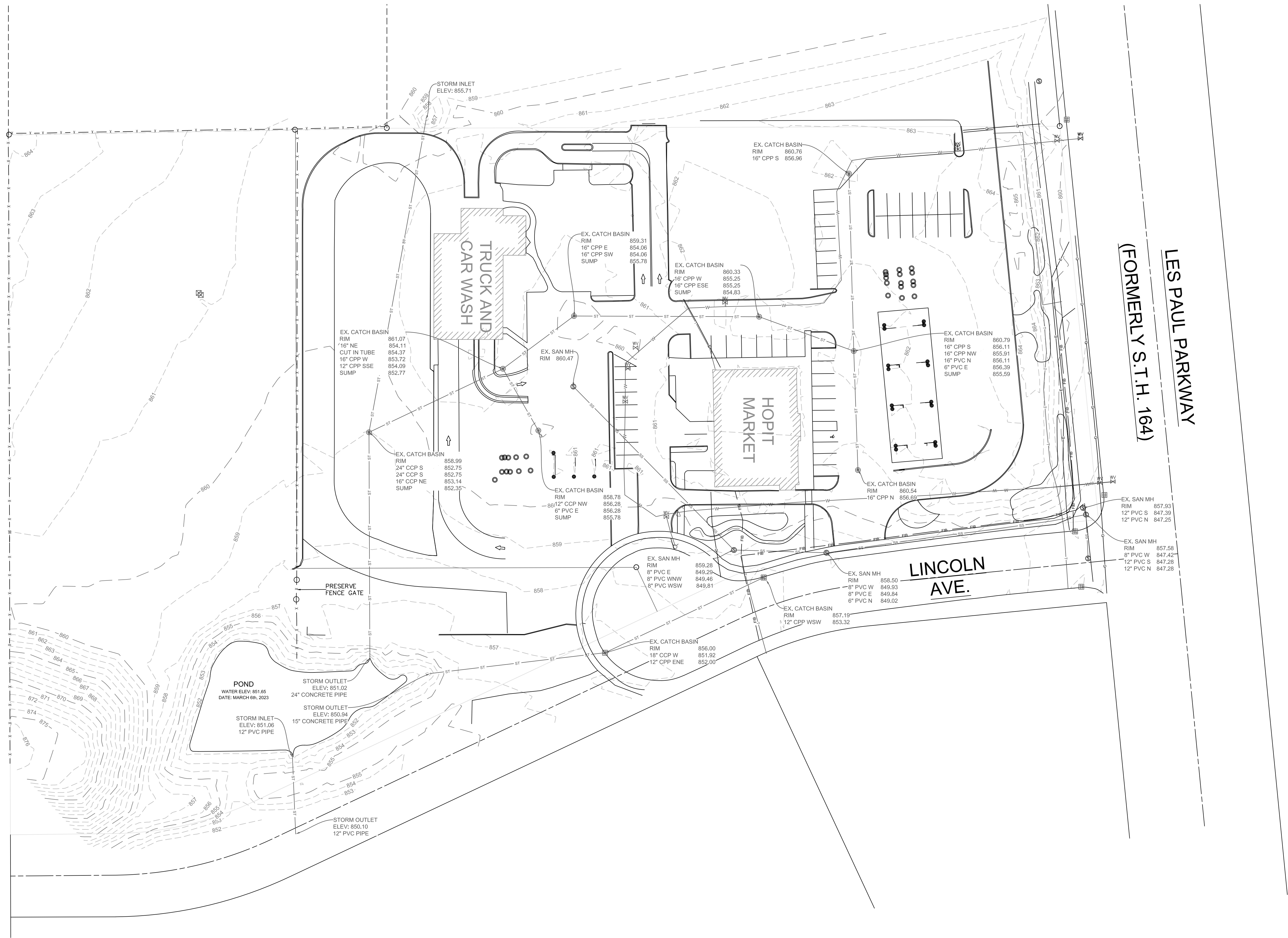


EXISTING CONDITIONS



SURVEY NOTES:

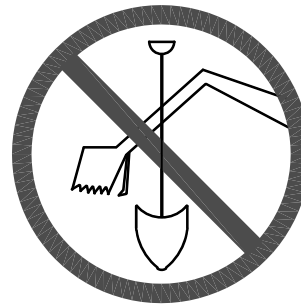
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WIS. STATUTE 192.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 1-414-259-1181

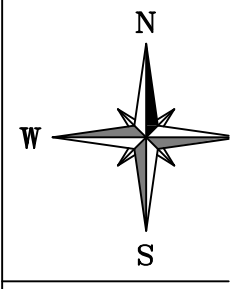
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LEGEND:

- SECTION CORNER MONUMENT
- EX. GASOLINE MANHOLE
- EX. CATCH BASIN ROUND
- EX. CATCH BASIN SQUARE
- EX. TELEPHONE BOX
- EX. BOLLARD (BOL)
- EX. CLEANOUT
- EX. LIGHT POLE
- EX. SANITARY MANHOLE
- EX. ELECTRIC MANHOLE
- EX. STORM MANHOLE
- EX. WATER VALVE
- EX. FENCE LINE
- EX. FIBER OPTIC LINE
- EX. SANITARY LINE
- EX. STORM WATER LINE
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND GAS LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. WATER LINE
- EX. MINOR CONTOUR LINE
- EX. MAJOR CONTOUR LINE



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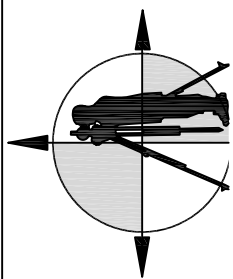


| REVISIONS | |
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| DATE | DESCRIPTION |
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| CHECKED BY: RK | CLIENT |
| DRAWN BY: JB | R.K. TWO INC. |
| JOB NO: 230774 | 1610 LINCOLN AVENUE, WAUKESHA, WISCONSIN |

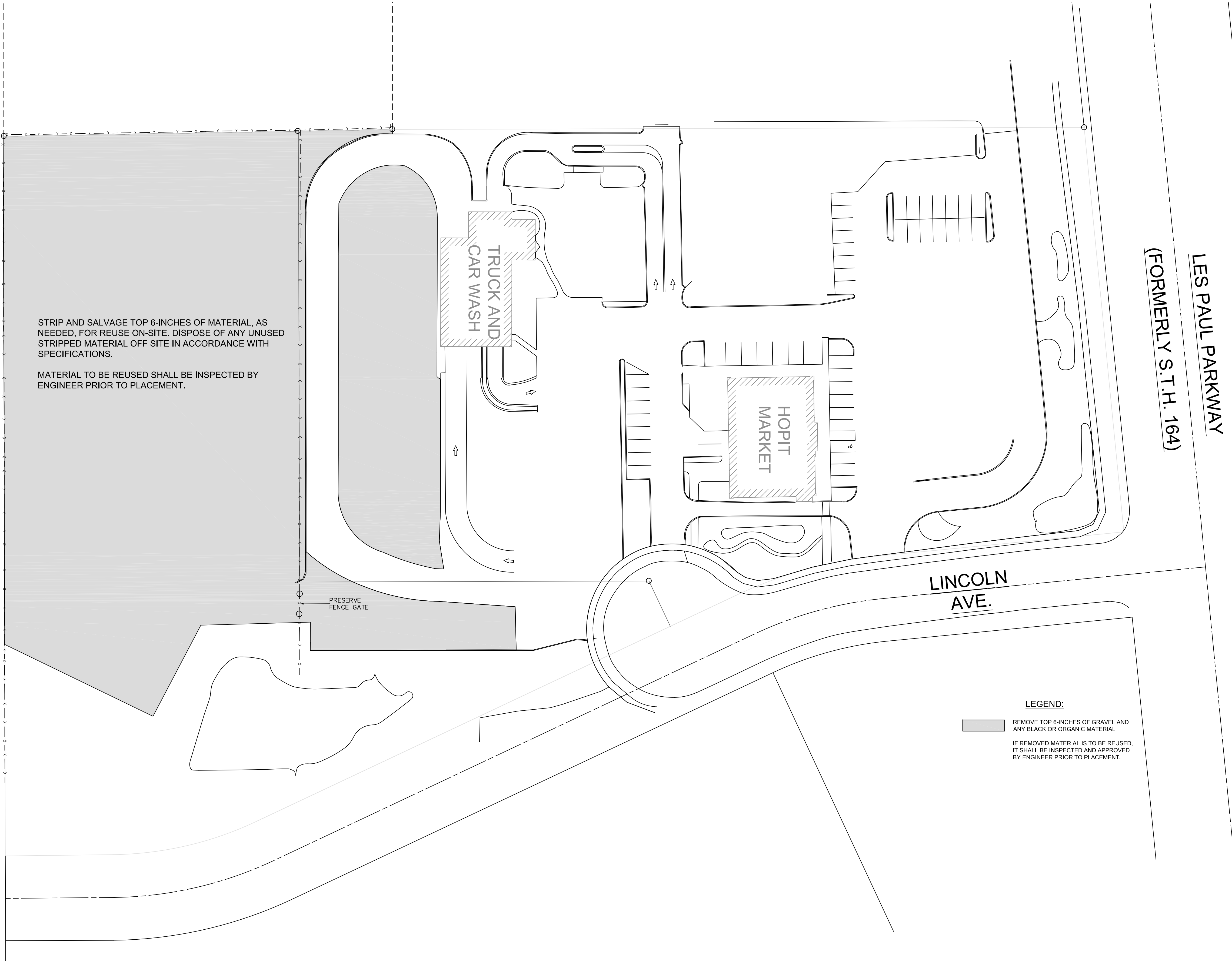
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| PROJECT | HOPIT MARKET |
| 1610 LINCOLN AVENUE, WAUKESHA, WISCONSIN | |

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454 E. ILLINOIS STREET, WAUKESHA, WI 53186



SHEET: C2

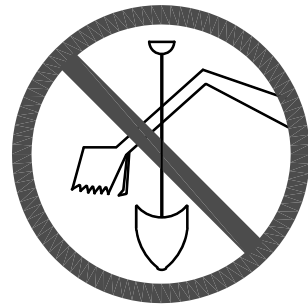
DEMOLITION PLANS



SURVEY NOTES:
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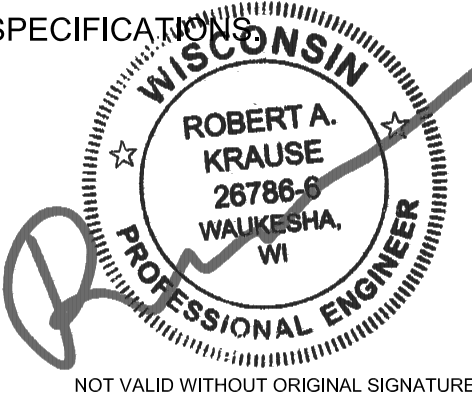
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911 OR 1-800-242-8611 TOLL FREE
WIS STATUTE 192.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 1-414-259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

- CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING, MAINTAINING, AND REPLACING EXISTING BENCHMARKS. CONTRACTOR SHALL BE RESPONSIBLE FOR TRANSFERRING BENCHMARKS, CONTROL POINTS, LINES AND GRADES TO PROJECT SITE AS NECESSARY TO COMPLETE WORK.
- CONTRACTOR SHALL PRESERVE AND MAINTAIN EXISTING CHAIN LINK FENCES AND GATE. FENCING DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR AT THEIR EXPENSE
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS (VERTICALLY AND HORIZONTALLY) PRIOR TO CONSTRUCTION.
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY JAHNKE AND JAHNKE ASSOCIATES, LLC, ON 03/06/2023. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
- UNLESS OTHERWISE NOTED, ALL REMOVED ITEMS WILL BECOME PROPERTY OF THE CONTRACTOR.
- ALL WORK IN CITY RIGHT-OF-WAY SHALL CONFORM TO CITY STANDARDS, SPECIFICATIONS, PERMIT CONDITIONS AND ORDINANCES.
- CONTRACTOR TO COORDINATE REMOVALS BEYOND PROPERTY LIMITS WITH NEIGHBORING PROPERTY OWNERS AND CITY.
- UNLESS OTHERWISE NOTED, LIMIT DEMOLITION AND REMOVALS ONLY AS NEEDED FOR PROPOSED IMPROVEMENTS.
- STRIP AND SALVAGE TOP 6-INCHES OF MATERIAL, AS NEEDED, FOR REUSE ON-SITE. DISPOSE OF ANY UNUSED STRIPPED MATERIAL OFF SITE IN ACCORDANCE WITH SPECIFICATIONS.



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CHECKED BY: RK

CLIENT
R.K. TWO INC.
2405 CHATEAU BLVD N MILWAUKEE, WI 53217

DRAWN BY: JB
JOB NO: 230774

PROJECT
HOPIT MARKET
1610 LINCOLN AVENUE, WAUKESHA
WAUKESHA COUNTY, WISCONSIN

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454 E. HEMPENHUT AVENUE, WAUKESHA, WI 53186

SHEET: 03

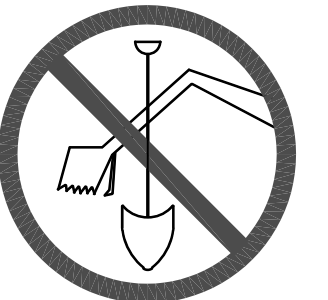
EROSION CONTROL DETAILS

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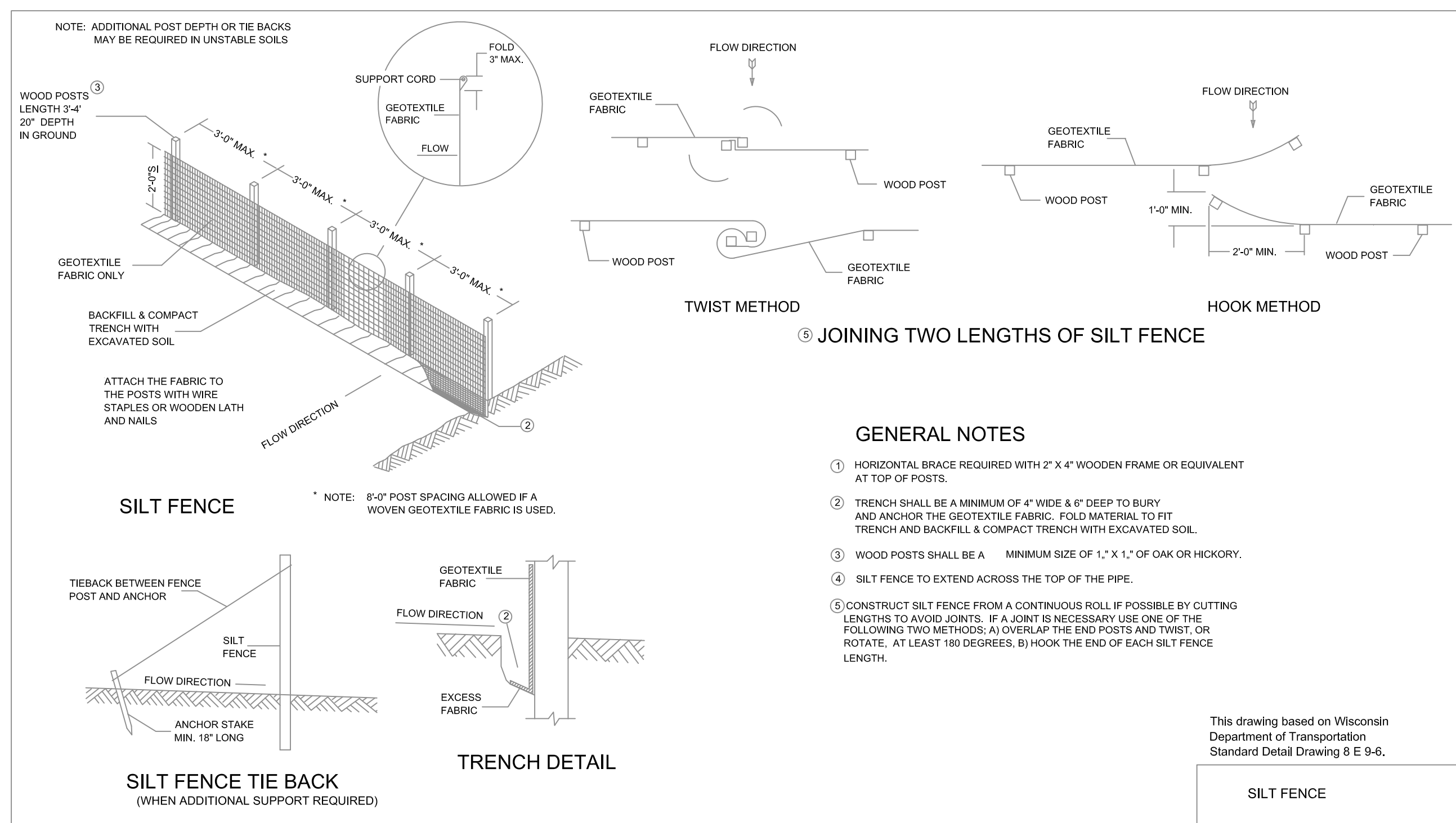
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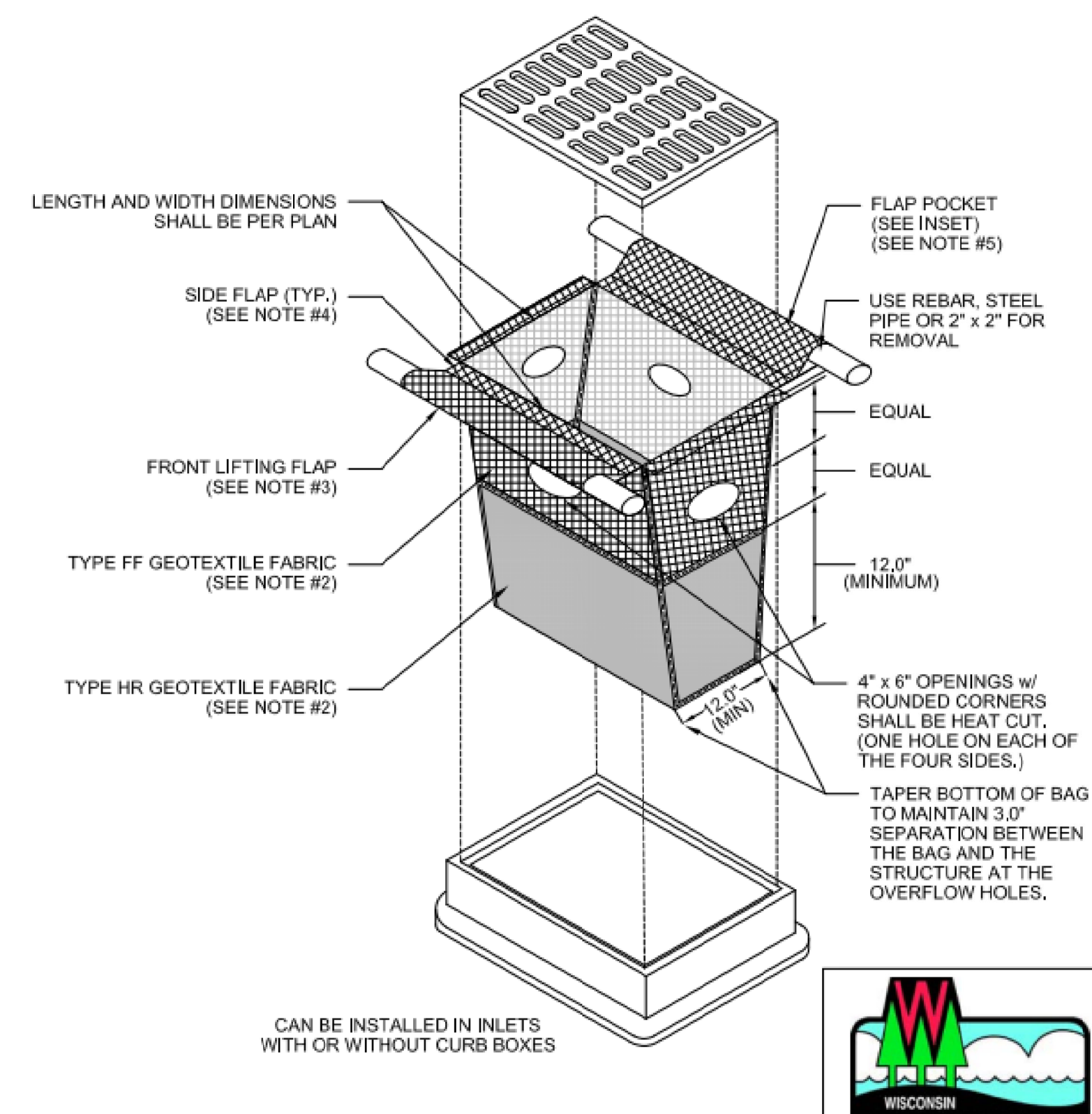
Notes:

1. North American Green C125BN™ is the suggested erosion control mat.
2. Prepare soil prior to installing erosion control mat, including seeding and fertilizing.
3. The erosion control mat and TRM is to be placed in firm contact with the soil and not be allowed to bridge over surface irregularities. The mat can not be stretched.
4. Install the erosion control mat and TRM according to manufacturers instructions.
5. If stabilization occurs after September 15, 2023, late season additional stabilization requirements may be required.

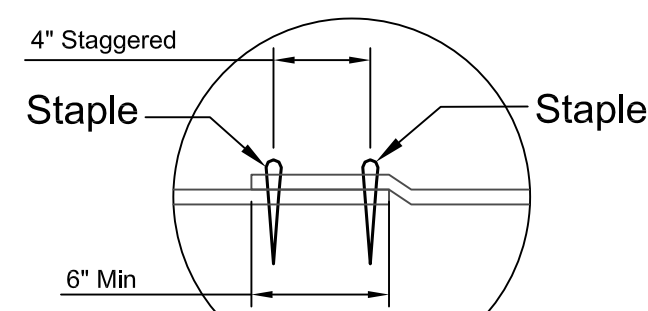
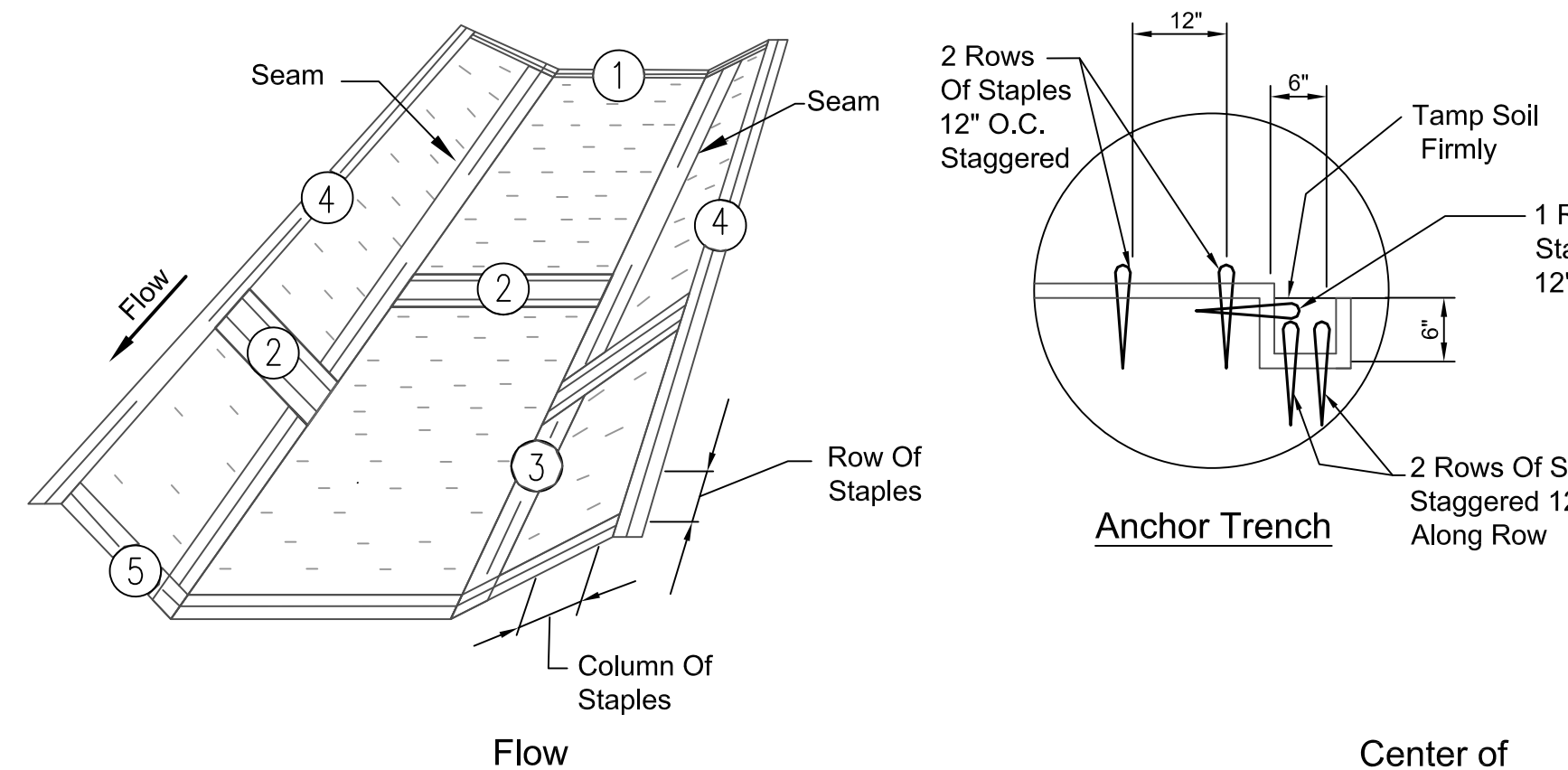
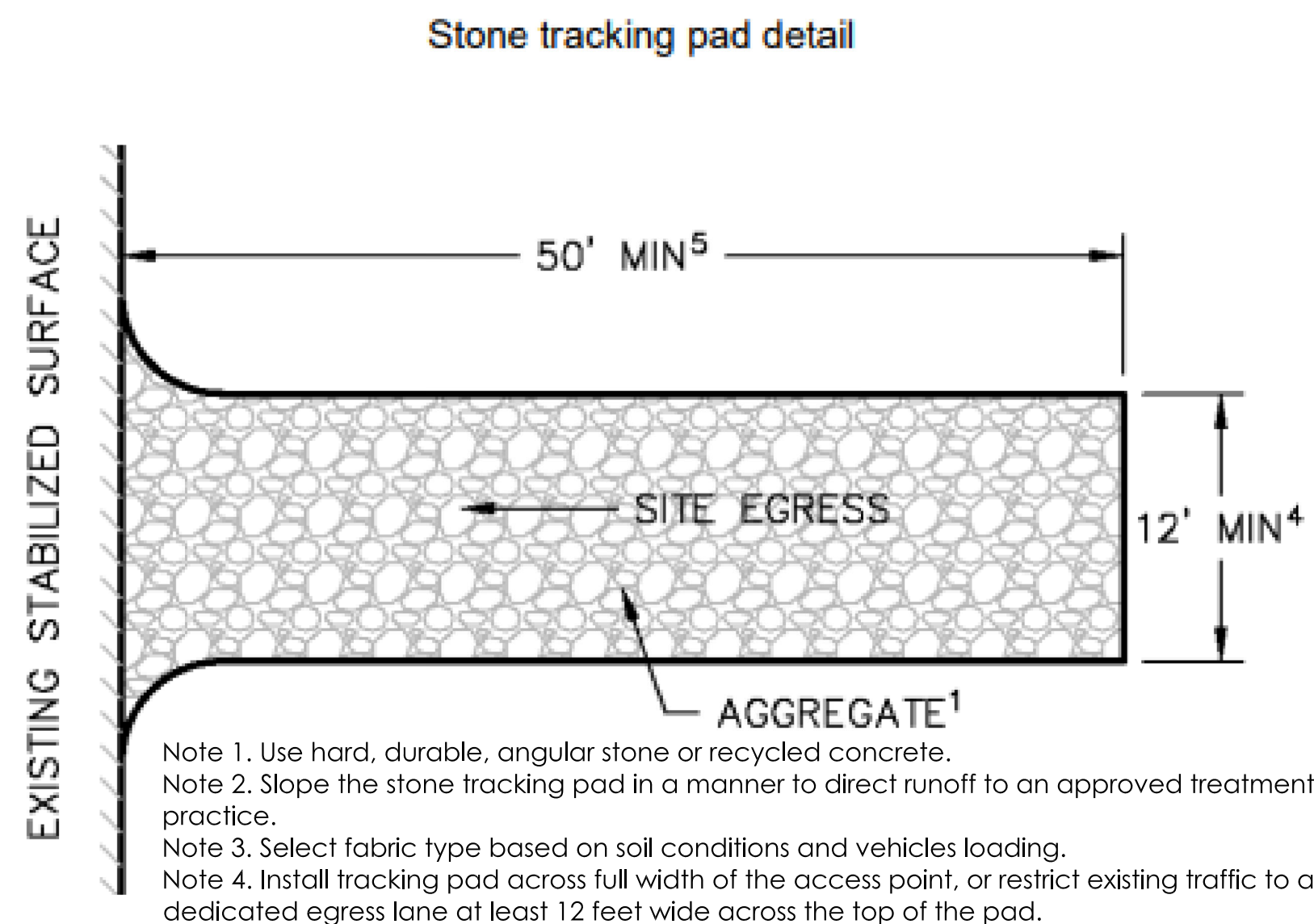
Erosion Control Plan

Phase 1: Roadway Construction

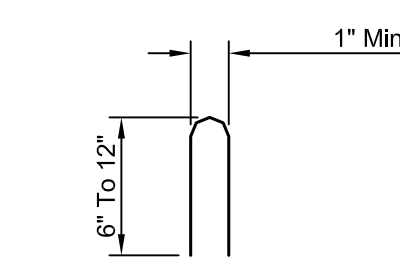
- Install silt fence.
- Strip and stockpile topsoil wherever indicated.
- Seed stockpile with a cover crop and install silt fence on the down slope side of the stockpile.
- Grade areas to be paved and install permanent swales and wattles.
- Pave parking area.
- Cover disturbed areas with 4" topsoil.
- Seed and fertilize roadside ditches and install erosion mat.
- water seeded areas weekly.



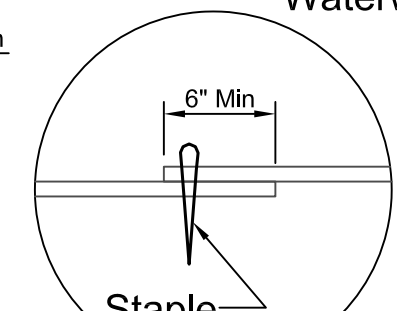
EROSION CONTROL MAT INSTALLATION DETAILS



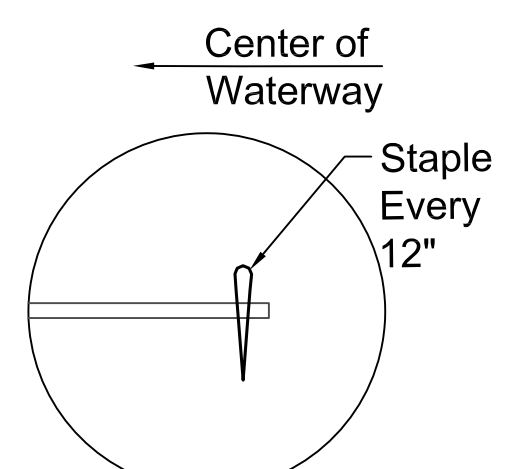
Blanket Roll End Overlap



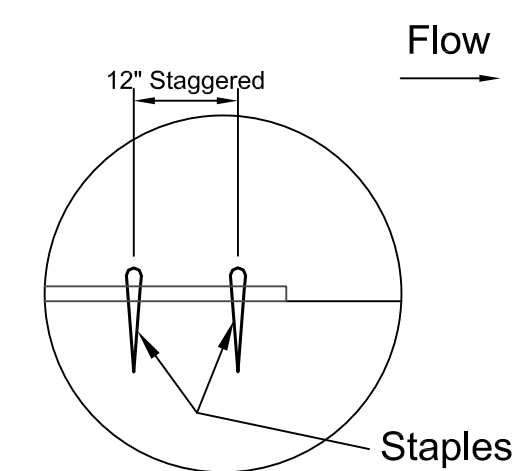
STAPLE DETAIL



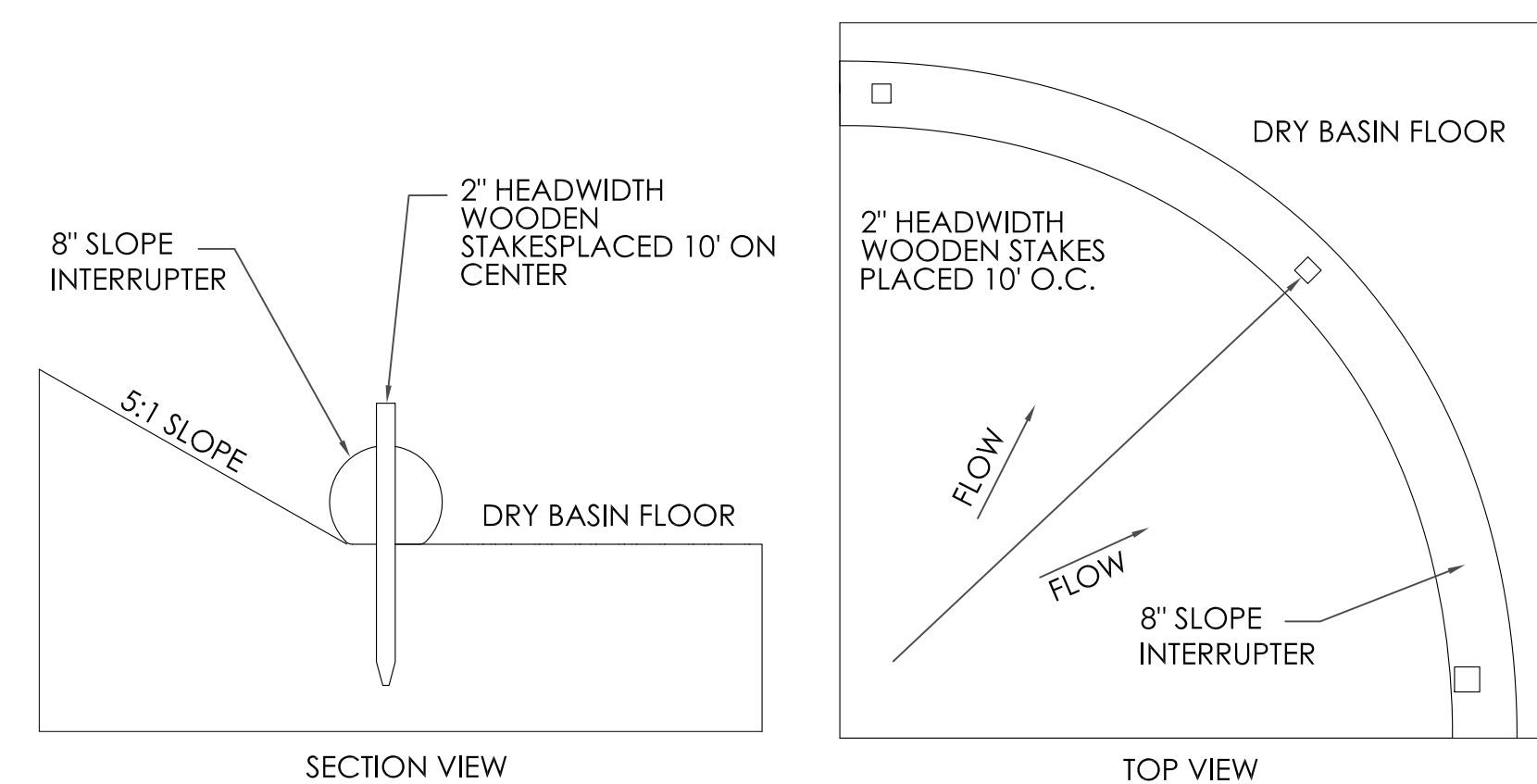
Blanket Side Overlap



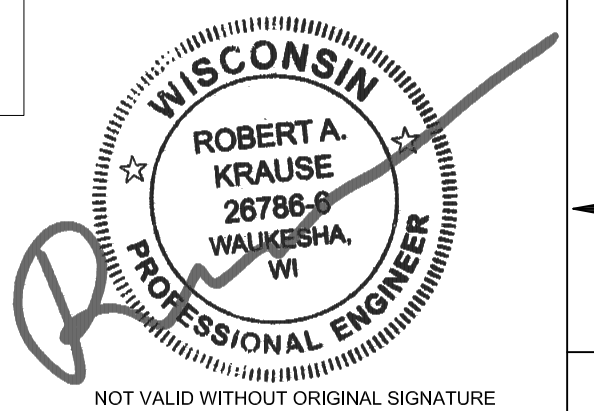
Blanket Side Edge



Terminal End



SEDIMENT LOGS (WATTLES)



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SURVEY NOTES:

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9. Per scope of this survey, no improvements are shown.

| DESCRIPTION |
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JOB NO.: 23-9774

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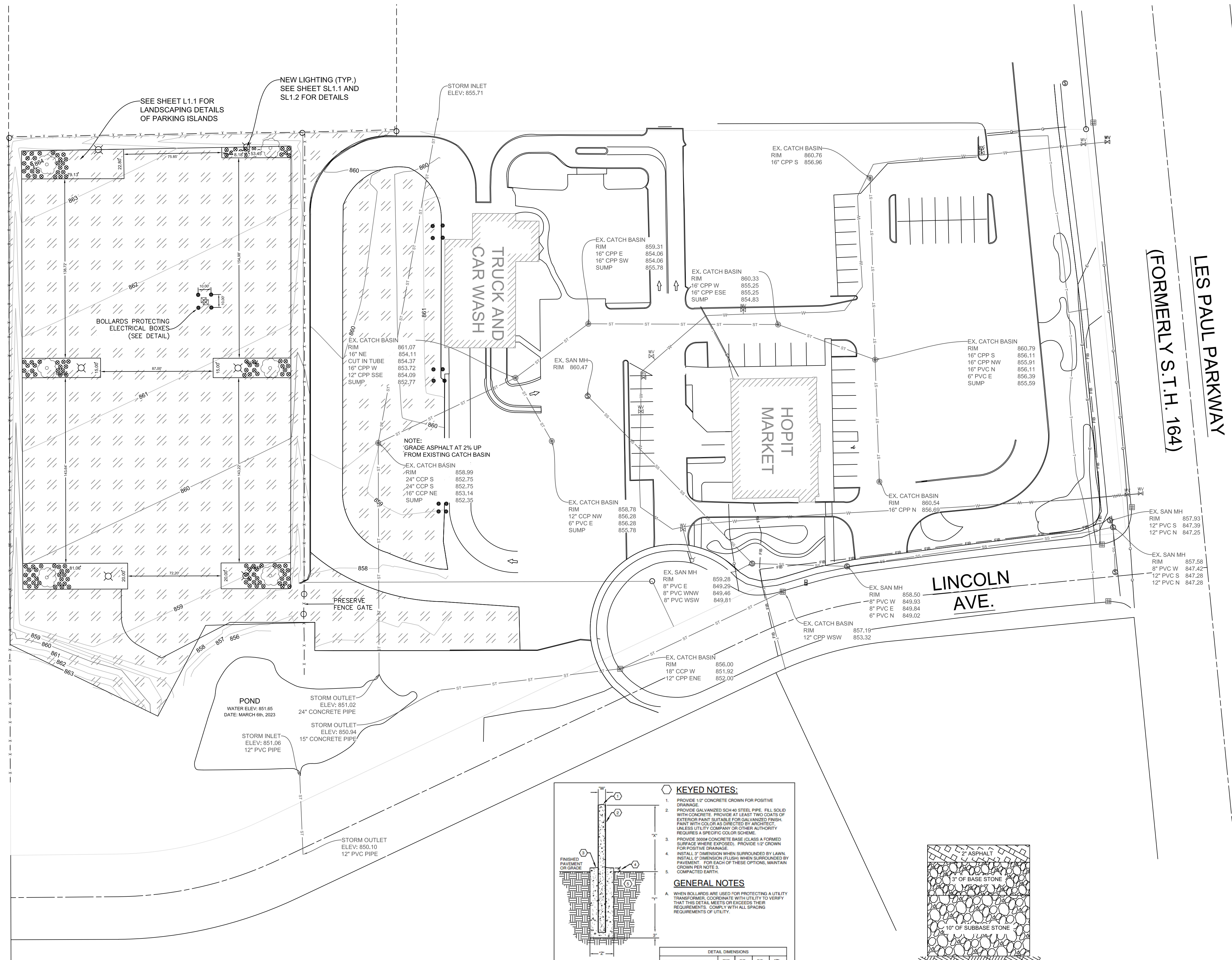
JAHNKE & JAHNKE
ASSOCIATES, LLC.
FEDS - PLANNING - SURVEYORS

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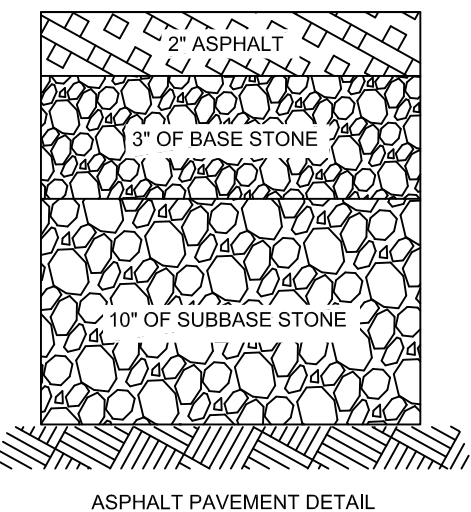
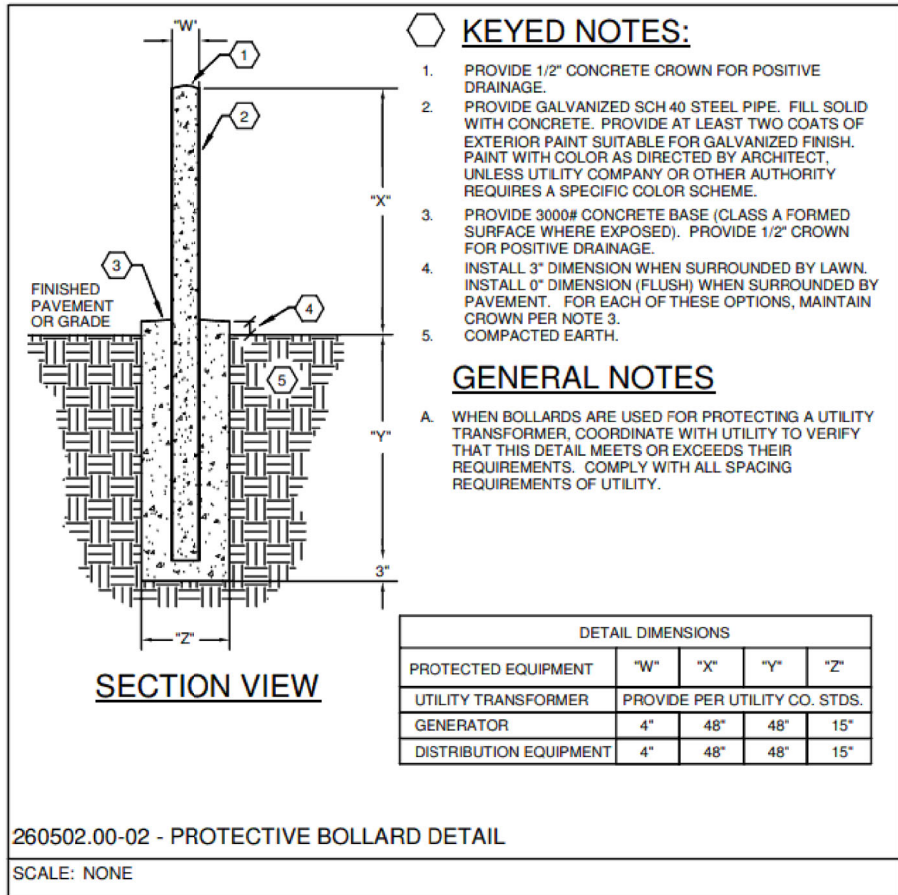
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PROPOSED SITE PLAN



SURVEY NOTES:

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LEGEND:

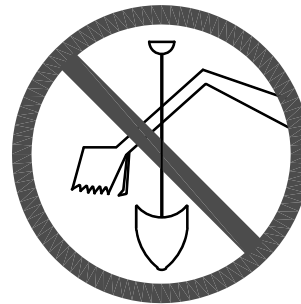
- ⊕ EX. CATCH BASIN ROUND
- ⊞ EX. CATCH BASIN SQUARE
- ⊠ EX. TELEPHONE BOX
- EX. BOLLARD (BOL)
- ⬤ EX. CLEANOUT
- ⊗ EX. LIGHT POLE
- ⊙ EX. SANITARY MANHOLE
- ⊕ EX. ELECTRIC MANHOLE
- ⊙ EX. STORM MANHOLE
- ⊗ EX. WATER VALVE
- X — EX. FENCE LINE
- FIB — EX. FIBER OPTIC LINE
- SS — EX. SANITARY LINE
- ST — EX. STORM WATER LINE
- E — EX. UNDERGROUND ELECTRIC LINE
- G — EX. UNDERGROUND GAS LINE
- T — EX. UNDERGROUND TELEPHONE LINE
- W — EX. WATER LINE
- ▨ PROJECT AREA
- 860 — PROPOSED MAJOR CONTOUR LINE
- 858 — PROPOSED MINOR CONTOUR LINE

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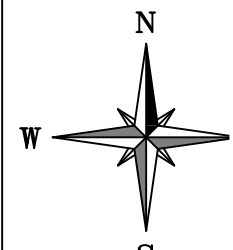
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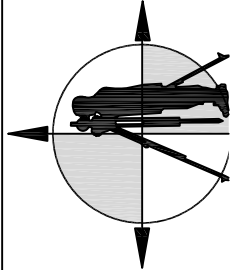
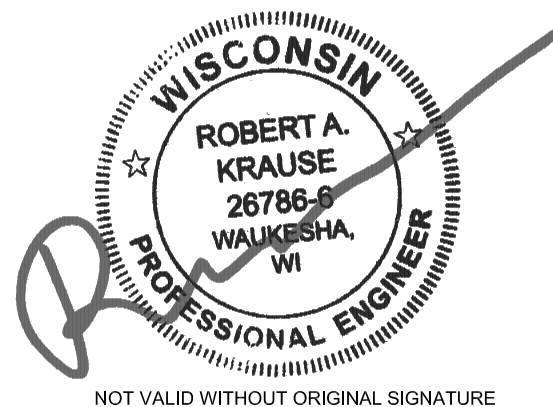
SCALE IN FEET

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| CHECKED BY: RK | CLIENT |
| DRAWN BY: JB | R.K. TWO INC. |
| JOB NO: 230773 | 1610 LINCOLN AVENUE, WAUKESHA, WI 53186 |

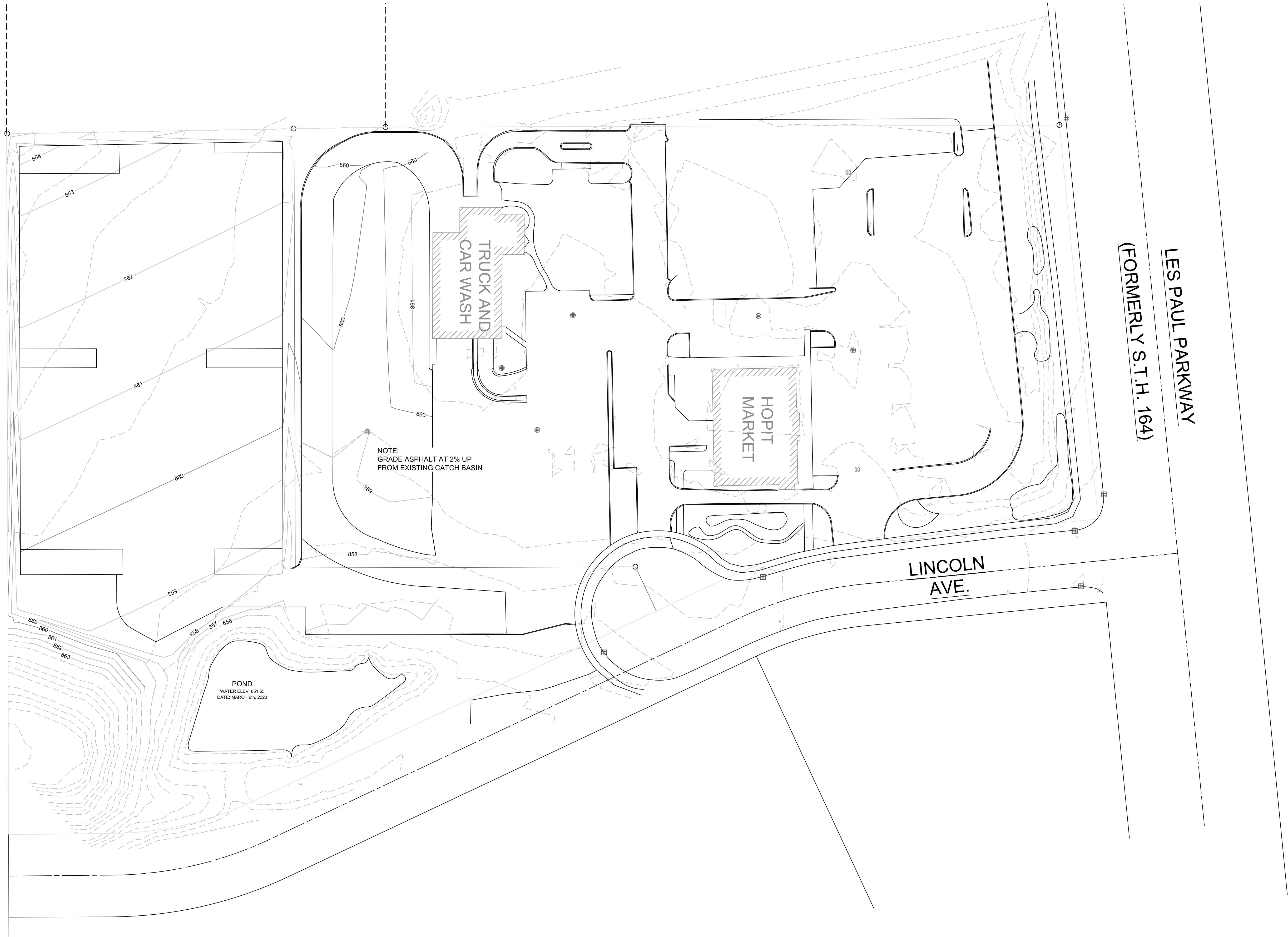
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| PROJECT | HOPIT MARKET |
| | 1610 LINCOLN AVENUE, WAUKESHA, WI 53186 |

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4524 E. ILLINOIS STREET, WAUKESHA, WI 53186



SHEET: C5

GRADING PLAN



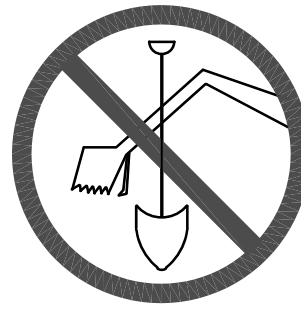
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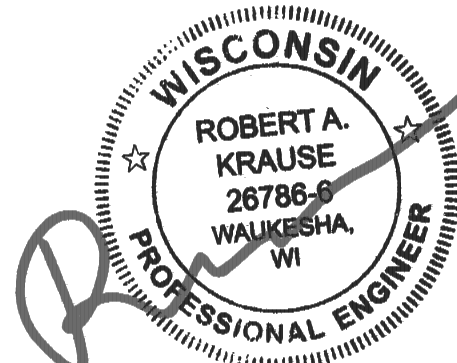
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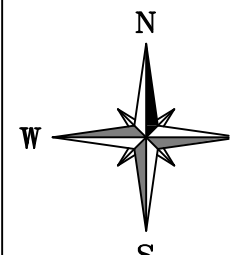
LEGEND:

- ⊕ EX. CATCH BASIN ROUND
- ⊞ EX. CATCH BASIN SQUARE
- ⊙ EX. STORM MANHOLE

- 860 — PROPOSED MAJOR CONTOUR LINE
- 858 — PROPOSED MINOR CONTOUR LINE
- - 860 - - EX. MAJOR CONTOUR LINE
- - 858 - - EX. MINOR CONTOUR LINE



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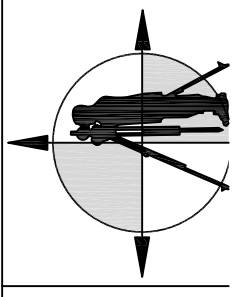


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| CHECKED BY: RK | CLIENT |
| DRAWN BY: JB JOB NO: 230773 | R.K. TWO INC. 1400 CHATEAU DRIVE WAUKESHA, WISCONSIN 53186 |

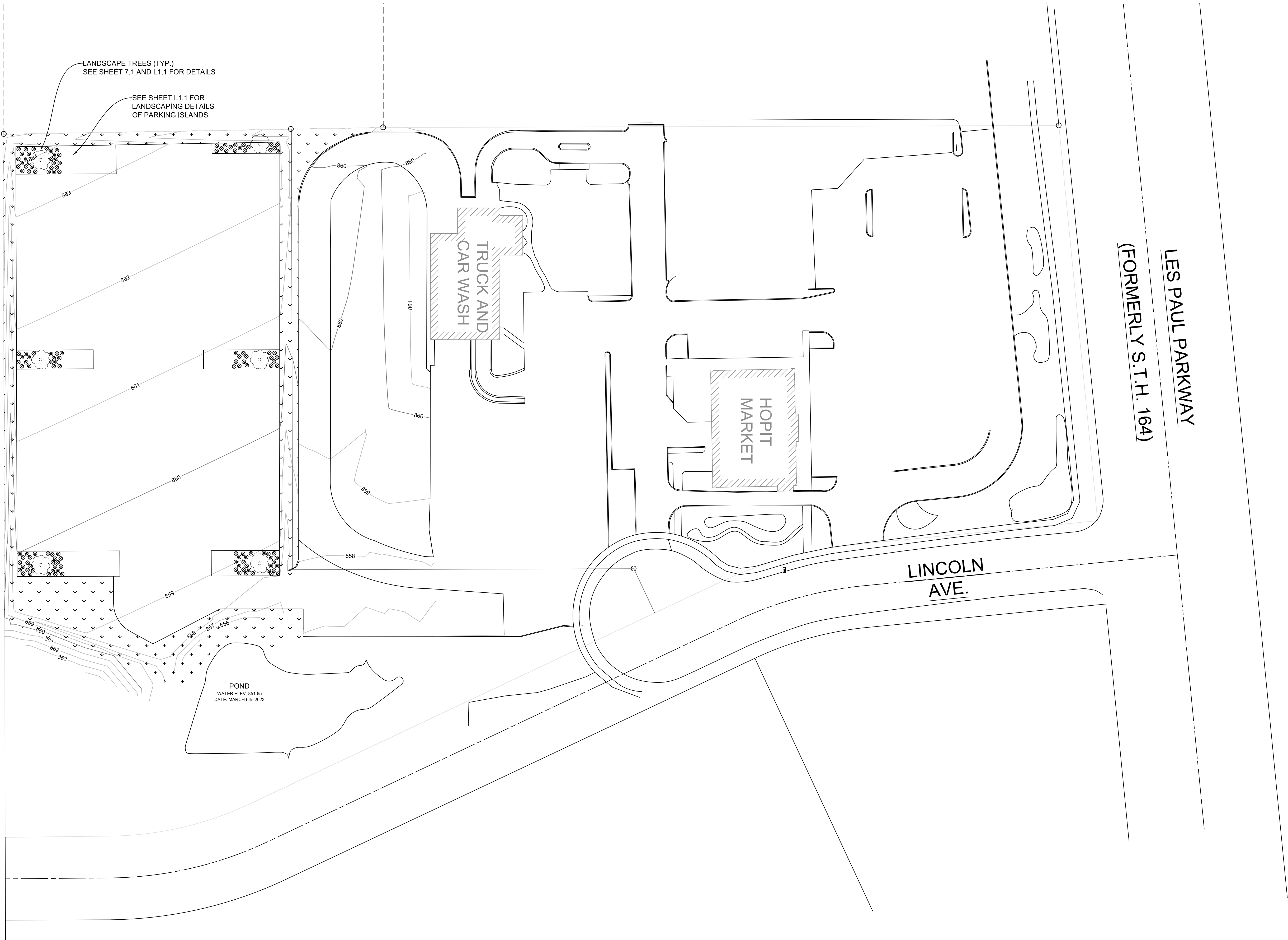
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| PROJECT | HOPIT MARKET 1610 LINCOLN AVENUE, WAUKESHA WAUKESHA COUNTY, WISCONSIN |
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452 E. HEMPSTADT DR. WAUKESHA, WI 53186



SHEET: 06

LANDSCAPING PLAN



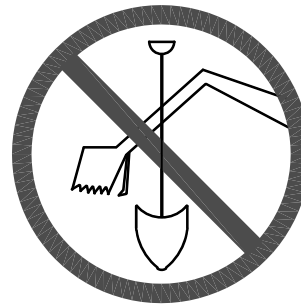
- SURVEY NOTES:**
1. Date of the Survey field work: 03/06/2023
 2. Building lines, easements and other restrictions not shown herein, should refer to deed, title policy and local zoning ordinances.
 3. All dimensions shown are in decimal feet, US survey units.
 4. Legal description was obtained from the client which may not be current, accurate or complete. Review legal description and record measurements on this plat and at once report any apparent difference to the surveyor.
 5. Utilities have not been certified, therefore the location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but Jahnke & Jahnke Associates LLC does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.
 6. Reference bearing is assumed unless noted.
 7. No measurements are to be assumed by scaling.
 8. Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of completion on this sheet.
 9. To Insure legitimacy of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnke & Jahnke Associates LLC.
 10. Per scope of this survey, no improvements are shown.

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TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE

811 OR 1-800-242-8611 TOLL FREE
WIS STATUTE 192.075(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 1-414-259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

LEGEND:

DECIDUOUS TREE

NO-MOW FESCUE

SHRUB PLANTING

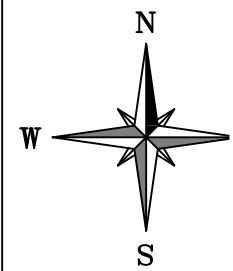
PROPOSED MAJOR CONTOUR LINE

PROPOSED MINOR CONTOUR LINE

PARKING ISLAND



NOT VALID WITHOUT ORIGINAL SIGNATURE



SCALE IN FEET
0 10 20

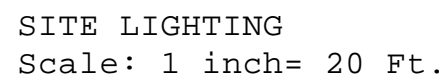
| REVISIONS | |
|-----------|-------------|
| DATE | DESCRIPTION |
| | |
| | |
| | |
| | |

| | |
|----------------|--|
| CHECKED BY: RK | CLIENT |
| DRAWN BY: JB | R.K. TWO INC. |
| JOB NO: 230773 | 1610 LINCOLN AVENUE, WAUKESHA, WISCONSIN |

| | |
|--|--------------|
| PROJECT | HOPIT MARKET |
| 1610 LINCOLN AVENUE, WAUKESHA, WISCONSIN | |

JAHNKE & JAHNKE
ASSOCIATES, LLC.
ENGINEERS • PLANNERS • SURVEYORS
CONNECT ► EMPOWER ► DESIGN
WWW.JAHNKEANDJAHNKE.COM
4524 E. ILLINOIS DR. W. WAUKESHA, WI 53186

SHEET: C7

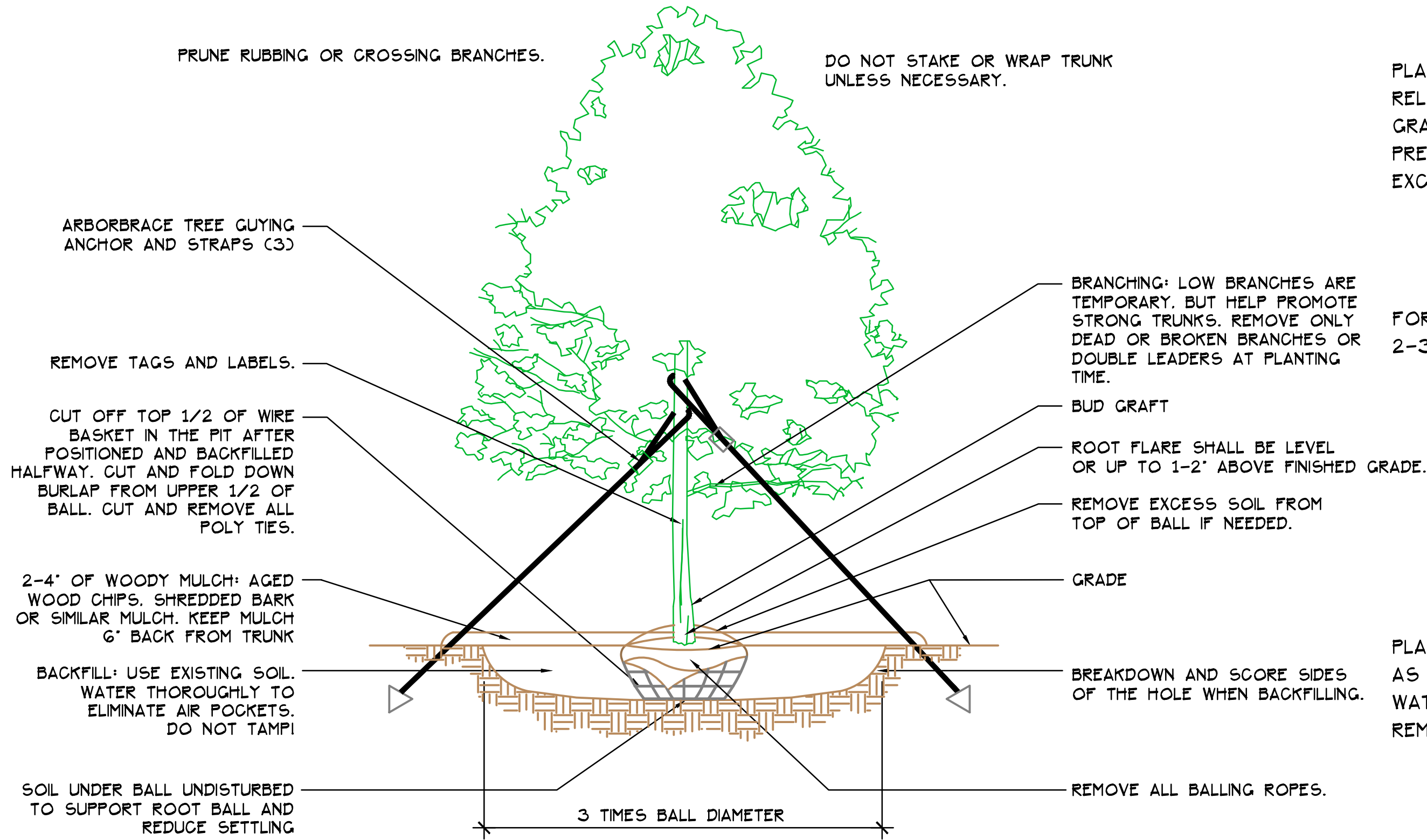


| Calculation Summary | | | | | | |
|---------------------|-------|------|-----|-----|---------|---------|
| Label | Units | Avg | Max | Min | Avg/Min | Max/Min |
| NEW PARKING | Fc | 1.54 | 8.3 | 0.3 | 5.13 | 27.67 |

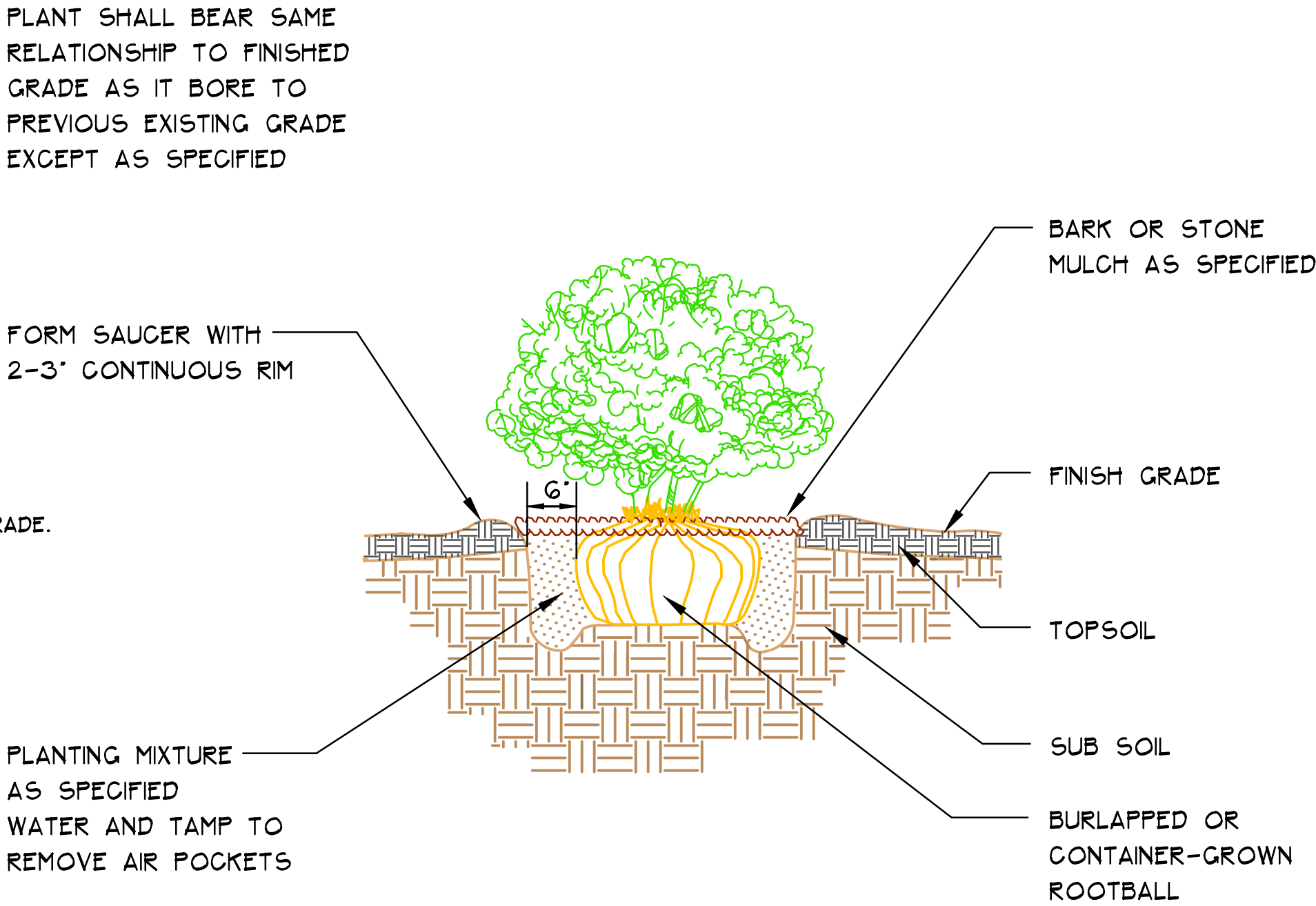
| Plant Key | Qty | Botanical Name | Common Name | Size | Root | Specifications |
|------------------|-----|--|---------------------|------|-------|---|
| Shade Trees | | | | | | |
| SSM | 3 | Acer miyabei 'Morton' | State Street Maple | 2.5" | BB | Evenly Shaped; Similar Size; Not Root Bound |
| SLH | 3 | Gleditsia triacanthos var. inermis 'Skycole' | Skyline Honeylocust | 2.5" | BB | Evenly Shaped; Similar Size; Not Root Bound |
| Deciduous Shrubs | | | | | | |
| GLS | 80 | Rhus aromatica 'Gro-Low' | Gro-Low Sumac | 18" | Cont. | Evenly Shaped; Similar Size |

Plant types and sizes may be subject to change due to current plant shortage and dig times.

- The contractor is required to notify Diggers Hotline (811 or 800-242-8511) to have site marked at least 2 business days prior to digging.
- Contractor is required to confirm all plant quantities shown on Plant & Material List and landscape planting symbols and list any inconsistencies/concerns to Landscape Architect.
- Plantings must comply with standards as defined in American Standard of Nursery Stock - Z60.1 ANSI. The Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, and diseased, improperly transported, installed incorrectly or damaged. Any potential plant substitutions that are "B Grade" or "Park Grade" plant material must be approved by Landscape Architect.
- Plantings must be planted as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any deviations to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation
- Plantings are to be watered comprehensively at the time of planting, through construction and upon completion of project as required.
- Topsoil ought to be placed to within 3" of finish grade by general / grading contractor during rough grading procedures. All parking lot islands if (applicable) to be backfilled with topsoil to a minimum depth of 18" and crown all planting islands and beds a minimum of 6" to allow proper drainage (unless otherwise specified).
- Mulching: All tree and shrub planting beds to receive a 3" deep layer of shredded hardwood bark mulch.
- Mulching: perennial planting areas (groupings) shall receive a 3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch.
- Manual Edging: All planting beds will be bordered with a 3" deep spade edge using a flat landscape spade or a mechanical edger. A clean definition between landscape beds and lawn is required, Bed lines are to be cut crisp, smooth.
- Plant bed amendment composition: All perennial, groundcover and annual areas are required to receive a blend of soil amendments before installation consisting of mushroom compost.
- Seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Formulate the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Erosion control actions are to be used in swales and on slopes in excess of 1:3 and where applicable as seen in () Drawings. Means of installation may differ and are at the discretion of the Landscape Contractor on his/her responsibility to establish and warranty a smooth, uniform, quality turf.
- The Landscape Contractor is accountable for the watering and maintenance of all landscape areas for a period of 60 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed. Work also includes weeding, edging, mulching fertilizing, and trimming, sweeping up grass clippings, pruning and deadheading.
- Project Completion: Landscape Contractor is accountable to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative.



TREE PLANTING - DECIDUOUS
Scale: Not To scale



SHRUB PLANTING - DECIDUOUS
Scale: Not To Scale

LANDSCAPE DEVELOPMENT BY

Mike Seaman,
PLA
(262)894-7246 cell
mikes@davidjfrank.com

LANDSCAPE DEVELOPMENT FOR

BP GAS STATION
1610 Lincoln Avenue
Waukesha, Wisconsin 53186

| REVISIONS | | |
|----------------|--------|-------------|
| Δ | DATE | DESCRIPTION |
| | 7/6/21 | |
| PROJECT NUMBER | | |



DATE 6/4/21
SHEET 2 of 2

DETAILS

L1.1