

RIVER POINT K1 SITE



LA CROSSE, WISCONSIN

ISG PROJECT # 23-30331

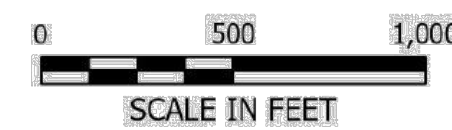
LEGEND

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



LOCATION MAP



ABBREVIATIONS:

AC ACRE	CIPC 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	CJ 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-BX JUNCTION BOX	OC ON CENTER	RD ROOF DRAIN	TNHF 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	REB REINFORCING BAR	TRANS TRANSFORMER
AGG AGGREGATE	CO CLEANOUT	FDC FIRE DEPARTMENT CONNECTION	HDPE HIGH DENSITY POLYETHYLENE	LF LINEAR FEET	OH OVERHEAD	REM REMOVE	TV TELEVISION
APPROX APPROXIMATE	CONC CONCRETE	FDN FOUNDATION	HDV HEAVY DUTY	LN 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	UT UTILITY, UNDERGROUND
BIT BITUMINOUS	CY CUBIC YARD	PPM FEET PER MINUTE	HR HOUR	LSO LOWEST STRUCTURAL OPENING	PERF PERFORATED	SCH SCHEDULE	VCP VITRIFIED CLAY PIPE
BM BENCHMARK	C&G CURB AND GUTTER	FPS FEET PER SECOND	HWL HIGH WATER LEVEL	PL PROPERTY LINE	PP POLYPROPYLENE	SF SQUARE FOOT	W/O WITHOUT
CAD COMPUTER-AIDED DESIGN	DEMO DEMOLITION	FT FOOT, FEET	HWY HIGHWAY	MB MAIL BOX	PP POLYPROPYLENE	SPEC SPECIFICATION	W/ WITH
CB CATCH BASIN	DIA DIAMETER	FTG FOOTING	HYD HYDRANT	MECH MECHANICAL	PSI POUNDS PER SQUARE INCH	SQ SQUARE	YD YARD
CFS CUBIC FEET PER SECOND	DIM DIMENSION	GA GAUGE	I INVERT	MH MANHOLE	PVC POLYVINYL CHLORIDE	STA STATION	YR YEAR
CF CUBIC FOOT	DS DOWNSPOUT	GAL GALLON	ID INSIDE DIAMETER	MIN MINIMUM	PVMT PAVEMENT	SY SQUARE YARD	
CI CAST IRON	EA EACH	GALV GALVANIZED	IN INCH	MISC MISCELLANEOUS	T/C TOP OF CURB		
CIP CAST IRON PIPE	ELEC ELECTRICAL	GC GENERAL CONTRACTOR	INV INVERT	NO NUMBER	TEL TELEPHONE		

PROJECT INDEX:

OWNER:

WAR EAGLE, LLC
1310 WEST WISCONSIN STREET
SPARTA, WI 54656

PROJECT ADDRESS / LOCATION:

RIVER POINT DISTRICT LOT 1, OUTLOT 6
S31 TWP16 R07

LA CROSSE, WISCONSIN

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, 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.

B.M. ELEVATION=XXXX.XX

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN JANUARY 2024 BY ISG.

SHEET INDEX

C0-10	TITLE SHEET
C3-10	SITE PLAN
C3-20	SITE UTILITY PLAN
C4-10	GRADING PLAN
C5-10	LANDSCAPE PLAN

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).



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PROJECT

RIVER POINT K1 SITE

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-30331
FILE NAME	30331-CO-GENERAL
DRAWN BY	BDC
DESIGNED BY	BDC/SMW
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	02/23/2024
CLIENT PROJECT NO.	-

TITLE

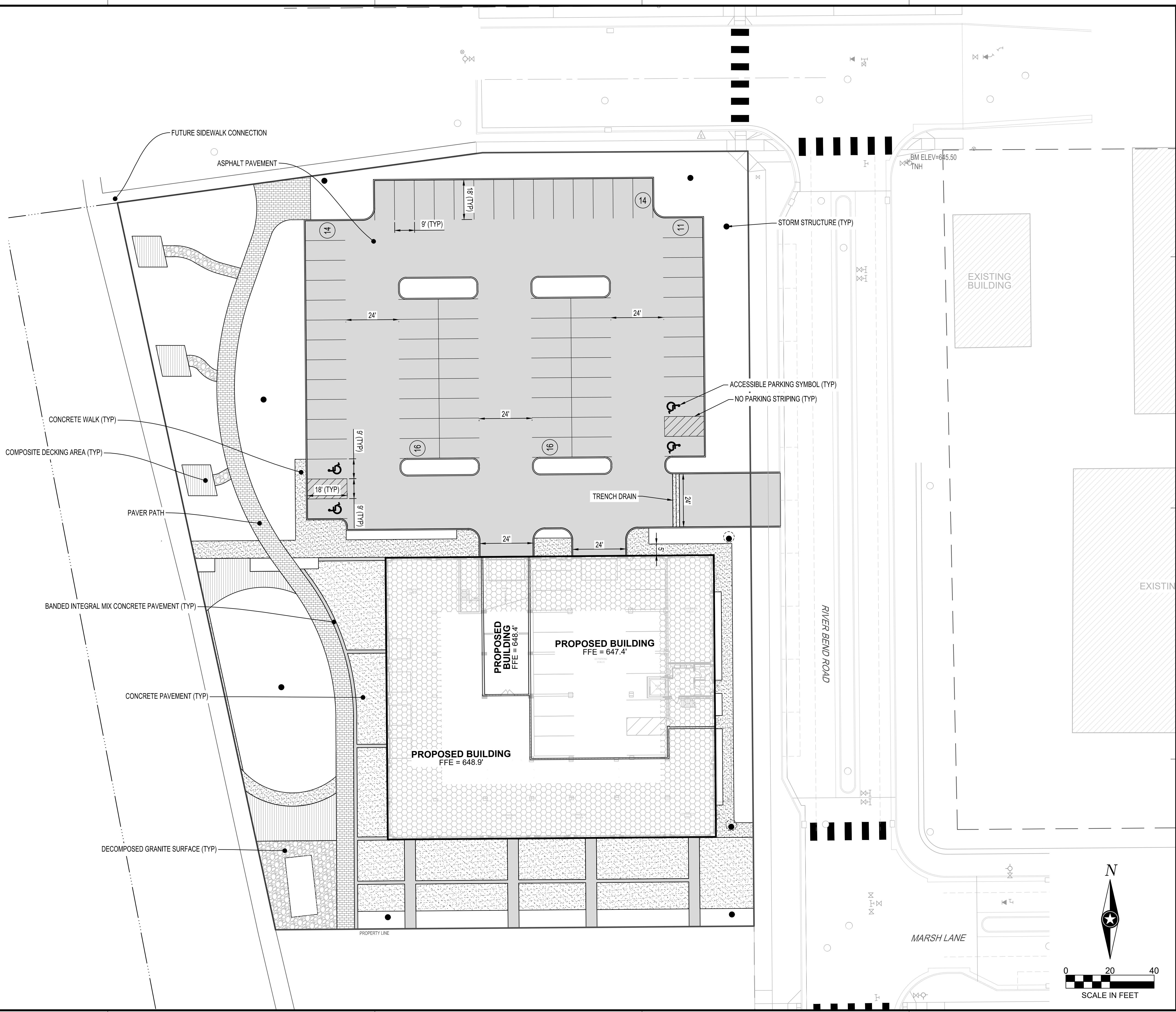
TITLE SHEET

SHEET

C0-10

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK
	BANDED INTEGRAL MIX CONCRETE PAVEMENT
	PAVER SURFACING
	COMPOSITE DECKING SURFACE
	DECOMPOSED GRANITE SURFACING



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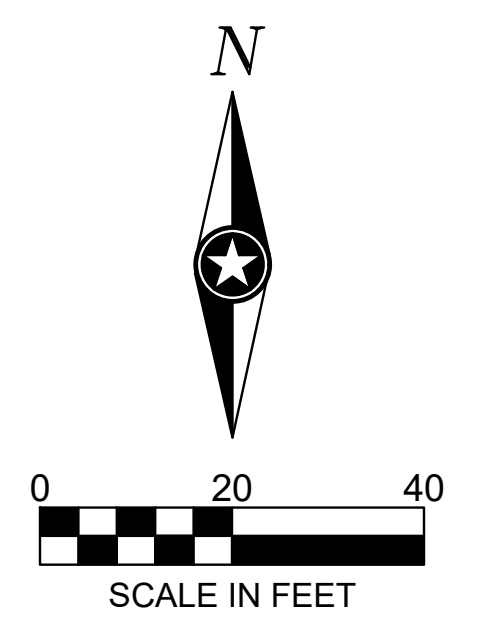
PROJECT
**RIVER POINT
 K1 SITE**
 LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 23-30331
 FILE NAME 30331-C3-SITE
 DRAWN BY BDC
 DESIGNED BY BDC/SMW
 REVIEWED BY KBR
 ORIGINAL ISSUE DATE 02/23/2024
 CLIENT PROJECT NO. -

TITLE
SITE PLAN

SHEET
C3-10



PLOT DATE: 2/23/2024 3:50 PM

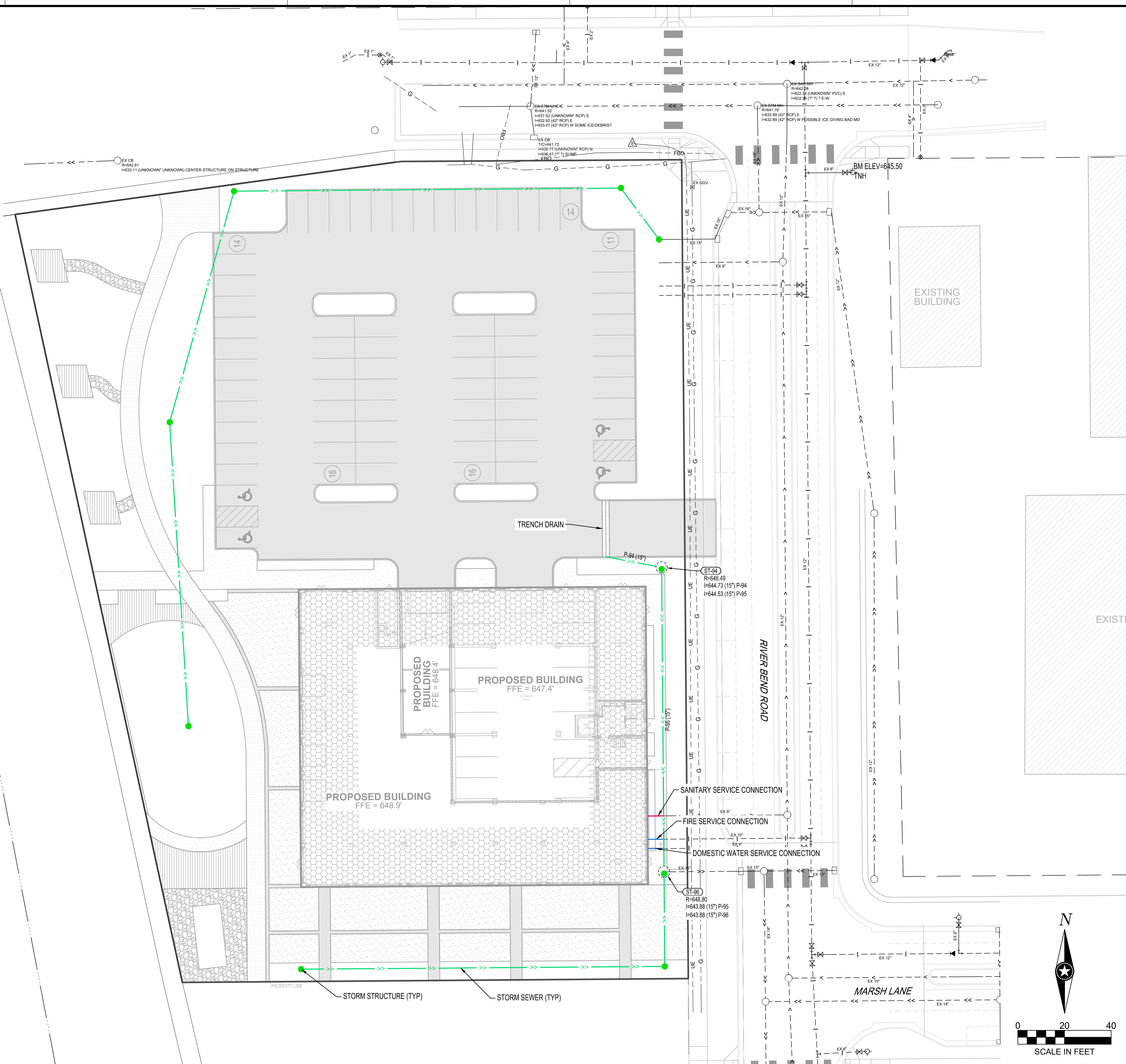
PRELIMINARY NOT FOR CONSTRUCTION



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-
-FBO-	FIBER OPTIC	-FBO-

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



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PROJECT
**RIVER POINT
K1 SITE**
LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 23-30331
FILE NAME 30331-C3-SITE
DRAWN BY BDC
DESIGNED BY BDC/SMW
REVIEWED BY KBR
ORIGINAL ISSUE DATE 02/23/2024
CLIENT PROJECT NO. -

TITLE
SITE UTILITY PLAN

SHEET
C3-20

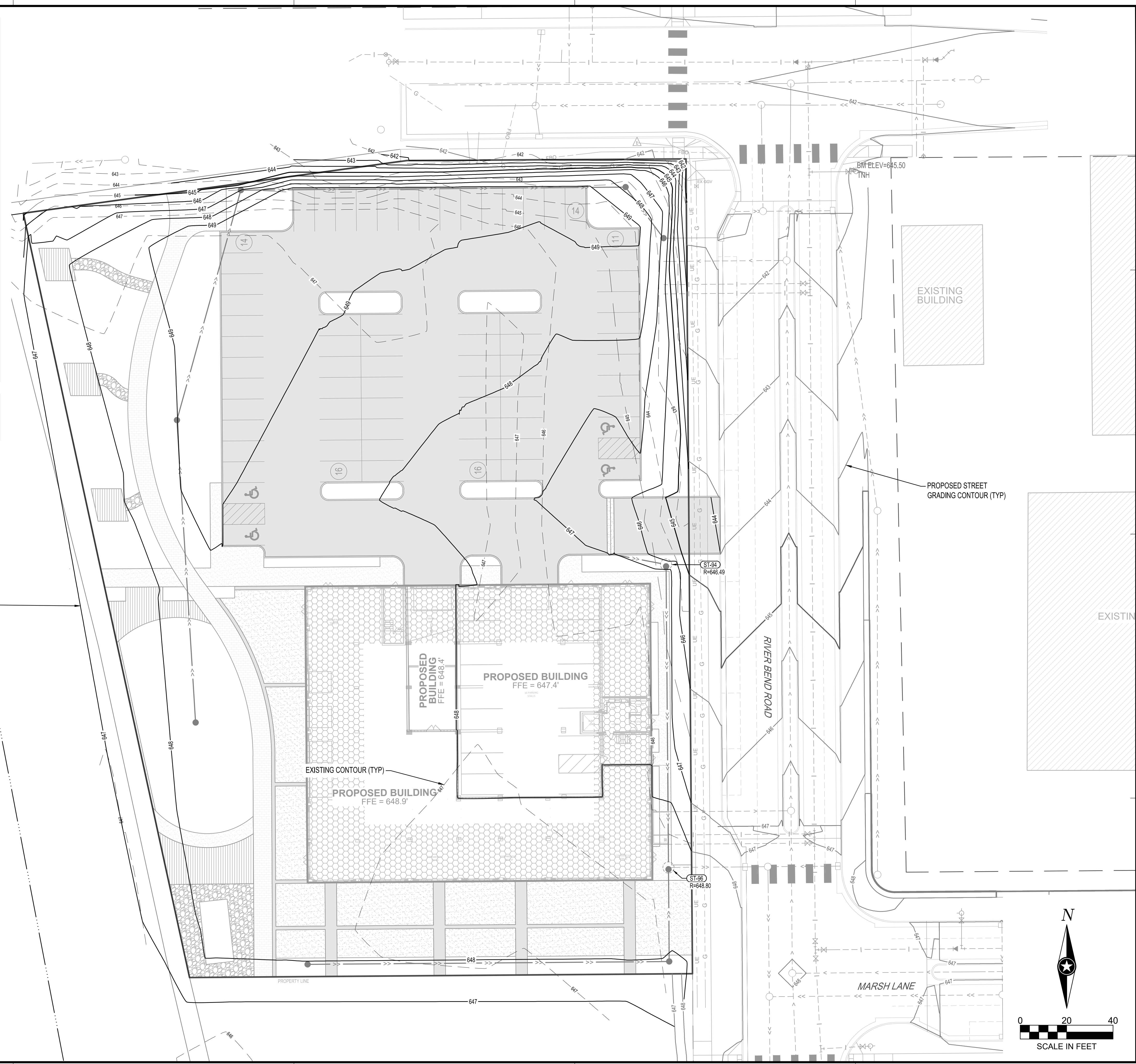
PLOT DATE: 2/23/2024 3:50 PM

PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED STREET GRADING CONTOUR (MINOR INTERVAL)
	PROPOSED STREET GRADING 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 BOTTOM OF RETAINING WALL (BW)
	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.



PROPOSED CONTOUR (TYP)

PROPOSED STREET GRADING CONTOUR (TYP)

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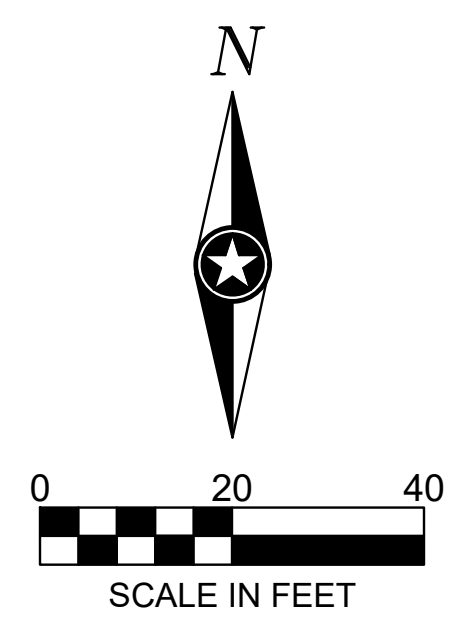
PROJECT
**RIVER POINT
 K1 SITE**
 LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY


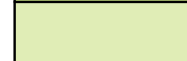

PROJECT NO. 23-30331
 FILE NAME 30331-C4-GRADE
 DRAWN BY BDC
 DESIGNED BY BDC/SMW
 REVIEWED BY KBR
 ORIGINAL ISSUE DATE 02/23/2024
 CLIENT PROJECT NO. -

TITLE
GRADING PLAN

SHEET
C4-10



PRELIMINARY NOT FOR CONSTRUCTION

LEGEND	
	PLANTING
	NATIVE PRAIRIE
	SYNTHETIC TURF

ZONING LANDSCAPE REQUIREMENTS

PROPERTY DISTRICT: RIVER POINT DISTRICT - COMMERCIAL & LIGHT INDUSTRIAL

NOTE: BOULEVARD TREES TO BE PLANTED 15' MIN. CLEAR OF FIRE HYDRANTS AND 10' MIN. CLEAR OF WATER SERVICES; EVERY 40' LINEAR LOT FRONTAGE
 • NOT LESS THAN TWO TREES AND EIGHT SHRUBS PER 600 SF OF LANDSCAPED AREA.

SCREENING AND BUFFERS:

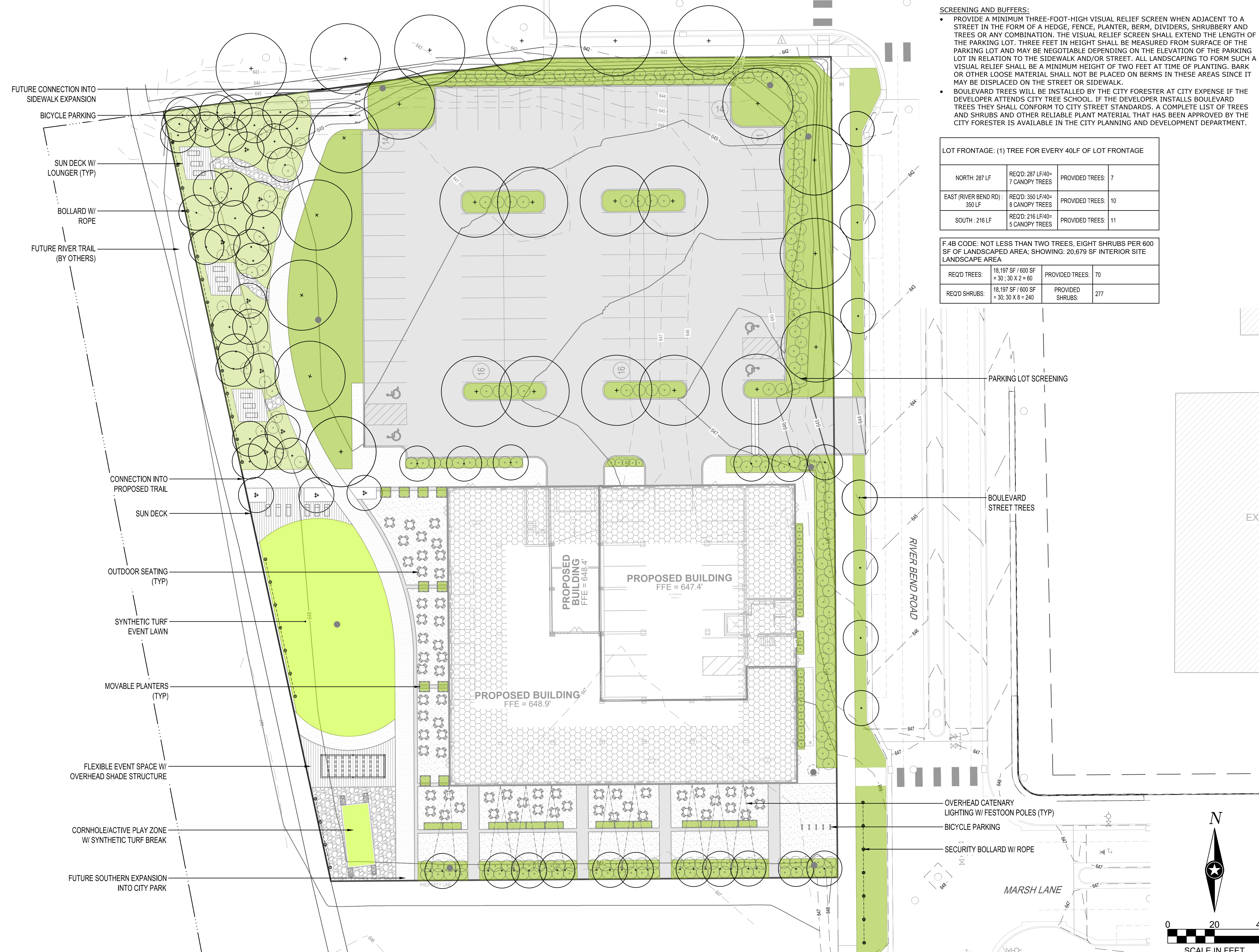
- PROVIDE A MINIMUM THREE-FOOT-HIGH VISUAL RELIEF SCREEN WHEN ADJACENT TO A STREET IN THE FORM OF A HEDGE, FENCE, PLANTER, BERM, DIVIDERS, SHRUBBERY AND TREES OR ANY COMBINATION. THE VISUAL RELIEF SCREEN SHALL EXTEND THE LENGTH OF THE PARKING LOT AND MAY BE NEGOTIABLE DEPENDING ON THE ELEVATION OF THE PARKING LOT IN RELATION TO THE SIDEWALK AND/OR STREET. ALL LANDSCAPING TO FORM SUCH A VISUAL RELIEF SHALL BE A MINIMUM HEIGHT OF TWO FEET AT TIME OF PLANTING. BARK OR OTHER LOOSE MATERIAL SHALL NOT BE PLACED ON BERMS IN THESE AREAS SINCE IT MAY BE DISPLACED ON THE STREET OR SIDEWALK.
- BOULEVARD TREES WILL BE INSTALLED BY THE CITY FORESTER AT CITY EXPENSE IF THE DEVELOPER ATTENDS CITY TREE SCHOOL. IF THE DEVELOPER INSTALLS BOULEVARD TREES THEY SHALL CONFORM TO CITY STREET STANDARDS. A COMPLETE LIST OF TREES AND SHRUBS AND OTHER RELIABLE PLANT MATERIAL THAT HAS BEEN APPROVED BY THE CITY FORESTER IS AVAILABLE IN THE CITY PLANNING AND DEVELOPMENT DEPARTMENT.

LOT FRONTAGE: (1) TREE FOR EVERY 40LF OF LOT FRONTAGE

DIRECTION	REQUIREMENT	PROVIDED TREES
NORTH: 287 LF	REQ'D: 287 LF/40 = 7 CANOPY TREES	7
EAST (RIVER BEND RD): 350 LF	REQ'D: 350 LF/40 = 8 CANOPY TREES	10
SOUTH: 216 LF	REQ'D: 216 LF/40 = 5 CANOPY TREES	11

F-4B CODE: NOT LESS THAN TWO TREES, EIGHT SHRUBS PER 600 SF OF LANDSCAPED AREA; SHOWING: 20,679 SF INTERIOR SITE LANDSCAPE AREA

REQ'D TREES:	18,197 SF / 600 SF = 30, 30 X 2 = 60	PROVIDED TREES:	70
REQ'D SHRUBS:	18,197 SF / 600 SF = 30, 30 X 8 = 240	PROVIDED SHRUBS:	277



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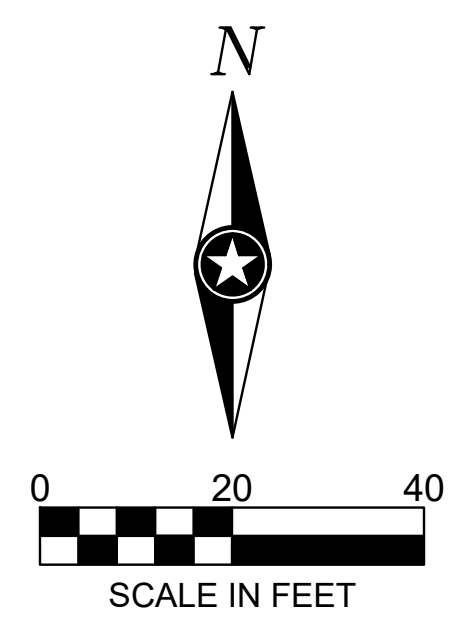
PROJECT
**RIVER POINT
 K1 SITE**
 LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 23-30331
 FILE NAME 30331-CS-LAND
 DRAWN BY BDC
 DESIGNED BY BDC/SMW
 REVIEWED BY KBR
 ORIGINAL ISSUE DATE 02/23/2024
 CLIENT PROJECT NO. -

TITLE
LANDSCAPE PLAN

SHEET
C5-10



PLOT DATE: 2/23/2024 3:50 PM

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