

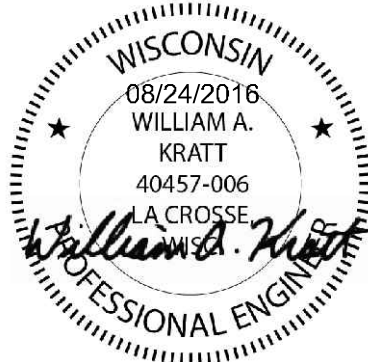
KWIK TRIP EXPRESS #527

1700 PEWAUKEE ROAD WAUKESHA, WI 53188

WAUKESHA, WISCONSIN

CONSTRUCTION PLANS FOR: SITE PAVEMENT REPLACEMENT

ISG PROJECT # 16-19524



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PROJECT

KWIK TRIP EXPRESS #527
1700 PEWAUKEE ROAD
WAUKESHA, WI 53188

WAUKESHA WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	16-19524
FILE NAME	19524 T1-TITLE
DRAWN BY	CLF
DESIGNED BY	KBR
REVIEWED BY	WAK
ORIGINAL ISSUE DATE	08/24/2016
CLIENT PROJECT NO.	-

TITLE

TITLE SHEET

SHEET

T-100

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
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND TV
	GAS
	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
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND TV
	GAS
	CONTOUR
	MANHOLE
	CATCH BASIN
	HYDRANT
	VALVE



LOCATION MAP



Sheet List Table

T-100	TITLE SHEET
C-100	EROSION CONTROL PLAN
C-101	EROSION CONTROL NOTES
C-200	EXISTING SITE AND REMOVALS PLAN
C-300	PROPOSED SITE AND UTILITIES PLAN
C-301	TRUCK MOVEMENT PLAN
C-400	GRADING PLAN
C-401	ADA GRADING PLAN
C-500	SITE DETAILS
C-600	RESTORATION PLAN
C-601	PLANTING PLAN
C-602	PLANTING NOTES & DETAILS
E-600	PHOTOMETRIC 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 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, 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 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 "DIGGER'S HOTLINE" FOR UTILITY LOCATIONS, MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (611 OR 1-800-242-8511).



SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF WAUKESHA REQUIREMENTS, WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2016 EDITION, WISDOT CONSTRUCTION AND MATERIALS MANUAL, 2016 EDITION, AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STATE PLUMBING CODE, 2016 EDITION UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

BEARINGS ARE BASED ON THE NORTH LINE OF GASCOIGNE ROAD, WHICH IS ASSUMED TO BEAR NORTH 90°00'00" WEST. ELEVATIONS REFER TO CITY OF WAUKESHA DATUM. STARTING BENCHMARK: SOUTHEAST CORNER OF NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 19 EAST, FOUND CONCRETE MONUMENT WITH BRASS CAP, EL=113.787

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED ON JUNE 2016 BY R.A. SMITH NATIONAL, INC.

B.M. ELEVATION=115.86
NORTH FLANGE BOLT ON HYDRANT LOCATED BY THE SOUTHWEST PROPERTY CORNER ON THE NORTH SIDE OF GASCOIGNE ROAD

PROJECT INDEX:

OWNER:

KWIK TRIP, INC
1626 OAK STREET, P.O. BOX 2107
LA CROSSE, WISCONSIN 54602

PROJECT MANAGER: BJORN BERG
EMAIL: BBerg@kwiktrip.com

PROJECT ADDRESS:

1700 PEWAUKEE RD
WAUKESHA, WISCONSIN

SECTION 34 / TOWNSHIP 7N / RANGE 19E

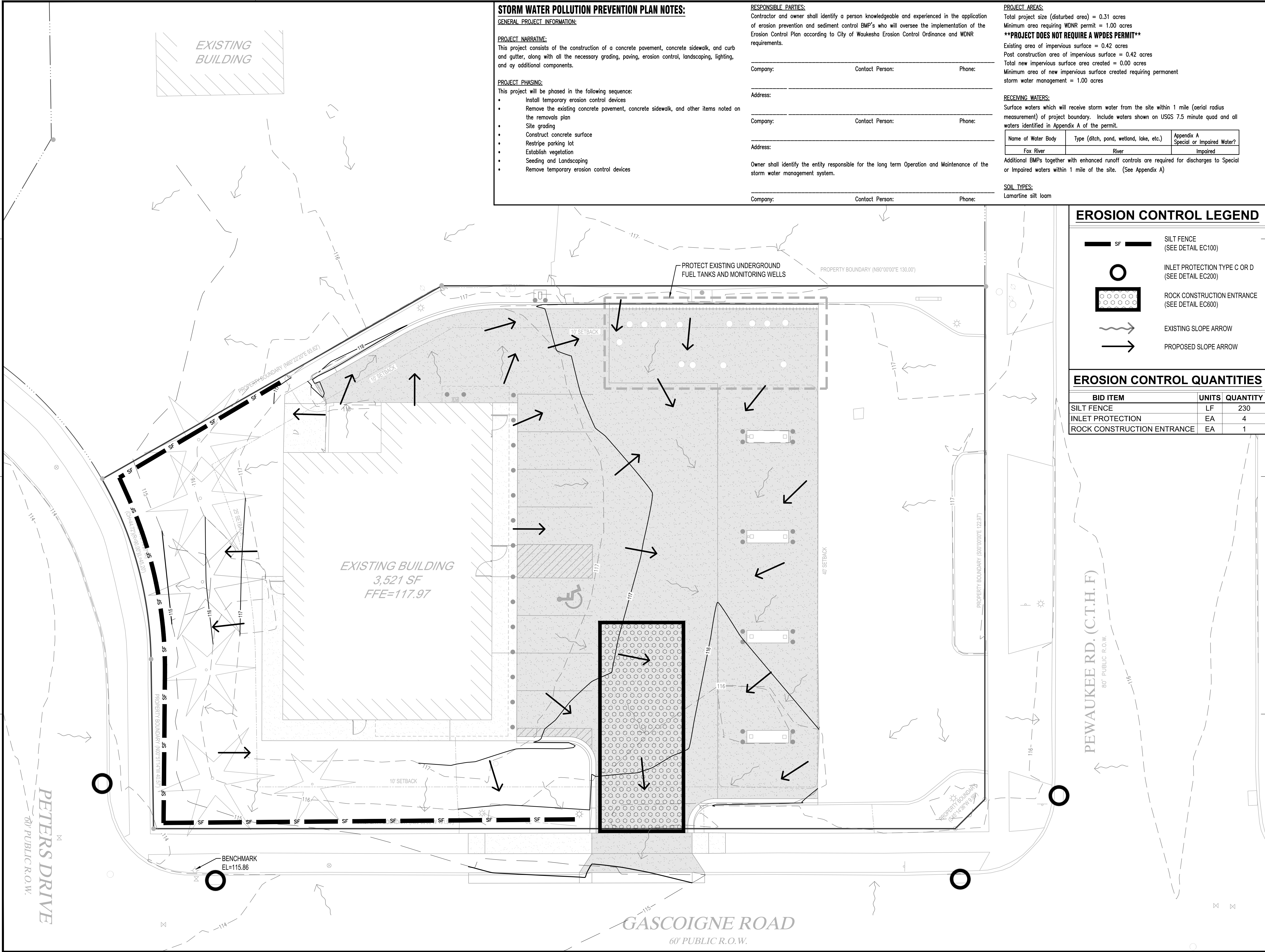
WAUKESHA WISCONSIN

MANAGING OFFICE:



LA CROSSE OFFICE
201 MAIN STREET
SUITE 1020
LA CROSSE, WI 54601
PHONE: 608.789.2034

T-100



STORM WATER POLLUTION PREVENTION PLAN NOTES:

GENERAL PROJECT INFORMATION:

PROJECT NARRATIVE:

This project consists of the construction of a concrete pavement, concrete sidewalk, and curb and gutter, along with all the necessary grading, paving, erosion control, landscaping, lighting, and ay additional components.

PROJECT PHASING:

This project will be phased in the following sequence:

- Install temporary erosion control devices
- Remove the existing concrete pavement, concrete sidewalk, and other items noted on the removals plan
- Site grading
- Construct concrete surface
- Restripe parking lot
- Establish vegetation
- Seeding and Landscaping
- Remove temporary erosion control devices

RESPONSIBLE PARTIES:

Contractor and owner shall identify a person knowledgeable and experienced in the application of erosion prevention and sediment control BMP's who will oversee the implementation of the Erosion Control Plan according to City of Waukesha Erosion Control Ordinance and WDNR requirements.

Company: _____ Contact Person: _____ Phone: _____

Address: _____

Company: _____ Contact Person: _____ Phone: _____

Address: _____

Owner shall identify the entity responsible for the long term Operation and Maintenance of the storm water management system.

Company: _____ Contact Person: _____ Phone: _____

PROJECT AREAS:

Total project size (disturbed area) = 0.31 acres
Minimum area requiring WDNR permit = 1.00 acres
****PROJECT DOES NOT REQUIRE A WPDES PERMIT****
Existing area of impervious surface = 0.42 acres
Post construction area of impervious surface = 0.42 acres
Total new impervious surface area created = 0.00 acres
Minimum area of new impervious surface created requiring permanent storm water management = 1.00 acres

RECEIVING WATERS:

Surface waters which will receive storm water from the site within 1 mile (aerial radius measurement) of project boundary. Include waters shown on USGS 7.5 minute quad and all waters identified in Appendix A of the permit.

Name of Water Body	Type (ditch, pond, wetland, lake, etc.)	Appendix A Special or Impaired Water?
Fox River	River	Impaired

Additional BMPs together with enhanced runoff controls are required for discharges to Special or Impaired waters within 1 mile of the site. (See Appendix A)

SOIL TYPES:

Lamartine silt loam

EROSION CONTROL LEGEND

- SF** SILT FENCE
(SEE DETAIL EC100)
- IP** INLET PROTECTION TYPE C OR D
(SEE DETAIL EC200)
- RCE** ROCK CONSTRUCTION ENTRANCE
(SEE DETAIL EC600)
- EA** EXISTING SLOPE ARROW
- PA** PROPOSED SLOPE ARROW

EROSION CONTROL QUANTITIES

BID ITEM	UNITS	QUANTITY
SILT FENCE	LF	230
INLET PROTECTION	EA	4
ROCK CONSTRUCTION ENTRANCE	EA	1



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PROJECT

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EXPRESS #527
1700 PEWAUKEE ROAD
WAUKESHA, WI 53188**

WAUKESHA WISCONSIN

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REVIEWED BY	WAK
ORIGINAL ISSUE DATE	08/24/2016
CLIENT PROJECT NO.	-

TITLE
**EROSION CONTROL
PLAN**

SHEET
C-100

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION:
Construction of silt fence and all other erosion control measures shall be complete before other construction activity occurs. Use phased construction wherever practical and establish turf as soon as possible to minimize sediment transport.

Turf establishment or temporary seeding or mulching of all exposed soil not being actively worked should be practiced following the table below:

Type of Slope or Disturbance Area	Time Area can Remain Open Without Being Actively Worked	
	Normal Water	Impaired
Steeper than 3:1	14 days	7 days
10:1 to 3:1	14 days	7 days
Flatter 10:1	14 days	7 days
Ditches	1 day	1 day
Pipe Ends	1 day	1 day
Within 200 Feet of Surface Water	1 day	1 day

Temporary cover during construction is incidental.

Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water.

All exposed soils shall be seeded or sodded at the earliest possible time to prevent/reduce erosion.

A. Seeding shall be WisDOT seed mixture #40 in accordance with WisDOT Specification Section 630.

B. Sodding shall be applied according to WisDOT Specification Section 631.

C. Temporary mulching shall be applied at a rate of 2 tons/acre. Mulch shall be disc anchored.

Additional erosion prevention measures may be found at the Wisconsin Department of Natural Resources Best Management Practices.

SEDIMENT CONTROL PRACTICES:

Construction of silt fence and all other erosion control measures shall be complete prior to land disturbing activities occur.

Inlet erosion protection shall be installed and maintained until turf or pavement has been established.

The contractor shall be responsible to control erosion from leaving the construction zone. All eroded material that leaves the construction zone shall be collected by the contractor and returned to the site at the contractor's expense.

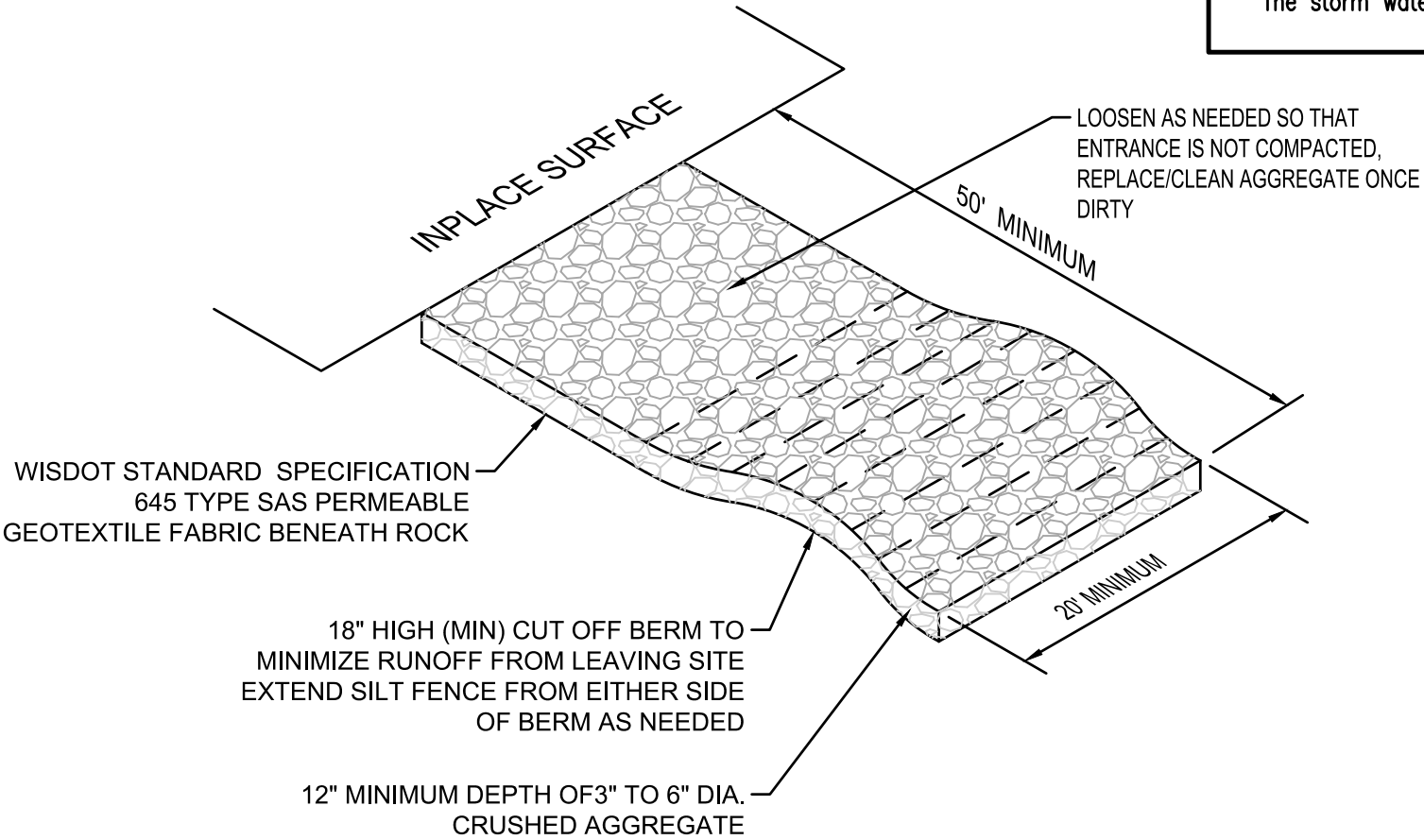
Contractor shall maintain a 50-foot natural buffer or use redundant sediment controls near surface waters if a buffer is not feasible.

Contractor shall take the necessary steps to minimize soil compaction and preserve topsoil on site.

All streets must be swept within 24 hours when any tracking occurs.

Silt fence or other effective erosion control measures must be installed around the perimeter of any soil stockpiled, including temporary stockpiles, at this location or any other on the project site. Stockpiles cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.

Perimeter control shall be installed along the back of curb immediately following curb installation at all locations with positive drainage to parking lot and/or streets, and remaining until stabilization is achieved. This shall be accomplished through the use of silt fence. (Biorolls, Rock logs, or other methods approved by the engineer prior to installation shall also be placed acceptable)



ROCK CONSTRUCTION ENTRANCE

NTS

EC600

CONSTRUCTION ACTIVITY NOTES:

DEWATERING AND BASIN DRAINING:

Dewater sediment-laden water to sedimentation basins if possible, or use other BMP's to prevent erosion when discharging to surface waters. Use appropriate energy dissipation measures on all discharges.

Dewatering practices cannot cause nuisance conditions, erosion or in receiving channels or inundation of wetlands resulting in adverse impacts.

POLLUTION PREVENTION:

All solid waste collected from the construction site must be disposed in accordance with all applicable regulations.

All hazardous materials (oil, gasoline, fuel, paint, etc) must be properly stored to prevent spills, leaks, or other discharge. Storage areas shall provide secondary containment and a hazardous materials spill kit. Equipment fueling and maintenance shall occur in a designated, contained area. Storage and disposal of hazardous waste must be in compliance with all applicable regulations. All runoff containing any hazardous material must be properly collected and disposed. No engine degreasing shall be allowed on site.

All sanitary wastes must be collected from portable units on site by a licensed sanitary waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overfilling.

Emergency Spill Plan – The Contractor is responsible for all construction personnel to be informed of the manufacturers' recommended spill cleanup methods, and the location of that information and cleanup supplies. The Contractor shall modify the SWPPP as required within seven calendar days of knowledge of the release to: provide a description of the release, the circumstances leading to the release, and the date of the release. Plans must identify measures to prevent the reoccurrence of such releases. If a spill occurs, the following steps shall be followed:

1. Observe the safety precautions associated with the spilled material. Stop the source of the spill, if you can do so safely. Call 911 if fire or public safety hazards are created.
2. Contain the spilled material. Dirt, sand, or any semi-impermeable material may be used to create a containment structure to prevent the material from flowing.
3. Report the spill to Wisconsin's Spill Hotline at (800) 943-0003.
4. Clean up the spilled material and dispose of the wastes properly.

The contractor is responsible for monitoring air pollution and ensuring it does not exceed levels set by local, state, or federal regulations. This includes dust created by work being performed on the site. Air pollution and dust control correction is considered incidental to the unit bid prices for which work is being performed. Additional dust control measures may be required by the Engineer.

Concrete washout off site: All liquid and solid wastes generated by concrete washout must be contained and not have the opportunity to come in contact with the surface waters or ground water. This includes ditches, slopes to ditches, curb and gutter, storm sewer systems, and ponds. All excess water and concrete must leave the site within the concrete trucks. Liquid and solid wastes must be disposed of properly.

INSPECTION AND MAINTENANCE:

The Permittees must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours of a rainfall event greater than 0.5 inches in a 24 hour period.

All inspections performed during construction must be recorded and records retained with the erosion plan in accordance with the Permit. Contractor is responsible for keeping a record of all rainfall data & erosion control maintenance until final establishment of turf.

Erosion control and other BMP's must be replaced, repaired, or supplemented when they reach 33% design load.

FINAL STABILIZATION:

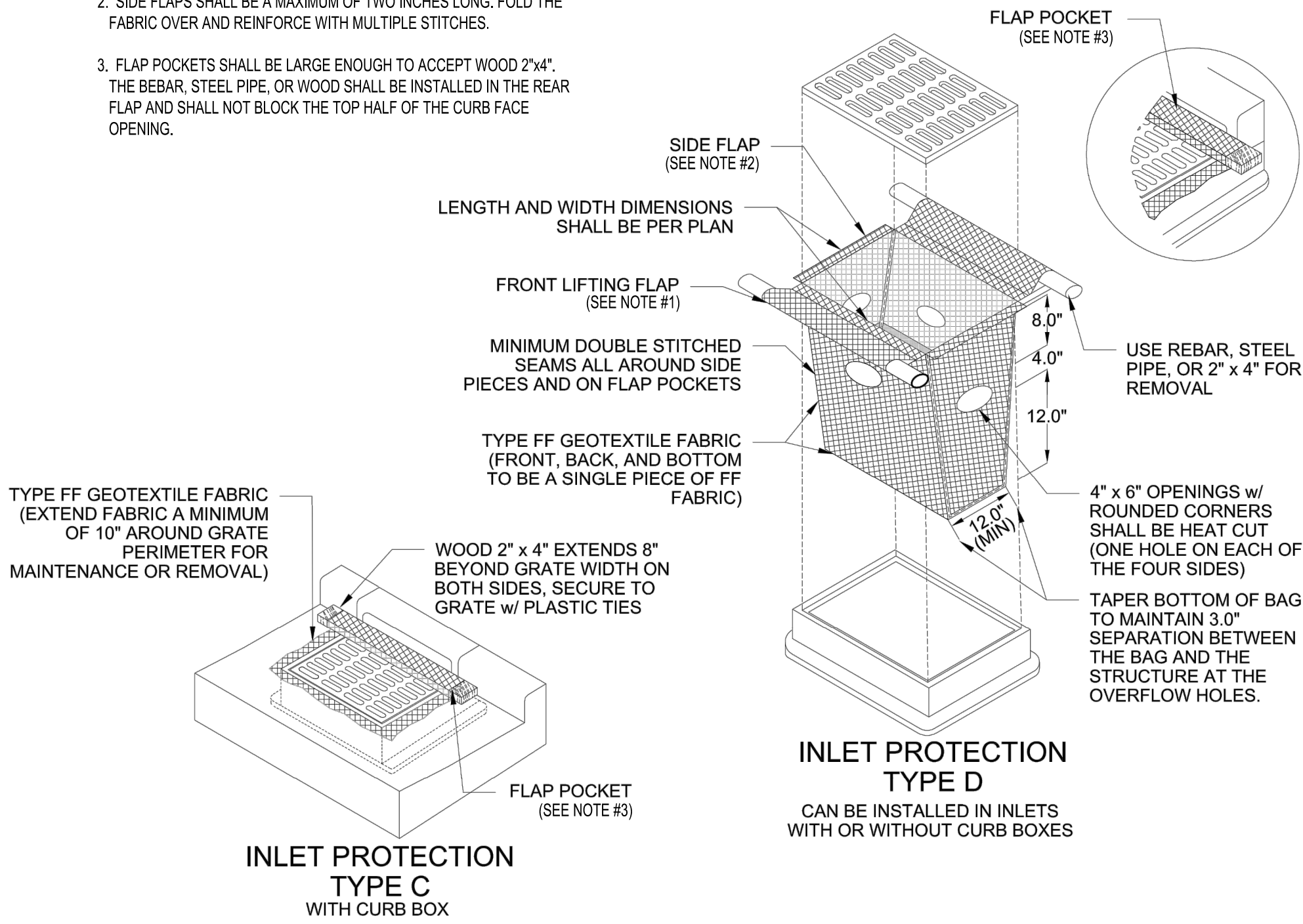
The Contractor must ensure final stabilization of the site. The Contractor must submit a Notice of Termination when the site has undergone final stabilization and all stormwater discharges associated with the construction site activities that require to have WPDES coverage have ceased.

All temporary erosion control measures and BMP's must be removed as part of the final site stabilization.

The storm water permit further defines final stabilization and its requirements.

NOTES:

1. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
2. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4". THE BEBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

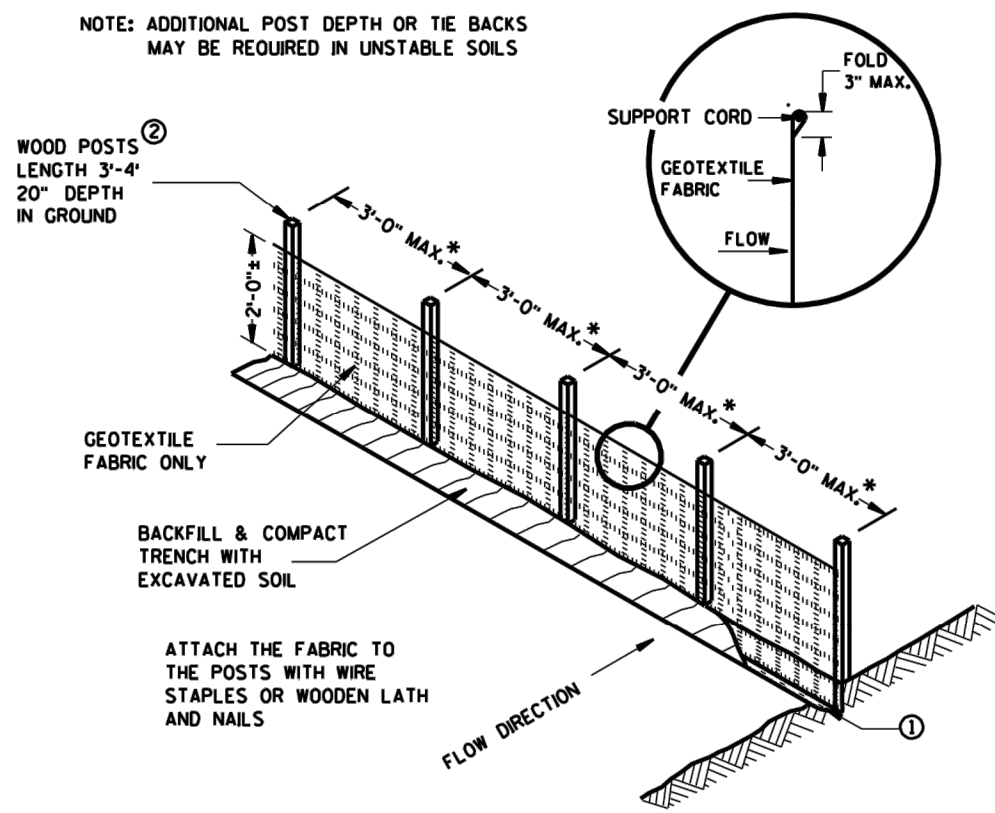
INLET PROTECTION

NTS

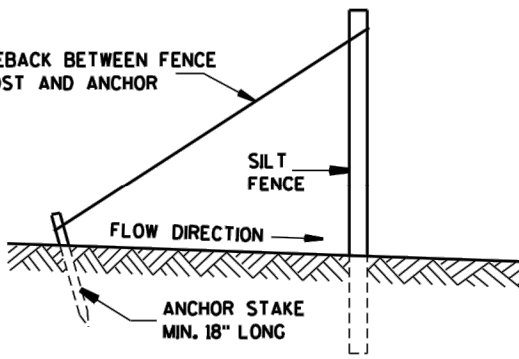
EC200

GENERAL NOTES

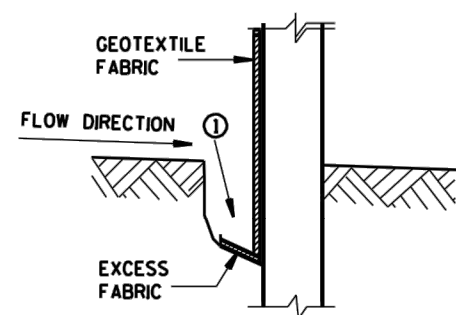
- ① TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- ② WOOD POSTS SHALL BE A MINIMUM SIZE OF 1/4" x 1/4" OF OAK OR HICKORY.
- ③ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS; IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES; B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.



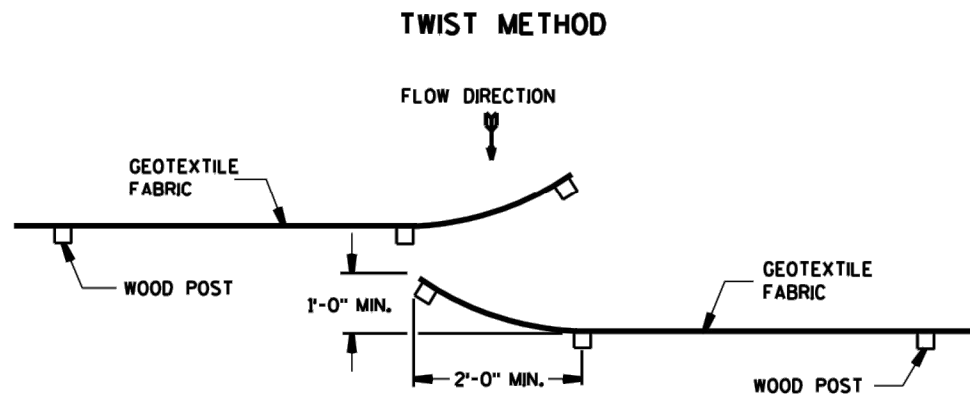
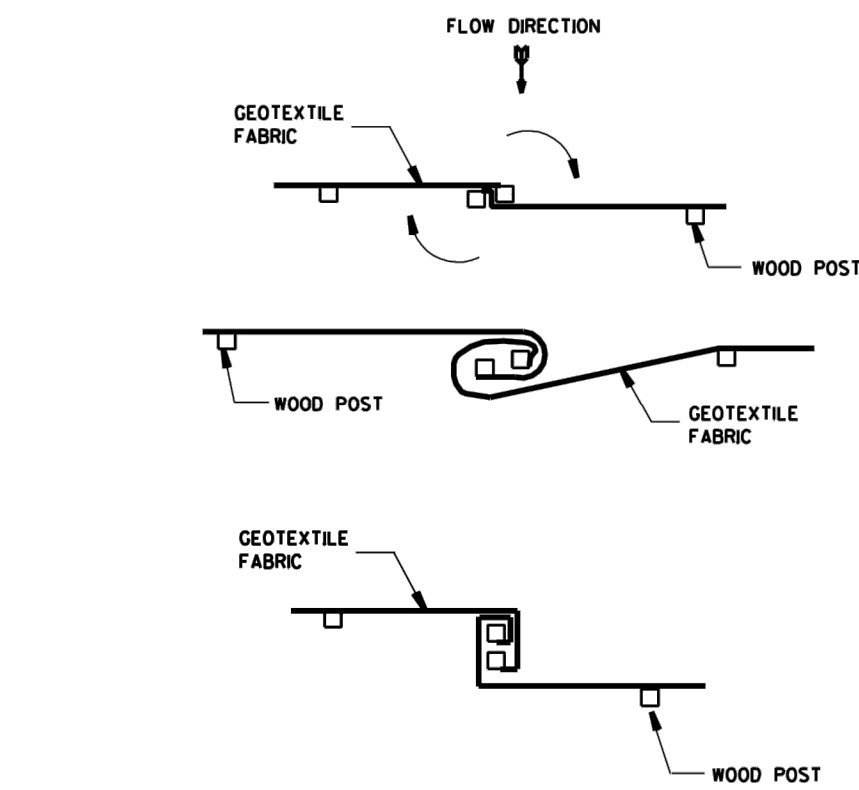
SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL



JOINING TWO LENGTHS OF SILT FENCE ④



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PROJECT

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EXPRESS #527

1700 PEWAUKEE ROAD
WAUKESHA, WI 53188

WAUKESHA

WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

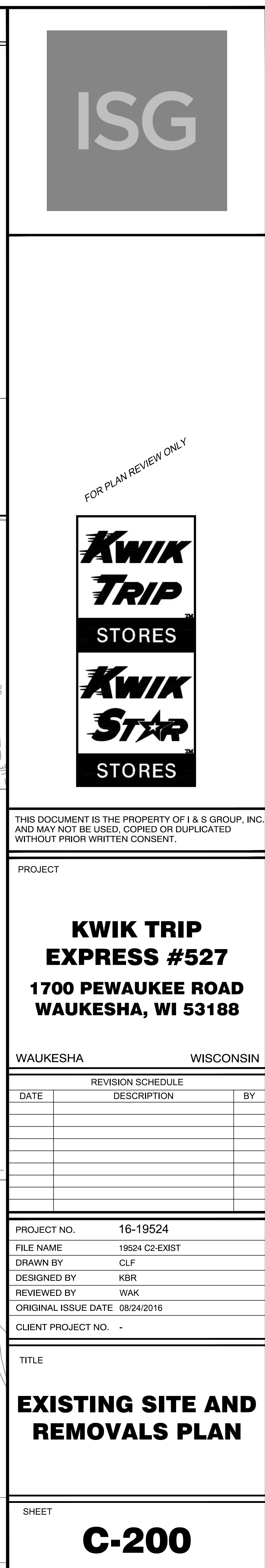
PROJECT NO.	16-19524
FILE NAME	19524 C1-EROSION
DRAWN BY	CLF
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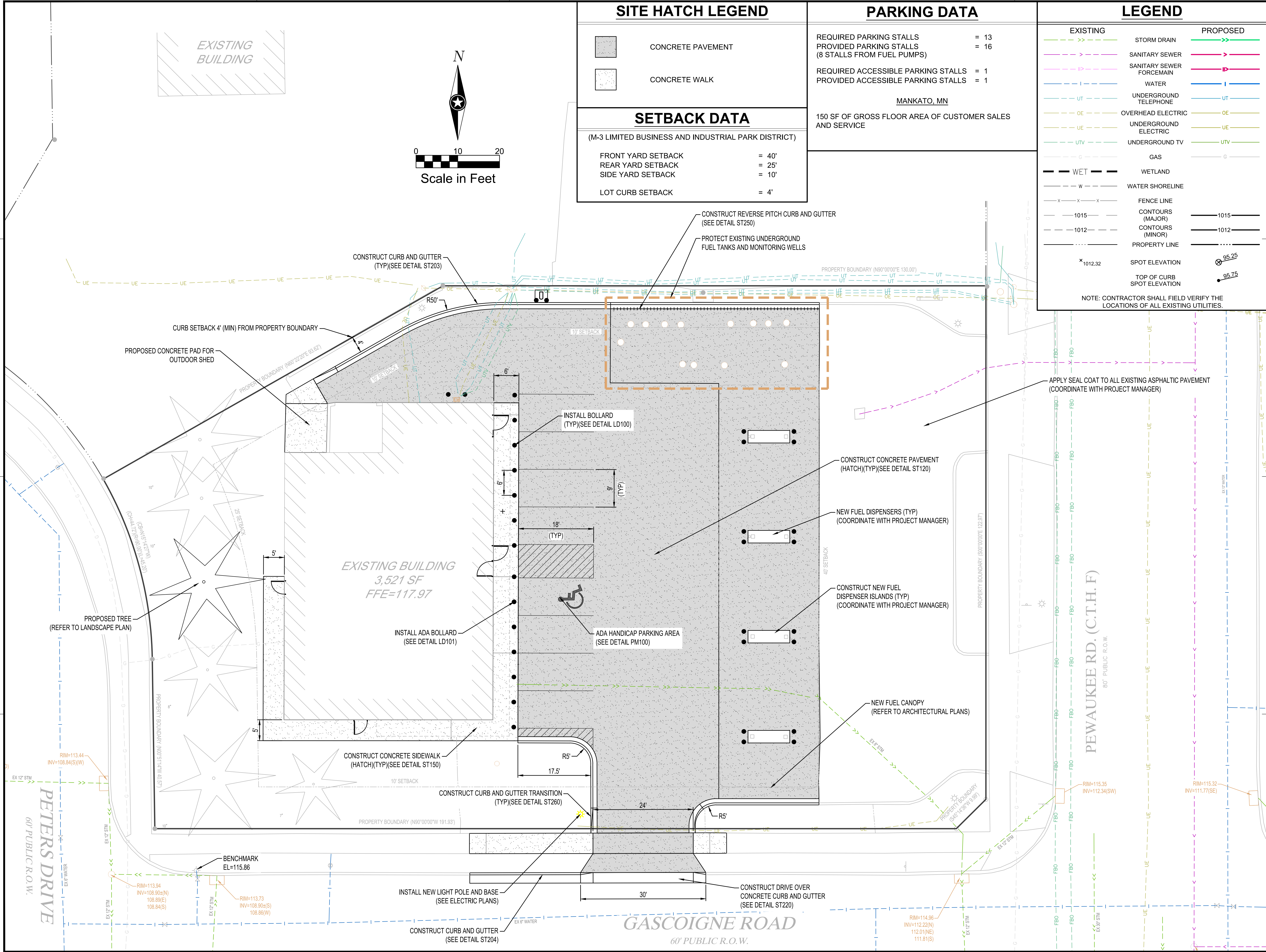
TITLE

EROSION CONTROL
NOTES

SHEET

C-101





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WAUKESHA, WI 53188

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REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	16-19524
FILE NAME	19524 C2-PROPOSED SITE
DRAWN BY	CLF
DESIGNED BY	KBR
REVIEWED BY	WAK
ORIGINAL ISSUE DATE	08/24/2016
CLIENT PROJECT NO.	-

TITLE
PROPOSED SITE AND UTILITIES PLAN

SHEET
C-300



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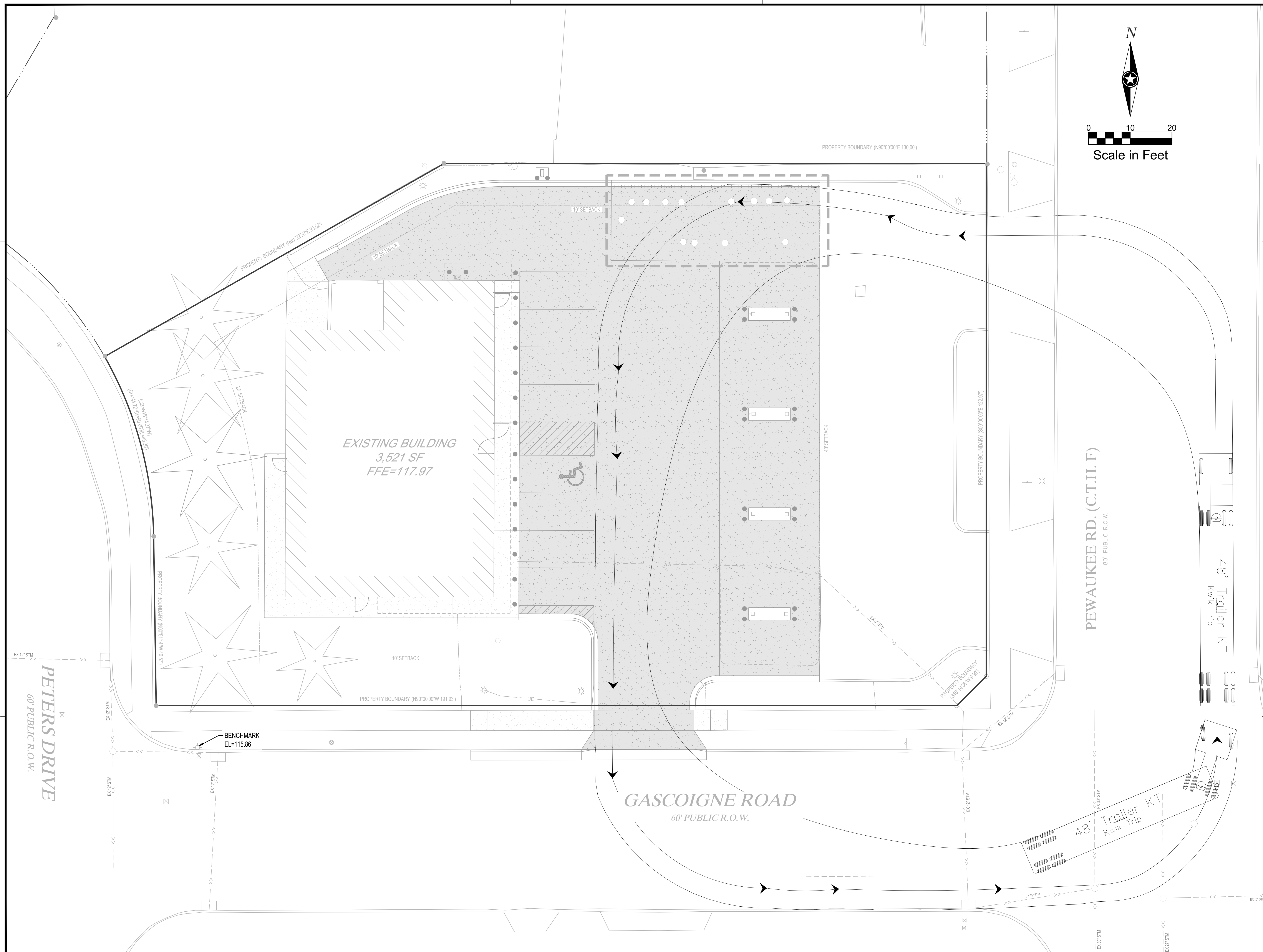
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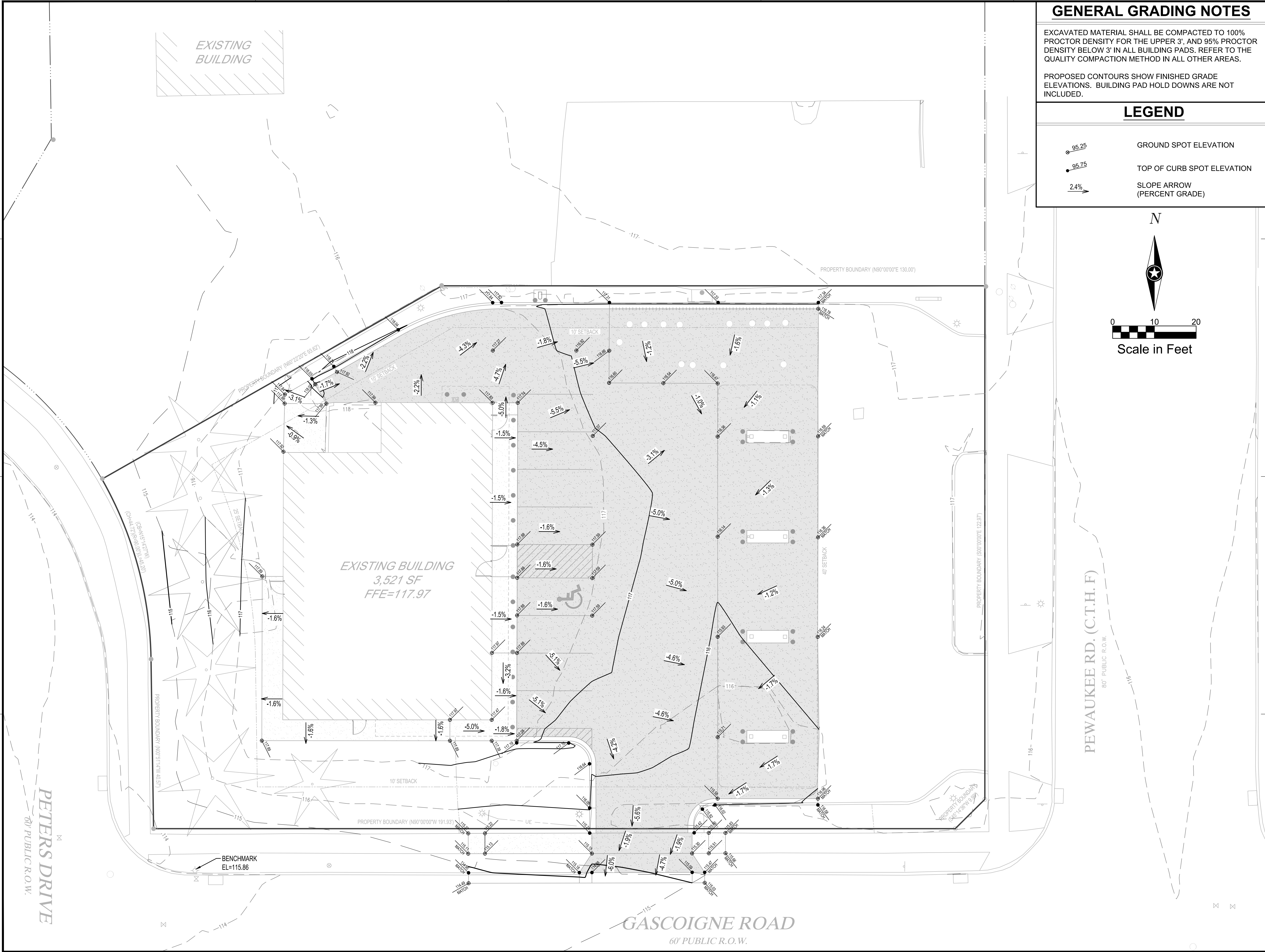
TITLE

**TRUCK MOVEMENT
PLAN**

SHEET

C-301





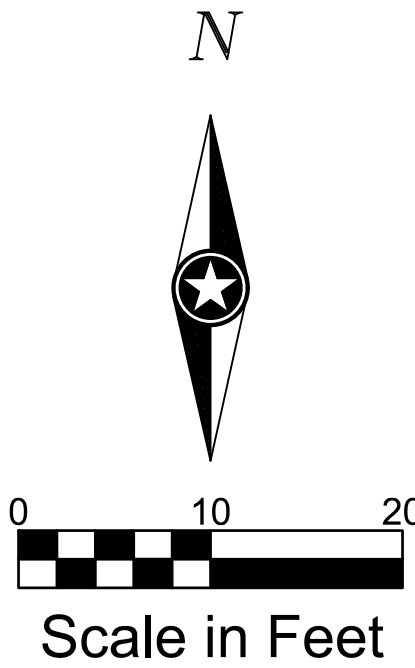
GENERAL GRADING NOTES

EXCAVATED MATERIAL SHALL BE COMPACTED TO 100% PROCTOR DENSITY FOR THE UPPER 3', AND 95% PROCTOR DENSITY BELOW 3' IN ALL BUILDING PADS. REFER TO THE QUALITY COMPACTION METHOD IN ALL OTHER AREAS.

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD HOLD DOWNS ARE NOT INCLUDED.

LEGEND

- 95.25 GROUND SPOT ELEVATION
- 95.75 TOP OF CURB SPOT ELEVATION
- 2.4% SLOPE ARROW (PERCENT GRADE)



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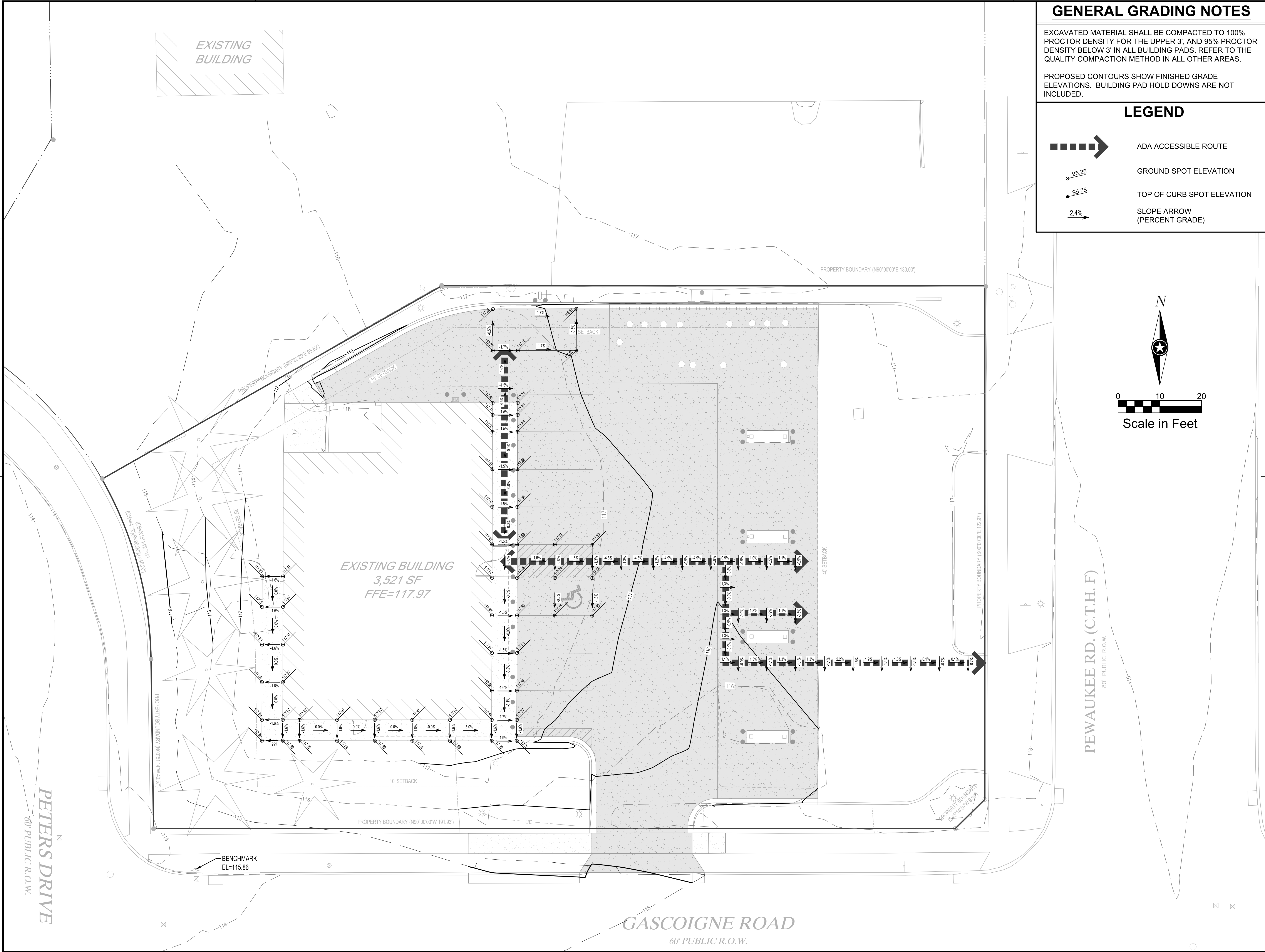
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FILE NAME	19524 C4-GRADE
DRAWN BY	CLF
DESIGNED BY	KBR
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CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

SHEET

C-400



GENERAL GRADING NOTES

EXCAVATED MATERIAL SHALL BE COMPACTED TO 100% PROCTOR DENSITY FOR THE UPPER 3', AND 95% PROCTOR DENSITY BELOW 3' IN ALL BUILDING PADS. REFER TO THE QUALITY COMPACTION METHOD IN ALL OTHER AREAS.

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD HOLD DOWNS ARE NOT INCLUDED.

LEGEND

- ADA ACCESSIBLE ROUTE
- GROUND SPOT ELEVATION
- TOP OF CURB SPOT ELEVATION
- SLOPE ARROW (PERCENT GRADE)

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TITLE

ADA GRADING PLAN

SHEET

C-401



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WAUKESHA WISCONSIN

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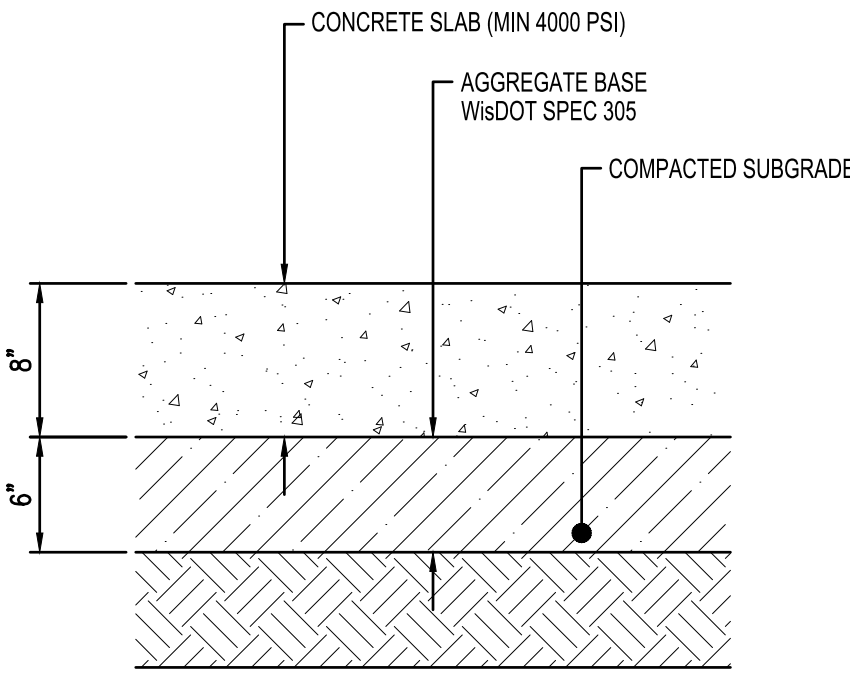
PROJECT NO.	16-19524
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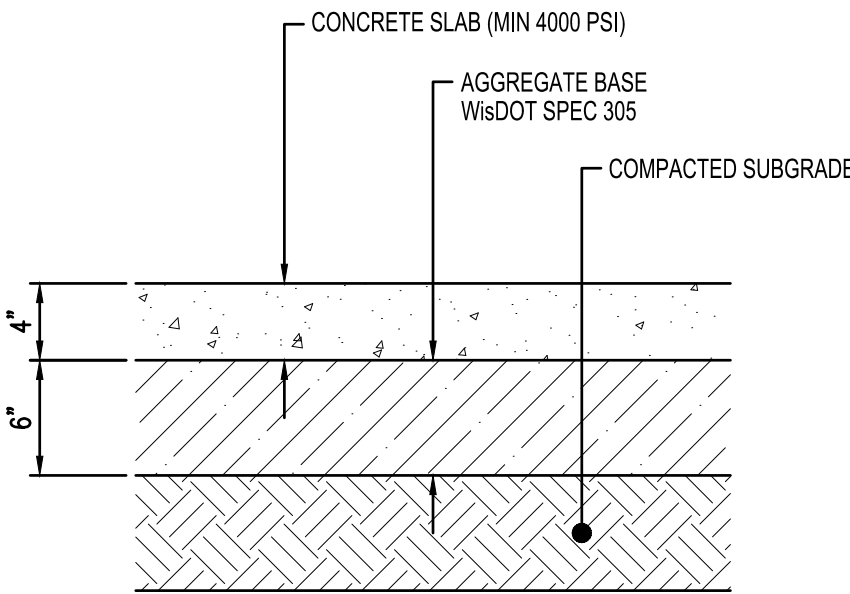
SITE DETAILS

SHEET

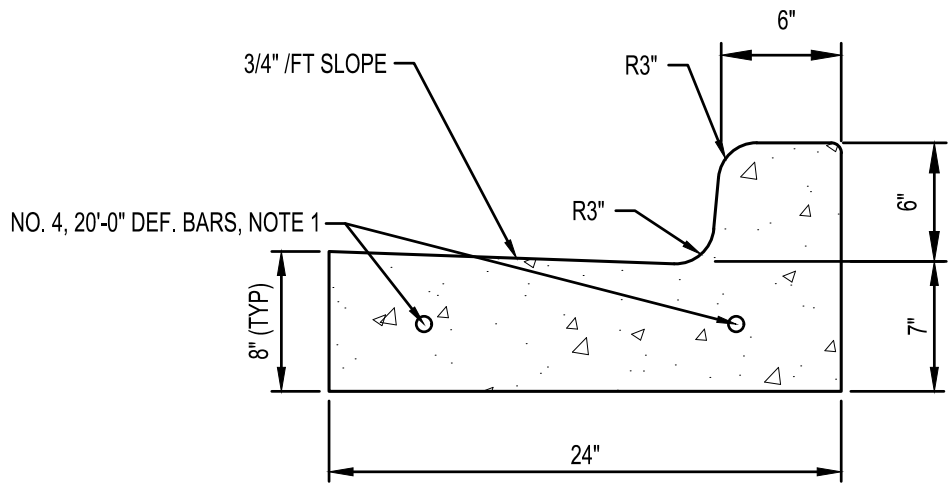
C-500



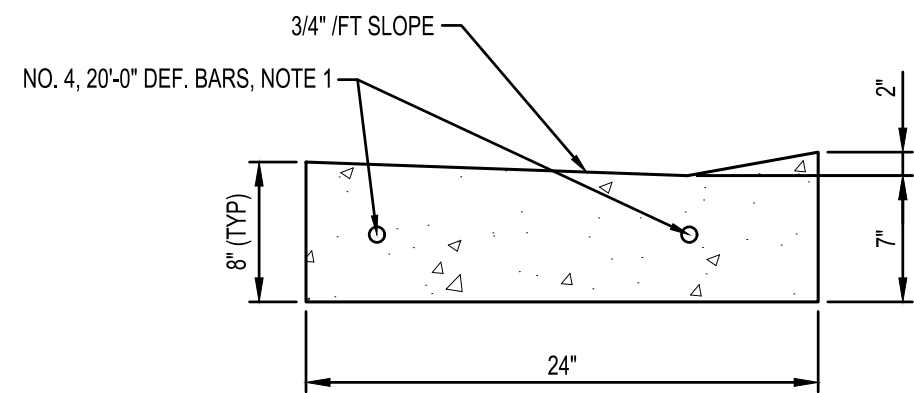
STANDARD CONCRETE PAVEMENT SECTION
NTS ST120



STANDARD CONCRETE SIDEWALK SECTION
NTS ST120



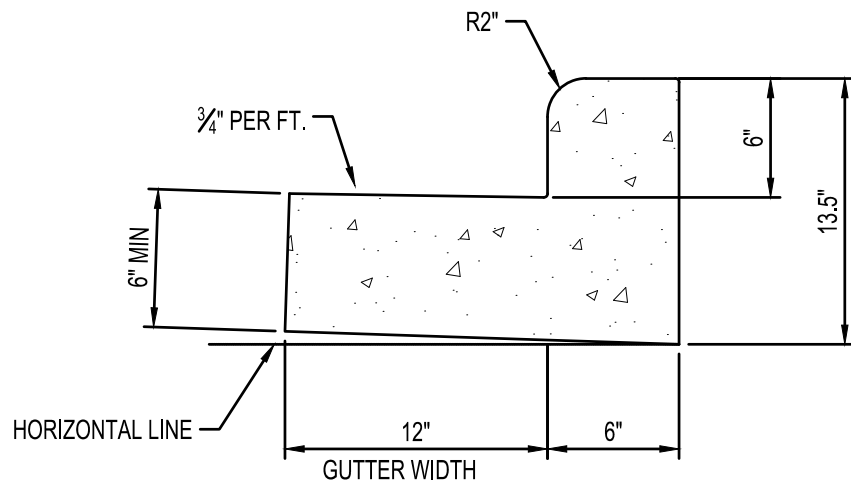
CURB AND GUTTER
N.T.S. ST204



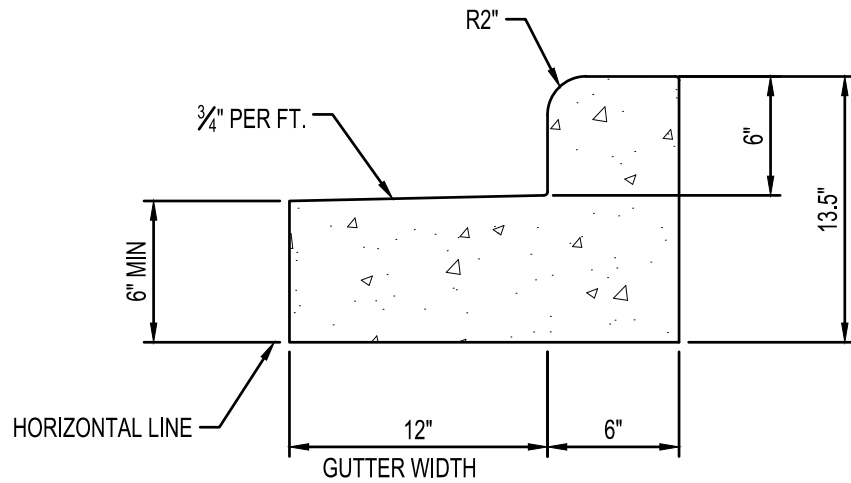
DRIVE OVER CONCRETE GUTTER
N.T.S. ST220

NOTES

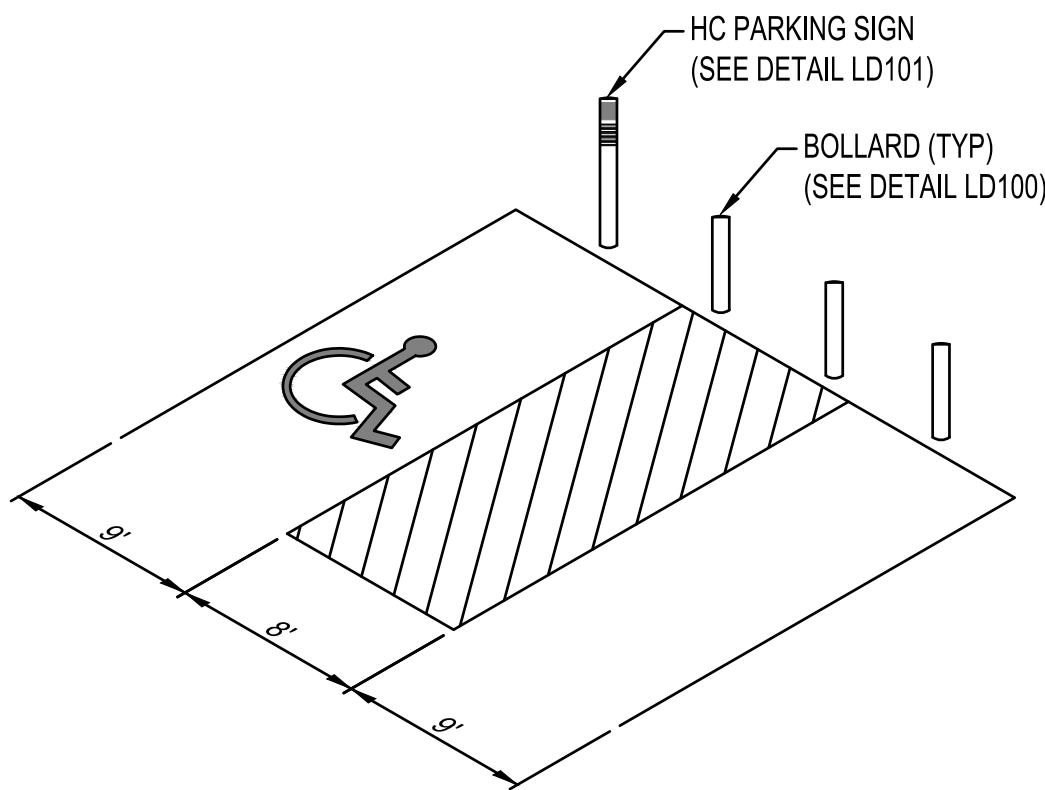
- ALL EXPOSED EDGES OF CONCRETE SHALL BE FINISHED WITH AN EDGING TOOL HAVING A RADIUS OF 1/4 INCH UNLESS OTHERWISE NOTED.
- CURB SHALL BE TIED INTO EXISTING PAVEMENT.



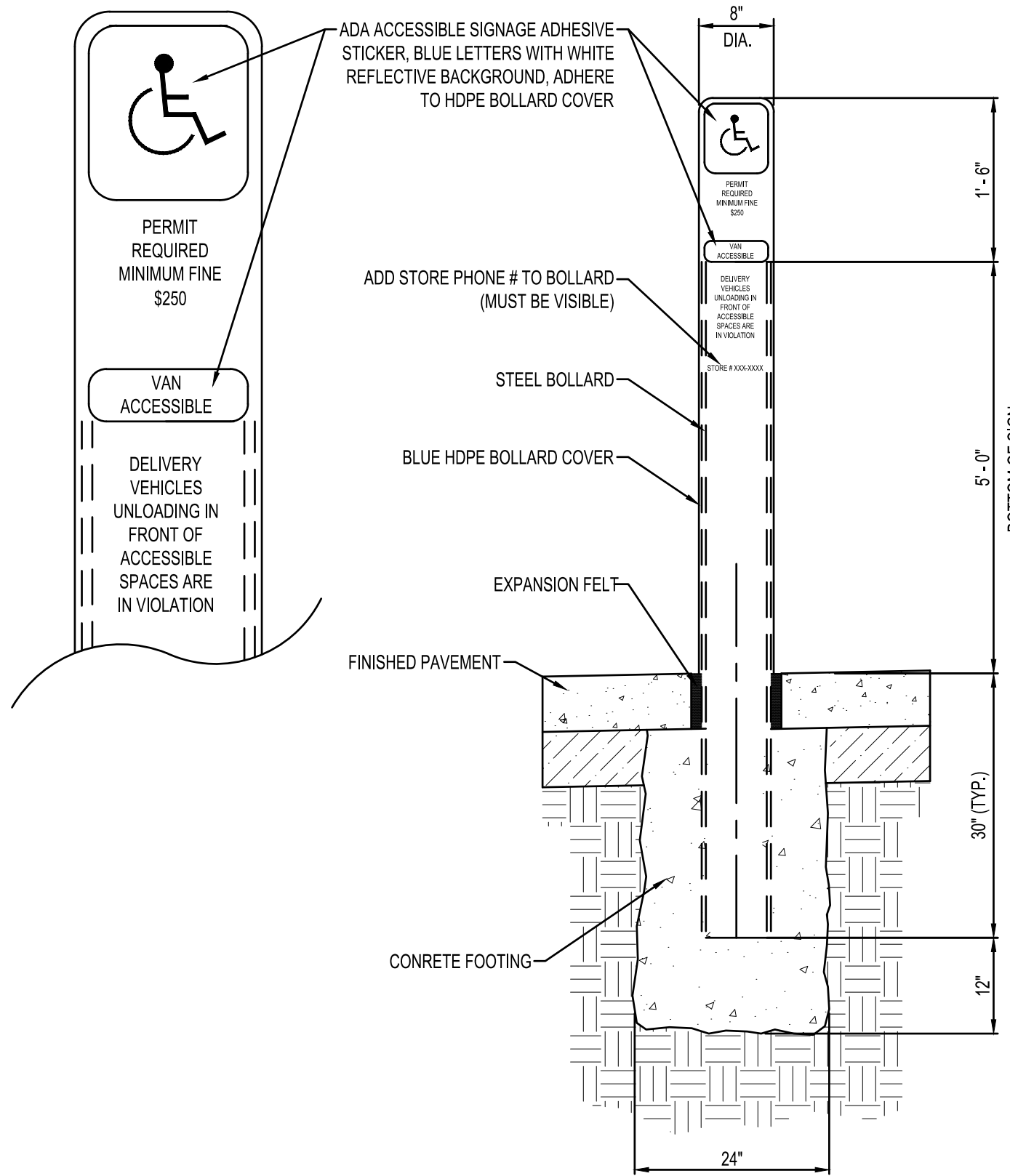
18" TYPE 'D' CURB & GUTTER
NTS ST203



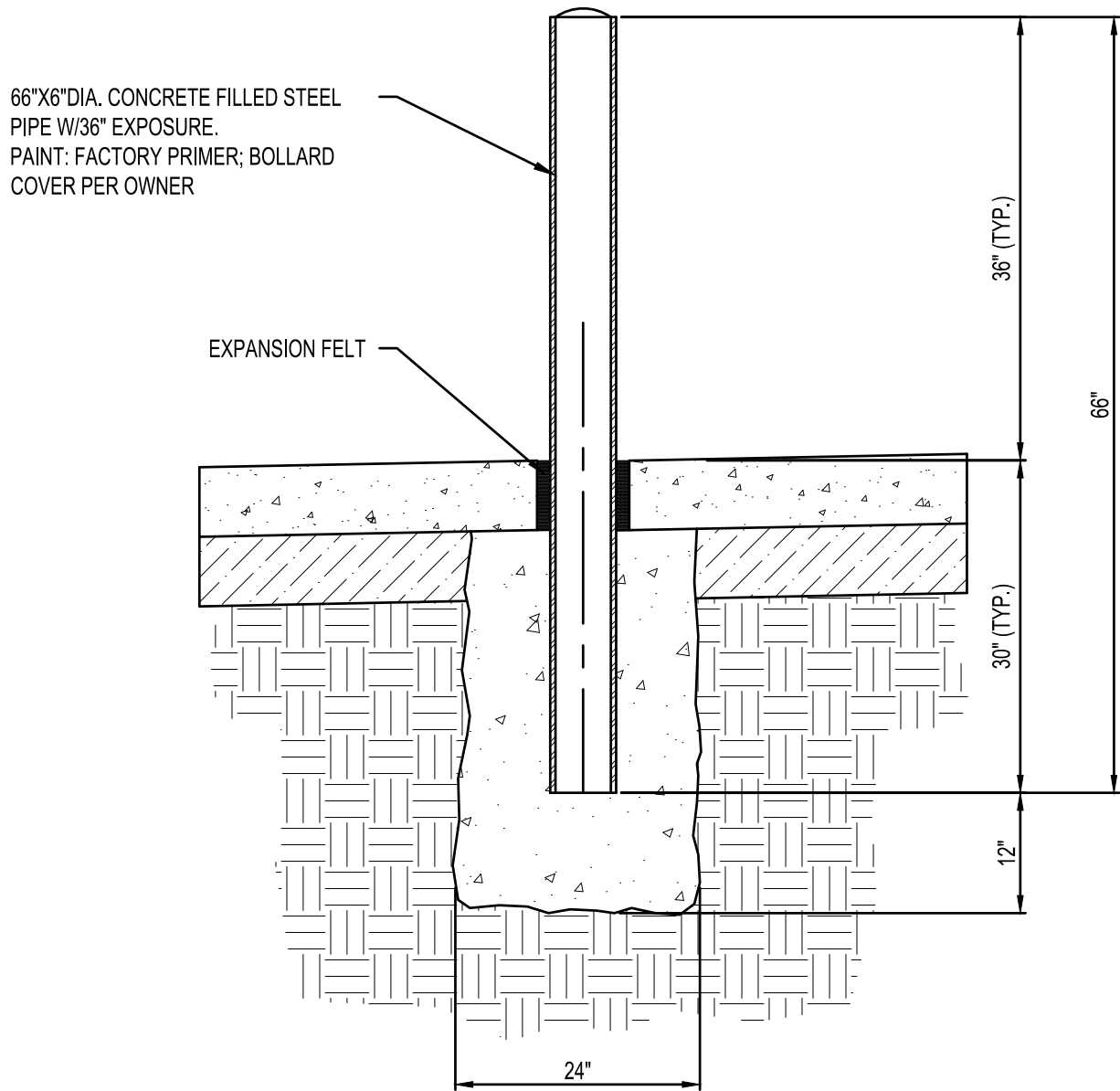
REVERSE PITCH CONCRETE CURB & GUTTER
NTS ST250



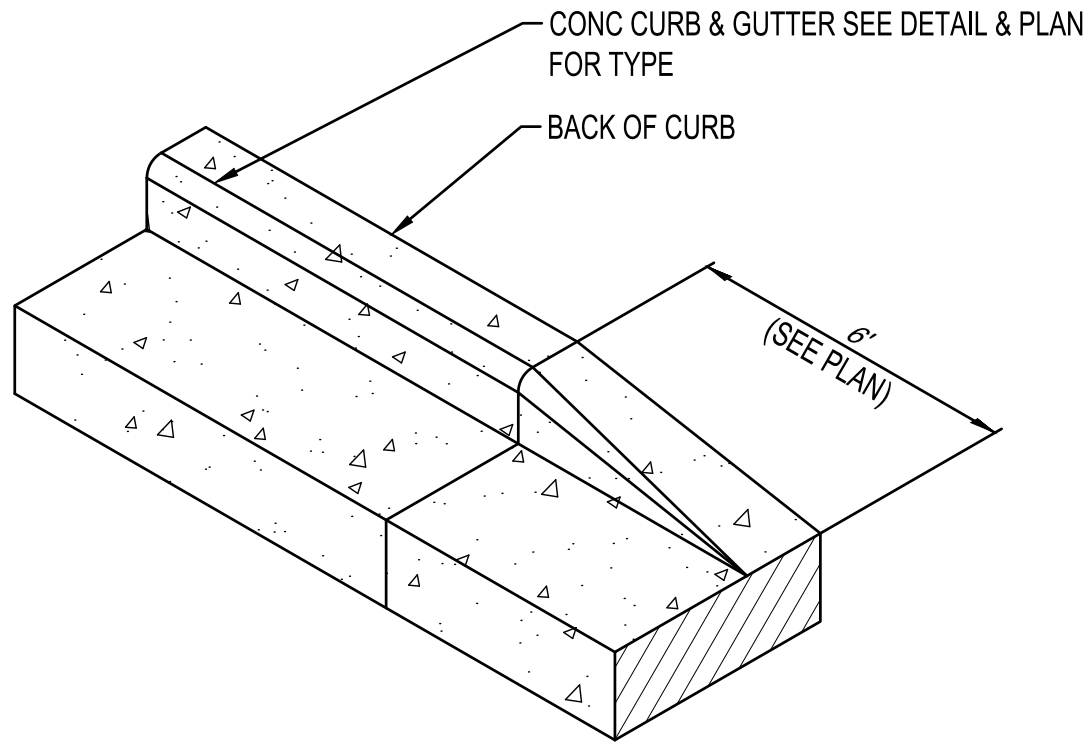
ACCESSIBLE PARKING
NTS PM100



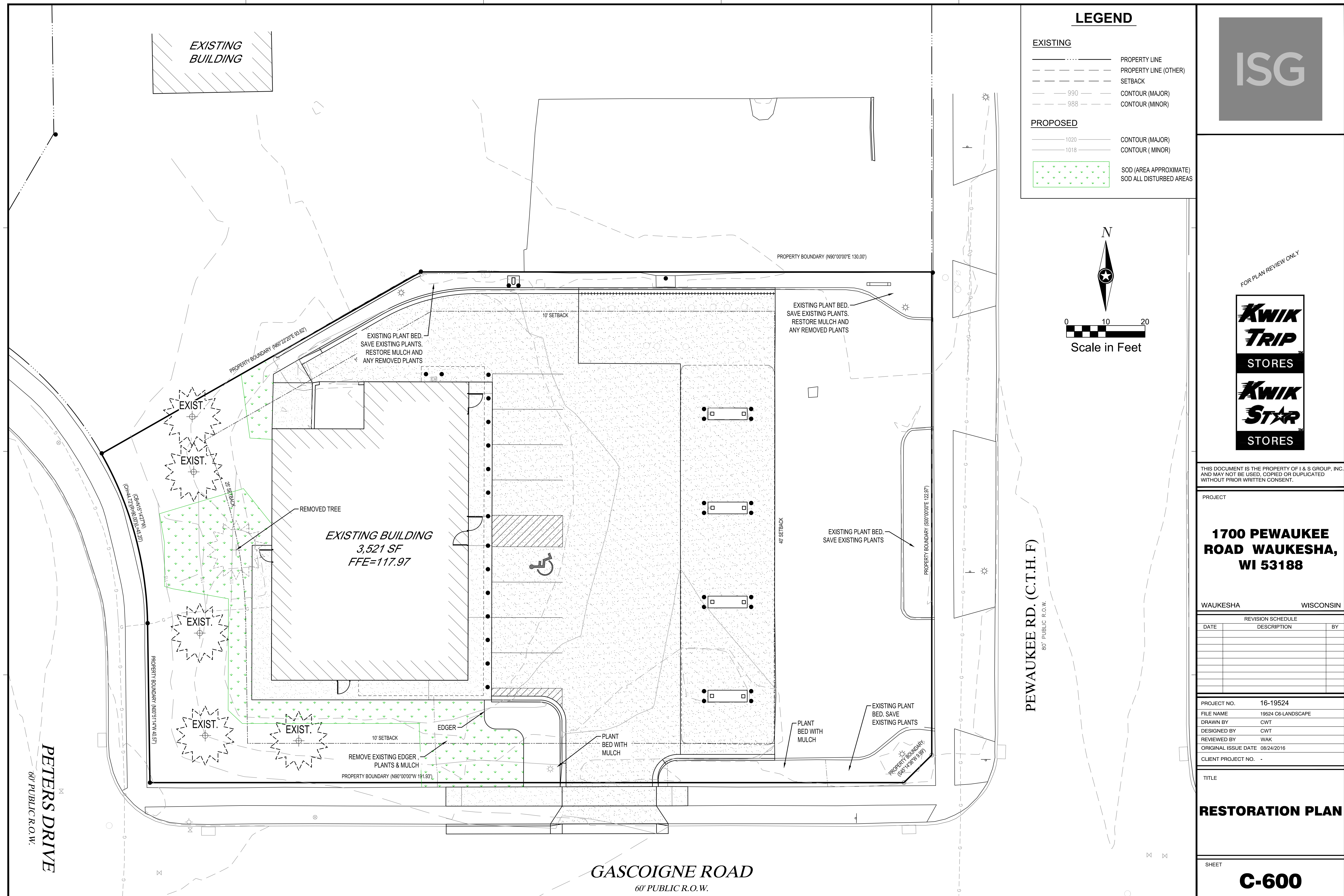
ADA H.C. BOLLARD SIGNAGE
NTS LD101



66"x6" DIAMETER PIPE BOLLARD
NTS LD100



CURB HEAD TRANSITION
NTS ST260





**1700 PEWAUKEE
ROAD WAUKESHA,
WI 53188**

[illegible]

TITL

SHEET

C-601

QTY	KEY	COMMON NAME / <i>Latin name</i>	SIZE	ROOT	NOTE
1	BS	BLACK HILLS SPRUCE <i>Picea glauca</i>	6' HT.	B.B.	
5	FDD	FIREDANCE DOGWOOD <i>Cornus sericea 'Baildelaine'</i>	24" HT.	CONT.	
9	FRG	FEATHER REED GRASS <i>Calamagrostis x acutiflora 'Karl Foerster'</i>	4"	POT	
7	GMS	GOLDMOUND SPIREA <i>Spiraea x bumalda 'goldmound'</i>	16" HT.	CONT.	
4	TGA	TECHNY GLOBE ARBORVITAE <i>Thuja occidentalis 'Techny Globe'</i>	24" HT.	CONT.	

EXISTING

_____	PROPERTY LINE
_____	_____	PROPERTY LINE (OTHER)
_____	_____	SETBACK
_____	_____990_____	CONTOUR (MAJOR)
_____	_____988_____	CONTOUR (MINOR)

 CONIFEROUS TREE

PROPOSED PLANTS

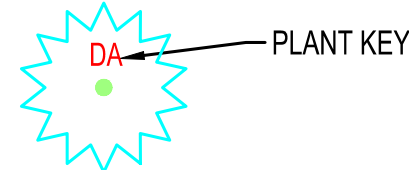
 CONIFEROUS TREE
DECIDUOUS SHRUB CONIFEROUS SHRUB

PLANT LABELS

Diagram illustrating the components of a plant key:

- PLANT KEY**: Points to the top half of the hexagon containing the text "DGN".
- NUMBER OF PLANTS**: Points to the bottom half of the hexagon containing the number "4".

DA ← PLANT KEY



Scale in Feet

*EXISTING
BUILDING*

EXISTING BUILDING
3,521 SF
FFE=117.97

PETERS DRIVE

GASCOIGNE ROAD
60' PUBLIC R.O.W.

PEWAUKEE RD. (C.T.H. F)

TREE PLANTING NOTES

1. PRIOR TO DELIVERY TO THE SITE, THE CONTRACTOR SHALL LOCATE THE BUTTRESS ROOTS OR TRUNK FLARE OF EACH TREE. IF FLARE IS LOCATED MORE THAN 2" DOWN FROM THE TOP OF THE ROOTBALL, THE TREE IS REJECTED AND SHALL NOT BE DELIVERED TO THE SITE.
2. ONCE THE PROPERLY GROWN TREE IS DELIVERED TO THE SITE, MEASURE DISTANCE BETWEEN TOP OF THE BUTTRESS ROOTS AND THE BOTTOM OF THE ROOTBALL. SUBTRACT 2" TO DETERMINE DEPTH OF PLANTING PIT.
3. DIG PIT TO DEPTH DETERMINED ABOVE. PIT SHALL BE DISHED WITH SIDEWALLS AS SHOWN BELOW. SCARIFY WALLS AND BOTTOM OF PIT.
4. SET TREE IN PIT SO THAT THE FLARE IS ONE-TWO INCHES ABOVE SURROUNDING GRADE. IN ALL AREAS WITH HEAVY CLAY OR POORLY DRAINED SOILS (MOTTLING), CONTACT LANDSCAPE ARCHITECT. TREE MAY BE RELOCATED OR THE ROOTBALL FURTHER ELEVATED.
5. REMOVE ANY SOIL FROM TOP OF ROOTBALL TO EXPOSE TOP OF FLARE. THE LANDSCAPE ARCHITECT WILL NOT ACCEPT ANY TREE UNLESS THE FLARE IS VISIBLE.
6. BACKFILL PLANTING PIT TO WITHIN 12" OF GRADE AND THOROUGHLY WATER.
7. REMOVE BURLAP, WIRE, AND ALL ROPE FROM THE TOP 12" OF THE ROOTBALL
8. BACKFILL TO THE TOP OF THE ROOTBALL
9. DO NOT CREATE WATERING RING
10. CONTACT OWNER'S REPRESENTATIVE TO INSPECT PLANTING PRIOR TO PLACING ANY MULCH OVER THE ROOT BALL.

GENERAL PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. LAWN AREAS SHALL HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL BE COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
5. REFER TO PLANTING DETAILS PLAN FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES. REFER TO SPECIFICATIONS FOR MIX TYPE.
6. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
7. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
8. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
9. OWNER RESERVES THE RIGHT TO REVISE QUANTITIES TO SUIT BUDGET LIMITATIONS. CONTRACTOR'S UNIT BID PRICES SHALL PREVAIL FOR ANY CHANGES IN QUANTITIES.
10. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE AND OWNER.
11. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.N.S.I.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO A.N.S.I.

CONTAINER GROWN TREES

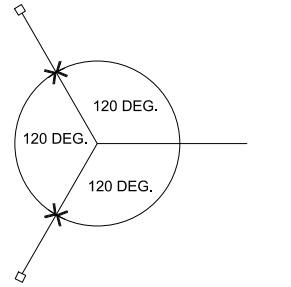
1. LOCATE BUTTRESS ROOTS (SEE NOTES ABOVE).
2. REMOVE EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE TRUNK FLARE. MEASURE DEPTH OF ROOTBALL TO DETERMINE DEPTH OF PLANTING PIT.
3. TO ELIMINATE ENCIRCLING ROOTS, MAKE SEVERAL VERTICAL SLITS AROUND PERIMETER OF ROOT MASS FROM TOP TO BOTTOM OF THE ROOTBALL. DEPTH OF SLITS INTO THE ROOTBALL SHALL BE AT LEAST 2".

STAKING

GUY ASSEMBLY: 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRIP- (TYP.) DOUBLE STRAND 14 GA WIRE & 3 STEEL STAKES OR SIGN POSTS @ 120 DEG. O.C. (SEE STAKING DIAGRAM).

CONTRACTOR SHALL STAKE TREES ONLY IF THE TREE(S) BEGIN TO LEAN WITHIN THE GUARANTEE PERIOD.

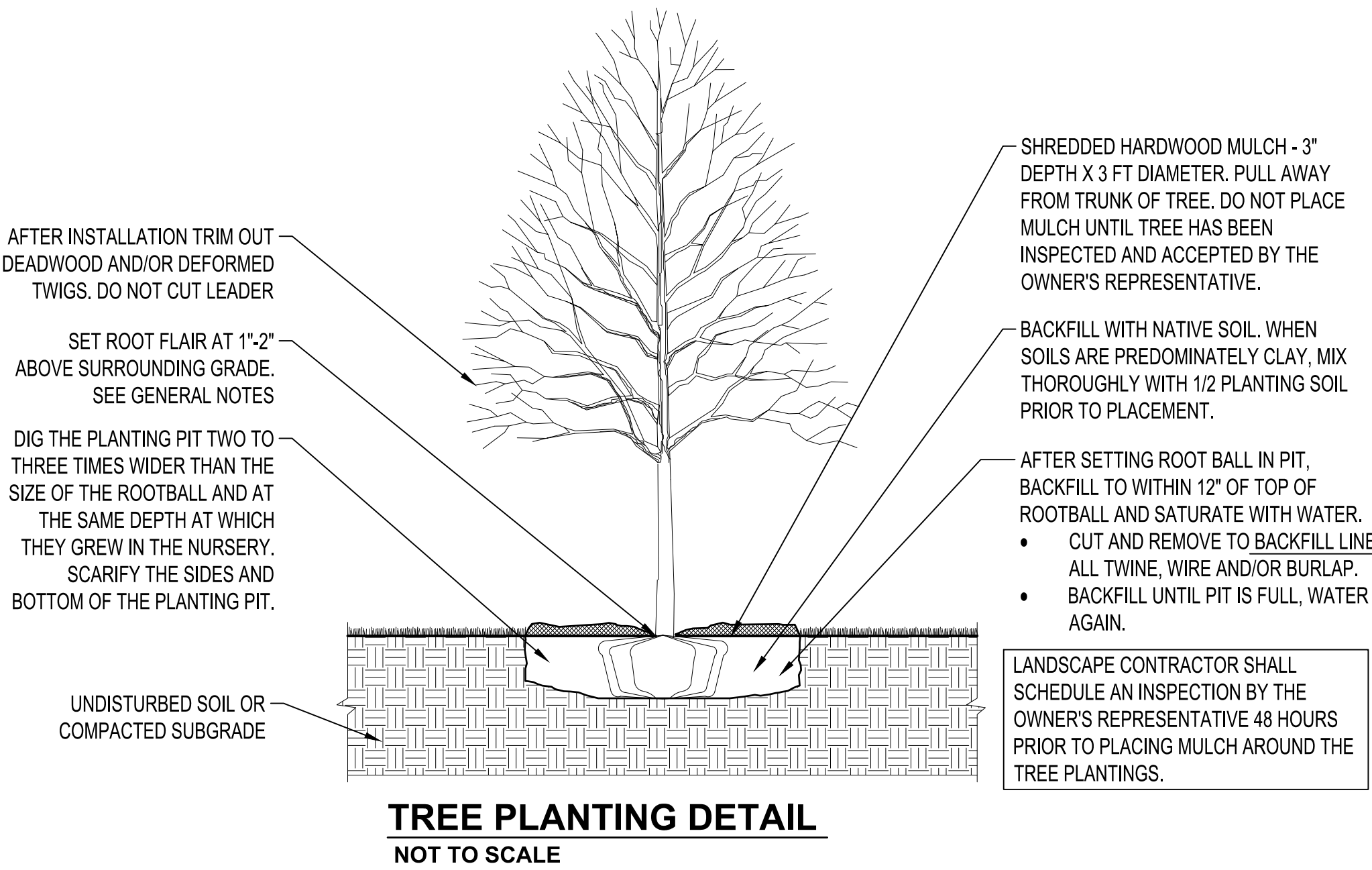
COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY LINES AND STAKES.



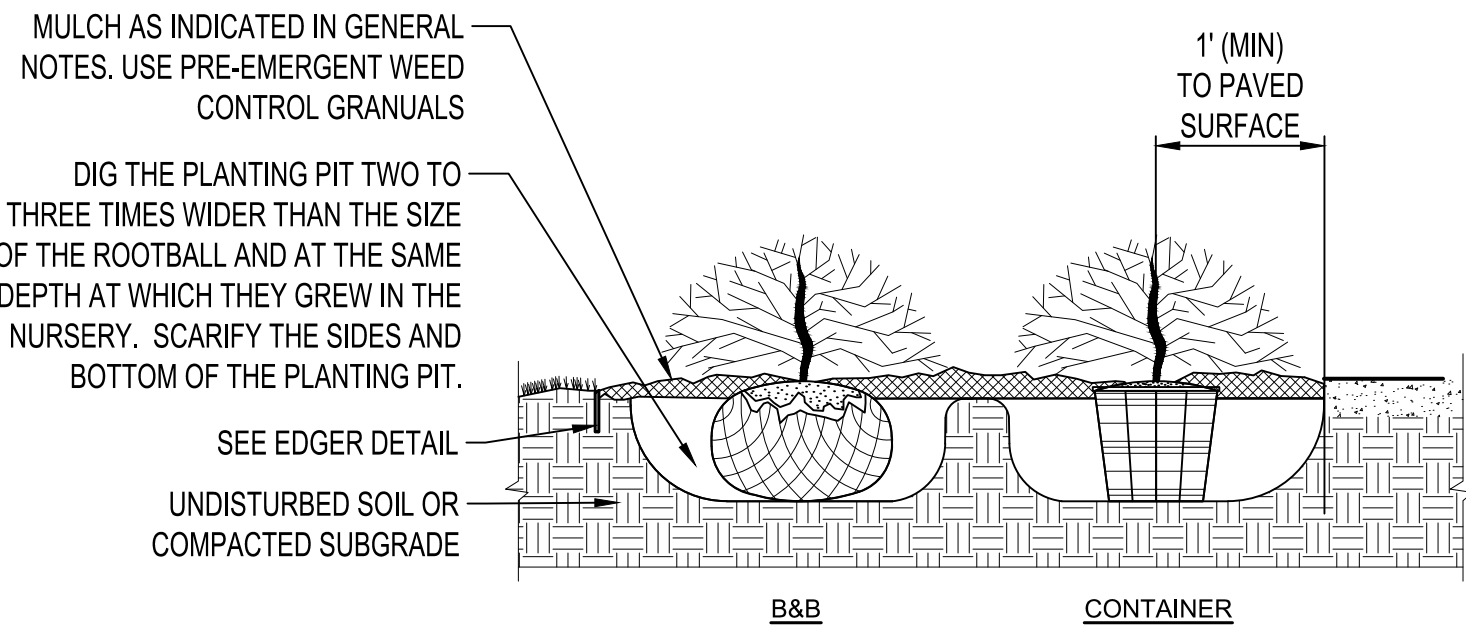
STAKING DIAGRAM

TREES WITH BE REJECTED FOR THE FOLLOWING REASONS:

- POOR FORM
- DAMAGED TRUNK
- BURIED ROOT FLARES
- ENCIRCLING TRANSPORT ROOTS
- UNCONSOLIDATED ROOTBALL SOIL (DUE TO EXCESSIVE HANDLING)



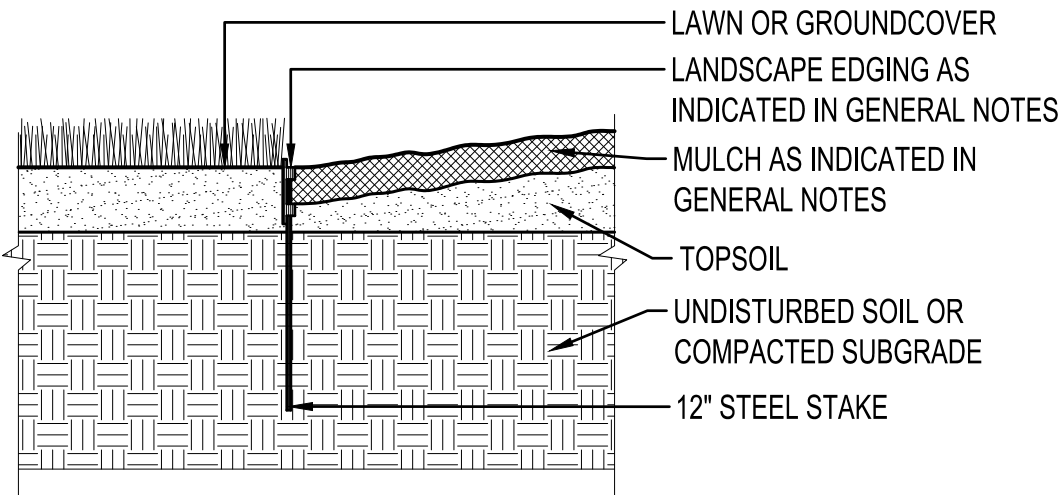
TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

INSTALLATION NOTES:

1. REMOVE CONTAINER (BY CUTTING IF NCCCESSARY)
2. IF ROOTS ARE GROWING IN A SPIRAL AROUND THE SOIL MASS, USE A SHARP KNIFE TO SCORE THE OUTSIDE OF SOIL MASS VERTICALLY, JUST DEEP ENOUGH TO CUT THE NET OF THE ROOTS, AND MAKE A CRISS-CROSS CUT ACROSS THE BOTTOM OF THE SOIL MASS.
3. BACKFILL PLANTING BED WITH ORIGINAL SOIL. BREAK UP CLODS OF SOIL. IF SOILS ARE POOR (IE: HEAVY CLAYS, SAND, OR COMPACTED), BACKFILL CAN BE A MIXTURE OF 1/3 SOIL AMENDMENT WITH 2/3 ORIGINAL SOIL. DO NOT USE PEAT AS PART OF BACKFILL IN CLAY SOILS. REMOVE ALL ROCKS AND DEBRIS FROM BACKFILL.
4. THOROUGHLY WATER TO SETTLE THE PLANTS AND FILL VOIDS WITHIN TWO HOURS OF PLANTING. INSTALL MULCH WITHIN 48 HOURS OF WATERING.



EDGER DETAIL
NOT TO SCALE

FOR PLAN REVIEW ONLY



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PROJECT

1700 PEWAUKEE ROAD WAUKESHA, WI 53188

WAUKESHA

WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	16-19524
FILE NAME	19524 C6-LANDSCAPE
DRAWN BY	CWT
DESIGNED BY	CWT
REVIEWED BY	WAK
ORIGINAL ISSUE DATE	08/24/2016
CLIENT PROJECT NO.	-

TITLE

PLANTING NOTES & DETAILS

SHEET

C-602



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PROJECT

**KWIK TRIP
EXPRESS #527
1700 PEWAUKEE ROAD
WAUKESHA, WI 53188**

Waukesha

WISCONSIN

[illegible]

PROJECT NO.	16-19524
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FILE NAME	19524 E6-ELECTRICAL
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DRAWN BY	CLF
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DESIGNED BY	KBR
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REVIEWED BY	WAK
ORIGINAL JOURNAL DATE 02/01/2010	

ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

TITLE

PHOTOMETRIC PLAN

SHEET

E-600

