

COPPER ROCKS DEVELOPMENT

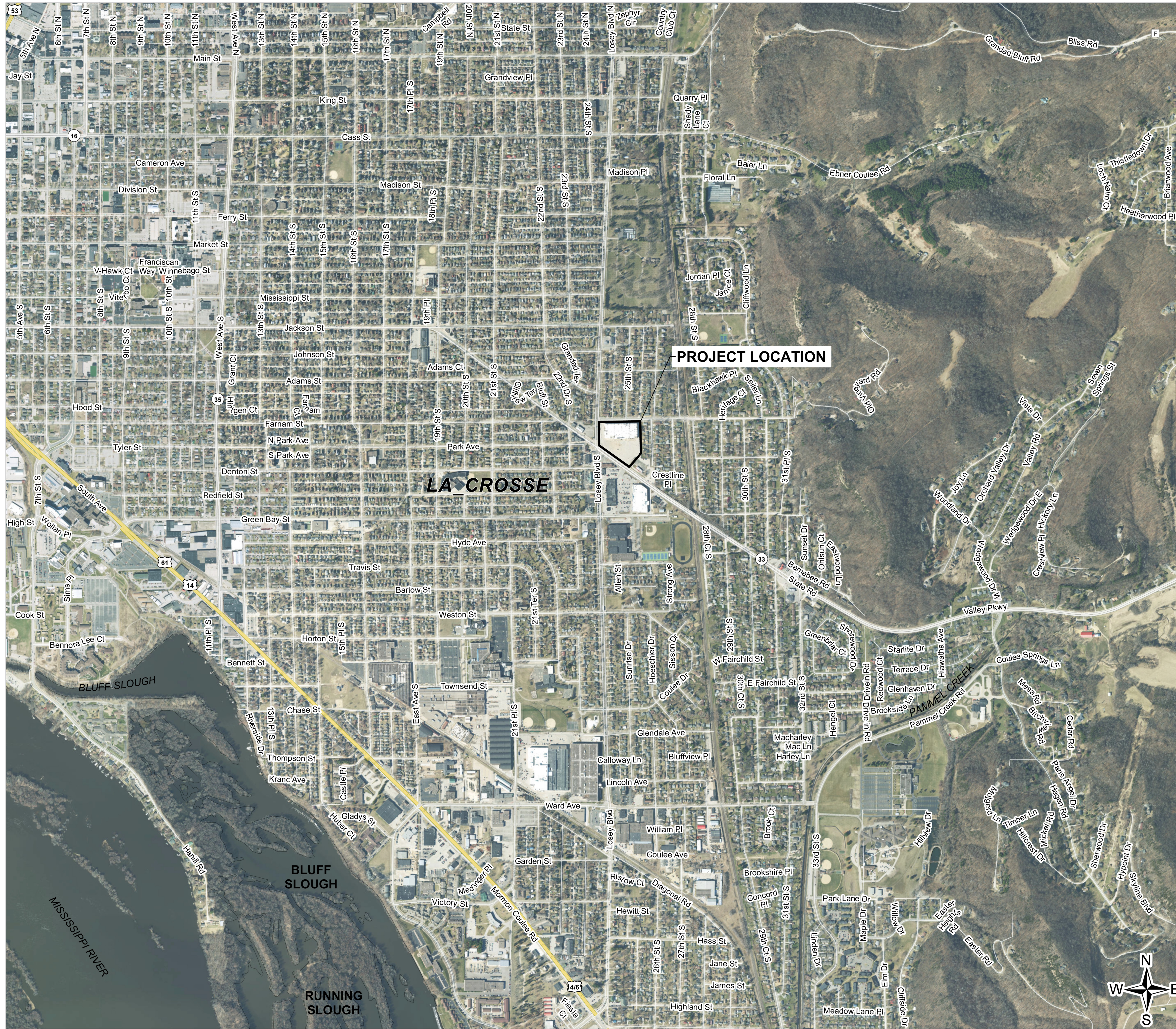


LA CROSSE, WISCONSIN

ISG PROJECT # 31707

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



SHEET INDEX

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NOTE: THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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COPPER ROCKS DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

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

TITLE

TITLE



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

TOPOGRAPHIC SURVEY
 THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN FEBRUARY AND MARCH 2022 BY ISG.

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, 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 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).

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@ISG.COM
---	--	---

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	R/W	RIGHT OF WAY
AF	ABOVE FINISHED FLOOR	DS	DOWNSPOUT	HR	HANDHOLE	NO	NUMBER	SCH	SCHEDULE
AGG	AGGREGATE	EA	EACH	HORIZ	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	OCEW	ON CENTER EACH WAY	SQ	SQUARE
BFE	BASEMENT FLOOR ELEVATION	EOF	EMERGENCY OVERFLOW	HWY	HIGHWAY	OCH	ON CENTER	STA	STATION
BIT	BITUMINOUS	EQ	EQUAL	HYD	HYDRANT	OH	OVERHEAD	SV	SQUARE YARD
CB	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	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	FEE	FINISHED FLOOR ELEVATION	IP	IRON PIPE	PL	PROPERTY LINE	TOP	TOP NUT OF FIRE HYDRANT
CIP	CAST IRON PIPE	FS	FEET PER SECOND	IP	IRON PIPE SIZE	PP	POLYPROPYLENE	TRANS	TRANSFORMER
CJC	CAST IN PLACE CONCRETE	FT	FOOT, FEET	J-BOX	JUNCTION BOX	PSI	POUNDS PER SQUARE INCH	TV	TELEVISION
CL	CENTERLINE	FT	FOOT, FEET	JNT	JOINT	PVC	POLYVINYL CHLORIDE	T/W	TOP OF WALL
CMP	CORRUGATED METAL PIPE	FT	FOOTING	LF	LINEAR FEET	PVMT	PAVEMENT	TYP	TYPICAL
CO	CLEANOUT	GAL	GALLON	LN	LINEAR	QTY	QUANTITY	UT	UTILITY, UNDERGROUND
CONC	CONCRETE	GALV	GALVANIZED	LPS	LOW PRESSURE STEAM	R	RIM	UT	UTILITY, UNDERGROUND
CONST	CONSTRUCTION	GC	GENERAL CONTRACTOR	LS	LUMP SUM	RAD	RADIUS	VEP	VITRIFIED CLAY PIPE
CONT	CONTINUOUS	GFE	GARAGE FLOOR ELEVATION	LSO	LOWEST STRUCTURAL OPENING	RCF	REINFORCED CONCRETE PIPE	W/O	WITHOUT
CY	CUBIC YARD	GL	GUTTER LINE	MAX	MAXIMUM	RD	ROOF DRAIN	W/	WITH
CKG	CURB AND GUTTER	GPM	GALLONS PER MINUTE	MECH	MECHANICAL	MB	MAIL BOX	YD	YARD
						REM	REMOVE	YR	YEAR

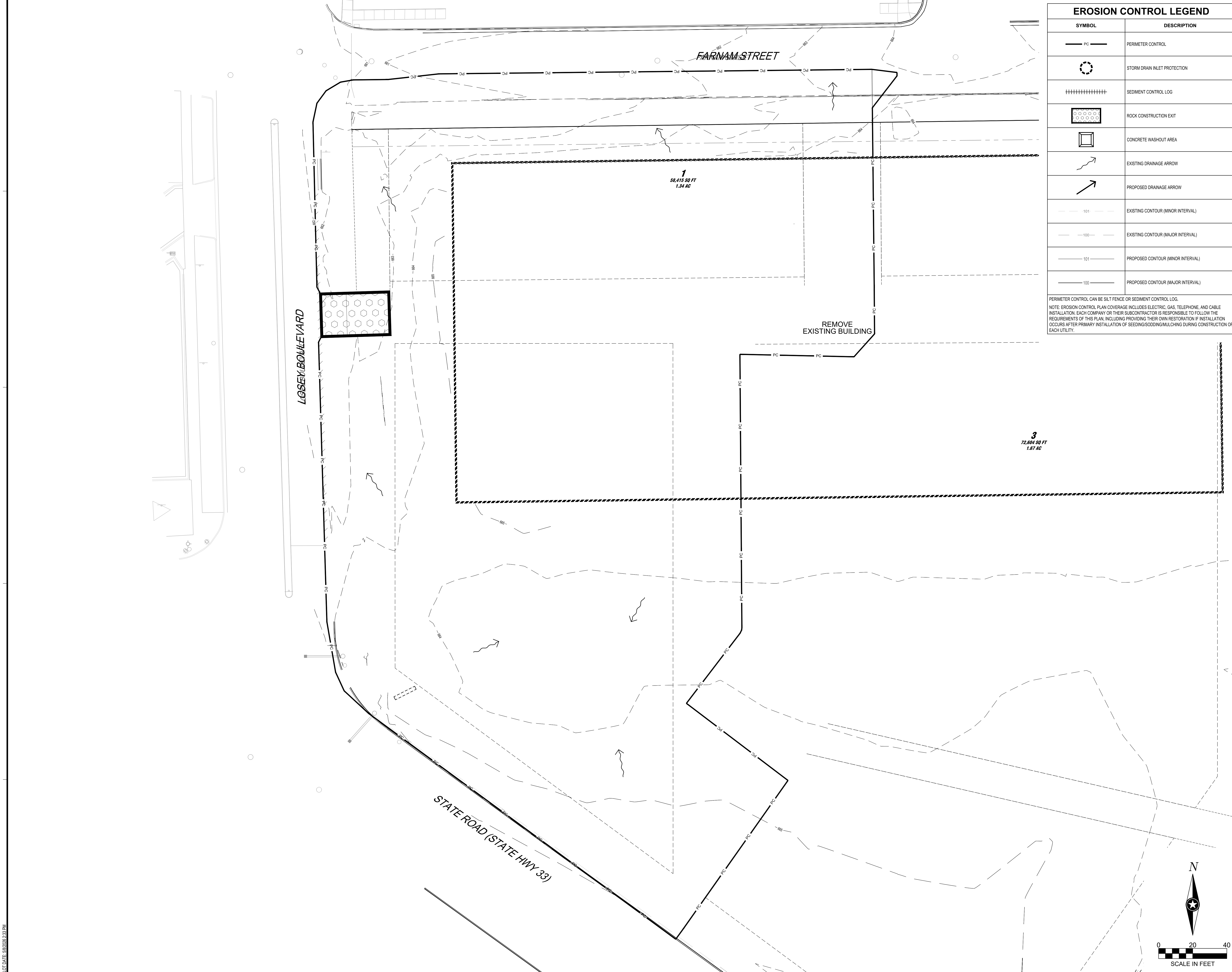
PRELIMINARY NOT FOR CONSTRUCTION

G1-10



EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
— PC —	PERIMETER CONTROL
⊙	STORM DRAIN INLET PROTECTION
	SEDIMENT CONTROL LOG
⊠	ROCK CONSTRUCTION EXIT
□	CONCRETE WASHOUT AREA
↘	EXISTING DRAINAGE ARROW
↗	PROPOSED DRAINAGE ARROW
- - - 101 - - -	EXISTING CONTOUR (MINOR INTERVAL)
- - - 100 - - -	EXISTING CONTOUR (MAJOR INTERVAL)
- - - 101 - - -	PROPOSED CONTOUR (MINOR INTERVAL)
- - - 100 - - -	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

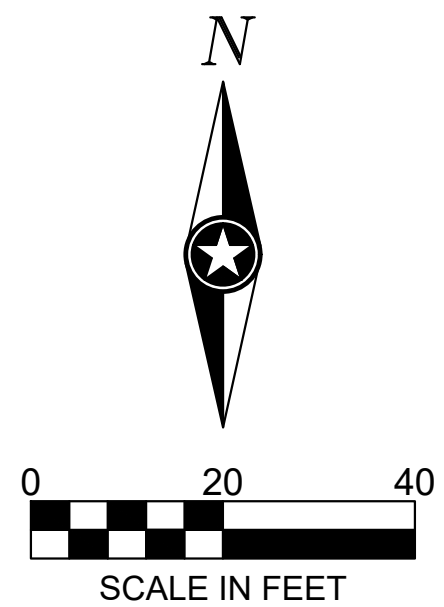
LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	31707
FILE NAME	31707 C1-SWPPP
DRAWN BY	--
DESIGNED BY	--
REVIEWED BY	--
ORIGINAL ISSUE DATE	11/14/24
CLIENT PROJECT NO.	-

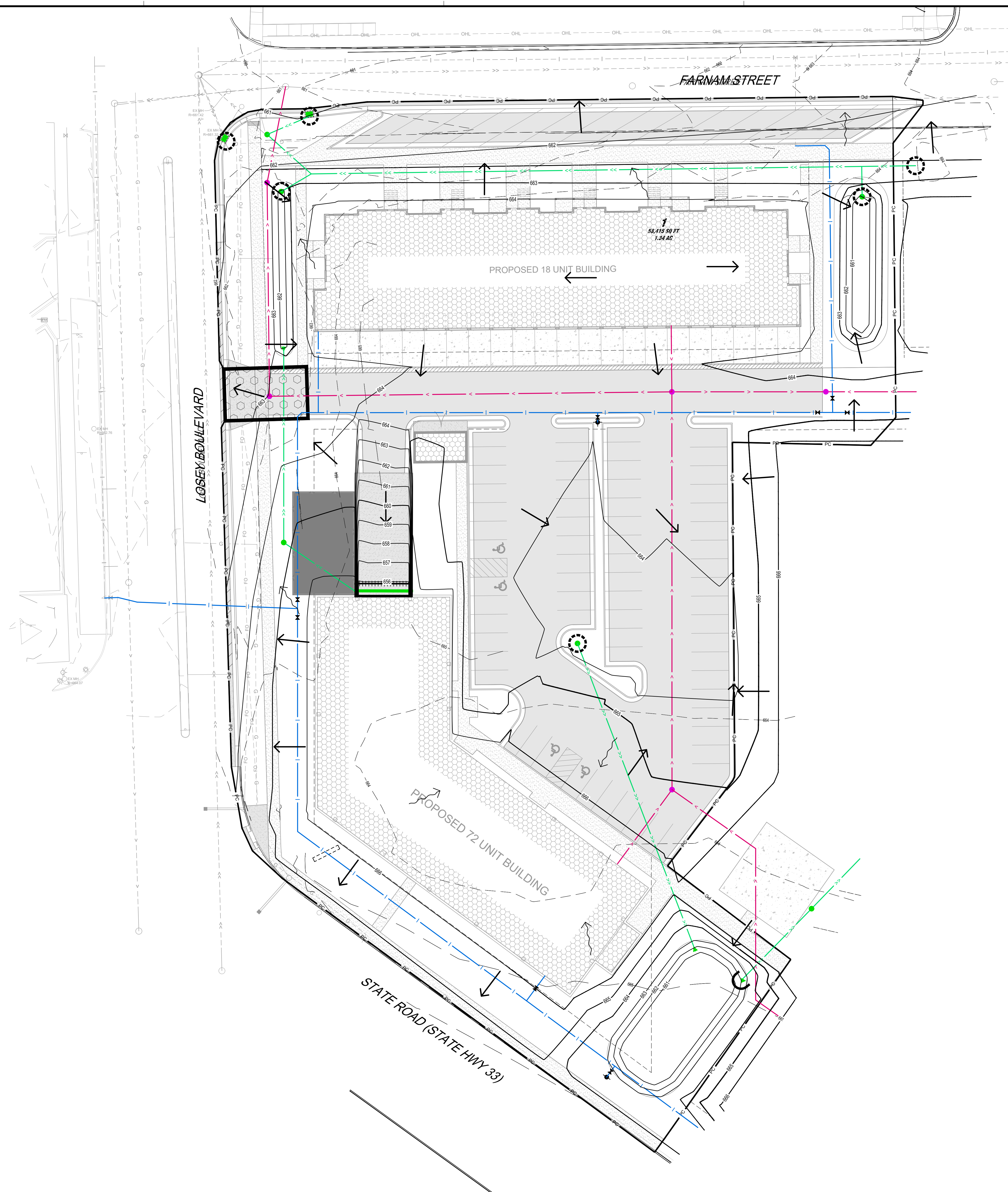
TITLE
PRE-CONSTRUCTION SWPPP

SHEET
C1-10



FILE DATE: 11/14/24 2:51 PM

PRELIMINARY NOT FOR CONSTRUCTION



EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
— PC —	PERIMETER CONTROL
⊙	STORM DRAIN INLET PROTECTION
+++++	SEDIMENT CONTROL LOG
⊠	ROCK CONSTRUCTION EXIT
□	CONCRETE WASHOUT AREA
↗	EXISTING DRAINAGE ARROW
↗	PROPOSED DRAINAGE ARROW
--- 101 ---	EXISTING CONTOUR (MINOR INTERVAL)
--- 100 ---	EXISTING CONTOUR (MAJOR INTERVAL)
--- 101 ---	PROPOSED CONTOUR (MINOR INTERVAL)
--- 100 ---	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.
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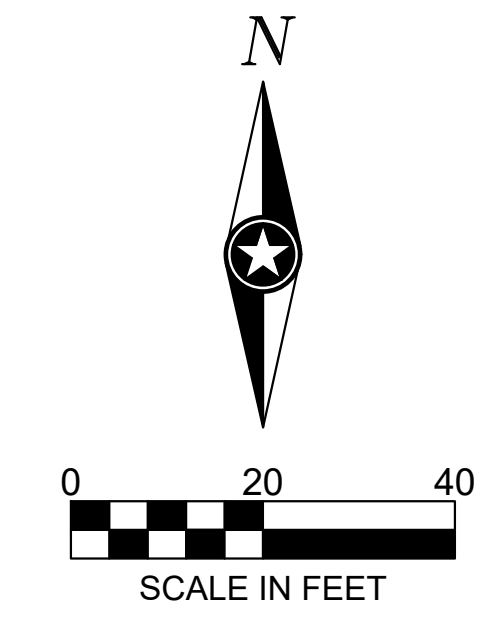
LA CROSSE WISCONSIN

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
SWPPP

SHEET
C1-20



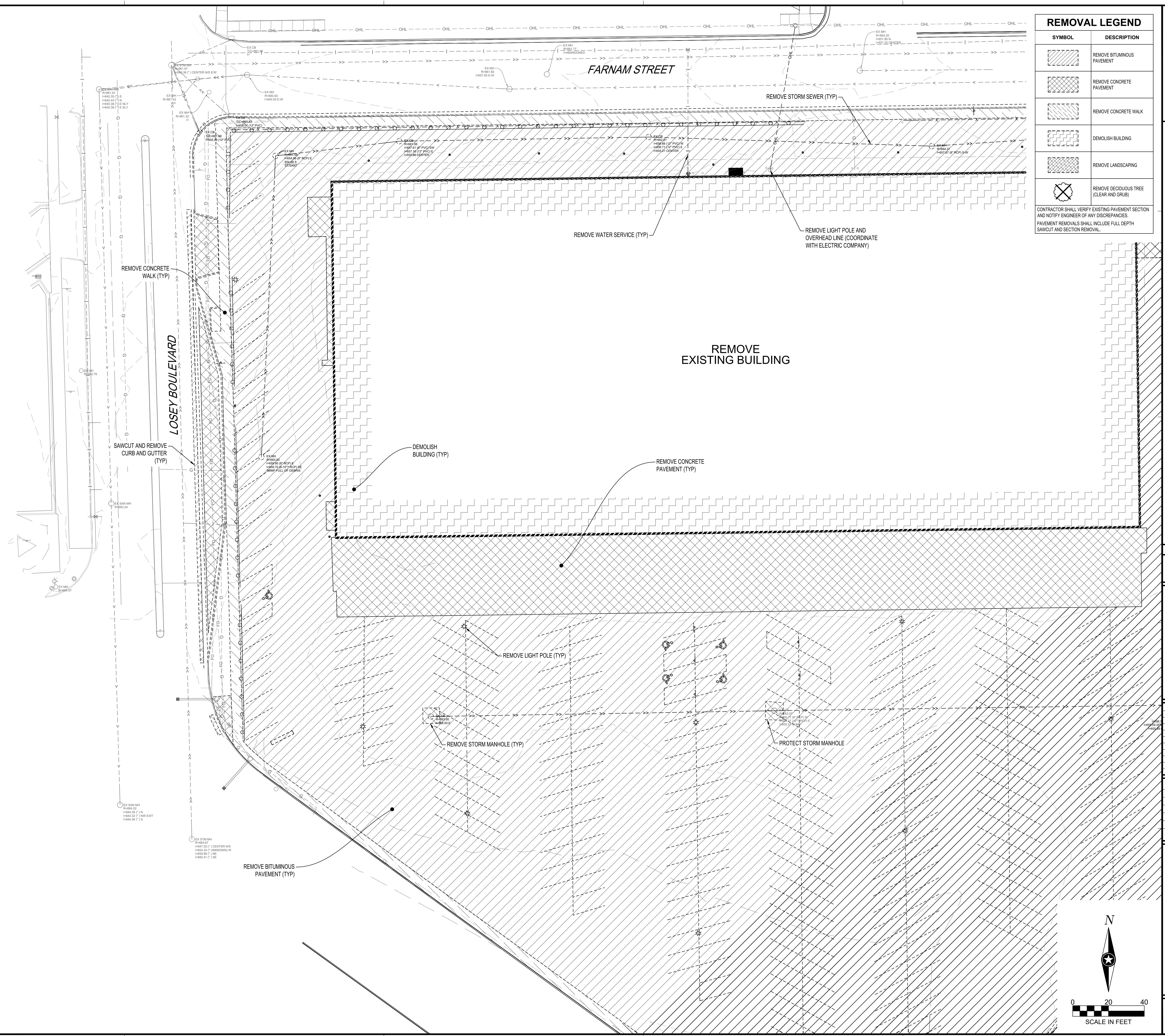
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REMOVAL LEGEND

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.



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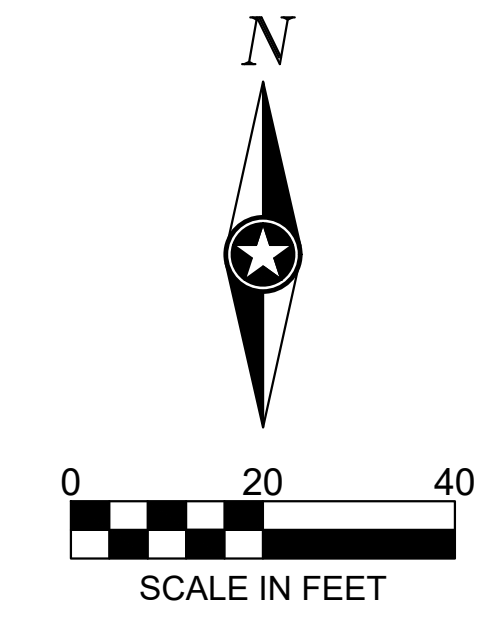
PROJECT
COPPER ROCKS DEVELOPMENT
 LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 31707
 FILE NAME 31707 C2-REMOVAL
 DRAWN BY ---
 DESIGNED BY ---
 REVIEWED BY ---
 ORIGINAL ISSUE DATE ---
 CLIENT PROJECT NO. -

TITLE
REMOVAL PLAN

SHEET
C2-10



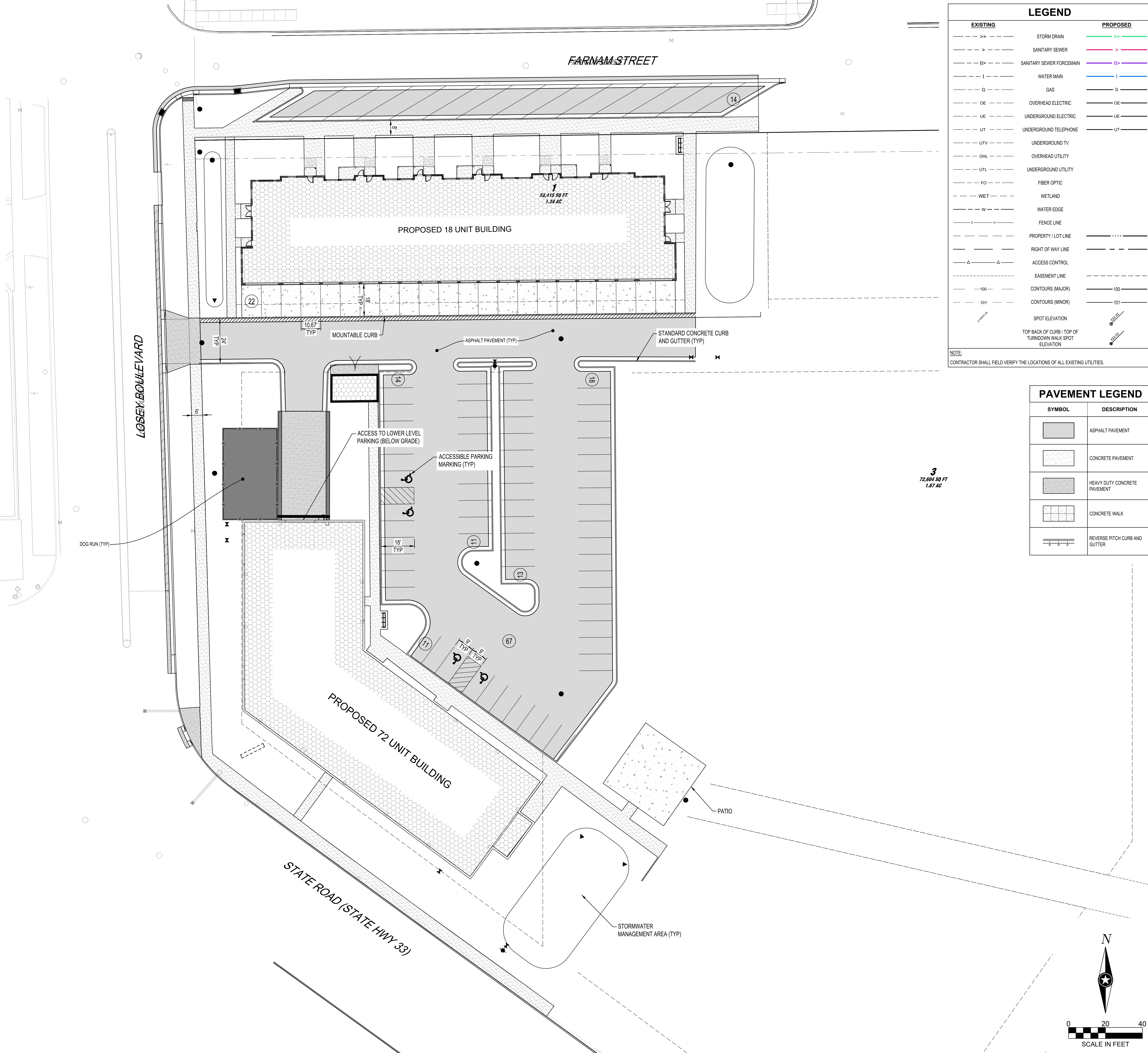
PRELIMINARY NOT FOR CONSTRUCTION

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
--->>---	STORM DRAIN
--->---	SANITARY SEWER
--- ---	SANITARY SEWER FORCEMAIN
---I---	WATER MAIN
---G---	GAS
---OE---	OVERHEAD ELECTRIC
---UE---	UNDERGROUND ELECTRIC
---UT---	UNDERGROUND TELEPHONE
---UTV---	UNDERGROUND TV
---OHL---	OVERHEAD UTILITY
---UTL---	UNDERGROUND UTILITY
---FO---	FIBER OPTIC
---WET---	WETLAND
---W---	WATER EDGE
---X---	FENCE LINE
---	PROPERTY / LOT LINE
---	RIGHT OF WAY LINE
---Δ---	ACCESS CONTROL
---	EASEMENT LINE
---100---	CONTOURS (MAJOR)
---101---	CONTOURS (MINOR)
●	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
[Pattern]	ASPHALT PAVEMENT
[Pattern]	CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
[Pattern]	CONCRETE WALK
[Pattern]	REVERSE PITCH CURB AND GUTTER



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PROJECT
COPPER ROCKS DEVELOPMENT

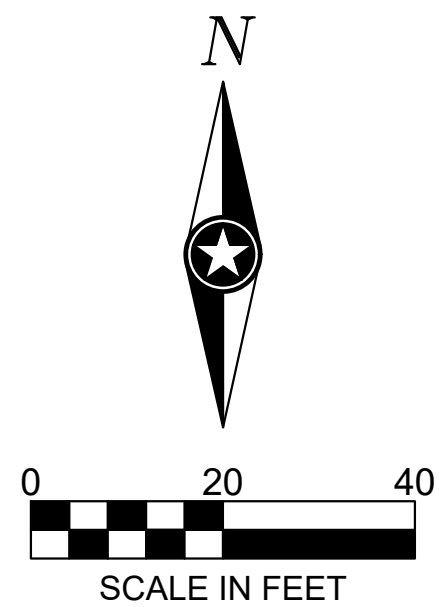
LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

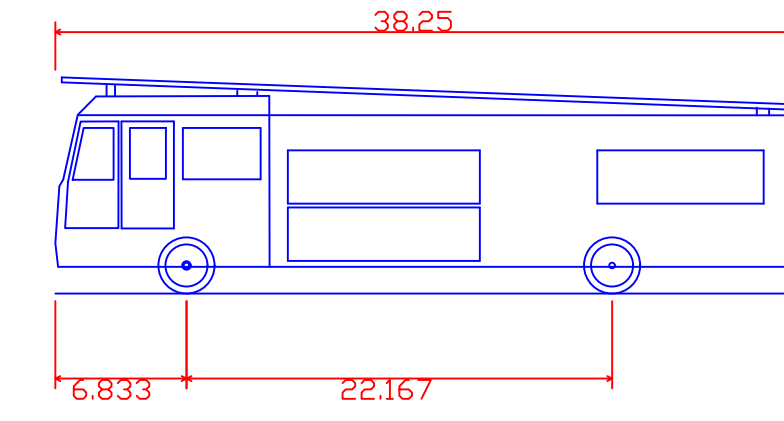
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FILE NAME	31707 C3-SITE
DRAWN BY	--
DESIGNED BY	--
REVIEWED BY	--
ORIGINAL ISSUE DATE	--
CLIENT PROJECT NO.	--

TITLE
SITE PLAN

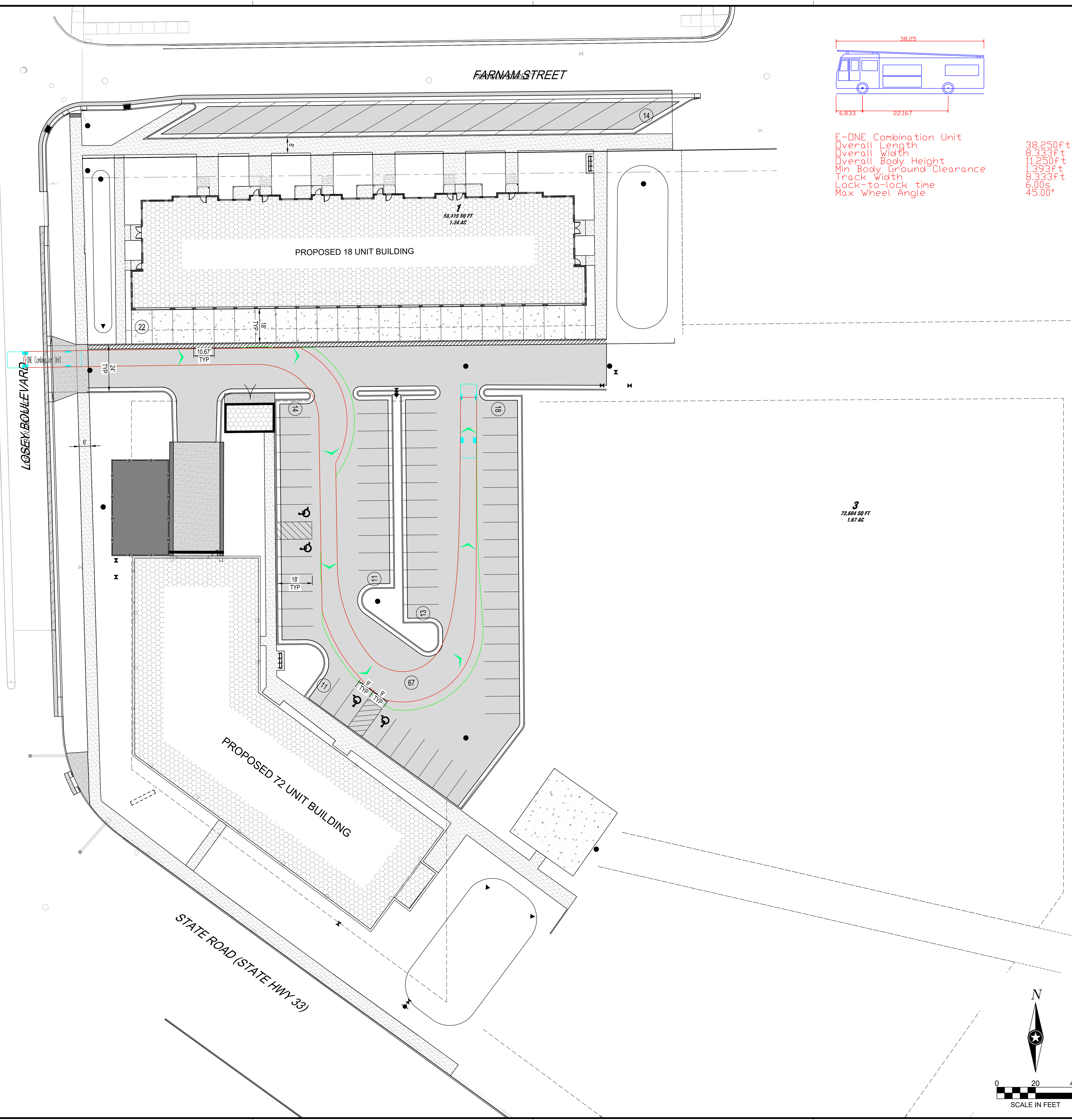
SHEET
C3-10



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E-ONE Combination Unit
 Overall Length 38.250ft
 Overall Width 6.833ft
 Overall Body Height 22.167ft
 Min Body Ground Clearance 1.393ft
 Track Width 6.00ft
 Lock-to-lock time 45.00s
 Max Wheel Angle 45.00°



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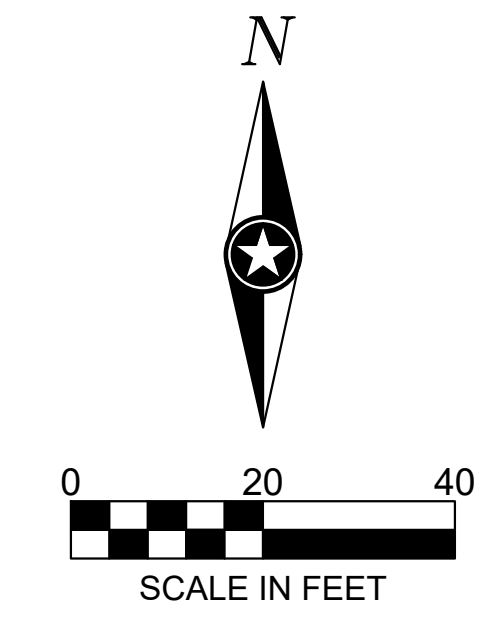
LA CROSSE WISCONSIN

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DATE	DESCRIPTION	BY

PROJECT NO.	31707
FILE NAME	31707 C3-SITE
DRAWN BY	--
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REVIEWED BY	--
ORIGINAL ISSUE DATE	10/20/24
CLIENT PROJECT NO.	-

TITLE
VEHICLE TRACKING - FIRE TRUCK

SHEET
C3-11

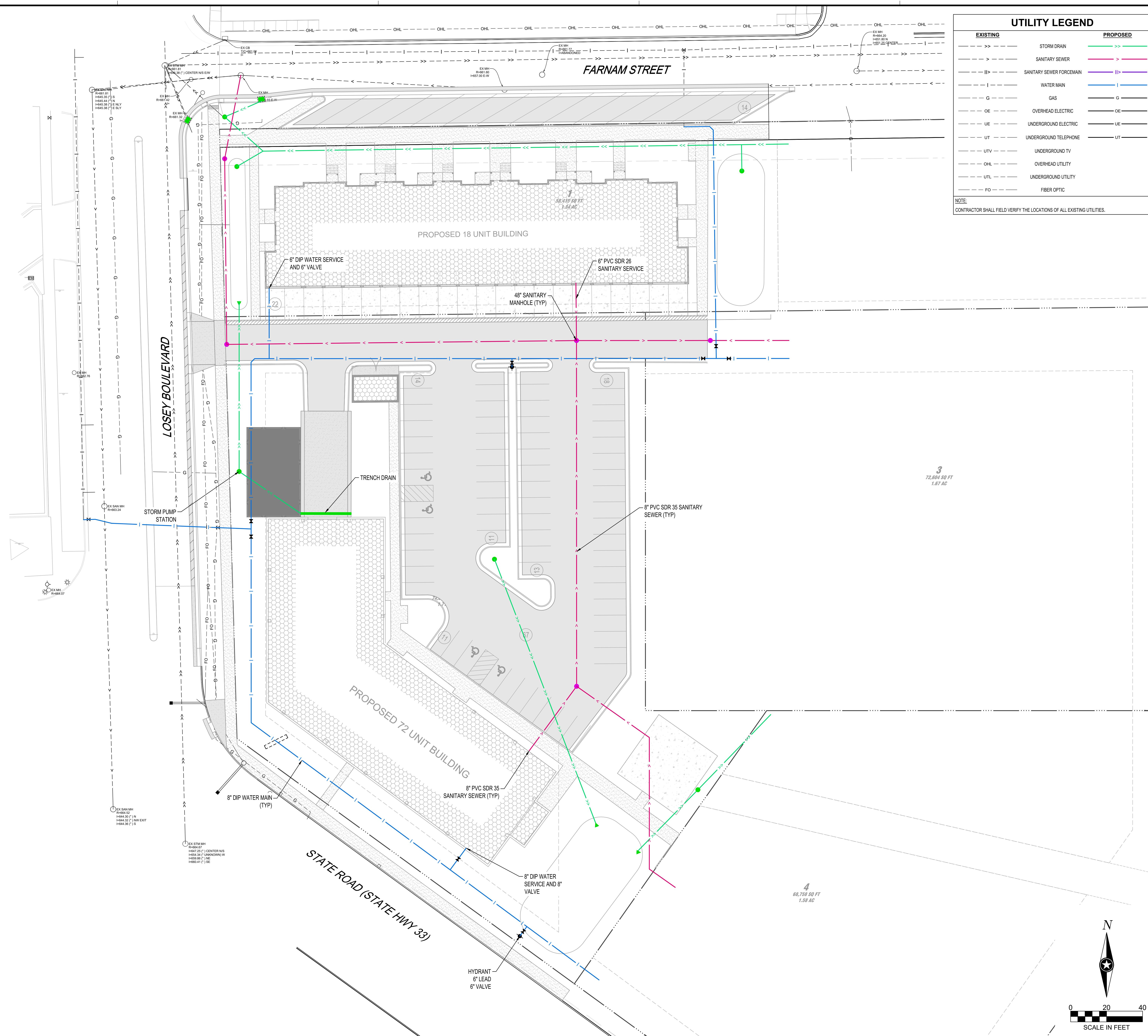


PRELIMINARY NOT FOR CONSTRUCTION



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

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



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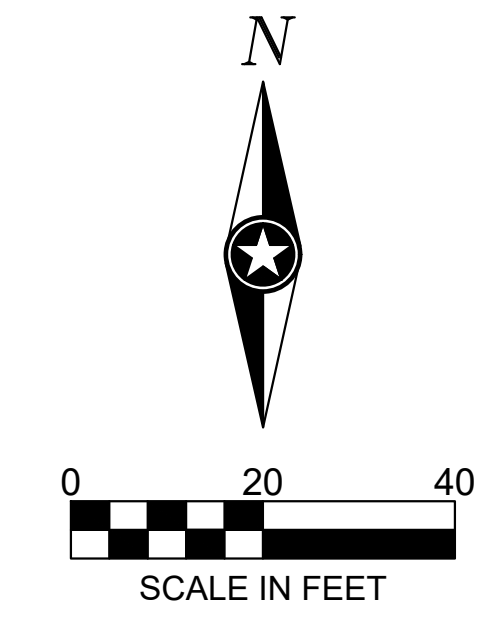
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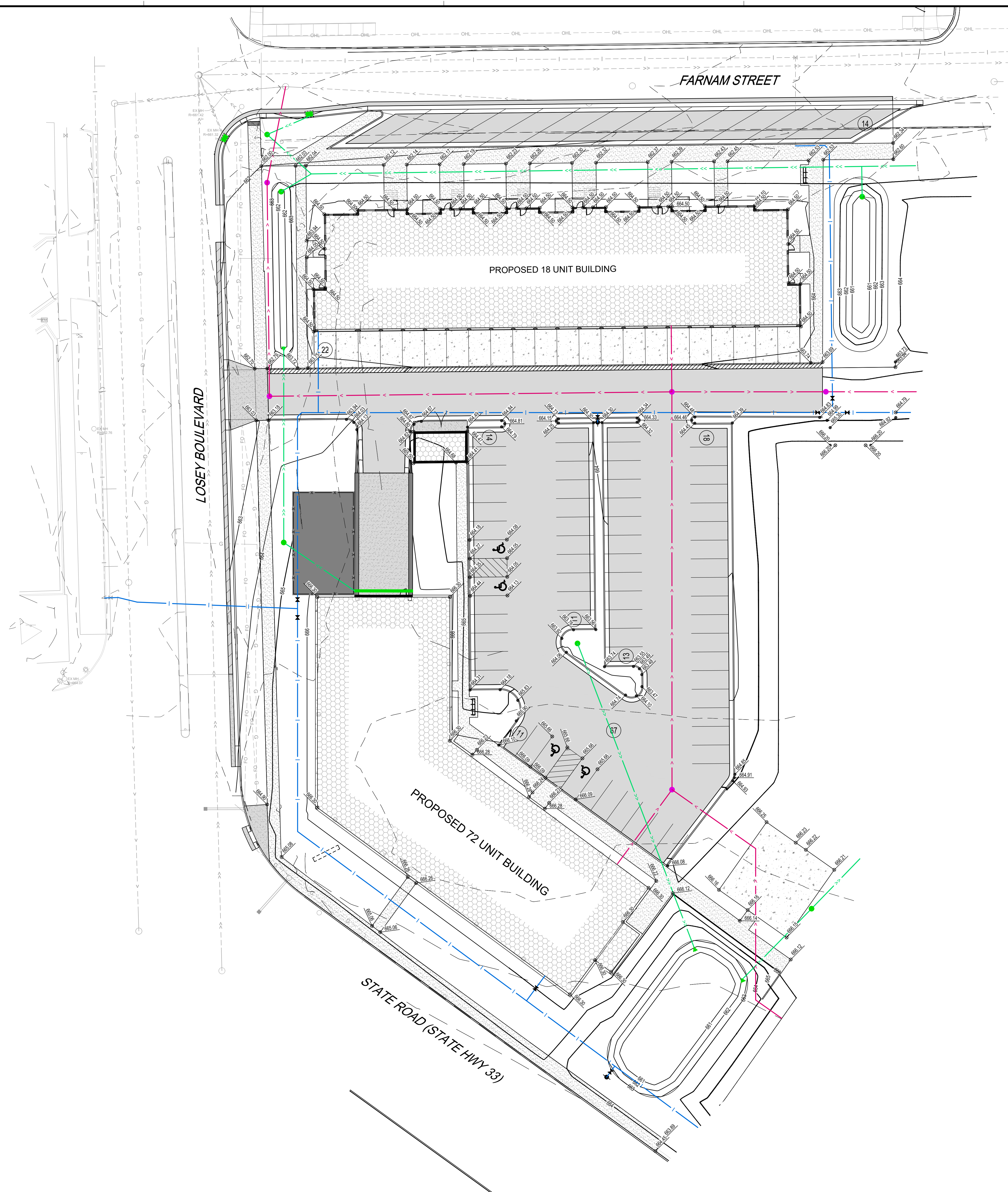
PROJECT NO.	31707
FILE NAME	31707 C3-UTILITY
DRAWN BY	---
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TITLE
UTILITY PLAN

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)
	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 TURNDOWN 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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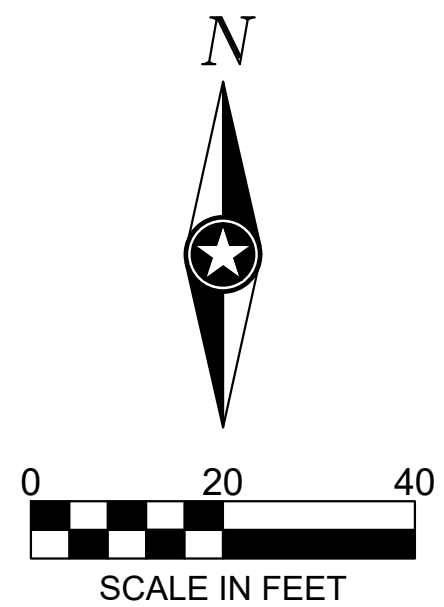
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TITLE
GRADING PLAN



SHEET
C4-10