CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589

(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

Date: April 29, 2020

To: Plan Commission and Common Council

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the May 11, 2020 Plan Commission and May 26, 2020 Common Council Meetings

Request by Kwik Trip for approval of a Site Plan and Conditional Use Permit (CUP) for an in-vehicle sales and service use including Outdoor display incidental to an indoor sales use at 1700 E. Main Street.

This meeting and public hearing are a continuation from the Plan Commission meeting of March 9, 2020. Due to customer demand on the eastside of Stoughton, Kwik Trip is proposing to relocate their east side business to this property. Their intent is to demo the existing eastside building and market that property. The applicant and City staff have been in discussions with Dane County Highway Department staff about access controls at the County Highway N access. A right out only exit onto County Highway N has been recommended. The public hearing will be continued and a recommendation to Council is necessary for the conditional use. The site plan can be reviewed/approved continent on the CUP approval by Council.

CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE COMMON COUNCIL

Approving a Conditional Use Permit request by Kwik Trip for an in-vehicle sales and service use including outdoor display incidental to an indoor sales use at 1700 E. Main Street, Stoughton, Wisconsin.

Committee Action: Plan Commission recommends Common Council approval – 0

Fiscal Impact: None.

File Number:	R- -2020	**Date Introduced:**

The City of Stoughton, Wisconsin, Common Council does proclaim as follows:

WHEREAS, on March 9 and May 11, 2020 the City of Stoughton Plan Commission held a public hearing and reviewed the proposed conditional use permit application by Kwik Trip for an in-vehicle sales and service use including outdoor display incidental to an indoor sales use at 1700 E. Main Street, Stoughton, Wisconsin; and

WHEREAS, the conditional use permit is requested to operate a gas station, car wash and convenience store; and

WHEREAS, the Zoning Administrator has determined:

- The proposed conditional use (the use in general and at the proposed specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton comprehensive Plan, zoning ordinance or any other plan;
- The conditional use in its proposed location and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city of other government agency having jurisdiction to guide development;
- The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property;
- The proposed conditional use is located in an area that will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property;
- The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts; and

WHEREAS, the Plan Commission and Common Council determined the proposed conditional use permit will not create undesirable impacts on nearby properties, the environment, nor the community as a whole; now therefore

BE IT RESOLVED, by the City of Stoughton Common Council that the Conditional Use Permit request by Kwik Trip for an in-vehicle sales and service use including outdoor display incidental to an indoor sales use at 1700 E. Main Street is hereby approved subject to:

- Staff review dated May 5, 2020

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Tim Swadley, Mayor Date

Council Action: _____ ☐ **Override** **Vote** _____

CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE PLAN COMMISSION

Approving a building site plan for Kwik Trip at 1700 E. Main Street, Stoughton, WI.

Committee Action: Plan Commission approves the request – 0

Fiscal Impact:

File Number:	R - 6 - 2020	**Date Introduced:**	May 11, 2020

RECITALS

A. Kwik Trip (the "Applicant") is seeking approval for building site plan approval at 1700 E. Main Street in the City of Stoughton, Dane County, Wisconsin (the "Property").

B. The Property is zoned Planned Business which is consistent with the Comprehensive Plan.

C. The City Plan Commission reviewed and discussed the proposed site plan at their regular May 11, 2020 meeting and found that the plan meets the intent of the zoning ordinance and Comprehensive Plan.

RESOLUTION

BE IT RESOLVED, the City of Stoughton Plan Commission approves the site plan at 1700 E. Main Street, Stoughton, WI, with the following conditions:

- Staff review letter dated May 5, 2020;
- Approval of the proposed wider access at Cedarbrook Lane, 35 feet in width at the property line and 40 feet in width at the curb;
- Common Council approval of the conditional use permit;
- Approval by Dane County Highway Department for access controls at County Highway N including the proposed wider access/egress.

_____

Mayor Tim Swadley Date
Planning Commission Chair

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Public Hearing on Monday, March 9, 2020 at 6:00 o'clock p.m., or as soon after as the matter may be heard, in the Council Chambers, Public Safety Building, 321 South Fourth Street, Second Floor, Stoughton, Wisconsin, 53589, to consider a proposed Conditional Use Permit Application by Kwik Trip, for an In-Vehicle Sales and Service use including Outdoor Display incidental to an Indoor Sales use at 1700 E. Main Street, Stoughton, Dane County, WI., more fully described:

Parcel number: 281/0511-044-4632-2
Legal Description: LOT 3 CSM 11461 CS69/321&322-7/18/2005 F/K/A EASTWOOD ESTATES LOTS 2, 3, 4 & 5 DESCR AS SEC 4-5-11 PRT SW1/4SE1/4 (1.555 ACRES) SUBJ TO & TOG W/SHARED ACCESS ESMT

Parcel number: 281/0511-044-4643-2
Legal Description: LOT 4 CSM 11461 CS69/321&322-7/18/2005 F/K/A EASTWOOD ESTATES LOTS 2, 3, 4 & 5 DESCR AS SEC 4-5-11 PRT SW1/4SE1/4 (1.110 ACRES) SUBJ TO & TOG W/SHARED ACCESS ESMT

For questions regarding this notice please contact Michael Stacey, Zoning Administrator at 608-646-0421. These parcels are in process to be combined by certified survey map.

Michael P. Stacey
Zoning Administrator

Published February 13, 2020 Hub
Published February 20, 2020 Hub

KWIK TRIP INC.

Store Engineering

PHONE 608-793-5555
FAX 608-781-8960

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

January 24, 2020
City of Stoughton Department of Planning and Development
Michael P. Stacey – Zoning Administrator
207 South Forrest Street
Stoughton, WI 53589

RE: Kwik Trip Store 738 at 1700 E. Main Street

Dear Mr. Stacey:

This letter is intended to accompany the submittal for our application to the Stoughton Department of Planning and Development for the requested Site Development Plan Review and also a Conditional Use Permit for the in-vehicle and outdoor sales display portion of the project. Please accept this letter as our request to be placed on the next available Plan Commission Meeting Agenda as well as the Common Council Meeting Agenda.

Kwik Trip, Inc. is proposing the construction of a convenience store with an integral single bay carwash and a 10 dispenser fueling canopy. Included with the applications in the submittal is a 11x17 copy of the Site Improvement Plans. I have also included the ALTA Survey, Building and Canopy Elevations, Signage Plans and the Storm Water Management Plan.

Operations

The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores throughout the area: fresh produce, bakery and dairy, hot and cold food and beverages, fresh meat and groceries, tobacco products, lotto, convenience store merchandise, alcohol, gasoline, diesel, E-85, ice and propane. The outside merchandising of products is being requested next to the store (two ice chests and one propane cage) and underneath the proposed main canopy. To ensure that the freshest products are sold in our stores, we request that daily deliveries be allowed.

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

Buildings, Architecture and Site Design

The architectural elements in this state-of-the-art building consist of a full brick cladding, standing seam metal roof, store front aluminum openings and stucco accents. Extensive landscaping, modern storm water facilities, monument and wall signage, customer and employee parking, concrete paving with curb and gutter are also included in the overall site design.

Investment in the City

This project will be a multi-million dollar investment in the City of Stoughton. Not only in the physical improvements and development of a vacant parcel, but also an investment of approximately 25 to 30 new permanent jobs in the City. The projected payroll here is estimated to be approximately $500,000 annually.

Community Partner

We pride ourselves in being an asset in the communities where we are located. Families can walk or ride their bikes to our stores. Retirees on fixed income can access fresh groceries like milk, eggs, bread and fruit just steps from their car. We take pride in giving back to the communities we serve with charitable donations and by partnering with local non-profits. Kwik Trip would be happy to provide any additional information or answer any questions or concerns the City of Stoughton may have with our submittal. Please feel free to call or email with any questions you may have.

Sincerely,

Bradford Fry, PE
Store Engineering
bfry@kwiktrip.com
608-793-6414

City of Stoughton Application for Conditional Use Review and Approval (Requirements per Section 78-905)

Applicant Name: Brad Fry

Applicant Address: 1626 Oak Street, P.O. Box 2107

Applicant Phone and Email: 608-793-6414 BFry@kwiktrip.com

Property Owner Name (if different than applicant): JMA Enterprises LTD Partnership

Property Owner Phone: _____

Subject Property Address: 1700 Main St and 1701 Cedarbrook Lane

This form is designed to be used by the Applicant as a guide to submitting a complete application for a conditional use review *and* by the City to process said application. Parts II and III are to be used by the Applicant to submit a complete application. (See conditional use review and approval procedures attached)

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator — Date: 2/5/20

Application fee of $ 450 received by Zoning Administrator — Date: 2/6/20

II Application Submittal Packet Requirements

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application for staff review at least 30 days prior to a Planning Commission meeting, followed by one revised draft final application packet based upon staff review and comments. The final application materials are required to be submitted at least 2 weeks prior to the Planning Commission meeting.

Initial Packet
(1 electronic 11 x 17 copy of plans to Zoning Administrator) — Date: 2/5/20

Final Packet
(1 electronic 11 x 17 copy of plans
and if necessary one large scalable copy of plans to Zoning Administrator) — Date: _____

(a) A map of the proposed conditional use:

- ☐ Showing all lands under conditional use consideration.
- ☐ All lot dimensions of the subject property provided.
- ☐ Graphic scale and north arrow provided.

(b) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.

(c) A site plan (conforming to the requirements of Section 78-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a large development (per Sections 78-205(11)). A proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 78-908.

(d) Written justification for the proposed conditional use indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Stoughton Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 78-905(5)(c)1.-6, as follows.

III Justification of the Proposed Conditional Use Request.

1. How is the proposed conditional use and location in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted?

THE PROPERTY IS CURRENTLY ZONED PB – PLANNED BUSINESS. INDOOR SALES & SERVICE IS A PERMITTED USE FOR A CONVENIENCE STORE WITH CAR WASH AND FUEL.

2. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 78-905(4)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map or ordinance adopted?

THE PROPOSED USE FOR INDOOR SALES & SERVICE WILL NOT HAVE ANY ADVERSE IMPACT ON THE AREA. STORMWATER, LANDSCAPING, LIGHTING, SETBACKS, BUILDING HEIGHT ALONG WITH OTHER REQUIREMENTS WILL MEET THE ZONING ORDINANCES

3. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the surroundings of the subject property?

IN-VEHICLE SALES AND SERVICE INCLUDES USES FOR VEHICULAR FUEL SALES STATIONS AND CARWASHES.

4. Is the proposed conditional use located in an area that will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

THE PROPOSED AREA IS CURRENTLY SERVICED BY PUBLIC IMPROVEMENTS (WATER, SANITARY, STORM) AND WILL NOT IMPOSE A BURDEN

5. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 78-905(5)(c)1-5.), after taking into consideration any proposed options to minimize such impacts?

THE DEVELOPMENT WILL MEET ALL OF THE EXISTING REQUIREMENTS FOR THE ZONING. INDOOR SALES AND SERVICE IS A PERMITTED USE AND VEHICULAR FUEL STATIONS / CARWASH SHALL BE CONSIDERED AN ACCESSORY USE

IV. Application Information for City Use

Notified Neighboring Property Owners (within 300 feet) Date: 2/12/20

Notified Neighboring Township Clerks (within 1,000 feet) Date: 2/5/20

Class 2 legal notice sent to official newspaper by City Clerk Date: 2/5/20

Class 2 legal notice published on 2/13/20 and 2/20/20 ~~Date:~~ _____

Conditional Use recorded with the County Register of Deeds Office after approval ☐

City of Stoughton Application for Site Plan Review and Approval (Requirements per Section 78-908)

Applicant Name: Brad Fry, Kwik Trip

Applicant Address: 1626 Oak Street, PO Box 2107

Applicant Phone and Email: 608-793-6414 BFry@kwiktrip.com

Property Owner Name (if different than applicant): JMA Enterprises LTD Partnership

Property Owner Phone: _____

Subject Property Address: 1700 Main St and 1701 Cedarbrook Lane

This form is designed to be used by the Applicant as a guide to submitting a complete application for a site plan review *and* by the City to process said application. Part II is to be used by the Applicant to submit a complete application; Parts I - III are to be used by the City when processing said application.

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator Date: 2/11/20

II Application Submittal Packet Requirements for Applicants Use

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application packet for staff review followed by one revised final application packet based upon staff review and comments. The application shall include the following:

- ☑ **(a) A *written description* of the intended use describing in reasonable detail the following:**
  - ☐ Existing zoning district(s) (and proposed zoning district(s) if different).
  - ☐ Comprehensive Plan Future Land Use Map designation(s).
  - ☐ Current land uses present on the subject property.
  - ☐ Proposed land uses for the subject property (per Section 78-206).
  - ☐ Projected number of residents, employees, and daily customers.
  - ☐ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio.
  - ☐ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation.
  - ☐ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 78-701 through 721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.
  - ☐ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII".
  - ☐ Exterior building and fencing materials (Sections 78-716 and 78-718).

- ☐ Possible future expansion and related implications for points above.
- ☐ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

☐ **(c) A *Property Site Plan* drawing which includes the following:**

- ☐ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer or planner) for project.
- ☐ The date of the original plan and the latest date of revision to the plan.
- ☐ A north arrow and a graphic scale (not smaller than one inch equals 100 feet).
- ☐ A reduction of the drawing provided electronically at 11" x 17".
- ☐ A legal description of the subject property.
- ☐ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- ☐ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
- ☐ All required building setback lines.
- ☐ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, utilities and walls.
- ☐ The location and dimension (cross-section and entry throat) of all access points onto public streets.
- ☐ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance.
- ☐ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.
- ☐ The location of all outdoor storage areas and the design of all screening devices.
- ☐ The location, type, height, size and lighting of all signage on the subject property.
- ☐ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property—including the clear demonstration of compliance with Section 78-707.
- ☐ The location and type of any permanently protected green space areas.
- ☐ The location of existing and proposed drainage facilities.
- ☐ In the legend, data for the subject property on the following

  a. Lot Area

  b. Floor Area

  c. Floor Area Ratio (b/a)

  d. Impervious Surface Area

  e. Impervious Surface Ratio (d/a)

  f. Building height

☐ ☑ (d) A ***Detailed Landscaping Plan*** **of the subject property:**

- ☐ Scale same as main plan (> or equal to 1" equals 100').
- ☐ Electronic Map at 11" x 17".
- ☐ Showing the location of all required bufferyard and landscaping areas.
- ☐ Showing existing and proposed Landscape Points including fencing.
- ☐ Showing berm options for meeting said requirements.
- ☐ Demonstrating complete compliance with the requirements of Article VI.
- ☐ Providing individual plant locations and species, fencing types and heights, and berm heights.

☐ ☑ (e) A ***Grading and Erosion Control Plan:***

- ☐ Scale same as main plan (> or equal to 1" equals 100').
- ☐ Electronic map at 11" x 17"
- ☐ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

☐ ☑ (f) ***Elevation Drawings*** **of proposed buildings or remodeling of existing buildings:**

- ☐ Showing finished exterior treatment.
- ☐ With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance.
- ☐ Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

NOTE: Initiation of Land Use or Development Activity: Absolutely no land use or development activity, including site clearing, grubbing, or grading shall occur on the subject property prior to the approval of the required site plan. Any such activity prior to such approval shall be a violation of law and shall be subject to all applicable enforcement mechanisms and penalties.

NOTE: Modification of an Approved Site Plan: Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 78-908(2) and (4) so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications.

III. Final Application Packet Information for City Use

Receipt of (8.5" by 11" text and 11" by 17" graphics electronically) copies of complete final application packet by Zoning Administrator

Date: 2/11/20

1700 E. Main Street

March 4, 2020

Parcels

0 115 230 460 Feet

N

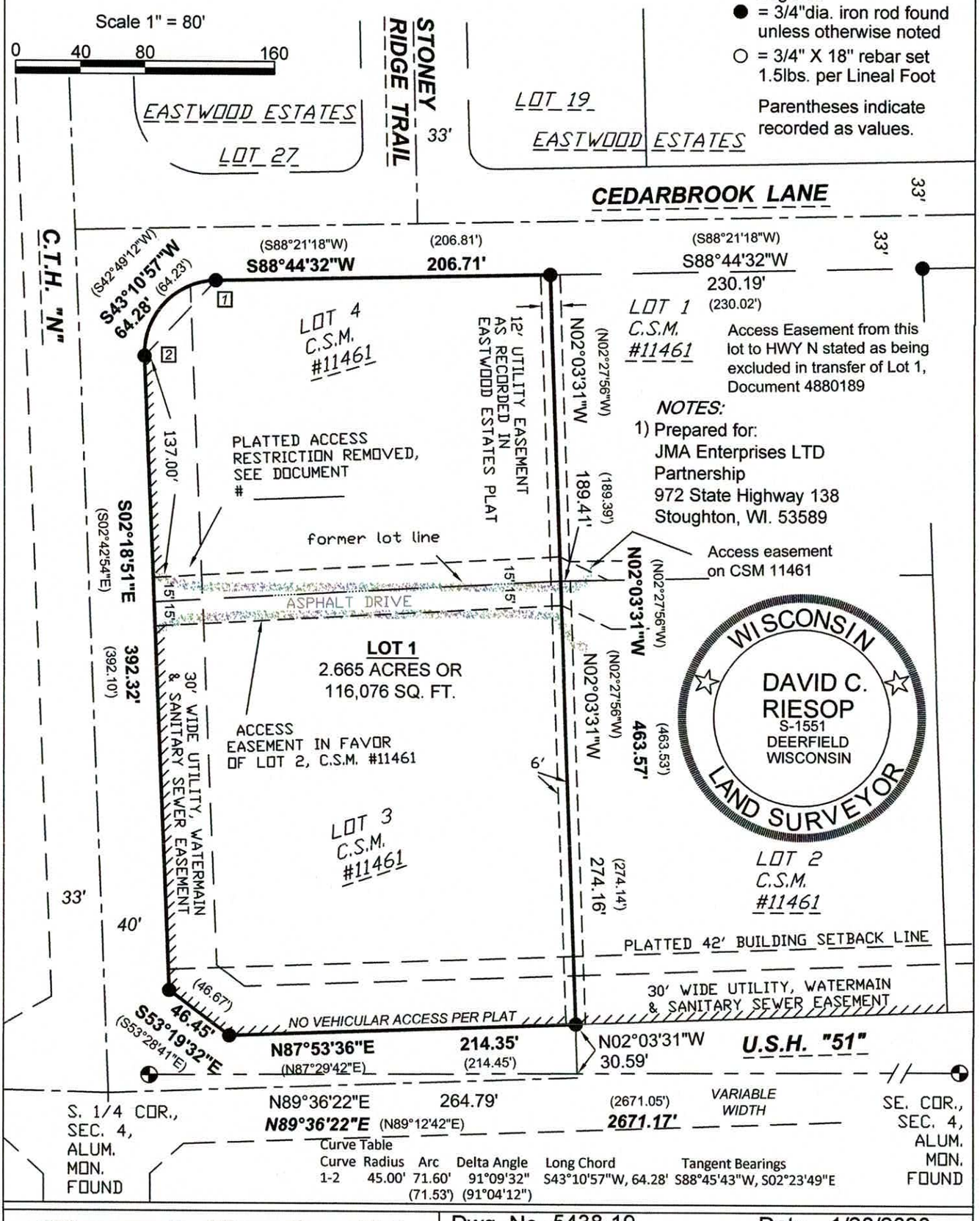
Certified Survey Map

LOTS 3 & 4 OF CERTIFIED SURVEY MAP # 11461. RECORDED AS DOCUMENT #4080936, BEING FURTHER LOCATED IN PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

Referred to the Dane County Coordinate System with the South line of the SE 1/4 of Section 4 Bearing N89°36'22"E

Legend:
● = 3/4"dia. iron rod found unless otherwise noted
○ = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot

Parentheses indicate recorded as values.



Access Easement from this lot to HWY N stated as being excluded in transfer of Lot 1, Document 4880189

NOTES:

1) Prepared for:
JMA Enterprises LTD Partnership
972 State Highway 138
Stoughton, WI. 53589

Access easement on CSM 11461

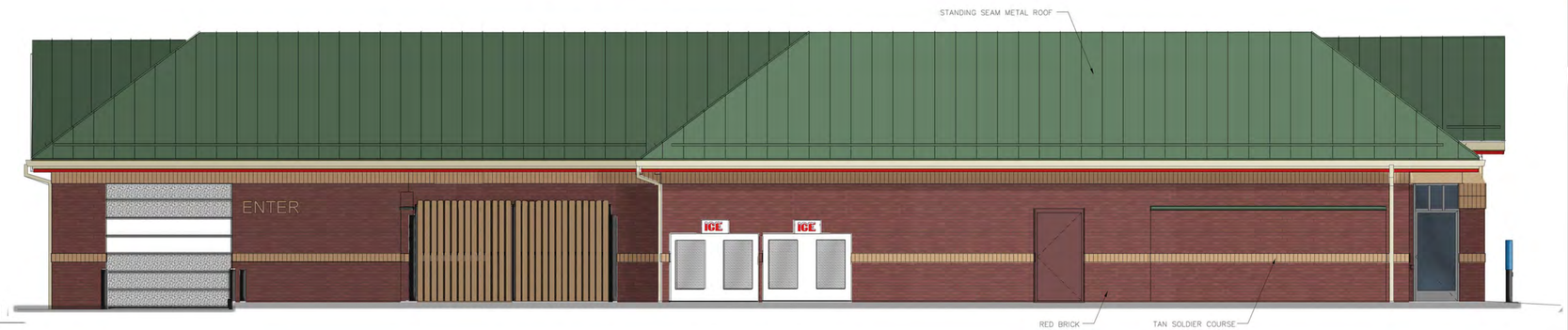
Curve Table

Curve	Radius	Arc	Delta Angle	Long Chord	Tangent Bearings
1-2	45.00'	71.60' (71.53')	91°09'32" (91°04'12")	S43°10'57"W, 64.28'	S88°45'43"W, S02°23'49"E

Wisconsin Mapping, LLC
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 5438-19 Date 1/28/2020
Sheet 1 of 2 revised easement 4/28/20
Document No. _____
C. S. M. No. _____ V. _____ P. _____

1 **FRONT ELEVATION**
1/4" = 1'-0"



2 **LEFT ELEVATION**
3/16" = 1'-0"

3 **REAR ELEVATION**
3/16" = 1'-0"

4 **RIGHT ELEVATION**
3/16" = 1'-0"

VANTAGE ARCHITECTS INC
750 N. Third Street La Crosse, WI 54601
Ph (608) 784-2729 Fax (608) 784-2826

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

1 **FRONT ELEVATION**

2 **SIDE ELEVATION**

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

10 MPD

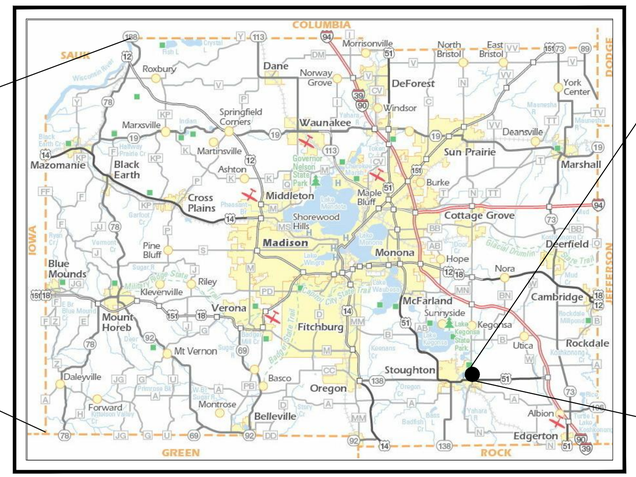
Cedarbrook Ln
Cedarbrook Ln
Cedarbrook Ln
Sign in
N
N
etery
Weebleworld
Child Care Center
Google
51
51
Imagery ©2020 Maxar Technologies, Map data ©2020
United States
Terms
Send feedback
100 ft

KWIK TRIP CONVENIENCE STORE # 738

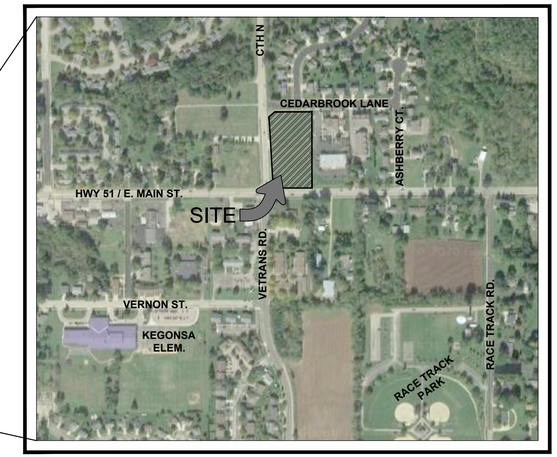
STOUGHTON, WISCONSIN

SECTION 4, TOWNSHIP 5N, RANGE 11E

REGIONAL



DANE COUNTY



SITE LOCATION MAP

CITY OF STOUGHTON,
DANE COUNTY, WISCONSIN

SHEET #	SHEET TITLE
T 1.0	TITLE SHEET
DM 1.0	EXISTING SITE & DEMOLITION PLAN
SP 1.0	SITE TURNING MOVEMENT
SP 1.1	SITE PLAN - LAYOUT
SP 1.2	SITE PLAN - KEYNOTE
SP 2.0	SITE GRADING
SP 2.1	GRADING PLAN - SPOT DETAIL
SP 2.2	GRADING PLAN - SPOT DETAIL
SP 2.3	ACCESSIBLE PLAN
SP 3.0	STORM SEWER PLAN
SP 3.1	STORM WATER BASIN PLAN
SP 4.0	UTILITY PLAN
SP 5.0	MISC. DETAILS
SP 5.1	MISC. DETAILS
SWP 1.0	EROSION CONTROL PLAN
SWP 1.1	EROSION CONTROL NOTES
SWP 1.2	EROSION CONTROL DETAILS
SWP 1.3	EROSION CONTROL DETAILS
L 1.0	LANDSCAPING NOTES
L 2.0	MULCH, SEEDING AND TURF PLAN
L 2.1 - L 2.2	PLANTING PLAN
L 3.0	LANDSCAPING DETAILS
E1.0	PHOTOMETRIC SITE PLAN

BENCHMARKS

BENCHMARK # 1
TOP NUT ON HYDRANT NEAR THE NORTH EAST CORNER OF
CEDARBROOK LANE AND STONEY RIDGE TRAIL
ELEV. = 903.70

CAUTION:

CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. FOR EXACT LOCATION CONTACT DIGGERS HOTLINE 1-800-242-8511

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

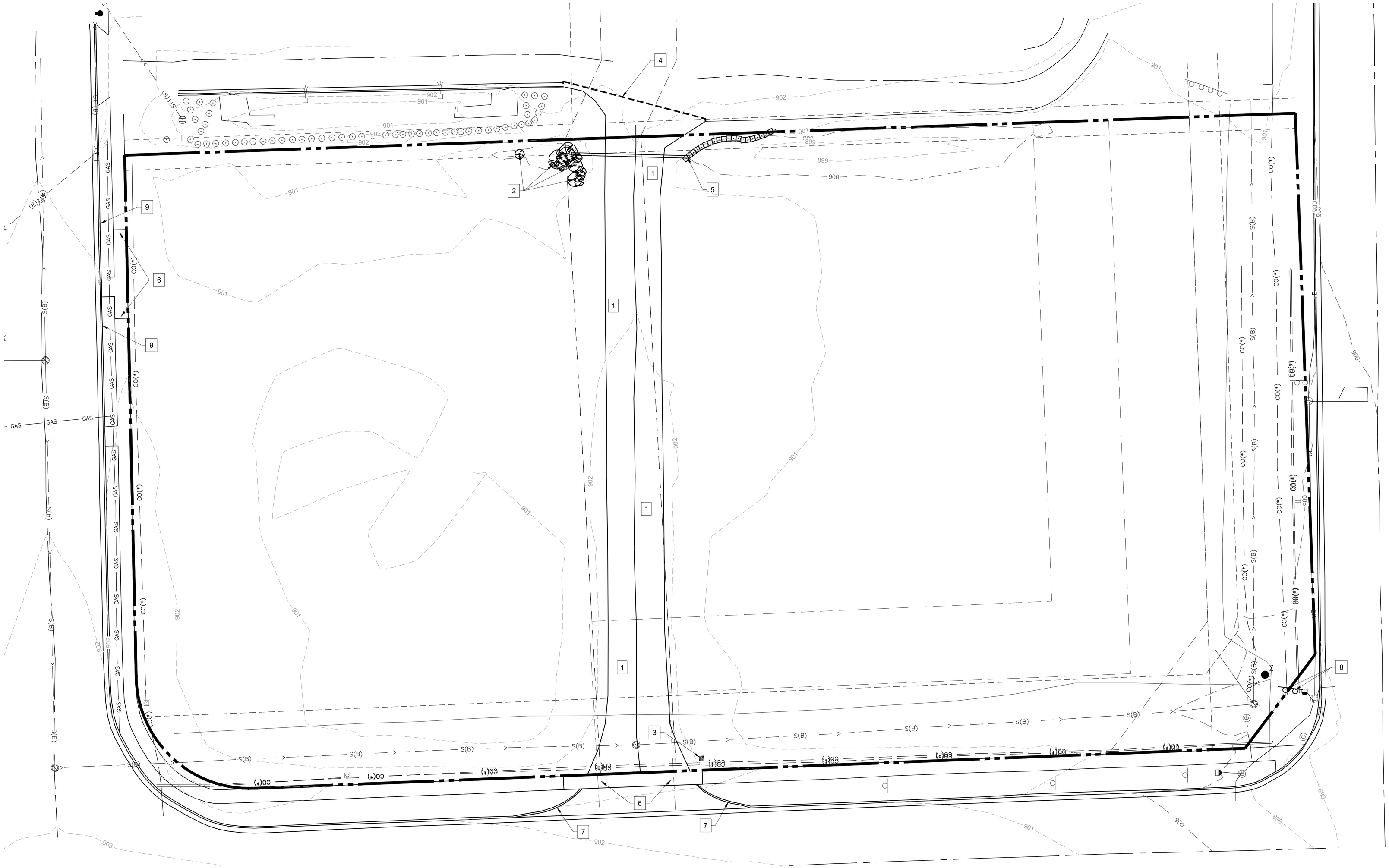
TITLE SHEET

CONVENIENCE STORE #738

1700 E.MAIN STREET
STOUGHTON, WISCONSIN

#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	120.0134.30
DATE	APRIL 23, 2020
SHEET	T 1.0



SITE PLAN KEYNOTES

1. EXISTING GRAVEL, CONCRETE AND ASPHALT TO BE REMOVED
2. EXISTING VEGETATION TO INCLUDE TREES AND SHRUBS TO BE REMOVED
3. EXISTING MAILBOX BASE TO BE REMOVED
4. SAW CUT EXISTING PAVEMENT FOR A CLEAN MATCH LINE
5. REMOVE EXISTING RCP CULVERT - REPAIR ANY DAMAGE DONE TO RETAINING WALL IN THE PROCESS
6. REMOVE EXISTING SIDEWALK
7. REMOVE EXISTING CURB RETURNS
8. RELOCATE EXISTING SIGNS FOR NEW SIDEWALK INSTALLATION
9. EXISTING CURB TO BE SAWCUT FOR NEW DRIVEWAY ENTRANCE

PLAN NOTES:

CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCING WORK ON SITE

CONTRACTOR SHALL CALL FOR UTILITY LOCATIONS PRIOR TO COMMENCING WORK ON SITE

EXISTING SITE CONDITIONS BASED ON SURVEY BY:
SNYDER & ASSOCIATES
SURVEYOR: ERIC LINDAAS
PHONE: 608-838-0444
DATED: JANUARY 2020

CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL MEASURES PER TOWN, CITY, COUNTY AND STATE SPECIFICATIONS. ALL MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCING WORK ON SITE. ALL MEASURES SHALL BE MAINTAINED UNTIL SITE SOILS ARE STABILIZED. SEE SHEET SWP1- SWP4 FOR MORE INFORMATION

CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION AND CONSTRUCTION PRIOR TO COMMENCING ANY WORK ON SITE.

ALL DAMAGED ASPHALT ON ADJOINING STREETS / DRIVEWAYS SHALL BE PATCHED TO THE SATISFACTION OF THE OWNING AGENCY .

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

0 20 40
SCALE: 1" =20'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE – 1"=40'

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

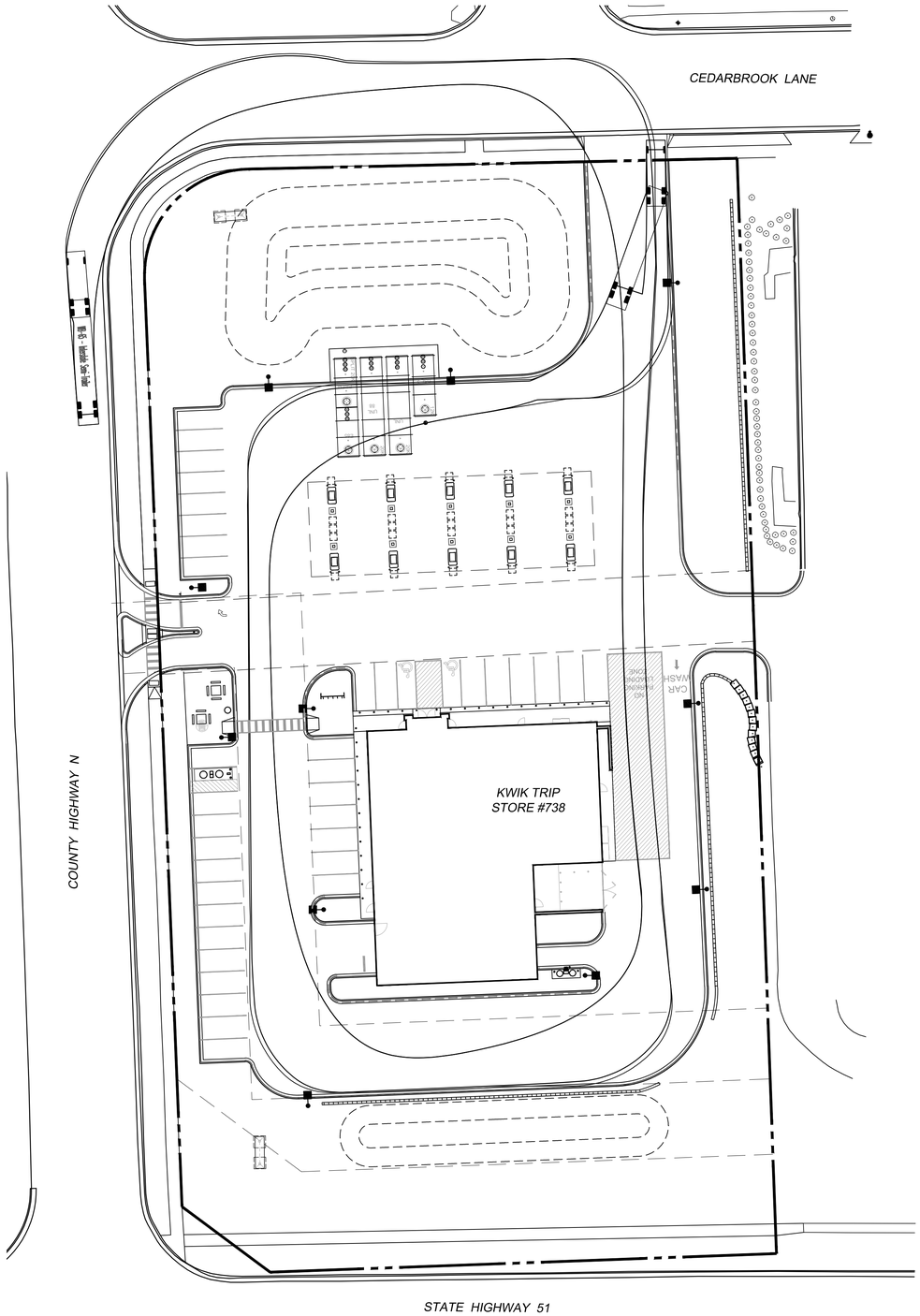
EXISTING SITE PLAN

CONVENIENCE STORE #738

1700 E.MAIN STREET
STOUGHTON, WISCONSIN

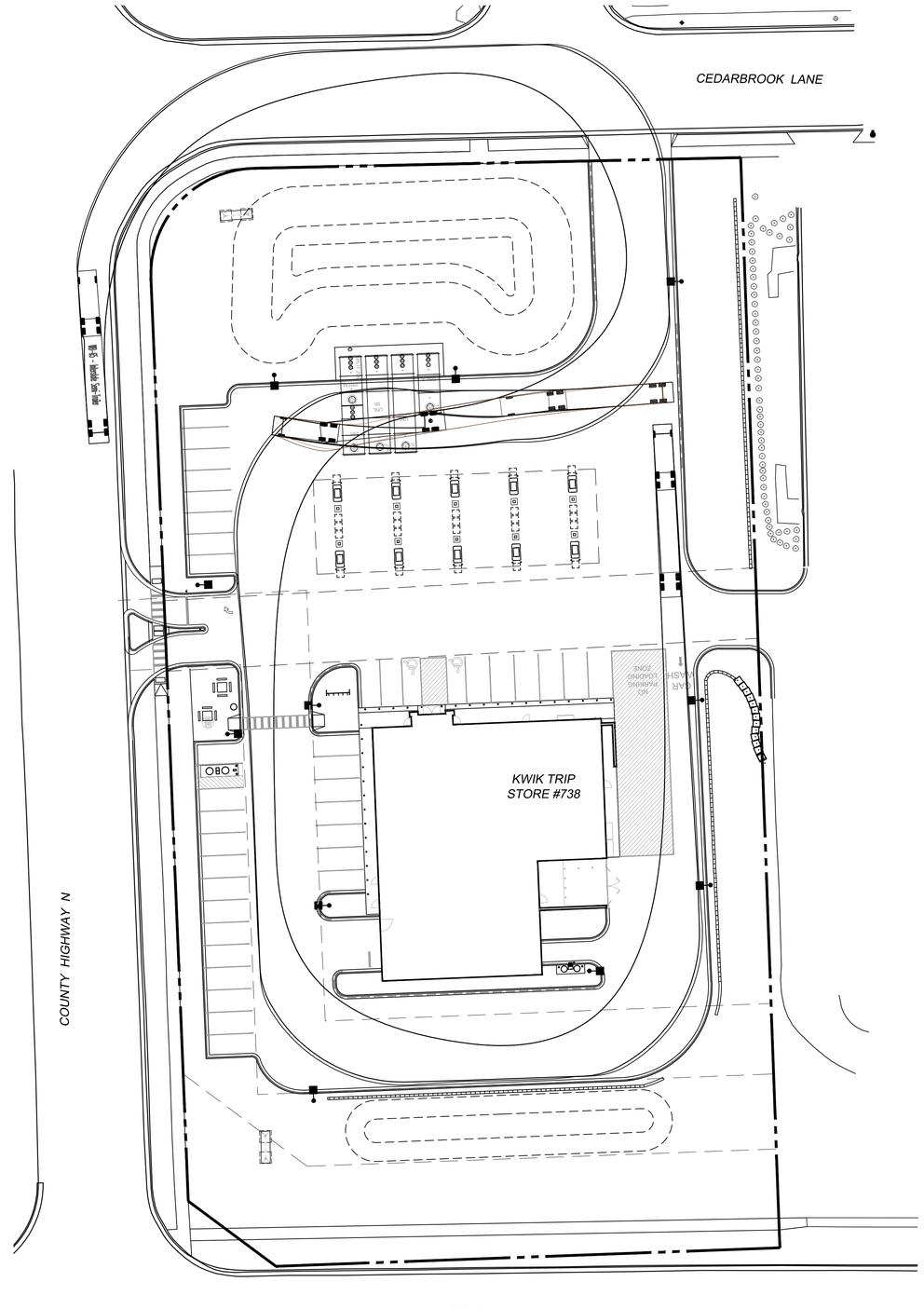
#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	120.0134.30
DATE	APRIL 23, 2020
SHEET	DM 1.0



TRUCK ROUTE FOR STORE DELIVERY

SCALE: NOT TO SCALE



TRUCK ROUTE FOR FUEL DELIVERY

SCALE: NOT TO SCALE

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SITE TURNING MOVEMENT

CONVENIENCE STORE #738

1700 E.MAIN STREET
STOUGHTON, WISCONSIN

#	DATE	DESCRIPTION

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PROJ. NO.	120.0134.30
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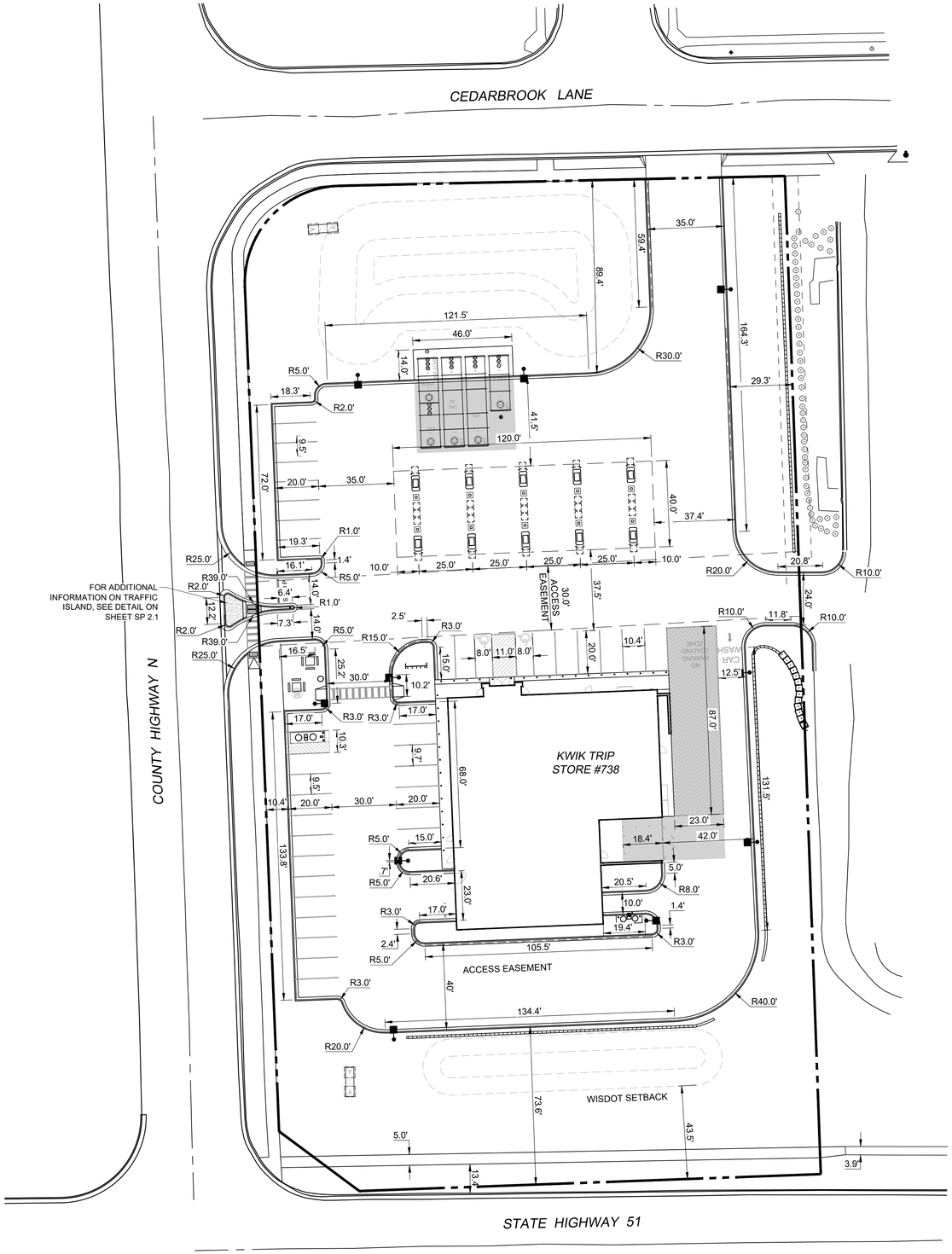

SITE INFORMATION

ZONING DISTRICT: PB - PLANNED BUSINESS
TOTAL SITE AREA: 116,121 SF / 2.67 ACRES
TOTAL DISTURBED AREA: 114,755 SF / 2.63 ACRES
EXISTING IMPERVIOUS: 5,875 SF
TOTAL IMPERVIOUS: 72,415 SF (62.4% LOT COVERAGE)
PAVED AREA: 55,690 SF
BUILDING AREA: 9,210 SF
CANOPY AREA: 4,800 SF
SIDEWALK & PICNIC AREA: 2,715 SF
PRO. PERVIOUS: 43,706 SF (37.6% LOT COVERAGE)

PARKING STALL COUNT

STANDARD PARKING:	37 STALLS
ADA PARKING	2 STALLS WITH LOADING ZONE
TRUCK PARKING	1 UNLOADING STALL

TOTAL PARKING SPACES NEEDED:
1 SPACE PER 300 S.F. GROSS FLOOR AREA (9,200 / 300 = 30.66)
31 SPACES NEEDED
37 STALLS PROVIDED

TOTAL ADA PARKING STALLS NEEDED:
26 - 50 PARKING SPACES REQUIRES 2 ADA STALLS (1 VAN ACCESSIBLE)
2 SPACES NEEDED
2 SPACES PROVIDED (1 VAN ACCESSIBLE)

BUILDING HEIGHTS - 45' MAXIMUM

CONVENIENCE STORE 20'-0"
CANOPY 15'-6"

BUILDING SETBACKS / OFFSETS

FRONT: 20'
REAR: 20'
SIDE: 10'

UTILITY COMPANY INFORMATION

ELECTRICITY - STOUGHTON UTILITIES - 608-873-3379

NATURAL GAS - ALLIANT ENERGY - 800-255-4268

PHONE - VARIES

CABLE - SPECTRUM - 855-829-0255

SANITARY SEWER - STOUGHTON UTILITIES - 608-873-3379

WATER SERVICE - STOUGHTON UTILITIES - 608-873-3379

FIRE LANE:

HIGHWAY 51 OR CEDARBROOK LANE WILL ACT AS THE FIRE LANE ACCESS TO THE BUILDING.

NOTE:

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ON AND ADJACENT TO THE SITE PRIOR TO THE START OF THE PROJECT.

RADII ARE FROM FACE OF CURB

DIMENSIONS ARE FROM FACE OF CURB

FLOOD NOTE:

THE FLOODPLAIN DESIGNATION FOR THE SUBJECT PROPERTY IN IN ZONE X, AREAS IN MINIMAL FLOOD HAZARD, AS DESIGNATED IN THE FLOOD INSURANCE MAP FOR DANE COUNTY, WISCONSIN. COMMUNITY PANEL NUMBER 55025C0637H, EFFECTIVE DATE 9/17/2014.

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0 30 60
SCALE: 1" = 30'

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MADISON, WISCONSIN 53718
608-838-0444

SITE PLAN - LAYOUT

CONVENIENCE STORE #738

1700 E.MAIN STREET
STOUGHTON, WISCONSIN

#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
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PROJ. NO.	120.0134.30
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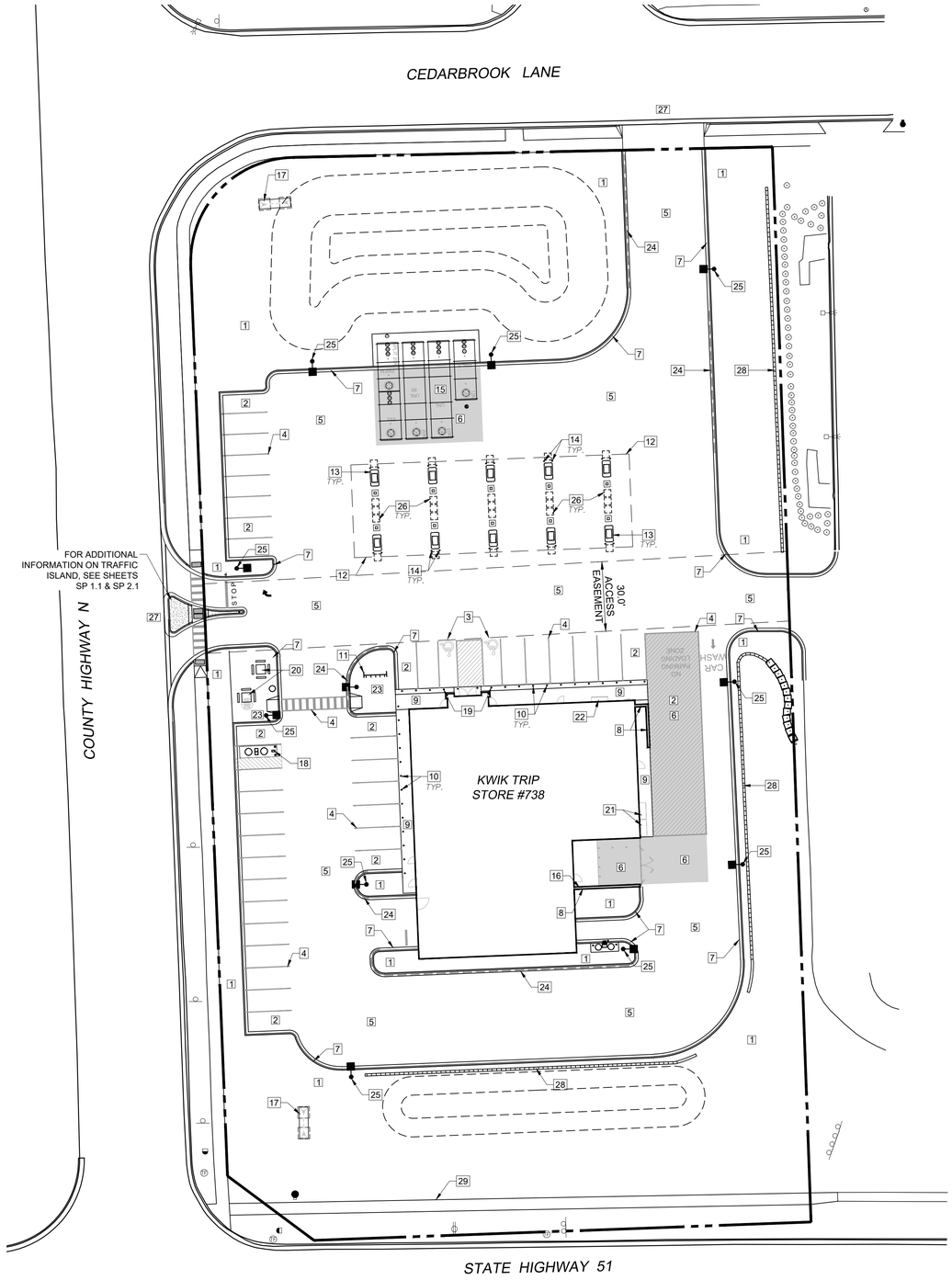

SITE PLAN KEYNOTES

1. LANDSCAPE AREA. SEE SHEET L1.
   ALL GREEN SPACE THAT DOES DONT RECEIVE EROSION MAT SHALL HAVE SOD APPLIED. -26,829 SQ.FT.
2. OFF-STREET PARKING STALLS
   STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY YELLOW PAINT.
   SPACES PROVIDED
   (6) 10'-0"x 20'-0" GENERAL PARKING
   (31) 9'-6"X 20'-0" GENERAL PARKING
   (2) 8'-0"x 20'-0" ACCESSIBLE PARKING WITH
   (1) 11'-0"x 20'-0" LOADING ZONE
   (1) 23'-0"x 87'-0" LOADING ZONE
3. A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS.
4. 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT.
   COLOR: YELLOW
   PAINT SHALL BE SHERWIN WILLIAMS SETFAST PREMIUM ALKYD ZONE MARKING PAINT
5. 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR 3' O.C.
   CONCRETE SEALER: TK-26UV - 51,240 SQ.FT.
6. 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #4 REBAR 3' O.C.
   CONCRETE SEALER: TK-26UV - 4,450 SQ.FT.
7. CONCRETE CURB AND GUTTER PER DETAIL ON SHEET SP 5.0.
8. BRICK SCREENING WALLS, SEE ARCHITECTURAL PLANS FOR DETAILS.
9. 6" INTEGRAL CONCRETE CURB/ WALK. SEE DETAILS.
   CONCRETE SEALER: TK-26UV - 1,626 SQ.FT.
10. 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD SEE DETAIL ON SHEET SP 5.0.
11. 5 STALL BIKE RACK WITH 5' CLEARANCE. BIKE RACKS WILL BE SARIS CITY RACK SKU2409 5-BIKE FREE STANDING MODEL IN COLOR RED.
12. 40'-0"x 120'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
13. 3'-6"x 6'-0" CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER.
14. 36" HT BOLLARD, SEE DETAIL ON SHEET SP 5.0.
15. UNDERGROUND FUEL STORAGE TANKS PER OWNER. PROVIDE PIPING AND VENTING PER OWNER'S SPECIFICATIONS.
16. EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS.
17. KWIK TRIP TRADEMARK SIGN (VERIFY LOCATION AND STYLE WITH SIGN PERMIT).
18. 'FREE AIR' COMPRESSOR. PROVIDE SIGNAGE PER OWNER.
19. HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT, SEE DETAIL ON SHEET SP 5.0.
20. PICNIC TABLE PER OWNER. PROVIDE 1 HC. ACCESS TABLE SPACE. PROVIDE TRASH CONTAINER PER OWNER.
21. 36"x48" ICE OUTDOOR STORAGE (ITEMS SOLD EXCLUSIVELY IN THE STORE).
22. 26"x84" LP OUTDOOR STORAGE (ITEMS SOLD EXCLUSIVELY IN THE STORE).
23. 4" CONCRETE PATIO AREA - 1,090 SQ.FT.
24. REJECT CURB & GUTTER, SEE DETAIL 7 ON SHEET SP 5.0.
25. CONCRETE LIGHT POLE BASE, SEE SHEET E1 FOR DETAIL.
26. OUTDOOR MERCHANDISE AREA, TYPICALLY RESERVED FOR BAGS OF SALT.
27. ALL DAMAGED ASPHALT SHALL BE PATCHED TO THE SATISFACTION OF THE VILLAGE OF LISBON.
28. VARIABLE HEIGHT RETAINING WALL, STYLE SELECTED BY OWNER
29. PROPOSED 5' WIDE 4" THICK CONCRETE SIDEWALK

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0 40 80
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SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

SITE PLAN - KEYNOTE

CONVENIENCE STORE #738

1700 E.MAIN STREET
STOUGHTON, WISCONSIN

#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	120.0134.30
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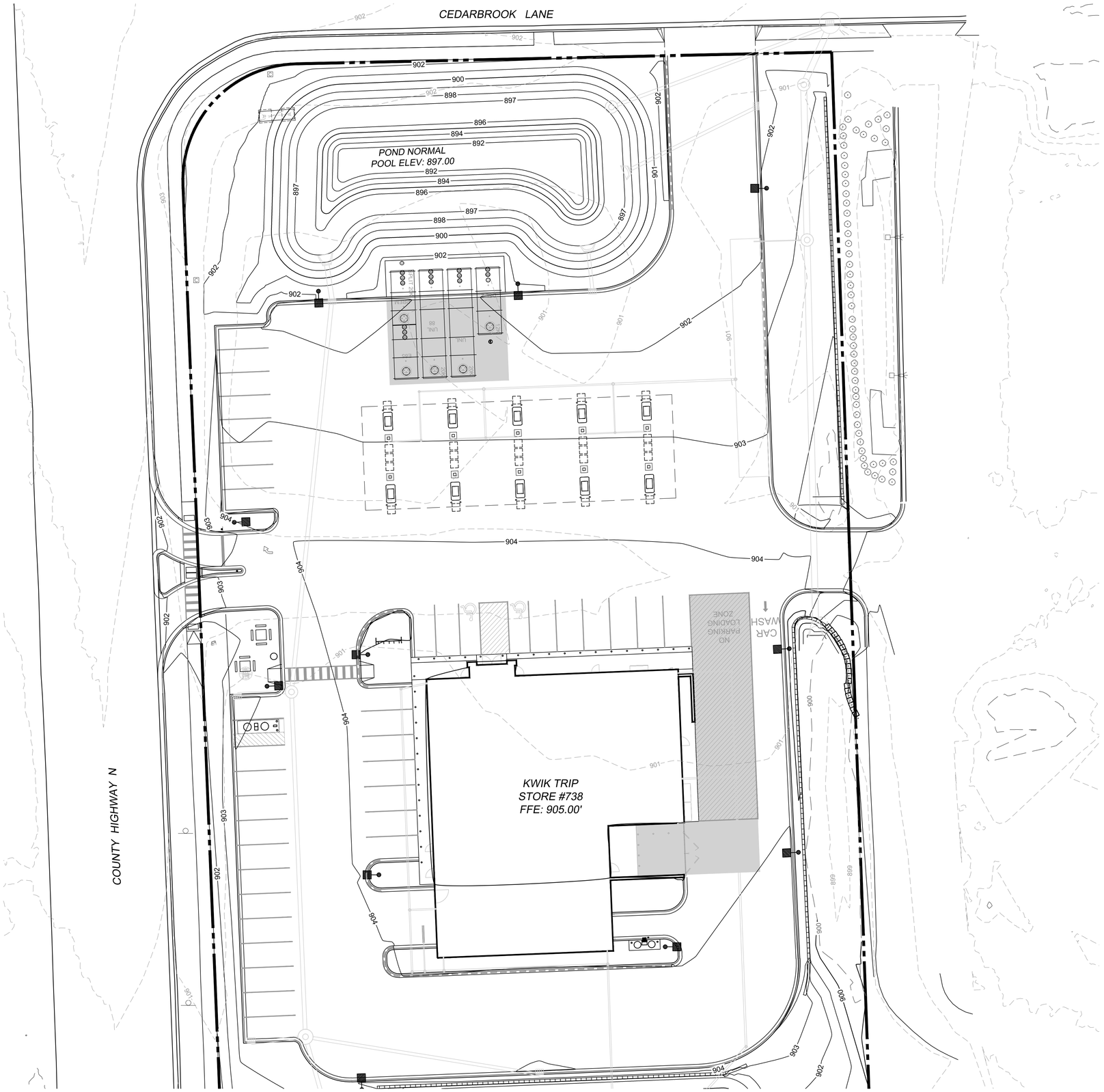
SHEET	SP 1.2



NOTES:

-ALL SILT FENCE MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY PRIOR TO ANY SITE WORK.

-SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MULCHED AND SODDED. SEEDED AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.

-REFER TO THE EROSION CONTROL PLAN NOTES AND DETAIL SHEETS FOR MORE INFORMATION.

CONTACT BRAD FRY
KWIK TRIP, INC
P0 BOX 2107
LACROSSE, WI 54602
608-793-6414

CONSTRUCTION SEQUENCE

*INSTALL EROSION/SEDIMENT CONTROL MEASURES

*INSTALL STORMWATER MANAGEMENT SEDIMENT BASINS

*INSTALL STORM SEWER

*INSTALL STRUCTURES

*INSTALL PAVEMENTS

*INSTALL LAWN/ LANDSCAPE

*FLUSH STORM SEWER

*REMOVE EROSION CONTROL MEASURES ONLY AFTER ALL PAVEMENTS HAVE BEEN INSTALLED AND ALL SOILS HAVE BEEN STABILIZED

NOTES:

ENGINEER TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT PRIOR TO BEGINNING SITE WORK.

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

PLAN PREPARED FROM ALTA LAND TITLE SURVEY BY:

ERIC LINDAAS, PLS
SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WI 53718
608-838-0444 EXT. 236

CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK NOTIFY THE OWNER OF ANY POTENTIAL 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 OWNERS SPECIFICATIONS FOR CURB, APPROACH, AND CONCRETE PROFILES AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.

EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS

NOTE FOR 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.

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0 20 40
SCALE: 1" = 20'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE – 1"=40'

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608-838-0444

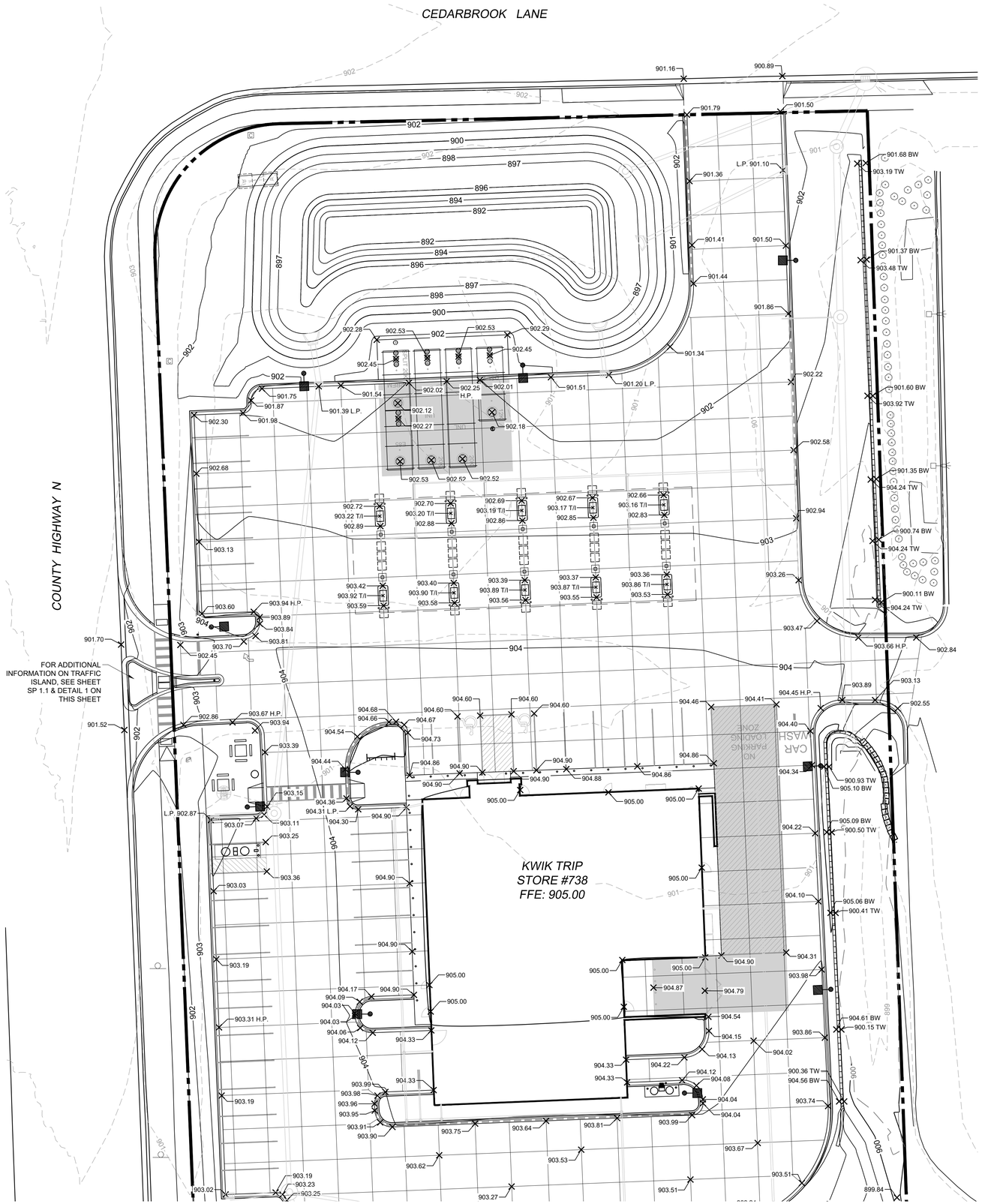
SITE GRADING

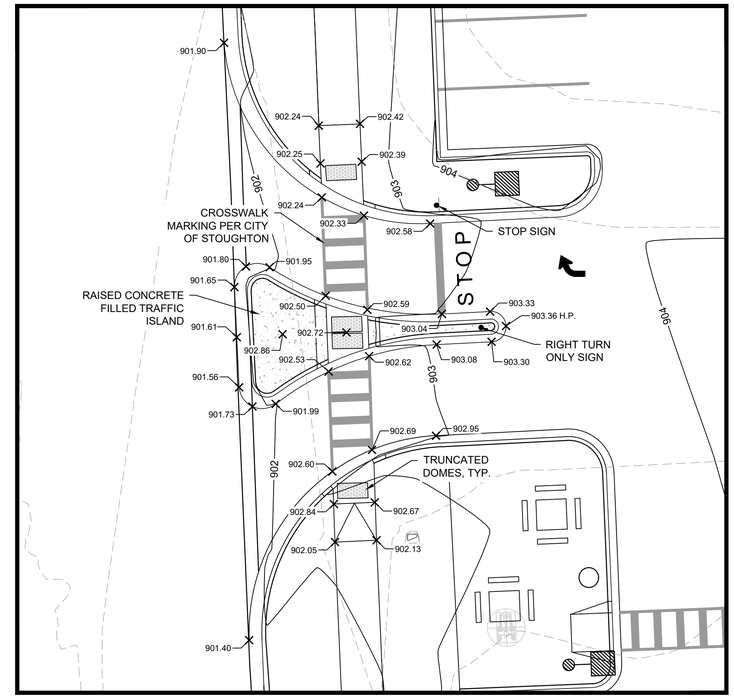
CONVENIENCE STORE #738

1700 E.MAIN STREET
STOUGHTON, WISCONSIN

#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	120.0134.30
DATE	APRIL 23, 2020
SHEET	SP 2.0





1 / SP2.1 DRIVEWAY ISLAND - RIGHT IN / RIGHT OUT
1" = 10'

0 20 40
SCALE: 1" = 20'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE – 1"=40'

NOTES:

H.P. = HIGH POINT FOR DRAINAGE

L.P. = LOW POINT FOR DRAINAGE

T/I = TOP OF ISLAND ELEVATION

TW = TOP OF WALL

BW = BOTTOM OF WALL

BC = BACK OF CURB

ALL SPOT ELEVATIONS ARE AT THE EDGE OF PAVEMENT (FLAG OF CURB)

HATCHED CURB AND GUTTER DEPICTS REJECT CURB LOCATIONS

ALL LANDSCAPE AND SOD AREAS SHALL HAVE POSITIVE DRAINAGE

CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVEWAYS.
CONTROL JOINT MAXIMUM DISTANCE: SIDEWALKS - 8' O.C., ALL OTHERS 10' O.C.
SAW CUT CONTROL JOINTS SHALL BE A MINIMUM OF ¼ OF THE CONCRETE THICKNESS.
EXPANSION JOINT MINIMUM DISTANCE: SIDEWALKS - 24' O.C., ALL OTHERS 40' O.C.
DOWEL ALL EXPANSION JOINTS - 24" O.C.

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GRADING - SPOT ELEVATION PLAN

CONVENIENCE STORE #738

1700 E.MAIN STREET
STOUGHTON, WISCONSIN

#	DATE	DESCRIPTION

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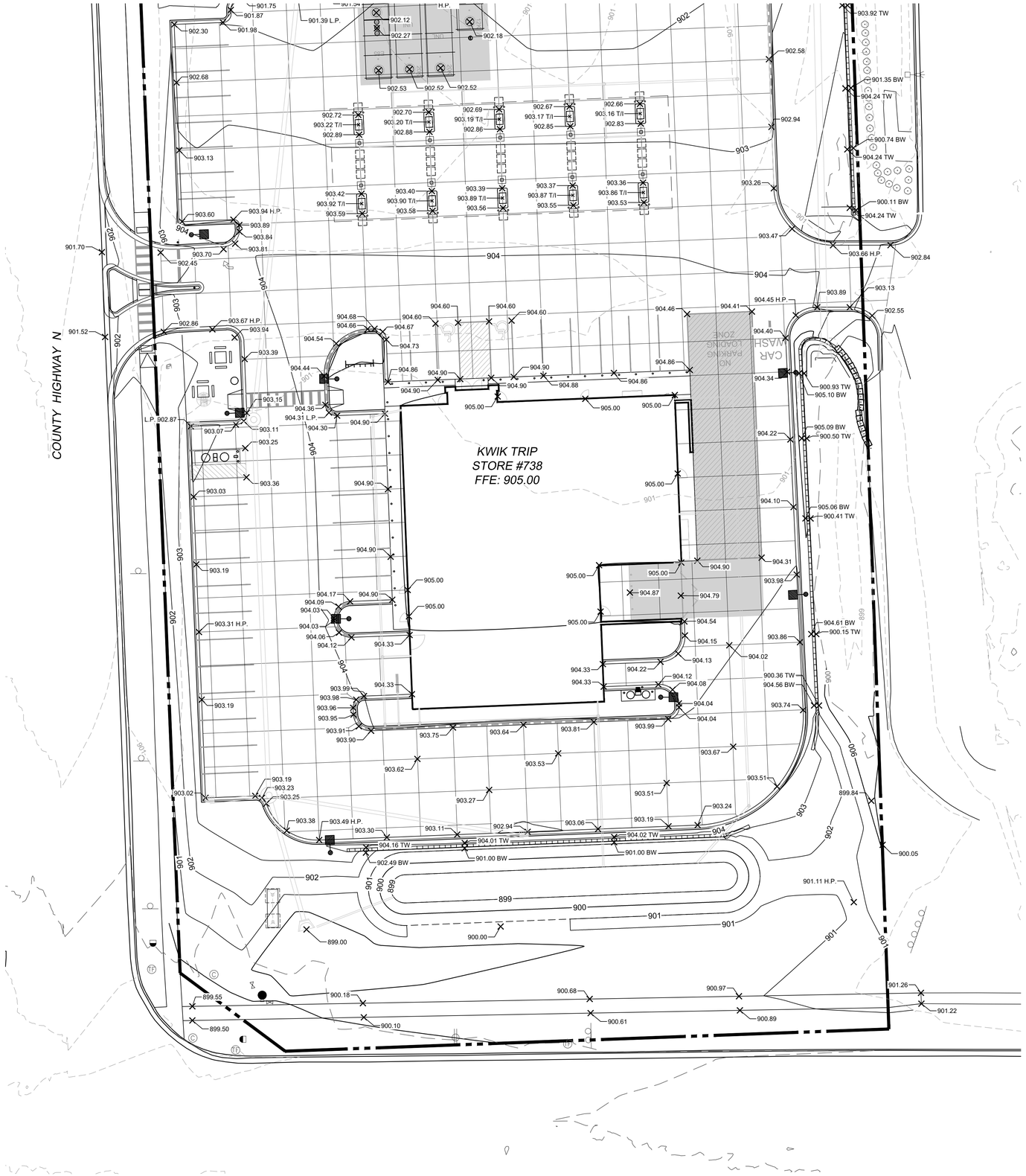

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CONTROL JOINT MAXIMUM DISTANCE: SIDEWALKS - 8' O.C., ALL OTHERS 10' O.C.
SAW CUT CONTROL JOINTS SHALL BE A MINIMUM OF ¼ OF THE CONCRETE THICKNESS.
EXPANSION JOINT MINIMUM DISTANCE: SIDEWALKS - 24' O.C., ALL OTHERS 40' O.C.
DOWEL ALL EXPANSION JOINTS - 24" O.C.

0 20 40

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GRADING - SPOT ELEVATION PLAN

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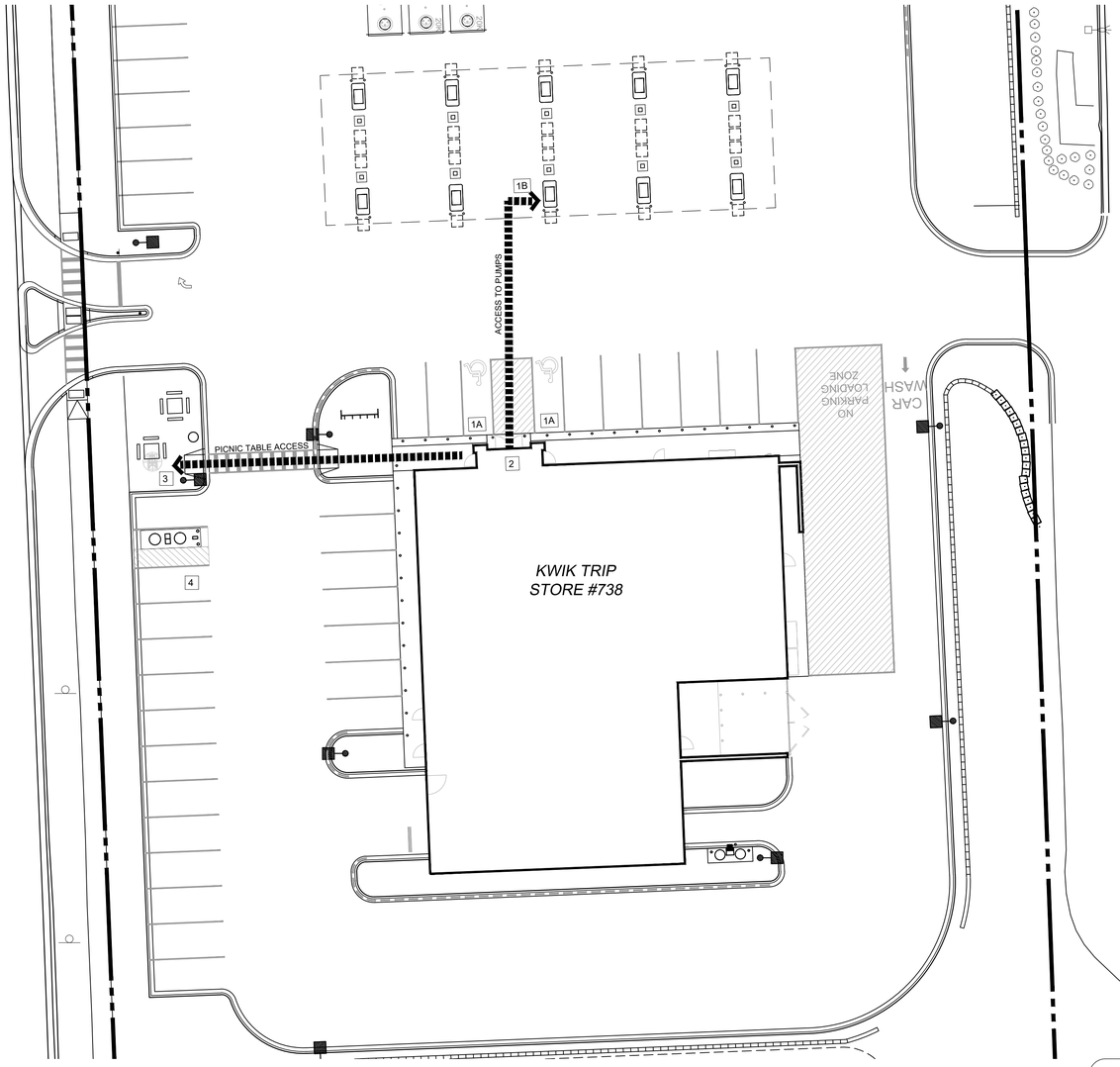

NOTES FOR CONVENIENCE STORE ACCESSIBLITY

AT LEAST 1 MPD(MULTI PRODUCT DISPENSER) COVERING ALL GRADES OF FUEL MUST BE ACCESSIBLE IN A 30"X48" CLEAR LEVEL FLOOR AREA(CLF).

ALL PUMP CONTROLS SHALL BE < 48"(2010 STANDARD). WINDOW WASHER, PAPER TOWEL DISPENSER, LITERATURE, FIRE EXTINGUISHER, EMERGENCY FUEL STOPS, ETC. BE ACCESSIBLE 30"X48" CLF SPACE AND WITHIN A FORWARD OR SIDE APPROACH REACH RANGE.

PROVIDE ISA(INDUSTRY STANDARD ARCHITECTURE) AT EACH ACCESSIBLE FUEL POSITION ON FACE OF PUMP.

PROVIDE ISA AT EACH ACCESSIBLE FUELING POSITION VISIBLE TO APPROACHING VEHICLES.

PROVIDE A SIGN AT EACH ACCESSIBLE FUELING POSITION WITH STORE TELEPHONE NUMBER, ADVISING AVAILABLE FUELING ASSISTANCE.

ANY PAY FUNCTION- i.e. AIR/VACUUM etc. ARE REQUIRED TO HAVE AN ACCESSIBLE ROUTE TO STORE ENTRANCE. CONTROLS SHALL BE ACCESSIBLE 30"X48" CLF SPACE AND WITHIN A FORWARD OR SIDE APPROACH REACH RANGE.

NOTES:

-REFER TO THE DOCUMENT FROM THE DEPARTMENT OF JUSTICE ON "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN". CONTRACTOR SHALL REFERENCE CURRENT A.D.A. GUIDELINES AND LOCAL REGULATIONS FOR SITE ACCESSIBILITY. IN ALL CASES THE MINIMUM REQUIREMENTS SHALL BE PROVIDED ON SITE TO ENSURE COMPLIANCE TO ALL REGULATIONS.

- KWIK TRIP STANDARD ENTRANCE DOOR IS AUTOMATIC SLIDING DOOR SYSTEM DESIGNED TO COMPLY WITH ALL ACCESS CODES AND LAWS. ENTRANCE DOORS FOR ACCESSIBLE ROUTES WILL HAVE A MINIMUM CLEAR OPENING OF 32"

-STORE FRONTS WILL PROVIDE FLUSH PAVEMENTS ALONG ACCESSIBLE ROUTES WITH PROTECTIVE SECURITY BOLLARDS INDICATED AND SPACED BETWEEN PARKING SURFACES AND BUILDING WALK PER PLAN.

-NO OBJECTS OR DISPLAYS SHOULD PROTRUDE INTO THE MINIMUM CLEAR SPACE OF THE ACCESSIBLE ROUTES TO THE STORE ENTRANCE. THIS WILL INCLUDE SEASONAL DISPLAY VENDING AREAS AS WELL AS OTHER OUTDOOR STORAGE UNITS FOR PROPANE AND ICE, ETC.

-PER A.D.A GUIDELINES- CLEAR WIDTH OF ACCESSIBLE ROUTES SHALL BE 36" AND PERMITTED TO BE REDUCED TO 32" FOR A LENGTH OF 24".

- ACCESS ISLES SERVING WHEEL CHAIR LIFTS OR CHAIR ACCESS FROM VEHICLES ARE REQUIRED TO BE NEARLY LEVEL IN ALL DIRECTIONS TO PROVIDE SAFE TRANSFER OF WHEELCHAIRS TO AND FROM VEHICLES. THE EXCEPTION WOULD BE FOR DRAINAGE. MAXIMUM SLOPE FOR THE ACCESS ISLE IS 1:48. NO CURB RAMPS SHALL BE A PART OF THE ACCESS ISLE.

-IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH THE DESIGNATION OF 1 "VAN ACCESSIBLE' IN EVERY 8 ACCESSIBLE SPACES ON SITE.

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1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

0 20 40

SCALE: 1" = 20'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE – 1"=40'

PLAN KEYNOTES

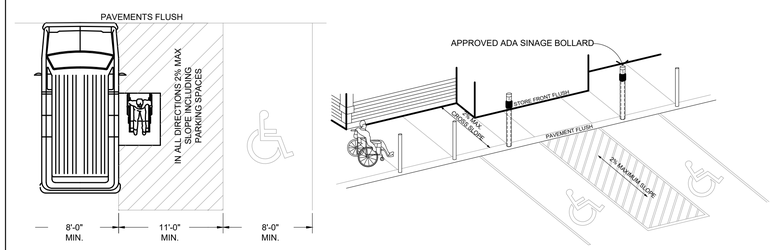
1. ACCESSIBLE STALLS

   A. STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY BLUE PAINT. SPACES PROVIDED:

   (2) 8'-0"x 20'-0" ACCESSIBLE PARKING WITH (1) 11'-0"x 20'-0" LOADING ZONE (MIN.)

   B. ACCESSIBLE FUELING POINT AND DISPENSER AND VALET. VALET AND KEY PAD ON PUMP SHALL CONFORM TO ADA REACH DIMENSIONS AS SHOWN IN DETAIL.

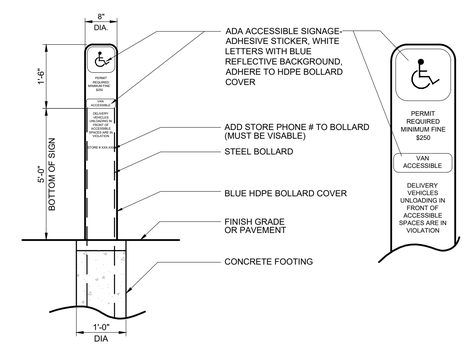
2. PAVEMENTS FLUSH FOR ACCESSIBILITY INTO BUILDING.
3. PICNIC TABLE WITH ACCESSIBLE PLACEMENT
4. ACCESSIBLE ROUTE TO AIR STATION



PLAN VIEW

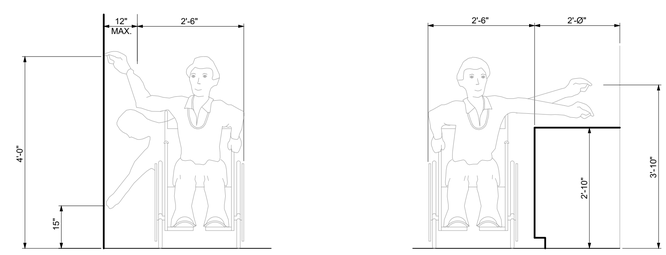
1 / SP2.2 VAN ACCESSIBLE PARKING

NOT TO SCALE



2 / SP2.2 ADA BOLLARD SIGNAGE

NOT TO SCALE



HIGH AND LOW - SIDE REACH LIMITS

MAXIMUM SIDE REACH OVER OBSTRUCTION

3 / SP2.2 ACCESSIBLE REACH DIMENSIONS

NOT TO SCALE

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FAX (608) 781-8960

SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

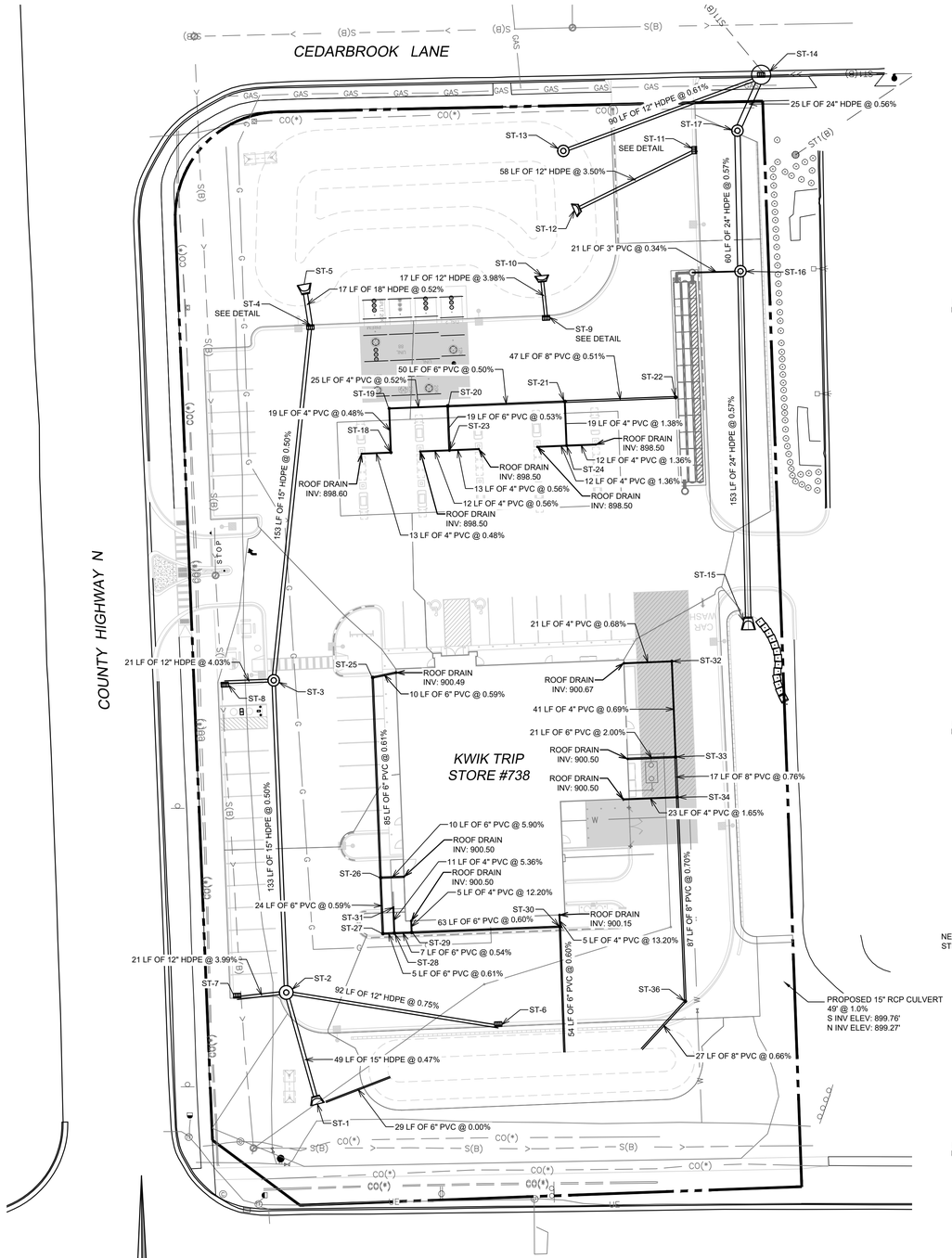
ACCESSIBLE PLAN

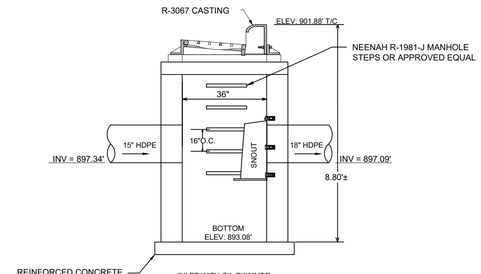
CONVENIENCE STORE #738

1700 E.MAIN STREET
STOUGHTON, WISCONSIN

#	DATE	DESCRIPTION

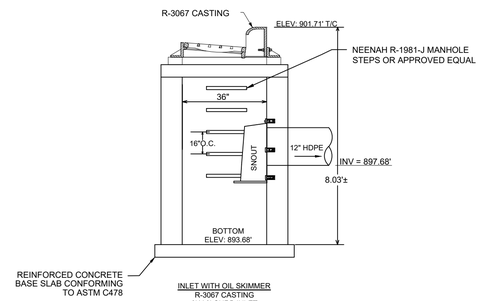
DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	120.0134.30
DATE	APRIL 23, 2020
SHEET	SP 2.3





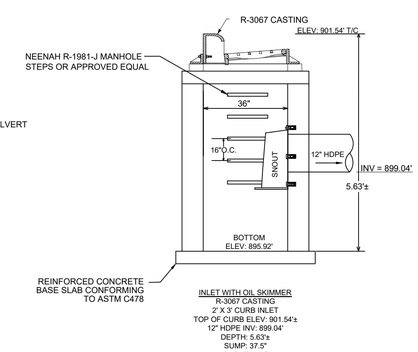
INLET WITH OIL SKIMMER
R-3067 CASTING
2' X 3' CURB INLET
TOP OF CURB ELEV: 901.88'±
18" HDPE INV: 897.09'
DEPTH: 8.80'±
SUMP: 4.0'
SNOUT: 24 F

ST- 4
WITH OIL SKIMMER



INLET WITH OIL SKIMMER
R-3067 CASTING
2' X 3' CURB INLET
TOP OF CURB ELEV: 901.71'±
12" HDPE INV: 897.68'
DEPTH: 8.03'±
SUMP: 4.0'
SNOUT: 24 F

ST- 9
WITH OIL SKIMMER



INLET WITH OIL SKIMMER
R-3067 CASTING
2' X 3' CURB INLET
TOP OF CURB ELEV: 901.54'±
12" HDPE INV: 899.04'
DEPTH: 5.63'±
SUMP: 37.5"
SNOUT: 18 F

ST- 11
WITH OIL SKIMMER

STORM DRAINAGE:

1. *UNLESS OTHERWISE INDICATED, USE REINFORCED, PRECAST, CONCRETE MAINTENANCE HOLES AND CATCHBASINS CONFORMING TO ASTM C478. FURNISHED WITH WATER STOP RUBBER GASKETS AND PRECAST BASES. JOINTS FOR ALL PRECAST MAINTENANCE HOLE SECTIONS SHALL HAVE CONFINED, RUBBER "O"-RING GASKETS IN ACCORDANCE WITH ASTM C923. THE INSIDE BARREL DIAMETER SHALL NOT BE LESS THAN 48 INCHES.*
2. *ALL JOINTS AND CONNECTIONS TO CATCHBASINS OR MANHOLES SHALL BE WATERTIGHT. USE RESILIENT RUBBER SEALS, WATERSTOP GASKETS, OR APPROVED EQUAL. CEMENT MORTAR JOINTS ARE NOT ALLOWED.*
3. *INSTALL CATCHBASIN CASTINGS WITH SPECIFIED TOP ELEVATION AT THE FRONT RIM.*
4. *USE HDPE SOLID WALL PIPE WHEN CALLED OUT ON THE PLANS.*
5. *PVC PIPE: USE SOLID-CORE, SDR-35, ASTM D3034 POLYVINYL CHLORIDE (PVC) PIPE FOR DESIGNATED PVC STORM SEWER SERVICES 4 TO 15-INCHES IN DIAMETER. USE SOLID-CORE, SDR-35, ASTM F679 POLYVINYL CHLORIDE (PVC) PIPE FOR DESIGNATED PVC STORM SEWER SERVICES 18 TO 27-INCHES IN DIAMETER. JOINTS FOR ALL STORM SEWER SHALL HAVE PUSH-ON JOINTS WITH ELASTOMERIC GASKETS. USE OF SOLVENT CEMENT JOINTS IS ALLOWED FOR BUILDING SERVICES. SOLVENT CEMENT JOINTS IN PVC PIPE MUST INCLUDE USE OF A PRIMER WHICH IS OF CONTRASTING COLOR TO THE PIPE AND CEMENT. PIPE WITH SOLVENT CEMENT JOINTS SHALL BE JOINED WITH PVC CEMENT CONFORMING TO ASTM D2564. LAY ALL PVC PIPE ON A CONTINUOUS GRANULAR BED. INSTALLATION MUST COMPLY WITH ASTM D2321.*
6. *TESTING: TEST ALL PORTIONS OF STORM SEWER THAT ARE WITHIN 10 FEET OF BUILDINGS, WITHIN 10 FEET OF BURIED WATER, LINES, WITHIN 50 FEET OF WATER WELLS, OR THAT PASS THROUGH SOIL OR WATER IDENTIFIED AS BEING CONTAMINATED. TEST ALL FLEXIBLE STORM SEWER LINES FOR DEFLECTION AFTER THE SEWER LINE HAS BEEN INSTALLED AND BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF THE TEST FAILS, MAKE NECESSARY REPAIRS AND RETEST.*
7. *INSTALL DETECTABLE UNDERGROUND MARKING TAPE DIRECTLY ABOVE ALL PVC, POLYETHYLENE, AND OTHER NONCONDUCTIVE UNDERGROUND UTILITIES AT A DEPTH OF 457 MM (18 INCHES) BELOW FINISHED GRADE, UNLESS OTHERWISE INDICATED. BRING THE TAPE TO THE SURFACE AT VARIOUS LOCATIONS IN ORDER TO PROVIDE CONNECTION POINTS FOR LOCATING UNDERGROUND UTILITIES. INSTALL BLUE RHINO TRIVIEW FLEX TEST STATIONS, OR APPROVED EQUAL, WITH BLACK CAPS AT EACH SURFACE LOCATION.*
8. *TRACER WIRE: LOCATING REQUIREMENTS - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES.*
9. *THE MINIMUM DEPTH OF COVER FOR BUILDING AND CANOPY ROOF DRAIN LEADERS WITHOUT INSULATION IS 5 FEET. INSULATE ROOF DRAIN LEADERS AT LOCATIONS WHERE THE DEPTH OF COVER IS LESS THAN 5 FEET. PROVIDE A MINIMUM INSULATION THICKNESS OF 2 INCHES. THE INSULATION MUST BE AT LEAST 4 FEET WIDE AND CENTERED ON THE PIPE. INSTALL THE INSULATION BOARDS 6 INCHES ABOVE THE TOPS OF THE PIPES ON MECHANICALLY COMPACTED AND LEVELED PIPE BEDDING MATERIAL. USE HIGH DENSITY, CLOSED CELL, RIGID BOARD MATERIAL EQUIVALENT TO DOW STYROFOAM HI-40 PLASTIC FOAM INSULATION.*
10. *CLEANOUTS: INSTALL CLEANOUTS ON ALL ROOF DRAINS IN ACCORDANCE WITH S.P.S 382.35 (3)(C)(1.). THE DISTANCE BETWEEN CLEANOUTS IN HORIZONTAL PIPING SHALL NOT EXCEED 100 FEET FOR PIPES 10-INCHES AND UNDER IN SIZE. CLEANOUTS SHALL BE OF THE SAME NOMINAL SIZE AS THE PIPES THEY SERVE. INSTALL A METER BOX FRAME AND SOLID LID (NEENAH R-1914-A, OR APPROVED EQUAL) OVER ALL CLEANOUTS.*
11. *INSTALL ALL PIPE WITH THE ASTM IDENTIFICATION NUMBERS ON THE TOP FOR INSPECTION. COMMENCE PIPE LAYING AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. LAY THE PIPE WITH THE BELL END OR RECEIVING GROOVE END OF THE PIPE POINTING UPGRADE. WHEN CONNECTING TO AN EXISTING PIPE, UNCOVER THE EXISTING PIPE IN ORDER TO ALLOW ANY ADJUSTMENTS IN THE PROPOSED LINE AND GRADE BEFORE LAYING ANY PIPE. DO NOT LAY PIPES IN WATER OR WHEN THE TRENCH CONDITIONS ARE UNSUITABLE FOR SUCH WORK.*

STRUCTURE TABLE

STRUCT #	RIM EL	STRUCT TYPE	INVERTS IN	INVERTS OUT
ST-1		15 IN DIA		INV N = 899.00
ST-2	903.28	60 IN DIA 27 IN OPENING	INV S = 898.77 INV E = 899.02 INV W = 899.02	INV N = 898.77
ST-3	903.23	48 IN DIA 27 IN OPENING	INV S = 898.10 INV W = 898.35	INV N = 898.10
ST-4	901.88	24 X 36 INLET 24 X 36 OPENING	INV S = 897.34	INV N = 897.09
ST-5		18 IN DIA	INV S = 897.00	
ST-6	903.37	24 X 36 INLET 24 X 36 OPENING		INV W = 899.71
ST-7	903.48	24 X 36 INLET 24 X 36 OPENING		INV E = 899.86
ST-8	903.34	24 X 36 INLET 24 X 36 OPENING		INV E = 899.19
ST-9	901.71	24 X 36 INLET 24 X 36 OPENING		INV N = 897.68
ST-10		12 IN DIA	INV S = 897.00	
ST-12		12 IN DIA	INV NE = 897.00	
ST-13	898.10	48 IN DIA 27 IN OPENING		INV E = 897.00
ST-14	898.60	84 IN DIA 27 IN OPENING	INV SW = 896.45 INV W = 896.45	
ST-15		24 IN DIA		INV N = 897.80
ST-16	903.23	48 IN DIA 27 IN OPENING	INV S = 896.93 INV W = 896.93	INV N = 896.93
ST-17	902.64	48 IN DIA 27 IN OPENING	INV S = 896.59	INV NE = 896.59
ST-18	902.99	4 IN CLEANOUT	INV W = 898.54	INV N = 898.54
ST-19	902.60	4 IN CLEANOUT	INV S = 898.45	INV E = 898.45
ST-20	902.59	8 IN CLEANOUT	INV W = 898.32 INV S = 898.16	INV E = 898.16
ST-21	902.43	8 IN CLEANOUT	INV W = 897.91 INV S = 898.07	INV E = 897.74
ST-22	902.63	8 IN CLEANOUT	INV W = 897.50	
ST-23	902.98	4 IN CLEANOUT	INV W = 898.43 INV E = 898.43	INV N = 898.26
ST-24	902.95	4 IN CLEANOUT	INV W = 898.33 INV E = 898.33	INV N = 898.33
ST-25	904.75	6 IN CLEANOUT	INV E = 900.43	INV S = 900.43
ST-26	904.17	6 IN CLEANOUT	INV N = 899.91 INV E = 899.91	INV S = 899.91
ST-27	904.22	6 IN CLEANOUT	INV N = 899.77	INV E = 899.77
ST-28	904.19	6 IN CLEANOUT	INV W = 899.74 INV N = 899.91	INV E = 899.74
ST-29	904.15	6 IN CLEANOUT	INV W = 899.70 INV N = 899.89	INV E = 899.70
ST-30	904.16	6 IN CLEANOUT	INV W = 899.32 INV N = 899.49	INV S = 899.32
ST-32	904.59	4 IN CLEANOUT	INV W = 900.53	INV S = 900.53
ST-33	904.51	6 IN CLEANOUT	INV N = 900.25 INV W = 900.09	INV S = 899.92
ST-34	904.52	6 IN CLEANOUT	INV W = 900.12 INV N = 899.79	INV S = 899.79
ST-36	903.40	6 IN CLEANOUT	INV N = 899.18	INV SW = 899.18

0 30 60
SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE – 1"=60'

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TOLL FREE

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SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

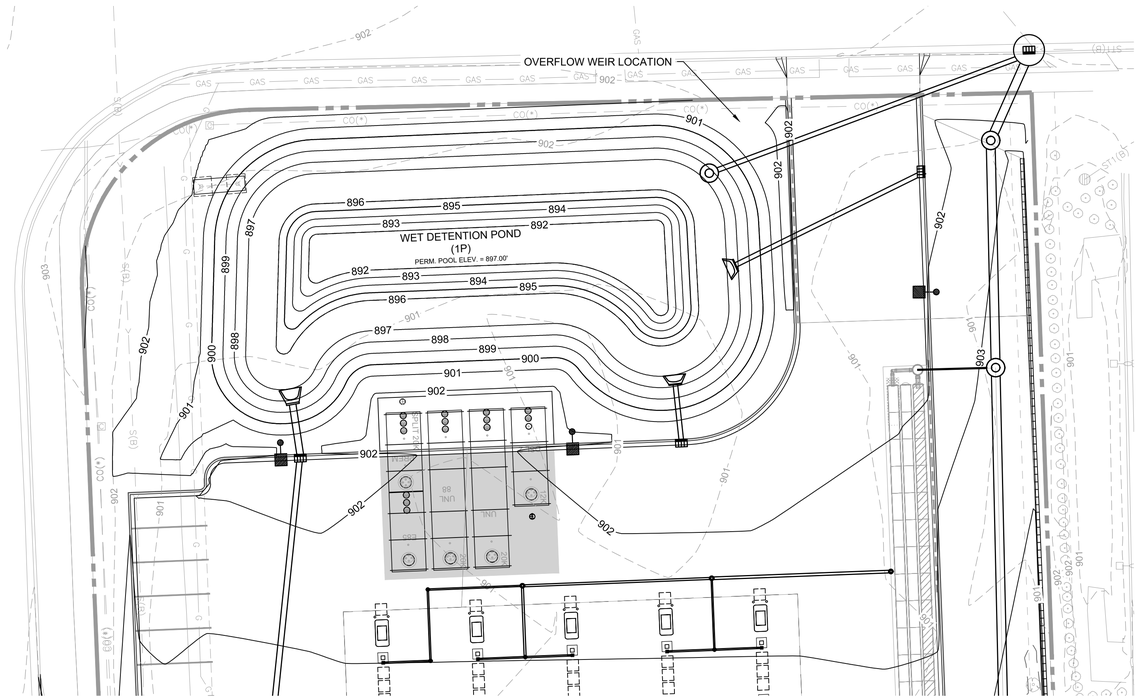
STORM SEWER PLAN

CONVENIENCE STORE #738

1700 E.MAIN STREET
STOUGHTON, WISCONSIN

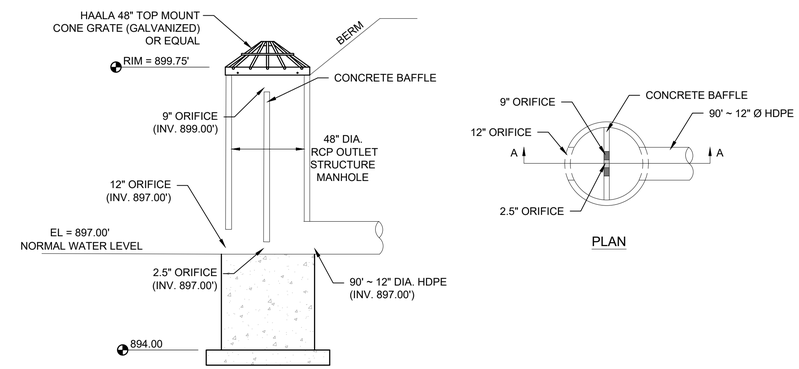
#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	120.0134.30
DATE	APRIL 23, 2020
SHEET	SP 3.0



WET DETENTION POND 1P

SCALE: 1" = 20'

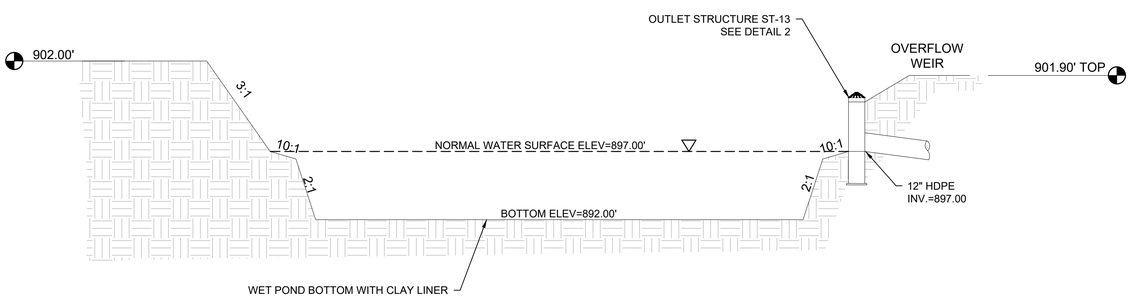


SECTION A-A

PLAN

2 / SP3.1 WET POND 1P OUTLET DETAIL

NOT TO SCALE



1 / SP3.1 WET POND 1P - SECTION

NOT TO SCALE

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608-838-0444

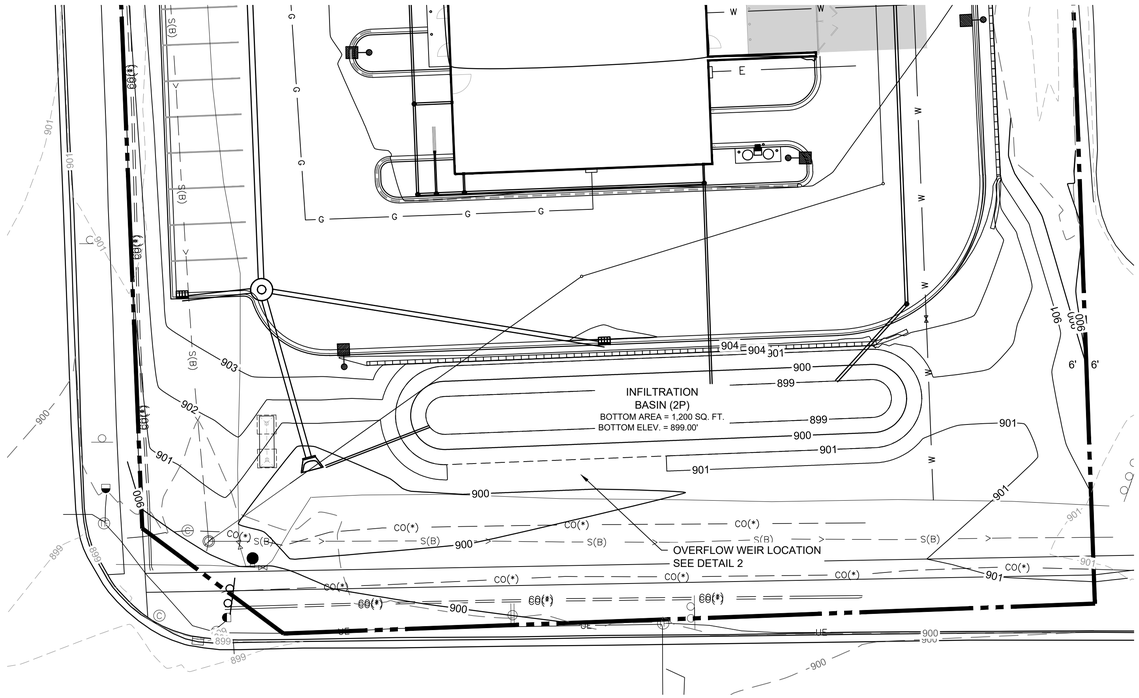
WET POND DETAIL SHEET

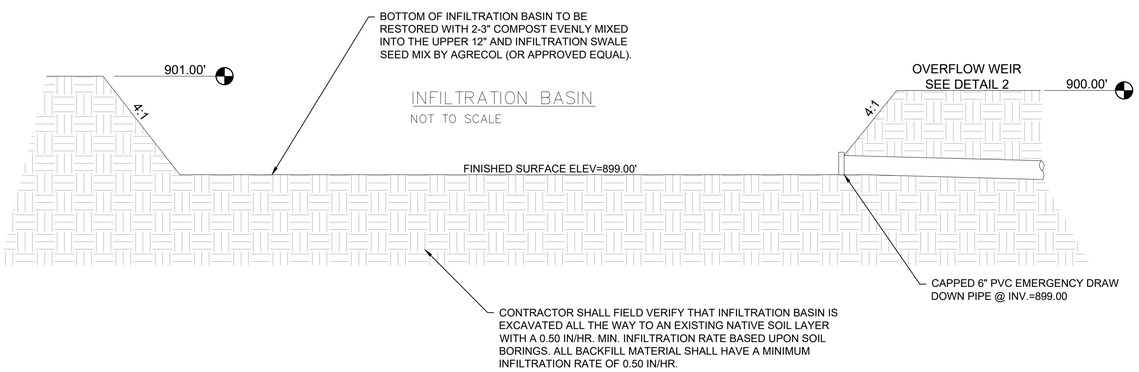
CONVENIENCE STORE #738

1700 E.MAIN STREET
STOUGHTON, WISCONSIN

#	DATE	DESCRIPTION

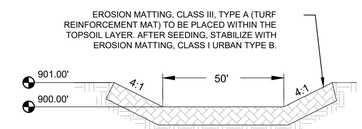
DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	120.0134.30
DATE	APRIL 23, 2020
SHEET	SP 3.1





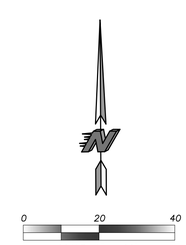
1 / SP3.2 INFILTRATION BASIN 2P DETAIL

NOT TO SCALE



2 / SP3.2 BROAD CRESTED OVERFLOW WEIR DETAIL

NOT TO SCALE



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INFILTRATION BASIN DETAIL SHEET

CONVENIENCE STORE #738

1700 E.MAIN STREET
STOUGHTON, WISCONSIN

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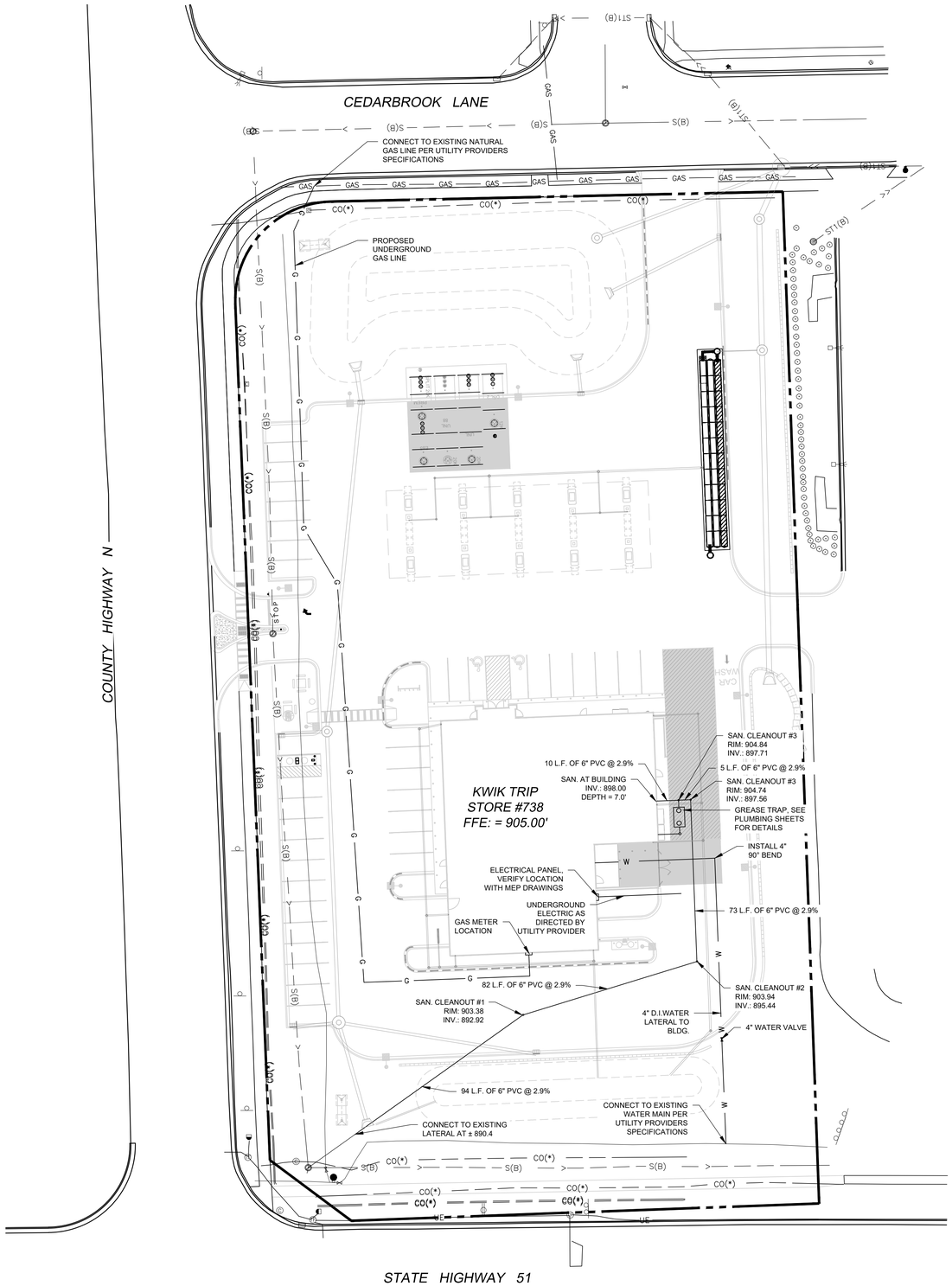
DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	120.0134.30
DATE	APRIL 23, 2020
SHEET	SP 3.2



W A T E R D I S T R I B U T I O N S Y S T E M :

1. *BRING ALL SITE UTILITIES TO 5' OUTSIDE OF THE BUILDING LINE WITH THE EXCEPTION OF THE WATER SERVICE. EXTEND WATER SERVICE INTO THE BUILDING AND UP TO THE FLANGE FOR THE WATER METER.*

2. *SEPARATION OF WATER AND SEWER: PROVIDE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET BETWEEN ALL WATER AND SEWER LINES. PROVIDE A MINIMUM SEPARATION OF 18 INCHES AT ALL WATER LINE AND SEWER LINE CROSSINGS.*

3. *WATERMAIN DEPTH: MAINTAIN 7.0 FEET OF COVER OVER THE TOP OF THE WATER LINES TO THE FINISHED GRADE. VERIFY ELEVATION OF PROPOSED AND EXISTING WATER LINES AT ALL UTILITY CROSSINGS. INSTALL THE WATER LINES AT GREATER DEPTHS IN ORDER TO CLEAR STORM SEWERS, SANITARY SEWERS, OR OTHER UTILITIES AS REQUIRED. INCLUDE COSTS TO LOWER WATER LINES IN THE BASE BID.*

4. *TESTING: PRESSURE TEST AND PERFORM BACTERIOLOGICAL TESTS ON ALL WATER LINES UNDER THE SUPERVISION OF THE MUNICIPALITY. NOTIFY THE MUNICIPALITY AT LEAST 24 WORKING HOURS PRIOR TO ANY TESTING. PRESSURIZE THE WATERLINE TO 1034-KPA (150-PSI) GAUGE PRESSURE (MEASURED AT THE POINT OF LOWEST ELEVATION) BY MEANS OF A PUMP CONNECTED TO THE PIPE IN A SATISFACTORY MANNER. MAINTAIN THE TEST PRESSURE FOR A MINIMUM OF 2 HOURS. DO NOT ADD WATER TO THE WATERMAIN IN ORDER TO MAINTAIN THE REQUIRED PRESSURE DURING THE WATER MAIN PRESSURE TESTING. THE TEST SECTION OF PIPE IS ACCEPTABLE WITH A PRESSURE DROP OF 14 KPA (2 PSI) OR LESS.*

5. *USE MECHANICAL JOINT RESTRAINT DEVICES FOR JOINT RESTRAINT ON ALL WATERMAIN BENDS HAVING A VERTICAL OR HORIZONTAL DEFLECTION OF 22-1/2 DEGREES OR GREATER, ALL VALVES, STUBS, EXTENSIONS, TEES, CROSSES, PLUGS, ALL HYDRANT VALVES, AND ALL HYDRANTS IN ACCORDANCE WITH MUNICIPALITY REQUIREMENTS. USE "SERIES 1100 MEGALUG" MANUFACTURED BY EBAA IRON INC., EASTLAND, TEXAS, OR APPROVED EQUAL, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR RESTRAINT ON DUCTILE IRON PIPE.*

6. *AT ALL VALVE LOCATIONS WHICH REQUIRE A 12" OR SMALLER VALVE, INSTALL GATE VALVES WHICH ARE OF THE COMPRESSION RESILIENT SEATED (CRS) TYPE. USE AMERICAN FLOW CONTROL'S SERIES 2500 DUCTILE IRON RESILIENT WEDGE GATE VALVE, OR APPROVED EQUAL. GATE VALVES SHALL CONFORM TO AWWA C509. INSTALL CAST IRON VALVE BOXES CONFORMING TO ASTM A48 AT EACH VALVE LOCATION. VALVE BOXES SHALL BE THE THREE-PIECE TYPE WITH 5-1/4" SHAFTS. USE TYLER 6860-G WITH NO. 6 BASE, OR EQUIVALENT. VALVE BOXES SHALL HAVE AT LEAST 6" OF ADJUSTMENT ABOVE AND BELOW FINISHED GRADE. DROP COVERS ON VALVE BOXES SHALL BE ROUND AND BEAR THE WORD "WATER" CAST ON THE TOP. USE TYLER 6860-G "STAYPUT" COVERS WITH EXTENDED SKIRT, OR EQUIVALENT.*

7. *USE MUELLER H 10300 OR FORD EM 2 7057, OR APPROVED EQUAL, AT ALL CURB STOP LOCATIONS. STATIONARY ROD IS REQUIRED ON ALL CURB STOPS.*

8. *WATERMAIN AND LATERALS 4" OR LARGE FOR THE SITE SHALL BE CLASS 52 DUCTILE IRON THAT CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST, FOR WATER (ANSI/AWWA C151/A21.51 - LATEST REVISION). PIPE SHALL BE CEMENT LINED, PUSH-ON JOINT, AND BONDING STRAPS TO PROVIDE ELECTRICAL CONDUCTIVITY WITHOUT FIELD WELDING. ALL COMPONENTS SHALL CONFORM WITH CITY OF SUSSEX STANDARD SPECIFICATIONS.*

9. *TRACER WIRE: LOCATING REQUIREMENTS - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THE WISCONSIN STATUTES 182.0175(2R) AND THE WISCONSIN DEPARTMENT OF COMMERCE COMM 82.30(11)(H).*

10. *WHERE EXISTING GAS, ELECTRIC, CABLE, OR TELEPHONE UTILITIES CONFLICT WITH THE WORK, COORDINATE THE ABANDONMENT, RELOCATION, OFFSET, OR SUPPORT OF THE EXISTING UTILITIES WITH THE APPROPRIATE LOCAL UTILITY COMPANIES. COORDINATE NEW GAS METER AND GAS LINE INSTALLATION, ELECTRIC METER AND ELECTRIC SERVICE INSTALLATION, CABLE SERVICE, AND TELEPHONE SERVICE INSTALLATION WITH THE LOCAL UTILITY COMPANIES.*

11. *COORDINATE BUILDING UTILITY CONNECTION LOCATIONS AT 5 FT. OUT FROM THE PROPOSED BUILDING WITH THE WITH THE INTERIOR PLUMBING CONTRACTOR PRIOR TO CONSTRUCTION. VERIFY WATER AND SEWER SERVICE LOCATIONS AND ELEVATIONS WITH THE MECHANICAL ENGINEER PRIOR TO CONSTRUCTION.*

12. *THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE FROM RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THAT ALL EXISTING UTILITIES ARE SHOWN OR, IF SHOWN, EXIST IN THE LOCATIONS INDICATED ON THE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE FINAL VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES (INCLUDING WATER AND SEWER LINES AND APPURTENANCES). NOTIFY THE ENGINEER OF ANY DISCREPANCIES*

S A N I T A R Y S E W E R :

1. *PIPE: USE SOLID-CORE, SDR-35, ASTM D3034 (OR APPROVED EQUAL) POLYVINYL CHLORIDE (PVC) PLASTIC PIPE FOR ALL DESIGNATED PVC SANITARY SEWER SERVICES. JOINTS FOR ALL SANITARY SEWER SHALL HAVE PUSH-ON JOINTS WITH ELASTOMERIC GASKETS. USE OF SOLVENT CEMENT JOINTS IS ALLOWED FOR BUILDING SERVICES. SOLVENT CEMENT JOINTS IN PVC PIPE MUST INCLUDE USE OF A PRIMER WHICH IS OF CONTRASTING COLOR TO THE PIPE AND CEMENT. PIPE WITH SOLVENT CEMENT JOINTS SHALL BE JOINED WITH PVC CEMENT CONFORMING TO ASTM D2564. LAY ALL PVC PIPE ON A CONTINUOUS GRANULAR BED. INSTALLATION MUST COMPLY WITH ASTM D2321.*

2. *CLEANOUTS: INSTALL CLEANOUTS ON ALL SANITARY SEWER SERVICES. THE DISTANCE BETWEEN CLEANOUTS IN HORIZONTAL PIPING SHALL NOT EXCEED 100 FEET FOR PIPES 4-INCH AND OVER IN SIZE. CLEANOUTS SHALL BE OF THE SAME NOMINAL SIZE AS THE PIPES THEY SERVE. INCLUDE FROST SLEEVES AND CONCRETE FRAME AND PIPE SUPPORT. INSTALL A METER BOX FRAME AND SOLID LID (NEENAH R-1914-A, OR APPROVED EQUAL) OVER ALL CLEANOUTS.*

3. *TESTING: PRESSURE TEST ALL SANITARY SEWER LINES. TEST ALL FLEXIBLE SANITARY SEWER LINES FOR DEFLECTION AFTER THE SEWER LINE HAS BEEN INSTALLED AND BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF THE TEST FAILS, MAKE NECESSARY REPAIRS AND RETEST.*

4. *UNLESS OTHERWISE INDICATED, USE REINFORCED, PRECAST, CONCRETE MAINTENANCE HOLES CONFORMING TO ASTM C478. FURNISHED WITH PRECAST BASES. SANITARY SEWER MAINTENANCE HOLES SHALL BE SUPPLIED WITH PRE-FORMED INVERTS AND FLEXIBLE NEOPRENE SLEEVE CONNECTIONS FOR ALL LATERAL LINES 375 MM (15 INCHES) IN DIAMETER OR LESS, UNLESS OTHERWISE INDICATED. JOINTS FOR ALL PRECAST MAINTENANCE HOLE SECTIONS SHALL HAVE CONFINED, RUBBER "O"-RING GASKETS IN ACCORDANCE WITH ASTM C923. THE INSIDE BARREL DIAMETER SHALL NOT BE LESS THAN 48 INCHES.*

5. *INSTALL FLEXIBLE WATERTIGHT FRAME/CHIMNEY SEALS ON ALL SANITARY SEWER MAINTENANCE HOLES. USE EITHER MANUFACTURED MAINTENANCE HOLE FRAME/CHIMNEY SEALS OR ELASTOMERIC WATERPROOFING FRAME/CHIMNEY SEALS.*

6. *USE NEENAH FOUNDRY CO. R-1642 CASTING WITH SELF-SEALING, SOLID, TYPE B LID, OR APPROVED EQUAL, ON ALL SANITARY SEWER MAINTENANCE HOLES. COVERS SHALL BEAR THE "SANITARY SEWER" LABEL.*

7. *THE MINIMUM DEPTH OF COVER FOR SANITARY SEWER WITHOUT INSULATION IS 5 FEET. INSULATE SANITARY SEWER SERVICES AT LOCATIONS WHERE THE DEPTH OF COVER IS LESS THAN 5 FEET. PROVIDE A MINIMUM INSULATION THICKNESS OF 2 INCHES. THE INSULATION MUST BE AT LEAST 4 FEET WIDE AND CENTERED ON THE PIPE. INSTALL THE INSULATION BOARDS 6 INCHES ABOVE THE TOPS OF THE PIPES ON MECHANICALLY COMPACTED AND LEVELED PIPE BEDDING MATERIAL. USE HIGH DENSITY, CLOSED CELL, RIGID BOARD MATERIAL EQUIVALENT TO DOW STYROFOAM HI-40 PLASTIC FOAM INSULATION.*

8. *TRACER WIRE: LOCATING REQUIREMENTS - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THE WISCONSIN STATUTES 182.0175(2R) AND THE WISCONSIN DEPARTMENT OF COMMERCE COMM 82.30(11)(H).*

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

0 30 60
SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE – 1"=60'

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

UTILITY PLAN

CONVENIENCE STORE #738

1700 E.MAIN STREET
STOUGHTON, WISCONSIN

#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	120.0134.30
DATE	APRIL 23, 2020
SHEET	SP 4.0

GENERAL NOTES

1. DRAWINGS ARE INTENDED TO BE PRINTED ON 22 X 34 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.

2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.

3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4. GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.

5. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.

6. THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.

9. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.

10. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.

13. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.

14. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.

15. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.

16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.

18. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.

19. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.

20. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.

21. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.

GENERAL NOTES CONTINUED

22. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.

23. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.

24. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.

25. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

GENERAL LANDSCAPE NOTES

1. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

2. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

3. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.

4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

5. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.

6. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.

7. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.

8. LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.

9. PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY, CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.

10. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.

11. ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.

12. CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.

13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.

14. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.

15. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.

16. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.

17. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. IF IRRIGATION IS INCLUDED, COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.

GENERAL LANDSCAPE NOTES

18. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.

19. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.

20. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.

21. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.

22. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.

23. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.

24. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.

25. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.

26. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.

27. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.

28. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.

29. WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.

30. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.

31. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.

32. ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS.

LAYOUT NOTES

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.

3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.

4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.

5. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.

6. LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.

7. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

8. WHEN APPLICABLE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

9. CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS	POINT VALUE PER PLANT	TOTAL POINT VALUE
CLIMAX TREES								
5	SW	Quercus bicolor	SWAMP WHITE OAK	2" Cal.	60'h x 60'w	B&B	75	375
3	AG	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2" Cal.	50'h x 40'w	B&B (MALE ONLY)	75	225
MEDIUM DECIDUOUS TREES								
8	BW	Betula populifolia 'Whitespire'	WHITESPIRE BIRCH TWIN	6'	40'h x 20'w	B&B	15	120
LOW DECIDUOUS TREES								
6	MP	Malus x 'Prairifire'	PRAIRIFIRE CRABAPPLE	4'	20'h x 20'w	B&B	10	60
LOW EVERGREEN TREES								
9	SJ	Juniperus scopulorum 'Baligh'	SKYHIGH JUNIPER	3'	12'h x 5'w	B&B	12	108
9	TO	Thuja occidentalis 'Smaragd'	EMERALD ARBORVITAE	3'	12'h x 4'w	B&B	12	108
TALL DECIDUOUS SHRUB								
12	VB	Viburnum x burkwoodii	BURKWOOD VIBURNUM	36" Ht.	10'h x 7'w	#5 CONT. (7' O.C.)	5	60
MEDIUM DECIDUOUS SHRUB								
12	CA	Clethra alnifolia	SWEET PEPPERBUSH	24" Ht.	6'h x 6'w	#5 CONT. (6' O.C.)	3	36
34	RD	Cornus sericea 'Farrow' ARCTIC FIRE	RED TWIG DOGWOOD	24" Ht.	5'h x 5'w	#5 CONT. (4' O.C.)	3	102
17	AC	Ribes alpinum	ALPINE CURRANT	24" Ht.	5'h x 5'w	#5 CONT. (4' O.C.)	3	51
MEDIUM EVERGREEN SHRUBS								
6	RW	Rhododendron catawbiense 'Album'	WHITE CATAWBA RHODODENDRON	18" Tall/Wide	6'h x 7w	#5 CONT. (6' O.C.)	5	30
6	MU	Pinus mugo var. pumilio	DWARF MUGO PINE	18" Tall/Wide	4'h x 10w	#5 CONT. (8' O.C.)	5	30
LOW EVERGREEN SHRUBS								
10	JH	Juniperus horizontalis 'Plumosa'	ANDORRA JUNIPER	12" Tall/Wide	18"h x 5'w	#5 CONT. (6' O.C.)	3	30
6	JV	Juniperus virginiana 'Grey Owl'	GREY OWL JUNIPER	12" Tall/Wide	3'h x 5'w	#5 CONT. (6' O.C.)	3	18
ORNAMENTAL GRASSES								
85	PD	Sporobolus heterolepis	PRAIRIE DROPSEED	8" Ht.	36" Ht.	#1 CONT. (3' O.C.)		
51	LB	Schizachyrium scoparium	LITTLE BLUESTEM	8" Ht.	36" Ht.	#1 CONT. (3' O.C.)		

MINIMUM LANDSCAPING POINT REQUIREMENTS

ZONING = PB

BUILDING FOUNDATION:
REQUIREMENT: 40 POINTS PER 100 LF OF BUILDING FOUNDATION
(TREES SHALL NOT BE USED TO MEET THE FOUNDATION REQUIREMENT)
530.84 LF / 100 LF X 40 = 212.3 POINTS
PROVIDED: 222

STREET FRONTAGE:
REQUIREMENT: 40 POINTS PER 100 LF OF STREET FRONTAGE
(SHRUBS SHALL NOT BE USED TO MEET THE STREET FRONTAGE REQUIREMENT)

CEDARBROOK LN
243 LF / 100 LF X 40 = 97.2 POINTS
PROVIDED = 225 POINTS

C.T.H. N
451 LF / 100 X 40 = 180.4 POINTS
PROVIDED = 0*
*EASEMENT AND UTILITIES RESTRICTS PLANTING OF TREES TO PROVIDE ADEQUATE POINTS

US HWY 51
237 LF / 100 LF X 40 = 94.8 POINTS
PROVIDED = 0*
*EASEMENT AND UTILITIES RESTRICTS PLANTING OF TREES TO PROVIDE ADEQUATE POINTS

POINTS REQUIRED: 372.4
POINTS PROVIDED: 225*
*EASEMENT AND UTILITIES RESTRICTS PLANTING OF TREES TO PROVIDE ADEQUATE POINTS

PARKING AREA:
REQUIREMENT: 60 POINTS PER 10,000 SF OF PAVED AREA, WITH A MINIMUM OF 360 SF OF LANDSCAPE AREA LOCATED WITHIN 10 FT OF THE PAVED AREA FOR EVERY 100 PAVED AREA POINTS.

TOTAL PAVED AREA: 55,690 SF
TOTAL LANDSCAPE POINTS REQUIRED: (55,690 / 10,000) 5.569 X 60 = 334.14
TOTAL LANDSCAPE AREA REQUIRED: 2,005 SF

TOTAL LANDSCAPE POINTS PROVIDED: 447
TOTAL LANDSCAPE AREA PROVIDE: 3,166 SF

BUILDING FOOTPRINT:
REQUIREMENT: 10 POINTS PER 1000 SF OF BUILDING FOOTPRINT
9,207.75 SF / 1000 SF X 10 = 92.1 POINTS
PROVIDED: 306 POINTS

TOTAL REQUIRED POINTS: 1,015
TOTAL POINTS PROVIDED: 1,323

KWIK TRIP

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SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

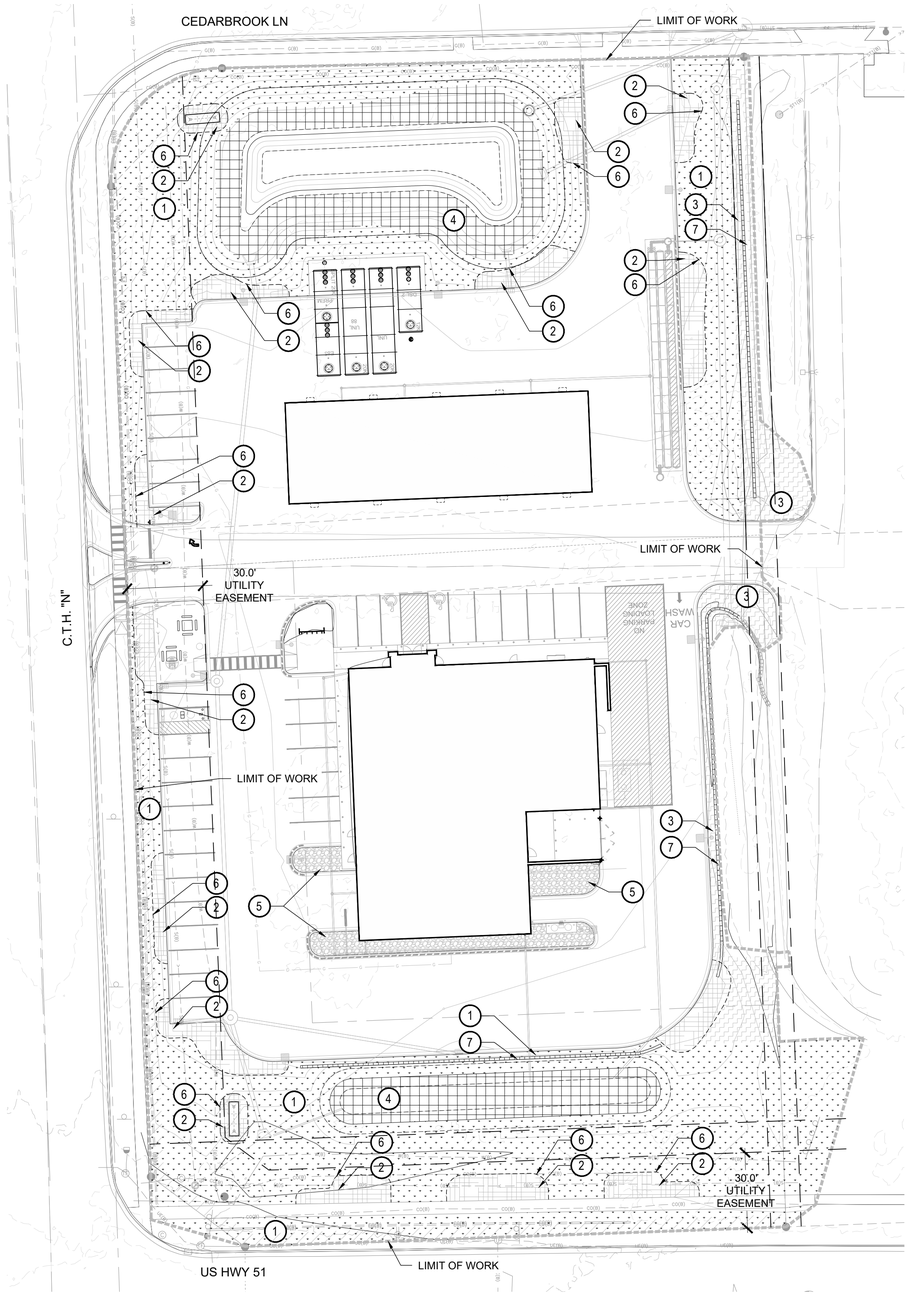
LANDSCAPE NOTES

CONVENIENCE STORE #738

1700 E. MAIN STREET
STOUGHTON, WI

#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / L. OLSON
SCALE	NOTED
PROJ. NO.	120.0134.30
DATE	APRIL 20, 2020
SHEET	L1.0



MULCH, SEEDING AND TURF PLAN

N

0 30
FEET

LANDSCAPE LEGEND

- (1) SOD (27,065 SF), REFER TO CONSTRUCTION NOTES FOR TYPE
- (2) SHRUB BED WITH HARDWOOD MULCH (41 CY) DOES NOT INCLUDE STAND-ALONG TREES OUTSIDE SHRUB BED AREAS), REFER TO CONSTRUCTION NOTES FOR TYPE
- (3) TURF SEED (2,924 SF), REFER TO CONSTRUCTION NOTES FOR TYPE
- (4) NATIVE SEED (6,309 SF), REFER TO CONSTRUCTION NOTES FOR TYPE.
- (5) COBBLE MULCH (11.5 CY), REFER TO CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH (830 LF)
- MATCHLINE
- LIMIT OF WORK
- CLIMAX TREE
- MEDIUM DECIDUOUS TREE
- LOW DECIDUOUS TREE
- LOW EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

LANDSCAPE CONSTRUCTION NOTES

1. BLACK BEAUTY TALL FESCUE KENTUCKY BLUEGRASS (TFKB SOD) PROVIDED BY PAUL'S TURF & TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
2. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB. MULCH PROVIDED BY KELENY TOP SOIL (608.833.4835) OR APPROVED EQUAL.
3. "EARTHCARPET" TURF SEED PROVIDED BY CERTIFIED PRODUCTS, INC. (262.542.2270) OR APPROVED EQUAL.
4. NATIVE SEED SHALL BE "DETENTION BASIN - BIOSWALE MIX" PROVIDED BY PRAIRIE NURSERY (1.800.476.9453) OR APPROVED EQUAL.
5. 2-6" COBBLE MULCH PROVIDED BY MILESTONE MATERIALS (608-783-6411) OR APPROVED EQUAL. SUBMIT SAMPLE FOR APPROVAL.
6. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
7. LARGE BLOCK RETAINING WALL, SEE 10/SP5.0
8. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

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MULCH, SEEDING AND TURF PLAN

CONVENIENCE STORE #738

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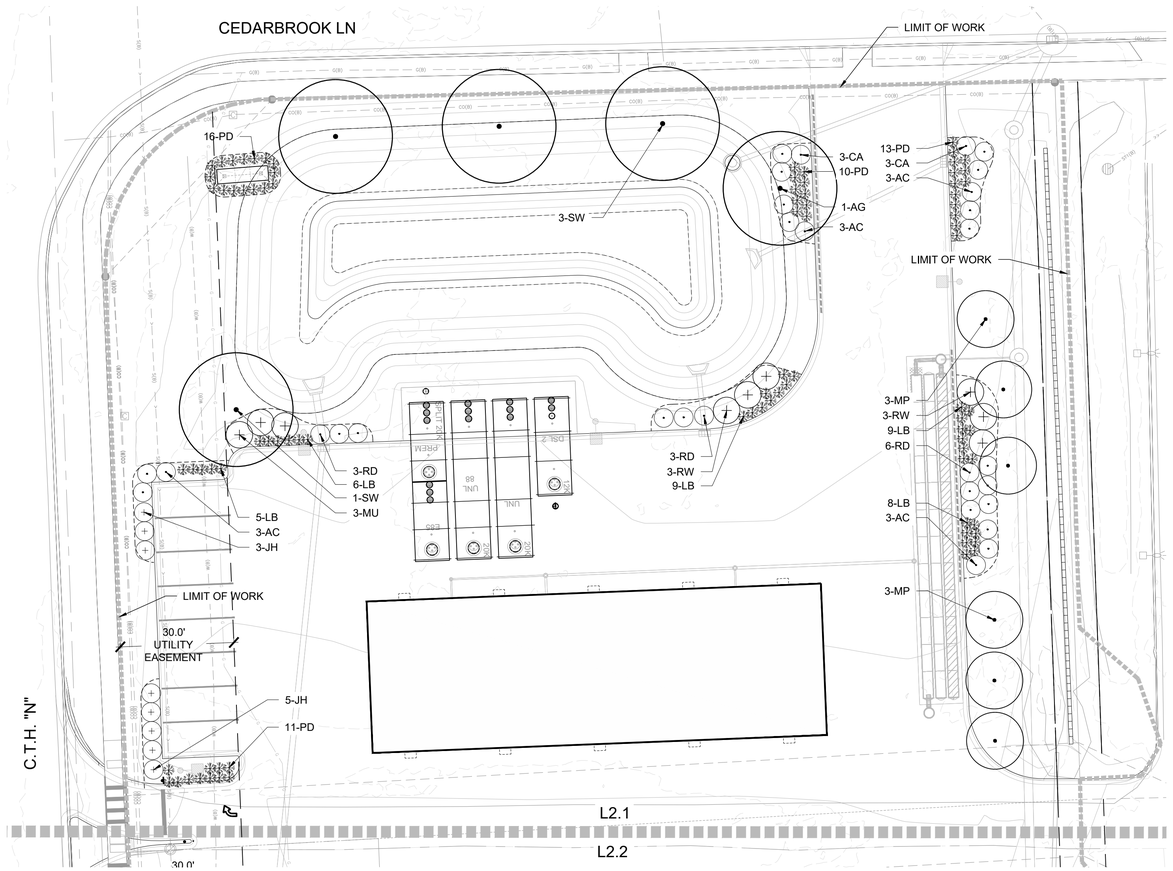

PLANTING PLAN

PLANT SCHEDULE		
QTY	KEY	COMMON NAME
CLIMAX TREES		
	RO	NORTHERN RED OAK
	AG	AUTUMN GOLD GINGKO
MEDIUM DECIDUOUS TREES		
	BW	WHITESPIRE BIRCH TWIN
LOW DECIDUOUS TREES		
	MP	PRAIRIEFIRE CRABAPPLE
LOW EVERGREEN TREES		
	SJ	SKYHIGH JUNIPER
	TO	EMERALD ARBORVITAE
TALL DECIDUOUS SHRUB		
	VB	BURKWOOD VIBURNUM
MEDIUM DECIDUOUS SHRUB		
	CA	SWEET PEPPERBUSH
	RD	RED TWIG DOGWOOD
	AC	ALPINE CURRANT
MEDIUM EVERGREEN SHRUBS		
	RW	WHITE CATAWBA RHODODENDRON
	MU	MUGO PINE
LOW EVERGREEN SHRUBS		
	JH	ANDORRA JUNIPER
	JV	GREY OWL JUNIPER
ORNAMENTAL GRASSES		
	PD	PRAIRIE DROPSEED
	LB	LITTLE BLUESTEM

LANDSCAPE LEGEND

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- (3) TURF SEED (2,924 SF), REFER TO CONSTRUCTION NOTES FOR TYPE
- (4) NATIVE SEED (6,309 SF), REFER TO CONSTRUCTION NOTES FOR TYPE.
- (5) COBBLE MULCH (11.5 CY), REFER TO CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH (830 LF)
- MATCHLINE
- LIMIT OF WORK
- CLIMAX TREE
- MEDIUM DECIDUOUS TREE
- LOW DECIDUOUS TREE
- LOW EVERGREEN TREE
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- EVERGREEN SHRUBS
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PLANTING PLAN

CONVENIENCE STORE #738

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STOUGHTON, WI

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DRAWN BY	S. ANDERSON / L. OLSON
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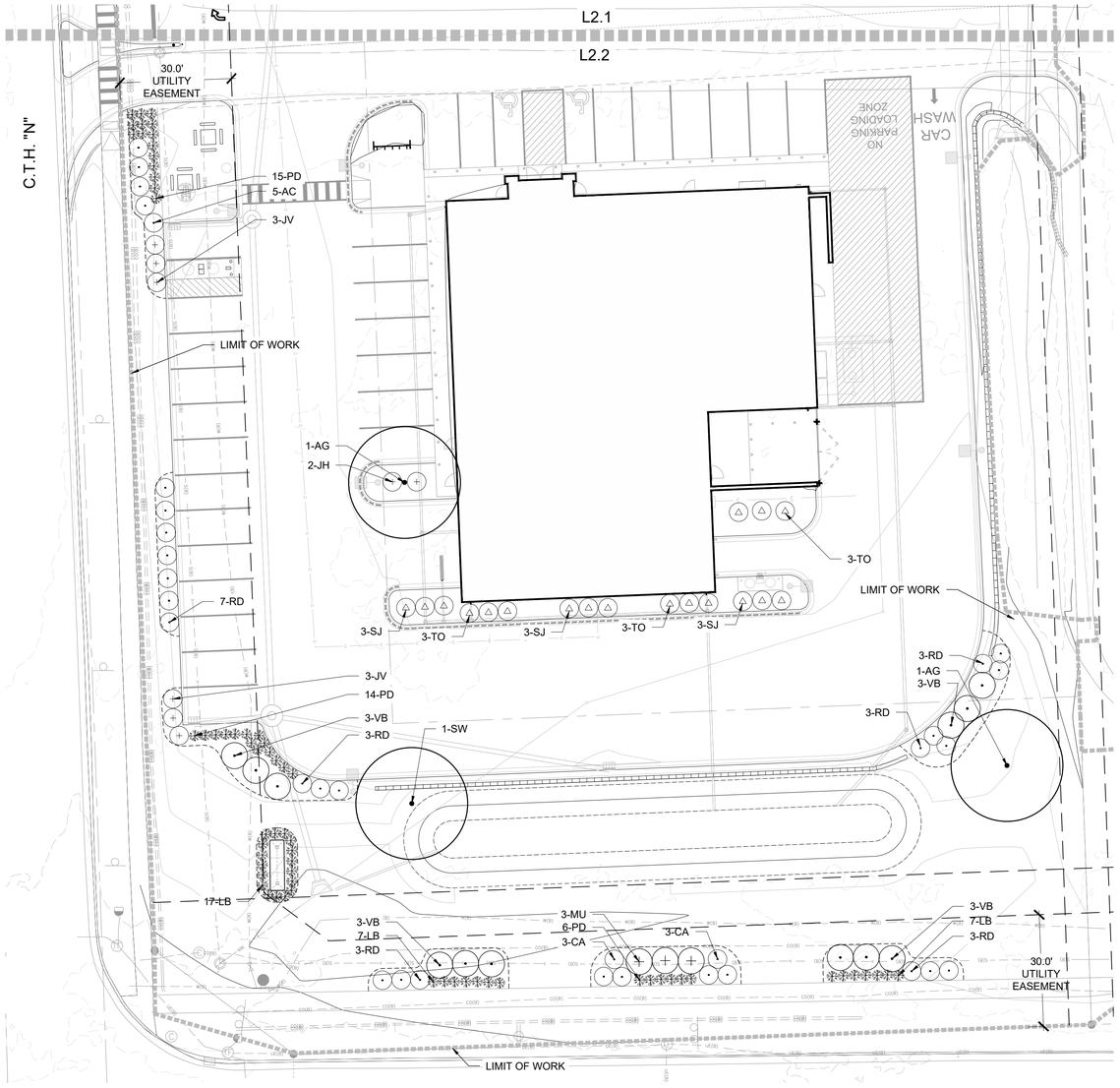

PLANTING PLAN

N 0 20 FEET

PLANT SCHEDULE		
QTY	KEY	COMMON NAME
CLIMAX TREES		
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	AG	AUTUMN GOLD GINGKO
MEDIUM DECIDUOUS TREES		
	BW	WHITESPIRE BIRCH TWIN
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	MP	PRAIRIEFIRE CRABAPPLE
LOW EVERGREEN TREES		
	SJ	SKYHIGH JUNIPER
	TO	EMERALD ARBORVITAE
TALL DECIDUOUS SHRUB		
	VB	BURKWOOD VIBURNUM
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	RD	RED TWIG DOGWOOD
	AC	ALPINE CURRANT
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	MU	MUGO PINE
LOW EVERGREEN SHRUBS		
	JH	ANDORRA JUNIPER
	JV	GREY OWL JUNIPER
ORNAMENTAL GRASSES		
	PD	PRAIRIE DROPSEED
	LB	LITTLE BLUESTEM

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PLANTING PLAN

CONVENIENCE STORE #738

1700 E. MAIN STREET
STOUGHTON, WI

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SCALE	NOTED
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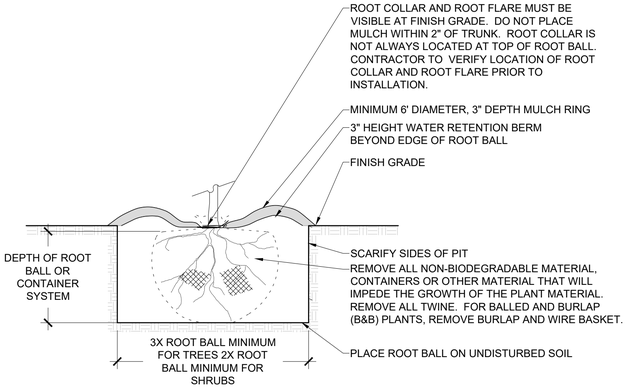
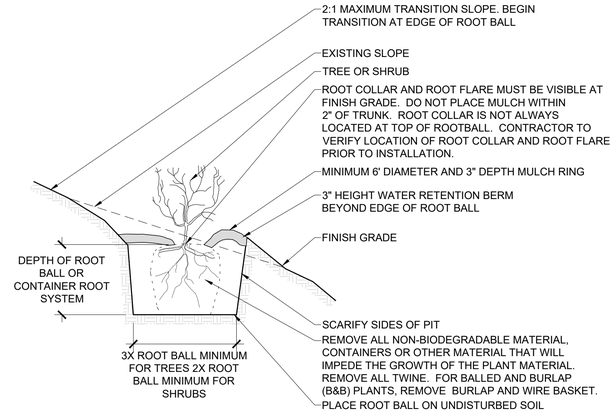


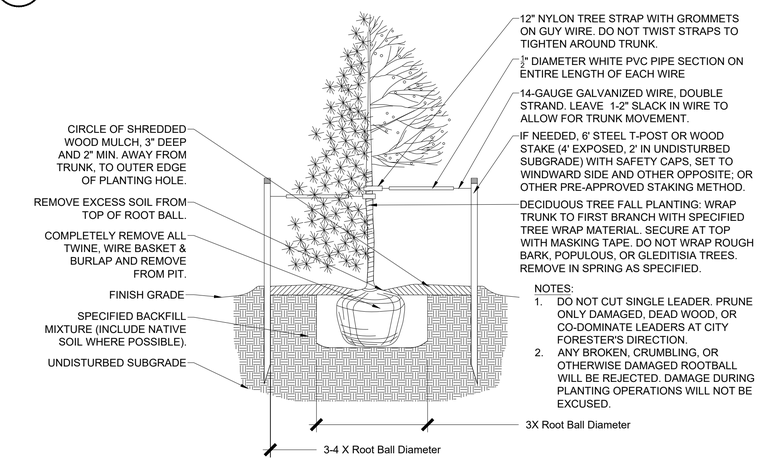
TYPICAL PLANTING PIT DETAIL



SLOPE PLANTING PIT DETAIL

1 PLANTING PIT

NO SCALE



NOTES:
1. DO NOT CUT SINGLE LEADER. PRUNE ONLY DAMAGED, DEAD WOOD, OR CO-DOMINATE LEADERS AT CITY FORESTER'S DIRECTION.
2. ANY BROKEN, CRUMBLING, OR OTHERWISE DAMAGED ROOTBALL WILL BE REJECTED. DAMAGE DURING PLANTING OPERATIONS WILL NOT BE EXCUSED.

2 TREE PLANTING

SCALE: 1/2" = 1'-0"

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LANDSCAPE DETAILS

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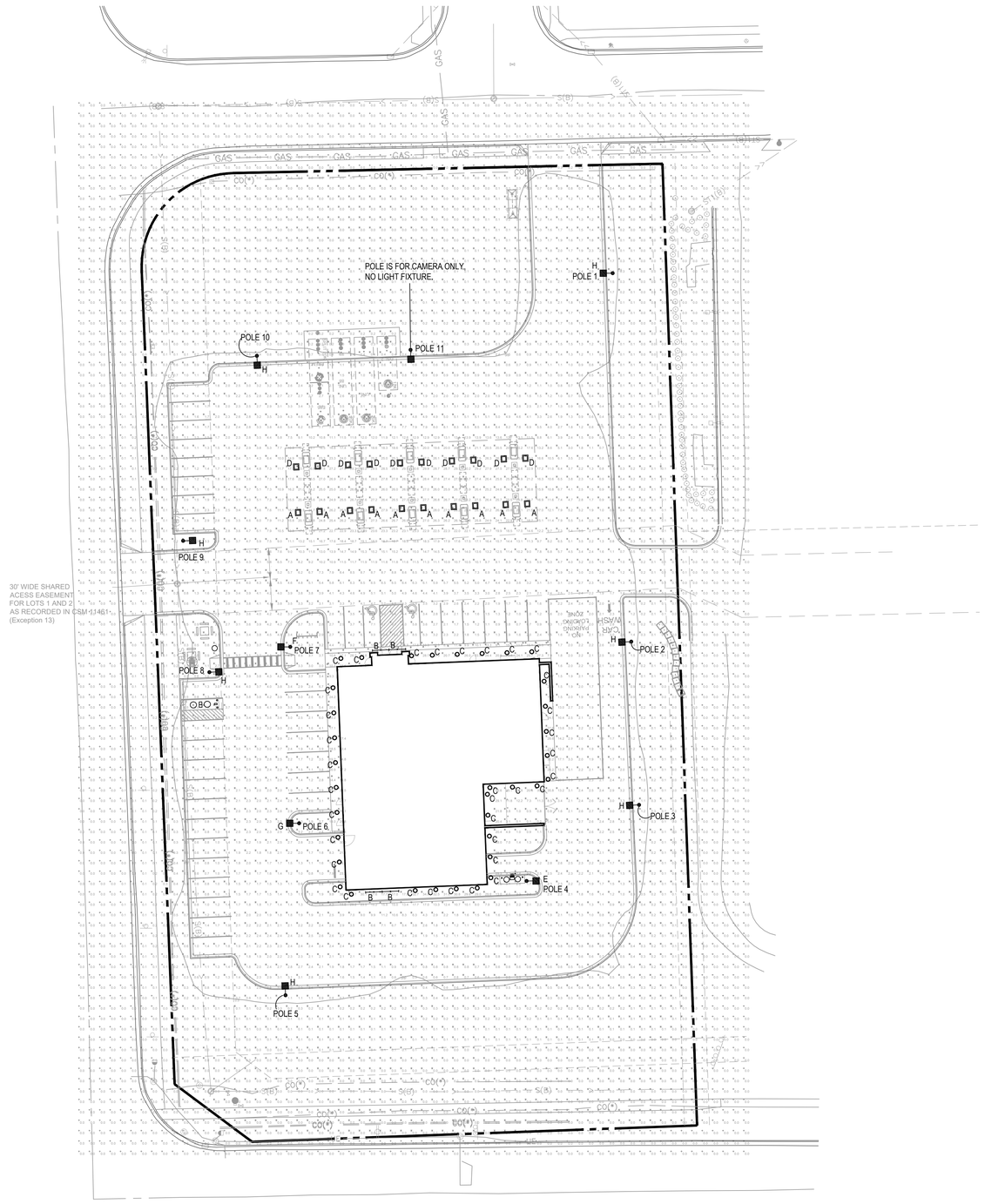


PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
GAS CANOPY	24.9 fc	30.6 fc	14.9 fc	2.1:1	1.7:1
PARKING	2.4 fc	21.6 fc	0.6 fc	36.0:1	4.0:1
OVERALL SITE WITHIN PROPERTY LINES	3.4 fc	36.6 fc	0.0 fc	N/A	N/A

NOTE:

FOOTCANDLE LEVELS SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.

FIXTURE QUANTITIES

A - 10
B - 4
C - 35
D - 10
E - 1
F - 1
G - 1
H - 7

PROVIDE (11) 16' POLES.

FIXTURE SYMBOLS:

A & D — LED LIGHT MOUNTED UNDER GAS CANOPY

B — LED STRIP LIGHT MOUNTED IN GABLE

C — RECESSED LED DOWNLIGHT

E, F, G & H — POLE MOUNTED LED FIXTURE

FIXTURE TYPES:

A - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-WHT
MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING AT STORE FRONT.
FIXTURE IS SHOWN DIMMED TO 50%.

B - LED STRIP LIGHT MOUNTED IN GABLE
LITHONIA -TZL1N-L96

C - RECESSED LED DOWNLIGHT
GOTHAM EVO-35/30-8AR-WD-120-TRW

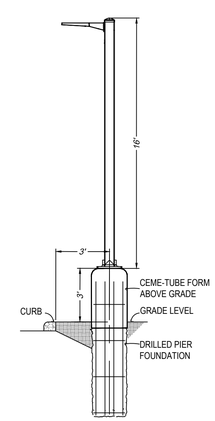
D - LSI LIGHTING: SCV-LED-15L-SC-UNV-DIM-50-WHT
FIXTURE IS SHOWN DIMMED TO 60%.

E - LSI LIGHTING: SLM-LED-9L-SIL-5W-UNV-50-70CRI-WHT

F - LSI LIGHTING: SLM-LED-9L-SIL-FT-L-UNV-50-70CRI-WHT
ORDER FIXTURE WITH OPTICS ROTATED TO THE LEFT.

G - LSI LIGHTING: SLM-LED-9L-SIL-FT-UNV-50-70CRI-WHT

H - LSI LIGHTING: SLM-LED-9L-SIL-FT-UNV-50-70CRI-WHT-IL



LOT LIGHT ELEVATION DETAIL

NOT TO SCALE

POLE #11 IS FOR CAMERA ONLY, NO LIGHT FIXTURE.

2020-0195.10

GRAEF
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

PHOTOMETRIC SITE PLAN

CONVENIENCE STORE #738

1700 E. MAIN STREET
STOUGHTON, WISCONSIN

#	DATE	DESCRIPTION

DRAWN BY	AMM
SCALE	NOTED
PROJ. NO.	120.0134.30
DATE	FEBRUARY 3, 2020
SHEET	E1.0

Dane County Department of Public Works, Highway and Transportation

APPLICATION FOR PERMIT TO WORK IN COUNTY TRUNK HIGHWAY RIGHT-OF-WAY

This permit is required and shall be issued in accordance with the provisions of Section 83.027 of the Wisconsin Statutes and Chapter 79 of the Dane County Code of Ordinances.

APPLICANT INFORMATION

Company	Contact Name	E-Mail Address	
Kwik Trip	Bradford Fry	bfry@kwiktrip.com	
Address	**City**	**State**	**Zip Code**
PO Box 2107	La Crosse	WI	54603
Office Phone	**Alternate Phone**	**Fax Number**	
608 793 6414			
Permit Mailing Address (if different from above)	**City**	**State**	**Zip Code**

CONTRACTOR INFORMATION (see instructions)

Company Name	Contact Name	E-Mail Address
Kwik Trip	Bradford Fry	bfry@kwiktrip.com
Office Phone	**After Hours Phone (Required)**	**Fax Number**
608 793 6414		

PROPOSED WORK

County Trunk Highway where r-o-w is located		☐ Town ☐ Village ☑ City of:	1/4 of 1/4 of Section
CTH N		Stoughton	
Plans Prepared By		**Copy Enclosed?**	**Customer Reference No. (optional)**
Snyder & Associates		☑ Yes ☐ No	
Estimated Start Date	**Estimated Ending Date**	**Area to be restored** 14 days after completion of construction.	**Will pavement, sidewalk or curb be disturbed? (Check all that apply)**
2021	2021		☑ Pavement ☐ S/W ☑ Curb

Describe Type of Utility Installation

driveway access connection

CALCULATION OF PERMIT FEES:		QTY		AMOUNT
a.	Permit to work in highway right-of-way		@ $55 *	$0.00
b.	Borings		@ $45 per boring	$0.00
c.	Open cut pavement		@ $220 per open cut	$0.00
d.	Trenching in excess of 1,320 feet		@ $110 X lineal feet/1,000	$0.00
e.	Construction of vault or other structure		@ $110 per vault/structure	$0.00
f.	Construction improvements at intersection with a highway	1	@ $1,100	$1,100.00
			TOTAL FEES	$1,100.00

**This fee applies in all cases, with the exception of an application where item f above is the only type of work planned. In this case, the $1,100 fee alone applies.*

☐ Bill our company's account for the amount of "Total Fees" indicated above. (Accounts must be pre-approved by Highway Department)

☑ Check or money order payable to the Dane County Highway Department in the amount of "Total Fees" indicated above is enclosed.

PERMIT CONDITIONS & SIGNATURE

Applicant acknowledges that (s)he has read and understand the requirements for obtaining a permit to work in County Trunk Highway right-of-way. By signing this application, applicant agrees that Dane County may establish additional provisions prior to application approval. Applicants shall receive notification of any special provisions.

Applicant further understands and agrees that the permitted work shall comply with all permit provisions and conditions listed on the reverse side hereof, any special provisions, and any and all plans, details or notes attached hereto and made a part hereof. Property owner is responsible for notifying Dane County of any conditions and/or restrictions.

By _____ Signature of Applicant / Representative or Project Manager

2020 04-21 Date

_____ Print Name and Title

608 793 6414 Phone

PERMIT PROVISIONS AND CONDITIONS OF ISSUANCE

Pursuant to Wisconsin Statutes and State Highway Maintenance Manual, this permit is granted to allow performance of the specific work described herein. The following standard provisions and any included special provisions shall govern:

1. The permitted facilities shall, if necessary, be altered at the expense of the Applicant to permit alteration, improvement, or maintenance of the highway as may hereafter be ordered. The entire cost of constructing and maintaining the permitted facilities shall be the obligation of the Applicant unless a contract for such costs has been executed.
2. No open cutting for a crossing will be allowed where the pavement is too narrow to maintain one-way traffic at all times, unless Dane County has granted permission for a detour. Wherever the pavement is opened the spoil shall be hauled away and the trench shall be backfilled with sand or gravel and compacted in layers. The pavement removed for a road crossing shall be replaced as per Dane County specifications.
3. The Applicant shall provide ALL NECESSARY SIGNS, FLAGMEN, AND LIGHTS required according to the "Manual on Uniform Traffic Control Devices." When a detour is allowed, local newspapers shall be notified by the Applicant in advance of the work being started.
4. All disturbed areas shall be returned to their present condition or better, subject to the satisfaction of Dane County or its representative. Access to all private drives and public street intersections shall be maintained, and all disturbed areas completely restored.
5. Any trenching, tunneling, or excavating shall be performed in accordance with the requirements of OSHA and the Wisconsin Department of Commerce, and any applicable local regulations.
6. A copy of this approval, along with any plans and special provisions, shall be available on the job site.
7. Upon completion of the work the Applicant shall file a written notice with Dane County.
8. Appeals to any special provisions or conditions of this permit must be received by the Highway Department in writing prior to the start of work.
9. **You are required to contact the Township and other governmental agencies, including the Dane County Land and Water Resources Department, who have authority to permit land disturbances on and off of highway right-of-way.**
10. **This permit does not exempt the Applicant from any State, County or Local Agency permits or approval processes.**

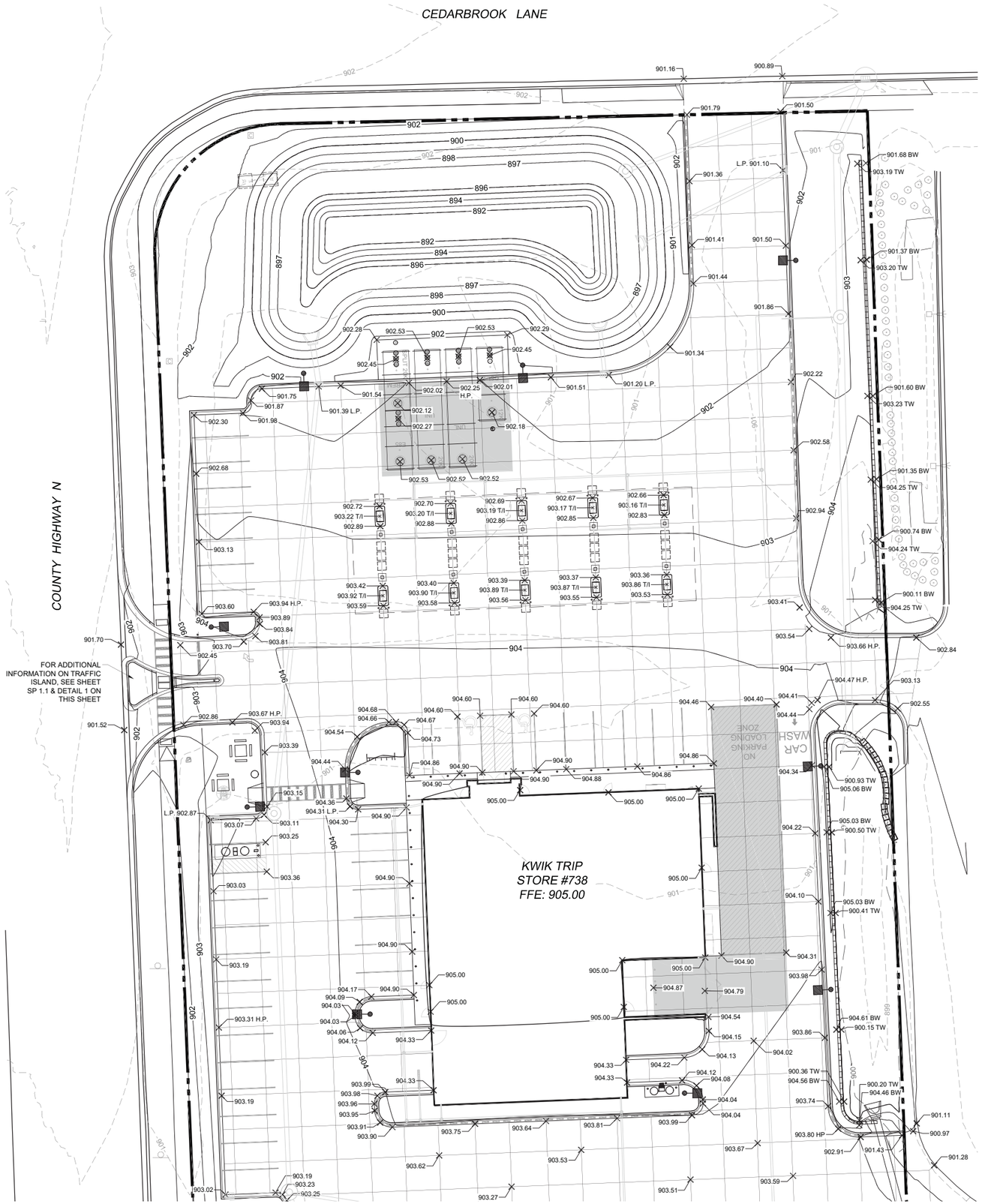
INDEMNIFICATION

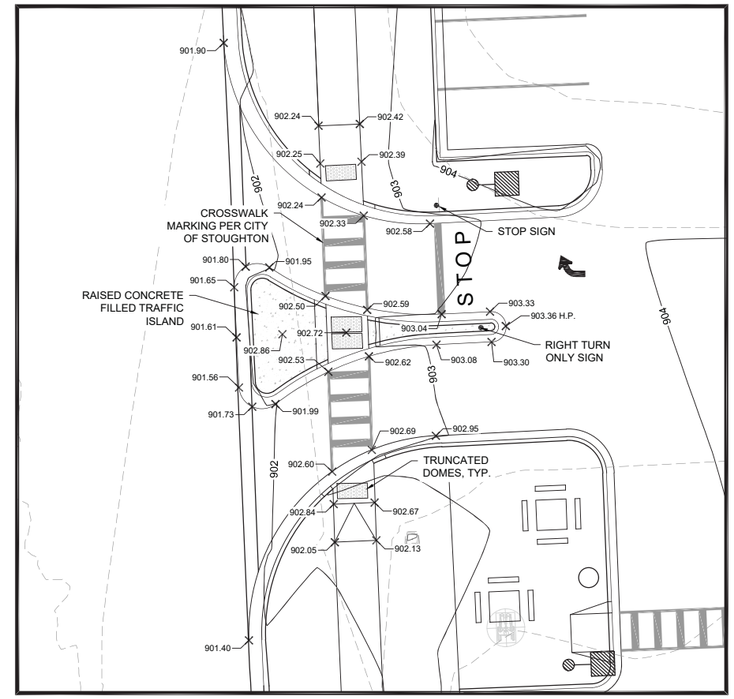
INDEMN. 1.01 APPLICANT shall indemnify, hold harmless and defend COUNTY, its boards, commissions, agencies, officers, employees and representatives against any and all liability, loss (including, but not limited to, property damage, bodily injury and loss of life), damages, costs or expenses which COUNTY, its officers, employees, agencies, boards, commissions and representatives may sustain, incur or be required to pay by reason of APPLICANT engaging in the activities authorized by the Permit or which arise out of or are connected with, or are claimed to arise out of or be connected with any of the work done by the APPLICANT, or the construction or maintenance of facilities by the APPLICANT, pursuant to the Permit, on, under or over highway right-of-way, provided, however, that the provisions of this paragraph shall not apply to liabilities, losses, charges, costs, or expenses caused by or resulting from the acts or omissions of COUNTY, its agencies, boards, commissions, officers, employees or representatives. Without limiting the generality of the foregoing, the liability, damage, loss, expense, claims, demands, and actions indemnified against shall include all liability, damage, loss, expense, claims, demands, and actions for damage to any property, lines or facilities placed by or on behalf of the APPLICANT pursuant to the Permit, for any loss of data, information, or material; for trademark, copyright, or patent infringement; for unfair competition or infringement of any other so-called "intangible" property right; for defamation, false arrest, malicious prosecution or any other infringement of personal or property rights of any kind whatever. APPLICANT shall at its own expense investigate all such claims and demands, attend to their settlement or other disposition, defend all actions based thereon and pay all charges of attorneys and all other costs and expenses of any kind arising from any such liability, damage, loss, claims, demands, and actions. The obligation of APPLICANT under this paragraph shall survive the expiration or termination of the Permit.

INDEMN. 1.02 In order to protect itself and COUNTY, its officers, boards, commissions, agencies, employees and representatives under the indemnity provisions of paragraph INDEMN. 1.01 above, APPLICANT will at all times during the term of the Permit keep in full force and effect comprehensive general liability and auto liability insurance policies issued by a company or companies authorized to do business in the State of Wisconsin and licensed by the Wisconsin Insurance Department, with liability coverage provided for therein in the amounts of at least $1,000,000.00 CSL (Combined Single Limits). Covered afforded shall apply as primary. COUNTY shall be given ten (10) days advance notice of cancellation or nonrenewal. Upon issuance of the Permit, APPLICANT shall furnish COUNTY with a certificate of insurance listing COUNTY as an additional insured and, upon request, certified copies of the required insurance policies. If APPLICANT's insurance is underwritten on a Claims-Made basis, the Retroactive Date shall be prior to or coincide with the date of issuance of the Permit, and the Certificate of Insurance shall state that coverage is Claims-Made and indicate the Retroactive Date, APPLICANT shall maintain coverage for the duration of the Permit and two years thereafter. APPLICANT shall furnish COUNTY, annually on the policy renewal date, a Certificate of Insurance as evidence of coverage. It is further agreed that APPLICANT shall furnish the COUNTY with a 30-day notice of aggregate erosion, in advance of the Retroactive Date, cancellation, or renewal. It is also agreed that on Claims-Made policies, either APPLICANT or COUNTY may invoke the tail option on behalf of the other party and that the Extended Reporting Period premium shall be paid by APPLICANT. In the event any action, suit or other proceeding is brought against COUNTY upon any matter herein indemnified against, COUNTY shall give reasonable notice thereof to APPLICANT and shall cooperate with APPLICANT's attorneys in the defense of the action, suit or other proceeding. APPLICANT shall furnish evidence of adequate Worker's Compensation Insurance.

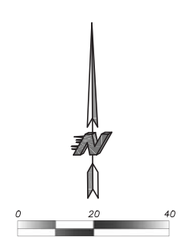
INDEMN. 1.03 In case of any sublet of work under the Permit, APPLICANT shall furnish evidence that each and every subcontractor has in force and effect insurance policies providing coverage identical to that required of APPLICANT.

INDEMN. 1.04 The parties do hereby expressly agree that COUNTY, acting at its sole option and through its Risk Manager, may waive any and all requirements contained in paragraphs INDEMN. 1.01, INDEMN. 1.02 and INDEMN. 1.03 above, such waiver to be in writing only. Such waiver may include or be limited to a reduction in the amount of coverage required above. The extent of waiver shall be determined solely by COUNTY's Risk Manager taking into account the nature of the work and other factors relevant to COUNTY's exposure, if any, under the Permit.





1 SP2.1 DRIVEWAY ISLAND - RIGHT IN / RIGHT OUT
1" = 10'



PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE – 1"=40'

NOTES:

H.P. = HIGH POINT FOR DRAINAGE

L.P. = LOW POINT FOR DRAINAGE

T/I = TOP OF ISLAND ELEVATION

TW = TOP OF WALL

BW = BOTTOM OF WALL

BC = BACK OF CURB

ALL SPOT ELEVATIONS ARE AT THE EDGE OF PAVEMENT (FLAG OF CURB)

HATCHED CURB AND GUTTER DEPICTS REJECT CURB LOCATIONS

ALL LANDSCAPE AND SOD AREAS SHALL HAVE POSITIVE DRAINAGE

CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVEWAYS.
CONTROL JOINT MAXIMUM DISTANCE: SIDEWALKS - 8' O.C., ALL OTHERS 10' O.C.
SAW CUT CONTROL JOINTS SHALL BE A MINIMUM OF $^1/_4$ OF THE CONCRETE THICKNESS.
EXPANSION JOINT MINIMUM DISTANCE: SIDEWALKS - 24' O.C., ALL OTHERS 40' O.C.
DOWEL ALL EXPANSION JOINTS - 24" O.C.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

GRADING - SPOT ELEVATION PLAN

CONVENIENCE STORE #738

1700 E.MAIN STREET
STOUGHTON, WISCONSIN

#	DATE	DESCRIPTION

DRAWN BY	B. ARCAND / B. RIDENOUR
SCALE	NOTED
PROJ. NO.	120.0134.30
DATE	APRIL 20, 2020
SHEET	SP 2.1

Hi Mike,

I am writing this letter on behalf of my 85-year-old mother in law, Jean Smith, residing at 308 Stoney Ridge Trail in Stoughton. She has been a Stoughton resident for the last 60 years. We have recently learned that there is a proposed building of a new Kwik Trip on the vacant NE corner lot of County Trunk N and Highway 51 on the far east side of Stoughton. I have seen a layout of the proposed site and have some concerns and comments.

We fully understand that the lot is zoned commercial and eventually something would be built on it. We only ask that the city and Kwik Trip consider the residents of that area and the 20 plus years most of them have lived there.

- From the layout there is an exit/entry right on Cedarbrook that will create much more traffic in this residential area.
- Anyone exiting Cedarbrook and turning south on to N as a risk with cars coming up the hill from the north at a speed of 55mph with little or no vision of cars entering. I have personally had many close calls doing this.
- The layout, which looks very typical of many new Kwip Trip's, will cause an immense amount of light pollution to the area. 10 plus homes in this area will have the Kwik Trip beacon shinning on them from dusk to dawn.
- Property values in this area will plunge if the current design is built.

There are many options that could make all parties happier.

- Redesign the layout to have the back of the store face the residential homes.
- Include trees and barriers to keep light and noise from spreading in the neighborhood.
- Have primary entrances and exits on Highway 51 rather than County Trunk N or Cedarbrook. There would be less safety issues and neighborhood intrusion.

Could you please share this letter with all relevant parties. Also, please let me know if there is anything else I can do to help my position on these issues.

Thank you

Jerry Moy

- What exactly comes out of the smoke stack?

Mayor Swadley closed the public hearing.

Joe Langemeier, VP of Business Development for Zink Power gave an overview of their business and answered questions as follows:

- There will be 3 chimneys: one for a natural gas furnace which burns very clean; one for a wet scrubber which produces clean exhaust and one for a dust collector which also has clean exhaust.
- The height of the stack is dictated by the height of the building.
- There are 30 truck per day expected on the high end.
- Sanitary sewer will be needed for sinks and toilets, the location of sanitary sewer coming to the building has yet to be discussed with Stoughton Utilities.
- Road access is near Racetrack Road.

Schumacher questioned if cyanide is used as part of the process. Joe Langemeier stated no.

Schumacher had a number of questions about the manufacturing processes and Joe Langmeier will have their chemical engineer contact him to answer questions.

Barman questioned the building height compared to Stoughton Trailers buildings. Joe Langemeier was not sure but the building height will be about 7.5 feet above the street elevation.

Scheel noted this request is just for the conditional use so the site plan will likely be on the agenda next month if there are more questions about the building and site.

Motion by **Caravello** to recommend Common Council approval of the conditional use resolution as presented, 2nd by **Robinson.** Motion carried 7 - 0.

7. Request by Kwik Trip for approval of a Conditional Use Permit (CUP) for an in-vehicle sales and service use including Outdoor display incidental to an indoor sales use at 1700 E. Main Street.

Scheel explained the applicant has requested this agenda item be tabled to a future date and since the public hearing is scheduled, we'll have to open the public hearing to allow people to speak then adjourn until next month.

Mayor Swadley opened the public hearing.

Scott Quam has traffic concerns.

Tom Matson registered but did not speak.

Maggie Gasner has concerns about increased traffic and access through the Kwik Trip lot.

Seth Degnan is concerned about access through the Kwik Trip lot.

Scheel explained the access limitations due to the WDOT not allowing access to Hwy 51 and the County Highway Department has jurisdiction over improvements within the right-of-way of County Highway N.

Jerry Judd, who owns the adjacent lot (where Fastenal is located) stated he is concerned about access for his tenants and has been in discussions with the current owner of the Kwik Trip lot regarding the access easement. He has not made a decision whether to accept changes to the access easement.

Motion by **Robinson** to adjourn the public hearing until next month, 2nd by **Selsor.** Motion carried 7 - 0.

8. Discuss potential zoning ordinance amendments.
Attorney Matt Dregne gave a presentation about changes made to State Statutes regarding conditional use regulations in ACT 67 from 2017.

Matt Dregne stated there should be less reliance on special permissions/conditional uses.

Matt Dregne noted the Plan Commission holds public hearings for conditional use permits where it takes the testimony while the Common Council makes the official decision. This is unusual since the Plan Commission functions as the quasi-judicial body yet it is not the final decision maker.

The group discussed some of the current conditional uses and whether they should be permitted uses.

Schumacher stated he is not in favor of this new law.

Selsor believes we should leave the current conditional uses as they are.

Barman stated:

- Making some changes would simplify our jobs and provide more defined standards;
- It is hard to make decisions the way the code is currently written;
- The comprehensive plan should be reviewed when making changes to the zoning code.

Scheel stated staff will come up with a list of some potential changes for review next month.

9. Future agenda items.
Kwik Trip conditional use and site plan; Zink Power site plan.

10. Adjournment.
Motion by **Selsor** to adjourn 7:33 pm, 2nd by **Caravello**. Motion carried 7 – 0.

Respectfully Submitted,

Michael P. Stacey

CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589
www.cityofstoughton.com/planning

RODNEY J. SCHEEL
DIRECTOR
(608) 873-6619
fax: (608) 873-5519

May 5, 2020

SNYDER & ASSOCIATES, INC.
SCOTT ANDERSON
5010 VOGES ROAD
MADISON, WI 53718

Dear Mr. Anderson:

I have completed a final review of the proposed conditional use and site plan for Kwik Trip, 1700 E. Main Street, Stoughton, WI. **The public hearing will be continued on May 11th from the March 9th meeting.**

1. The property is currently zoned PB - Planned Business.
   Indoor Sales and Service uses are permitted outright.

   In-Vehicle Sales and Services incidental to the on-site principal land use is permitted as a conditional accessory use. **Conditional use permit application submitted.**

   Outdoor Display incidental to indoor sales is also permitted as a conditional accessory use. **Conditional use permit application submitted.**

   A public hearing is scheduled for March 9 and convening on May 11, 2020.

   The site plan may be approved by the Plan Commission contingent on the conditional use permit being approved by the Common Council.

2. Indoor Sales and Service is defined in part, as follows:
   Description: Indoor sales and service land uses include all land uses which conduct or display sales or rental merchandise or equipment, or non-personal or non-professional services, entirely within an enclosed building. Depending on the zoning district, such land uses may or may not display products outside of an enclosed building. Such activities are listed as "Outdoor Display incidental to indoor sales" under accessory uses in the Table of Land Uses. A land use which contains both indoor sales and outdoor sales exceeding 15 percent of the total sales area of the building(s) on the property shall be considered an outdoor sales land use. **Vehicular fuel stations and car wash uses are considered in-vehicle sales and service uses. All outdoor display sales areas have been depicted on the site plan.**

3. Regulations related to Indoor Sales and Service uses are as follows:
   Parking requirements: One space per 300 square feet of gross floor area. **The building is 9,210 square feet which requires 31 parking stalls. 39 parking stalls are provided. The plan meets the zoning requirements.**

4. In-vehicle sales and service uses are defined as follows:
   Description: In-vehicle sales and service land uses include all land uses which perform sales and/or services to persons in vehicles, or to vehicles which may or may not be occupied at the time of such activity. Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include drive-in, drive-up, and drive-through facilities, vehicular fuel stations, and all forms of car washes. If performed in conjunction with a principal land use (for example, a convenience store, restaurant or bank), in-vehicle sales and service land uses shall be considered an accessory use. **The proposed use meets this definition.**

5. Regulations related to In-Vehicle Sales and Service uses per 78-206(8)(g) are as follows:
   A. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-through lane(s). **Expected. The plan appears to meet this requirement.**
   B. The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. **The plan appears to meet this requirement.**
   C. In no instance shall a drive-through facility be permitted to operate which endangers the public safety, even if such land use has been permitted under the provisions of this section. **Expected.**
   D. The setback of any overhead canopy or similar structure shall be a minimum of ten feet from all street rights-of-way lines, a minimum of 20 feet from all residentially-zoned property lines, and shall be a minimum of five feet from all other property lines. The total height of any overhead canopy or similar structure shall not exceed 20 feet per the measurement of roof height. **The canopy appears to comply with these requirements. No signage is allowed on the top or side of the canopy roof.**
   E. All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum four-ton axle load. **Expected.**
   F. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property. **N/A**
   G. Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports and landscaped islands. Said curbs shall be a minimum of six inches high and be of a non-mountable design. No curb protecting an exterior fixture shall be located closer than 25 feet to all property lines. **Expected. Details provided.**

6. The parking requirement for In-Vehicle Sales and Service is as follows: **See parking requirement for Indoor Sales and Service (#3 above).** Each drive-up lane shall have a minimum stack length of 100 feet behind the pass through window and 40 feet beyond the pass through window. **The plan appears to meet the requirements. There is not pass through window.**

7. Outdoor Display incidental to indoor sales and service uses are defined as follows: According to section 78-206(4)(d), If a land use displays for sale only limited amount of product outside of an enclosed building, such use may instead be considered incidental to indoor sales under subsection 78-206(8)(f). **The proposed use meets this description.**

8. Regulations related to Outdoor Display incidental to indoor sale and service per 78-206(8)(f) are as follows:
    A. Display area shall not exceed 25% of the gross floor area of principle building onsite. **The site will meet this requirement.**
    B. The display of items shall not be permitted in permanently protected green space areas, required landscaped areas, or required bufferyards. **Expected.**
    C. The display of items shall not be permitted within five feet of a property line. **Expected.**
    D. In no event shall the display of items reduce or inhibit the use or number of required parking stalls. **Expected.**
    E. Display areas shall be separated from any circulation area by a minimum of five feet. The separation shall be clearly delimited by a physical separation such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area. **The plan appears to meet this requirement. The under canopy has historically not been considered a circulation area.**
    F. Signs, screening, enclosures, landscaping, or materials being displayed shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts. **Expected.**
    G. Outdoor display shall be permitted during the entire calendar year, however, if goods are removed from the display area, all support fixtures used to display goods shall be removed within ten calendar days of the goods' removal. **Expected.**
    H. Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use. **Expected.**
    I. Facility shall provide a bufferyard with a minimum opacity of .60 along all borders of the display area abutting residentially zoned property. **N/A**

9. The parking requirement for Outdoor Display incidental to indoor sale and service uses are as follows: **See parking requirement for Indoor Sales and Service (#3 above).**

10. The property meets all zoning lot width and area requirements.

11. The proposed use and zoning meets the intent of the City Comprehensive Plan.

12. The building height and setback requirements are as follows:
    - Minimum front yard setback for principal building: 20 feet
    - Minimum rear yard setback for principal building: 20 feet
    - Minimum side yard setback for principal building: 10 feet
    - Minimum rear and side yard setback for accessory buildings: 4 feet
    - Minimum building separation: 20 feet
    - Maximum building height: 45 feet

    The property is unique in that there are three street fronts. The building meets these requirements.

13. Public sidewalk is required along all public frontages and is delineated on the site plan. Sidewalk shall be 5 feet wide and a minimum of 6" through driveways and a minimum of 4" thick otherwise. **Expected.**

14. All off-street parking and traffic circulation areas shall be paved with a hard, all-weather surface and completed prior to building occupancy. All parking spaces shall be clearly marked to indicate required spaces. **Expected.**

15. Accessible parking spaces shall be installed at a size, number, location, and with signage as specified by state and federal regulations. **Expected.**

16. Except for accessible parking stalls, the minimum parking stall length shall be 18 feet with a minimum width of 9 feet. **The site plan meets this requirement.**

17. The parking aisle width for 90-degree parking shall be a minimum of 24 feet. **The site plan meets this requirement.**

18. The minimum landscape surface ratio (LSR) is 25%. **The site plan meets this requirement.**

19. The maximum floor area ratio is 1. This is calculated by dividing the total floor area of all buildings by the gross site area. **The plan meets this requirement.**

20. All access drives shall have a minimum width of 18 feet. **The plan meets this requirement.**

21. All curb openings for access drives shall have a maximum width of 30 feet for non-residential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet and may be exceeded with explicit Plan Commission approval. **<u>Both access locations are proposed to be 35 feet in width which will need to be approved by the Plan Commission.</u>**

22. The minimum paved surface setback from a side and rear lot line is 5 feet while the minimum is 10 feet from a right-of-way line. **The plan appears to meet this requirement.**

23. Access near street intersections of arterial and collector streets shall not be closer than 100 feet from the intersection of any two street rights-of-way unless the street is the only available frontage on the subject property. **The access at County Highway N has been reviewed by Dane County Highway Department and the design has been updated to their recommendations. The exit is proposed to be right-turn only. A right-of-way application has been submitted.**

24. Per section 78-704 (13) (a), bicycle parking is required equal to 10% of the automobile parking space requirement. **The plan meets this requirement.**

25. Off-street loading stall requirements per section 78-705(11)(b). One loading berth shall be required for each building having a gross floor area of 6,000 square feet to 99,999 square feet. **The plan meets this requirement.**

21. Except for exposed foundations not to exceed three feet in height from adjacent grade, non-single family development shall employ only high-quality, decorative exterior construction materials on the visible exterior of the following portions of all structures:
    - Any portion of the structure within 50 feet of an adjacent residentially zoned property;
    - Any portion of the structure located within 50 feet of a public right-of-way;
    - Any other portion of the structure visible from a public street… The following exterior construction materials shall not be considered "high quality, decorative": non-decorative concrete or cinder block, non-decorative concrete foundation walls or panels, non-decorative plywood, asphaltic siding, or other materials using exposed fastener systems or non-decorative surfaces as determined by the Planning Commission. However, such materials may be allowed by the Planning Commission as decorative elements.

    The plan appears to meet this requirement.

26. Architectural and design elements shall be compatible with the surrounding area and community standards and shall minimize user specific elements <u>as determined by the plan commission</u>. Metal panels with exposed exterior fasteners of the same color may be used on a maximum of 50 percent of the front side of the building. This material is not allowed within 50 feet of any customer or visitor entrance. **As determined by the Planning Commission.**

27. A landscaping plan, which meets the requirements of Article VI of the zoning code, is required. **The landscaping requirements are as follows:**
    - <u>Building foundations</u>: 40 points of landscaping are required per 100 feet of foundation perimeter. 531 feet of foundation requires 213 points of landscaping which are required to be planted within 10 feet of the building foundations. Climax and tall trees cannot be used to meet this requirement. **The plan meets this requirement.**
    - <u>Street frontages</u>: 40 points of landscaping are required per 100 feet of frontage. 931 feet of frontage requires 373 points of landscaping. All landscaping shall be within 10 feet of the public right-of-way and cannot be within the public right-of-way.

Shrubs shall not be used to meet this requirement. A minimum of 50% of the points shall be used for climax or tall trees and a minimum of 30% of all points shall be devoted to medium trees. **Due to utility easements, the plan has been modified to suit Stoughton Utilities. Additional plantings have been placed in other areas to more than make up the difference.**

- Paved areas: Plants used to fulfill this requirement shall visually screen parking, and circulation areas from public streets. A minimum of 360 square feet of landscaped area shall be provided and located within 10 feet of the paved area for every 100 paved area points. Said area does not have to be provided in one contiguous area. 55,690 square feet of paving requires 334 points of landscaping. **The plan meets this requirement.**
- Developed lots: 10 points of landscaping is required for every 1,000 square feet of gross floor area. 9,208 square feet of building will require 93 points of landscaping. **The plan meets this requirement.**

28. Section 78-707, Exterior lighting standards for gas station pump islands is a maximum average of 25 footcandles and all under canopy lighting shall be recessed. The rest of the site shall have a maximum average on-site lighting of 2.4 footcandles and the maximum lighting as measured at the property line is 0.5 footcandles. The maximum fixture height shall be 25 feet from grade. The lighting element shall not be visible from a residentially zoned property. **The plan meets this requirement.**

29. A gated trash enclosure with 6-foot fencing shall be delineated on the plan for the handling of waste. **The plan meets this requirement.**

30. A stormwater management and erosion control plan, application and fees are required. Dane County Land and Water Resources, the City's consultant, will review the plan and perform inspections. **The plans, applications and fees have been submitted.**

31. Proposed utilities-including electrical transformers and HVAC locations shall be shown on the utility plan. **Contact Stoughton Utilities for electric, water and wastewater services. Easements shall be shown on the plan. The property is not within a wellhead protection area.**

32. Required off-street parking shall not be used for snow storage. **This is expected.**

33. Street trees will need to be approved by the Public Works Department. Contact Public Works Director Brett Hebert regarding street tree requirements. **Expected.**

34. Any proposed signage will require a detailed plan and zoning permit prior to installation. **Expected.**

35. The building setback will need to be staked by a surveyor prior to pouring footings and an as-built plan will need to be provided prior to occupancy. **Expected.**

36. State of Wisconsin approved building plans will be necessary prior to issuance of a building permit but are not necessary to begin the City review process.

If you have any questions, please contact me at 608-646-0421

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator

cc. Brad Fry

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