



Location
4701 American Parkway

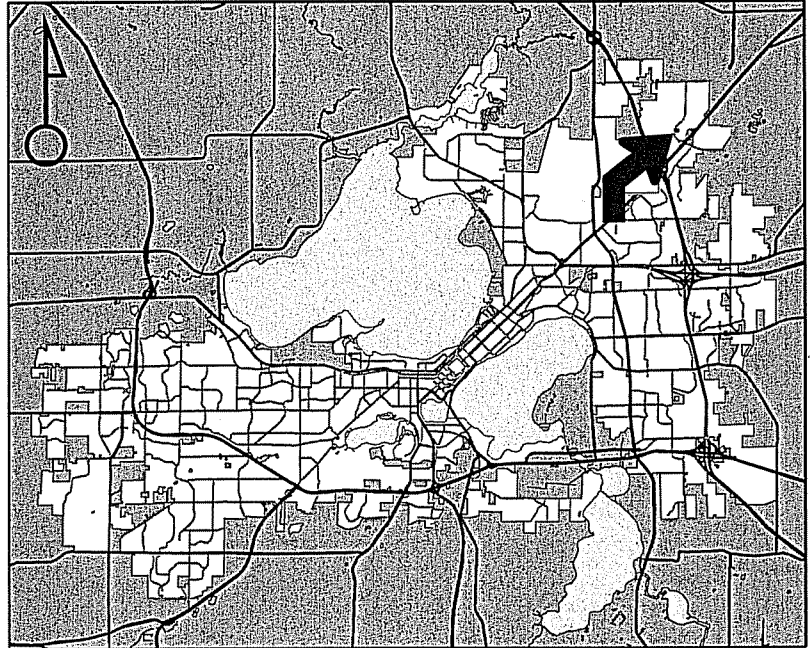
Project Name
Kwik Trip Store #187

Applicant
Jeff Osgood - Kwik Trip, Inc

Existing Use
Vacant land

Proposed Use
Construct auto service station,
convenience store and car wash

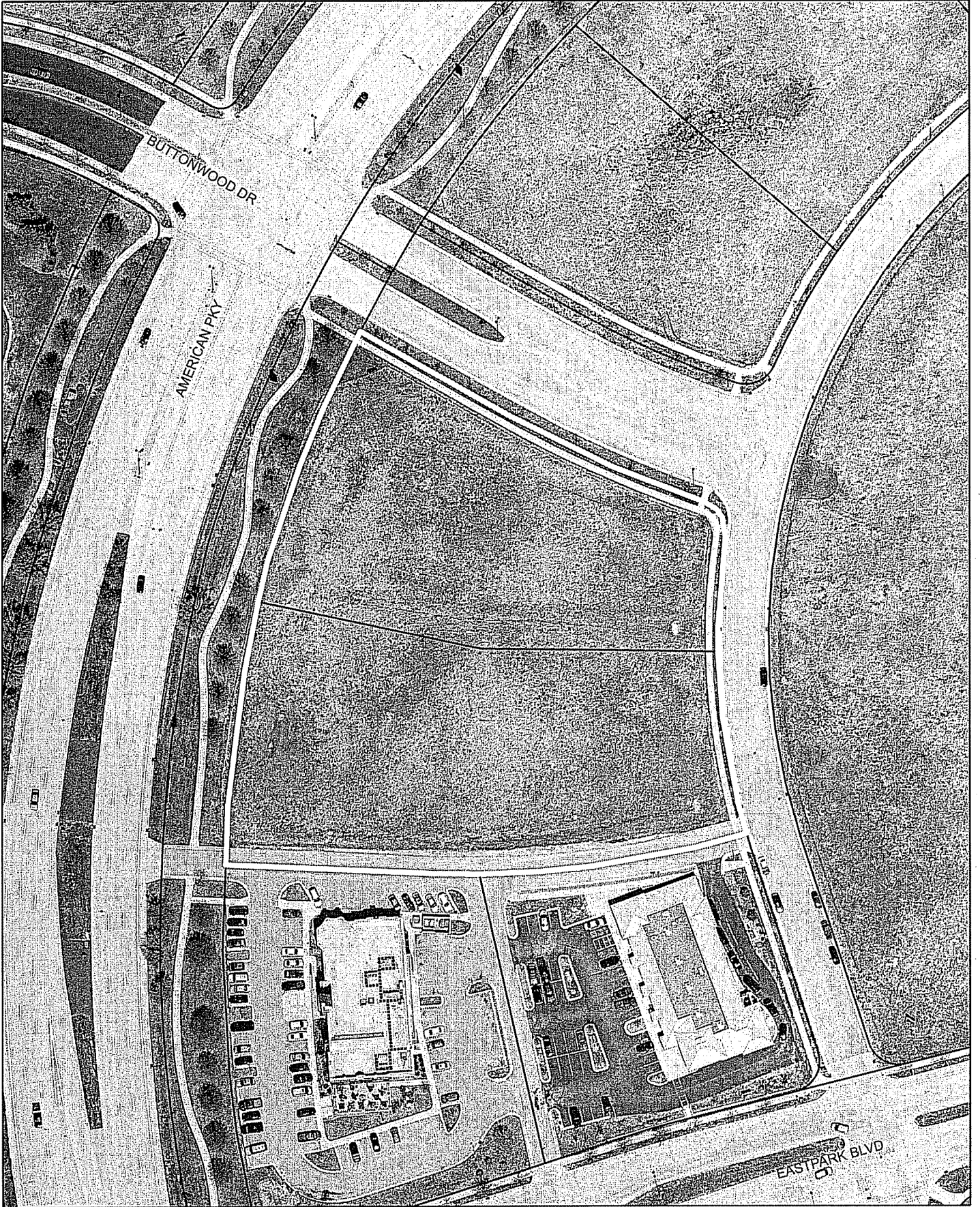
Public Hearing Date
Plan Commission
20 April 2015



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid 1000 Receipt No. 1699-0002
 Date Received 3/4/15
 Received By PDA
 Parcel No. 0810-221-0103-4 + 0102-6
 Aldermanic District F, Joe CLAUSON
 Zoning District CL
 Special Requirements _____
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 4701 AMERICAN PKWY / 5433 BUTTERNWOOD DR.
SE CORNER OF AMERICAN PARKWAY + BUTTERNWOOD DRIVE
 Project Title (if any): Kwik Trip Store #187

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: JEFF OSGOOD Company: KWIK TRIP, INC
 Street Address: 1626 OAK ST City/State: LACROSSE, WI Zip: 54602
 Telephone: (608) 793-5547 Fax: (608) 793-6237 Email: j.osgood@kwiktrip.com

Project Contact Person: JEFF OSGOOD Company: KWIK TRIP, INC
 Street Address: 1626 OAK ST City/State: LACROSSE, WI Zip: 54602
 Telephone: (608) 793-5547 Fax: (608) 793-6237 Email: j.osgood@kwiktrip.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: PROPOSED CONVENIENCE STORE W/ SEPARATE FUELING CANOPY AND ATTACHED 2-BAY CARWASH; OUTDOOR DISPLAY OF GOODS FOR SALE
 Development Schedule: Commencement 08/01/2015 Completion 12/01/2015

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- Seven (7) copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- Twenty Five (25) copies of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- One (1) copy of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the Urban Design Commission, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

DAN SWIFT FROM AMERICAN FAMILY UNIT IN DIRECT CONTACT ON 12/10/14 TO NOTIFY JOE CLAUSSUS

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: TIM PAPES Date: 12/08/14 Zoning Staff: PAT ANDERSON Date: 12/08/14

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant JEFF OSBOD

Relationship to Property: DEVELOPMENT MANAGER KWA TRIP

Authorizing Signature of Property Owner [Signature]

Date 03/03/2015 / 6

Anderson, Patrick

From: Leeann Glover [leeann.glover@gmail.com]
Sent: Wednesday, March 04, 2015 2:43 PM
To: Anderson, Patrick
Cc: Dan T Swift; Joanne M Bernardi; LeeAnn Glover
Subject: Kwik trip application

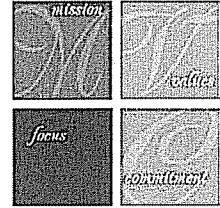
Hi Pat, please accept this email as indication that Kwik Trip has our permission to sign as owner for the conditional use application.

If you have any questions please feel free to contact me at 608.212.5216.

Thank you, LeeAnn Glover

LeeAnn Glover
Director, Real Estate and Planning

Sent from my iPhone



City of Madison
215 Martin Luther King Jr Blvd
Madison, WI 23701

Letter of Intent

March 4th, 2015

To whom it may concern,

This letter is intended to accompany our submittal for our application to the City of Madison for the requested Conditional Use Permit application for our proposed project at the southeast quadrant of American Family Parkway and Buttonwood Drive in the American Family Development.

Kwik Trip, Inc. is proposing the construction of a 7000 s.f. convenience store with attached 2-bay carwash and 4800 s.f. fueling canopy at the currently vacant 3.13 acre site. Included in the submittal are 1 copy (8.5 x 11), 25 copies (11x17), and 7 (24x36) full size copies of all documents requested.

The proposed method of operation for this development will be consistent with that for our existing convenience stores within the area. 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: gasoline, in line diesel, E-85, groceries, bakery and dairy, hot and cold food and beverages, tobacco products, lotto, convenience store merchandise, ice, and propane. The outside merchandising of products is being requested next to the store (ice and propane) and miscellaneous merchandising under the gas canopy. The proposed store is projected to have between 15-20 full and part time employees, with 2-8 on staff at any given time. There are 8 total bike parking spaces as well as 29 general parking stalls including accessible parking stalls. We also have shown an additional 20 parking stalls which will be leased to the neighboring Irish Pub Restaurant. There is an existing development agreement/easement in place that these stalls will be a part of. American Family's Real Estate team is also involved with the approval of these additional parking stalls. We are aware that the maximum parking stalls for this site is 15. We are requested a variance for the additional parking stalls to operate efficiently.

The proposed architectural plan will consist of a brick facade with standing seam metal roof. The building and canopy fascia will tie in with franchise colors. The 2015 prototype building is larger than previous years building. We have expanded the retail floor area as well as kitchen and mechanical space all on the main level with no basement. The total estimated project costs including land is \$3,800,000.

Kwik Trip would be happy to provide any additional information or answer any questions or concerns you may have with our submission. Please feel free to call me with any questions.

Sincerely,

Jeff Osgood
Kwik Trip, Inc - Store Engineering
Development/Project Manager
608-793-5547
josgood@kwiktrip.com



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."

Kwik Trip & Kwik Star Stores • Tobacco Outlet Plus • Convenience Transportation, LLC • Hearty Platter Restaurants & Cafés

EXHIBIT D

LANDSCAPE POINT CALCULATIONS
(To be completed by applicant)

TOTAL NUMBER OF PARKING SPACES PROVIDED: 50

CANOPY TREE REQUIREMENTS:
(Required at 1 tree per 12 parking spaces or fraction thereof)

Number Required: 4
Number Provided: 4

LANDSCAPE POINT COMPUTATION
(Required at the rate of 15 points per parking space - exclusive of canopy trees)

Total Required Points: 750

Land Elements:	Number of Elements	Points per Element
Canopy Trees (2-2.5" caliper) @ 50 pts. each	<u>2</u>	<u>100</u>
Canopy Trees (8-10' height) @ 30 pts. each	<u>1</u>	<u>30</u>
Evergreen Trees @ 30 pts. Each	<u> </u>	<u> </u>
Ornamental Trees @ 20 pts. each	<u>14</u>	<u>280</u>
Tall Shrubs @ 9 pts. each	<u>7</u>	<u>63</u>
Medium Shrubs @ 6 pts. each	<u>28</u>	<u>168</u>
Low Shrubs @ 3 pts. each	<u>70</u>	<u>210</u>
TOTAL POINTS PROVIDED:		<u>751</u>

** replacing 2 existing trees, which are being removed during construction*

Source: Architectural and Development Guidelines/Chapter 6 (Landscaping)
The American Center, Madison, Wisconsin

Note: Applicant may request points for decorative fences, earth berms, ground covers, existing vegetation and shrubs of less than 2' height. The number of points credited may be negotiated.

Applicant shall also comply with City of Madison standards which may require a higher level of landscaping.

March 10, 2009

Project Location / Address _____
Name of Project _____
Owner / Contact _____
Contact Phone _____ Contact Email _____

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size
MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 136,420 SF.

Total landscape points required 2275

- (b) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

- (c) For the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Plant Type/ Element	Installation	Points	Points		Points	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			32	1120
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			—	—
Ornamental tree	1 1/2 inch caliper	15			7	105
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			14	140
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			91	273
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			39	156
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			97	194
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200	5	210		
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"			32	114 5% of 2275
Sub Totals						2102

Total Number of Points Provided 2312

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

PLN. NO. 10-12-14
DATE: 10-12-14

ALTA/ACSM LAND TITLE SURVEY
LOTS 9 AND 10, THE AMERICAN CENTER PLAT FIRST ADDITION, AS RECORDED IN VOLUME 56-172A OF PLATS, ON PAGES 529-530, AS DOCUMENT NUMBER 2520937, DANE COUNTY REGISTRY, ALSO LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SNYDER & ASSOCIATES
Engineers and Planners



SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

DATE: 10-12-14
REVISIONS:

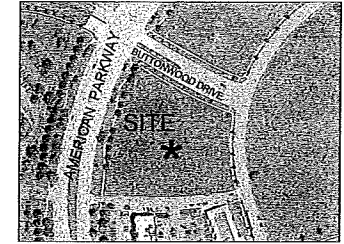
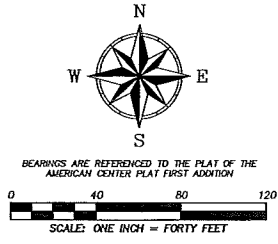
SURVEYOR CERTIFICATION

To: Kwik Trip, Inc., a Wisconsin Corporation, and its successors and assigns; American Family Mutual Insurance Company and Dane County Title Company

This is to certify to the best of my knowledge and belief, that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 11(b), 14, 17, 20, 22 and 23 of Table A thereof. The field work was completed on October 14 and 23, 2014.

Date: NOVEMBER 11th, 2014

Adam R. Gross
Adam R. Gross, P.L.S. S-3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
argross@snyder-associates.com



VICINITY MAP
NOT TO SCALE

LEGEND

⊙ 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)	—S—S— STORM SEWER LINE
⊙ 1-1/4" SOLID IRON ROD (S.I.R.) FOUND	—W—W— WATER MAIN LINE
⊙ 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 LBS./FT.	—S—S— SANITARY SEWER LINE
⊙ CHISELED CROSS SET	—G—G— BURIED GAS LINE
⊙ SURVEY MARKER NAIL SET	—T—T— BURIED TELEPHONE LINE
() INDICATES RECORDED AS	—E—E— BURIED ELECTRIC LINE
	—C—C— BURIED CABLE TV LINE
	—F—F— BURIED FIBER OPTIC LINE

← DRAINAGE ARROW FROM THE AMERICAN CENTER PLAT FIRST ADDITION

⊙ SANITARY MANHOLE	⊙ STREET LIGHT	⊙ CABLE TV BOX
⊙ WATER VALVE	⊙ ELECTRIC TRANSFORMER	⊙ CABLE TV MANHOLE/VAULT
⊙ FIRE HYDRANT	⊙ ELECTRIC MH OR VAULT	⊙ HANDICAP PARKING STALL
⊙ STORM SEWER MANHOLE	⊙ TRAFFIC SIGN	⊙ BENCHMARK
⊙ SQUARE INTAKE/INLET	⊙ TELEPHONE JUNCTION BOX	⊙ DECIDUOUS TREE (SIZE VARIES)
⊙ H-INLET	⊙ TELEPHONE MH OR VAULT	⊙ CONIFEROUS TREE (SIZE VARIES)
⊙ FLARED END SECTION	⊙ GAS VALVE	

NOTES

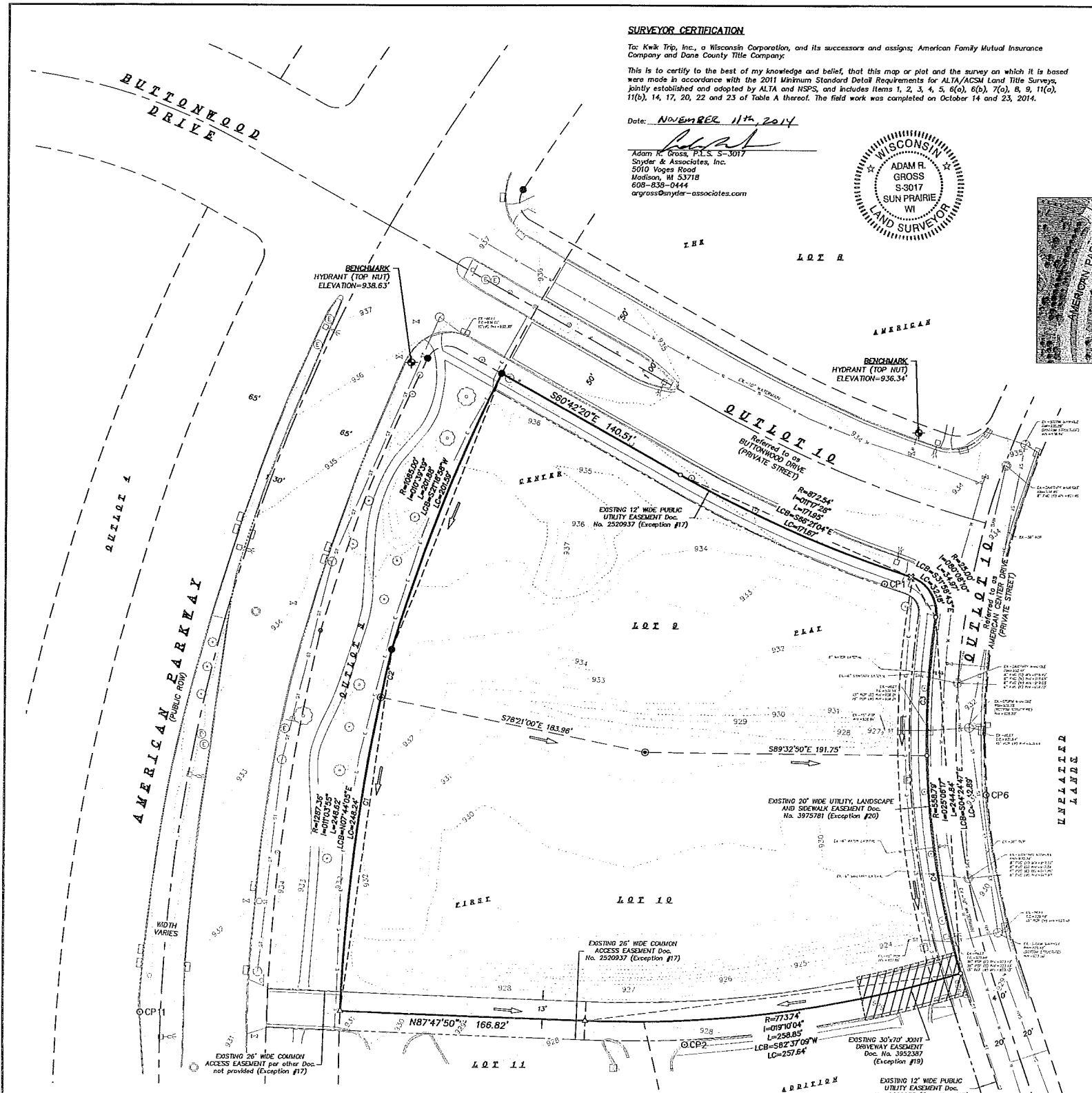
- Description from Title Commitment No. C-14071487 dated September 16, 2014 at 5:59 a.m. from Dane County Title Company.
- Parcel A: Lots Nine (9) and Ten (10), The American Center Plat First Addition, in the City of Madison, Dane County, Wisconsin.
- Parcel B:
- Together with a non-exclusive easement for ingress and egress over Outlot Ten (10), The American Center Plat First Addition, in the City of Madison, Dane County, Wisconsin, as set forth and reserved on the recorded plat of The American Center Plat First Addition, recorded September 27, 1993 as Document Number 2520937 and as described in Instrument recorded August 5, 1992 in Volume 19688 of Records, Page 1 as Document Number 2379020.
- The legal description referenced in the title commitment is the same property depicted on this survey.
- Date of Field Survey: October 14 and 23, 2014.
- Total Area of parcel surveyed = 136,420 Sq. Ft. (3.1318 Acres)
- Current Zoning: CC (Commercial Center District) (Per City of Madison Assessor's Website)
- Current Setbacks:
Front Yard: refer to Sec. 33.24(4)(b), of Madison General Ordinances
Side Yard: (Where buildings abut residentially-zoned lots at side lot line) Minimum side yard required in the adjacent residential district (Other cases) One-Story: 5, Two-Story or Higher: 6
Rear Yard: The lesser of 20% of lot depth or 20 feet
Rear Yard: For corner lots, where all abutting property is in a nonresidential zoning district the required rear yard setback shall be the same as the required side yard setback.
Address of properties: 4701 American Parkway, 4802 American Center Drive
Parcel Numbers: 231/0810-221-0102-6, 251/0810-221-0103-4
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search may disclose.
- No attempt has been made as a part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities contact the appropriate agencies.
- "Sold described property is located within an area having a Zone designation X by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 55025C0268N, with a date of identification of September 17, 2014, for Community Number 550083 in City of Madison, Dane County, State of Wisconsin, which is the current Flood Insurance Rate Map for the community in which said property is situated." (Noted to fulfill item 3 of Table A)
- At the time this survey was performed there were no existing buildings on the property. (Noted to fulfill item 7(a) of Table A)
- At the time this survey was performed, no parking areas have been constructed. (Noted to fulfill item 9 of Table A)
- Height regulations are as follows: No Building shall exceed 5 stories or 65' in height unless conditionally approved.
- Subsurface utilities and features shown on this survey have been approximated by locating surficial features and appurtenances, locating Digger's Hotline field markings and by reference to utility records and maps. Digger's Hotline Ticket Number 20144202387.
- Per information provided the surveyor through a telephone conversation on 10-27-2014 with the City of Madison, no changes plan to be made to the public street right-of-way lines. (Noted to fulfill item 17 of Table A)
- Before excavation, appropriate utility companies should be contacted. For exact location of underground utilities, contact Digger's Hotline at 1-800-242-6511.
- Surveyor has been provided a copy of Title Commitment No. C-14071487 dated September 16, 2014 at 5:59 a.m. from Dane County Title Company.
- Title Commitment references the following from Schedule B - Section Two (Exceptions):
10. Public or private rights, if any, in such portion of the subject premises as may be presently used, sold out or dedicated in any manner whatsoever, for street, highway or alley purposes.
11. Rights of others, including any terms, provisions and/or conditions regarding the use and maintenance of any easement rights described in Parcel B in Schedule A; and any assessments or charges associated thereto.
12. It is stipulated nothing that herein is to be construed as having that the easement described in Parcel B in Schedule A is open and unobstructed (unless we are furnished with an acceptable survey indicating that said easement is open and unobstructed).
13. Loss or damage, if any, arising from the granting of the easement described in Parcel B in Schedule A by American Family Mutual Insurance Company.
NOTE: The recorded plat of The American Center Plat First Addition, recorded as Document Number 2520937 contains a notation stating: Outlot 10 shall be owned and maintained by the "American Center Owner's Association, Inc." As of the effective date hereof we find no conveyance of record of said Outlot 10 from American Family Mutual Insurance Company to The American Center Owner's Association, Inc.
14. The American Center Owner's Association, Inc., as disclosed by Non-Stock Articles of Incorporation recorded July 14, 1992 in Volume 19452 of Records, Page 1 as Document Number 2375210 and the terms, provisions and conditions contained therein; and unrecorded By-Laws of said entity and the terms, provisions and conditions contained therein; and assessments, fees and/or charges, if any, levied by said entity. (Applies to the surveyed parcels. Not plottable, refer to document.)
15. Affidavit, Resolution and revised Declarations of Protective Covenants and Conditions for The American Center recorded August 5, 1992 in Volume 19688 of Records, Page 1 as Document Number 2379020. (Applies to the surveyed parcels. Not plottable, refer to document.)
16. Assessments, charges and/or fees levied by the Association pursuant to the Affidavit, Resolution and revised Declarations of Protective Covenants and Conditions for The American Center recorded August 5, 1992 in Volume 19688 of Records, Page 1 as Document Number 2379020. (Applies to the surveyed parcels. Not plottable, refer to document.)
17. The following matters affecting the subject premises as shown on the recorded plat of The American Center Plat First Addition, recorded September 27, 1993 as Document Number 2520937:
A. Utility easement(s) over Lots 9 and 10. (As shown on survey).
B. 20' wide Common Access Easement over Lot 10. (As shown on survey).
C. Drainage arrows and note stating: "Arrows indicate the direction of surface drainage grade of individual property lines. Split drainage lines shall be graded with the construction of each principal structure and maintained by the lot owner, unless modified with the approval of the City Engineer. Elevation given are for property corners at ground level and shall be maintained by the lot owner, unless modified with the approval of the City Engineer. (As shown on survey)."
D. Note stating: "There shall be no vehicular access to American Center Boulevard or to American Parkway, except as by common access easements." (Applies to surveyed parcels).
E. Outlot 10 is reserved for an ingress and egress easement for what is known as the "Commercial Service Complex", described in Document number 3279020. Outlot 10 is also reserved for a public water and sewer easement. (Applies to surveyed parcels. Outlot 10 shown on survey).
F. Outlot 10 shall be owned and maintained by "American Center Owner's Association, Inc."
F. Future 26' wide ingress/egress easement by other instrument.
18. Possible ejection easement over lands in The American Center development as disclosed by instrument recorded May 8, 2002 as Document Number 3485666. (Not plottable, refer to document).
19. Terms, provisions, conditions, easements, covenants and all other matters as set forth in Joint Driveway and Parking Easement recorded August 9, 2004 as Document Number 3992357. (Not plottable that affects Lots 9 and 10 as shown on survey).
20. Permitted Easement for Utility, Landscape and Sidewalk Purposes and conditions as set forth in instrument recorded October 6, 2004 as Document Number 3975781. (As shown on survey).
21. Terms, provisions, conditions, easements, covenants and all other matters as set forth in Joint Driveway, Common Access and Cross Parking Easements recorded September 22, 2006 as Document Number 2373565. (Applies to the surveyed parcels. Not plottable, refer to document).
22. Assessments, fees and/or charges, if any, levied by Statewide Drainage District.
23. Unrecorded Height Limitation Zoning Map, Dane County Regional-Trans Field, Madison, Wisconsin, Wisconsin Bureau of Aeronautics, adopted October 2, 2008. (Applies to the surveyed parcels. Not plottable, refer to document).

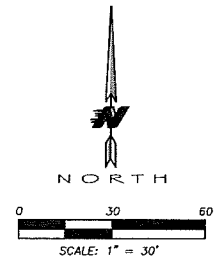
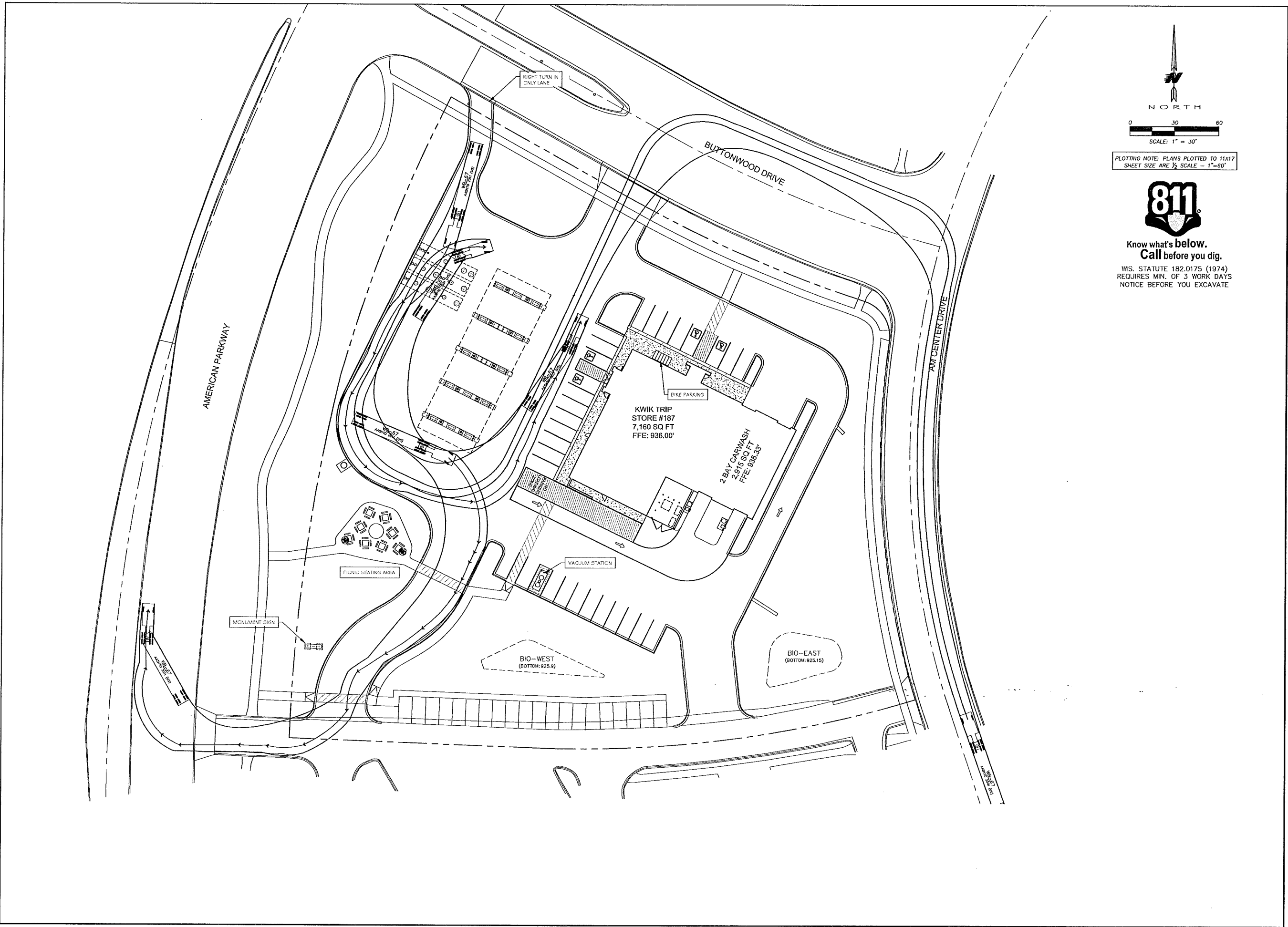
CONTROL POINTS

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	510,248.69	848,156.28	934.50	115 CP1 PK Nail
2	509,934.92	848,022.65	928.11	115 CP2 PK Nail
6	510,105.30	848,226.85	931.21	115 CP6 PK Nail
11	509,956.04	847,651.45	933.14	115 CP11 Cut Cross

CURVE DATA

NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING
C1	9°34'48"	215.25'	1287.36'	215.00'	S 6°59'32" W
C2	12°59'07"	33.37'	1287.36'	33.37'	S 12°31'29" W
C3	9°40'39"	84.39'	558.79'	84.27'	S 3°18'02" W
C4	15°25'38"	150.46'	558.79'	150.00'	S 9°15'06" E





PLOTTING NOTE: PLANS PLOTTED TO 11X17
SHEET SIZE ARE 1/2 SCALE - 1"=60'



Know what's below.
Call before you dig.
WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

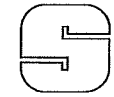
KWIK TRIP

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KWIK TRIP, Inc.
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LA CROSSE, WI 54602-2107
PH. (608) 781-8988
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SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 KTS01
www.snyder-associates.com

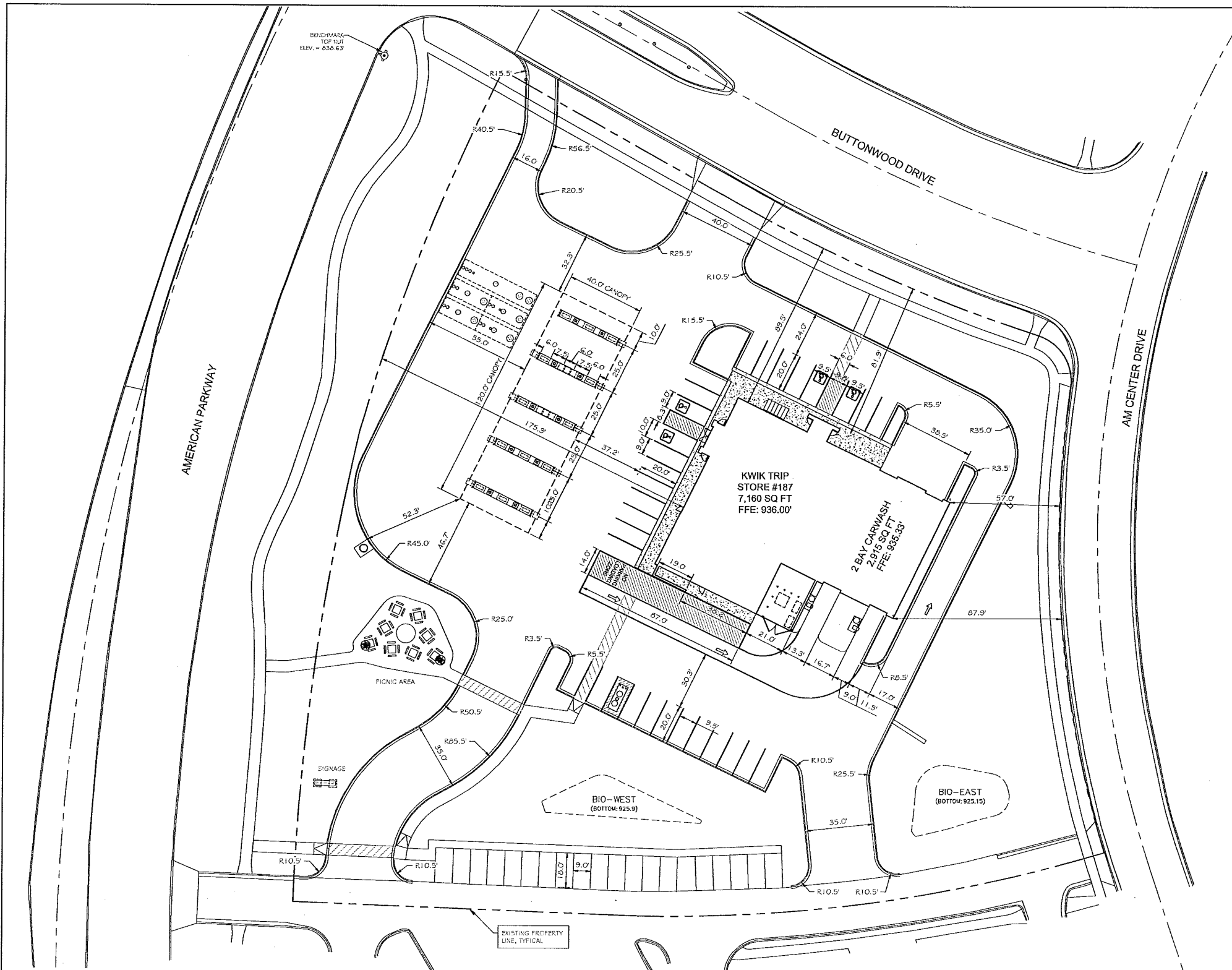
SITE PLAN - TURNING MOVEMENTS

CONVENIENCE STORE 187

4701 AMERICAN PARKWAY
MADISON, WISCONSIN 53718

NO.	DATE	DESCRIPTION

DRAWN BY	M. WAHL
SCALE	1" = 30'
PROJ. NO.	KTS02
DATE	3-4-15
SHEET	SP



CONSTRUCTION NOTE:

LAYOUT NOTES:

1. PLAN PREPARED FROM AN ALTISSOM SURVEY BY: SNYDER & ASSOCIATES, PHONE: 608-456-0444 DATED NOVEMBER 11, 2014.
2. CURBS ARE DIMENSIONED TO FACE OF CURB.
3. UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES.
CONTROL JOINT MAXIMUM DISTANCE: WALKS- 8' O.C., ALL OTHERS- 10' O.C., SAW OUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS.
EXPANSION JOINT MAXIMUM DISTANCE: WALKS- 24' O.C., ALL OTHERS- 40' O.C. DOWEL ALL EXPANSION JOINTS- MAXIMUM 24" O.C.
4. CONCRETE IN ISLAND COMPLEX SHALL BE SMOOTH FINISHED.
5. EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER: AFR 115-1023 BY USE: TK6619V NOV 11 DEC 31 USE: TK 2912
6. EXPANSION JOINTS SHALL BE DECK-O-FRAMED AND CAULKED WITH SLI

SITE DATA:

ZONING DISTRICT: _____

TOTAL SITE AREA: _____

PRO. IMPERVIOUS: _____

PRO. PERVIOUS: _____

PARKING REQUIREMENTS: _____

PARKING REQUIRED: _____

PARKING PROVIDED: _____

BUILDING HEIGHTS: _____

CONVENIENCE STORE: 23.5' ???

CAR WASH: 14' ???

CANOPY: 20.0' ???

BUILDING SETBACKS: _____

R/W: _____

REAR: _____

SIDE YARD: _____

PARKING: _____

FUELING PUMPS: _____

PROPOSED GREEN AREA: _____

PROPOSED HARD COVER: _____

PAVED AREA: _____

BUILDING AREA: _____

CANOPY AREA: _____

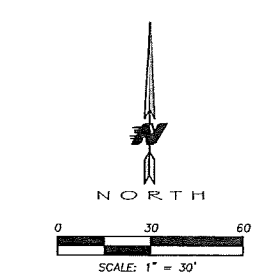
UTILITY COMPANY INFORMATION:

GAS/ ELECTRIC: _____

PHONE- AT&T: _____

COMMUNICATIONS: _____

SANITARY, WATER: _____



PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE 1/2 SCALE - 1"=60'



Know what's below. Call before you dig.

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

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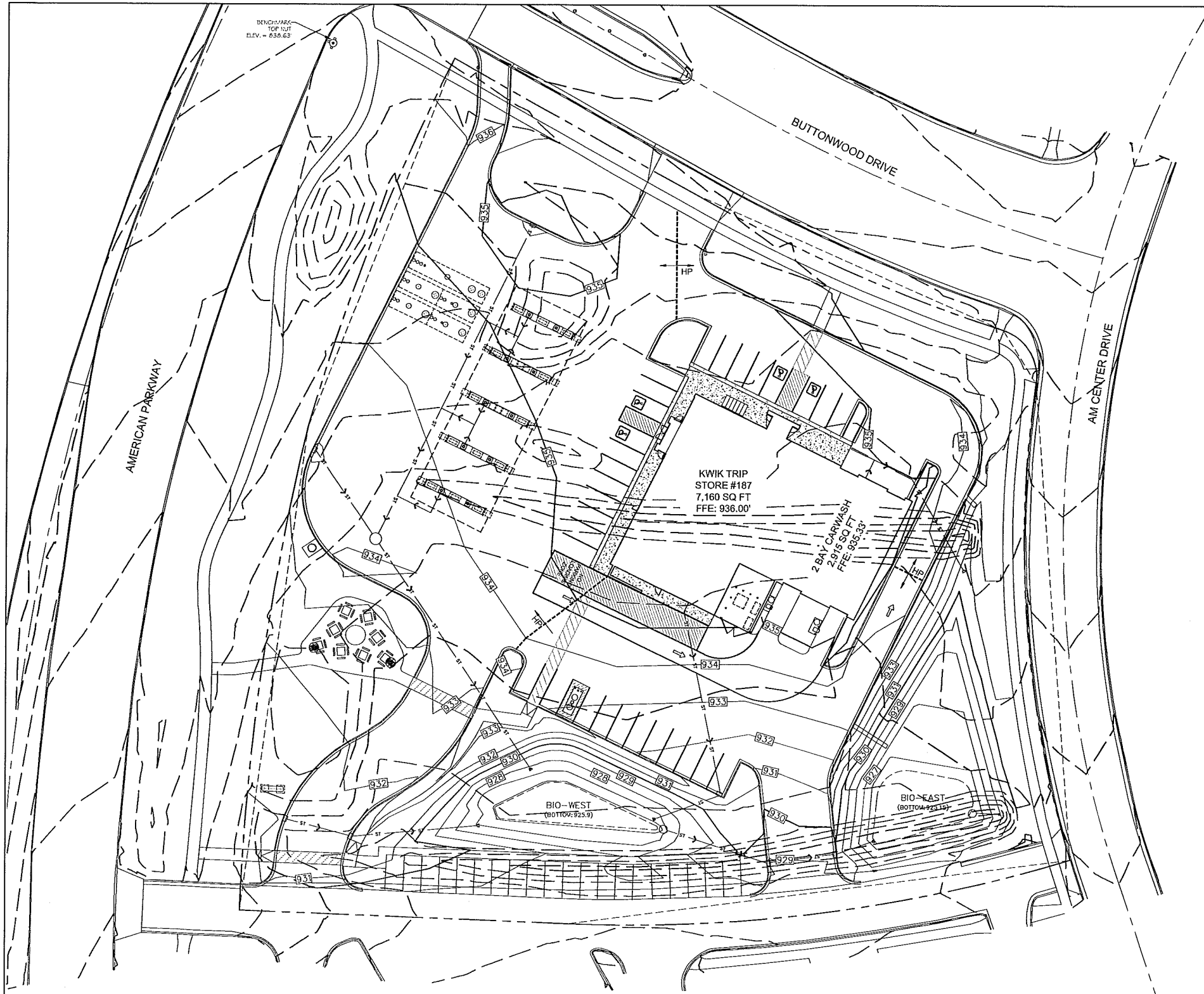
SITE PLAN LAYOUT

CONVENIENCE STORE 187

4701 AMERICAN PARKWAY
MADISON, WISCONSIN 53718

NO.	DATE	DESCRIPTION

DRAWN BY: M. WAHL
SCALE: 1" = 30'
PROJ. NO.: KTS02
DATE: 3/4/15
SHEET: SP1



BENCHMARK
TOP NUT
ELEV. = 835.63

NOTE GRADING CONTRACTOR:

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

PLAN NOTES:

- REFER TO OTHER PROJECT PLANS AND INFORMATION RELATED TO THIS PROJECT PRIOR TO BEGINNING ANY GRADING WORK.
- PLAN PREPARED FROM AN ALTA/ASCM SURVEY BY:
SNYDER & ASSOCIATES PHONE: 608-838-0444
DATED NOVEMBER 11, 2014

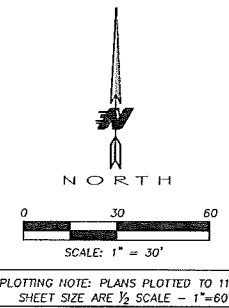
CONSTRUCTION NOTES:

- CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.
- CONTRACTOR SHALL OBTAIN AN EXCAVATION IN THE RIGHT-OF-WAY PERMIT FROM THE CITY ENGINEER PRIOR TO PERFORMING ANY WORK WITHIN THE RIGHT-OF-WAY.
- CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CONFLICTS.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.
- AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM OF 4" DEPTH COMPACTED TOPSOIL.
- CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRIVES IN R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL R.O.W.
- REFER TO OWNER'S SPECIFICATIONS FOR CURB, APPROACH, BITUMINOUS, AND CONCRETE PROFILES, AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.

ELEVATION NOTES:

PROPOSED FINISHED FLOOR ELEV.
STORE = 936.00 FEET & CAR WASH = 935.33 FEET

BENCHMARK (AS SURVEYED)
TOP NUT ON HYDRANT @ SE CORNER OF AMERICAN PARKWAY AND BUTTONWOOD AVENUE ELEVATION = 835.63 FEET



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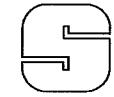
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GRADING PLAN

CONVENIENCE STORE 187

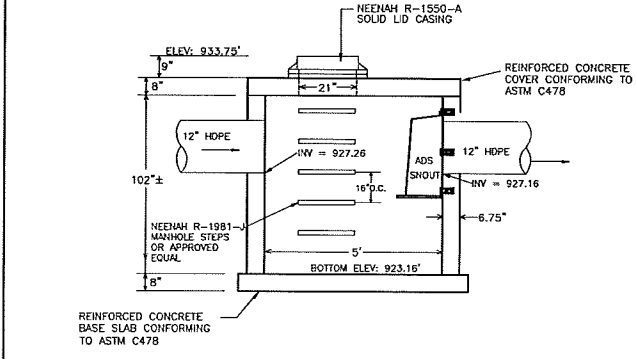
 4701 AMERICAN PARKWAY
 MADISON, WISCONSIN 53718

NO.	DATE	DESCRIPTION

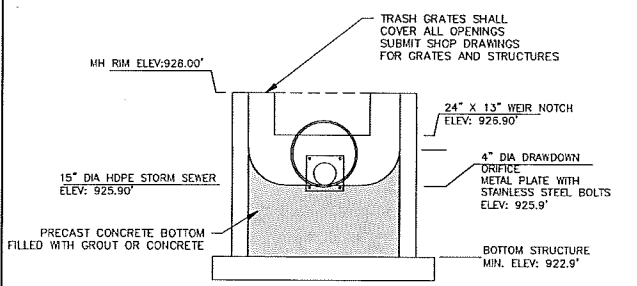
DRAWN BY	M. WAHL
SCALE	1" = 30'
PROJ. NO.	KTS02
DATE	3-4-15
SHEET	SP2

STORM DRAINAGE:

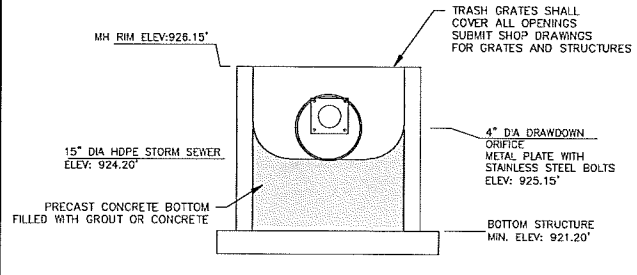
- UNLESS OTHERWISE INDICATED, USE REINFORCED, PRECAST, CONCRETE MAINTENANCE HOLES AND CATCHBASINS CONFORMING TO ASTM C478, FINISHED WITH WATER STOP RUBBER GASKETS AND PRECAST BASES. JOINTS FOR ALL PRECAST MAINTENANCE HOLE SECTIONS SHALL HAVE CONFINED RUBBER GASKETS IN ACCORDANCE WITH ASTM C923. THE INSIDE BARREL DIAMETER SHALL NOT BE LESS THAN 48 INCHES.
- ALL JOINTS AND CONNECTIONS TO CATCHBASINS OR MANHOLES SHALL BE WATER-TIGHT. USE RESILIENT RUBBER SEALS, WATERSTOP GASKETS, OR APPROVED EQUAL. CEMENT MORTAR JOINTS ARE NOT ALLOWED.
- INSTALL CATCHBASIN CASTINGS WITH SPECIFIED TOP ELEVATION AT THE FRONT RIM.
- 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-IN 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.
- 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.
- 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.
- TRACER WIRE: LOCATING REQUIREMENTS - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWER/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 122.071(56)(9) OF THE STATUTES.
- 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 H-40 PLASTIC FOAM INSULATION.
- CLEANOUTS: INSTALL CLEANOUTS ON ALL ROOF DRAINS IN ACCORDANCE WITH S.P.S 362.35 (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 METAL BOX FRAME AND SOLID LID NEENAH R-1914-A, OR APPROVED EQUAL, OVER ALL CLEANOUTS.
- 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 BEEL 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 FRENCH CONDITIONS ARE UNSUITABLE FOR SUCH WORK.



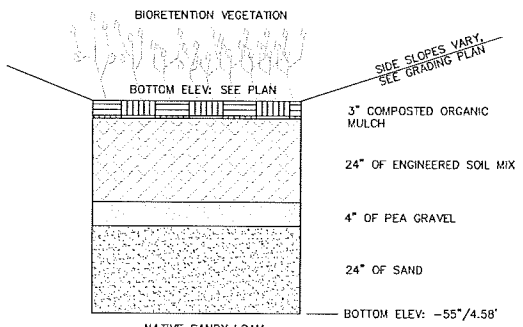
1 OIL SKIMMER STORM MANHOLE
SP3 NOT TO SCALE



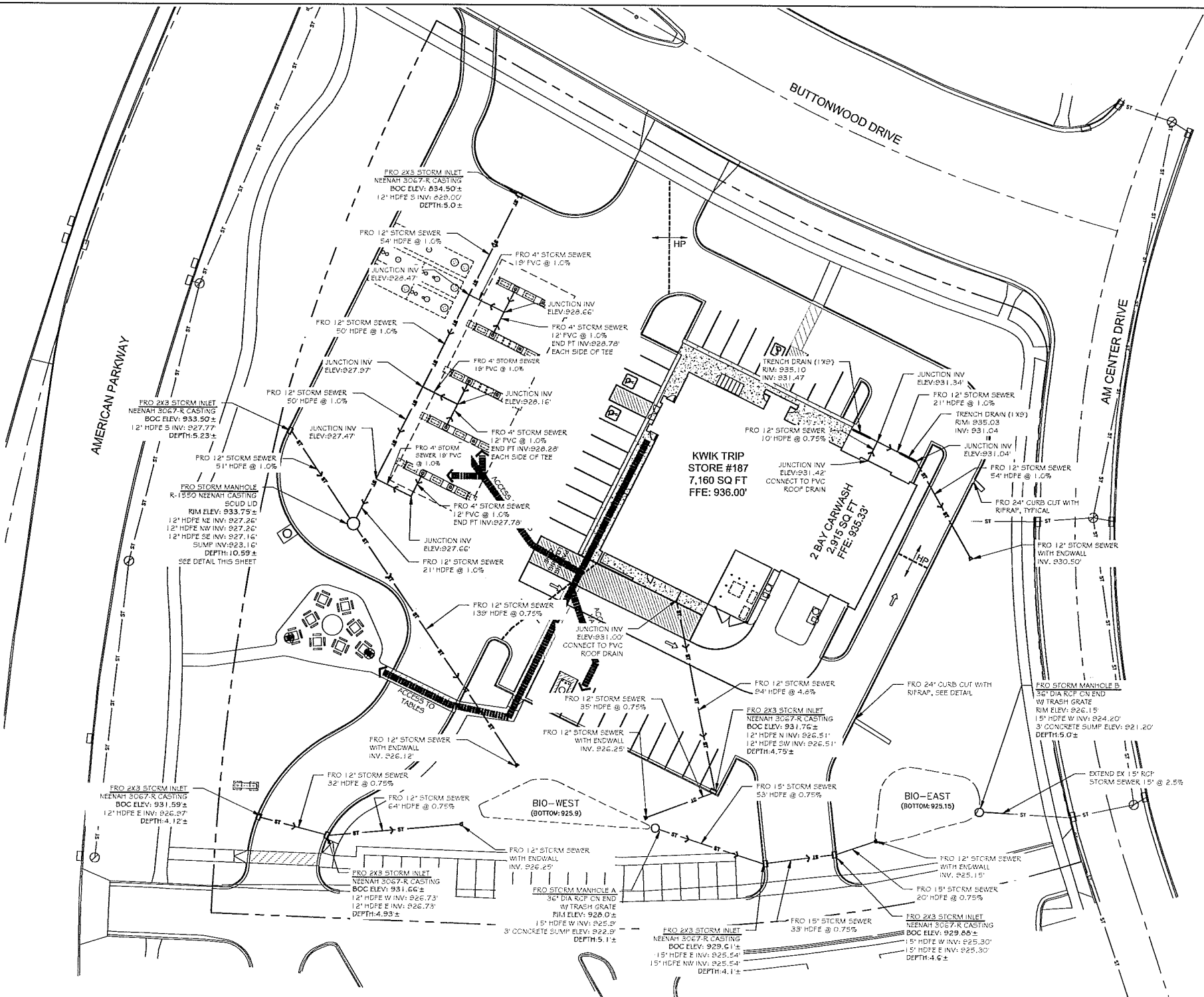
2 BIO WEST OUTLET STRUCTURE 'A'
SP3 NOT TO SCALE



3 BIO WEST OUTLET STRUCTURE 'B'
SP3 NOT TO SCALE



4 TYPICAL CROSS SECTION BIORETENTION AREAS
SP3 NOT TO SCALE



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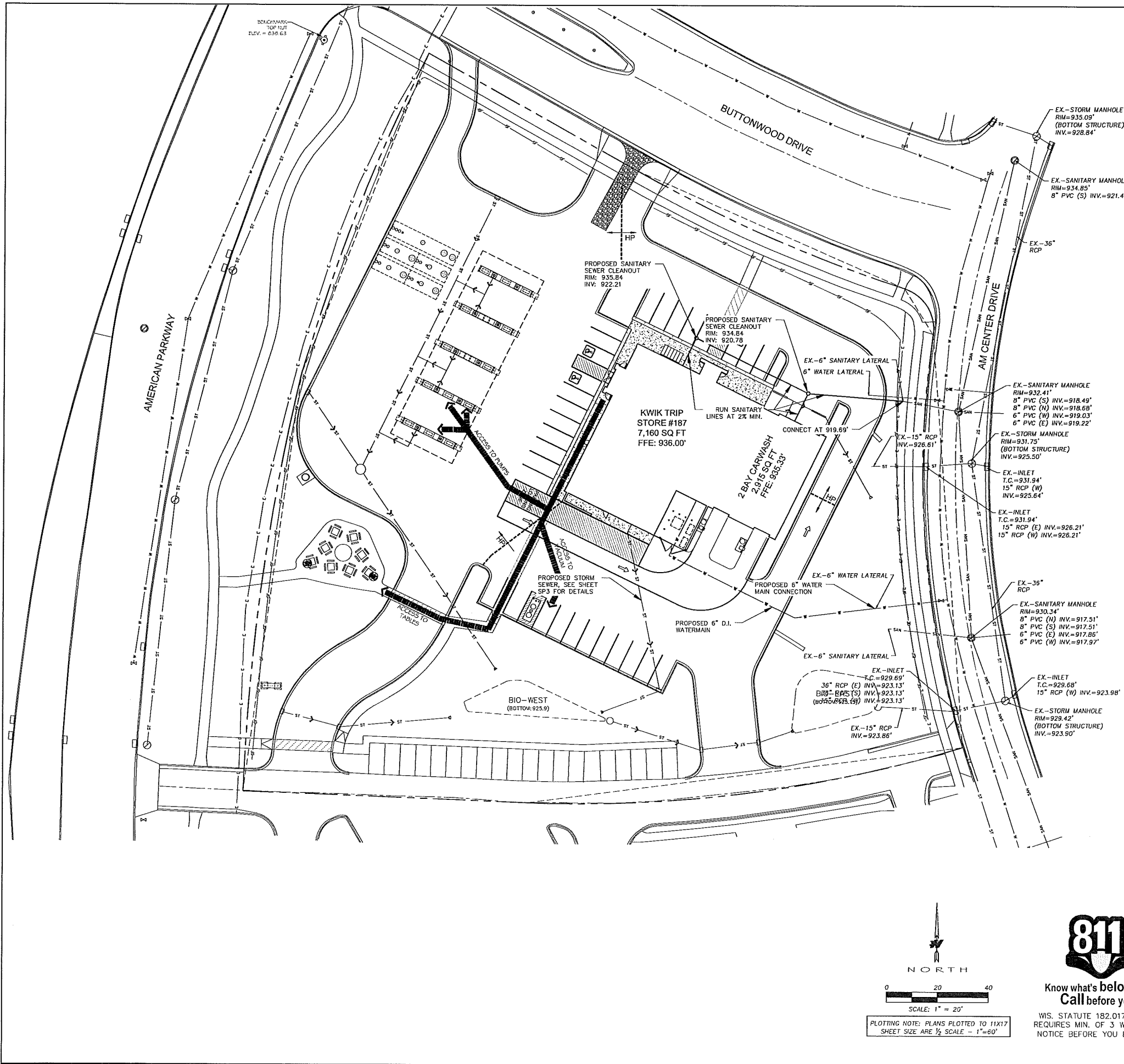
STORM SEWER PLAN

CONVENIENCE STORE 187

4701 AMERICAN PARKWAY
MADISON, WISCONSIN 53718

NO.	DATE	DESCRIPTION

DRAWN BY: M. WAHL
SCALE: 1" = 30'
PROJ. NO.: KTS02
DATE: 3-4-15
SHEET: SP3



- WATER DISTRIBUTION SYSTEM:**
- 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.
 - 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.
 - WATERMAIN DEPTH:** MAINTAIN 7.5 FEET OF COVER OVER THE TOP OF THE WATER LINES UNDER THE SUPERVISION OF THE CITY OF MADISON. NOTIFY THE CITY 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.
 - TESTING:** PRESSURE TEST AND PERFORM BACTERIOLOGICAL TESTS ON ALL WATER LINES UNDER THE SUPERVISION OF THE CITY OF MADISON. NOTIFY THE CITY 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.
 - 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 CITY 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.
 - 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 W/ 2" GAS. VALVE BOXES SHALL BE 18" LAYERS LENGTH 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.
 - 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.
 - POLYVINYL CHLORIDE (PVC) BUILDING WATER SERVICES:** ASTM D2241 OR ASTM D1785; PRESSURE RATED FOR WATER.
 - POLYVINYL CHLORIDE (PVC) WATERMAIN:** USE AWWA C900 FOR ALL PVC WATERMAIN FURNISHED WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS; MINIMUM PRESSURE CLASS 150; DIMENSION RATIO NOT GREATER THAN 16; LAYERS LENGTH 20 FEET. USE EBAA IRON, INC. "SERIES 2000 PV MEGALUG," OR APPROVED EQUAL FOR RESTRAINT ON C900 PVC WATERMAIN. LAY TRACE WIRE WITH ALL C900 PVC WATERMAIN.
 - 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).
 - 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.
 - 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.
 - 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.
- SANITARY SEWER:**
- 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 D2254. LAY ALL PVC PIPE ON A CONTINUOUS GRANULAR BED. INSTALLATION MUST COMPLY WITH ASTM D2321.
 - 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.
 - 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 PIPES SHALL EXCEED A DEFLECTION OF 5%. IF THE TEST FAILS, MAKE NECESSARY REPAIRS AND RETEST.
 - 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 CONFORMED RUBBER "O"-RING GASKETS IN ACCORDANCE WITH ASTM C923. THE INSIDE BARREL DIAMETER SHALL NOT BE LESS THAN 48 INCHES.
 - 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.
 - 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.
 - 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.
 - 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).

Kwik Trip
STORES
Kwik Star
STORES

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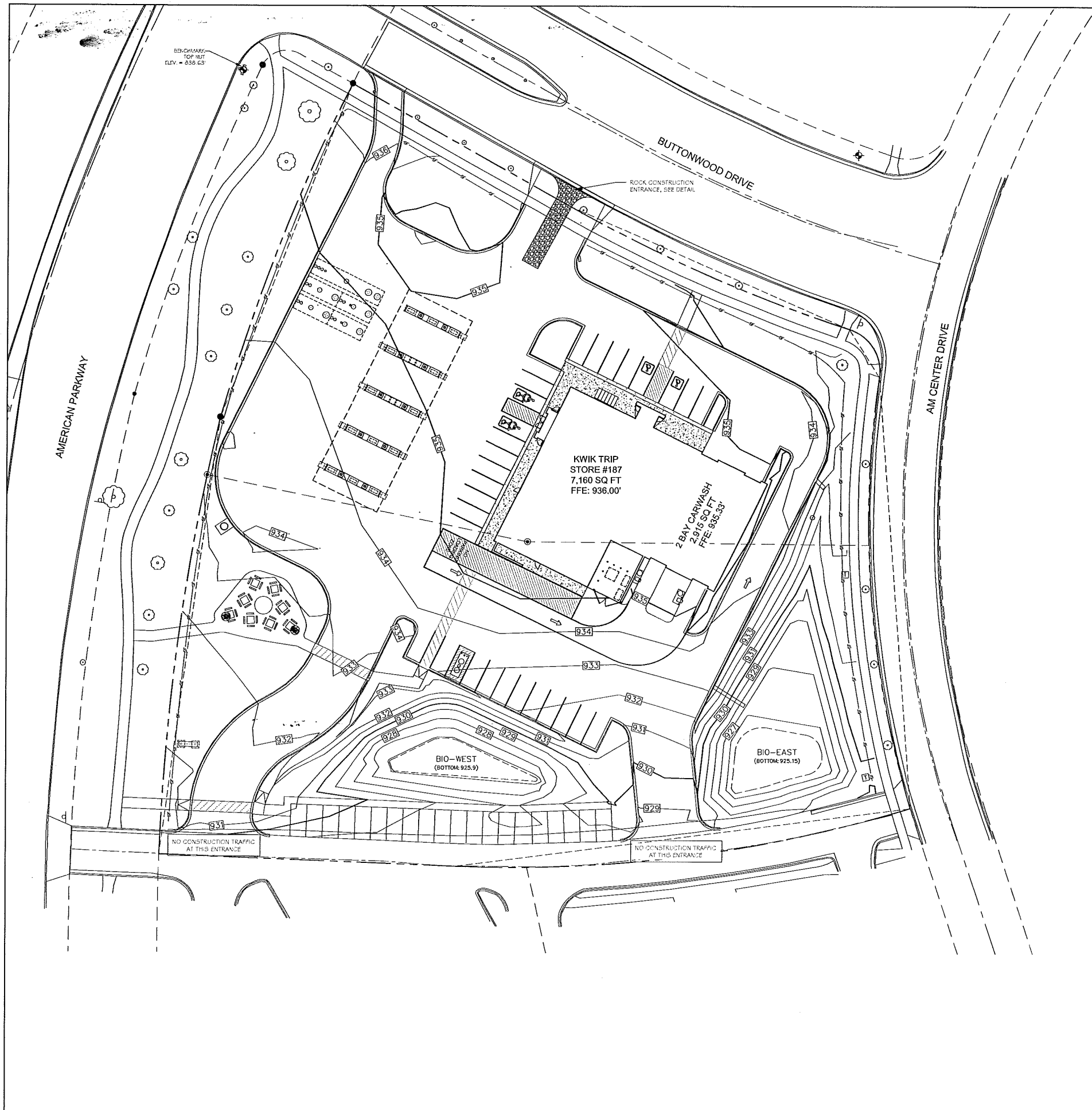
UTILITY PLAN

CONVENIENCE STORE 187
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MADISON, WISCONSIN 53718

NO.	DATE	DESCRIPTION

DRAWN BY: M. WAHL
SCALE: 1" = 20'
PROJ. NO.: KTS02
DATE: 3-4-15
SHEET: SP4

811
Know what's below.
Call before you dig.
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



-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 SOEDED. SEEDED AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.

-REFER TO THE SWPPP PLAN NOTES AND DETAIL SHEETS SWPPP-4 FOR MORE INFORMATION.

CONTACT BRAD FRY
 KWIK TRIP, INC
 PO BOX 2107
 LA CROSSE, WI 54602
 608-783-8020

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

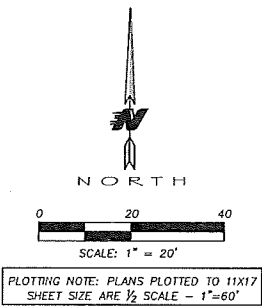
PROJECT DATA

SITE AREA DATA	???
DISTURBED AREA	???
PRE-CONSTRUCTION IMPERVIOUS AREA	???
POST-CONSTRUCTION IMPERVIOUS AREA	???
APPROX. AREA OF LAND DISTURBANCE	100%

SOIL DATA
 SURFACE SOIL CONCRETE W/ GRAVEL BASE OVER FILL

ESTIMATED PRELIMINARY EROSION CONTROL QUANTITIES (ACTUAL QUANTITIES SUBJECT TO CHANGE)	
ITEM	QUANTITY
ROCK CONSTRUCTION ENTRANCE	???
EROSION CONTROL BLANKET (BASIN)	AS NEEDED
RIP RAP	???
SILT FENCE	???

NOTE: FOR MAINTENANCE PURPOSES CONTRACTOR SHALL ALL SUFFICIENT QUANTITIES FOR REPAIR AND REPLACEMENT OF EROSION CONTROL DEVICES THROUGHOUT ALL PHASES OF THE PROJECTS CONSTRUCTION.



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WIS. STATUTE 182.0175 (1974)
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STORES

Kwik Star
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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
 6010 VOGES ROAD
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 608-838-0444 KTS01
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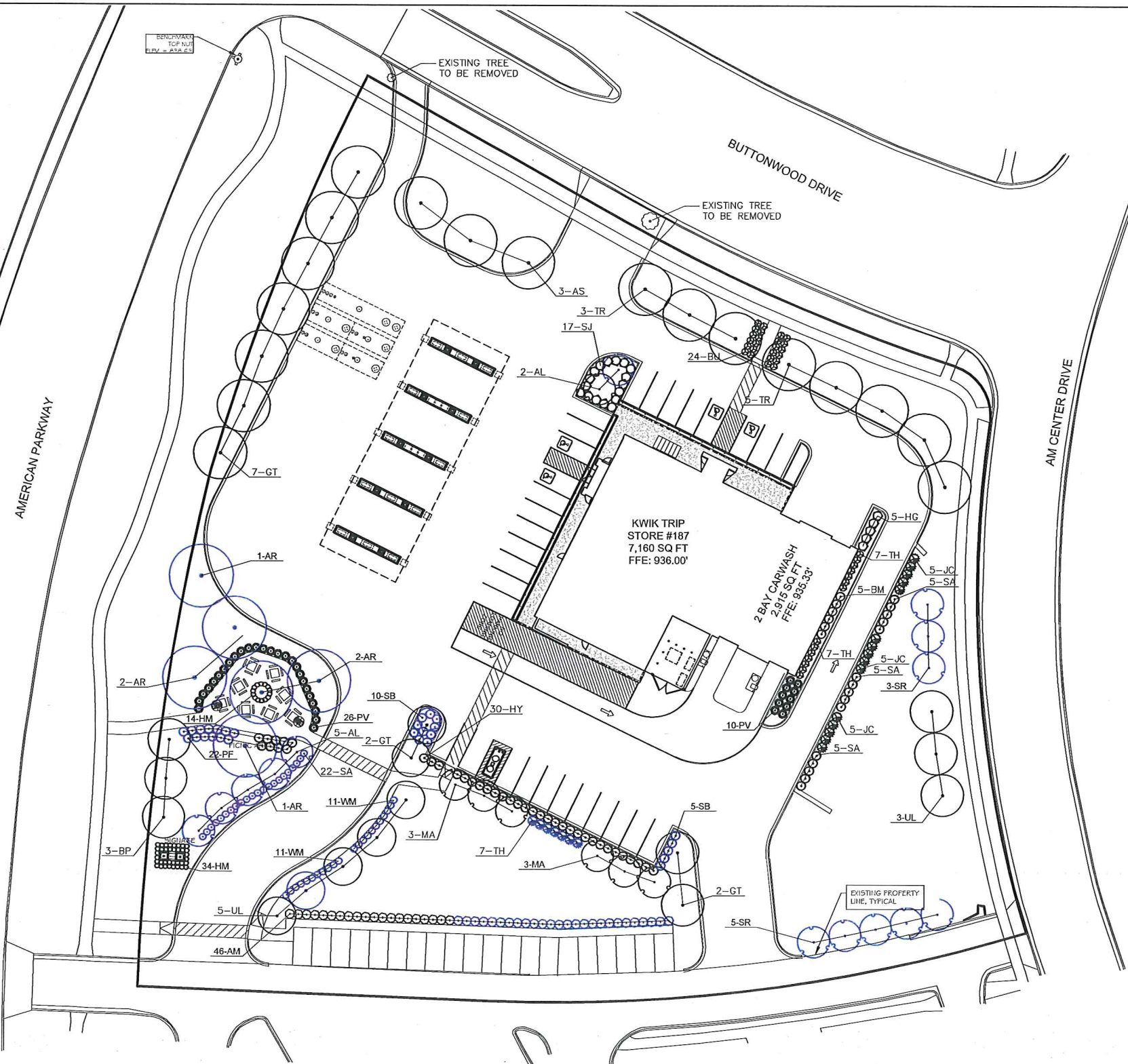
EROSION CONTROL PLAN

CONVENIENCE STORE 187

4701 AMERICAN PARKWAY
 MADISON, WISCONSIN 53718

NO.	DATE	DESCRIPTION

DRAWN BY	M. WAHL
SCALE	1" = 30'
PROJ. NO.	KTS02
DATE	3-4-15
SHEET	SWP1



PLANT SCHEDULE

CITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TR	AR	Acer rubrum 'Brandywine'	BRANDYWINE MAPLE	2 1/2"	BAS
TR	AS	Acer saccharum 'Emerald Green'	EMERALD GREEN SUGAR MAPLE	2 1/2"	BAS
TR	AL	Acer glabrum	ALLEGANY SWEET GUM	6 HT.	BAS
TR	BP	Betula papyrifera	PAPER BIRCH	2 1/2"	BAS
TR	GT	Quercus grisea var. prinus	STREET TREE / HONEYLOCUST	2 1/2"	BAS
TR	MA	Malus 'Adams'	ADAMS CRABAPPLE	1 1/2"	BAS
TR	SR	Syringa reticulata ' Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	6 HT.	BAS
TR	TH	Thuja occidentalis 'Holtzmann'	HOLTZMANN ARBORVITAE	6 HT.	BAS
TR	TR	Thuja Greenstar	GREENSTAR THUJA	2 1/2"	BAS
TR	UL	Ulmus 'New Horizon'	NEW HORIZON ELM	2 1/2"	BAS
SHRUBS	AM	Aronia melanocarpa 'Violet'	PROUDS BEAUTY BLACK CHERRYBERRY	24" HL	1/3 GAL (4" O.C.)
SHRUBS	BN	Buxa Green Velvet	GREEN VELVET BOXWOOD	18" HL	1/3 GAL (4" O.C.)
SHRUBS	HY	Hydrangea paniculata 'Limelight'	LITTLE LIME HYDRANGEA	24" HL	1/3 GAL (4" O.C.)
SHRUBS	JC	Juniperus chinensis 'Old Gold'	OLD GOLD JUNIPER	24" HL	1/3 GAL (4" O.C.)
SHRUBS	PF	Potentilla fruticosa 'Jackmanii'	JACKMAN POTENTILLA	24" HL	1/3 GAL (4" O.C.)
SHRUBS	SB	Sorbus belykha 'Tor'	TOR BIRDLEAF SPIREA	18" HL	1/3 GAL (4" O.C.)
SHRUBS	SA	Sorbus belykha 'Archway Palace'	ARCHWAY BIRDLEAF SPIREA	24" HL	1/3 GAL (4" O.C.)
SHRUBS	SR	Sorbus belykha 'Goldenrod'	GOLDENROD BIRDLEAF SPIREA	18" HL	1/3 GAL (4" O.C.)
SHRUBS	WM	Wingelo 'Wingelo'	MINNET REGELA	18" HL	1/3 GAL (4" O.C.)
SHRUBS	BM	Buxia melanocarpa 'PP 20432'	MINNET FALSE INDIGO 'PRARERUBLES'	24" HL	1/3 GAL (4" O.C.)
SHRUBS	HM	Hamamelis virginica 'Christy'	MIDNIGHT CHESTNUT DAYLILY	12" HL	1/3 GAL (4" O.C.)
SHRUBS	MC	Malva glaberrima	QUACKMOLE HOSTA	12" HL	1/3 GAL (4" O.C.)
SHRUBS	PV	Panicum virgatum 'Prairie Fire'	PRairie FIRE SYMBIUM GRASS	24" HL	1/3 GAL (4" O.C.)
EXISTING PLANT MATERIAL	EV	OVERSTORY TREE (FRONTAGE REQUIREMENT)			

PLANTING PLAN REQUIREMENTS

TOTAL DEVELOPED AREA
TOTAL AREA: 135,420 SQ. FT.
REQUIREMENT: 135,420/300 = 455 LANDSCAPE UNITS X 5 = 2275 TOTAL POINTS REQUIRED (2312 PROVIDED)

EXISTING PLANT MATERIAL ON SITE: 210 PTS.
LANDSCAPE FURNITURE: 32 SEATS X 5 = 160 OR 5% OF TOTAL POINTS = 114 (114 PROVIDED)

PROPOSED PLANT MATERIAL: 1988 PTS.

STREET FRONTAGES
LINEAR FEET: 539 LF
REQUIREMENT: 1 TREE AND 5 SHRUBS/30 LF
REQUIRED: 18 TREES (5 - EXISTING) AND 90 SHRUBS (130 PROVIDED)

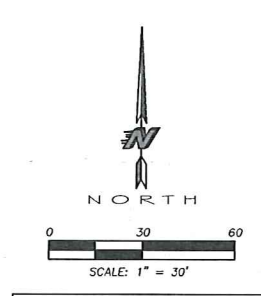
INTERIOR PARKING LOT LANDSCAPING
TOTAL STALLS: 39
REQUIREMENT: 8% OF TOTAL PARKING LOT AREA TO BE INTERIOR PLANTING AREA
79,097 SF OF PARKING LOT X 8% = 6,328 SF DIV. 160 SF = 40 TREES REQUIRED (41 PROVIDED)

AMERICAN CENTER CANOPY TREE REQUIREMENTS
TOTAL STALLS: 50
REQUIREMENT: 1 TREE PER 12 STALLS OR FRACTION THEREOF
REQUIRED: 4 TREES (4 PROVIDED)

AMERICAN CENTER LANDSCAPE REQUIREMENTS
TOTAL STALLS: 50
REQUIREMENT: 15 POINTS/STALL = 15 X 50 = 750 POINTS REQUIRED (751 PROVIDED)

TWO EXISTING TREES WITH AN APPROXIMATE 2" CALIPER SHALL BE REMOVED DURING CONSTRUCTION AND ARE NOTED ON THE DEMOLITION PLAN. TWO (2) 2 1/2" CALIPER TREES ARE PROPOSED ON THE LANDSCAPE PLAN TO REPLACE THESE EXISTING TREES. NO POINTS HAVE BEEN ADDED TO THE POINTS FOR THE AMERICAN CENTER REQUIREMENTS OR THE CITY OF MADISON REQUIREMENTS.

- PLANTING PLAN CONSTRUCTION NOTES**
- SEED ALL OTHER AREA'S DISTURBED FROM CONSTRUCTION WITH GRASS SEED MIX IN ACCORDANCE WITH PROPOSED EROSION CONTROL PLAN, UNLESS OTHERWISE NOTED.
 - PLANTING BEDS TO BE MULCHED WITH SHREDDED BARK OR STONES PER THE DIVIDER'S INSTRUCTION



PLOTTING NOTE: PLANS PLOTTED TO 11X17
SHEET SIZE ARE 1/2 SCALE - 1"=60'



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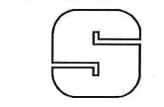


STORES



STORES

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
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PH. (608) 781-8988
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LANDSCAPING PLAN

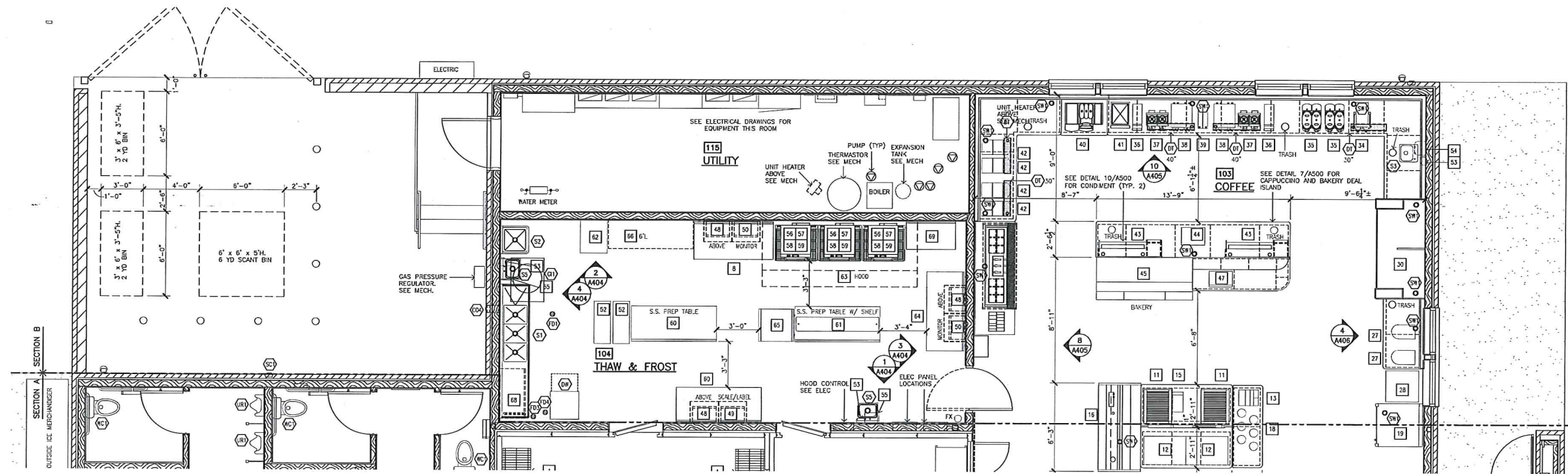
CONVENIENCE STORE 187

4701 AMERICAN PARKWAY
MADISON, WISCONSIN 53718

NO.	DATE	DESCRIPTION

DRAWN BY: M. WAHL
SCALE: 1" = 30'
PROJ. NO.: KTS02
DATE: _____
SHEET: L1

Standard Prototype Building Floor Plans
 - Actual floor plan is mirrored from represented floorplan. See attached site plan for correct orientation of building.
 - Floor plan layout is as shown.



EQUIPMENT FLOOR PLAN - SECTION 'B'
 1/4" = 1'-0"

EQUIPMENT/ ANNULAR SPACE NOTES

- CAULK ALL EXPOSED SEAMS IN FOOD AREAS.
- CAULK SINK COUNTERTOPS AT WALL.
- CAULK/ROPE INSIDE COOLER/FREEZER GLASS DOORS.
- SEAL (CAULK) ALL OPENINGS AROUND PIPES AND OTHER CONDUITS, WHERE THEY PASS THROUGH WALLS AND FLOORS. SEAL ALL JUNCTURES BETWEEN THE WALL SURFACE AND THE EDGES OF ATTACHED EQUIPMENT WITH APPROVED CAULK/SEALING COMPOUND.
- EXTEND CONDUIT PIPES FOR BEVERAGE LINES AT LEAST FOUR INCHES ABOVE THE FINISHED FLOOR ELEVATION AT BOTH ENDS. THE SPACE BETWEEN THE BEVERAGE LINES AND THE CONDUIT PIPE MUST BE SEALED WITH A HARD MATERIAL AND PROVIDE A CLEANABLE FINISH.

EQUIP. SCHED. B

EQUIPMENT NAME	QTY
ICE TEA MAKER	34
SHOONIE MACHINE	35
SURFCHOT FLAVORSHOT 2	36
2 SOFT HEAT STAND (POT WARMER)	37
COFFEE BREWER	38
COFFEE GRINDER	39
FRANCE FRAMMUTTER FIBROO ESPRESSO MACHINE	40
ICE DISPENSER	41
MAX-3 MACHINE	42
COFFEE CONDIMENT DISPLAY	43
CREAMER	44
BAKERY CASE	45
ADA 3'x6' EXIT SIGNAGE WITH BRALLEE SEE SHEETS A421 & A423 FOR TYP. LOCATIONS	46
MICROWAVE - SWACK	47
MICROWAVE - KITCHEN	48
SCALE/LABEL MACHINE	49
MONITOR	50
NOT USED	51
BIN RACK	52
SOAP DISPENSER	53
PAPER TOWEL DISPENSER	54
PAPER TOWEL DISPENSER - KITCHEN	55
TURBOCHOF IS OVEN RACK	56
TURBOCHOF OVEN	57
TURBOCHOF IS OVEN	58
CART (STAINLESS STEEL)	59
6'-0" STAINLESS TABLE	60
6'-0" STAINLESS TABLE W/ CENTER SHELF ABOVE	61
BAKERY RACK WITH COVER	62
CAPTIVE FIRE HOOD	63
REFRIGERATED PREP TABLE	64
UNDERCOUNTER FREEZER	65
2'-0" STAINLESS SHELVING (4" = LENGTH)	66
NOT USED	67
42" STAINLESS DRY RACK	68
2'-0" x 3'-6", STAINLESS TABLE	69
SHELVES - KITCHEN	70
UNDERCOUNTER DISHWASHER	DW
WATER HEATER	WH1
THERMA-STORE 8-6	WH2



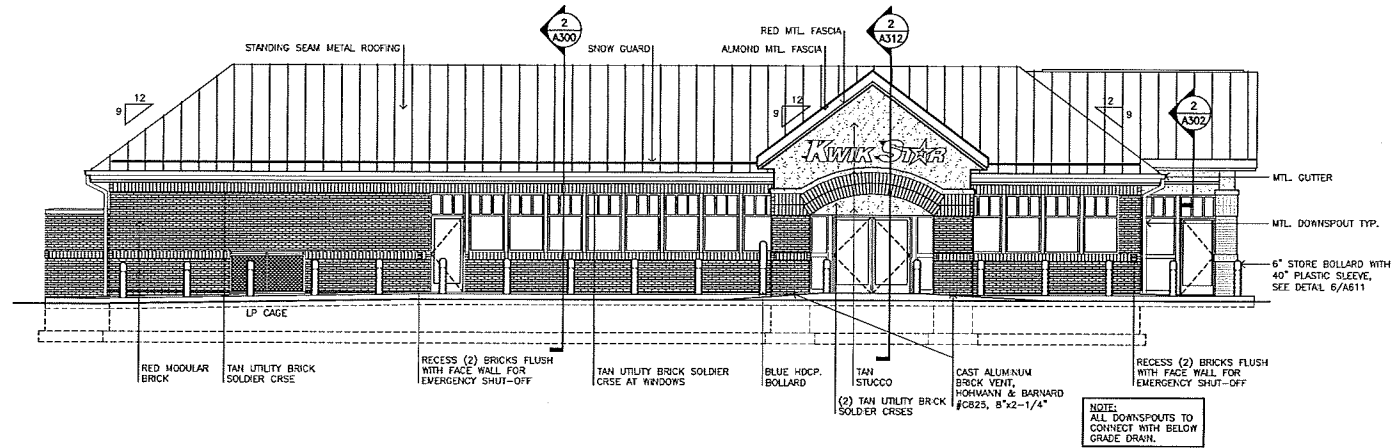
96' x 79' RH STORE

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the state of Wisconsin.
 Tim Larson E103
 A114, A115, A116, A117, A118, A119, A120, A121, A122, A123, A124, A125, A126, A127, A128, A129, A130, A131, A132, A133, A134, A135, A136, A137, A138, A139, A140, A141, A142, A143, A144, A145, A146, A147, A148, A149, A150, A151, A152, A153, A154, A155, A156, A157, A158, A159, A160, A161, A162, A163, A164, A165, A166, A167, A168, A169, A170, A171, A172, A173, A174, A175, A176, A177, A178, A179, A180, A181, A182, A183, A184, A185, A186, A187, A188, A189, A190, A191, A192, A193, A194, A195, A196, A197, A198, A199, A200, A201, A202, A203, A204, A205, A206, A207, A208, A209, A210, A211, A212, A213, A214, A215, A216, A217, A218, A219, A220, A221, A222, A223, A224, A225, A226, A227, A228, A229, A230, A231, A232, A233, A234, A235, A236, A237, A238, A239, A240, A241, A242, A243, A244, A245, A246, A247, A248, A249, A250, A251, A252, A253, A254, A255, A256, A257, A258, A259, A260, A261, A262, A263, A264, A265, A266, A267, A268, A269, A270, A271, A272, A273, A274, A275, A276, A277, A278, A279, 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Revised: _____
 Issued for: PERMIT
 Date: JAN 30, 15
 Checked: TPL
 Drawn: _____



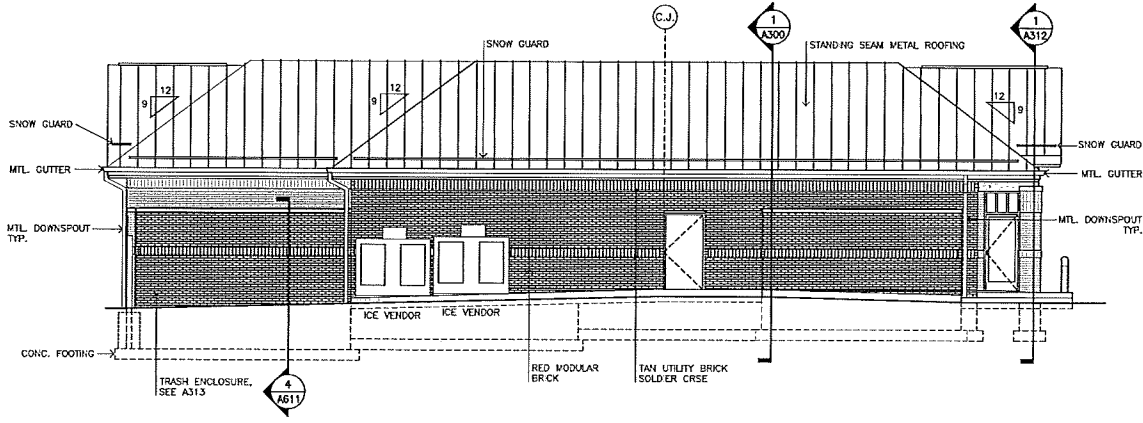
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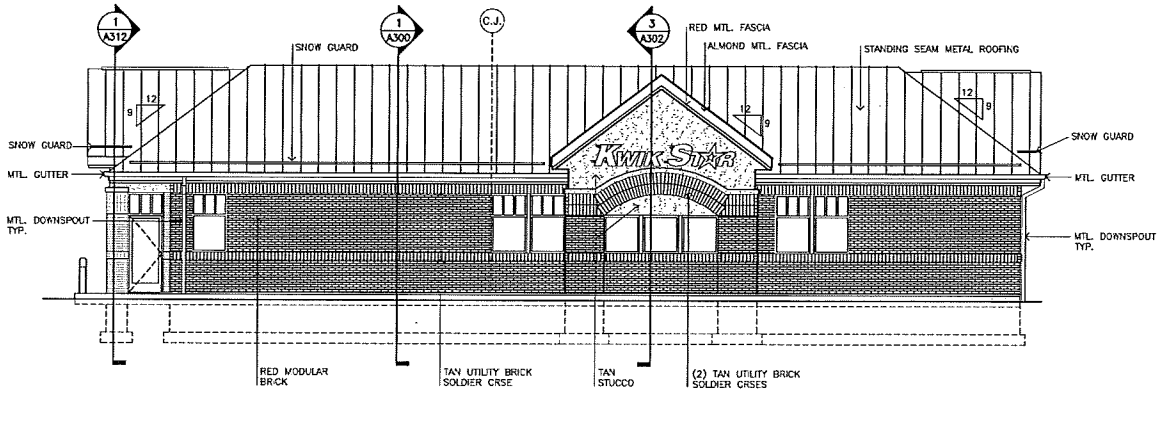
FRONT ELEVATION
1/8" = 1'-0"

EXT. COLOR SCHED.		
MATERIAL	MANUF.	COLOR
BOLLARDS	-	BLACK, GLOSS
FASCIA	UPA-CLAD 24 GA.	REGAL RED ALMOND
METAL GUTTERS & DOWNSPOUTS	-	ALMOND
METAL ROOF	UNI-CLAD	HEDLOCK GREEN
MORTAR	-	GREY
RED BRICK	SIOUX CITY	CASPERSET BURGUNDY
STUCCO	TOTAL WALL	MORNING MIST SMPFL TEXTURE
TAN BRICK	SIOUX CITY	CLEAR BUFF
TRASH ENCLOSURE	UNI-CLAD	BURGUNDY

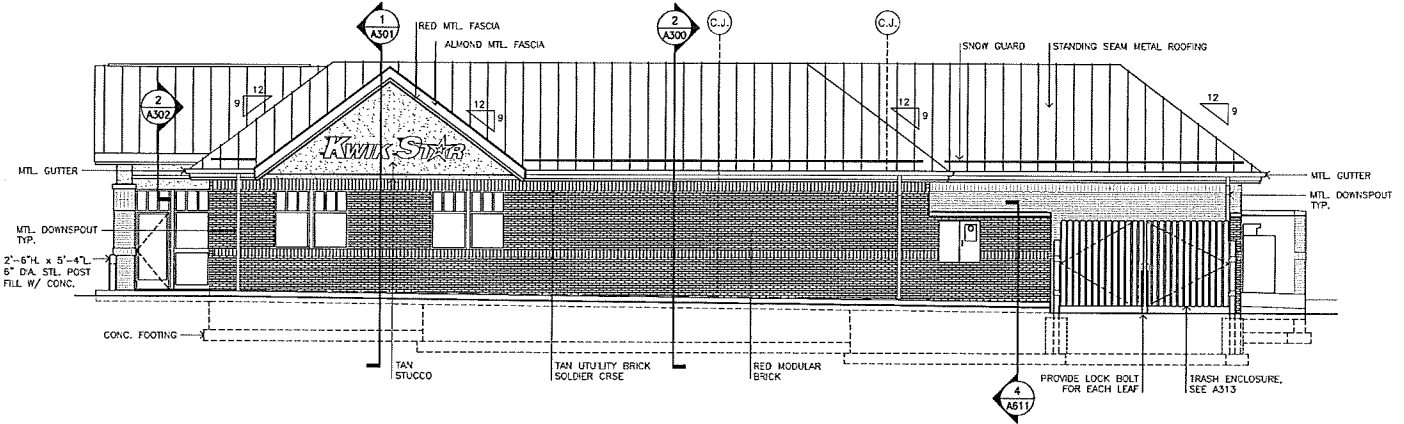
LARSON ARCHITECT
200 Mason Street #3
Onalaska, WI 54650
(608) 784-6808
info@larsonarchitect.com



LEFT SIDE ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"



BACK ELEVATION
1/8" = 1'-0"



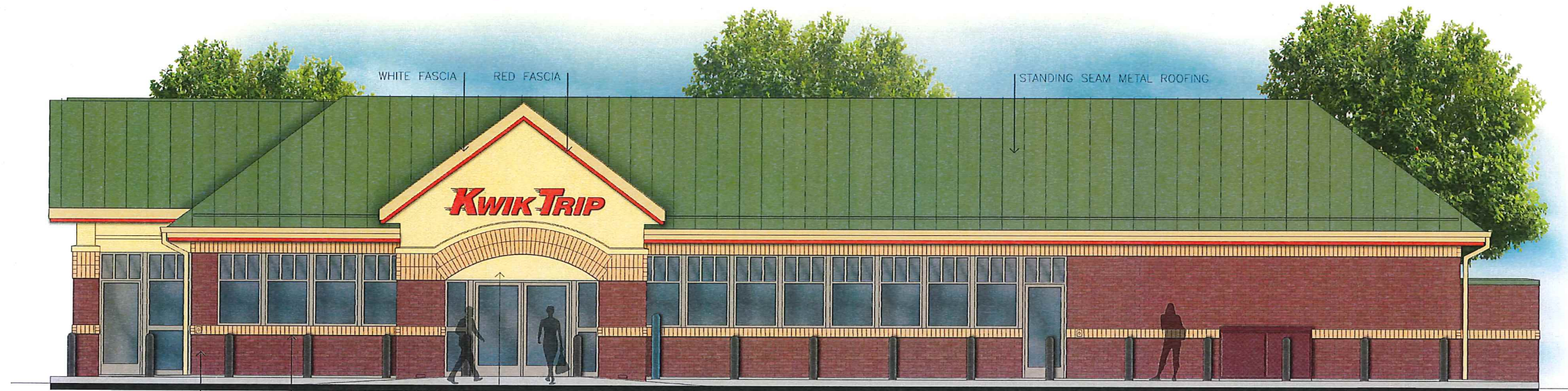
96' x 79' RH STORE

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Wisconsin.
[Signature]
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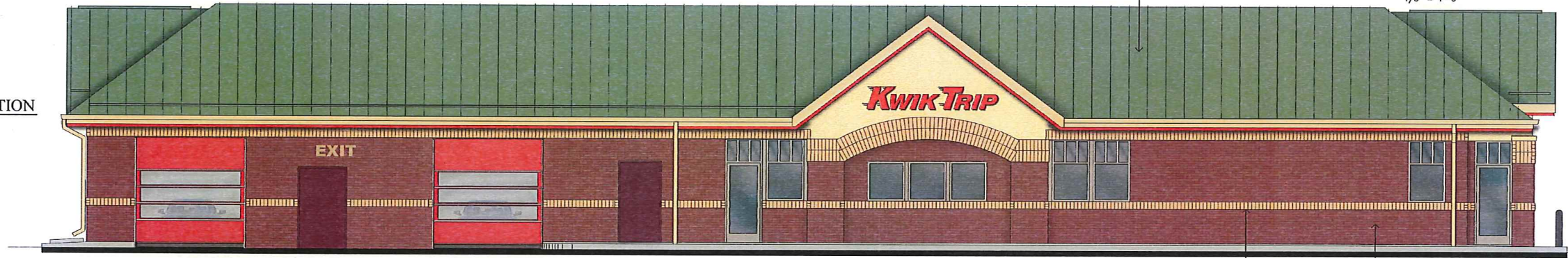
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WHITE FASCIA | RED FASCIA | STANDING SEAM METAL ROOFING
 RED BRICK | TAN SOLDIER COURSE | TAN STUCCO | STANDING SEAM METAL ROOFING
FRONT ELEVATION
 1/8" = 1'-0"

LEFT ELEVATION
 1/8" = 1'-0"



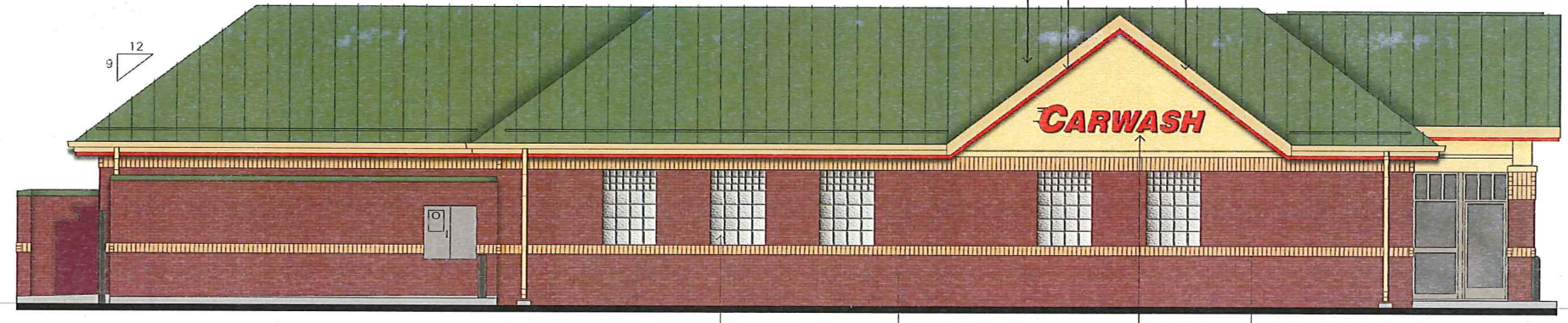
STANDING SEAM METAL ROOFING | TAN SOLDIER COURSE | RED BRICK



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

STANDING SEAM METAL ROOFING | RED FASCIA | WHITE FASCIA
 TAN SOLDIER COURSE | RED BRICK

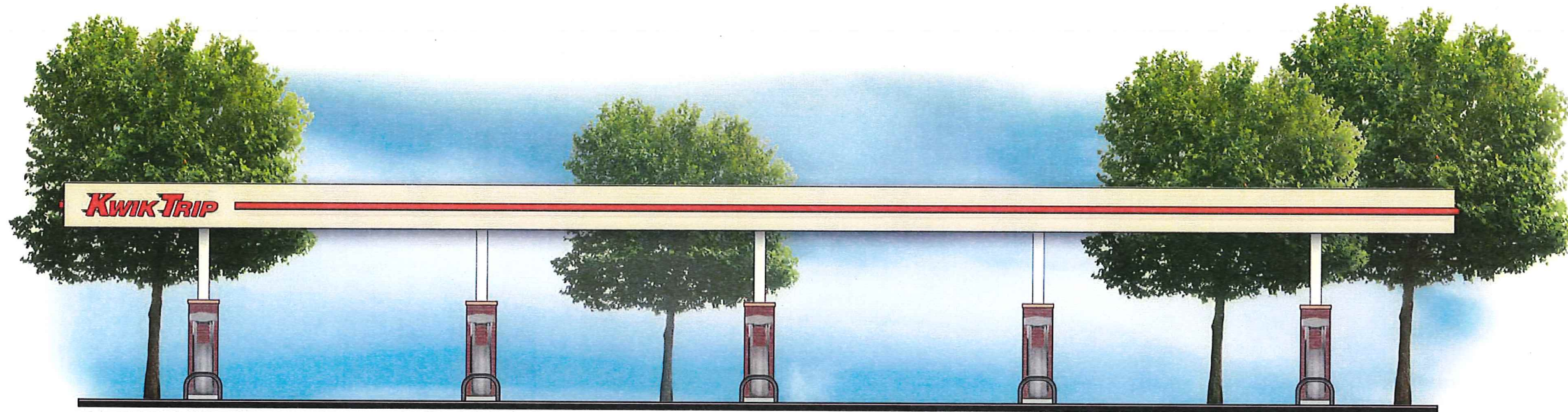
BACK ELEVATION
 3/16" = 1'-0"



STANDING SEAM METAL ROOFING | RED FASCIA | WHITE FASCIA
 GLASSBLOCK | RED BRICK | TAN STUCCO | TAN SOLDIER COURSE

LH WI COMBO
 PROTOTYPE

A200B



FRONT ELEVATION
3/16" = 1'-0"



SIDE ELEVATION
3/16" = 1'-0"



Flat Canopy
w/ Brick

10 MPD

