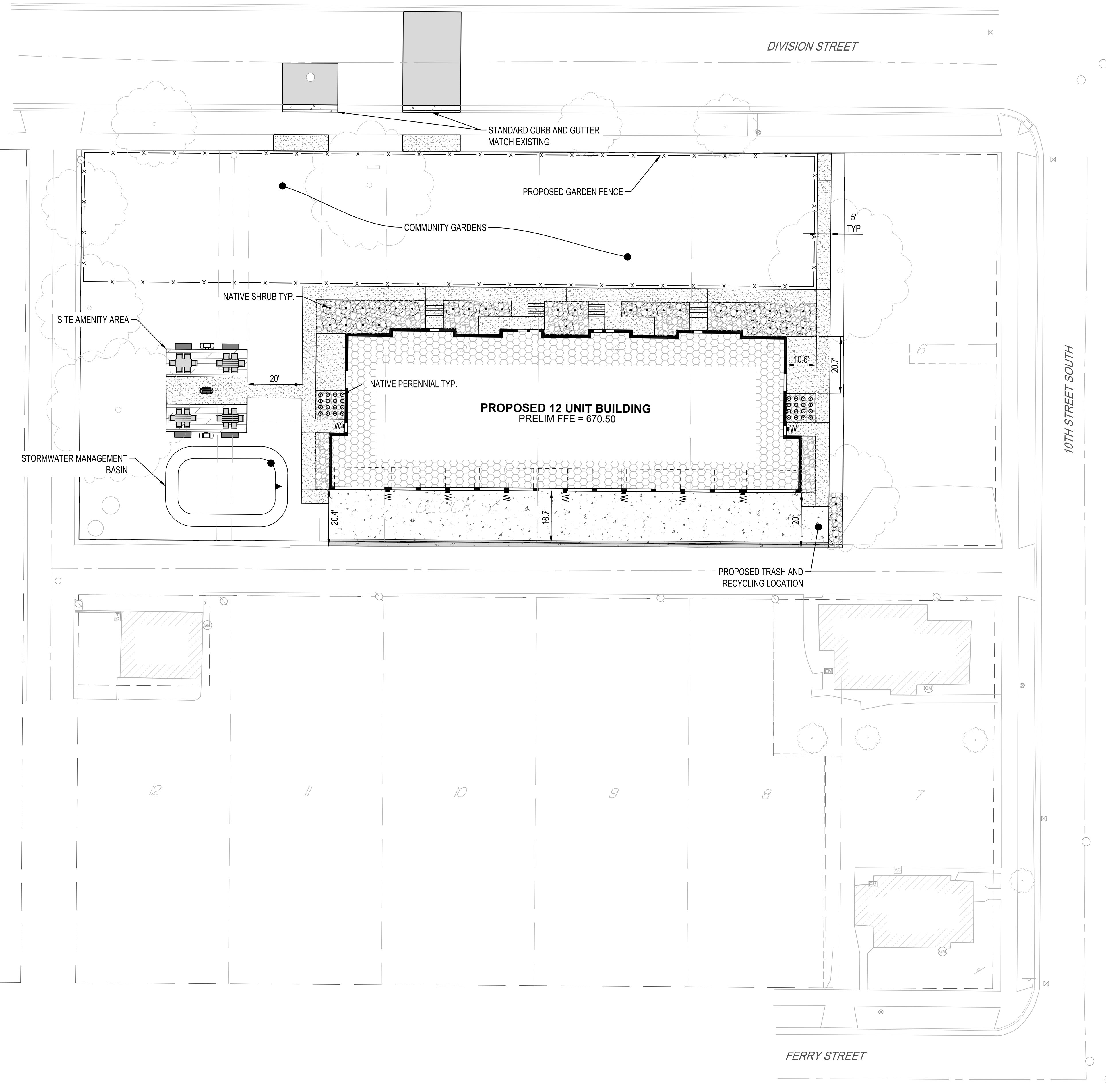
PROJECT NO. 24-31447
 FILE NAME 31447 C3-SITE
 DRAWN BY SAK
 DESIGNED BY SAK
 REVIEWED BY KR
 ORIGINAL ISSUE DATE --/--
 CLIENT PROJECT NO. -

TITLE

SITE PLAN

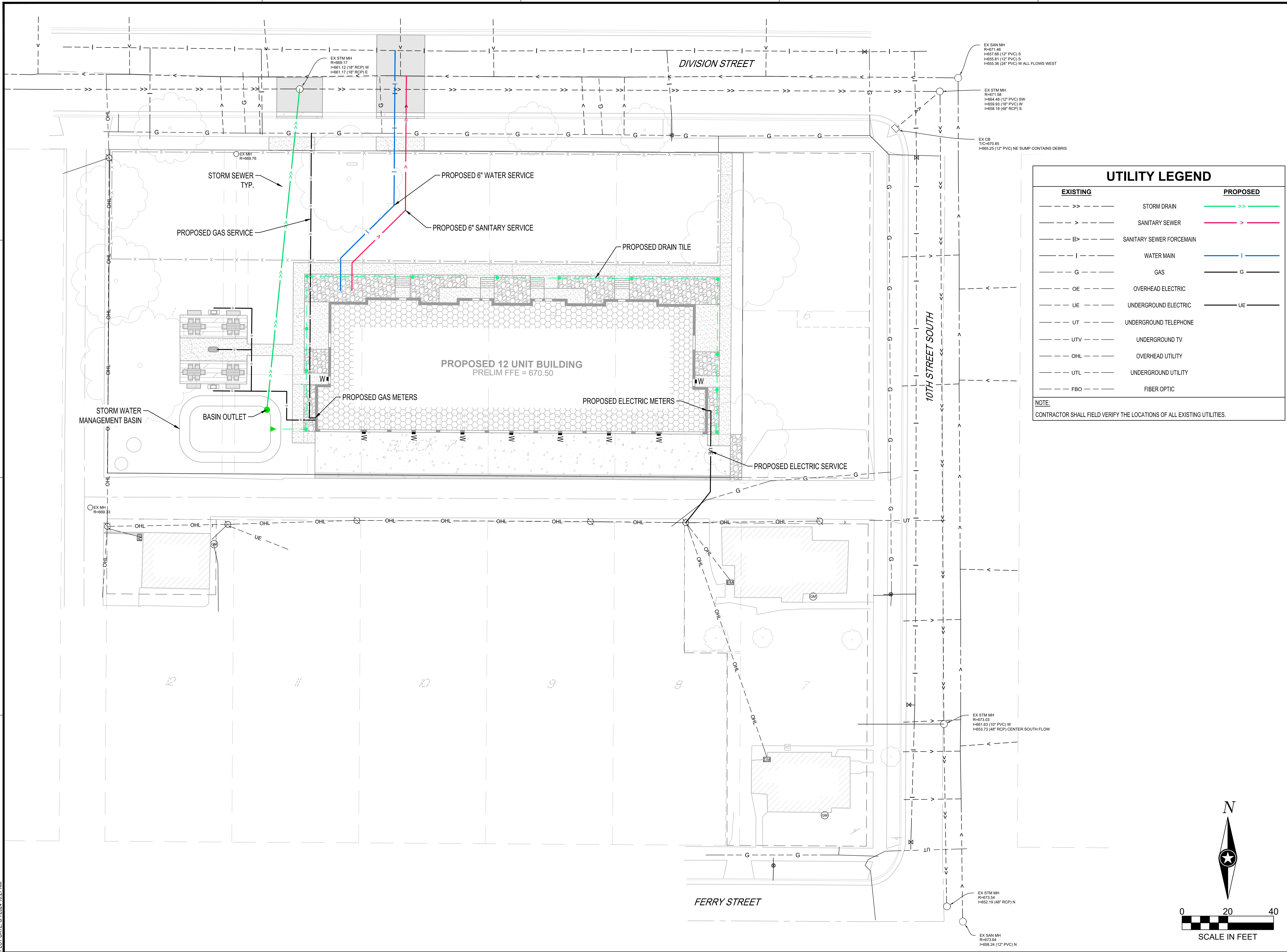
SHEET

C3-10



PLOT DATE: 8/11/2024 10:27 AM

PRELIMINARY NOT FOR CONSTRUCTION



UTILITY LEGEND

EXISTING		PROPOSED
--->>---	STORM DRAIN	--->>---
--->---	SANITARY SEWER	--->---
--- >---	SANITARY SEWER FORCEMAIN	---
--- ---	WATER MAIN	---
---G---	GAS	---
---OE---	OVERHEAD ELECTRIC	---
---UE---	UNDERGROUND ELECTRIC	---
---UT---	UNDERGROUND TELEPHONE	---
---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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PROJECT
10TH AND DIVISION DEVELOPMENT
LA CROSSE WISCONSIN

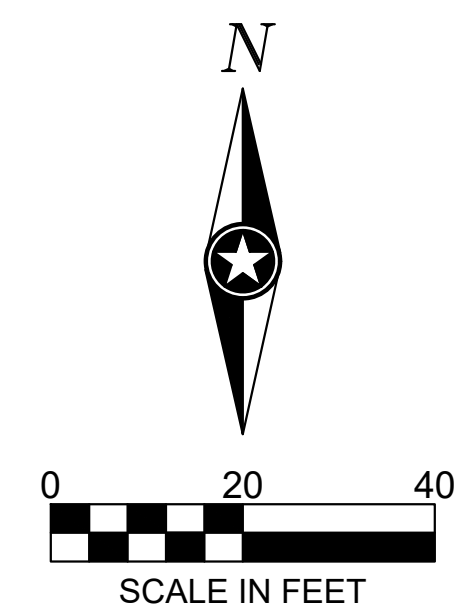
REVISION SCHEDULE

DATE	DESCRIPTION	BY

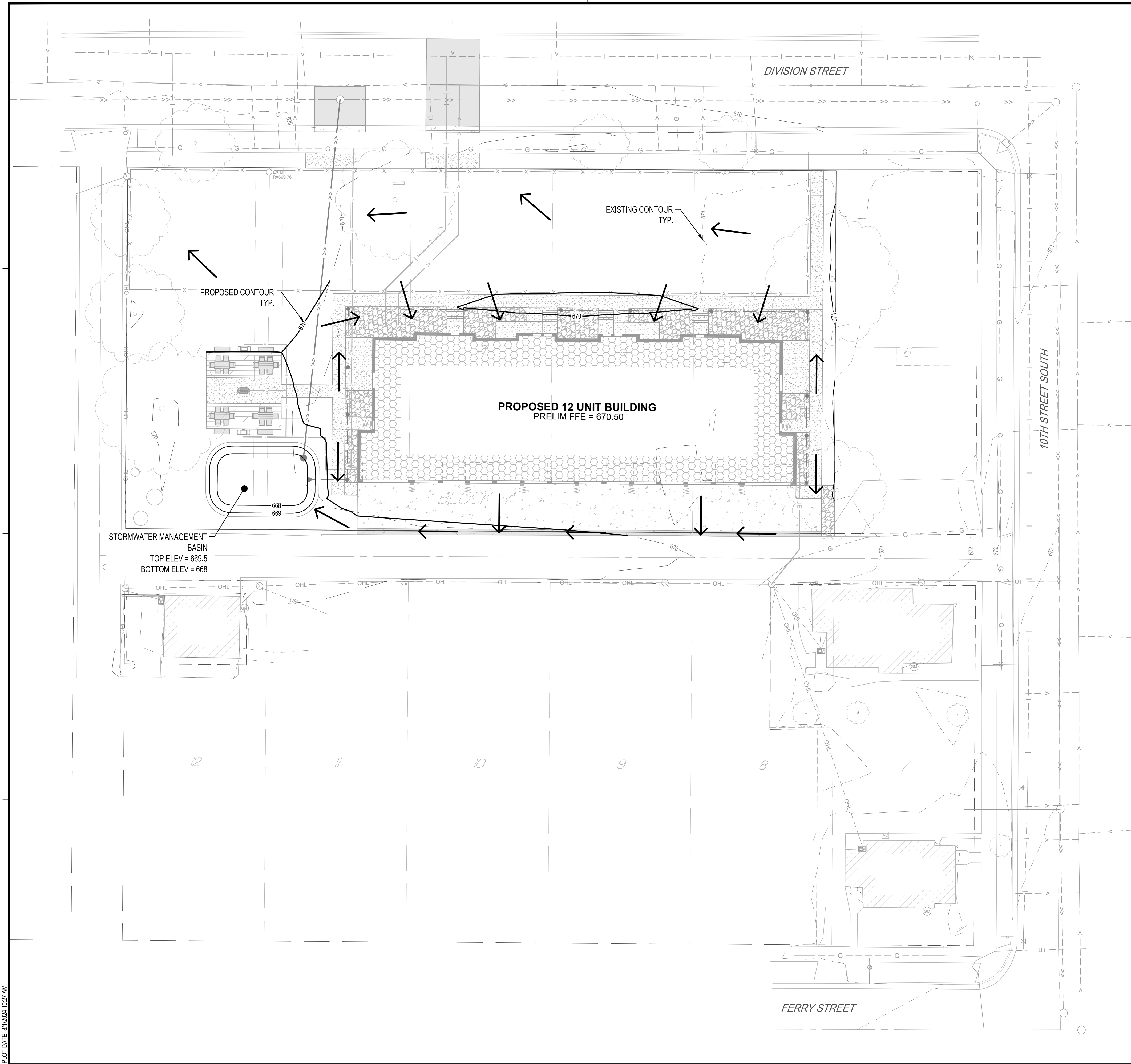
PROJECT NO. 24-31447
FILE NAME 31447 C3-SITE
DRAWN BY SAK
DESIGNED BY SAK
REVIEWED BY KR
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. -

TITLE
SITE UTILITY PLAN

SHEET
C3-20



PRELIMINARY NOT FOR CONSTRUCTION



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.



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PROJECT

10TH AND DIVISION DEVELOPMENT

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 KR

ORIGINAL ISSUE DATE --/--

CLIENT PROJECT NO. -

TITLE

SITE GRADING PLAN

SHEET

C4-10

PRELIMINARY NOT FOR CONSTRUCTION