

**LEGEND**

	PROPERTY LINE
	PROPOSED 18" CURB & GUTTER
	PROPOSED BITUMINOUS PAVEMENT - 5 INCH
	PROPOSED CONCRETE PAVEMENT - 8 INCH
	PROPOSED CONCRETE PAVEMENT - 8 INCH
	PROPOSED CONCRETE SIDEWALK - 6 INCH
	PROPOSED PARKING SPACES
	STOP SIGN
	ACCESSIBLE SIGN
	VAN ACCESSIBLE SIGN
	PROPOSED LIGHT POLES (SEE PHOTOMETRIC PLAN)

SITE AREA =	375,025 SF (8.61 AC.)
BUILDING AREA =	7,908 SF (0.18 AC.)
GREENSPACE =	193,599 SF (4.44 AC.)
PARKING/PAVEMENT =	173,519 SF (3.98 AC.)

**SITE DATA:**

ZONING DISTRICT:	M-2 GENERAL MANUFACTURING DISTRICT
SITE AREA:	375,025 SF OR 8.61 AC
PARKING REQUIREMENTS	
BUILDING GROSS FLOOR AREA (GFA)	7,908 SF
PARKING REQUIRED	1 STALL/100 SF OF GFA = 48 STALLS
PARKING PROVIDED:	
STORE	25
GAS PUMPS	20
DIESEL PUMPS	7
DIESEL PARKING	11
TOTAL PARKING	63
PRINCIPAL STRUCTURE SETBACKS	
FRONT YARD	25
REAR YARD	25
SIDE YARD	10
PARKING SETBACKS	
FRONT YARD	10 (WITH LANDSCAPE BERM)
REAR YARD	5
SIDE YARD	5
MAX STRUCTURE HEIGHTS	
CONVENIENCE STORE	50
ACCESSORY BUILDING	15

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**KWIK TRIP**  
**STORES**  
**KWIK STAR**  
**STORES**

**KWIK TRIP, Inc.**  
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 262-781-1000 Fax 262-781-5446 [www.ra-smithnational.com](http://www.ra-smithnational.com)  
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**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

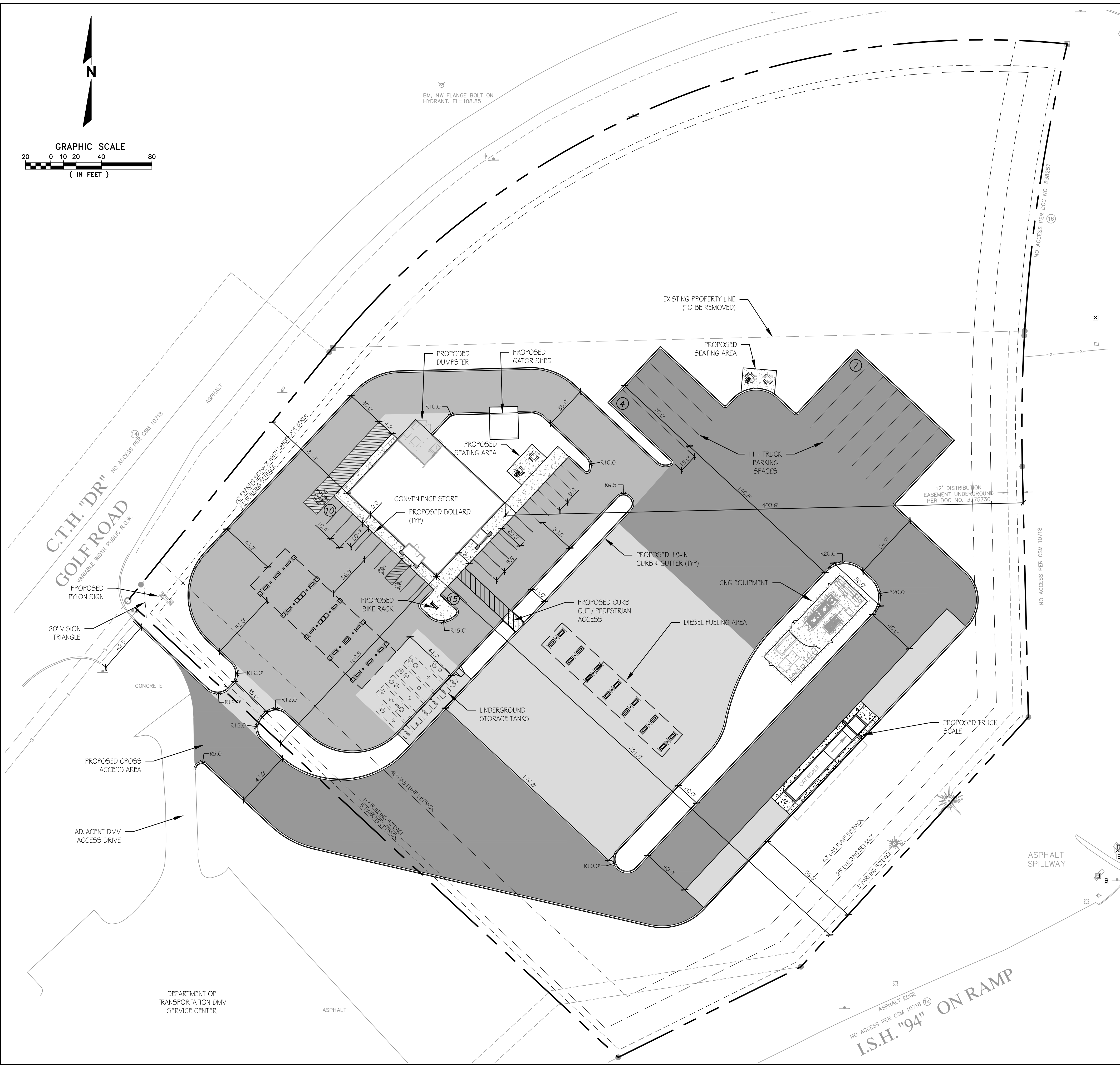
**SITE PLAN**

**CONVENIENCE STORE  
 WITH DIESEL**

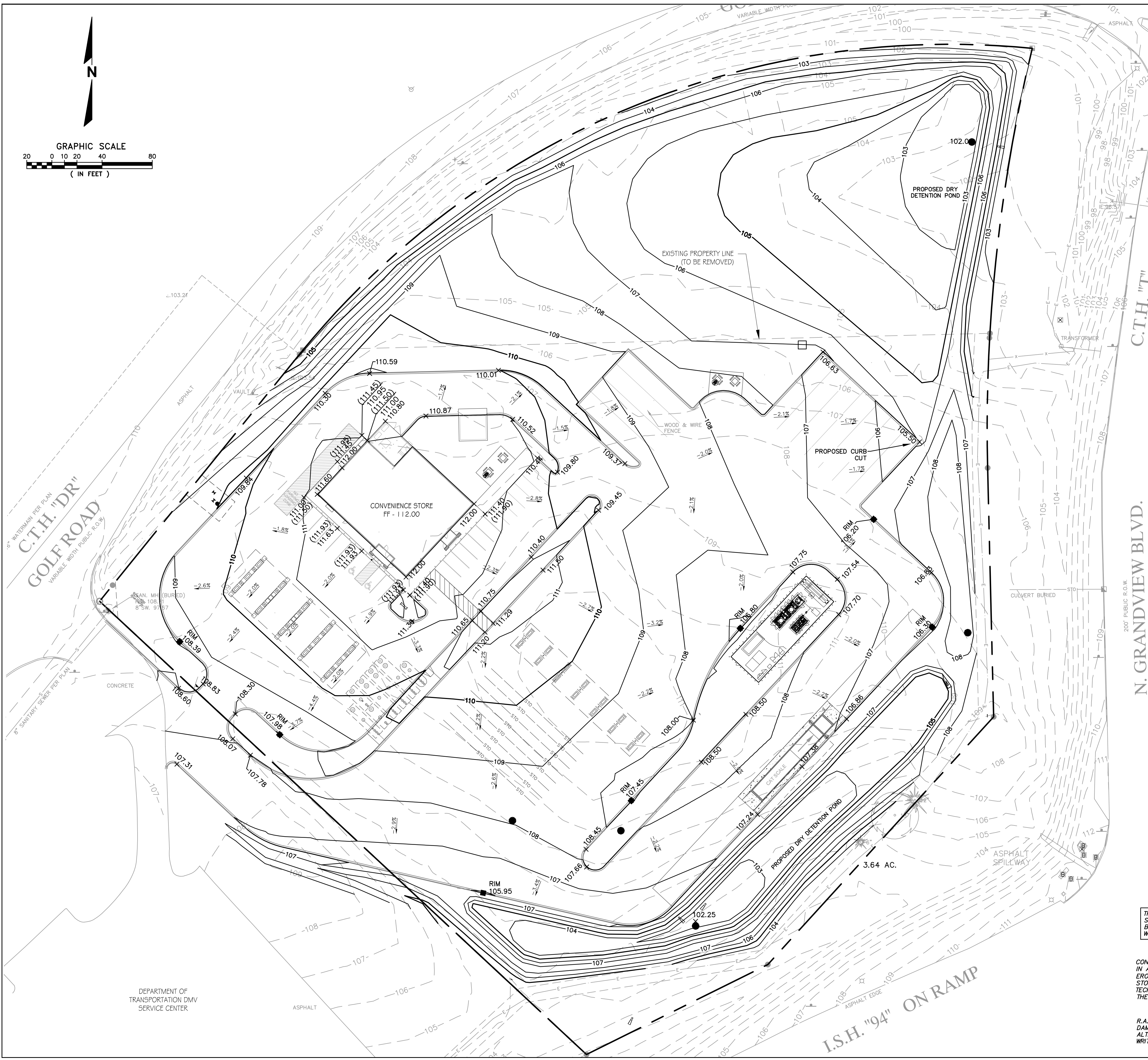
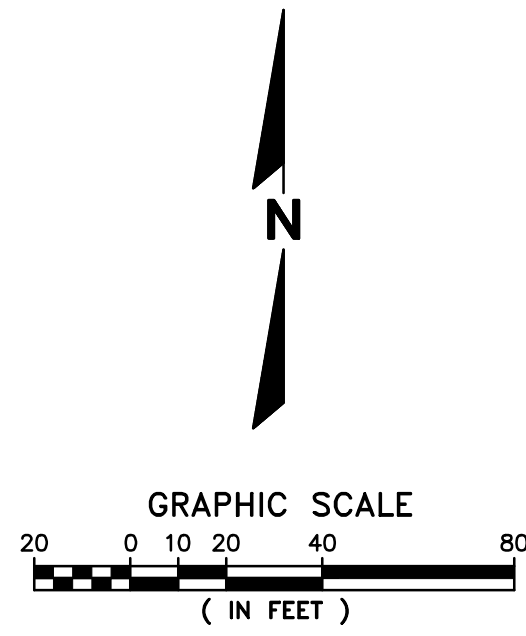
**CITY OF WAUKESHA, WISCONSIN**

NO.	DATE	DESCRIPTION

DRAWN BY	RASN
SCALE	GRAPHIC
PROJ. NO.	3142410
DATE	03-11-2015
SHEET	<b>SP1</b>



P:\3140410\0\wg\Sheets\SP0010040.dwg - SP1 - 3/10/2015 11:55:51 PM - Joh



**CONSTRUCTION NOTE:**

CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

**NOTE:**

- REFER TO OTHER PROJECT PLANS AND INFORMATION RELATED TO THIS PROJECT PRIOR TO BEGINNING ANY GRADING WORK.
- PLAN PREPARED FROM ALTA/ACSM LAND TITLE SURVEY BY: R.A. SMITH NATIONAL, INC.
- CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CONFLICTS.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK AND/ OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.
- AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM OF 4" DEPTH COMPACTED TOPSOIL.
- CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRIVES IN R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL R.O.W.
- REFER TO OWNER'S SPECIFICATIONS FOR CURB, APPROACH, BITUMINOUS, AND CONCRETE PROFILES, AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.

FINISHED FLOOR ELEV. PROPOSED KWIK TRIP CONVENIENCE STORE  
FINISHED FLOOR ELEVATION = 112.00 FEET

**NOTE GRADING CONTRACTOR:**

ANY PROPERTY IRONS THAT ARE DISTURBED IN THE GRADING PROCESS SHALL BE RESET BY A LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.

**LEGEND**

- PROPERTY LINE
- 000.00 EXISTING SPOT ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 0.00 PROPOSED SPOT GRADES
- (0.00) PROPOSED TOP OF CURB GRADE
- x PROPOSED STORM INLETS / MANHOLES

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**PRELIMINARY  
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CONSTRUCTION**

GRADE PLAN

CONVENIENCE STORE  
WITH DIESEL

CITY OF WAUKESHA, WISCONSIN

NO.	DATE	DESCRIPTION

DRAWN BY	RAEN
SCALE	GRAPHIC
PROJ. NO.	31A0410
DATE	02-11-2016
SHEET	SP2

DEPARTMENT OF  
TRANSPORTATION DMV  
SERVICE CENTER

# KWIK TRIP

STORES

# KWIK STAR

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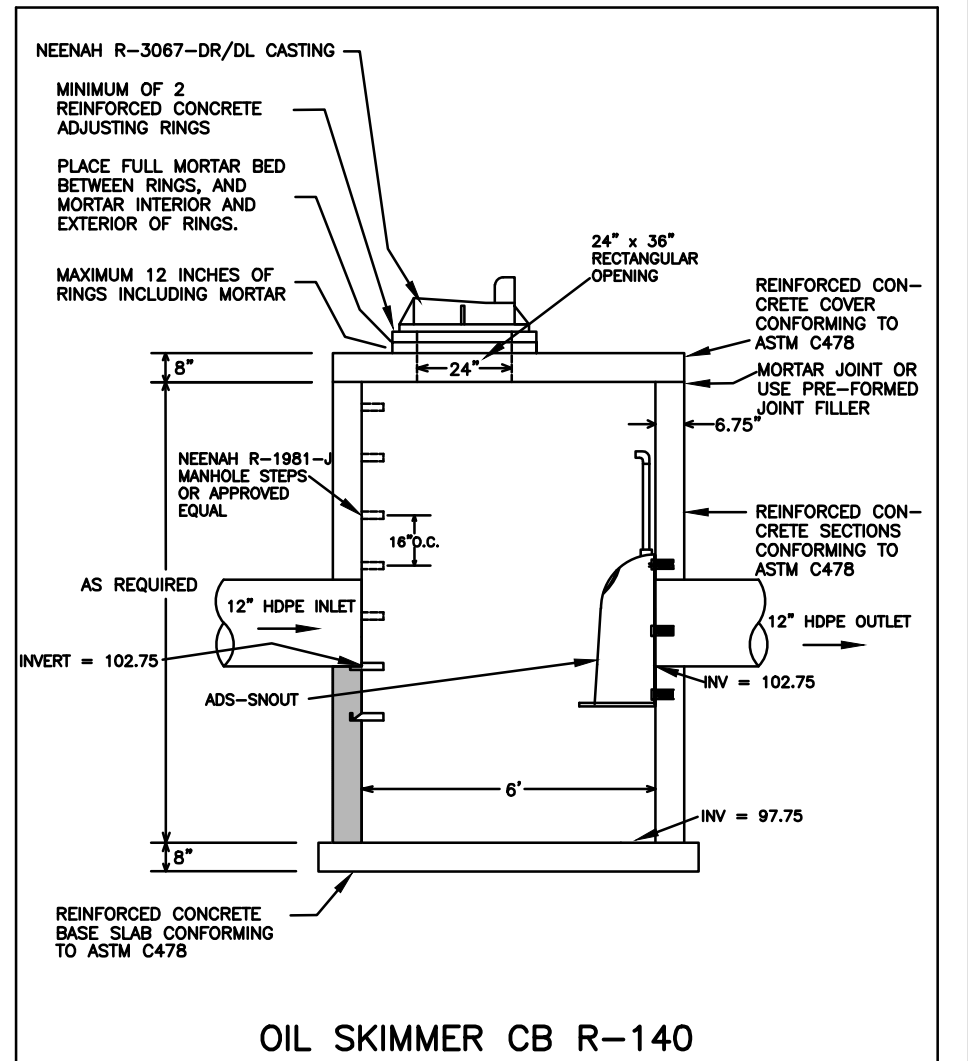
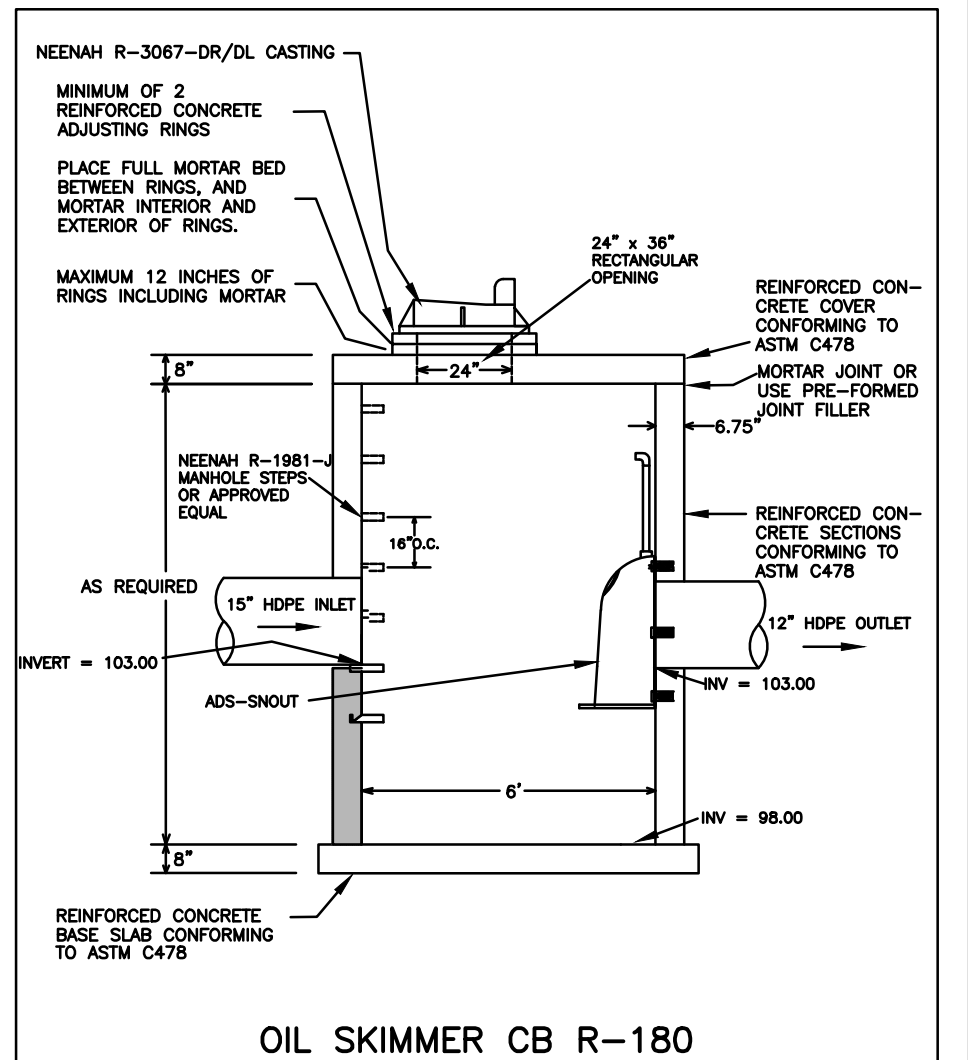
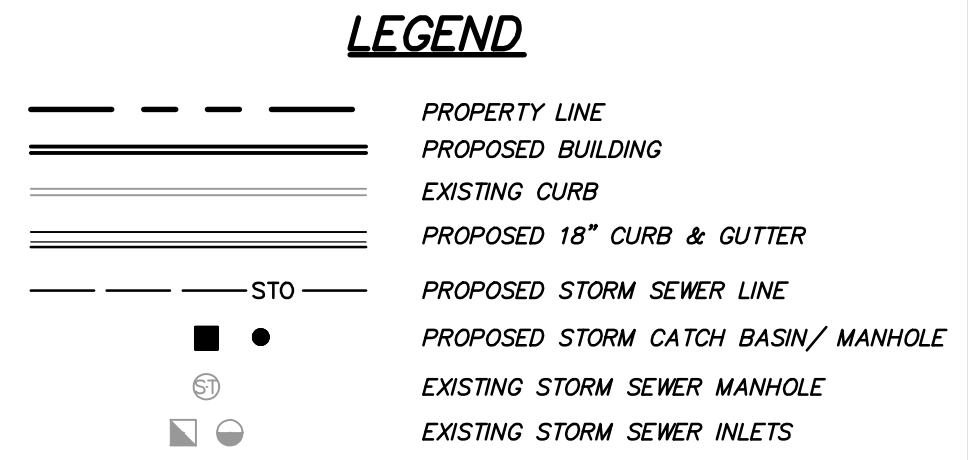
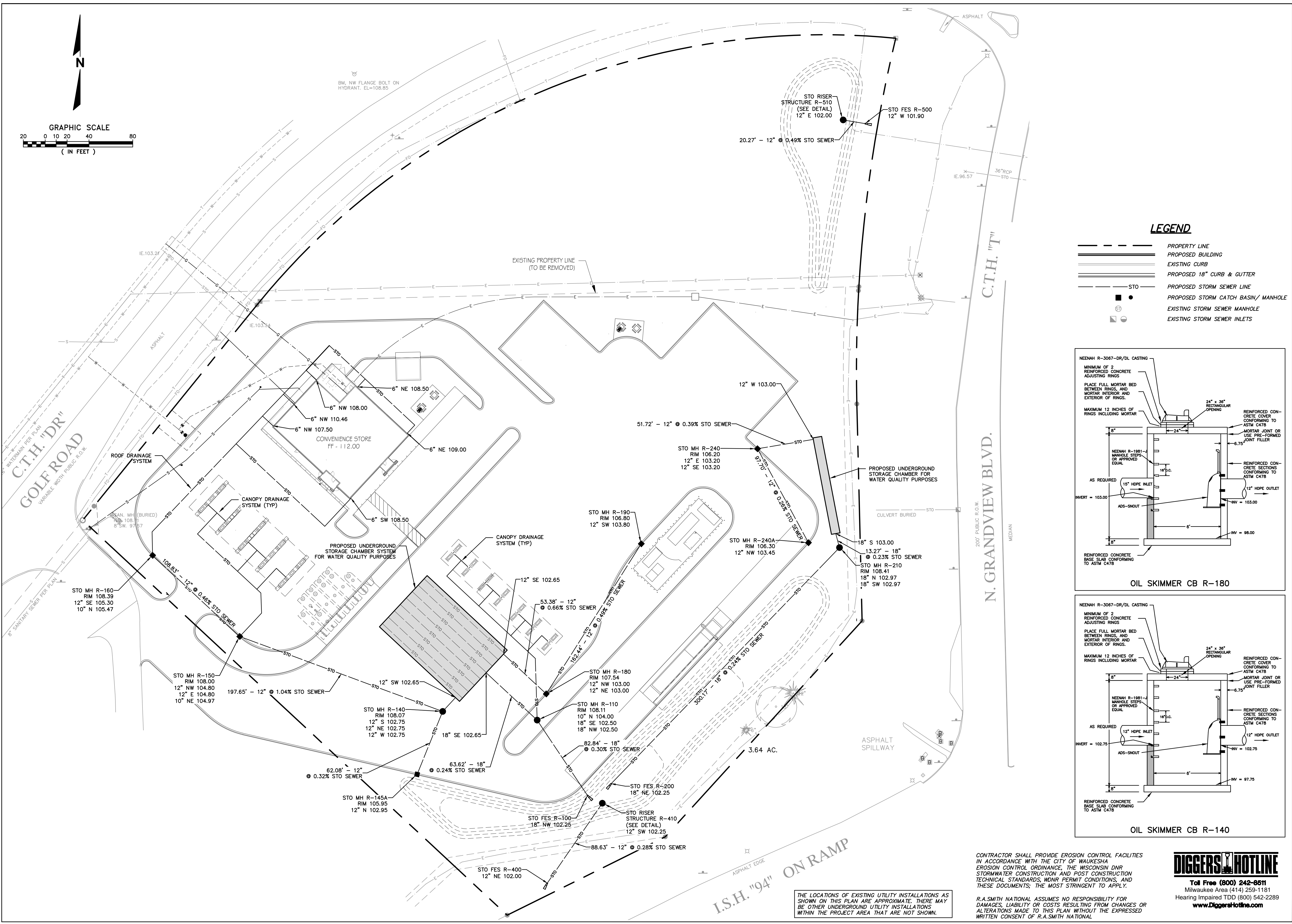
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**PRELIMINARY  
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**STORM SEWER PLAN**  
**CONVENIENCE STORE  
 WITH DIESEL**  
 CITY OF WAUKESHA, WISCONSIN

NO.	DATE	DESCRIPTION

DRAWN BY: RAEN  
 SCALE: GRAPHIC  
 PROJ. NO.: 31A0410  
 DATE: 02-11-2016  
 SHEET: **SP3**



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**UTILITY PLAN**

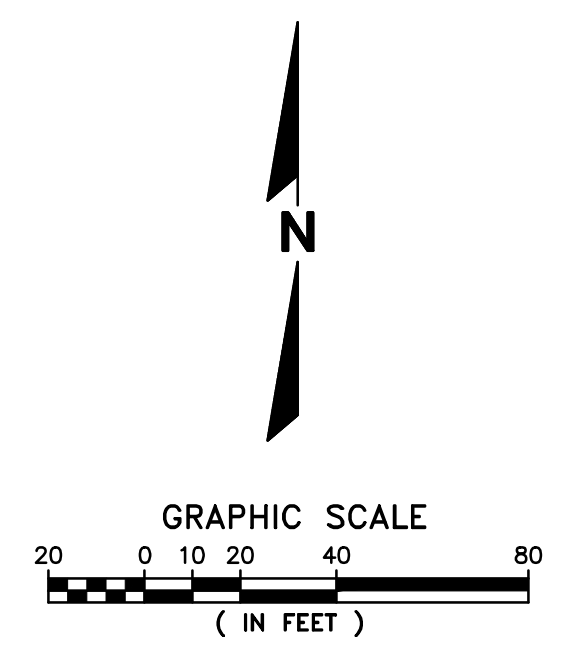
**CONVENIENCE STORE  
 WITH DIESEL**

**CITY OF WAUKESHA, WISCONSIN**

NO.	DATE	DESCRIPTION

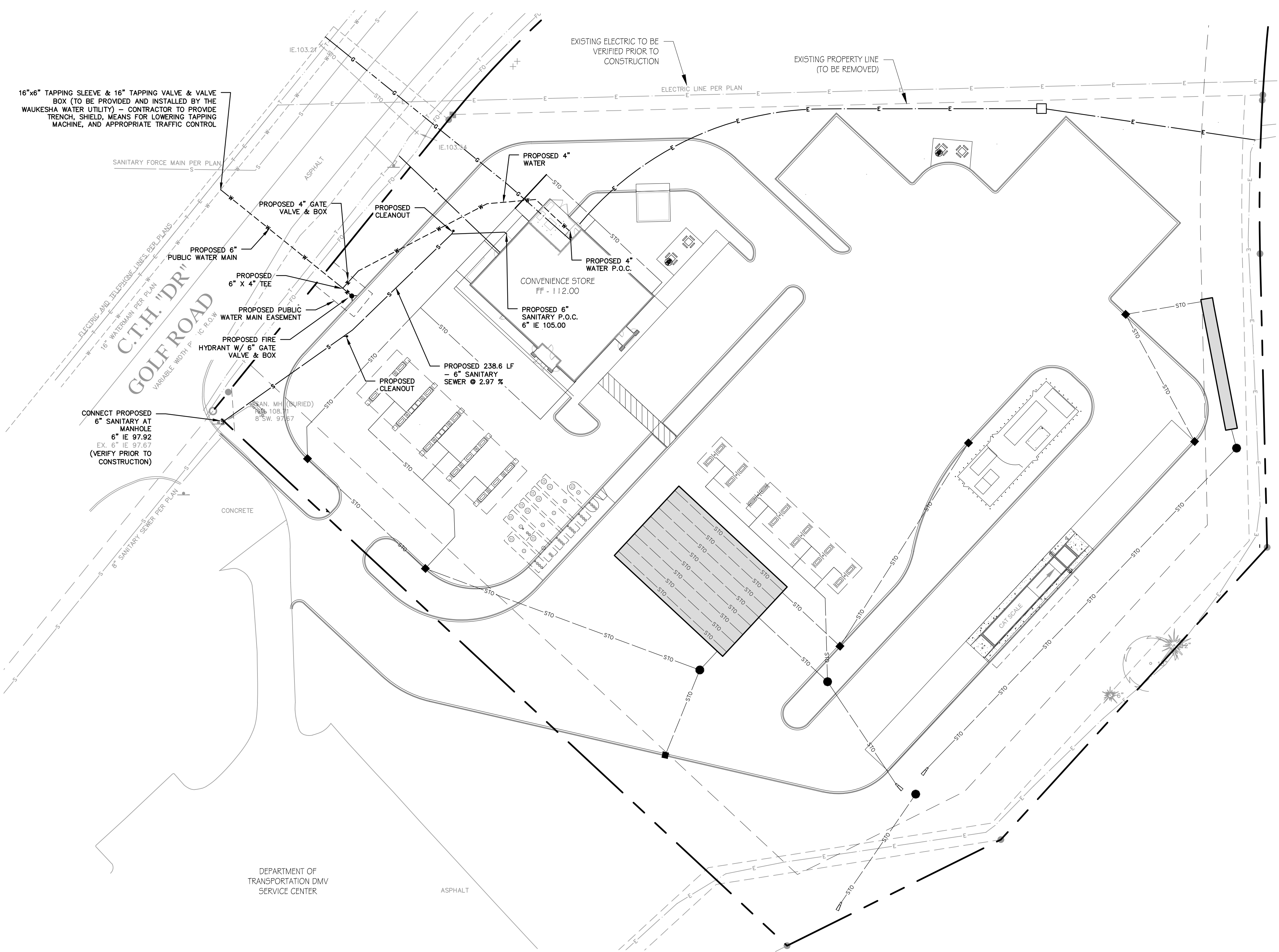
  

DRAWN BY	RAEN
SCALE	GRAPHIC
PROJ. NO.	31A0410
DATE	02-11-2016
SHEET	<b>SP4</b>



**LEGEND**

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING CURB
	PROPOSED 18" CURB & GUTTER
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	PROPOSED WATER MAIN
	PROPOSED HYDRANT
	PROPOSED VALVE
	PROPOSED TELEPHONE
	PROPOSED GAS LINE
	PROPOSED ELECTRICAL LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING ELECTRICAL LINE
	EXISTING OVERHEAD WIRING
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE
	EXISTING HYDRANT
	EXISTING GATE VALVE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLETS
	EXISTING SANITARY SEWER MANHOLE
	EXISTING LIGHT POLES
	EXISTING ELEC. AND TELE. PEDESTALS
	EXISTING GAS METER AND VALVES



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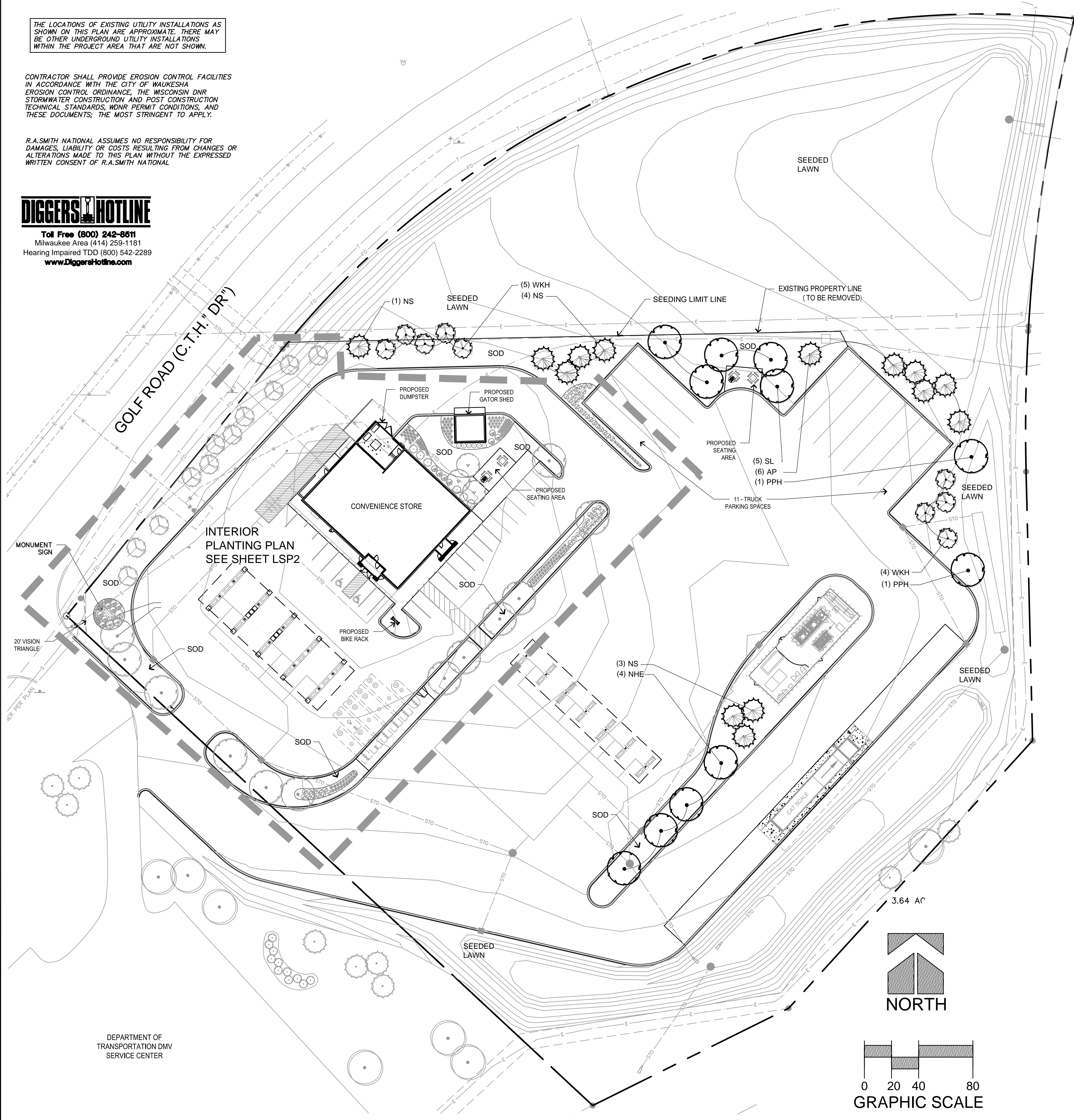
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### PLANT SCHEDULE - EXTERIOR

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
NS	8	Norway Spruce	Picea abies	6' HT.	B&B	Semi-sheared, fully branched to ground
AP	6	Austrian Pine	Pinus nigra	6' HT.	B&B	Semi-sheared, fully branched to ground
TA	3	Techy Arborvitae	Thuja occidentalis 'Techy'	6' HT	B&B	Semi-sheared, fully branched to ground

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ABS	6	'Autumn Brilliance' Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2" CAL	B&B	Full, matching heads
WKH	9	'Winter King' Hawthorn	Crataegus viridis 'Winter King'	2" CAL	B&B	Full, matching heads
DWC	5	Donald Wyman Crab Apple	Malus x 'Donald Wyman'	2" CAL	B&B	Full, matching heads

SHADE TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ABM	3	Autumn Blaze Maple	Acer freemanii 'Autumn Blaze'	2 1/2" CAL	B&B	Full, matching heads
HBM	3	Heritage River Birch	Betula nigra 'Heritage'	7-8' HT	B&B	Clump, min. 3 stems
PPH	2	Prairie Pride Hackberry	Celtis occidentalis 'Prairie Pride'	2 1/2" CAL	B&B	Full, matching heads
SL	10	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	2 1/2" CAL	B&B	Full, matching heads
NHE	8	New Horizon Elm	Ulmus x 'New Horizon'	2 1/2" CAL	B&B	Full, matching heads



### GENERAL LANDSCAPE NOTES

- Contractor responsible for contacting Diggers Hotline to have site marked prior to any digging or earthwork.
- Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to landscape architect and/or general contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). Landscape architect reserves the right to inspect, and potentially reject, any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
- Any potential plant substitutions must be approved by the landscape architect. All plants must be installed as per sizes shown on plant material schedule, unless approved by landscape architect. Any changes to sizes shown on plan must be submitted in writing to the landscape architect prior to installation.
- Topsoil in parking islands: all parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long term plant health. Topsoil should be placed to within 3" of finish grade by general / grading contractor during rough grading operations. The landscape contractor to be responsible for the fine grading of all planting beds and lawn areas. Crown all planting islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- Topsoil - landscape contractor to evaluate condition of site grading prior to performing work, and determine if additional topsoil is required to properly install the plantings and turf areas. If required, provide an estimate in bid / proposal reflecting the cost per cubic yard to provide, haul and spread additional topsoil, along with an estimate of the quantity of topsoil which may be required.
- Tree planting: plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if applicable) from top one-third of rootball and carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Score the remaining two-thirds of burlap and remove twine. Provide slow-release fertilizer packets per planting details.
- Tree planting: backfill tree planting holes 80% existing soil removed from excavation and 20% plant starter mix. Avoid any air pockets and do not tamp soil down. discard any gravel, heavy clay or stones. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding. Provide a 3" deep, 4" diameter shredded hardwood bark mulch ring around all lawn trees. Do not build up any mulch onto trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor.
- Shrub planting: all shrubs to be pocket planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets per planting details.
- Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not enviromulch). All perennial planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
- Plant bed preparation: all perennial, annual and groundcover areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the following ratio, into existing or installed topsoil to a depth of approx. 8" -  
**Per every 100 square feet of bed area add:**  
2 cu. ft. bale of peat moss  
2 lbs. of 5-10-5 garden fertilizer  
1/4 cu. yard of composted manure  
  
Note: Bulk plant starter will not be an acceptable alternative for the above soil amendments, unless approved by landscape architect prior to installation.
- Pre-emergent herbicide: apply a pre-emergent herbicide per manufacturer's specifications to all planting beds after all planting is installed.
- Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in No. 6) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to landscape architect and owner prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing reed canary grass is not acceptable as a mulch covering.  
  
An acceptable quality turf is defined as having:  
No bare spots larger than 1 square foot  
No more than 10% of the total area with bare spots larger than 1 square foot  
A uniform coverage throughout all turf areas
- Seed type 'A' for lawn areas - use only a premium quality seed mix which will germinate quickly installed at recommended rates. Premium blend seed mix example (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial ryegrass applied at 5lbs per 1,000 SF. Provide seed specifications to owner / landscape architect prior to installation.
- Lawn installation for all sodded turfgrass areas: contractor to furnish and prepare blended topsoil (3" min.) and sod bed, removing all debris and stones 1/2" or larger. Apply a 10-10-10 starter fertilizer uniformly throughout areas prior to laying the sod. Use only premium sod blend according to TPI (revised 1995) and ASPA standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on steep slopes or in swales, etc. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for the required watering during this period.
- Warranty and replacements: all plantings are to be watered at time of planting, throughout construction and upon completion of project as required. Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one year from the date of project completion. Perennials, groundcovers, and ornamental grasses to be guaranteed for a minimum of one growing season. Perennials, groundcovers, and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by landscape contractor to the owner, upon the completion of the project.
- The landscape contractor is responsible for the watering and maintenance of all landscape areas for a period of 60 days after the substantial completion of the installation. This includes all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, meadow grass and wildflower areas. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
- Project completion: landscape contractor is responsible to conduct a final review of the project, upon completion, with the client / owner / representative and the general contractor to answer questions, provide care instructions (in writing) for the new plantings and turf, and insure that all specifications have been met.

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**PRELIMINARY  
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**LANDSCAPE PLAN-EXTERIOR**

**CONVENIENCE STORE  
WITH DIESEL**

**CITY OF WAUKESHA, WISCONSIN**

NO.	DATE	DESCRIPTION

DRAWN BY: RASN  
SCALE: GRAPHIC  
PROJ. NO: 3142410  
DATE: 03-11-2015  
SHEET: **LSP1**

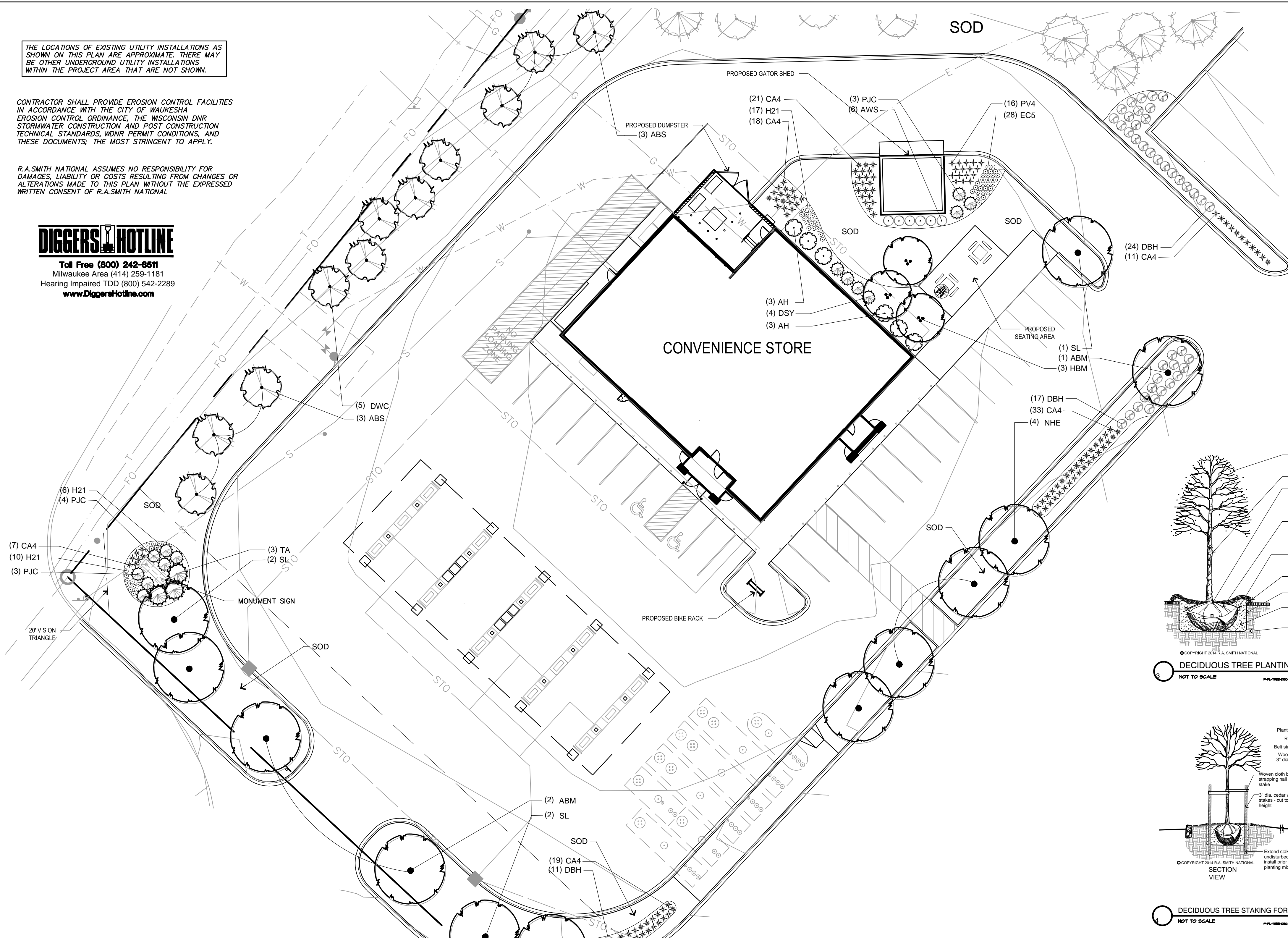
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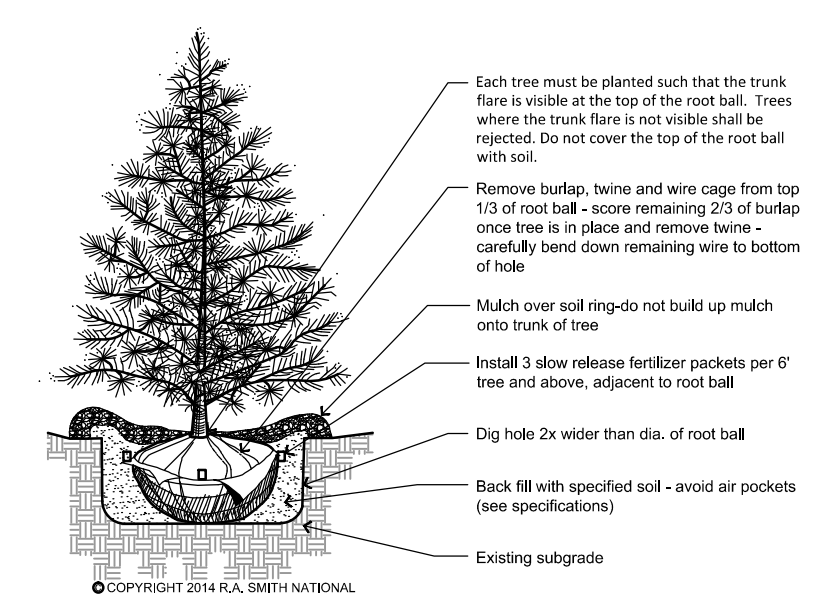
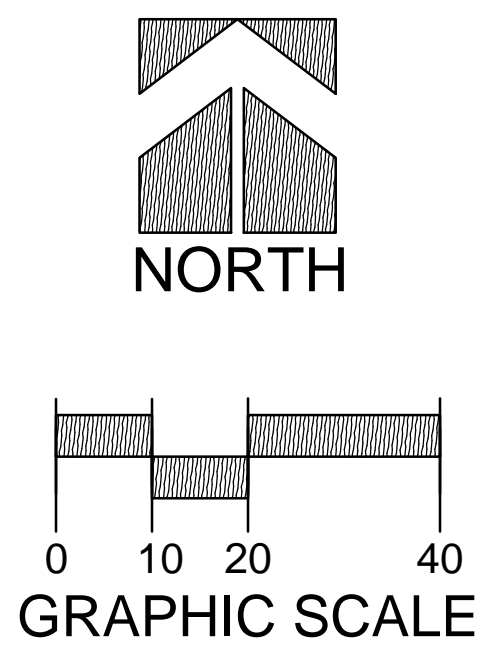
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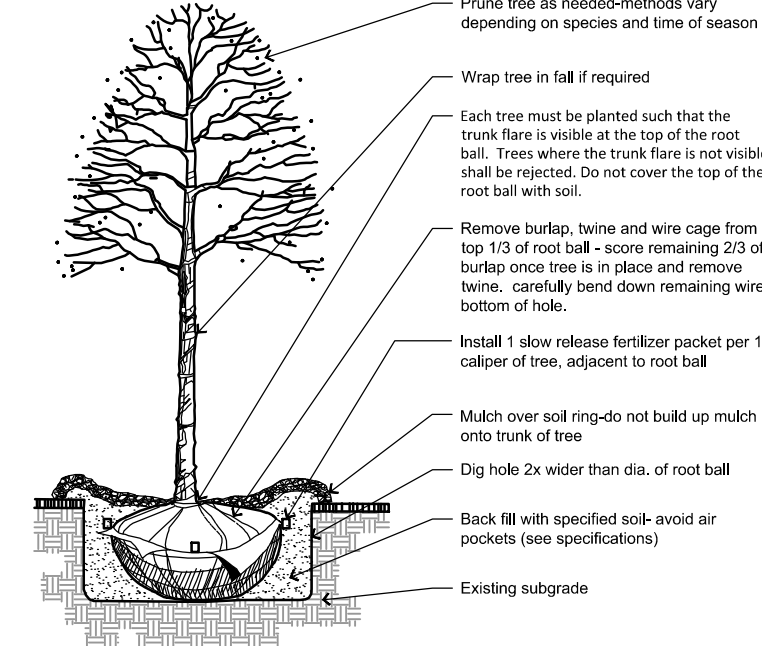
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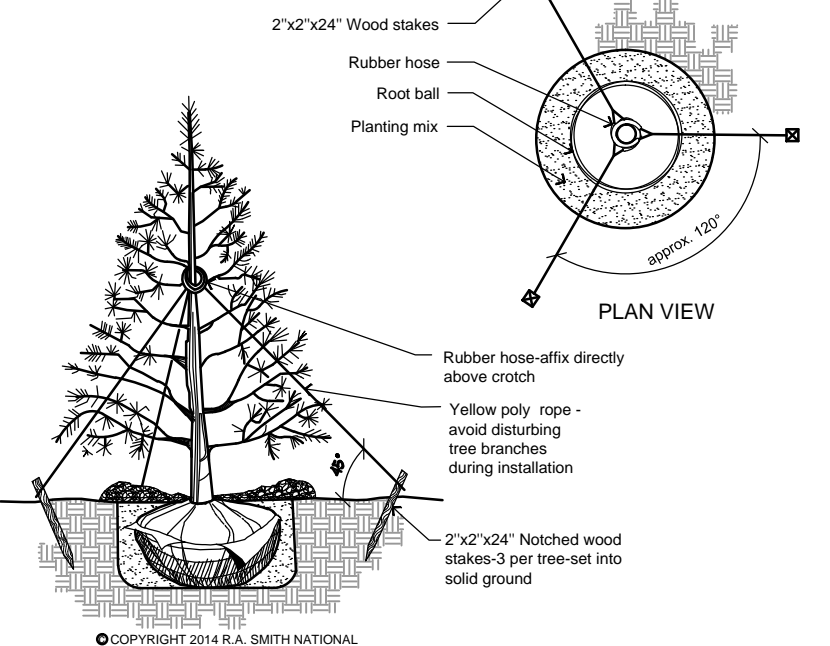
PLANT SCHEDULE - INTERIOR						
DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DBH	52	Dwarf Bush Honeysuckle	<i>Dicentra lonicera</i>	15" HT	CONT.	
AH	6	Annabelle Smooth Hydrangea	<i>Hydrangea arborescens</i> 'Annabelle'	24" HT	CONT.	
AWS	6	Anthony Waterer Spiraea	<i>Spiraea x bumalda</i> 'Anthony Waterer'	15" HT	CONT.	
EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PJC	10	Kallay Compact Pfitzer Juniper	<i>Juniperus chinensis</i> 'Kallays Compact'	18"SPD	CONT.	
DSY	4	Dense Yew	<i>Taxus x media</i> 'Densiformis'	18"SPD	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA4	109	Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	1 GAL.		
PV4	16	Northwind Switch Grass	<i>Panicum virgatum</i> 'North Wind'	1 GAL.	POT	
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
EC5	28	Kim's Knee High Purple Coneflower	<i>Echinacea purpurea</i> 'Kim's Knee High' TM	4 1/2"	POT	18" Spacing
H21	33	Stella de Oro Daylily	<i>Hemerocallis x</i> 'Stella de Oro'	4 1/2"	POT	18" Spacing



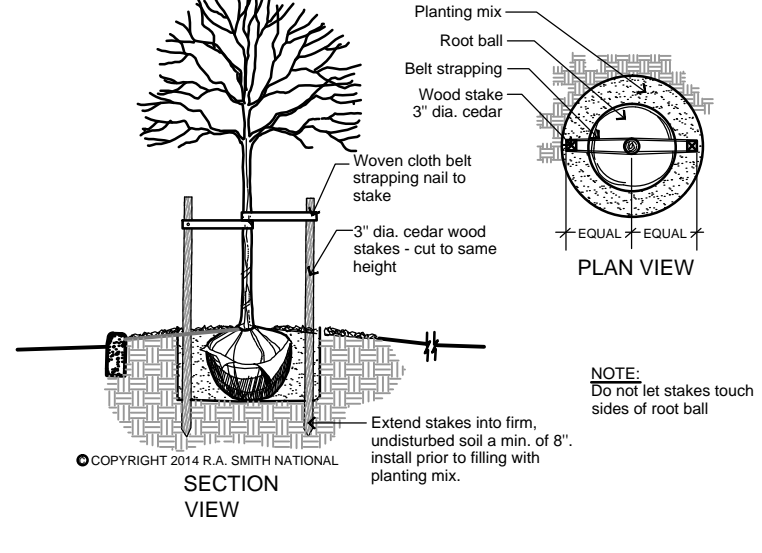
EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE



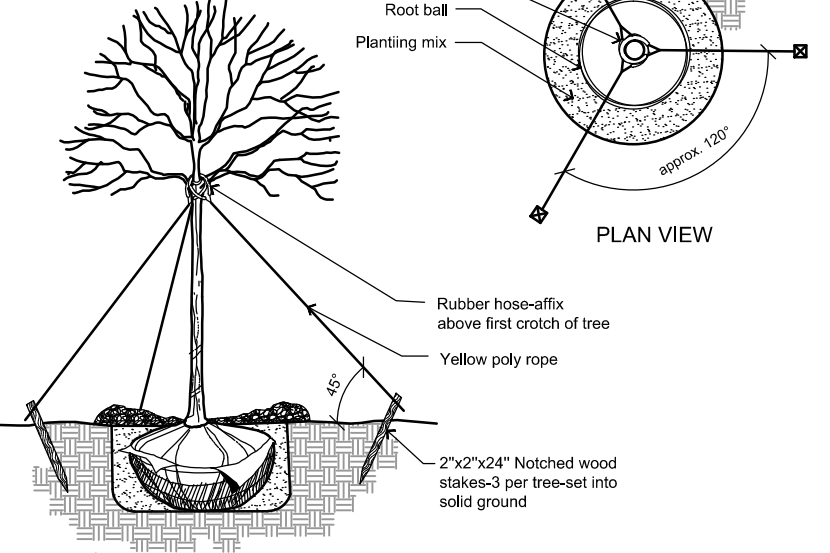
DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE



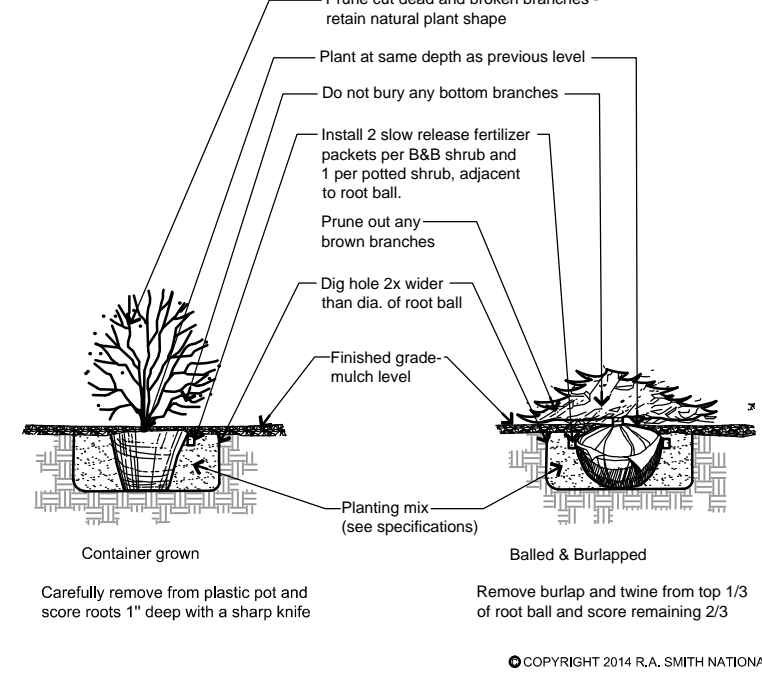
EVERGREEN STAKING DETAIL  
NOT TO SCALE



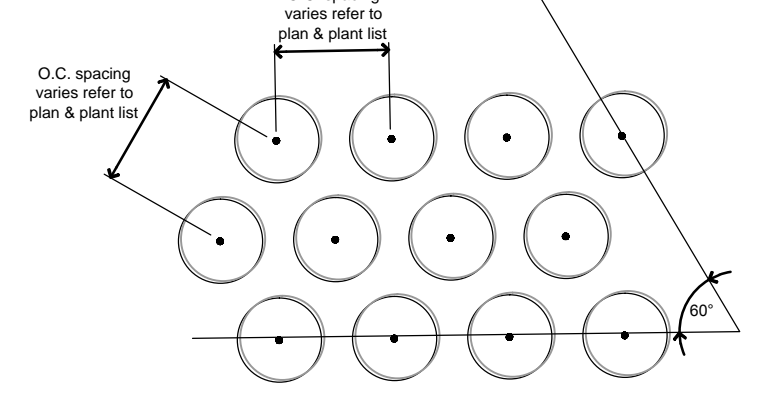
DECIDUOUS TREE STAKING FOR RESTRICTED AREAS  
NOT TO SCALE



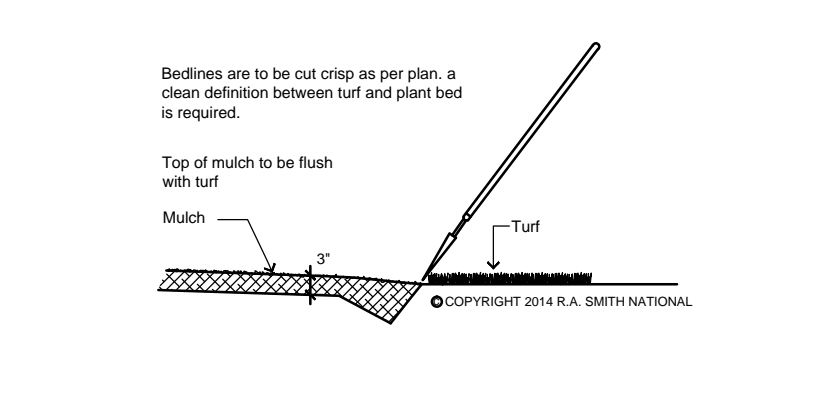
DECIDUOUS TREE STAKING DETAIL  
NOT TO SCALE



SHRUB PLANTING DETAIL  
NOT TO SCALE



PLANTING LAYOUT  
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SHOVEL CUT PLANT BED EDGING DETAIL  
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CITY OF WAUKESHA, WISCONSIN

NO.	DATE	DESCRIPTION

DRAWN BY: RAEN  
SCALE: GRAPHIC  
PROJ. NO: 210210  
DATE: 03-11-2015  
SHEET: LSP2